

BERRI BARMERA GROWTH STRATEGY ENGAGEMENT SUMMARY REPORT

Prepared for:
Berri Barmera Council

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EXECUTIVE SUMMARY

Executive Summary

Holmes Dyer have prepared this summary report outlining the feedback received as part of the community consultation conducted by Berri Barmera Council and their nominated consultant Holmes Dyer to inform the final version of the Berri Barmera Growth Strategy (the Strategy).

Consultation occurred from Monday 4 July 2022 until 29 July 2022, a total of four weeks.

The engagement period and methods available to the community to provide feedback during the engagement period were promoted using the following initiatives.

- Notice and article in Murray Pioneer
- Direct personally addressed letters to all 20 stakeholders who provided feedback as part of the first round of community consultation undertaken in 2021
- Direct personally addressed letters to a further 109 key stakeholders, including government agencies who were identified as having an interest in the Riverland area.
- Council's online platforms including website and Facebook page
- Fact sheet distributed to Council facilities/libraries

People were invited to submit comments via several engagement capture mechanisms:

- Provide comments via the online survey
- Direct email to Holmes Dyer engagement email address
- Send regular mail to Council
- Through attending a hosted drop-in session where comments were recorded on post-it notes and via the online survey tool, as appropriate.

During the consultation period 41 people responded via the online survey, whilst 12 stakeholder organisation responses and 5 community written submissions, were received via email. A total of 14 people visited the drop-in community sessions held at Berri and Barmera on 18 and 19 July 2022, many representing larger organisations and providing written and verbal feedback for consideration.

As a result, a total of 71 people/organisations contributed feedback during the engagement. From an analysis of the responses, we note that there were three duplicates, between the written submissions and survey where community members provided information for consideration in both methods. As the information provided by the duplicated submissions has different ideas/ details they have been included as three separate submissions for the purpose of the counts in this outcome report.

Data obtained from the online survey found that 71% (29) of respondents strongly agreed or agreed with the approach and content set-out in the Growth Strategy, 24% (10) respondents were neutral while 5% (2) disagreed.

The total number of respondents to the consultation is generally in line with the level of response rate that is typical for high level strategic reports without specific detail. Within the total responses there are very detailed responses where people have spent significant time preparing a thorough response to inform the refinement of the Strategy which speaks to the quality of the feedback.

Typically, community members are more likely to participate and engage when the issue is specific to their home and street, with detail as to the change, how it may impact them and in what timeline. This detail will be part of the subsequent engagement, following adoption of the Strategy as part of the detailed implementation plan and any associated Code Amendments.

Recommended changes to the Strategy resulting from the community engagement feedback, has been outlined in Section 3 of this report.

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1 - INTRODUCTION

1. Introduction

1.1. Purpose

The purpose of this report is to record the process and engagement feedback received as part of the public consultation undertaken in respect of the Berri Barmera Growth Strategy (the Strategy). This report provides a summary of the submissions received and key findings to inform Council's decision on the Strategy and future action items and prioritisation.

1.2. Project Context

In 2021, Council engaged Holmes Dyer planning consultants to work with Council and the Community to develop a Growth Strategy for the Council area. The Strategy is a 25-year plan developed under Council's Strategic and Community Plan (2020-2025) which details a shared vision, spatial framework and targeted initiatives to drive growth across the region.

Once finalised the Strategy will directly inform Council's strategic planning, asset and infrastructure planning and budget priorities. The Strategy will also be used for Council to advocate to the State and Federal Governments and other partners to secure grant and investment attraction funding and the direction of State Government Regional Planning.

The Strategy has been informed by earlier community consultation that was undertaken in 2021 which gathered information and experiences about the district and individual townships.

Holmes Dyer have analysed this early community feedback, along with completing a review of population, land-use, economic and tourism development, infrastructure planning and built environment, landscape and streetscape design analysis to inform this Strategy.

This Growth Strategy includes a vision, set of growth targets and a detailed implementation plan with prioritisation.

1.3. Stage 1 Community Engagement Summary (Previous)

The first round of Community consultation informed the initial development of the Strategy in 2021, with individual one on one meetings held with 20 key community stakeholders as part of a roadshow of consultation events to obtain a broad range of perspectives on the topic of growth relevant to the Berri Barmera Council.

The roadshow events included the business community, Glossop High School (now Berri Regional Secondary College) Senior Campus with future leaders, community leaders, key agencies and local builders and real estate agents.

During the consultation period 20 stakeholders were engaged, with the feedback collected from the first phase of the community engagement directly informed the development of the Strategy.

1.4. Stage 2 Community Engagement Summary (Current)

Consultation occurred from Monday 4 July 2022 until 29 July 2022, a total of four weeks.

The engagement period and methods available to the community to provide feedback during the engagement period were promoted using the following initiatives.

- Notice and article in Murray Pioneer
- Direct personally addressed letters to all 20 stakeholders who provided feedback as part of the first round of community consultation undertaken in 2021

- Direct personally addressed letters to a further 109 key stakeholders, including government agencies who were identified as having an interest in the Riverland area.
- Council's online platforms, including website and Facebook page
- Fact sheet distributed to Council facilities/libraries

People were invited to submit comments via several engagement capture mechanisms:

- Provide comments via the online survey
- Direct email to Holmes Dyer engagement email address
- Send regular mail to Council
- Through attending a hosted drop-in session where comments were recorded on post-it notes and via the online survey tool, as appropriate.

2 – ENGAGEMENT OUTCOMES

2. Stage 2 Engagement Outcomes

Over the community consultation period, 71 people submitted information to inform the refinement of the Strategy. These responses were obtained through an online survey, direct correspondence with the consultant, Council via letters and / or emails, and feedback provided during two community drop-in sessions.

During this period email correspondence and addressed letters to some stakeholders were undeliverable, including the Berri Croquet Club and the Monash Tennis Club, alternate means of contact were attempted. The full stakeholder list contacted in respect to the engagement period is provided in Appendix 4.

The following sections provide an overview of these submissions broken down by the method of receipt.

2.1. Survey Results

An online survey was deployed during the engagement period which sought community feedback regarding the Strategy. In particular, the survey sought the community's views regarding their extent of support for the Strategy, how important each of the proposed targets would be to achieve the future growth, specific improvement ideas for the townships and the level of support for the proposed implementation plan, initiatives and actions. This survey received 41 responses, with a full copy of the collected survey data enclosed within Appendix 1.

This total number of respondents to the stage 2 consultation is generally in line with the level of response rate that is typical for high level strategic reports without specific detail. Typically, community members are more likely to participate and engage when the issue is specific to their home and street, with detail as to the change, how it may impact them and in what timeline. This detail will be part of the subsequent engagement, following adoption of the Strategy as part of the detailed actions and any future land use changes.

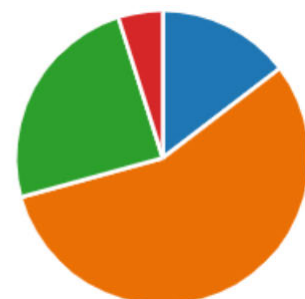
One survey response was translated by Holmes Dyer staff into the online survey, from identical information received via email for completeness of the record.

2.1.1. Responses Regarding Extent of Support for the draft Growth Strategy

Data obtained from the online survey found that 71% (29) of respondents strongly agreed or agreed with the approach and content set-out in the Strategy, 24% (10) respondents were neutral. This level of support demonstrates that that vast majority of the respondents were supportive of the general approach, targets and actions set out in the Strategy, with some amendments.

Figure 1. *To what extent do you support the draft Growth Strategy?*

Strongly Agree	6
Agree	23
Neutral	10
Disagree	2
Strongly disagree	0



Approximately 5% (2) of respondents disagreed with this proposed approach, with the following reasonings provided:

- Growth targets are not achievable and is being constrained by rate percentage in the dollar compared to other Councils, which is prohibiting growth.

- Council needs to take the lead and provide more support, for business, infrastructure and community groups, Council is not leading in the current document they are relying on others to deliver the outcomes for them in a passive approach.

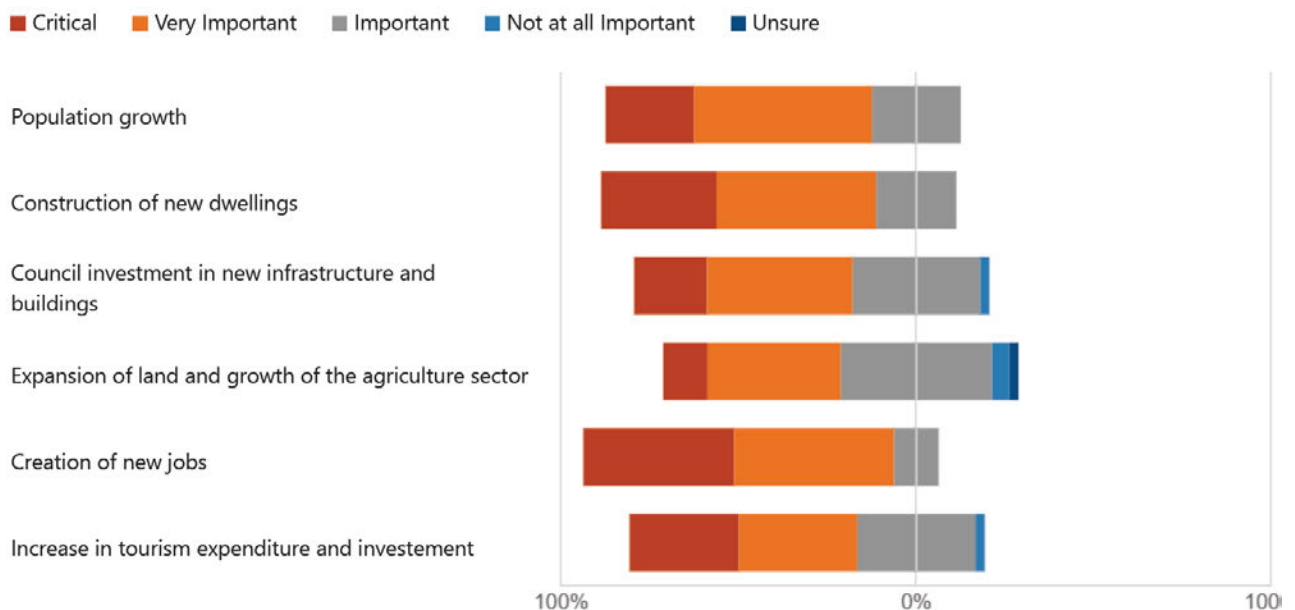
2.1.2. Responses Regarding Level of Importance for each of the 20-Year Targets

The online survey respondents were asked to rank each group of Growth Targets as set out in the Strategy in respect to area of importance. This provides insight into the most important targets from the community's perspective.

As set out below the most critical target area identified by the community was the creation of new jobs with 87.5% of respondents identified this as a critical action or very important action. The next most important was the construction of new dwellings with 77.5% of respondents identifying this as a critical or very important action followed by population growth at 75%.

The least important growth target was identified as the expansion of further land and growth of the agricultural sector, speaking to a diversity in employment opportunities and bringing back into active production existing land is more critical than new land rezoning.

Figure 2. Breakdown of Survey Response Question 2 – Importance of 20 Year Targets to Future Growth



2.1.3. Responses Regarding Additional Proposed Improvements by Township

The survey provided an opportunity for respondents to provide additional improvement ideas for the Berri Barmera Council townships, that may have been missing from the improvement lists developed by Holmes Dyer as part of the Strategy.

The additional ideas are summarised below, by township, where similar comments were included on multiple survey these are recorded at the end of the comment to detail the level of interest in similar interventions.

