

26 May 2022

Our Ref: OE2022-782

SA Local Government Boundaries Commission
Mr Rob Donaldson, Chair
GPO Box 2329
ADELAIDE SA 5001

Dear Mr Donaldson

RE: Tickera Township – Publicly Initiated Council Boundary Change Proposal

Thank you for your letter dated 8 March 2022 regarding the above-mentioned matter. Included in this correspondence is the information you have requested to assist you in assessing the impact of the proposal (see attached). You have also requested Council's view regarding the 'community of interest' held by the affected area i.e. the land that is subject to the Publicly Initiated Council Boundary Change Proposal. In response to this request, I can offer you the following:

The affected area is predominantly owned by Mr Dale Morphett who has expressed to the Barunga West Council, over many years that he feels very much a part of the Barunga West community. Mr Morphett attends monthly meals at the Tickera Community Club and other planned events, and attends most Barunga West Council public information sessions at Tickera. At these public information sessions, Mr Morphett is a keen contributor to processes, such as Council's approach to infrastructure in the town of Tickera, and its Annual Business Plans and Long-Term Financial Plans for the Barunga West District.

When describing to Barunga West Council his reasons for initiating an investigation into a boundary adjustment Mr Dale Morphett expresses a sense of history and pride of when his property was included in what is now the Barunga West Local Government Area. Ultimately, Mr Morphett considers himself a member of the Tickera community.

The defined area is directly adjacent the Tickera Township compared to being located approximately 18 kilometres from Wallaroo. If the boundary were to be adjusted, the Barunga West Council would be well placed to represent the interests of Mr Morphett and other affected landowners, in addition to providing each of the landowners with council services.

A boundary readjustment would also allow the Barunga West Council to consider this land within its Masterplan for Tickera. This is particularly important because one of the infrastructure priorities for the Tickera community is a formalised boat launching facility located in deep water adjacent the affected area.

For the matters summarised above, and all positive impacts that a Boundary Change would provide to the affected landowners as outlined in the attached information, Council would support the Boundary Change Proposal but also respects that this is a matter for the Commission and a decision for the Minister.

I would encourage you to speak to members of the Tickera Community and Recreation Association and to do so you can contact the Chairperson Russell Gibb on:
0402 005 299 or email TickeraCRA@hotmail.com.

I can advise Maree Wauchope, Chief Executive is the primary contact for the Commission regarding this matter and may be contacted on:
08 8635 2107 or email barunga@barungawest.sa.gov.au.

I trust the information provided is of assistance and encourage you to contact Maree if you have any further questions or need any additional information.

Yours sincerely



Leonie Kerley
Mayor

Encl.: Inquiry Matrix - Responses

Inquiry Matrix – Responses

Financial Matters

1. Financial Implications - refer to S.31(3)(b)(i)

- Potential impact on operating revenue for affected councils, analysing impact on:
 - general rates
 - service charges
 - other fees and charges
 - grants (particularly Financial Assistance Grants and other Commonwealth Grants allocated on the same basis as the Financial Assistance Grants).
 - Potential impact on operating expenses for affected councils.

The proposal relates to a number of land parcels from the southern edge of the Tickera Township, through to Black Rock Road and Kinnear Road, Tickera (the affected area); which are currently within the area of the Copper Coast Council.

The Barunga West Council do not have property information for the affected area on our systems due to being situated in the adjacent council area, and have therefore obtained property address information from the South Australian Property and Planning Atlas (SAPPA).

The 'Adoption of Valuation and Declaration of Rates' for Copper Coast Council is as listed in the SA Government Gazette. Mr Dale Morphett has also been kind enough to provide current rate notices for his land to Barunga West Council for rating comparisons, which have been utilised in the below comparison table.

CURRENT				AFTER PROPOSED TICKERA BOUNDARY CHANGE			
Copper Coast Council				Barunga West Council			
Rates	Fixed	CWMS	Total due	Rates	Fixed	CWMS	Total Due
0.00	0.00	0	0.00	0.00	0.00	0	0.00
1388.43	631.00	0	2019.40	1612.63	375	0	1987.60
1446.89	631.00	0	2077.85	1680.53	375	0	2055.50
1607.65	631.00	0	2238.65	1867.25	375	0	2242.25
1519.96	631.00	0	2150.95	1765.40	375	0	2140.40
1519.96	631.00	0	2150.95	1765.40	375	0	2140.40
1432.27	631.00	0	2063.25	1663.55	375	0	2038.55
1461.50	631.00	0	2092.50	1697.50	375	0	2072.50
1519.96	631.00	0	2150.95	1765.40	375	0	2140.40
1695.34	631.00	0	2326.30	1969.10	375	0	2344.10
1403.04	631.00	0	2034.00	1629.60	375	0	2004.60
1432.27	631.00	0	2063.25	1663.55	375	0	2038.55
163.67	631.00	0	794.65	190.10	375	0	565.05
5984.11	*	0	5984.10	4664.57	*	0	4664.55
0.00		0	0.00	0.00		0	0.00
1149.33	*	0	1149.30	895.90	*	0	895.85
9472.50	631.00	0	10103.50	7383.75	375	0	7758.75
33196.87	8203.00		\$ 41,399.60	32214.22	4875.00		\$ 37,089.05

* *No Fixed Fee applied due to Single Farm Enterprise. (Adjoining properties can share the fixed fee if properties in the same name, or same owner pay rates).*

2. Division of assets and liabilities: land and buildings, plant & equipment, cash, investments, interests in any 'business activities', debtors - refer to Guideline 4

- Identification of all council owned assets and liabilities affected by this proposal
- Identify any issues for the affected communities that may result from the transfer of assets, or may result if this transfer will result in any division or reduction in assets
- Identify any impacts of a potential transfer of these assets on affected councils, including operating budgets / asset management

The table below details the properties affected by this proposal, which confirms that there are no properties where Council is a custodian and that they are either privately owned or on crown land.

Valuer General No	Lot/Sec	CV	Street No	Address	Hundred	Rating
3410243674	1621 1622	Crown Land		Myponie Point Dr Sth	Tickera	Coastal
3410244386	1623	475,000	185	Morphett Rd	Tickera	Residential
3410244087	1624	495,000	149A	Morphett Rd	Tickera	Residential
3410244407	1625	550,000	149B	Morphett Rd	Tickera	Residential
3410244124	1626	520,000	149C	Morphett Rd	Tickera	Residential
3410244300	1627	520,000	44	Myponie Point Dr Nth	Tickera	Residential
3410244378	1628	490,000	89	Myponie Point Dr Nth	Tickera	Residential
3410244140	1629	500,000	96	Myponie Point Dr Nth	Tickera	Residential
3410244423	1630	520,000	1,269	Myponie Point Dr Sth	Tickera	Residential
3410244183	1631	580,000	1,019	Myponie Point Dr Sth	Tickera	Residential
3410244204	1632	480,000	959	Myponie Point Dr Sth	Tickera	Residential
3410244343	1633	490,000	957	Myponie Point Dr Sth	Tickera	Residential
3410244000-0020	71	55,994	1358	Wallaroo Plain Rd	Tickera	Residential
3410224000-0010	Sec 29,65,71	2,369,006	1358	Wallaroo Plain Rd	Tickera	Primary Prod
3410234014	Sec 354	Min Envir		Morphett Rd	Tickera	Coastal
3410234057	Sec 355,356+	455,000		Morphett Rd	Tickera	Primary Prod
3410229004	Sec 67, 88,89+	3,750,000		Wallaroo Plain Rd	Tickera	Primary Prod

3. Impact of any significant contracts (e.g. waste management) - refer to Guideline 4

- Identify any significant contracts held by the affected councils that may be affected by this proposal, and any impacts of the proposal on contracts

The Barunga West council currently have a waste collection contractor servicing Tickera and surrounds in the Barunga West Council area. The proposed amendment to the Council boundary would possibly include another 12 residences to be included in our current pick up schedule. The Barunga West Council do not charge their ratepayers for the collection of waste.

4. Assessment of any significant differences in rating policies of the councils involved, the impacts on ratepayers and how these are to be addressed in both the short and longer term.

- refer to Guideline 4

- Identify changes in rates that may apply to rateable properties within the affected areas based on the affected councils' current rating policy
- Identify any impact of rating changes on ratepayers, and any suitable measures to address impacts in the short to medium term if necessary

In reference to the comparison table provided in the response to item 2 (as above), there is a rate relief of approx. \$3,300 per annum. The rating comparisons will see that the affected area will benefit from a reduction in their rates.

5. Assessment of any significant differences in fees and charges of the councils - refer to Guideline 4

- Identify all fees and charges currently in place for affected councils, and the impact on councils and ratepayers from any necessary changes to these

The Tickera Township does not have a Common Wastewater Management Scheme. Therefore, no charges will apply for the properties affected by this Council boundary change. The Barunga West Council do not charge their ratepayers for the collection of waste. As per the South Australian Government Gazette, the Copper Coast Council also do not charge their ratepayers for the collection of waste.

7. Impact on any property-based service (e.g. CWMS) - refer to S.31(3)(b)(i)

(NB: intentionally missed item number 6 to match Inquiry Matrix which omits 6)

- Identify property-based services offered by affected councils, and the impact that a boundary change may have on the management of these services (including consideration of any applicable service charge or rate).

As stated at item 5. The Tickera Township does not have a Common Wastewater Management Scheme; therefore, this poses no impact on property-based services.

Inquiry Matrix – Responses

Land use and planning matters

1. Potential conflicts that may arise from existing patterns of land use if the proposal was implemented.

For the purposes of this submission the land that is the subject of the Council Boundary readjustment will hereafter be referred to as the 'defined area' which relates to a number of land parcels from the southern edge of the township of Tickera through to Black Rock Road and Kinnear Road, Tickera, which are currently within the area of the Copper Coast Council.

- Identify any significant conflicts in in land use patterns, including any potential land use interface issues

The existing Tickera Township is divided into the northern and southern sector by an existing defined watercourse with access from one sector to the other being gained by a significant and substantial culvert crossing. The southern sector of Tickera is quite symmetrical and developed on a defined grid pattern and was probably the initial coastal settlement. As the settlement expanded with time the northern sector of Tickera has a more irregular development pattern but is in keeping with the allotment sizes and configuration of a typical coastal settlement. Several allotments within the southern sector of the township are owned by The Crown and cannot be sold to the Barunga West Council or any other person until the native title claim has been finalised which Council have been advised may be as soon as this year.

The 'defined area' is predominantly owned by Mr Dale Morphett, however there are a small number of other affected landowners along Myponie Point Drive and Morphett Road at Tickera. The northern portion of the 'defined area' is separated from the southern sector of the existing Tickera township by a natural vegetated buffer of approximately 230 metres in width. This natural and picturesque environment provides a substantial and significant vegetated buffer between the existing Tickera township and the northern parcels of land owned by Mr Morphett.

Should the boundary adjustment be supported by the Boundaries Commission this significant vegetated buffer would be retained and further enhanced in conjunction with any residential development that may occur in the future within the 'defined area'.

The Barunga West Council also acknowledges that any residential development that may occur in the future on the 'defined area' would require the preparation of a Proposal to Initiate a Code Amendment to be submitted to the Minister for Planning for consideration and endorsement.

- Identify any land management issues that may arise if a boundary change was implemented

Regardless of the Council area the 'defined area' is located in, the land parcels in question are predominantly used for primary production activities, such as cereal cropping and stock grazing. Land management associated with primary production land includes reduced tillage, stubble retention, use of green manure crops, legumes and ley pastures, crop rotations and regular soil analysis to match inputs to crop and soil needs to prevent soil health decline, soil acidification and erosion. As the majority of the land parcels in the 'defined area' have been in the Morphett family for several generations and is currently owned by Mr Dale Morphett has a good working relationship with the adjoining land owners which also assists in the management and control of weeds and pests.

The more sensitive land management issues relate to approximately 11 ‘shacks’ located within the existing Conservation Zone abutting the ‘defined area’. These ‘shacks’ have been located within this area for generations and during periods of extreme weather conditions or king tides have been known to be inundated.

Reference to the new Planning and Design Code (Table 4 – Restricted Development) for the Conservation Zone indicates that a dwelling may be restricted development if it fails to meet the Exclusions.

The desired outcome for the Conservation Zone is the conservation and enhancement of the natural environment and natural ecological processes for their ability to reduce the effects of climate change, for their historic, scientific, landscape, habitat, biodiversity, carbon storage and cultural values and provision of opportunities for the public to experience these through low-impact recreational and tourism development.

The above desired outcome focuses on development being low-impact recreational and tourism development, whilst a dwelling is not an envisage land use within the zone and the policy provisions are directly related to recreation, access and carparking, landscaping and advertisements. However, PO 8.1 refers to the hazard risk minimisation of habitable buildings being designed and sited to manage the risks of natural hazards on personal and public safety and property. The habitable building could be either low impact tourist accommodation or a dwelling.

A dwelling would require public notification as it is not listed as a class of development that is except from notification in Table 5 Procedural Matters (PM) – Notification.

Class of Development	Exclusions
Dwelling	Any of the following: <ol style="list-style-type: none"> 1. detached dwelling in the Dwelling Subzone and will not result in more than one dwelling per allotment 2. detached dwelling that will replace an existing lawfully erected dwelling 3. detached dwelling in the Small-Scale Settlement Subzone and will not result in more than one dwelling on an allotment.

A dwelling within the zone would be either Restricted development if it failed to meet the exclusions listed for land use or Code Assessed – Performance Assessed, however, there is no direct policy within the zone to support a dwelling.

