

Master Plans for Port Elliot, Middleton + Milang

Milang Co-Design Workshop Summary



Prepared for Alexandrina Council

+ Jensen PLUS

+ Stantec

+ FMG

**JENSEN
PLUS**

Planning
Landscape Architecture
Urban Design
Social Planning

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

Milang Master Plan Objectives



1. **Identifying any land needed to accommodate future needs of the growing population** from a residential, recreation, open space, commercial and industrial perspective
2. In identifying the above needs **explore the social needs of a growing community and the associated services required**

3. Explore and identify any infrastructure needs and any potential **essential services upgrades**
4. **The protection and enhancement of the natural environment**
5. **Analyse the public realm** to ensure that an agreed theme is identified and carried through any future development;
6. Ensure that the plan continues to **build on established facilities and**

tourism elements

7. Ensure that the plan acknowledges and incorporates actions and outcomes identified in other Council documents such as the Coastal Action Plan, Economic Development Strategy etc.

+ genuine community and stakeholder engagement throughout the project is central to our approach.

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Workshop aim

To collaboratively inform the master plan for Milang

Agenda at a glance

11.30am-2.00pm

Introduction briefing + Master plan concepts workshop

3.30-4.30pm

Open Studio – Community drop-in

4.30-6.30pm

Prepare for final presentation

6.30-7.30pm

Final presentation of workshop outcomes – all welcome

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





Background Information

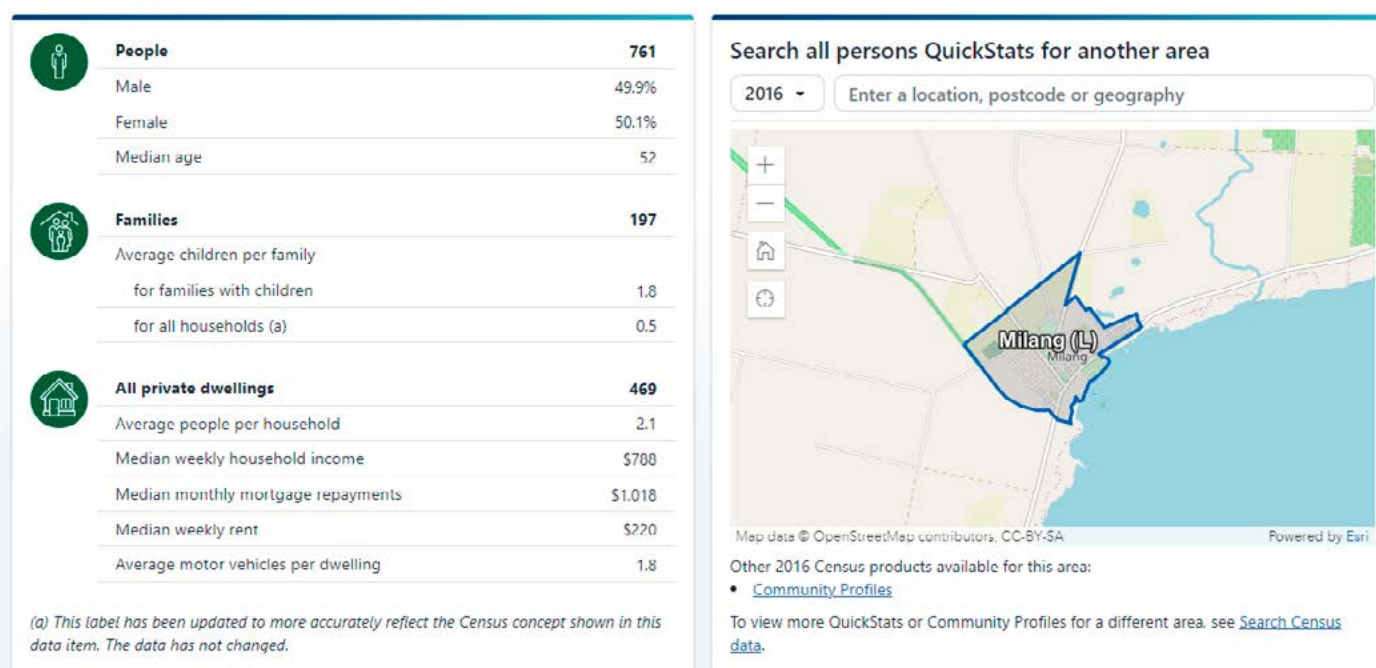


Census 2021 more residents, getting older, smaller households

Milang (L)