Berri - 21 Response Ideas Summary

- Upgrade the Hayden Stoeckel Swimming Pool, Berri with an indoor pool and children's splash play (x8)
- Walking path around Colin Jennings Apex Park, Berri with broader amenity improvements
- Nature Play / Water Play /giant games along the Berri Riverfront to attract local families and tourists (x10)
- Deliver more play equipment into Colin Jennings Apex Park (ninja play/inclusive play) and new toilets that are always accessible (x2)
- Markets along the Berri Riverfront
- More free family activities and holiday events curated by Council across the year (x4)
- Improve bike paths around town
- Community garden
- Extend the Visitor Information Centre for gallery/museum uses
- More cafes/restaurants and food outlets on the Berri Riverfront (x3)
- Improve the TAFE offerings
- Improve business variety and activation of the main streets
- Recycling depot
- Revisit road connections through Alan Glassey Park, Berri to connect residents that live in the Jarvis Street precinct
- Relocate Centrelink from the Berri Riverfront (x3)
- Establish a trader of commerce or traders' group
- Larger / new childcare centre facilities are required (x5)
- Look at more environmentally friendly verge plantings
- Improve the walkability of the town centre
- Opening more land up for housing
- Heritage Museum
- Co-working/Community Hub in Berri

Barmera -9 Response Ideas

- Undertake a detailed masterplan for Lake Bonney to ensure that it is developed as the jewel of the Riverland.
- Replace the Barmera Jetty (x5)
- Differentiate a swimming /diving area to separate swimmers from boats and jet ski's
- Include a tourism Lake Bonney Photo Frame sign on the lake edge and encourage sharing via social media platforms.
- More events curated by Council across the year to attract families/tourists (Regatta, Kite Festival, paddle boats) (x2)
- Extend business trading hours
- Strategy to fill the empty shops on main street

- Magpie warning signs on Lake Bonney
- Fix road and footpaths through the town
- Additional housing opportunities to the east of the Lake (x2)
- Explore bridge upgrade to enable houseboats into the lake and support pedestrian connection.
- Proactively manage salinity in the lake and pipeline solutions.

Glossop - 2 Response Ideas

- Work closely with Department for Education for reuse of the old Glossop High School campus, acquire for community use as a community hub 'Meeting in the middle' of Berri/Barmera to bring people together.
- Seek community feedback on use of oval and structure at MacGillivray Road/Hamlyn Street
- School tree planting and nature play areas

Monash - 2 Response Ideas

- Continue to increase equipment offerings, including water play, skate parks, pump track at Monash Adventure Park to make it the best playground in the region.
- Promote history of town, including a Grant Telfer statue to recognise historic Monash Playground tourism attraction status
- Expand residential area
- Find an alternative use for the tennis and netball courts that are no longer used by clubs.
- Look to establish a motel, petrol station near highway to promote highway frontage
- Improve footpaths

Other (not in a township) – 4 Response Ideas

- Bushwalking tracks that extend towards Renmark & Katarapko
- Fruit-fly education programs should be held in all schools
- Develop rail cycle trails and connections
- Encourage a Riverland local branding
- Encourage across the Council Area pop-up activation in vacant shops

Noting that no new ideas were identified for Cobdogla, Loveday, Winkie or Overland Corner within the survey responses.

2.1.4. Responses Regarding Level of Support for the Implementation Plan

Data obtained from this survey found that most respondents either provided no response or were unsure about the Implementation Plan. Given the detailed nature of the initiatives and priorities as set out in the draft Berri Barmera Growth Strategy implementation plan this is not a surprising outcome.

24 submissions provided comments on the implementation plan, including potential improvements which are summarised below:

- The key actions and prioritisations look sound (x3)
- Look at what Renmark /Paringa are doing, they are delivering more visionary project outcomes than the implementation plan is proposing for Berri, the actions and goals are unimaginative.
- The plan should include reference to Berri Barmera committing to their first Reconciliation Action Plan, disappointing that the connections with the first nations community is not referenced and the area is far behind most Local Governments.
- Commentary around ensuring the actions are delivered, and that Berri Barmera have the resources , skills and capacity to deliver the early and short-term actions (x4)

A complete copy of the additional feedback provided by the community are provided in full within Appendix 1.

2.1.5. Additional Feedback

As part of the survey, respondents were provided the opportunity to provide further comment and feedback regarding the Strategy. They key feedback provided is summarised below:

- Family friendly focus is critical, ensuring that there are activities for families and youth is critical to township growth. Benefit is that much of this investment, will also attract tourists if at the right scale and location, providing dual benefit.
- Support services for families, including access to childcare and medical clinics must be a priority.
- More cooperation and coordination between Council and the local schools should be a focus, including sharing of investment in sporting facilities and establishment of a youth council to ensure that the youth ideas are heard.
- Townships need significant investment; we are falling behind other regional locations that have a stronger community and clear direction from Council.
- Please proceed to finalise the Glassey Park Master Plan this is a critical planning element for the future of Berri that is missing from this report.
- The towns need significant improvements.
- Council should advocate for entrepreneurs to drive new business ventures; they are not skilled to establish and maintain business ventures.
- This growth strategy needs to be implemented, lots of strategies are written but no resources or funds are established to deliver the outcomes and there is no ongoing feedback loop with the community on progress against the benchmarks.
- State and Federal Government support and Berri Barmera Council successful advocacy for funding and support is critical.
- The strategy should link with Berri 'Our Town' and they should be part of the strategy delivery.

A complete copy of the additional feedback provided by the community are provided in full within Appendix 1.

2.1.6. The engagement information helped me form a view and provide feedback?

The survey asked respondents to provide feedback on the information that was distributed to the community as part of this engagement and whether it was suitable to help form a view and provide feedback. Generally, the level of information and engagement approach adopted appears to have been appropriate. The one respondent who strongly disagreed has not left details as to what could have been improved.

Figure 3. To what extent did the Engagement Material help me form a view on the Growth Strategy?

Strongly Agree	7
Agree	17
Neutral	11
Disagree	0
Strongly disagree	1

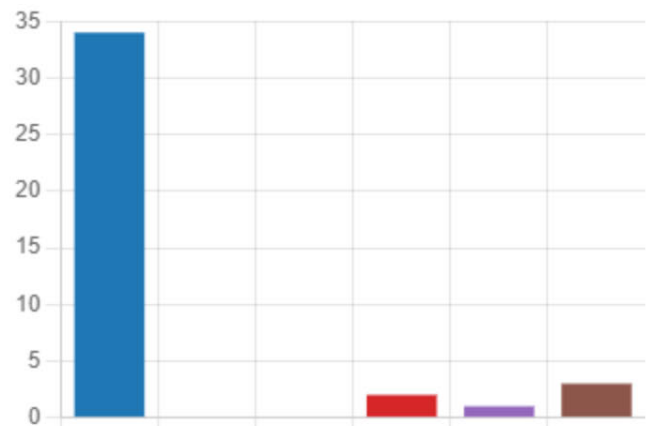


2.1.7. Demographic Breakdown of Responses

Most survey respondents were responding on behalf of themselves as an individual, there were six responses that identified that they were providing feedback on behalf of a school/education provider, sporting club or other as per the breakdown below.

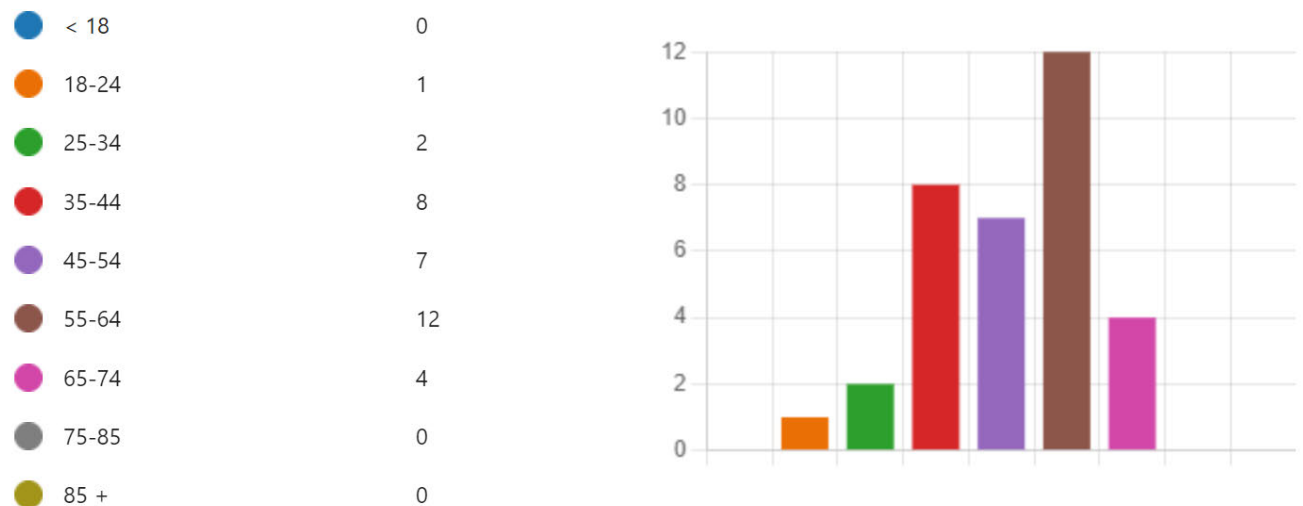
Figure 4. Response organisation type

Myself as an individual	34
A business	0
A community group	0
A school or education provider	2
A sporting club	1
Other	3



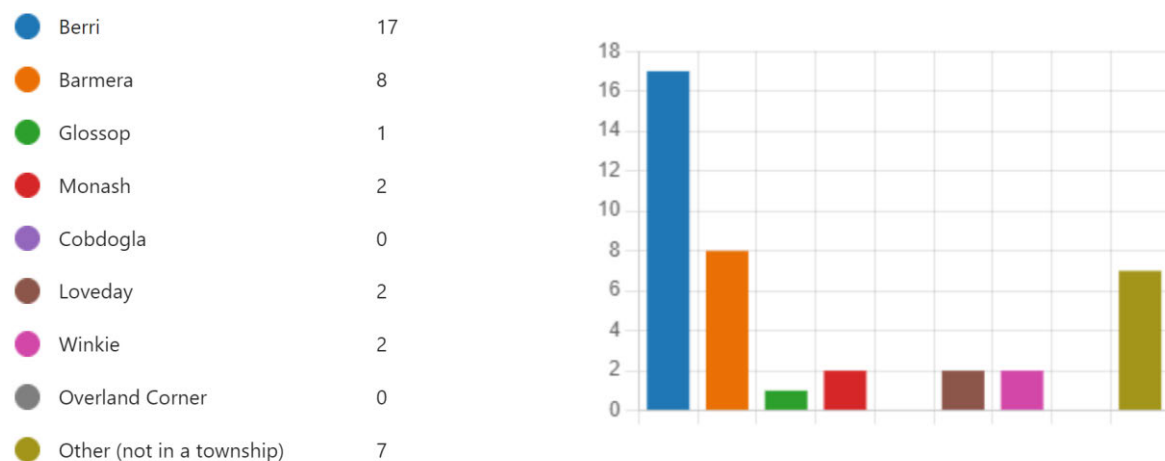
The age bracket range of the survey responses is summarised below, 34 responders provided this information with 79% of people within the 35-64 age groups. The number of people in the 35-44 age group is significant, and reflects the focus on the family services, activities and support in the balance of the community feedback. The majority of respondents are from the 55-64 age bracket, being long standing community members who are active in the community.

Figure 5. Age Breakdown



The town split of respondents demonstrated that most survey responses came from residents of Berri (43% - 17 survey responses) and Barmera (20% - 8 survey responses). The balance of responses identified with a specific town or area outside of a township. Only Cobdogla and Overland Corner were not represented in the survey responses.