- [Identify any variances in development controls that may impact on development/growth if a council boundary change was implemented.](#)

Prior to the implementation of the current planning framework, consisting of:

- The Planning, Development and Infrastructure Act, 2016;
- The Planning, Development and Infrastructure (General) Regulation 2017; and
- The Planning and Design Code

Prior to the introduction of the current planning framework all Council’s operated under the following legislation:

- The Development Act 1993;
- The Development Regulations 2008; and

- A Council Development Plan that assigned different land uses according to the particular zone, policy area or precinct.

The 'defined area' consisted of both Primary Production and Coastal Conservation under The Copper Coast Development Plan 23 May 2019 consolidation, refer to attached Zone Map CoCo/2 (Attachment 1).

at the implementation of the new Planning and Design Code the zoning was converted to the following:

1. **Primary Production** Zone was converted to **RURAL ZONE**; and
2. **The Coastal Conservation** Zone was converted to **CONSERVATION ZONE**

Should the boundary adjustment be supported then the zoning of the 'defined area' will remain exactly the same as it is under the Copper Coast Council.

Potential Expansion of Tickera

Tickera has been identified by the Barunga West Council as a potential growth area and one (1) of the options being considered in the development of the Barunga West Council Mater Pan for Tickera relates to a number of land parcels from the southern edge of the township of Tickera through to Black Rock Road and Kinnear Road, Tickera (the defined area) which are currently within the area of the Copper Coast Council.

The boundary readjustment seeks to change the boundary between the two Councils so that the defined area falls within the Barunga West Council Area. The defined area is predominantly owned by Mr Morphett, however, there are also a small number of other affected land owners along Myponie Point Drive and Morphett Road.

In relation to development controls both the Barunga West and Copper Coast Councils operate under the Planning, Development and Infrastructure Act 2016, Planning, Development and Infrastructure Regulations 2017 and the Planning and Design Code. The 'defined area' is contained partially within the Rural Zone, with the remainder of the land being contained within the Conservation Zone as depicted on the interactive South Australian Property and Planning Atlas (SAPPA) map-based application. The realignment of the boundary will have no impact on the zoning or land uses of the land parcels within the defined area.

Any changes to the existing zoning, particularly the RURAL zoned land parcels would be the subject of a Code Amendment. If the boundary realignment is successful and became part of the Barunga West Council Area and Council wished to change the zoning then either Council or Mr Morphett would need to prepare an Initiation for a Code Amendment and submit to the Minister of Planning for consideration and approval.

As both Councils operate under the same planning framework for development control and as the planning provisions are statewide based then the development controls for land use activities would be the same regardless of which Council Area the 'defined area' is located in.

- [Identify current or previous planning studies and outcomes that are relevant to the affected councils / areas, including demographic, growth projections, infrastructure needs/demands](#)

In 2005, Mr Morphett made a submission to the Copper Coast Council for a Section 30 Review of Development Plan. The parcels of land involved in that submission related to Sections 371, 372 and 383 to 387 and adjacent undeveloped road reserves in the Hundred of Tickera. The area of these seven (7) parcels of land was approximately 14.5 hectares. The Section 30 Review sought to have the existing zoning of Sections, 372, 383, to 386 and portions of Sections 371 and 387 from General Farming to a Settlement Zone or similar and also to realign the Coastal Zone boundary further west within Sections 371 and 387 which would have involved both public and private sector land (Attachment 2).

The Barunga West Council is currently undertaking a Planning Study – Future Development – Master Plan which identifies four (4) options available for future residential expansion (Morphett land being one of those options). However, the Master Plan also explores options of how expansion would allow for an increase in capital works programs, local heritage survey, construction of a Council Waste Management Systems (CWMS), possible RV Park, better mobile phone reception, construction of additional walking trails as outlined in the Walking Trails Strategy 2022-2027, upgrade to the existing golf course through the irrigation of the existing fairways using treated water from the CWMS system and recreational options at Barker Beach.

With the popularity of locations such as Wallaroo, Moonta Bay and Port Hughes reaching saturation point, locations such as Tickera are becoming a popular alternative location. From records kept by The Barunga West Council there has been 12 new dwellings constructed in the past 12 months.

Within the last 6 months alone, there have been 5 land divisions approved:

- Sec 500 and Sec 508 were subdivided from a farming parcel which contained both Residential and Primary Production allotments. (There are still 2 residential blocks remaining – Sec 509 and 510)
- 4 allotments along The Esplanade, and High Street were subdivided, 2 already have new owners;
- 2 allotments along The Esplanade and First Street were subdivided, both have been sold.
- 2 allotments along Chalmers and Tonetaway Roads, 1 retained ownership and 1 sold.

There has also been an increase in vacant allotment sales:

- 2 allotments on Stephen Crescent
- 1 allotment on Gulf view Drive
- 1 allotment on The Esplanade

The Master Plan has conservatively indicated that there will be an increase in new dwellings at Tickera at the rate of 3 per annum.

- [Identify any existing or potential environmental impacts that should be considered](#)

In 2005, in association with the Section 30 Review of Development Plan. The parcels of land involved in that submission related to Sections 371, 372 and 383 to 387 and adjacent undeveloped road reserves in the Hundred of Tickera (here after referred to the Tickera Estate) the applicant also sought an Erosion Assessment Report prepared by Terry Magryn & Associates Pty Ltd where the purpose of the report was to assess the 100 year erosion line for the top of the seacliffs adjacent the proposed Tickera Estate, located just south of the existing Tickera township (Attachment 3).

The outcome of the investigations was that there should be a 15-metre erosion buffer from the top edge of the cliff line was recommended as a reasonable limit for the 100 year erosion line along the seaside of the proposed Tickera Estate.

The recommendation was based on the following facts:

- There has been no appreciable erosion in 25 years
- The cliffs are generally vegetated and appear stable; and
- The base of the cliffs is protected by a vegetated dune system, which appeared at the time to be accreting.

Accreting in a coastal environment means the growth or increase by gradual accumulations of additional layers of matter – in this case the report is referring to the existing dune system that is slowly increasing in size due to the depositing of additional sand layers combined with the continual

expansion of the vegetation to create a stable dune system (A copy of the Erosion Assessment is attached in support of the proposed boundary realignment).

The readjustment of the Council boundary will have no impact on the recommendation relating to the erosion assessment of the previous development (Tickera Estate), in actual fact it is very much in keeping with the Barunga West Recreational Trails Strategy 2022-2027 (Attachment 4). Substantial works has been undertaken within the existing Tickera township in relation to the development of walking trails which could also incorporate Myponie Point Road Reserve (currently within the Copper Coast Council). In the Section 30 review submission prepared in 2005, it was suggested that one of the features of that development could be the Myponie Point road reserve being included in the coastal vegetation program (at the expense of the developer) and possibly close the road reserve and use only for pedestrian access.

Reference to Page 6 of the attached Barunga West Recreational Trails Strategy 2022-2027 shows the proposed trail Walk the Yorke south of Tickera in the location suggested in 2005 Section 30 Review Report. The Barunga West Council is keen to continue the suggested walking trails to the south of Tickera, adjacent to the 'affected area' that is predominantly owned by Mr Dale Morphett.

- A copy of the Barunga West Recreational Trails Strategy 2022-2027 is attached in support of the proposed boundary realignment; and
- The following aerial photographs of the existing 'Walk the Yorke' trails that have already been constructed by the Barunga West Council.
- The following aerial photographs of the land predominantly owned and farmed by Mr Morphett



Aerial Photograph 1 – showing the existing walking trails already constructed adjacent to the southern portion of the Tickera township which would be extended to the south if the boundary realignment is successful – extension to the south is in keeping with the Barunga West Trails Strategy 2022-2027.



Aerial Photograph 2 – showing the existing walking trails already constructed adjacent to the southern portion of the Tickera township. The existing walking trails not only encapsulate the stunning coastal views to the west of the township, but has also been integrated around the existing golf course and other features within Tickera.



Aerial Photograph 3 – showing the parcels of land owned and farmed by Mr Morphet including the existing cliff face and sand dune system along the western aspect of the 'affected area'. Provided in support of the boundary realignment is a copy of an Erosion Assessment Report prepared in 2005 to cater for the next 25 year period.



Aerial Photograph 4 – Looking north from the Morphett farmhouse showing the existing rural zoned land that would become part of the Barunga West Council area. The existing southern portion of the Tickera township is in the background. The existing tree lined watercourse would play an integrate part of the development of this land in the future for residential purposes. A Concept for future housing development at Tickera, prepared in 2005 is attached in support of the proposed boundary adjustment.

MAP CoCo/1 Adjoins

Tickera Bay

Land Not Within a Council Area (Coastal Waters)

MAP CoCo/1 Adjoins

MAP CoCo/3 Adjoins

MAP CoCo/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

MAP CoCo/1 Adjoins

Zones

- CstCon Coastal Conservation
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

Zone Map CoCo/2

COPPER COAST COUNCIL
Consolidated - 23 May 2019

**Proposed
Housing
Development
at Tickera**



**EROSION ASSESSMENT
TICKERA ESTATE
TOWNSHIP OF TICKERA
YORKE PENINSULA**

Project No: 05519

SCOPE OF REPORT

This report is to assess the 100 year erosion line for the top of the seacliffs adjacent the proposed Tickera Estate, located just south of Tickera township.

GENERAL

The township of Tickera has a population of approximately 70 and is located on the eastern shore of Spencer Gulf, roughly 15km north of Wallaroo.

The main township is set back 100 to 160m from the beach, which in this area consists of sloping hill or cliff from the upper plateau down to the beach area.

The proposed Tickera Estate is located south of the local golf course, which is adjacent the southern side of the town. The Estate is bounded by the golf course to the north, the seacliffs to the west and a creek gully to the south.

The seacliffs adjacent the Estate are approximately 20m high and are a mixture of exposed rock and vegetation with minimal washout areas. The area at the base of the cliffs is a wide flat beach dune area just above sea level and is well vegetated. The base of the cliffs are generally well protected from wave attack in this area.

A site inspection of the cliffs and the general area was undertaken as part of this assessment by the undersigned on 3rd May 2005.

HISTORICAL AERIAL PHOTOGRAPHY

Historical aerial photography for the area was researched and photos obtained for:

20th November, 2001	survey no. 5933	base scale 1:10,000
6th May, 1976	survey no. 1958	base scale 1:10,000

These were enlarged to 1:2000 and, using features and buildings common to both photos, an assessment was undertaken of the change position of the beach line, vegetation line and line of the top of the cliffs over the 25 year period.

This method was accurate to an order of approximately 2m for ground features.

C:\Documents and Settings\johnno\Local Settings\Temporary Internet Files\OLK12CD\Erosion Assess 050503.doc

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Results found were:

- There appeared to be no appreciable change in the location line of the top of the seacliffs either in front of the township proper or the area of the proposed Tickera Estate.
- The vegetation line at the base of the cliffs had:
 - extended seaward approximately 10m south of the creek south of the proposed Tickera Estate.
 - had extended seaward up to 30m seaward in front of the proposed Tickera Estate.
 - had retreated in one area in front of the golf course.
 - had extended seaward generally about 5m, but up to 20m, in front of the township proper.

DISCUSSION

The face of the seacliffs in this area tend to be either vegetated, or more solid, more vertical rock. There are only limited areas where there are washouts or active soil erosion.



The base of the cliffs is protected from wave attack by a vegetated dune area, which appears to be accreting in the area of the proposed development.

The analysis of this historical aerial photography over a 25 year interval suggests that the top line of the cliffs are stable.

Given that the historical analysis covers only 25 years, and the required erosion estimate is to be for 100 years, a margin of allowance is required for severe events which may not have occurred during the 25 years covered by the aerial photos.

RECOMMENDATION

An erosion buffer of 15m from the top edge of the cliff line is recommended as a reasonable limit to the 100 year erosion line along the seaside of the proposed Tickera Estate.

This is based on the facts that:

- There has been no appreciable erosion in 25 years.
- The cliffs are generally vegetated and appear stable.
- The base of the cliffs are protected by a vegetated dune system. This dune system appears to be accreting.

For Terry Magryn & Associates Pty Ltd

Terry Magryn



Outbred, English & Associates Pty Ltd

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29 April 2005

District Council of Copper Coast
C/- David Hutchison
Access Planning
200 Kensington Road
Marryatville SA 5068

Dear David

RE: Section 30 Review of Development Plan

I write on behalf of my clients - MS Coote, HL Burns and GM & DL Dunn, to make a submission pursuant to the Section 30 Review of the Development Plan.

This submission relates to Sections 371, 372 and 383 to 387 and adjacent undeveloped road reserves in the Hundred of Tickera. The land is owned by Mr GD Morphett. The area of the seven sections is approximately 14.5 hectares.

Sections 371 and 387 are located within the *Coastal Zone* and Sections 372 and 383 to 386 are located within the *General Farming Zone*. However, the land is located immediately adjacent to the *Settlement Zone* containing the township of Tickera, within the District Council of Barunga West.

You will recall that my clients recently submitted a non-complying application for two dwellings on Section 387 in the Hundred of Tickera (DA 340/113/04). This application was refused by Council following provision of a 'Statement of Effect' and public exhibition. I believe there was a clear acceptance by members of Council that the application had merit, but they were concerned that approval would create a precedent for further un-coordinated residential development beyond the settlement zone. Council members sought to understand the future or "bigger picture" with a number suggesting the site was suitable for consideration of a plan Amendment Report

This submission contains an opportunity to address the issues of precedent with a rezoning proposal incorporating a totally coordinated development containing features of environmental, aesthetic, social and economic merit.