2016 Census All persons QuickStats

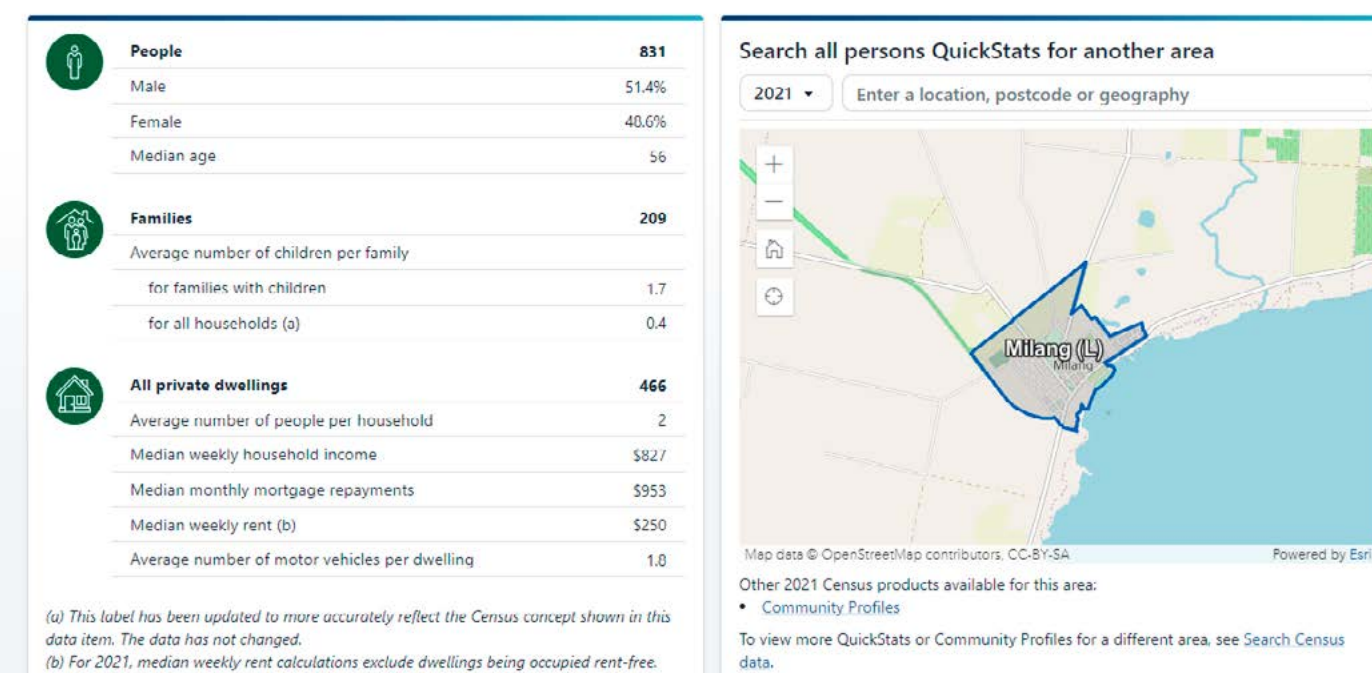
Geography type [Urban Centres and Localities](#)
Area code UCL421025



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



Village Conversations Snapshot Reports _ Milang



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 inclusion 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

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



A2040: Liveable. Green. Connected.