Figure 6. Town Breakdown by Survey Respondent



2.2. Direct Correspondence from Key Stakeholders

The following section provides a summary of the direct correspondence received during the consultation period from key stakeholder organisations. A total of 11 responses were received across the consultation period from stakeholder organisations. A full copy of the submissions is enclosed within Appendix 2.

2.2.1. SA Ambulance

SA Ambulance confirmed that they had read through the Strategy and had no further suggestions to make. They have requested that they be kept informed of any further development in the Strategy and any associated input that may be required from SA Ambulance.

2.2.2. South Australian Tourism Commission (SATC)

The South Australian Tourism noted that the Strategy was complementary to tourism development, with plans proposed to adjust the planning policy settings to facilitate new investment.

The correspondence also stated that the tourism and activation priorities referenced within the Strategy aligns with the *Regional Visitor Strategy 2025* and demonstrates Council's contribution to the success of growing tourism in this part of the state.

The South Australian Tourism Commission noted that the Strategy outlined priorities to 'partner with TAFE and the Universities' regarding an enhanced program of education and training opportunities. SATC applauds this approach and encourages Council to use this opportunity to encourage 'tourism as a career' and facilitate sector work experience and mentoring that leads to job and the retention of population within the region.

2.2.3. Department of Trade and Investment (DTI)

The Department of Trade and Investment (DTI) provided electronic correspondence which confirmed support of the Strategy. DTI was supportive of the proposed tourism investment and expansion.

The submission stated that the Strategy provides a useful roadmap, supported by deep community engagement, which can support a range of State Government growth priorities over the next few decades, with having a locally driven agenda key to the State's future growth prosperity.

The submission referred to the new Regional Plans being prepared by PLUS for each of the seven planning regions and stated that Council's strategy is timely and valuable for feeding into the draft Regional Plan for the Murray Mallee Planning Region.

DTI indicated that a couple of key exporting companies within the Berri Barmerra Council has expansion plans which would require relevant soft and hard infrastructure investment and planning and may partially support the growth objectives set out in this plan.

2.2.4. Berri Hockey

A submission made by the Berri Hockey Club was provided on 28 July, with feedback provided relating directly to Alan Glassey Park. The matters raised within this submission need to be considered in detail as part of the future steps of the Alan Glassey Park masterplan.

2.2.5. Berri War Memorial Community Centre

A submission from the Berri War Memorial Community Centre was provided which included several general comments regarding tourism, the expansion of land, and marketing of the region. With the submissions stating that the Berri War Memorial Community Centre would like to work more closely and in partnership with Berri Barmera Council to ensure that all short- and long-term growth objectives are met.

2.2.6. Department for Environment and Water (DEW)

A submission from the Department for Environment and Water (DEW) provided general comments and recommendations regarding the Strategy.

The submission recommended that Council should undertake a climate change impact assessment (unless this has been undertaken already) that considers the potential impacts of climate change (both negative and positive) and reflects the findings in the Strategy report.

It was also noted that the Strategy made no specific mention towards where agricultural expansion and solar farms would occur. Subsequent investigations for agricultural expansion and solar farms should seek to avoid or minimise impacts on native vegetation, the River Murray and environment generally.

The submission also referenced that Council would need to collaborate with DEW regarding the potential for expanded or new tourist opportunities near Winkie and at Katarapko, in the Murray River National Park, and at Nockburra Creek / Bruno Bay in the Loch Luna Game Reserve as these are under the *National Parks and Wildlife Act 1972*.

The Strategy should acknowledge the frequency of environmental watering and potential inundation of development on the floodplains, and subsequent investigations should seek to future-proof such developments by designing them to withstand inundation up to 80,000ML/day (at the South Australian border). The submission made numerous references to sites located within Berri, Barmera, Cobdogla and Overland Corner which have the potential to be impacted by the proposed inundation that should be considered in detailed planning.

The Strategy encourages increased urban greening and maps areas where Council proposes this occurs. DEW's submissions noted that this presents an opportunity to promote Water Sensitive Urban Design to support urban greening and urban cooling, while also reducing stormwater discharge.

The submission noted the proposed possible expansion of the Cobdogla Caravan Park and mooring facility, with this land located on unalienated Crown Land. Council would need to negotiate with DEW (and possibly Native Title holders) regarding tenure.

It was also noted that the Caravan Tourist Park Zone is not within the River Murray Floodplain Protection Area Overlay, which appears to be an anomaly and would mean that any development would not trigger a referral to the Minister for the River Murray. DEW states that Council may wish to 'rezone' the Caravan Tourist Park Zone so that it falls within this Overlay.

The submission also provided some ideas around alternate vision statement wording to reflect more positive language.

2.2.7. Landscape SA

An 8-page submission (including an appendix) was provided by the Murray lands and Riverland Landscape Board on 29 July, which expressed support for the development of a vision and long-term growth targets for the Berri Barmera Council area.

The submission provided general comments regarding how the Strategy, which included consideration towards identifying future, long-term defensible boundaries to accommodate growth, sustainable agriculture and water management for consideration in more detailed planning that falls out of an endorsed strategy.

2.2.8. Office for Recreation, Sport and Racing (ORSR)

Office for Recreation, Sport and Racing confirmed that they had reviewed the Strategy and had no comments.

2.2.9. Berri Tennis Club

The Berri Tennis Club provided electronic correspondence which stated disappointment that the draft Berri Growth Strategy did not recognise the tennis facility as a 'significant recreational facility' and that the facility needed major investment to sustain it into the future.

2.2.10. Department for Education

A submission from the Department for Education was provided. The submission stated that the Department for Education was pleased to note that traffic management surrounding Berri Regional Secondary College had been identified as a priority within the Strategy.

The Department for Education identified that there were community concerns regarding safety and the lack of kiss-and-drop facilities on Kay Avenue and welcomed the opportunity to discuss this further with Council.

The submission noted that the re-use of the former Glossop High School campus was identified as a priority for Glossop within the Strategy. This property is now considered surplus to the department's requirements and will be disposed of in accordance with the government property disposal process. The future use of the property will be a matter for the eventual purchaser.

2.3. Direct Correspondence from Members of the Community

The following section provides a summary of the direct correspondence received during the consultation period from members of the community, which consisted of 5 written community responses.

Full copies of the submissions are enclosed within Appendix 3.+

2.3.1. Community Submission 1

A comprehensive submission by a member of the community was provided on 20 July which encompassed a 12-page submission document and a 3-page letter of correspondence addressed to Council.

This submission is being reviewed, with a full copy provided to Council and included within Appendix 3.

2.3.2. Community Submission 2

A submission by a community member was provided on 23 July, and noted a previous account made to council for the need for an inclusive playground. The submission stated the need to encourage activities and entertainment opportunities for teens, young adults and individuals with special needs.

The correspondence further stated the need for additional support of home-based businesses and the use of incentives to encourage new business activity in the council area.

Additionally, the respondent emphasized homelessness as an issue within the council area and the need for all levels of government to implement response actions such as mobile pod rooms to support displaced persons.

2.3.3. Community Submission 3

A community submission via email was provided on 26 July, which showed support for the development, investment and growth opportunities outlined in the Strategy. The submission referenced that they owned unoccupied land within the identified study area of Berri and are considering moving forward with the subdivision of their land to potentially create rural living allotments.

2.3.4. Community Submission 4

A comprehensive submission was provided by a member of the Berri community which referenced the need for balance in terms of business growth and infill development. The submission also noted that the State Government has indicated that they are willing to part with surplus Crown land and referenced land along Zante Road in Berri.

The submission also made various comments regarding the nature and ideas contained within the proposed concept plans, along with general comments because of a community session held at the Berri Library.

A full copy of this submission is contained within Appendix 3 for Council's reference.

2.3.5. Community Submission 5

Joint community submissions were provided via email, which provided a variety of feedback regarding the Strategy. The submission provided numerous comments regarding urban development within Berri, investment and employment, tourism and community activation, and traffic and parking.

2.4. Community Drop-In Sessions

As part of the community consultation period, two drop-in sessions occurred on the 18th of July from 4:00pm until 6:00pm at the Berri Library, Kay Avenue Berri and the 19th of July from 10:00am until 12:00pm at the Barmera Library, Barwell Avenue, Barmera. The drop-in sessions were hosted by representatives of Holmes Dyer.

The drop-in sessions provided an opportunity for the community to meet with key individuals who could provide clarification to components of the Strategy and provide verbal feedback and ideas to inform the refinements to the Strategy.

A total of 14 community members attended the two sessions, many of whom represented community organisations such as the Girl Guides and/or local commercial businesses. The Mayor and several elected members and Berri Barmera Council administration also attended both sessions.

Feedback from the community drop-in sessions was captured using a range of methods, including the online survey, post-it notes onto plans and capture of verbal feedback. Some residents/business operators left written information for consideration in the refinement of the Growth Strategy that is included within the written responses in Appendix 2.

The general feedback received across the two sessions, is summarised below:

Berri Community Drop-in Session 18 July 2022

- Addressing the stagnant population growth should be Council's key priority, contributing to this has been infrastructure constraints, land availability for new housing and the attractiveness of these land holdings to attract people to choose Berri over other regional options.
- General commentary from a range of attendees that they or people they know want to live in Berri but there is nowhere to live, that meets needs and is an attractive location to invest.
- Council doesn't promote investment attraction, tourism opportunities and business support, even if available, it is hard to find on the website and not promoted. The approach of neighbouring Councils was identified as an exemplar approach that has resulted in successful growth outcomes.
- Location for additional housing opportunities, must consider cost effectiveness for infrastructure delivery, looking for early win locations where most of the infrastructure may already be available.
- Flood prone land, that was inundated in the 1956 Flood, which was over the Q100 flood level should be identified and a consideration in the growth planning to avoid major insurance risk when a similar event occurs. Specific note was made of Area 7 on the future growth plans in the strategy, that should be reconsidered.
- Understanding that Council needs to spend money to attract investors, which may include incentives and cost subsidies for housing development and infrastructure. Council should act as a broker bringing investment opportunities and land holders and development together to secure the investment in the region, perception that opportunities are continually being attracted to other Riverland Councils, as their Councils are more proactive.
- Exploration of a tertiary facility in Berri would provide an education cluster with Berri Regional Secondary College and TAFE that could create an education cluster that would be unique in the broader region.
- Expanding and promoting the environmental and open space recreation natural assets, to promote active tourists should be a focus, including investment in Martin Bend, Berri for bird watching.
- A tourism strategy with a focus on promoting the natural assets and providing signage and information guides, i.e., public art and walking trails should be an early focus.
- Appreciation that some of the larger initiatives and securing the infrastructure investment will require strong advocacy from Council to State and Federal agencies.
- Council should seek to attract innovative new industries to the region, to supplement the existing viticulture and agricultural sectors, i.e., Hemp.