It is requested that Council consider rezoning Sections 372, 383 to 386 and portions of Sections 371 and 387, to a *Settlement Zone* or similar; and realign the *Coastal Zone* boundary further to the west within Sections 371 and 387. However, this request is in conjunction with a coordinated development concept involving both private and public land.

Features of the Concept

In support of the submission, I would list the following features of the development and rezoning concept:

- Those portions of Sections 371 & 387 remaining within the *Coastal Zone*, created as reserve and revegetated with low coastal species consistent with the adjacent coastal reserve.
- Include Myponie Point Road Reserve in the coastal revegetation program (at the expense of the developer); and possibly close the road reserve and use only for pedestrian access.
- Create a Reserve in the ownership of Council over the existing creek line and surrounding area of native vegetation. This area is already fenced and well maintained by the landowner. Mr Morphett who is willing to enter into a Land Management Agreement that would ensure the continued responsibility by the adjacent farm property owner to continue maintaining the reserve in conjunction with a pest and weed eradication program on the farmland.
- Revegetation of the road reserve adjacent to the eastern boundary of Sections 372 and 383 with native species, trees and shrubs.
- Pedestrian pathways established through reserves to be created from the land division, leading to the reserve encompassing the creek line; and pathways then linking to Myponie Point Road reserve and the beach.
- Residential estate entirely surrounding by a buffer of vegetation, creating a separation from agricultural activity (east and south), and coast (west). The area is also separated by vegetation within the existing parklands surrounding the original Tickera Township to the north. A number of pedestrian and vehicle links to the Tickera Township could also be created in conjunction with the Council.
- Roadways will be designed to follow the natural contours of the land, facilitating a more natural flow of stormwater in the direction of the creek. Roadways to incorporate rollover curbs and swales for stormwater.
- Developer will apply 'design guidelines' eg. Colours and reflectivity, on allotments sold to encourage planting of native species, water reuse on site and the use of attractive external materials on buildings, water tanks and fences.
- The provision of a sealed road connection to the Wallaroo – Tickera Road.

- The reduction in the number of allotments within the *General Farming Zone*. Mr Morphett will transfer a number of the existing allotments to the development area, maintaining allotments with larger areas for farming use and capping the scope for additional residential development.

In respect to seeding and revegetation of reserves and road reserves, my clients would be willing to enter into agreements with Council to fund this program. This could either be by way of bonding or the funding of local employment programs in conjunction with Council and or Community Groups eg Trees for Life, Green Corps etc over say a two or three year cycle so as to ensure success and maximum impact.

In regard to waste disposal, the development area is setback a considerable distance from the coast and is well elevated. Also, the areas of the allotment will be more than adequate to provide sufficient land area for on-site effluent treatment and disposal.

Benefits of the Proposal

Overall the proposal provides an opportunity that will result in significant benefits to the community. A summary of the benefits are as follows:

Improved Coastal Amenity

The proposal will result in the extension of the natural coastal environment a further 50 metres landward (including road reserve). This will not only provide for the return of cropped land and unused road reserve to coastal planting, but will also provide an additional buffer for the existing coastal reserve where to date there has been none.

This is a superior outcome for the coast in this location compared with the likely future with the existing zoning and land use. The existing zoning may result in the road reserve being revegetated in the future but the private land would continue to be cropped under existing use provisions.

Orderly Development

The subject land is a logical extension of the Tickera Township and mirrors (and significantly improves upon) the existing development north of the township parkland belt. However, the subject land south of the parkland belt provides for coordinated development in a more orderly and co coordinated manner than the northern extension of the town.

It may be argued that the original portion of the town within the parkland belt contains a significant number of undeveloped allotments that should be developed prior to providing additional land for development. However, most of these allotments are not available for development. The ownership of most of these vacant allotments is vested in the Department for Environment & Heritage and is subject to Native Title claim. In addition, a number of the allotments in the southeast corner are subject to tidal flooding and are not suitable for development.

The proposal will maintain a compact coastal settlement and ensure the efficient and orderly use of community facilities and the economic supply of public infrastructure. It is recognised that the existing community facilities within the town is limited to recreational facilities such the oval, golf course and boat ramp. However, additional residents to the town may provide a viable base for these and further facilities. The balance of services are easily supplied from the service centre of Kadina and accessed via sealed roads.

In respect to infrastructure, the existing town is serviced with limited water and power supply. Whilst capable of being developed in a totally self contained manner the proposed development of the subject land will provide a more viable opportunity for a wider water supply upgrade and augmentation to the power supply. The power upgrade is economically viable with a coordinated development. The development will also provide a sealed public road connecting to the main road.

Buffers

The additional coastal reserve, the reserve over the existing vegetated creek line to the south and the existing parkland belt to the north, all provide natural green buffers around the proposed development.

The eastern boundary of the land is marked by the existing undeveloped road reserve. The part closure and vegetation of this road will provide a 20 metre wide buffer from the agricultural activities adjacent. This buffer will be enhanced by the creation of larger allotments adjacent to the eastern boundary.

Environment

The environmental benefits have been mentioned previously under various heading in this report. A brief summary of those benefits are:

- Revegetation programs.
- Increased coastal reserve and buffers.
- Coordinated land release, streetscapes, stormwater solutions, site standards and reserve development.
- Natural buffers between residential and farm activities.
- Pedestrian pathways and connections to the beach replacing uncontrolled vehicle access.
- Coordinated application of 'design guidelines' for residential development.

Coast Protection Board

The Coast Protection Board provided comment on the previous two-dwelling non-complying application on Section 387. It is relevant to consider their comments relating to flooding, erosion and orderly development.

Firstly, they noted that the land is well elevated and satisfies their flooding hazard risk policies. However, a coastal engineering specialist – Mr Terry Magryn has been engaged to provide a report on this matter, which will be forwarded latter this week.

In respect to erosion, the Board commented that based upon current knowledge and information, the coastline in the vicinity is not susceptible to coastal erosion.

The Board opposed the non-complying application only on the issue of linear or scattered coastal development. The proposed rezoning and coordinated development addresses this concern by providing a compact urban settlement incorporated within the settlement of Tickera.

The proposal is consistent with the Boards objectives of retaining coastal open space, minimising impacts of development on the coast, protecting or enhancing coastal biodiversity, protecting scenic amenity and maintaining coastal settlements and restraining sprawl along the coast.

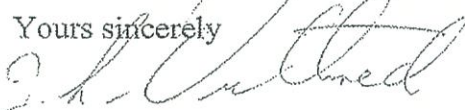
Conclusion

I would recommend this Section 30 submission to Council, based upon the significant benefits outlined in this letter.

Please find attached a concept plan of the proposal overlaying an aerial photograph of the area and a photographic presentation of various sections of the land. A report from Terry Magryn on the coastal issues will be forwarded next week.

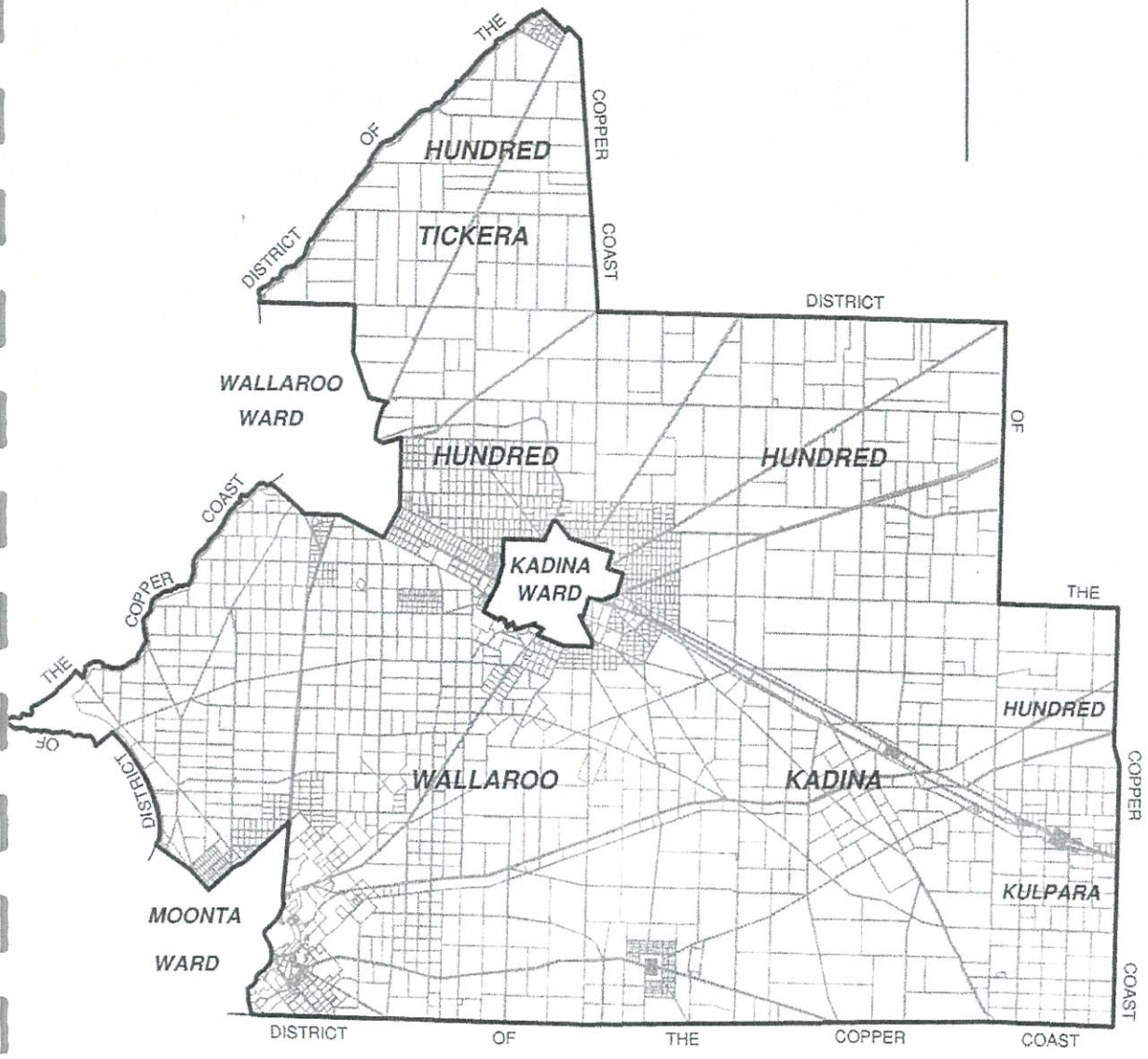
My clients are willing to make a formal presentation to Council if considered necessary and would be happy to discuss and or negotiate any aspect of the proposal.