- Council's strategic plan for Alexandrina to **"thrive"** for the next twenty years.
- Three aspirational **themes**:
 - **Liveable** Alexandrina
 - **Green** Alexandrina
 - **Connected** Alexandrina
- **Enhance the** established physical, natural, cultural, social and economic **features of each place**.
- **Inform Council's strategic land-use planning directions, budgeting processes, plans and strategies.**

- The Plan will **provide evidence-base** to support future **grant applications**.
- Support Council's **advocacy agenda and investment prospectus**.
- **Five key action areas**:
 - Climate Response
 - Appropriate growth
 - Community inclusion
 - Transport connections
 - Environmental innovation

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



Heritage Study + Code Amendment



HERITAGE SURVEY OF THE TOWNSHIP OF MILANG

2015

McDougall & Vines
Conservation and Heritage Consultants
113 William Street, Norwood, South Australia 5067
Ph 0417 899 572
Email: kate@mcdougallvines.com.au

REVIEW OF 2015 HERITAGE SURVEY OF MILANG

McDougall & Vines
Conservation and Heritage Consultants



Judith Urquhart CPP MPIA
Strategic Development and Policy Planner
Alexandrina Council
March 2022

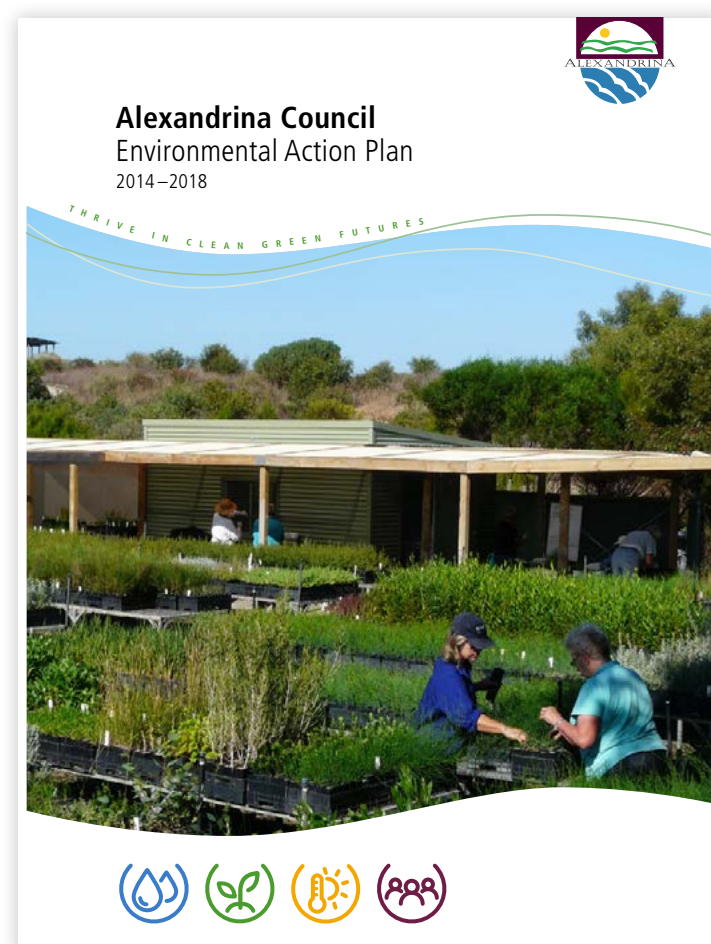
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- _ Heritage Study was completed in 2015 (left image)
- _ The Study reviewed the township's heritage structures to identify those to be considered for heritage listing.
- _ Heritage study was reviewed in March to revisit and update the previous Study's findings (right image)
- _ Aim of the previous works was to initiate a Code Amendment (CA)
- _ CA rationale based around the area's heritage features that are still present and forms the townships character
- _ Council in the process of initiating a CA
- _ The CA seeks to amend the Code to apply the Local Heritage Place Overlay to certain properties identified within the Milang township.