- Council should commit to developing quality proposals ready for future funding grant rounds, that are fully investigated and shovel ready, to be successful in securing external government funding into the region.
- Council should take a more active role in business support for start-ups through guidance, promotion and facility access with meeting rooms and other infrastructure that could reduce risks, cost of entry for new business operators. Further promotion, business awards and other business attraction initiatives should be considered.
- Area 8 of the Strategy should be considered for an Industry Park, with Council taking an active role to bring this to market.
- A limitation on locals returning to employment is the lack of childcare places in the single not for profit centre in Berri.
- Opportunities for improved facilities on the Berri Riverfront, including a child friendly large playground with toilet facilities that could attract birthday party events or farmers markets, to maximise the spin-off benefits to the main street traders and the existing asset and investment in this corridor.
- There should be consideration into a co-working or community hub model to bring community and business together. The potential opportunity from the pending relocation of the Berri Library from the school site could be an opportunity to bring these uses together.
- Mixed view on attracting major chain retailers, some have a view that this brings investment and jobs but could be at the expense of local business with the profits leaving the region.
- Additional opportunities for infill housing in the Berri township should be explored, not all residents want a large rural allotment and being walking distance to all the services and open space areas would be attractive to some residents, but limited options are available.
- Council should advocate to State Government to increase the regional promotion of public sector jobs based in Adelaide, that could be undertaken remotely, building off the increasing acceptance of remote work from Covid-19. This would increase white collar employment opportunities for residents bringing money into the region, support people with tertiary qualifications in a range of fields to continue their career while remaining local and support a regional perspective in government planning.
- The former Glossop High School campus, future use should be resolved to ensure this site doesn't become a 'white elephant' given prominent locations, Berri Estate should be approached as a key stakeholder. Anecdotal power, communications and traffic issues would need to be overcome with this location.

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- Concern that proactive management of the environmental water quality and salinity of Lake Bonney, Barmera is not being funded, by State and Federal Governments. If the lake salinity is not managed, Barmera as a tourism destination will be severely impacted, with significant environmental consequences.
- Barmera is the only town of this size without a swimming pool, rather than investing in a traditional pool with the significant costs, the original square, tiered jetty that is part of the town's heritage should be reconstructed. Would become a major community meeting spot and tourist attraction.
- Alternate view that an indoor pool and aquatic centre/water play is needed.
- Some shops along the main street have major termite infestations, and the cost to repair is prohibitive. The main street is dying to these costs and the relative lease rates that can be achieved in the location.
- The housing area in east lake should be extended further than the existing allocation to provide new housing opportunities within Barmera.
- Clarification is needed on the growth plan township beautification improvements proposed i.e., plinths.
- The existing street is well maintained the money should be spent on areas without this existing level of amenity.
- The township zoning in Monash should be extended to provide additional housing opportunities.
- Significant opportunities for tourism expansion because of the native attractions in and around Winkie.
- Areas identified for township growth precinct expansion in Glossop are heavily impacted by bedrock which would make them undevelopable, and this should be explored before precinct boundaries are confirmed for growth.

Figure 7. Images taken from the Berri Community Drop-In Sessions



3 – NEXT STEPS

3. Recommendations & Next Steps

The engagement summary report and feedback received from the community during the consultation period demonstrates support for the general direction set out in the Strategy. Data obtained from the online survey found that 71% (29) of respondents strongly agreed or agreed with the approach and content, 24% (10) respondents were neutral.

This level of support was mirrored in the feedback provided by the key stakeholders across interest groups, adjacent Council's, and industry groups. This level of consensus should provide the Berri Barmera Council with confidence in the overall direction set out in the Strategy and associated implementation plan.

The respondents who disagreed with the strategy, were not disagreeing with the approach but were looking for additional detail and more confidence that Council has the budget and resource capacity to drive the identified growth outcome within the timelines identified.

From the Holmes Dyer analysis of the community feedback, it is recommended that the below major adjustments be made to the Growth Strategy and implementation plan to respond to the community and stakeholder feedback prior to endorsement:

1. Expansion of the Vision, Key Initiatives and SWOT Analysis to reflect feedback received from the community, Department for Environment and Water and Murraylands and Riverland Landscape Board. Noting that these changes are primarily clarifications rather than wholesale strategic directional changes.
2. Identification within the implementation plan of a quick win (< 12 month) list of priority actions for Council endorsement. These short term actions would include more detail in respect to next steps, budget estimates and resourcing implications required to drive momentum in year 1 of the Growth Strategy.

This 1-year action plan would include identification of residential and employment land development opportunities that have existing or cost-effective infrastructure provision potential and identify Council's role to undertake direct engagement with landowners to understand triggers /barriers to bring these opportunities to market in the short term.

3. Identification of the preferred location, any further investigations and investment triggers for Council investment in aquatic infrastructure across the region, both indoor / outdoor swimming pools, Lake Bonney Swimming Infrastructure & Water Play. The community engagement has identified strong community interest in aquatic facilities, that link to tourism opportunities. A direction should be incorporated into the Growth Strategy for integrated planning, across the next 25 years for budget planning and timing/direction clarity for the community.
4. With Berri Library having to relocate by 2024 due to the school's pending requirement for this floor space, planning for the library relocation should be identified in the Strategy. This pending relocation provides Council a rare opportunity to reconsider future accommodation needs for both community and civic administration facilities more broadly, looking to meet current and future community and staff needs, considerate of the existing asset age, condition and distribution.

There are strong trends in community facility and Council administration buildings towards a community hub model, which brings community and staff together in a partially shared environment in preference to multiple disparate buildings. Community Hubs can deliver a contemporary service delivery model, modern library designed around community experience rather than book storage, co-working and shared meeting spaces to support flexible working arrangements, higher utilisation and floor area efficiency; maximising the value achieved through the investment of community funds.

5. The implementation plan quick wins should include a specific action to proactively work with Planning & Land Use Services (PLUS) to incorporate the key strategies and directions set out in the Growth Strategy in the Regional Planning process to commence in 2022/23 for land use, transport, infrastructure at a State level.

6. The implementation plan quick wins should include Council committing to undertake further investigation and analysis to identify the underlying current and future demand for childcare offerings in Berri and a future direction.
7. The implementation plan quick wins should include a role for Council to advocate to State Government Departments to increase promotion of public sector employment opportunities, with flexible remote working potential into regional locations, capturing a share of the public sector remote working flexibility opportunities coming out of the Covid-19 pandemic.
8. Many of the actions in the Strategy, relate to the pro-active management of economic growth and business support services. Council administration should review the resourcing within this area to ensure a suitable organisational structure, resourcing and staff experience in economic development and growth management is in place to drive delivery of the Growth Strategy.
9. Holmes Dyer note that a significant amount of community feedback and ideas cross across existing strategies and implementation plans that Council have already adopted, separate to the Growth Strategy, including but not limited to:
 - Central Business District (CBD) Revitalisation Plan for Berri and Barmera Implementation Plan (adopted September 2020) – Tourism and activation initiatives including streetscape improvement projects.
 - Environment Management and Sustainability Strategy (adopted 2020) – Streetscape, stormwater management and water sensitive urban design (WSUD)

Further with the new Council term from late November 2022, Council will be required to prepare a new Strategic Management Plan in 2023 incorporating the Strategic & Community Plan, Asset Management Plan and Long-Term Financial Plan to establish the strategic direction and priorities for the next four years. The Growth Strategy is a foundational document that will inform this Strategic Management Plan.

Holmes Dyer strongly recommend that as part of the Strategic Management Planning the collection of existing implementation plans, including the Growth Strategy be consolidated, updated and re-prioritised to provide a single implementation plan. This approach would ensure that Berri Barmera Council has a clear position on timing, budget & resource implications and prioritisation that can be actively monitored and reported to Council in a consistent and coordinated manner. This coordinated approach will support increased community understanding on future priorities, timing and project linkages across the delivery timeline of the Growth Strategy.

In addition to the specific changes above, minor rephrasing, corrections and clarifications will be made to the final Strategy prior to presentation to Council for endorsement.

The community engagement feedback also crossed over several existing studies and master plans, including:

1. Alan Glassey Park Masterplan
2. Hayden Stoeckel Swimming Pool Needs Assessment
3. Berri Riverfront Precinct Redevelopment

Where possible, the community feedback from this Growth Strategy engagement related to these projects/studies should be considered as part of the next steps for these projects.

A next step closing the loop letter should be sent to all participants of this engagement, this correspondence should include a link or copy to this community engagement outcome report and outline the timing relating to the consideration of the refined Growth Strategy by Council and next steps for implementation.

Specifically, timing for the resolution of the Alan Glassey Park Masterplan for those sporting clubs who have raised concerns with the alignment of the two strategies as part of this consultation should be clarified to this specific stakeholder group.

APPENDICES

Appendix 1. Survey Responses

ID	Q1: To what extent do you support the draft Growth Strategy	Q2: Do you have any other ideas of improvements that are required to one of the region's townships, not covered in the draft Growth Strategy	Q3: Population growth	Q4: Construction of new dwellings	Q5: Council investment in new infrastructure and buildings	Q7: Expansion of land and growth of the agriculture sector	Q8: Creation of new jobs	Q9: Increase in tourism expenditure and investment	Q10: If you answered yes, which town do you wish to provide further improvement ideas
1	Agree	Yes	Important	Very Important	Important	Important	Very Important	Very Important	Berri
2	Agree	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	Critical	Berri
3	Strongly Agree	Yes	Very Important	Very Important	Important	Important	Very Important	Critical	Berri
4	Strongly Agree	No	Important	Important	Critical	Very Important	Critical	Very Important	
5	Neutral	Yes	Critical	Critical	Critical	Critical	Critical	Critical	Berri
6	Agree	Yes	Important	Important	Important	Important	Important	Important	Berri
7	Agree	Yes	Important	Important	Important	Important	Important	Important	Berri
8	Agree	Yes	Very Important	Very Important	Very Important	Important	Very Important	Important	Berri
9	Agree	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	Important	Berri
10	Agree	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	Important	Berri
11	Agree	Yes	Very Important	Critical	Very Important	Important	Critical		Berri
12	Agree	Yes	Very Important	Important	Important	Very Important	Critical	Very Important	Berri
13	Neutral	Yes	Very Important	Very Important	Very Important	Important	Very Important	Very Important	Monash
14	Neutral	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	Very Important	Monash
15	Disagree	No	Very Important	Very Important	Not at all Important	Very Important	Very Important	Very Important	
16	Agree	Yes	Very Important	Critical	Important	Important	Very Important	Important	Berri
17	Neutral	No	Important	Important	Important	Important	Important	Very Important	
18	Agree	Yes	Very Important	Critical	Critical	Very Important	Very Important	Critical	Barmera
19	Strongly Agree	Yes	Critical	Very Important	Very Important	Important	Very Important	Critical	Barmera
20	Agree	No	Very Important	Very Important	Very Important	Important	Very Important	Very Important	
21	Agree	Yes	Very Important	Critical	Important	Unsure	Very Important	Critical	Glossop
22	Agree	Yes	Critical	Critical	Important	Very Important	Critical	Critical	Berri
23	Agree	Yes	Very Important	Very Important	Very Important	Very Important	Critical	Important	Berri
24	Agree	Yes	Critical	Very Important	Critical	Important	Important	Important	Berri
25	Neutral	Yes	Critical	Important		Critical	Critical	Important	Other (not in a township)
26	Agree	No	Critical	Very Important	Very Important	Very Important	Critical	Important	
27	Neutral	Yes	Important	Important	Critical	Important	Critical	Very Important	Berri
28	Agree	No	Very Important	Very Important	Very Important	Very Important	Critical	Critical	
29	Strongly Agree	No	Critical	Critical	Very Important	Critical	Critical	Critical	
30	Disagree	Yes	Important	Important	Critical	Very Important	Critical	Very Important	Other (not in a township)
31	Neutral	Yes							Other (not in a township)
32	Strongly Agree	Yes	Critical	Critical	Critical	Critical	Critical	Critical	Berri
33	Neutral	No	Very Important	Critical	Very Important	Very Important	Critical	Very Important	
34	Agree	No	Important	Very Important	Important	Not at all Important	Very Important	Important	
35	Agree	No	Important	Very Important	Important	Important	Very Important	Very Important	
36	Agree	No	Important	Important	Important	Important	Important	Important	
37	Agree	No	Very Important	Critical	Important	Important	Very Important	Important	
38	Agree	Yes	Critical	Critical	Very Important	Important	Critical	Very Important	Other (not in a township)
39	Neutral	Yes	Very Important	Very Important	Very Important	Very Important	Very Important	Critical	Berri
40	Strongly Agree	Yes	Critical	Critical	Critical	Critical	Critical	Critical	Barmera
41	Neutral	Yes	Very Important	Critical	Important	Not at all Important	Critical	Not at all Important	Berri