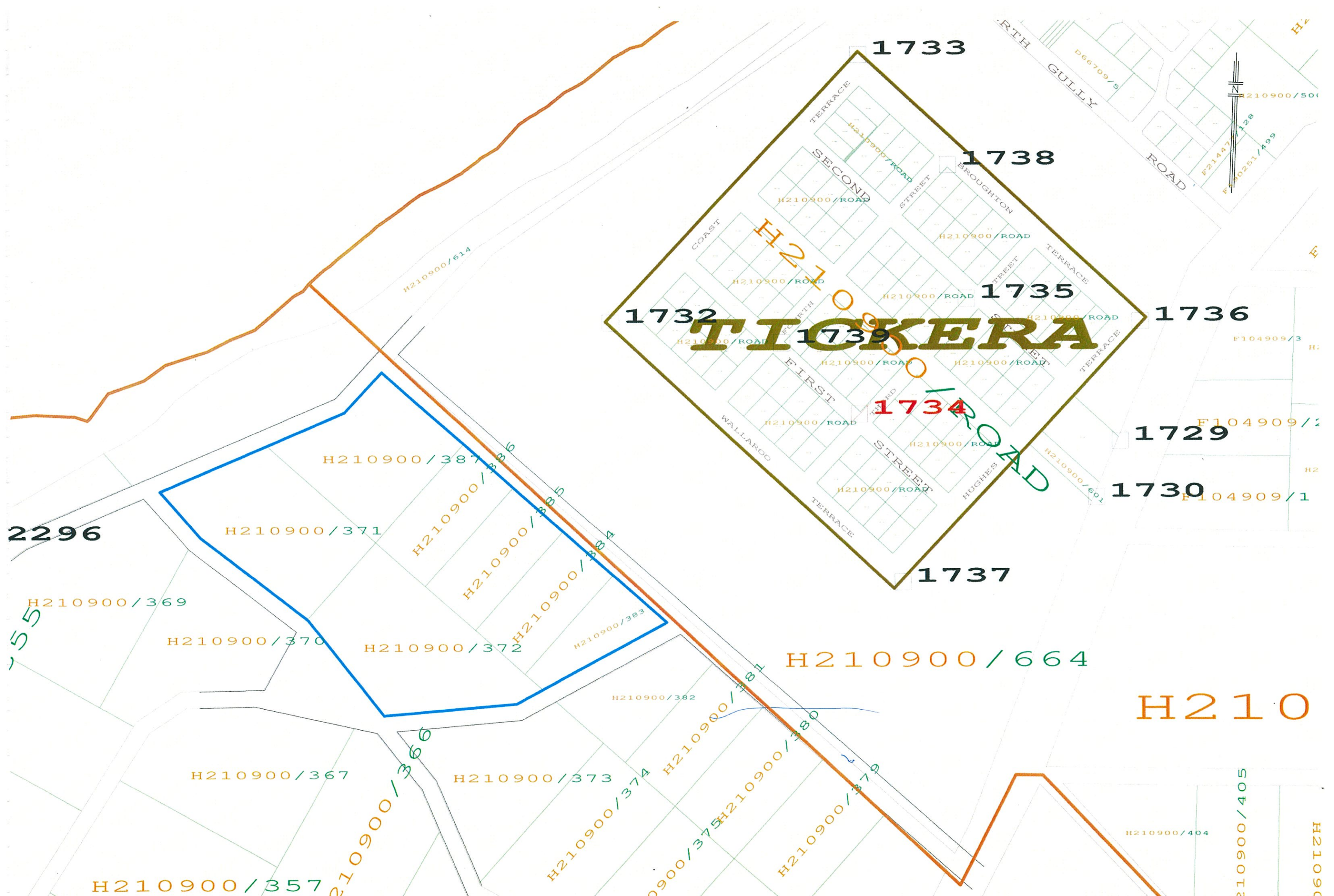
Yours sincerely



John Outhred

BA(Planning); Grad Dip Pub Sec; Adv Dip Bus Dev; Dip FLM







1 Waterfront view & site of new coastal revegetation reserve with public walk way.



2 Existing North Eastern road reserve & pedestrian link to Beach.



3 View along Eastern boundary & existing road reserve.



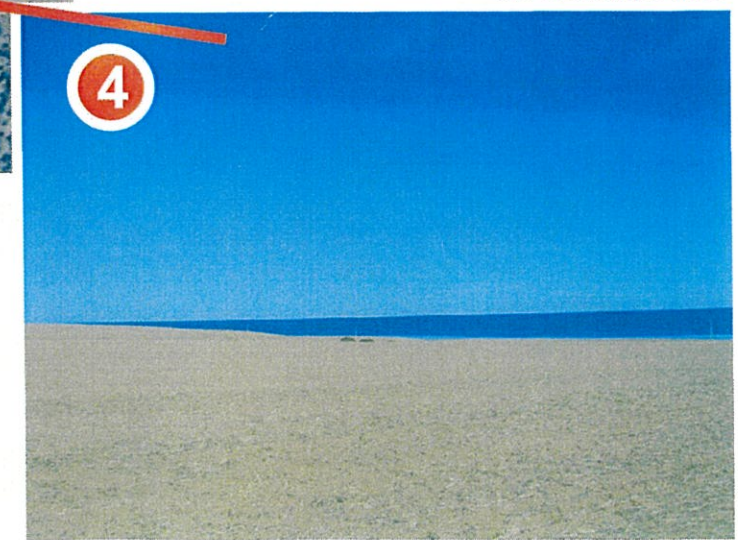
7 View into gully and coastal revegetation reserve. Pedestrian link to beach included.



6 View down Western boundary and into gully. Pedestrian link to be installed.



5 View from rear of housing development.



4 View down centre of housing development, start of pedestrian and stormwater links.




Proposed Housing Development at Tickera





- Roads
- Pedestrian Links
- Allotments from 900m² to 950m²
- Allotments from 950m² to 1500m²
- Allotments above 1500m²


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PROJECT
TICKERA ESTATE

CLIENT

DRAWING TITLE
STRUCTURE PLAN



AMENDMENTS	

DRAWN	SCALE	DATE
RAS	AS SHOWN	28-4-05
COMP FILE	FIELD	CHECKED
DRAWING NUMBER		ISSUE
205142-3		

Terry Magryn & Associates Pty Ltd

Consultant Civil, Structural and Coastal Engineering

**EROSION ASSESSMENT
TICKERA ESTATE
TOWNSHIP OF TICKERA
YORKE PENINSULA**

Project No: 05519

SCOPE OF REPORT

This report is to assess the 100 year erosion line for the top of the seacliffs adjacent the proposed Tickera Estate, located just south of Tickera township.

GENERAL

The township of Tickera has a population of approximately 70 and is located on the eastern shore of Spencer Gulf, roughly 15km north of Wallaroo.

The main township is set back 100 to 160m from the beach, which in this area consists of sloping hill or cliff from the upper plateau down to the beach area.

The proposed Tickera Estate is located south of the local golf course, which is adjacent the southern side of the town. The Estate is bounded by the golf course to the north, the seacliffs to the west and a creek gully to the south.

The seacliffs adjacent the Estate are approximately 20m high and are a mixture of exposed rock and vegetation with minimal washout areas. The area at the base of the cliffs is a wide flat beach dune area just above sea level and is well vegetated. The base of the cliffs are generally well protected from wave attack in this area.

A site inspection of the cliffs and the general area was undertaken as part of this assessment by the undersigned on 3rd May 2005.

HISTORICAL AERIAL PHOTOGRAPHY

Historical aerial photography for the area was researched and photos obtained for:

20th November, 2001	survey no. 5933	base scale 1:10,000
6th May, 1976	survey no. 1958	base scale 1:10,000

These were enlarged to 1:2000 and, using features and buildings common to both photos, an assessment was undertaken of the change position of the beach line, vegetation line and line of the top of the cliffs over the 25 year period.

This method was accurate to an order of approximately 2m for ground features.

C:\Documents and Settings\john\Local Settings\Temporary Internet Files\OLK12CD\Erosion Assess 050503.doc

269 Brighton Road, Somerton Park, SA 5044

Email: tm@magryn.com.au

Phone: (08) 8295 8677

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Results found were:

- There appeared to be no appreciable change in the location line of the top of the seacliffs either in front of the township proper or the area of the proposed Tickera Estate.
- The vegetation line at the base of the cliffs had:
 - extended seaward approximately 10m south of the creek south of the proposed Tickera Estate.
 - had extended seaward up to 30m seaward in front of the proposed Tickera Estate.
 - had retreated in one area in front of the golf course.
 - had extended seaward generally about 5m, but up to 20m, in front of the township proper.

DISCUSSION

The face of the seacliffs in this area tend to be either vegetated, or more solid, more vertical rock. There are only limited areas where there are washouts or active soil erosion.



The base of the cliffs is protected from wave attack by a vegetated dune area, which appears to be accreting in the area of the proposed development.

The analysis of this historical aerial photography over a 25 year interval suggests that the top line of the cliffs are stable.

Given that the historical analysis covers only 25 years, and the required erosion estimate is to be for 100 years, a margin of allowance is required for severe events which may not have occurred during the 25 years covered by the aerial photos.

RECOMMENDATION

An erosion buffer of 15m from the top edge of the cliff line is recommended as a reasonable limit to the 100 year erosion line along the seaside of the proposed Tickera Estate.

This is based on the facts that:

- There has been no appreciable erosion in 25 years.
- The cliffs are generally vegetated and appear stable.
- The base of the cliffs are protected by a vegetated dune system. This dune system appears to be accreting.

For Terry Magryn & Associates Pty Ltd

Terry Magryn



**Barunga West
Council**

BARUNGA WEST RECREATIONAL TRAILS STRATEGY

2022-2027



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EXECUTIVE SUMMARY

The intention of this Recreational Trails Strategy is to identify and assess the current trails in the Barunga West Council area, recommend any improvements or upgrades needed and identify potential new trails that would expand the trails experience to improve the health and well-being of locals and visitors to the area.

Furthermore, there is a desire to improve and expand upon the existing trail network to grow the local visitor appeal of the region and by default value add and expand the local visitor economy.

In short, this strategy is about improving existing trails and identifying new trails to encourage activity amongst the local community and the visitors that holiday here.

This strategy is a first iteration and can be further developed and built upon over time.

It recognises approximately 35 kilometres of existing regional and local township trails, which are recommended for improvement including trail infrastructure upgrades, such as resurfacing, sign posting, interpretive signage, trail furniture such as board walks, seating, bird hides and better promotion and marketing to encourage greater accessibility to Council's natural areas and open spaces.

This strategy has also recognised an additional 87 kilometres of new or potential future trails within the Council area, including trails with regional linkages to expand the current trail product offering.

These regional linkages are important as they acknowledge that visitors to the area do not understand Council boundaries but choose to holiday, recreate, and experience regions, as they travel through and across Council boundaries.

The key findings of this strategy are as follows;

- The Council area has a wide variety of township specific and broader regional trails, but they are not always promoted and marketed in the right places so that people, especially visitors, know they are there;
- The existing trails need improvements and upgrades to better cater for locals and visitors with mobility and access challenges and to enable improved access for walkers, cyclists and horse riding where appropriate;
- Improvements to the trail infrastructure is recommended, such as improved signage, trail heads and interpretive signage that shares stories and photos of the past and of local places and characters in a more modern way, rest stops, seating, board walks, bird hides and QR Codes which provide more in depth detail and for those that wish to know more; and
- There is a need for additional trails that offer something different and unique to the "Top of the Yorke" region e.g. trails that appeal to the key family target market and are of interest to children, such as aquatic trails along the foreshore and shallows in and around the jetty area, night time trails that provide opportunities for people to recreate after hours and also encourage overnight visitation and trails that link to local food and produce.



1. INTRODUCTION AND COUNCIL STRATEGIC CONTEXT

In February 2020 Barunga West Council adopted its Strategic Plan, titled *Uniquely Barunga - Strategic Plan 2020-2030*.

The vision for 2030 is;

We are a vibrant, thriving, safe and welcoming coastal and agricultural community with an unspoilt natural environment and relaxed country lifestyle.

The Strategic Plan highlights four (4) key areas including Community, Infrastructure, Services and Governance.

The development of this Recreational Trails Strategy is well aligned with several of the Strategic Plan goals and the various objectives that underpin those goals.

The goals and objectives that are most closely aligned with the Recreational Trails Strategy are listed below and relate to community inclusion and activity, infrastructure, accessibility, tourism product and promotion and the local environment.

Goal 1: An Inclusive and Connected Community

Objective 3: A Safe, Inclusive and Active Community.

Goal 2: Quality Services, Facilities and Infrastructure

Objective 4: Well maintained & Sustainable Local Road Network & Community Infrastructure.

Objective 5: Sustainable and Accessible Services.

Objective 6: Facilities that Meet the Needs of Our Community.

Goal 3: A Robust Local Economy

Objective 8: Develop and Promote our Tourism Proposition.

Goal 4: Preserve & Enhance Our Natural and Built Environment

Objective 11: Promotion and Recognition of Our Local Environmental Treasures.

There are a number of specific initiatives or key strategies outlined in the Strategic Plan which are closely linked to this trail strategy;

- Provide community facilities that meet the community, sport and recreational, cultural and historic needs of residents and tourists;
- Maintain and where appropriate, progressively improve community facilities;
- Work with community groups to support them in providing a high standard of community facilities;
- Develop and maintain places and spaces such as parks, playgrounds, sport and recreation facilities that contribute to our resident's health and well-being; and
- Explore opportunities for the further development of multi-use trails.

The creation of this Recreational Trails Strategy is delivering on many of the objectives and strategies outlined in Council's 'Uniquely Barunga' Strategic Plan.

The Barunga West Council currently has a wide variety of existing trails, however in many instances these lack promotion, are not well connected and they do not easily facilitate and encourage walking, both locally or by linking into border regional trails and pathways.

They are also in need of general infrastructure upgrades such as resurfacing, improved signage and better experiential infrastructure along the trails such as seating, boardwalks, bird hides etc.

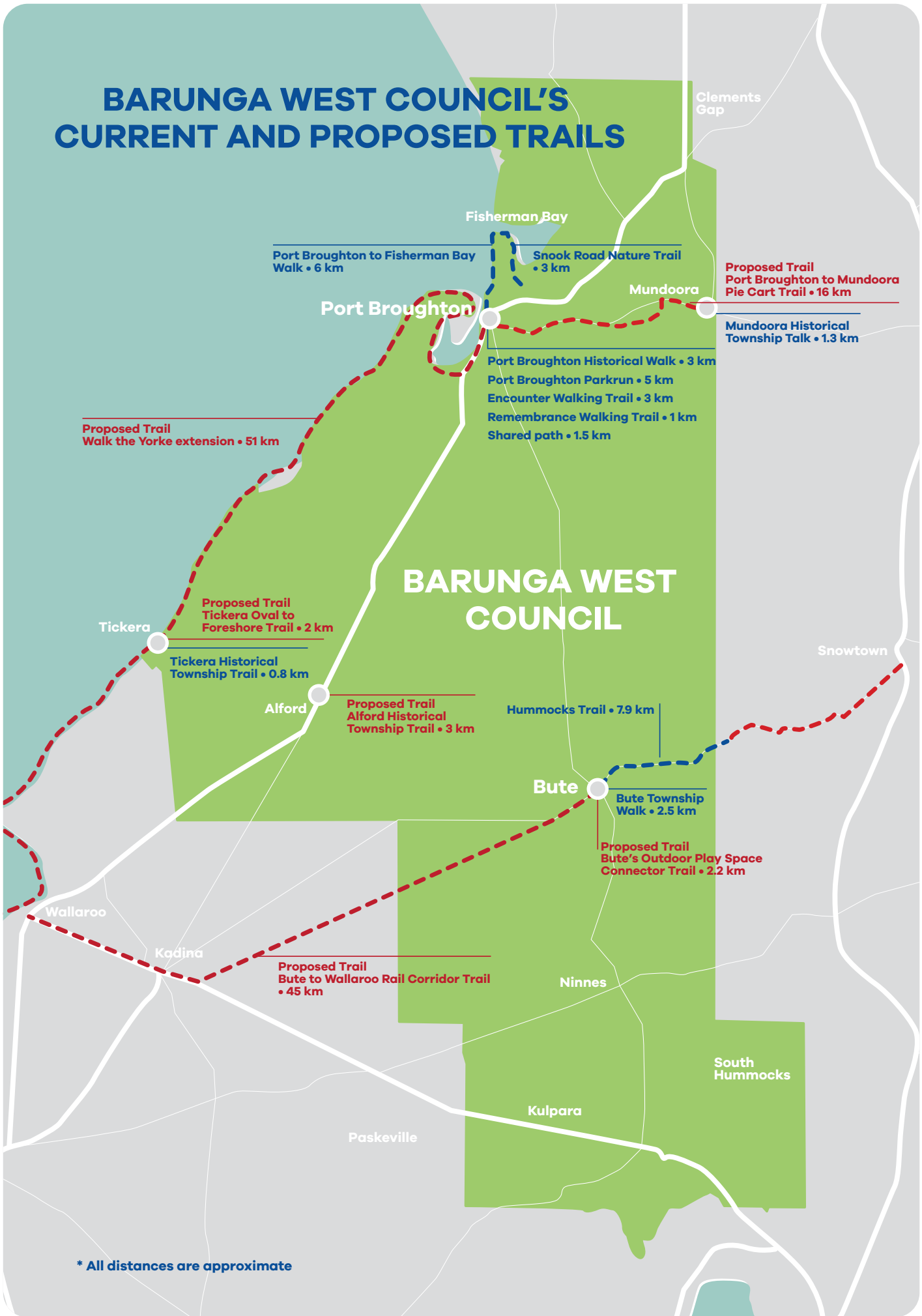
Notwithstanding that, the broader Council area does offer a range of natural assets and environments, local and cultural heritage product, stories, and destinations that lend themselves to recreational use for walking, running, cycling and paddling and other forms of riding such as scooters, mobility scooters and horses.