Potential 2100 erosion at Tahiti and Tongan. Middleton



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:
 - _ Undertake a Coastal Hazard Study
 - _ Developing a vision for reconnecting the landscape
 - _ 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
 - _ Improve water consumption, capture,
 - _ Improve urban biodiversity,
 - _ Be a responsible land manager

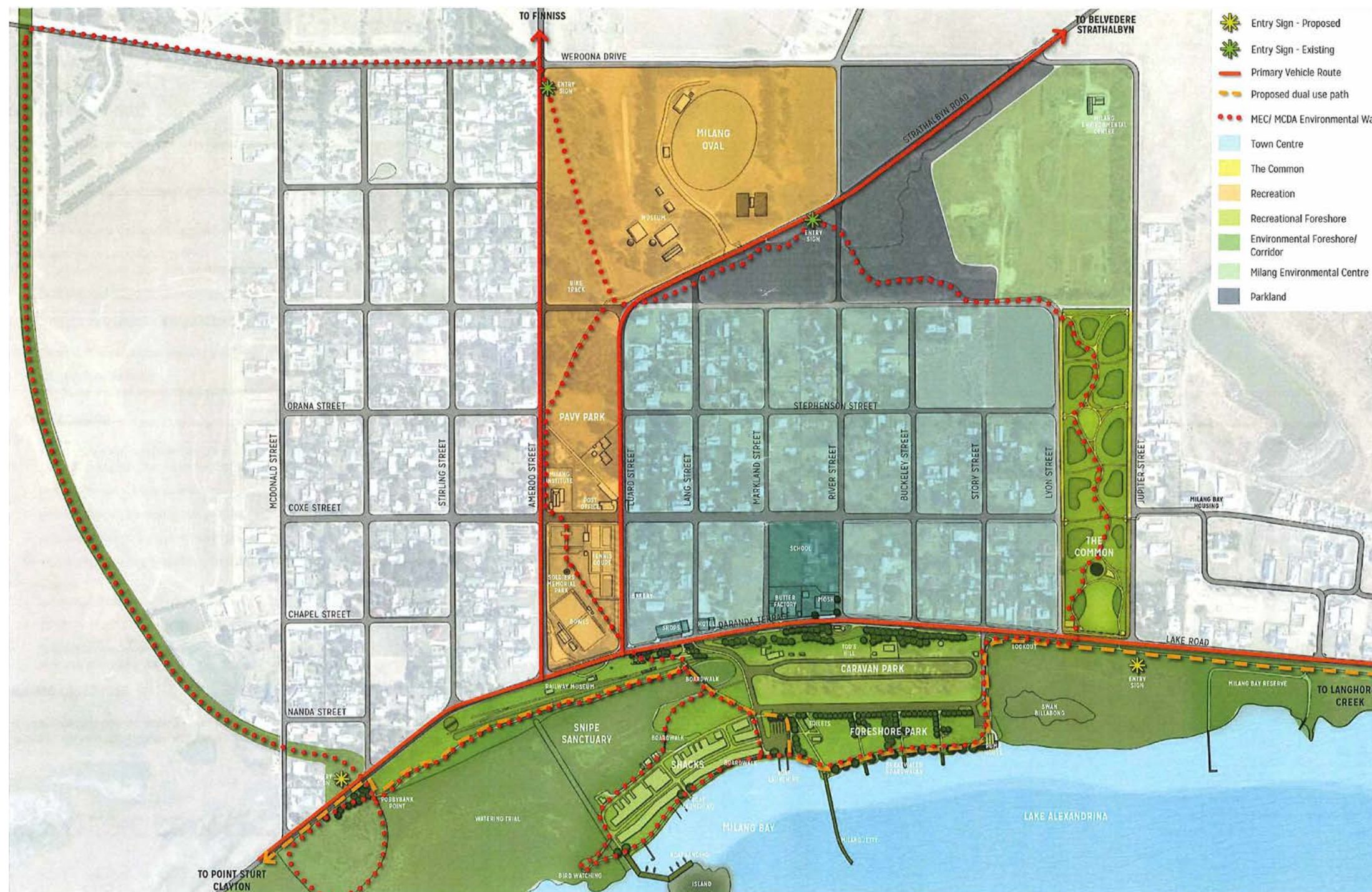
Economic development Strategy 2022-2027



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



Milang Foreshore Redevelopment (2014)