	Q11: Please provide details of the additional improvement you think Council should consider in your nominated township?	Q11: Continued	Q11: Continued 2	Q12: Do you have additional improvement ideas on a different township that you wish to provide Council?	Q13: If you answered yes which town do you wish to provide further improvement details?	Q14: Please provide details of the additional improvement you think Council should consider in your nominated township?	Q15: Do you support the proposed implementation plan initiatives and priorities?	Q16: Do you wish to provide detail comments on the draft implementation plan initiatives and prioritisation?	Q17: Please provide your comments on the proposed implementation plan initiatives and priority?	Q18: Please provide any other information that you wish Council to consider when finalising the draft Growth Strategy
1	Upgrading the Berri pool, to include an indoor pool and children's splash play area. This would be great for families, youth play, youth activity, water safety and our own Walking/like path around the Collins/Jarvis reserve. Reafforestation of the area, increased activity for youth and hospital staff. Natural play area along waterfront in Berri remove and replace the old playground. This will entice tourists to stop and stay in our town, as young families and improve the overall appeal.	- Existing pool needs a CLEAN and warmer baby pool. EVERY TIME we go there duck pond. - More free affordable family activities throughout the year. - Outdoor cinema, Panto nights, Crime scene fair, Blue light disco, Family fun days, Science nights, more access to all people of all abilities. No steps access to the middle pool brings off only or people get in and out. A heated baby pool area even is a possibility. And BRIDGE - needed over the middle pool. It gets really hot. - Ape park - more equipment, more seating, area to be able to hold parties, a raffle pay for the kids. New tables in open park that can be accessed at the time with no restrictions closer to 1 so you don't have to get paid on running up a hill. Or having to drag 2 kids with you up the hill. Or allowing your child to play on a tree near the park. Or decide which if you abandon by the park with in trying to get one to the last. If it's unlocked or a helicopter isn't there so you can actually access it. - River front water playground we are a town at area we need things for families to do. A small party area could be added - big area, shade etc. A splash area for people to access. - HOLIDAY EVENTS: Easter event, Oktoberfest, Halloween event, Christmas event, International food events. - Community garden	Yes	Barnera	Replace the Barnera jetty, a no boats and jet ski area. Off the jetty for the swimmers safety and appeal, a large commercial Barnera lake photo frame sign on the lake edge looking out to the lake and jetty. These are very popular for tourists to sit on there for advertising the region	Yes	No			Please consider aiming to a so keep families in our town not just to grow it, our kids do have such limited things to do out here and many of the families I know from the mums group have already moved away for a better lifestyle for there is as. A dedicated youth/youths/beach building, the museum, nature space, proper pool with a round swimming lessons. These things will help our community and be draw cards for tourists and future residents.
2	I am for the community. For equalty. For better change. Realize that things now over have got a low mainly for everyone. We have been shut off from others. It's time to start getting back together again. - Community needs an indoor pool. Access to your around to build our kids to swim think AFFORDABLE for a child. We can hear the river kids need to learn survival skills. Bring the business into berri instead of everyone having to go to markham like for the last 10 years) do the swimming lessons ALL year around with bath excluder/life line. In a warm clear pool. - Bring jets and business back into the area. Plus it would be a great thing for the community. The current fees need more opportunities. Living in the country shouldn't mean completely common step for every service available. Birthday party's could be held there. Do a small party area could be added - big area, shade etc. A splash area for people to access. ALL YEAR ROUND. Tourism opportunities galore. Gradual steps or a ramp to be able to take kids into the pool just like the remark has done. Everyone deserves to be able to do things. Not just able bodied peop e.	- Existing pool needs a CLEAN and warmer baby pool. EVERY TIME we go there duck pond. - More free affordable family activities throughout the year. - Outdoor cinema, Panto nights, Crime scene fair, Blue light disco, Family fun days, Science nights, more access to all people of all abilities. No steps access to the middle pool brings off only or people get in and out. A heated baby pool area even is a possibility. And BRIDGE - needed over the middle pool. It gets really hot. - Ape park - more equipment, more seating, area to be able to hold parties, a raffle pay for the kids. New tables in open park that can be accessed at the time with no restrictions closer to 1 so you don't have to get paid on running up a hill. Or having to drag 2 kids with you up the hill. Or allowing your child to play on a tree near the park. Or decide which if you abandon by the park with in trying to get one to the last. If it's unlocked or a helicopter isn't there so you can actually access it. - River front water playground we are a town at area we need things for families to do. A small party area could be added - big area, shade etc. A splash area for people to access. - HOLIDAY EVENTS: Easter event, Oktoberfest, Halloween event, Christmas event, International food events. - Community garden	Yes	Barnera	Upgrade for the jetty in barnera the LED lights were a terrible idea. More areas for the kids to jump off, swimming platforms	Yes	No		I came from a community who came about 15 years. It's people. Coming here has been a rude awakening. We need to improve our town to keep our kids here. To bring tourists in. For our own wellbeing. And our own people too.	
3	Expanding on pool area. Maybe water park, barbecue									
5	BBC Growth Plan Comments 2022 Page 7 - Vision - "providing a vibrant affordable and we coming. It's a Page 8 - 20 year targets should be broken down into 5 year blocks and monitored every 12 months. - Targets and responsibilities must be met. - Short-term growth plans must be put into place and must take priority over long-term plans. - Residential, commercial and retail development are NOT a priority. - The lack of new investment is a No 2 priority. - All the above leads to new sites which are in Housing demand Page 10 - Murray & Mallee Demographic - Growth of BBC is questionable as it takes into consideration the Murray Bridge and Mannum areas which are growing at a faster rate than the Riverland. - Growth potential of BBC predicts a further decline in population over 20 years which is concerning. 30% - 1% per annum is not enough over 20 years. This does not give confidence to potential investors to invest in the BBC area. Barnera is growing and ask what is happening with investment plans in the RPC area.	Page 11 - An ageing population with low number of children and young adults. - This trend needs to be reversed. - Employment growth is needed to be benchmarked against Barnera and other major growth towns. - Needs more manufacturing, retail and construction to provide employment. Page 12 - Infrastructure Services - There are not sufficient to support Commercial and industrial at growth. - Town water supply is in crisis and storm water is at 50% of capacity. Page 13 - Residential and Retail - Add Golf Courses, Tennis complexes. - Planning Policy a lot and not up to in residential competition standards. - Regional Tourism is growing which brings in outside income/ Page 15 - Lifestyle - is not a problem. - Business is a problem. - Natural Environment is not a problem. - Urban Development is a problem. - Traffic and Parking is a big priority problem. - Investment and Employment is a problem. - Environment needs monitoring but not a real problem	Page 17 - A1 good - This trend needs to be reversed. - Employment growth is needed to be benchmarked against Barnera and other major growth towns. - Needs more manufacturing, retail and construction to provide employment. Page 12 - Infrastructure Services - There are not sufficient to support Commercial and industrial at growth. - Town water supply is in crisis and storm water is at 50% of capacity. Page 13 - Residential and Retail - Add Golf Courses, Tennis complexes. - Planning Policy a lot and not up to in residential competition standards. - Regional Tourism is growing which brings in outside income/ Page 15 - Lifestyle - is not a problem. - Business is a problem. - Natural Environment is not a problem. - Urban Development is a problem. - Traffic and Parking is a big priority problem. - Investment and Employment is a problem. - Environment needs monitoring but not a real problem	No				Looks really good and plenty of potential for the Berri Barnera Council to grow into the future.	One of the key things for me will be the Glassy Park Master Plan. It is meant over in there but doesn't outline what that is. It's hard to form an opinion on that when you are unsure of what it is.	
6	Pool upgrade, with all year round lessons. Bushwalking tracks - extend towards Barnera and Kataraglo. Riverfront outdoor recreation facilities (e.g. giant slides, ladders, games) like paths around town									
7	More active fun and games for kids, youth and families to visit. A giant snakes and ladders game on the waterfront, a new playground on the waterfront next to the VIC, improve and make a bigger VIC into like a small gallery/museum with information about our town and the river and our local sports team for tourists and school groups. More cafes on the waterfront road. Superficial Centreline make an move. Make the empty bus stops sell across from the vico too they should be shops supported by you									
8	Improve our TAFE, what the world is going on here? Has anyone on council had a look at what is being offered at the TAFE lately? Kids love to move away just to go to a high school, course which is impossible with today's mental state. And we expect them to come back here after they've studied? It's laughable. Offer our community a viable education service, a library here and then maybe they will stay and it'll our job sector.	Why don't we have a building Main Street like other? Why do we have abusive drunk people on the waterfront and main street? Where is the police presence? Why are you not doing anything about the community's concerns? Make our town more livable where is the theatre, cinema and parks, the leisure centre indoor swimming pools, where is our own Recycling depot or cemetery or meat works?	Yes	Gossop	There is a huge oval and structure building on Mac Gillivray Rd and Hermyth at that is not being used. How about asking the community for ideas? From a teaching point of view why not use it as an area for local schools to plant trees or a nature play area.	Yes	No		Think of the community that currently lives here and get them to stay and remove away before encouraging others to move here. Push for Medicare related to come here people can't afford to go to the Dr and Farm more have to work in the river and then find their kids are disadvantaged given there is a reason to stay here	
9	"Park upgrade. And lot of all ages park. "Water play in river front for tourists. "Family tree events.									
10	Inclusive play spaces for kids of all abilities. Tourist attractions - nice play space for all abilities. Water play. Swimming upgrade. Heated pool. In BERRI.									
11	An upgrade of our pool area for families etc.									
12	Berri must bring all food outlets to the waterfront, the synergy of having Indian, Chinese, Greek, Thai, Mexican, pub, cafe, coffee vans, bakery all together on the waterfront will concentrate consumers to the benefit of all.									
13	A few ideas for Monash: MONASH ADVENTURE PARK: (A) Continue to increase play equipment and facilities in the Monash Adventure Park to make it the largest and best playground in the Riverland as it was before the old playground was closed. (B) Build the proposed Giant Teller statue to honour his work and the 360,000 people per annum it is said a playground attraction, plus add mural style photos of the old playground so that visitors can reminisce and tell their friends to visit for the same reason. (C) Add more interactive features like water play/water park that will be enjoyed by attract visitors in hot weather. These things, along with the other playgrounds, skate parks, pump tracks etc in the BBC, etc will encourage family tourists to the region which will benefit other users or operators in the district as well as retail businesses. A benefit for all of the BBC district. (D) As Monash is now the main town in the council area on the Stuart Highway, the council should look at growth in a more, petrol station complex adjacent to the highway as in the long term, Monash might be the only Riverland town on the highway. A new transport hub that would save 8 doublets etc having to go into other towns. Also would be good for the council to improve footpaths etc in all towns not just the main streets.	EXPAND RESIDENTIAL AREA: I see this is a goal for many other local towns. What do you think of it? Is for Monash? HISTORY: Encourage history retention, stories, knowledge, presented on our Lons Gums & Monash history. This also promotes community pride in our residents. SPORT: Maintain sporting and recreation areas so they are available for future generations. Monash people, what do you think should be done with the barnera & natural courts given there is no tennis club now and I think the natural club uses Barnera Rec Centre as its home court. The courts are beginning to crack, the fencing leaning over and the parking area/area for used by the natural courts look very ordinary.	BTW, did you know that the area of the oval, courts, playground and bowling club are all in the public recreation grounds in the original plan for the township of Monash 100 years ago?	No				It is a pretty unimaginative plan - it's just a few percentage increase on what is already 'stock standard'. I think it needs to be in contrast with the other 2 riverland councils and in contrast with the RDA Riverland Murraydumbas Plan. Be it or not.	Seems a bit limited to housing expansion and a few tourism projects. But I don't have any specific add-on ideas.	I'm concerned about Council getting involved in business ventures like over-water restaurant, housed-out operations. I think there's not an enthusiastic entrepreneur wanting to do these things, then Council tries to do it and then find a tenant or buyer, then those things don't often become successful, instead always changing a new tenant.
15										
16	Please look at reopening the Road that was decommissioned in Glassy park that has a Baseball shed built in the centre of it. The shed could be relocated to the grassed area on the baseball side of the road. This is a free residence that live in the Jarvis street precinct direct access to the medical center, river etc. Or look at opening Belberran from Fernwick road to Chilton road.									
17										
18	Lake Bonney is the jewel of the Riverland and Barnera town for more potential than Berri for urban development. Opportunities for growth in Barnera could and should be pursued. The suggested development zones in the strategy are same areas. They look bad, bad vision of developing Barnera around the lake. More options 10-20-30 years out should be explored so that Council can invest in the or local infrastructure to attract developers.									
19	Continuing housing a long asset, aka approximately acre block. Bridge upgrade fitting to allow houseboats into the lake - federal road. Add a new walking path around the river to be a walkway, water, and recreation needs funding. Walkway on bridge for lake pathway corner, too, too, it's a temporary solution. Jetty related I used to be. Council have details of the proposal, several years of the pool offering, amphibians. Paddlers v.1, speedway v.1. Attract more tourists.									
20										