This Recreational Trails Strategy identifies:

- Existing trails throughout the Council area that would benefit from upgrades and improvements;
- Potential new trails that link with Council's "Top of the Yorke" branding and Council's Strategic Plan and vision; and
- Recommends Council, stakeholder and community engagement prior to the future development of an implementation plan.



BARUNGA WEST COUNCIL'S CURRENT AND PROPOSED TRAILS



* All distances are approximate

2. STRATEGIC CONSIDERATIONS

In addition to its own Strategic Plan, the Barunga West Council has developed this trails strategy in the context of the following strategic resources and plans.

(i) South Australia Recreational Trails 10-Year Master Plan 2015-2025

The Office for Recreation, Sport and Racing developed its 10 Year Trails Masterplan which provides a strategic framework to guide the development and promotion of the State's trail sector over the next decade.

The Master Plan states that recreational trails are;

A pathway for people to explore the natural world, to connect communities together with place and to enhance peoples' lives through new perspectives gained as we bring humanity out-of-doors.

Trails are described as providing pathways to beautiful natural experiences as they improve health and wellbeing of land and people, as they benefit local residents and visitors through shared positive outdoor experiences.

In most cases, recreational trails are used for non-motorised recreational pursuits such as walking, running, cycling, horse riding, canoeing / paddling, or scuba diving. In some circumstances, trails can be designed and modified for use by small-wheeled vehicles such as motorised wheelchairs to enable access for people with mobility impairments.

Importantly, the majority of trails are focused around areas of environmental and cultural interest or near major population centres.

Recreational trails are drivers of economic development by creating new recreational opportunities and attractions and therefore increasing the visitor appeal of locations, growing visitor numbers and acting as a catalyst for local communities to recreate in their own towns and local areas. They facilitate exploration, movement, well-being and public health generally.

The plan provides tools and a framework, guiding the direction of trail development from policy level through to building community level trails. The plan categorises trail users into user groups:

- Walkers;
- Off-road cyclists;
- Horse riders;
- Canoeists/kayakers; and
- Aquatic users.

(ii) Trails SA

Trails SA is a website assisting residents and visitors to South Australia to experience the State’s numerous recreational trails, and to build cultural and environmental awareness, fitness levels and social interaction. The site enables its users to search by regions and also by trail activities including walking, cycling, horse riding, scuba diving and paddling.

This site does not showcase many existing trails, including trails that have opened up in recent years in and around SA Water land and existing reservoirs such Myponga in the Fleurieu Peninsula, Hope Valley, north-east of Adelaide, Warren Reservoir south east of Williamstown in the Barossa Valley to name a few.

(iii) Guidelines for the planning, design, construction and maintenance of recreational trails in South Australia (Revised 2016)

The above guidelines report by Recreation SA has been prepared to assist all trail stakeholders.

While the document acknowledges that South Australia has a strong and diverse network of trails across the State, there are many aspects of the current trail systems that can be improved through enhancements to trail design, better linkages between trails and other community assets and attractions, consistent trail policy, management, promotion and marketing and support for on-going expansion of the network.

These guidelines have been prepared to provide a comprehensive and coordinated document to outline standards for trails or guidelines to assist with the planning, development, construction, management, and promotion of recreational trails.





Port Broughton

(iv) South Australian Regional Visitor Strategy 2025

The second iteration Regional Visitor Strategy for South Australia through to 2025 provides a roadmap for the visitor economy and makes recommendations for each tourism region relating to marketing, experience and supply development, collaboration, industry capability and leisure and business events.

In comparison to the first 2020 Regional Strategy there have been substantial improvements for the Yorke Peninsula Tourism region including;

- Visitor expenditure up from \$198M to \$220M;
- Employment in tourism up from 1600 jobs to 2000 jobs;
- Increases in day trip and overnight stays (particularly from the local intrastate market); and
- 1 in 11 jobs now supported by the tourism industry, up from 1 in 15.

However, the occupancy rates and overnight expenditure rates have remained similar, as such one can draw the conclusion that more tourism and consumer product and attractions are needed to increase visitor appeal and to convert that appeal into actual visitation in order to grow the visitor economy, in particular overnight visitation and length of stay.

Several of the priorities highlighted in the strategy for the Yorke Peninsula region align well with the opportunities presented through this Recreational Trail Strategy and in particular the potential for new future trails to be developed to grow the tourism product in the Council area.

These Yorke Peninsula priorities in the State strategy include;

- Creating awareness of Yorke Peninsula's accessibility, open space and coastal landscapes with a focus on nature, wildlife, aquatic, Aboriginal, agritourism, art and heritage experiences;
- Create additional experiences and increase online bookable and commissionable products for the infrastructure markets; and
- Maintain coastal infrastructure such as jetties and ramps.



(v) Yorke Peninsula Tourism

Yorke Peninsula Tourism (YPT) is the key organisation assigned with the responsibility of marketing and communicating the benefits of visiting the Yorke Peninsula region to achieve increased visitation.

The organisation's goal is to integrate the region's diverse mix of coast, culture, heritage, unspoilt nature, local produce, and rural communities to develop the destination and increase visitation and yield.

The Yorke Peninsula Tourism Business Plan 2021 – 2024 aims to ensure the region maximises opportunities and that its local regional strategies are aligned with the South Australian Tourism Plan 2030 and the new 2025 South Australian Regional Visitor Strategy.

The key focus areas of Yorke Peninsula Tourism include;

- Increase the profile of Yorke Peninsula as a holiday destination;
- Provide and promote cooperative opportunities and maximise industry participation;
- Identify regional opportunities to fill state product gaps and increase industry's ability to promote and sell Yorke Peninsula;
- Encourage new investment; and
- Build and foster relationships and partnerships with industry and key stakeholders.

The business plan also identifies, coastal and marine tourism, walking, infrastructure and 'Walk the Yorke' as opportunities for the region going forward.

Trails such as existing coastal, nature-based and town walks and "Walk the Yorke' are considered to be significant selling points for the region going forward.

(vi) Walking SA

Walking SA is the not-for-profit peak body that leads, promotes and supports all forms of walking in South Australia, including walking for recreation, transport, health, wellbeing, formal organised events, adventure, environmental appreciation and fun experiences.

Their vision is...

"To see more people walking more often".

Walking SA highlights the benefits to the mind, body and environment we create by walking instead of using other means of transport.

From a health and wellbeing perspective the organisation focuses on the benefits to the body from walking, benefits such as;

- Helps to maintain bone density, reducing the risk of osteoporosis and fractures;
- Helps to manage weight, blood pressure and blood cholesterol;
- Reduces the risk of heart disease and stroke;
- Helps to prevent and control diabetes; and
- Reduces the risk of developing some cancers.

(vii) Signage as described in Section 7.3, AS 2156.1 - 2001 Walking Tracks: Classification and Signage which provides a classification system for walking tracks. The Standard also provides guidance on the design, fabrication and use of trail markers, and information signs to be used for walking trails.

There is as great deal of synergy between the Barunga West Council's Recreational Trail Strategy and future opportunities already identified for new nature based and coastal tourism product and infrastructure to support the experience for locals and visitors to the 'Top of the Yorke' region.



Tickera Road

3. EXISTING TRAILS

To follow is a series of existing trails and walks which are dispersed throughout the Council area. These include walks within townships and trails that traverse wider localities within the region.

Each of these existing trails has been reviewed with recommendations made as to any upgrades and or improvements that maybe needed.

BUTE

Bute Township Walk

The Bute Township walk is approximately a 2.5 kilometre loop showing places of interest around Bute including the Soldiers’ Memorial Hall and garden; RSL Clubrooms; Uniting Church; Early learning and Primary School, sports oval and clubrooms, corner store, old post office, Lions Fauna Park, Catholic Church, public toilets mural, heritage shed, Gunner Bill’s Heritage Centre, Hotel and the start of the Hummocks Walking and cycling trail. The trail does not appear on the Walking SA, Trails SA or Yorke Peninsula Tourism websites. While the trail is signposted, it lacks a trail-head and the signs need an upgrade and refresh.

Recommendations

- Improved promotion including listing on Walking SA, Trails SA and the Yorke Peninsula Tourism websites;
- Installation of trail head to promote the walk;
- Refresh signage infrastructure through installation of new more modern signage; and
- Review of trail surfaces

Hummocks Trail

The Hummocks Trail in Bute, sometimes known as the Hummocks Walking and Cycling Trail, is a shared use trail for walkers, cyclists and horse riders that follows the former Bute to Snowtown railway line from Bute towards the small town/locality of Barunga Gap.

The trail is 7.9 kilometre one-way, and 15.8 kilometre return. The trail was developed and is maintained by the Bute Lions Club. The trail is signposted but needs an upgrade and refresh. The trail appears on the Walking SA website but doesn’t appear on the Trails SA or Yorke Peninsula Tourism websites.

Recommendations

- Improved promotion including listing on Trails SA and the Yorke Peninsula Tourism websites;
- Refresh signage infrastructure through installation of new more modern signage; and
- Upgrades and improvements to trail surfaces.



FISHERMAN BAY

Snook Road Nature Trail

Snook Road Nature Trail in Fisherman Bay is a 6 kilometre return walking trail. It is a relatively flat shared-use trail for both walkers and cyclists.

Native birdlife species can be seen along the trail including the White-bellied Sea Eagle, Rainbow Bee-eater, Red-capped Robin and Great Egret. With the walk passing through mangrove forest and samphire scrubland, native flora species include varieties of saltbush, pigface and mangrove.

The trail has been recently sign-posted (including a trail-head) and is promoted on Yorke Peninsula Tourism's website and a brochure is available at Visitor Information Offices and Centres in the region. The trail doesn't appear on Trails SA website.

Recommendations

- Improved promotion including listing on Trails SA website; and
- Investigate opportunities to value add to the existing trails with new infrastructure such as adding board walks, viewing platforms, and bird hides to appeal to bird watchers and nature based tourism markets.

MUNDOORA

Mundoora Historic Town Walk

The Mundoora Historic Town Walk is an approximate 1.3 kilometre walk throughout the township featuring 22 signs with information and pictures allowing visitors to learn more about the area.

While there are many signs near locations and properties there is not a trail-head that promotes the walk. The trail does not appear on the Walking SA, Trails SA or Yorke Peninsula Tourism websites.

Recommendations

- Improved promotion including listing on Walking SA, Trails SA and the Yorke Peninsula Tourism websites;
- Installation of trail head to promote the walk; and
- Review of trail surfaces.





Port Broughton

PORT BROUGHTON

Encounter Walking Trail

The Encounter Walking Trail is an approximate 3 kilometre return loop walk from the jetty along West Terrace and along John Lewis Drive.

There are five signs along the route that passes north along:

- **Mundoora Arm** – a description of the mangroves, dunes, ridges, salt marshes, tidal flats and salt flats.
- **Station without a train** – tells the story of the train, which ran 16 km to Port Broughton from Mundoora.
- **Buried at Sea** – the story of Dr Mathwin who, South Australia’s last citizen buried at sea in 1926.
- **Unusual Facts** – about Port Broughton including “Upper Spencer Gulf is one of the only three places in the world to experience the phenomenon of dodge tides. The sea dodges its normal tide, ceasing to move from mid-level for approximately 18 hours. The only other places where dodge tides occur are the Gulf of Mexico and along the North African Coast.

While the trail is signposted, it lacks a trail-head and the signs need an upgrade and refresh. This trail doesn’t appear on the Yorke Peninsula Tourism, Trails SA or Walking SA websites.

Recommendations

- Improved promotion including listing on Walking SA, Trails SA and the Yorke Peninsula Tourism websites;
- Installation of trail head;
- Refresh signage infrastructure through installation of new more modern signage; and
- Review of trail surfaces.

Port Broughton Historical Walk

There is a short, pleasant 3-kilometre walk, which records information about 15 places of historic interest and two churches. It starts at the jetty, moves north along West Terrace to North Terrace, returns down Harvey Street to Bay Street and Edmund Street, before returning to the jetty.