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)
- _ Foreshore analysis (incomplete)
- _ While some of the work from this plan has been done, it never went to community consultation and a lot of the elements were not completed



Heritage, history as a river port
Friendly people, tight knit community
Natural Environment
Small, quiet, historic, location
Community enthusiasm, help + support
Volunteer spirit
Railway list

"What we
about
Milan"

Workshop



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Workshop focus?
**Key considerations
based on initial analysis
and observations**

Workshop Session 1

Participants separated out into four groups to discuss approaches and options for the following three themes.

1. A strategic plan for the town.

- *Discuss the future potential of Milang. Talk about land for business and housing, infrastructure, greening, environmental priorities etc.*
- *Draw a diagram*
- *Identify 4-6 strategies for change*

2. Access, Connectivity, Wayfinding + Parking Strategy

- *How should access to the town change (for visitors, residents, freight etc.)?*
- *Can access be improved between residential areas and main street?*
- *Walking + cycling connectivity*
- *Draw a diagram*
- *Identify 4-6 strategies for change*

3 & 4. Placemaking concepts

- *For one of the placemaking locations (e.g. Town Centre, Foreshore or Daranga Avenue), start a concept plan of urban design and placemaking improvements*
- *Draw a concept @ 1:500*

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Workshop Session 1



Workshop Session 2: Open Studio - Community Drop-in

Outputs from the first session were stuck on the wall and the workshop was opened up to the community to provide feedback and raise additional suggestions and thoughts.

Some of the key or recurring themes we heard from Sessions 1 and 2 include:

- 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
- repurpose / 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



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Workshop Final Presentation



**Strategic
Planning**



Streetscape



**Transport
Planning**



**Lake
Foreshore**

Strategic Planning

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- Zoning OK
- Parklands + Lake Trail Loop
- Gateways, wayfinding + signage
- Vegetation management
- Rail Trail
- Historic Area Overlay
- Township growth west
- Affordable housing project

Strategic Planning _ other issues

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- Public transport
- Youth services
- Renew community garden
- Parklands needs improvements
- Need to communicate better with all communities within Milang
- Need to fix up footpaths and streets away from the foreshore..."clean the place up"
- Diversity of ideas and opinions within Community
- EV charging stations
- Affordable / community housing options required