	<p>OLD GLOSSOP HIGH SCHOOL, but doing for IMMEDIATE CONSIDERATION and ACTION KEY FOCUS - DECS Disposal period 2025</p> <p>Adm. Acquisition of Land at or next to BBC - or rate payers.</p> <p>IDEAL SITE FOR A common group hub - MEET IN THE MIDDLE Prime Location, Building of historical significance, full Riverland Manufacture School to retain youth in our Region.</p> <p>BBC letter of support for local MPs to pursue Land acquisition as historical and preservative strategies - for MPs Tim Whitham and Honourable Neve Conforti MLC to proceed with getting State Government initiatives and MPs Require a Letter of support from BBC for MPs to proceed with discussions and support Treasury / Disposal personnel (Land Acquisition of small parcels of land with old GHS building through to ex rail line. Refer attached map.</p>	<p>KEY FOCUS -</p> <p>BBC COMMUNITY HUB - major shopping assets used by visitors</p> <p>OUTLET increases labour and local engagement strategy</p> <p>Art Gallery, GHS memorabilia Museum and Other displays. Volunteers assist return to work involve for youth, disability or skills / staff.</p> <p>Cottage industry sales outlet and Organic Cafe/ Hub for sales.</p> <p>Possibility of joint use -</p> <p>USA, Barossa Lions</p> <p>Friends of the Parks (Glen & Mount Cuth)</p> <p>Maids Cook, Lycopis and Quilars</p> <p>Others Community Groups who are interested or as BBC needs arise.</p>	<p>Tourism - Youth options - Skill development - employment - volunteers</p> <p>not alternative Benri / Barmera - Hub for connectivity Arts, Music and social well-being</p> <p>Longer term vision, maybe work together with Aboriginal centre across the road - to be considered or discussed as a collaborative Tourism - Museum, Art Gallery and Exhibitions</p> <p>We have a small window of time (UNTIL Dec 22 surplus to DECS and we require a key -</p> <p>LOCATION HISTORICAL HERITAGE BUILDING</p> <p>DISPLAY HUB</p> <p>COLLABORATIVE VENUE</p> <p>SALES, TOURISM AND BUSINESS HUB</p> <p>WELL-BEING AND COMMUNITY ENGAGEMENT VENUE</p> <p>Large our course to make this happen and better serve our communities by MEETING IN THE MIDDLE</p>	No						<p>It's a sound document of Growth Strategies for our townships.</p> <p>Priority needs to be identified prior to finalising current ISSUES. In my opinion Acquisition of GHS site is vital step.</p>			
22	<p>Council to help the residents of Benri get a chamber of commerce or office at traders group organ and Voucher program for Benri ratespayers and retail, worked very well in other council areas, was part of the drought assistance funding. Associates could be the new site on a Saturday morning for the Riverland Farmers markets.</p>			No							<p>They are all great ideas, but a lot come with, how will they actually be achieved, does funding or grants need to be sourced how long does the process take for planning approval etc. While tourism is very important and all industries benefit from the weekend tourist trade, most jobs on the profile are Monday to Friday. Actually working on projects that can be achieved in a given time with a positive outcome</p>		
23	<p>New updated and larger child care centre site to facilitate increased need and demand on child care sector. Allowing more families to return to work and access care for children. Wait lists are long. The site could have access to all staff and health professionals as this is also in high demand.</p>												
24	<p>A new, larger purpose built child care centre to reduce wait times for families and support a growing working population.</p>		Benri	Yes						Not Sure	No	<p>Focus on younger demographics and growing the region and attracting more workers.</p>	
25	<p>Encourage a Riverland Local branding that local businesses, especially agriculture businesses can use when promoting their products, increase the support to small Riverland businesses through more market stalls at information centres etc. Encourage pop up shops in empty shops in the Benri Barmera region.</p>		Benri	Yes						Not Sure	No	<p>Consider what is needed for people in 10 years not now and how to make Benri Barmera a dynamic and welcoming place to live and work for young families as other councils locally seem to do a better job of this.</p>	
26												<p>To have a 20 year target which covers a wide spectrum of future initiatives is essential. This at least covers population INCREASE and many practical areas affected by an increase. However I note on page 12 (which cites 2016 figures) that the then last pyramid category has now become the Primary schoolers and would be a whole 5% over the last in the graph. I sometimes doubt reproduction rates over the past 6 years have kept predictable pace with other age categories. This would necessitate an even larger influx of population on their projected from somewhere. Great discussions, I think we need to encourage all local people and those families in the town, so we can grow the industries in the community. High priority - own centre growth and assessments</p>	<p>I am grateful of the real and actual health of our SA Water allocation compared to western states now but it seems we are for ever last in line for this vital commodity. Any amount of growth must depend on it's state being permanently guaranteed more than just adequate water supply from the river. I also would expect this Growth Strategy should have included data from the most recent Census rather than outdated data from 6 years ago????</p>
27	<p>Walkable heart of the town. All within 500m radius. Everyday a relying on cars, best cities towns I have visited is the place - this is the centre. To build a big playground on the Benri /riverfront shored for summer and winter, build a mini ferry where ferries were, more coffee shops along the River plus pop up food foodstalls more businesses out from river view and encourage cafes and tourism businesses. Centertown dont need riverside accommodation.</p>	<p>Great example - Busellton WA, Darwin old rental station hope they will bring the museum to the old through. Does Benri have a display museum of the working days on the streets and paddocks? Benri is the heart of the riverland - it's make it a place where tourists want to leave themselves from. Great work on hotel rooms and I am sure the walk from the caravan park will be great. Let's give the people something to visit and explore. I know of people that move to normal because they have more there than Benri.</p>	No									<p>Centre hubs - corner stores and cafes. Sad when Mortimer complex shut. Could have been better plan supported. Make it a destination, play ground - take us and chairs to eat the takeaway.</p>	
28													
29												<p>It's all well and good to have proposed population growth, but we don't currently have the housing, land or jobs to support this. Where are the jobs coming from? Where are the investments in our region coming from? From a tourism perspective, Benri Barmera Region does not sell itself well and don't take up opportunities, or invest in this. However perhaps have the distillery, museums, bicycle hire, breweries - we need to further invest in tourism.</p>	
30	<p>ALL townships within the Benri Barmera district</p> <p>1. Social infrastructure - Council to provide MORE support and MONEY to community groups who provide the social infrastructure to and/or community. Without these groups / clubs people WILL NOT move or remain in regional areas. There's nothing to do here. How a Council is doing or handling it's responsibilities?</p> <p>2. Education - employment opportunities support ed by education programs. Study pathways do not support the current / future needs of the industry sector.</p> <p>3. Population - needs to be defined, who is Council trying to attract.</p> <p>Employment - there is NOT a employment gap only in the Growth Strategy. No jobs, no growth.</p>	<p>5. Opportunities - First Peoples, history sites, art trail needs to be strategically managed.</p> <p>6. Economic - where is the manufacturing and retail (opportunities) to be part of the supply chain?</p> <p>7. Reasoning and developments - appropriate areas.</p> <p>8. Transport - an ongoing barrier that needs addressing. This includes access to timely / affordable public transport and the attainment of L and P plates.</p>	<p>9. Facilities - public space activation; intended use.</p> <p>10. Terminology - investigate - tourism. Actively pursue ... who is picking up the phone to initiate contact, connection.</p> <p>11. Housing stock needs to be fit for purpose. Prioritise alternate living arrangements. ABS have only 2.2 people per household.</p> <p>12. The Growth Strategy relies heavily on others.</p>										
31	<p>... here is the rest of my response.</p> <p>11. Housing stock needs to be fit for purpose. Providing alternate living arrangements. ABS have only 2.2 people per household.</p> <p>12. The Growth Strategy relies heavily on others.</p>												
32	<p>The purchasing of Crown Land close proximity to business centres and opening that land up for housing</p>			No									
33													
34													
35											na	na	
36												<p>More dining (takeaway also) outlets / options</p> <p>Greater choice of water activities - Barmera</p> <p>Greater transport options to ACL and between local towns</p> <p>Regular Airlink/Theatre/return etc?</p> <p>Greater suitable transport to Benri re Medical appointments</p>	
37													
38	<p>Summary document seems to be focused on supporting and increasing industries that are relevant to the river (water allocations). For future of local sustainability, strong growth in non water reliant industries should be a priority and an attraction strategy for these should be developed.</p>			No								<p>Consider a review of the 21 first year targets and 28 first to third year initiatives to ensure there is adequate resource capacity to deliver effective outcomes.</p>	
39	<p>Having a plan for more housing, tourism and employment opportunities is great. However, without childcare and people will not move to this region to start businesses, work in new jobs or be in homes. Benri's Child Care centre has capacity for 2 children and a 24/7 support every day with huge waiting lists. This is the only childcare facility in the Benri Barmera region and another childcare centre is desperately needed. BenriMark will soon have 3 childcare centres, while we have one which is drastically outdated and does not meet the needs of the young people I support. As a teacher, who is currently on maternity leave, I cannot, and will not, be returning to work as I have no childcare options. My youngest son is only guaranteed one day a week of care and this is obviously not sufficient. He has been on a wait list for adult care days for 6 months, but no extra days are available.</p>	<p>The Department of Education, have contacted me asking that I return to work to support our colleges in this difficult time. However, without adequate childcare I cannot. If the Council is serious about population growth and housing development, you need to push for the services your community needs by lobbying the government or private enterprises to support the growing and existing needs of our community. Without this, people may leave our region in favour of other towns which provide more services.</p>	<p>Additionally, the council need to consider the types of businesses that live the riverland. Government services, tyre shops, law firms and the dozens of empty shops should not have been placed in such a proximity to the river. These shops should be reserved for cafes and dining.</p>	No									
40	<p>Establishment of infrastructure to accommodate a regional heritage museum and incorporated within a community cultural and arts centre. There is an existing building in Pioneer Park which could be expanded with an appropriate building in keeping with current design heritage to ensure maximum utilisation of the area. To fully utilise the area available at Pioneer Park that in the past has been designated for community and cultural purposes it should be centrally located opposite the Visitor Information Centre. Ideally Barmera National Trust Branch would like to locate the Museum to Barmera Township to be more accessible to the community and tourism opportunities to the region.</p>	<p>Community support and comments have indicated there would be increased opportunity for residents to be involved as volunteers in a Museum, Cultural and Arts Centre if it was situated in the centre of the Barmera Township. It is important to preserve the local pioneer history and heritage for our future generations and share our rich stories of development and growth of our region. (personal information removed from this response)</p>		No							<p>The white printing at the top of each column in the plan is difficult to read. I think actual years like 2025-2025 is tedious etc would be more visual and targeted to map the profiles demonstrating commitment and accountability. Avoid continuity of development over time. All prior lists and initiatives are targeted.</p>		
41	<p>As a parent of young children, the key barrier I see to increasing employment is a lack of accessible and reliable childcare. In addition this, I would like to see co-working/spaces/hubs, more higher density housing options in close walking distance to child and shops, more investment/development in Benri (let's make it a destination) including playground, which may require redirecting some of the Moorath playground funding into Benri which would have more benefit to the local economy, encourage larger businesses (there's a precept on, righty or wrongy, that we're not open for business and that BenriMark is doing a better job of attracting businesses), tap into the work from home trend by working with state government to encourage state government jobs to be achieved as Adelaide as well as the regions.</p>			No								<p>No comments</p> <p>It would be useful to include details about future consultations in places such as the local school newsletters or asking for schools to provide a link from their Facebook pages - it may help to gain more input from a younger demographic. It's a 36 year old who was roughly half the age of almost every other person attending the information session.</p>	