The highlights include:

- the Heritage signboards near the jetty which tell the story of the town;
- the original jetty piles which Captain Henry Dale used as his private landing;
- the jetty itself; and
- the signs which record past aspects of the town – the early industry sign, the town administration sign; the station without a train sign; the Wheat Stacks sign; the Coffee Palace sign; the Flour Mill and Powerhouse sign; the Early Education sign outside the Heritage Centre and; the Port Broughton Hotel sign.

This trail is promoted on Yorke Peninsula Tourism’s website but does not appear on the Trails SA or Walking SA websites. While the trail is signposted, it lacks a trail head, and the signs need an upgrade and refresh.

Recommendations

- Improved promotion including listing on Walking SA and Trails SA websites;
- Installation of trail head; and
- Refresh signage infrastructure through installation of new more modern signage.

Port Broughton Park Run

The Port Broughton parkrun is a free, fun, and friendly weekly 5 kilometre community event where participants can walk, jog, run, volunteer, or spectate. The run is along 2.5 kilometres of Port Broughton's foreshore and runners run up and back. The run is promoted on the Walking SA and Park Run websites and social media pages. There are no physical signposts to promote the course or community event. This trail doesn't appear on the on Yorke Peninsula Tourism, Trails SA or Walking SA websites.

Recommendation

- Promotion of the Park Run on Council's social media pages.

Port Broughton to Barunga by the Sea

The Port Broughton Shared Path is an approximate 1.5 kilometres of pathway connecting the town centre of Port Broughton with the Barunga by the Sea retirement village. The path can be used by pedestrians, bikes, mobility aids and scooters. This is a path specifically designed to cater for residents and visitors travelling to and from the Port Broughton township and the Barunga by the Sea retirement village. It is not promoted as a recreational trail and forms part of Port Broughton's core transport network.

Recommendation

- Regular monitoring and review of the trail surface.

Port Broughton to Fisherman Bay Walk

This is a 6-kilometre walk along the coast from the Port Broughton jetty to Fisherman Bay. It passes the Bayside Caravan Park, the town's Boat Ramp, a number of tidal peninsulas and reaches the sleepy coastal village of Fisherman Bay. There are brown street signs along the way showing the way and distance.

The trail is signposted but needs an upgrade and refresh, including the inclusion of interpretative signage. The trail does not appear on the Walking SA, Trails SA or Yorke Peninsula Tourism websites.

Recommendations

- Improved promotion including listing on Walking SA, Trails SA and the Yorke Peninsula Tourism websites;
- Installation of trail head;
- Refresh signage infrastructure through installation of new more modern signage and content; and
- Review of trail surfaces.

Remembrance Walking Trail

The Remembrance Walking Trail commemorates historic events and people, and those from Port Broughton, Mundooro, Clement's Gap and Ward's Hill who have served in the various conflicts in which Australia has been involved in the 19th, 20th and 21st centuries.

The 1 kilometre walk is well signposted with a trail-head and 103 small metal signs detailing a significant world event from each year between 1899 and 2001 have been placed on the trail.

Students researched events, with the most significant ones being recorded on the metal signs. They include events such as the JFK assassination, The Beatles breakup, the Mao uprising in China, the discovery of Machu Picchu and the release of Mein Kampf. This trail is promoted on Yorke Peninsula Tourism's website but doesn't appear on the Trails SA or Walking SA websites.

Recommendations

- Improved promotion including listing on Walking SA and Trails SA websites; and
- Review and monitoring of the trail surface.



Port Broughton Jetty

TICKERA

Tickera Historical Township Trail

An approximate 0.8 kilometre township trail celebrates the heritage of the area including interpretative signs with images of buildings that no longer exist such as the old school, shop, hotel, church and historical well. A section of the Tickera foreshore also has a designated walking trail but it is not currently connected to the historical township trail.

The historic well was established on the Pastoral Lease of Parnell and Bowman providing water to cattle and supplying Moonta Mines and dates back to the 1850's and is the key destination on this walk. The interpretive signs are ageing and could be improved and upgraded. The trail does not appear on the Walking SA website, Trails SA or Yorke Peninsula Tourism websites.

Recommendations

- Improved promotion including listing on Walking SA, Trails SA and the Yorke Peninsula Tourism websites;
- Installation of trail head;
- Refresh signage infrastructure through installation of new more modern signage; and
- Review of trail surfaces.

Furthermore, it is recommended that a priority list is developed for the above trails to determine which trails are the most in need of upgrades and improvements and so that Council can work its way through these proposed improvements overtime.



4. POTENTIAL NEW TRAILS

Alford Historical Township Trail

An approximate 3.1 kilometre trail to celebrate the heritage and natural environment of Alford is envisaged, similar to the heritage walk in Mundoorra; destinations including locations of where significant buildings were located including the first Alford Hotel; Blacksmiths general store; Methodist church and the history behind the small blocks surrounding Alford.

Recommendations

- Develop an Alford Historical Township trail which includes wayfinding for the key local sites articulated above;
- The trail to feature a trail-head and signs including information and pictures allowing visitors to learn more about the area;
- The trail to be promoted and marketed on the Walking SA, Trails SA and Yorke Peninsula Tourism websites; and
- The signage for any new proposed trail should have a similar brand and style to new signage recommended for existing trail upgrades.

Bute to Kadina

There is a 65 kilometre disused rail corridor between Snowtown and Wallaroo. There is an opportunity to utilise the section between Bute and Kadina and turn it into a 45 kilometre shared use trail of which 13 kilometres is within the Council area. The first 7.9 kilometres of Bute to Snowtown section to the Council's boundary is already a trail (Hummocks Trail) created and maintained by the Bute Lion's club.

Recommendations

Implement the upgrades suggested to the 7.9 kilometre one-way, and 15.8 kilometre return Hummocks Trail, including;

- Improved promotion including listing on Trails SA site and the Yorke Peninsula Tourism website;
- Refresh signage infrastructure through installation of new more modern signage; and
- Upgrades and improvements to trail surfaces.

In addition to the existing upgrades proposed, this trail should be further developed as follows;

- Extend the current 7.9 kilometre section of trail from Bute to Snowtown to the Council boundary to create a 13 kilometre (one-way) trail section;
- Work with the Copper Coast Council to encourage them to extend the trail from the Barunga West Council boundary through to Kadina;
- The trail to feature a trail-head at each town and signs along the way including information and pictures allowing visitors to learn more about the area;
- The trail to be promoted and marketed on the Walking SA, Trails SA and Yorke Peninsula Tourism websites; and
- The signage for any new proposed trail extension should have the same brand and style to the new signage recommended for existing section of trail earmarked for an upgrade and refresh.



Bute area

Bute's Outdoor Play Spaces Connector Trail

The Connecting Bute's Outdoor Play Spaces project is an initiative of the Bute Onwards 2000 Progress Committee. It aims to connect and improve Bute's outdoor play spaces including the Bute Lions' Fauna Park, Hummock's Walking Trail, playground and skate park with a new proposed road safety bike track and silo art viewing area. The areas will be connected by a 2.2 kilometre shared use track. This will encourage more children and families from Bute and surrounding towns to safely be active outside for longer, understand more about the local history of the township and become more connected to their community.

Recommendations

- Create a 2.2 kilometre shared use track to better connect the outdoor play spaces of Bute;
- Include a trail head and new signage which has a similar brand and style to other new signage recommended for upgrade and refresh in the locality; and
- The trail to be promoted and marketed on the Walking SA, Trails SA and Yorke Peninsula Tourism websites.

Port Broughton to Mundoorra – Pie Cart Track

The Port Broughton railway line was a 16 kilometre line opened in 1876 and closed in 1942. It brought grain, passengers and mail from Mundoorra to Port Broughton. For 40 years a single horse-drawn vehicle, commonly known as the 'Pie Cart', ran daily from Port Broughton to Mundoorra and carried passengers and mail which arrived by coach from Brinkworth. A recreational trail could follow the tramway route with interpretive signage regarding the railways history and surrounding areas provided along the way.

Recommendations

- Consider naming this new trail the Pie Cart track based on its historical name;
- Create a 16 kilometre shared use track to celebrate the former railway's history and heritage;
- Include a trail head and new interpretive signage which has a similar brand and style to other new signage recommended for upgrade and refresh in the locality; and
- The trail to be promoted and marketed on the Walking SA, Trails SA and Yorke Peninsula Tourism websites.





Port Broughton Jetty

Tickera Recreational Trail

A recreational trail for Tickera will provide pathways to the township's natural environment, important history and will also encourage physical fitness and healthy lifestyles for the local community. A 2 kilometre walking/running trail could connect the current Tickera foreshore trail with the natural environment around the oval, community centre and foreshore area.

Recommendations

- Create a 2 kilometre track to encourage fitness, activity and healthy lifestyles for locals and visitors to Tickera;
- Include a trail head and new signage which has a similar brand and style to other new signage recommended for upgrade and refresh in the area;
- The trail to be promoted and marketed on the Walking SA, Trails SA and Yorke Peninsula Tourism websites; and
- The 2 km track could also be developed into a Parkrun for Tickera and promoted accordingly on Council's website and social media.

Walk the Yorke

Walk the Yorke is a continuous leisure trail between Port Wakefield and Moonta Bay approximately 500 kilometres long which traverses inland, along the beach and in sensitive coastal environments. The trail showcases the Yorke Peninsula's spectacular coastline, diverse coastal communities and unique landscape environment. A 51 kilometre section of the Walk the Yorke between Tickera and Port Broughton has been identified by staff as a potential addition to this popular regional trail.

Recommendations

- Extend the current 500 kilometre section of Walk to Yorke trail by 51 kilometres from Tickera through to Port Broughton;
- Work with the Copper Coast Council to encourage them to extend the existing trail from Moonta Bay to the boundary with Barunga West Council;
- The trail to feature a trail-head at each town and signs along the way including information consistent with the existing Walk the Yorke trail branding and style; and
- The trail extension to be promoted and marketed on the Walking SA, Trails SA and Yorke Peninsula Tourism websites and Walk the Yorke pages.

Port Broughton Foreshore & Aquatic Trails

The Port Broughton foreshore adjacent West Terrace is a much loved and popular gathering place for the local community and for the visitors that flock to the region during holiday periods and long weekends.

The foreshore is well serviced with playgrounds and active areas of open space.

The proposal for new foreshore and aquatic trail provides the opportunities to create new activities that are targeted towards children and the family market, including local families and visitors to the area.

The intention being that signs or icon images are installed along the coastline and in the shallow water for children and their families and friends to find. The signs along the foreshore could feature local coastal birds, fauna and flora e.g. White-bellied Sea Eagle, Rainbow Bee-eater, Red-capped Robin and Great Egret and the aquatic signs could feature local marine life e.g. crabs, whiting, leafy sea dragons etc. Some of the foreshore signs could include QR codes that provide additional information and teach children about the various animals in more detail.

Recommendation

- Identify key sights along the foreshore and in water that can be accessed safely and conveniently and appeal to younger children (areas along the foreshore and shallows) and those accessible to more experienced swimmers (e.g. the pontoon near the jetty);
- Create a map for a new foreshore and in water aquatic trail;
- Identify key local flora, land and aquatic animals to feature on the signage trail; and
- The new foreshore and in water trail to be promoted and marketed on the Walking SA, Trails SA and Yorke Peninsula Tourism websites.

Night-time Trails

Areas along the foreshore and mangrove provide great habitats for birds and marine animals. Many of these animals become active at night. There is also a lack of activities for locals and visitors to the region after hours and after dark.

The night-time trails could include areas that are earmarked for potential board walks, viewing platform and bird hides that are lit up at night to encourage use of day-time trails at night-time and to see marine and other animals that you may not see during day light hours.

In addition, night-time trails could be established in other areas through the use of reflective low volatile organic compounds (VOC) paint to delineate the trails areas or through solar lighting.

Opportunities for different types of night-trails should be identified and their locations assessed for suitability.

Recommendations

- Identify key sights along the foreshore, mangroves and over water that can be accessed safely and conveniently to create night time trails e.g. in an around the mangroves;
- Create a map for a new night time foreshore and mangrove trail;
- Identify key local flora, land and aquatic animals to feature on the signage trail;
- Look at incorporating boardwalks, bird hides and seating areas and solar lighting which is sited so as to not impact on flora and fauna night time activities; and
- The new night-time trail to be promoted and marketed on the Walking SA, Trails SA and Yorke Peninsula Tourism websites.



5. NEXT STEPS

EXISTING TRAILS

Recreational trail users are likely to come from two key groups: those living locally who can access a trail directly or almost directly from home, and those who are visitors to the region.

The following steps should be considered to encourage greater use and visitation to existing trails:

- Develop both manual and electronic promotional brochures, guides and maps for each trail;
- Ensure the new promotional material (brochure and/ or map) is distributed to all major visitor information centres in the region;
- Deliver brochures to all clubs, groups and other relevant activity associations;
- Promote the trails on Yorke Peninsula Tourism Platforms and Trail SA and Walking SA websites;
- Ensure that existing trails have trail head(s) which are clearly signposted and marked on relevant maps. Trail markers and interpretative signage should also be installed where appropriate.