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Streetscape



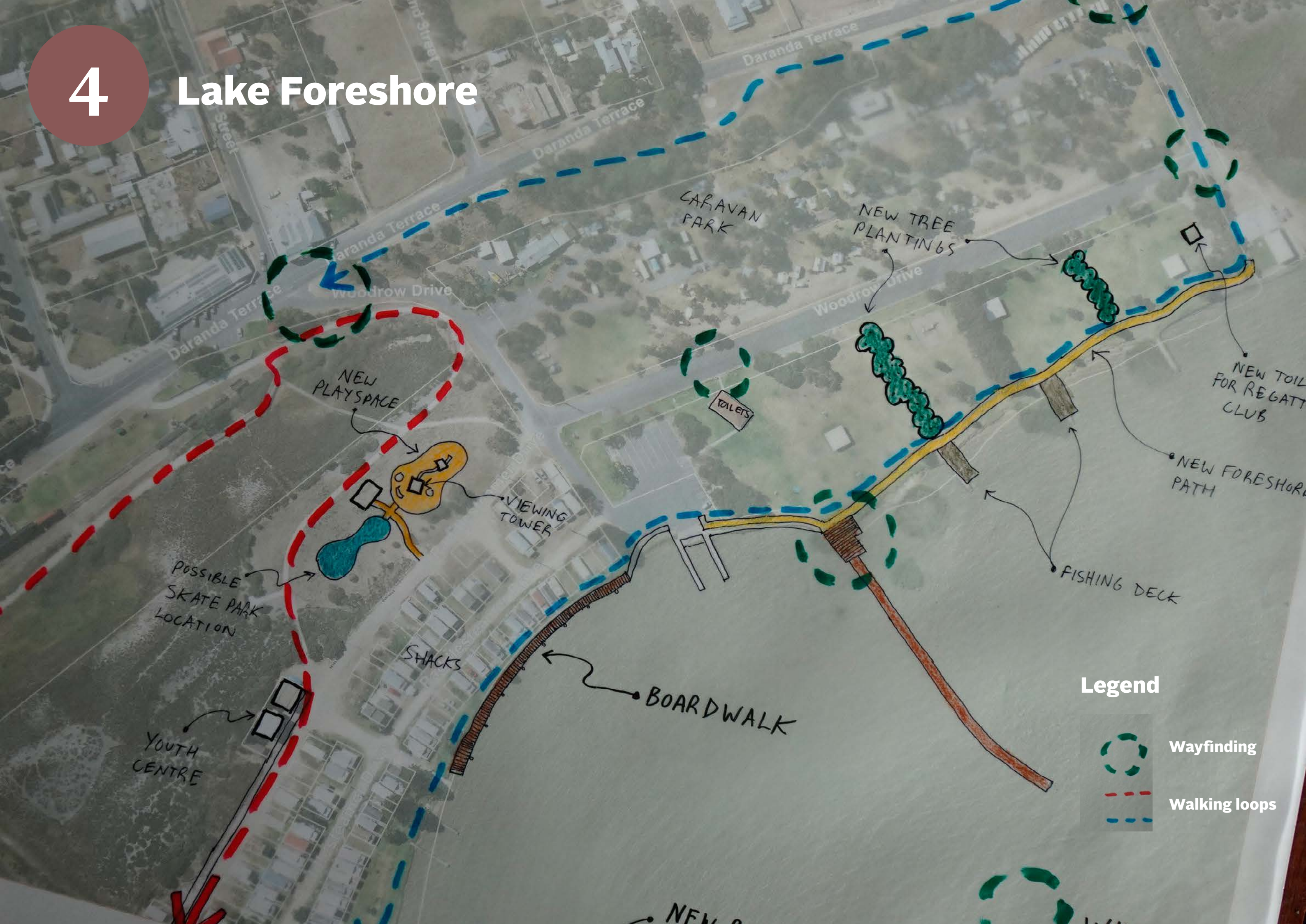
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Transport Planning

- **Intersection of Finniss Road and Nine Mile Road**
- **Approach to township along Lake Road; speed issues and welcome sign location**
- **Advance warning of town 50k zones notably Lake Road and Nine Mile Road**
- **Development of formal bike rail trail along old rail line**
- **Improved pedestrian provision within township especially around school and connecting Coxe St to Daranda Tce**
- **Advocacy for public transport connections to Milang**
- **Explore opportunities for one way street loops with vegetated walking paths / areas**

4

Lake Foreshore



NEW PLAYSACE

CARAVAN PARK

NEW TREE PLANTINGS

NEW TOIL FOR REGATT CLUB

NEW FORESHORE PATH

FISHING DECK

BOARDWALK

SHACKS

VIEWING TOWER

POSSIBLE SKATE PARK LOCATION

YOUTH CENTRE

Legend



Wayfinding

Walking loops

Lake Foreshore - other issues

- **Footpaths along the foreshore?**
- **New toilets near the regatta club?**
- **DDA access to playground + jetty / foreshore**
- **Desire for more native trees to provide shade + act as wind breaks**
- **Support for the protection of heritage**
- **Opportunity for secure moorings at Milang**
- **BBQs, bins and shade to be included near playground**
- **Youth group relocated to former regatta club**
- **Additional wi-fi bench?**



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Workshop Final Presentation

Feedback

- Community believes strongly in collaboration with Council
- Opportunity to let the community drive the work, instead of Council lead
- Community wants to be part of the doing
- Opportunity to provide information including draft budget/costings on possible projects to community, and let them decide on priorities



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Thank You