ID	Q19: The engagement information provided to the community (Draft Growth Strategy, Fact Sheet, FAQ's,) provided on the Council website, Civic Centre and Libraries helped me form a view on the Draft Growth Strategy	Q20: I am responding on behalf of	Q21: Age	Q22: What town do you live in, or if responding on behalf of an organisation which town are you based in?	Q23: Would you like Council to keep you informed of the outcomes of the Growth Strategy
1	Neutral	Myself as an individual	35-44	Berri	Yes
2	Agree	Myself as an individual	35-44	Berri	Yes
3		Myself as an individual	55-64	Berri	Yes
4	Strongly Agree	A sporting club		Berri	Yes
5	Agree	Myself as an individual	65-74	Berri	Yes
6	Agree	Myself as an individual	45-54	Loveday	Yes
7	Agree	Myself as an individual	35-44	Berri	No
8	Agree	A school or education provider		Berri	No
9	Agree	Myself as an individual	45-54	Berri	Yes
10	Agree	Myself as an individual	18-24	Berri	Yes
11		Myself as an individual	55-64	Berri	Yes
12	Agree	Myself as an individual	55-64	Barmera	No
13	Neutral	Myself as an individual	55-64	Monash	Yes
14	Neutral	Myself as an individual	55-64	Barmera	No
15	Neutral	Myself as an individual	65-74	Berri	No
16	Agree	Myself as an individual	55-64	Berri	Yes
17	Agree	Myself as an individual	45-54	Berri	No
18	Agree	Myself as an individual	35-44	Berri	No
19	Strongly Agree	Myself as an individual	55-64	Barmera	Yes
20	Neutral	A school or education provider		Berri	Yes
21	Strongly Agree	Resident at a Retirement Village		Barmera	Yes
22	Agree	Myself and Business		Berri	Yes
23		Myself as an individual	25-34	Other (not in a township)	No
24	Agree	Myself as an individual	35-44	Winkie	Yes
25	Neutral	Myself as an individual	45-54	Winkie	No
26	Agree	Myself as an individual	65-74	Barmera	Yes
27	Neutral	Myself as an individual	35-44	Glossop	Yes
28	Agree	Myself as an individual	45-54	Barmera	No
29	Strongly Agree	Myself as an individual	45-54	Loveday	No
30		Myself as an individual	45-54	Other (not in a township)	No
31					No
32	Strongly Agree	Myself as an individual	55-64	Berri	Yes
33	Neutral	Myself as an individual	55-64	Other (not in a township)	No
34	Neutral	Myself as an individual	55-64	Monash	No
35	Agree	Myself as an individual	55-64		No
36	Strongly Agree	Myself as an individual	65-74	Barmera	Yes
37	Neutral	Myself as an individual	35-44	Other (not in a township)	No
38	Agree	Myself as an individual	55-64	Other (not in a township)	No
39	Strongly disagree	Myself as an individual	25-34	Other (not in a township)	No
40	Neutral	Self included		Barmera	Yes
41	Strongly Agree	Myself as an individual	35-44	Other (not in a township)	Yes

Appendix 2. Direct Correspondence from Key Stakeholders

Bethany Hold

From: Semmler, Kristy (Health) <Kristy.Semmler@sa.gov.au>
Sent: Monday, 11 July 2022 11:52 AM
To: Bethany Hold
Subject: FW: RESPONSE REQUIRED: Berri Barmera Growth Strategy - Public Consultation

Morning Bethany

We have read through the details of the Berri Barmera Growth Strategy, at this stage we have no further suggestions or require involvement from SA Ambulance.

Please keep us informed on any further development in the Berri Barmera Growth Strategy.

OFFICIAL

Regards

Kristy Semmler
Administration Assistant
Murray Mallee
Operations (Country)
SA Ambulance Service
Government of South Australia

Tel: 0427 886 702
Email: kristy.semmler@sa.gov.au
Website: www.saambulance.com.au

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From: Health:SAAS Enquiries <HealthSAASEnquires@sa.gov.au>
Sent: Wednesday, 6 July 2022 3:05 PM
To: Health:SAAS Country Admin <Health.SAASCountryAdmin@sa.gov.au>
Subject: FW: Berri Barmera Growth Strategy - Public Consultation

From: Bethany Hold <bethany@holmesdyer.com.au>
Sent: Wednesday, 6 July 2022 9:57 AM
To: Health:SAAS Enquiries <HealthSAASEnquires@sa.gov.au>
Subject: Berri Barmera Growth Strategy - Public Consultation

Good morning,

Please find attached a letter requesting your involvement in the Berri Barmera Growth Strategy.

Should you have any questions regarding the letter please contact Chantal Milton, Principal at Holmes Dyer on (08) 7231 1889 or email your query to engagement@holmesdyer.com.au.

Regards,
Bethany Hold | Consultant

HOLMES DYER 

Level 3, Reid House, 15 Featherstone Place Adelaide SA 5000

Unit 7, 326 Edgecliff Road Woollahra NSW 2025

T +61 8 7231 1889 | M +61 409 091 700

bethany@holmesdyer.com.au | www.holmesdyer.com.au

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15 July 2022

Mr Dylan Strong
Chief Executive Officer
Berri Barmera Council
By email: engagement@holmesdyer.com.au

Dear Mr Strong

RE: South Australian Tourism Commission response to the Berri Barmera Council Growth Strategy.

Thank you for your correspondence to Mr Rodney Harrex, seeking stakeholder views on the Berri Barmera Council Growth Strategy. I am pleased to provide feedback on behalf of the South Australian Tourism Commission (SATC) for Council's consideration.

The SATC commends the Council on their long-term strategic planning, that takes into consideration tourism as being a key economic driver and significant industry sector. We are also pleased to note that there are plans to adjust the planning policy settings to facilitate new investment. This is complementary to tourism development, as we know the planning and policy settings can often hinder growth and investment rather than provide a supportive setting.

The Regional Visitor Strategy 2025 has a key focus on the Riverland region. The Riverland chapter describes *"the priority for the Riverland is to increase visitation and length of stay from Adelaide as well as key interstate and international markets. A focus on all parts of the visitor mix are required: growing events, creating new visitor experiences, driving increased collaboration and supporting operators"* and the Growth Strategy aligns to these desired outcomes.

The tourism and activation priorities referred to on page 18 of the Growth Strategy aligns to the *Regional Visitor Strategy 2025* and demonstrates the Council's contribution to the success of growing tourism in this part of the state.

More broadly, workforce across the tourism, accommodation and hospitality sectors continues to be a challenge, and it is anticipated that this will be ongoing. This extends to the challenges of regional accommodation and housing supply for workers, and we need to be working together across all levels of Government and industry to collaborate and think innovatively about how this problem could be resolved. The SATC developed the *South Australian Tourism Workforce Directions Paper* in 2021 which summarises the challenges and opportunities and is used as the basis for the SATC's advocacy in this space. This is published on www.tourism.sa.gov.au.



Government
of South Australia

We note that the Council has outlined priorities to 'partner with TAFE and the Universities' regarding an enhanced program of education and training opportunities. We would encourage Council to use this opportunity encourage 'tourism as a career' and facilitate sector work experience and mentoring that lead to jobs and population remaining within the region.

Focusing on a sustainable future is important for South Australia. Throughout the COVID pandemic, a heightened awareness and demand for sustainable travel and tourism has become evident. South Australia, as a destination, is not focused on promotion to attract mass tourism. Rather, as a boutique destination, the focus is on attracting high yield tourism. In line with this focus, our targets and primary progress reporting is centred on visitor expenditure rather than visitor numbers. Given the nature of South Australia as a tourism destination, there is an opportunity to take a leadership role in positioning the state as a sustainable tourism destination on a global stage. This aligns with the state's existing progressive sustainability credentials. The SATC has developed the *South Australian Visitor Economy Sector Plan 2030*, that focuses on ensuring economic growth and sustainability of the tourism industry. The Berri Barmera Council Growth Strategy has the opportunity to ensure that sustainability is embedded and underpins Council's long-term planning.

Finally, we would encourage you to reach out to Ms Pamela Canavan, Regional Tourism Manager for Destination Riverland, to assist with any local tourism planning. Ms Canavan's email is gm@destinationriverland.org.au.

Thank you again for the opportunity to provide feedback on the Berri Barmera Council's Growth Strategy. If you would like to discuss any of the feedback further, please contact Ms Kathryn Galpin, Policy Manager via email kathryn.galpin@sa.gov.au.

Yours sincerely,

Adam Stanford
Senior Manager
Strategy and Insights



Ref: DTIEB-2022-5343

Holmes Dyer Pty Ltd
Level 3, 15 Featherstone Place
Adelaide SA 5000

Dear Dylan and Chantal

Thank you for your recent request for feedback on the Berri Barmera Council Growth Strategy. I am happy to provide the observations below.

The Department for Trade and Investment (DTI) is delighted to support the Council in meeting its growth opportunities, particularly in its support for tourism investment and expansion, and in the important export focussed fruit and vegetable sectors which drive the State's reputation in quality food and wine.

Your Growth Strategy provides a useful roadmap, supported by deep community engagement, which can support a range of State Government growth priorities over the next few decades. Having a locally driven agenda is key to the State's future growth prosperity.

I note a number of the economic growth scenarios will benefit from the involvement of my Department's State Planning Commission, supported by the Planning and Land Use Services Division (PLUS).

PLUS is currently doing preparatory work for new Regional Plans for each of the seven planning regions of South Australia. Regional Plans will establish a 15-to-30-year vision for each region with a particular focus on land use, transport infrastructure and the public realm.

Council's strategy is therefore timely and valuable for feeding into the draft Regional Plan for the Murray Mallee Planning Region. PLUS staff are seeking to partner with councils and are currently meeting with them to discuss the regional planning program, alignment with current and past strategic planning work, and to understand the local context for the preparation of a detailed engagement plan for the region.

Tom Victory, Team Leader of Regional Planning will be in touch with you further. He can also be contacted on 8402 1843 or at tom.victory@sa.gov.au.