POTENTIAL TRAILS

It is preferable to design a trail system in consultation with Councillors, stakeholders and the broader community. The strategy in its current form can be used to undertake this consultation and gather further information including;

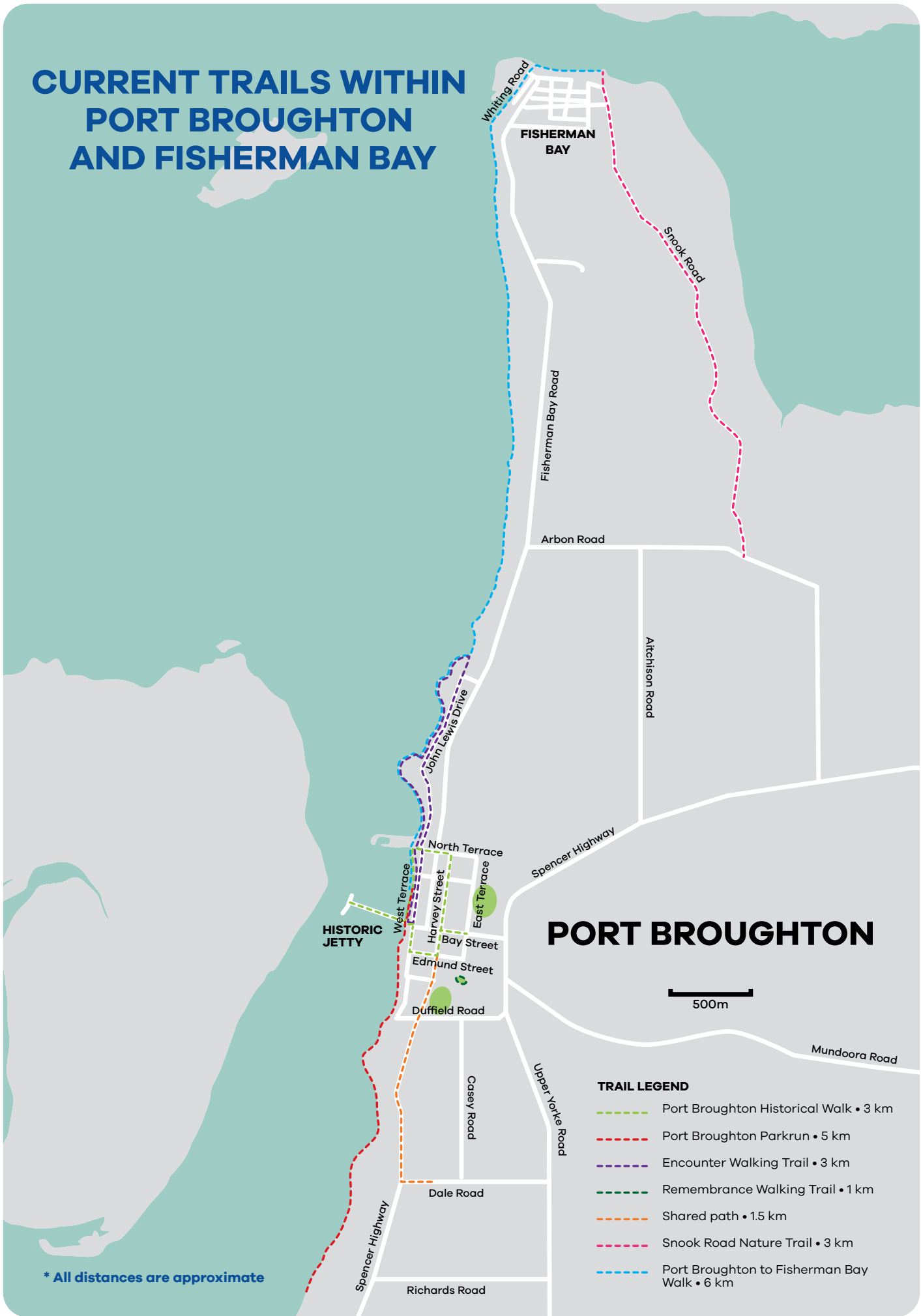
- land ownership and use;
- cadastral boundaries;
- typographic features;
- location;
- type of vegetation and natural features;
- terrestrial and aquatic locations; and
- new infrastructure and way-finding requirements.

The refinement of designs should also take into consideration the incorporation of loops that offer a number of options and a variety of experiences around the significance of areas including natural environment, local flora and fauna, culture, history and heritage history.

A set of maps and photographs depicting the existing trails and suggested improvements should be prepared and tested with the above stakeholder groups.

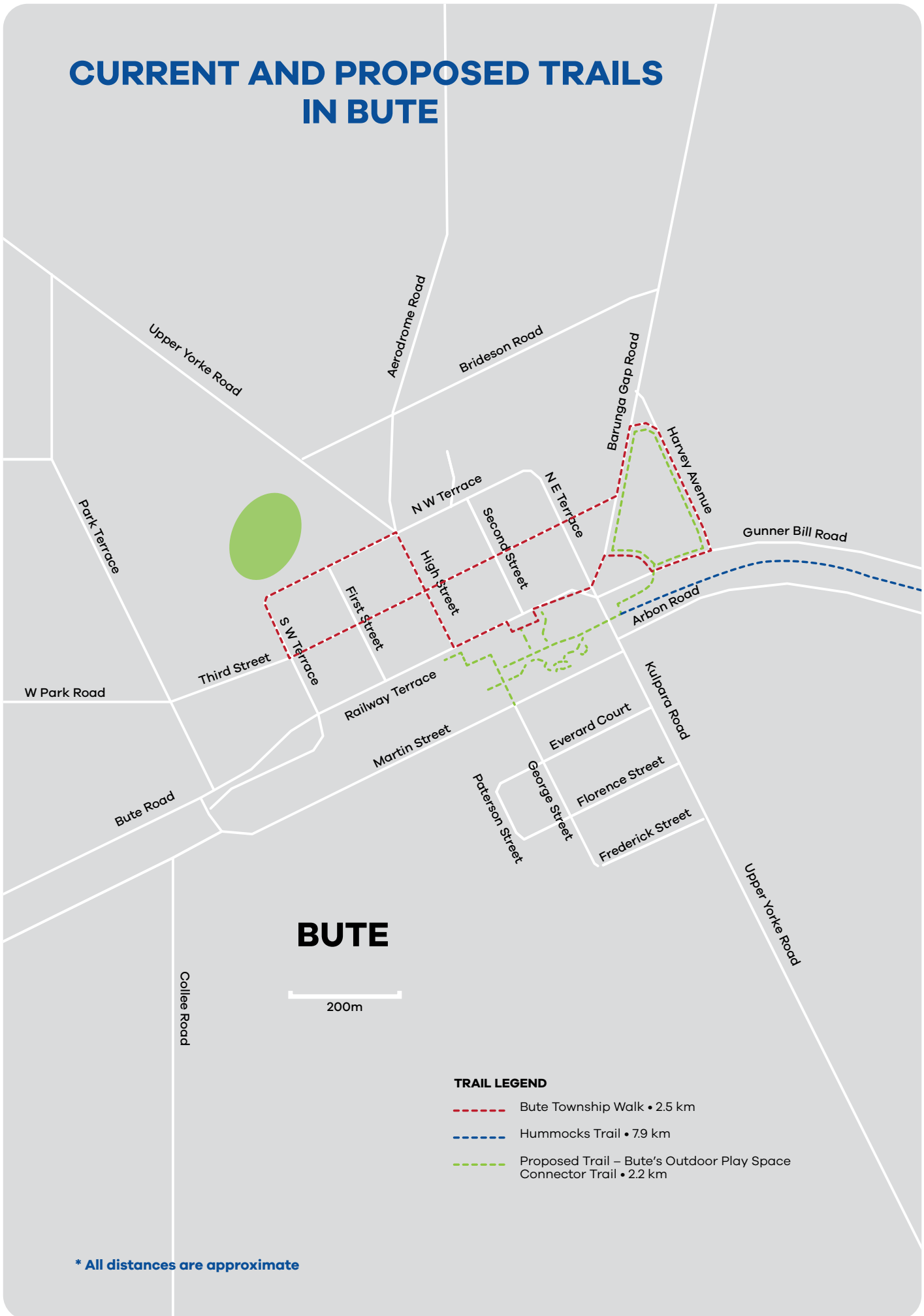
A set of high level maps depicting potential future trail locations with images and photos of potential trail infrastructure should be prepared and tested with the above stakeholder groups.

CURRENT TRAILS WITHIN PORT BROUGHTON AND FISHERMAN BAY



* All distances are approximate

CURRENT AND PROPOSED TRAILS IN BUTE



BUTE

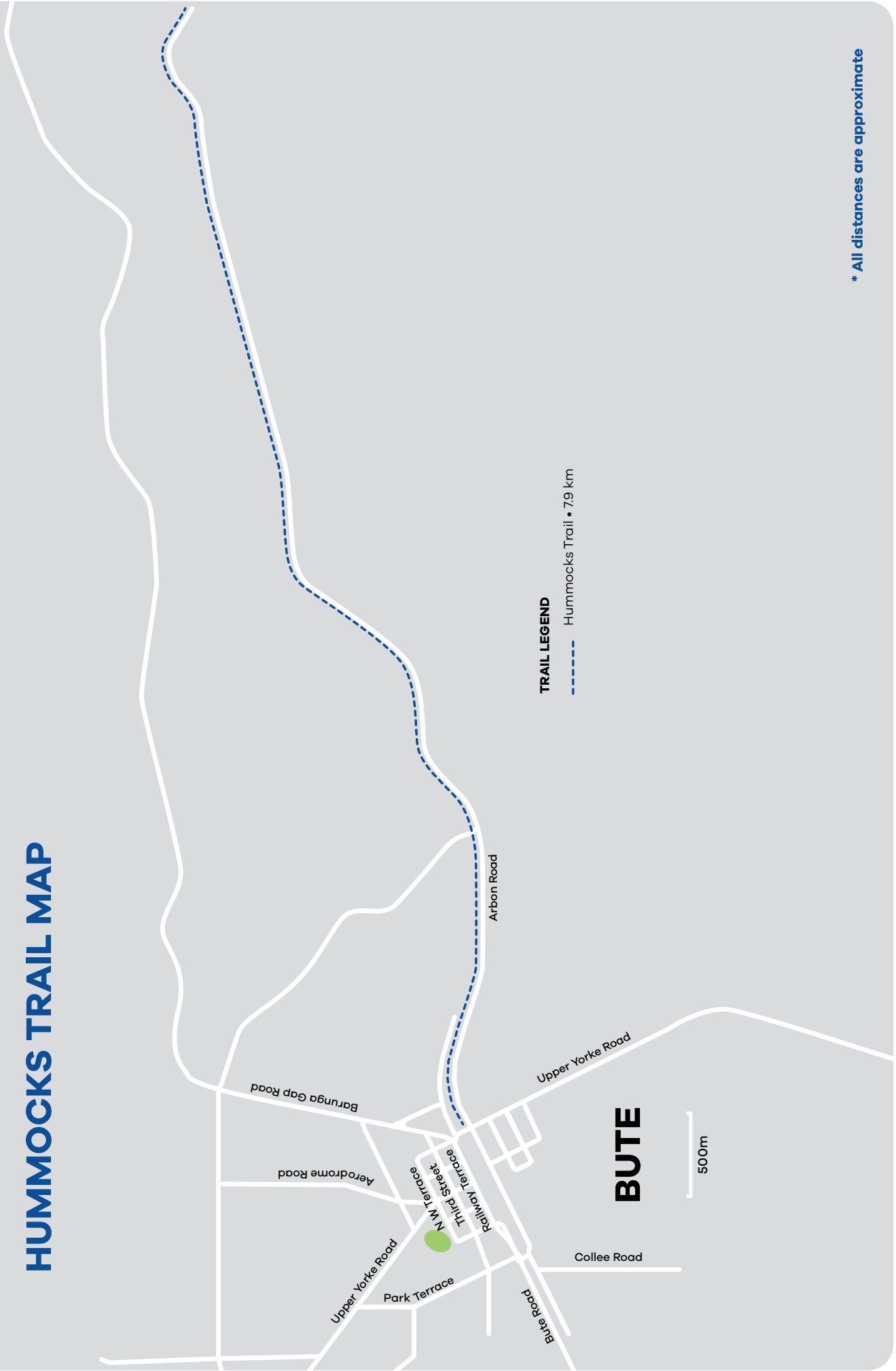
200m

TRAIL LEGEND

- - - Bute Township Walk • 2.5 km
- - - Hummocks Trail • 7.9 km
- - - Proposed Trail – Bute’s Outdoor Play Space Connector Trail • 2.2 km

* All distances are approximate

HUMMOCKS TRAIL MAP



TRAIL LEGEND

--- Hummocks Trail • 7.9 km

* All distances are approximate

CURRENT TRAIL IN MUNDOORA

MUNDOORA

200m

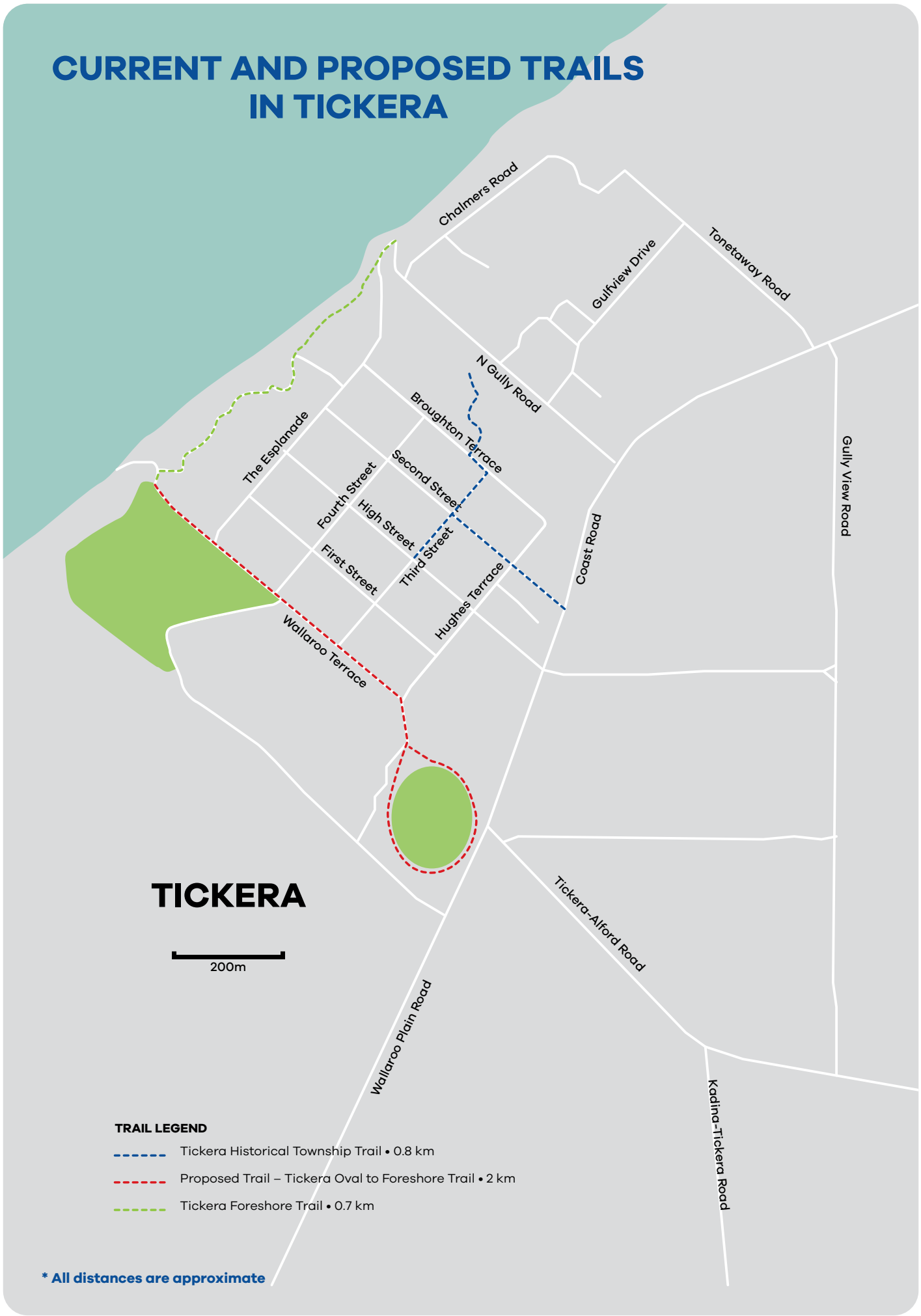


TRAIL LEGEND

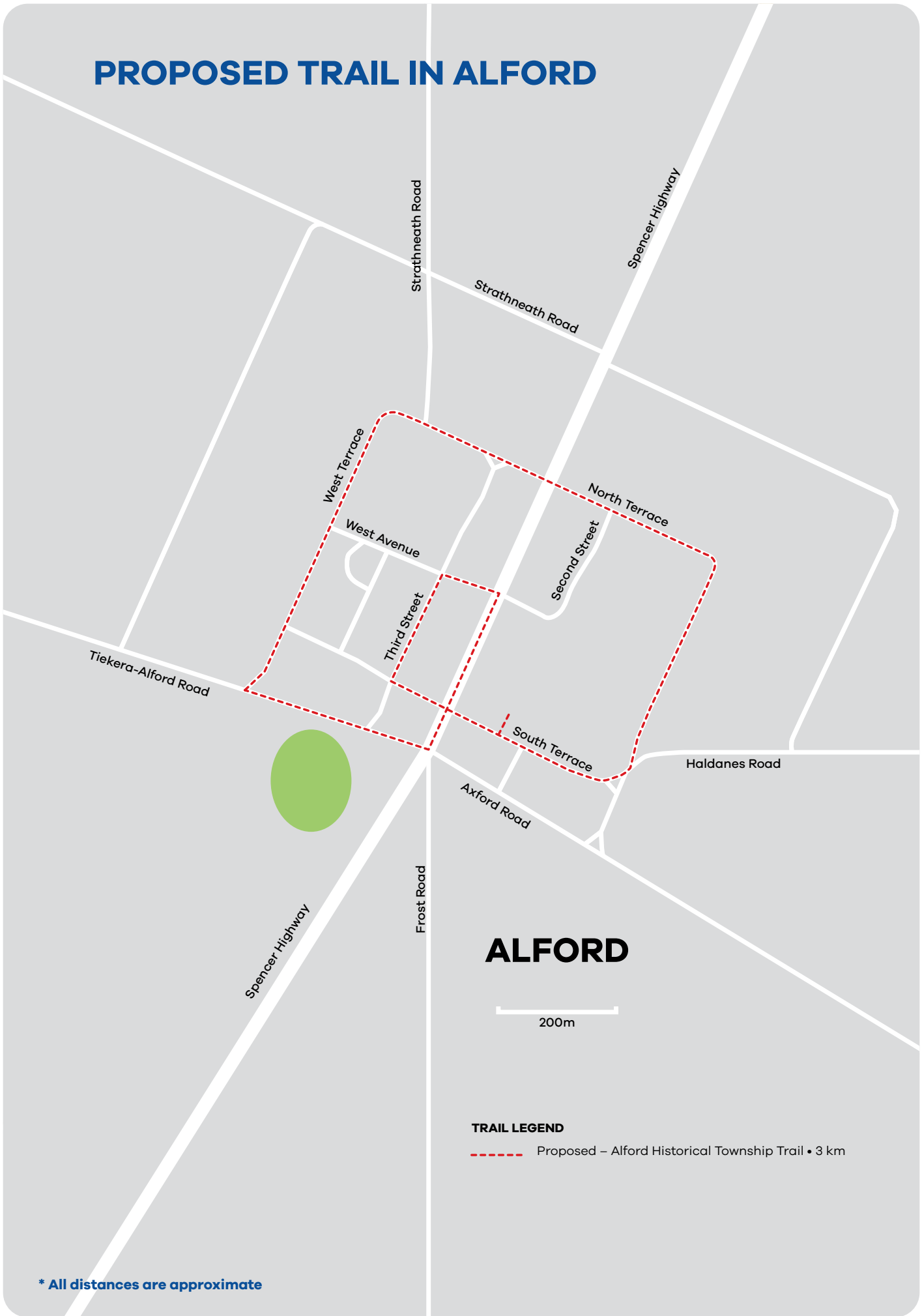
----- Munderoora Historical Township Walk • 1.3 km

* All distances are approximate

CURRENT AND PROPOSED TRAILS IN TICKERA



PROPOSED TRAIL IN ALFORD



ALFORD

TRAIL LEGEND

----- Proposed – Alford Historical Township Trail • 3 km

* All distances are approximate

Inquiry Matrix – Responses

Council Employee matters

1. The impact on the various rights and interests of any council employees affected by the general proposal – refer to S.31(3)(b)(v)

- Identify whether council employees are likely to be affected by the proposal, and, if so, the impact on their rights and interests, including the impact of any significant difference in any work place agreements or conditions

Council has not identified any employees who will be affected by the proposal. There has been nothing identified that would impact on any employees rights or interests including the application of our workplace agreement.

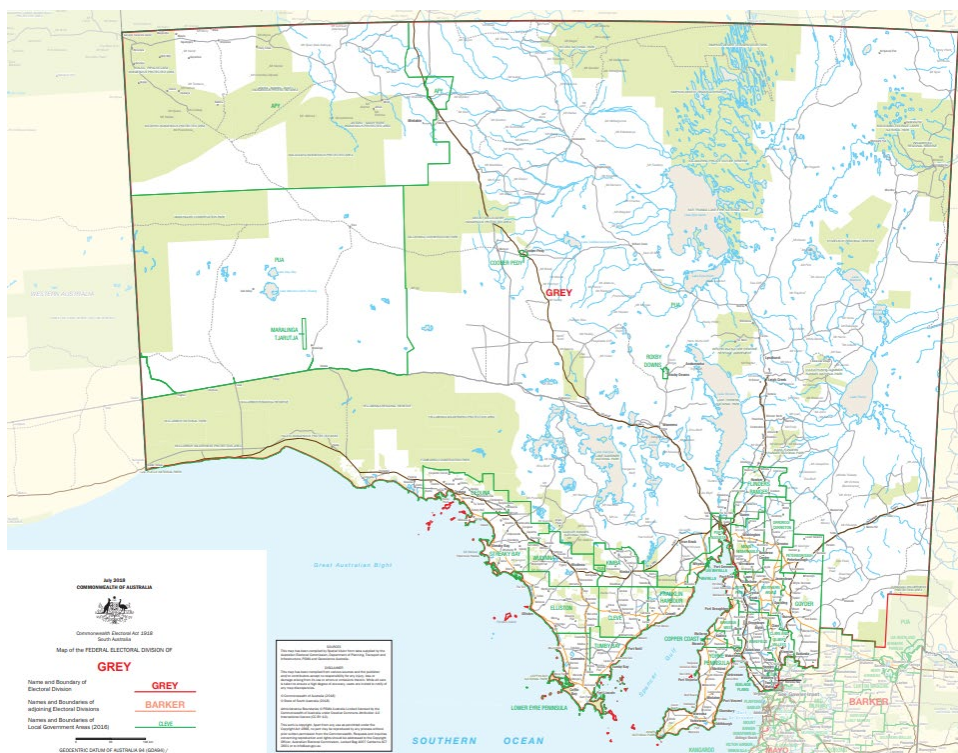
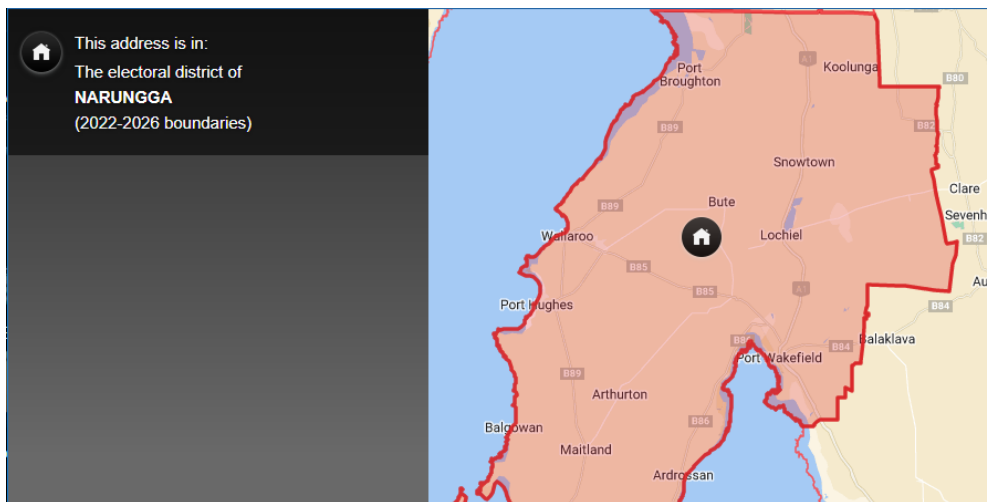
Inquiry Matrix – Responses

Representation matters

1. Impact on internal structure and representation of councils, and how this will be dealt with in the short and longer term – refer to Guideline 4

- Identify the current representation for all areas impacted by the proposal

The proposed boundary re-alignment has no impact on either the State or Federal Electoral boundaries, as the affected area will remain contained entirely within the existing State and Federal Electoral Boundaries.



Inquiry Matrix – Responses

Community and Services

1. Community of interest – refer to S.26(vii) & related S.26 principles

- Advise on community members' identification as members of a particular local and/or regional community
- Assess whether a council boundary change would result in a significant division within an existing community

The boundary re-alignment proposal has been spoken about amongst the Tickera community and Barunga West Council for many years. The Commission's investigation was raised at a Council Information Session held at Tickera on 11th April 2022, resulting in community feedback regarding the boundary re-alignment indicating general support for the proposal.

2. Ability of communities to access council services and relevant communication issues between councils and communities – refer to Guideline 4

- Assess how community members in affected areas access and use services and facilities provided by their own or nearby councils

Residents at Tickera travel to both Wallaroo and Port Broughton for essential and community services such as medical services, shopping, social events and sport. Any boundary re-alignment will not change how community members access services in each township.

- Identify any impact on this access that may arise from a boundary change

If the boundary re-alignment is supported Mr Dale Morphett, and other affected landowners along Myponie Point Drive and Morphett Road at Tickera will be provided with Council services such as road maintenance, tree trimming, and waste removal.

- Assess current activities and engagement between affected communities and councils, including participation in local decision making, and identify any impact that a boundary change may have on these relationships

If the boundary re-alignment is supported Mr Dale Morphett, and other affected landowners along Myponie Point Drive and Morphett Road at Tickera, will be eligible to vote in Barunga West's Council election and eligible to stand for a position on Council or one of its Committees.

- Determine if all affected councils would be in a position to offer its communities a reasonable range of services delivered on an efficient, flexible, equitable and responsive basis if a boundary change was implemented

If the boundary re-alignment is supported Mr Dale Morphett, and other affected landowners along Myponie Point Drive and Morphett Road at Tickera will be provided with Barunga West Council services such as road maintenance, tree trimming, and waste removal.