I am aware of expansion plans of at least a couple of key exporting companies in the Berri Barmera Council which my department has engagement with. These may require relevant soft and hard infrastructure investment and planning, and I will encourage them to be in touch with officers in PLUS, and with your own planning and economic development staff

Yours sincerely



David Reynolds
CHIEF EXECUTIVE

26 / 07 / 2022

BERRI HOCKEY CLUB INC.
PO Box 890, Berri 5343
President/Secretary: Brett Stokes
Treasurer: Kristen Hibberd



Reference: Draft Growth Strategy

Berri Barmera Council

PO Box 229, BERRI SA 5343

Dear Dylan and Chantel

I write in response to your request for submissions about the Berri Barmera Councils growth plan vide letter dated 1st July 2022, addressed to this club.

The Berri Hockey Club is located at Glassey Park, which boasts a National Hockey Facility and has hosted National, State, Regional and local level hockey competition. The Berri Hockey Club and Riverland Hockey Association have a strong history of success and utilises the Glassey park artificial surface as its main arena as well as two grassed fields.

With the implementation of a growth strategy the Berri Hockey Club can see how the expansion of facilities in the vicinity of Glassey Park can promote health and wellbeing, education and support local sporting organisations in the growth and sustainability of their sport.

This can be achieved by working in partnership with the new Berri Regional Secondary College, Riverland Special School, TAFE, The Berri Stadium and affiliated sporting organisations, Berri and Riverland Hockey Association and the wider general public.

Our proposal would be to consider a new multipurpose artificial playing surface and change room facility to be constructed on the grass fields on Stadium drive, next to the Berri Stadium and between Berri Regional Secondary College and the current artificial hockey pitch.

A multipurpose surface can be hybrid in nature with no specific need to water or place sand upon its surface, therefore maintenance and environmental impact would be minimal. It can then cater different sports field markings such as tennis, netball, basketball, hockey and soccer in an outdoor and enclosed setting. These fields can then be in the main used by the Education facilities and then also utilised by the sporting organisations for their own competition and trainings, outside of school hours.

We would encourage that change rooms, toilets and a storage facility be constructed on the Stadium drive side of the multipurpose surface for the use by the different education facilities to store their equipment as well as provide safe and accessible toilets and change rooms for their students during physical activity lessons. These toilet and change room facilities could also be utilised by sporting organisations during training and competition.

This is simply a snap shot of the possibilities such a facility could provide and I look forward to be given the chance to discuss our vision for the growth of this facility further with you. Please do not hesitate to call for any further information of our proposal.

Yours sincerely

Brett Stokes

President
Berri Hockey Club
0408120477
Brettstokes12@gmail.com

26th July 2022

BWMCC Growth Submission 2022

1. Tourism

- The Berri Riverside Holiday Park has grown its annual turnover from \$1m to \$3m through steady growth over the last 5 years. Our turnover target is \$5 within the next 5 years. The advent of Covid did create a temporary downturn and future insecurity, however on “the other side” it has worked in our favor due to intrastate visitation and the shutdown of overseas travel.
- The estimated benefit to the Berri Community’s economy generated from the Berri Riverside Holiday Park based on current turnover (using BDO’s multiplier of 1.8) is \$5.4m per annum.
- Tourism dollars are essential to the Berri Community’s economy and so the promotion and development of Tourism needs to be supported.

2. Land for expansion

- To support the BWMCC growth plans two letters to the BBC have been submitted to Council in relation to annexing lot 60 to our existing site.
- Long term this will enable the BWMCC to progressively develop even more Tourism accommodation and facilities to increase turnover from Tourism and generate even more tourism spending in the local economy.

3. Attractions

- Growing our facilities brings more visitors to Berri and it is imperative that the town provides attractions that satisfy tourism demand.
- The Riverfront / Riverview Drive precinct needs more lifestyle and leisure development including restaurants, coffee shops, alfresco dining areas.
- The Water Tower needs a mural like other Mallee Towns. A directional dial needs to be installed at the top of the lookout to explain what people are looking at e.g. Winery etc. Rotary to be approached to organize.
- The Marina River front needs some minor upgrading to be more conducive to water activities i.e. skiing.
- Willabalangaloo needs to be revitalized This is a National Trust property but needs help with grant applications to upgrade walking trails and facilities. Work for the Dole program could be utilized. Service Club involvement could be investigated. This facility could come under the umbrella of one of the BBC committees to work with the National Trust to coordinate the upgrade.
- The Big Orange needs to be reopened as a Tourist attraction. Communication with Frank Vallelonga needs to happen to understand his future plans.
- Berri Pumping Station – An interpretation sign with photos needs to be installed to explain the importance of the facility to the irrigation area and its history. CIT to be approached to contribute.
- The Cobdogla Steam & Irrigation Museum is an asset that needs to remain open. Current funding issues need to be resolved on a District basis. As a thought maybe all accommodation businesses could be asked to equally contribute 50% of the running costs with the State Government contributing the other 50%.
- The Loveday Internment Camp is a historical site and needs to be reinstated as tourist attraction.

- The Monash Playground is recognized to be one of the best adventure playgrounds in South Australia. Over time additional equipment needs to be installed to keep it fresh and attractive. More family BBQ facilities need to be installed on the eastern side of the playground to satisfy demand.
- Berri Sporting facilities -Golf Course, Bowling Club, Basketball Stadium, Gymnastics, Hockey are recognized to be some of the best in SA and attract many participants from all over SA & Australia. The BBC has thankfully supported these organizations in the past which has benefited sports tourism as well as our community. The BWMCC will continue to support these organizations on an annual basis.
- The Berri Tennis Club hosts two major tournaments per year attracting competitors from all over Australia along with local competitions from hotspots to seniors throughout the year. Their facilities have become well and truly worn out and are in need of considerable funds and assistance to bring them back to scratch to continue these events.
- The Berri Golf Club has an aging and unreliable freshwater irrigation system which urgently needs replacing. Golf Tourism has grown and the Berri Golf Course hosts several events attracting many visitors to Berri & the Riverland.
- Tourist attractions outside of the Berri Irrigation Area have traditionally not been able to be supported due to the current BWMCC constitution. Our current committee has made a recommendation that the constitution be amended at our next AGM to allow support to be given to organizations that support youth and local tourism eg The Cobdogla Steam & Irrigation Museum.

4. Bike Tourism

- Has grown exponentially since SA has hosted the Tour Down Under.
- The Berri Bike Group has worked with National Parks to map and sign post the Katarapko River trail. This is very under utilised at the moment due to lack of promotion.
- The existing bike track to Martin Bend is very good for families and novice riders but not long enough for the serious rider.
- We have excellent back roads through our fruit growing area connecting Barmera to ride around the Lake. These roads need to be sign posted as per the Adelaide to Port Adelaide greenway roadway signs or signs as per the Katarapko Trail.
- Long term with the assistance of grants the old railway line between Barmera and Renmark needs to be signed and sealed in a similar way to the Riesling Trail in Clare. This will suit all types of bikes. In the short term to save costs, a crusher-dust topping will enable off road bikes to travel between the towns (as per the Rattler Trail between Auburn and Riverton)

5. Marketing & Promotion

- Destination Riverland has become the umbrella marketing arm for the whole of the Riverland, however all organizations including the BBC, need to make sure that we are getting the right exposure with current information about our facilities and activities.
- Current photos need to be listed on the Destination Riverland and BBC websites.
- Destination Riverland's website is very comprehensive, but a lot of the information is hard to find unless you drill down several levels.
- Too often everyone trusts Destination Riverland to successfully promote and market our area without any questions of accountability. We have taken a "set and forget" attitude. Destination Riverland should be benchmarked against other areas such as The Barossa and Yorke Peninsula for effectiveness.

- Away from tourism it has been mentioned in other submissions that investment and business incentives to relocate to Berri are not visibly marketed. The Berri Riverside Holiday Park has benefited from Trades people staying in the Park for major projects and we encourage this through growth to continue in the future.
- The existing Berri bike paths need to be promoted on the BBC website. Bike SA needs to be communicated with to actively promote our bike tracks.
- Martin Bend needs to be more actively promoted as a ski site. This will encourage visitors to stay in Berri rather than Renmark.

6. Website

- The BBC website needs to be more user friendly with more Tourist Attraction photos, videos and YouTube links,
- The website should have links to all accommodation and Tourist attraction sites.
- A calendar of events needs to be coordinated to make sure that local organizations do not double book activities causing accommodation “log jams”. Suggest this be coordinated through the VIC.
- BBC cross-promotion with all Tourism based businesses needs to be encouraged.

7. Visitor Information Centre

- The BWMCC has had a long history with the operation of the VIC. From the early 1960's to the time of building of the current Facility the BWMCC operated the Berri Tourist Office with the help of volunteers.
- The BWMCC gifted the previous Tourist Office in Vaughn Tce to the BBC as its contribution to the current Tourist Office.
- The current VIC could be relocated to make room for the expansion of Riverside Restaurant facilities which are and will be in demand due to the expansion of our & BRH accommodation facilities.

8. State Government grants

- The BWMCC sincerely appreciates the help received from the BBC in relation to receiving grants from the Federal Government. These in the near foreseeable future will be a lot harder to get, however State Government Tourism grants need to be actively sought. Other regional areas seem to be attracting Tourism promotion dollars with no mention of the Riverland.
- An invitation from the BBC BWMCC & BRH to the Premier and new State Tourism Minister to an official opening of the Riverview Drive accommodation precinct would be an ideal time to promote Berri and the Riverland as a premium tourist destination. A River cruise on FAY would enable us to promote our area on a more casual basis. Meeting personally with the Premier will ensure we establish a line of communication which we may have lost due to the change in Government.

9. Signage

- The Berri Riverside Holiday Park would like to position roadside promotional/directional signage before each of the new roundabouts. This will encourage tourists to visit Berri rather than bypass the town.

Summary

The BWMCC is currently investing in assets that are growing turnover and flow-on revenue for the community. Our business model is geared to future growth whereby excess income derived from Tourism can be allocated to building other Berri community assets. Past examples have been the Berri Swimming Pool, The Memorial Gates, Oval and Grandstand, CWA hall, The Memorial Wing of the Hospital, the previous Tourist Office plus contributions to the current Tourist Office & Sports Stadium to name a few.

The BWMCC would like to work more closely and in partnership with the BBC to make sure that all short- and long-term growth objectives are met. We believe that with consistent communication we can help grow Berri's assets together.

Yours Sincerely

Jim Rosenthal

Chairperson



Berri War Memorial Community Centre Inc.

Jim Rosenthal

Mark Venter

Phone 08 8582 3723

87 Riverview Drive, Berri
PO Box 237
Berri SA 5343

Mobile 0418 839 381
jim.r@bwmcc.org.au

Mobile 0487 333 723

mark@berriholidaypark.com.au

Mr Dylan Strong
CEO Berri Barmera Council
Po Box 922
Berri 5343
SA

28/07/22

Re addendum to Letter dated 6/07/22 - Clarke Road

Dear Dylan & Tracey

In the advent that an agreement can be reached in relation to Lot 60 as per previous correspondence the BWMCC would like to expand on the below clause

j. The BWMCC Clarke Road property (Allotments 2 & 4) can be involved in a land swap if BBC wishes to relocate soccer or **use for another purpose.**

“**another purpose**” could involve Lots 2 and 4 or 10 (on the future plan) be zoned residential so as the area can be split into housing blocks which are in demand.

If an agreement cannot be reached as per our two previous letters of request, then the BWMCC would like the zoning of Lots 2 & 4 to be zoned residential for the purpose of either resale or development of an over 50's residential complex.

It has come to our attention that a house is being constructed on the block adjacent to lot 2 facing Clarke Road and there are existing houses and sheds in the 10 area.

We therefore suggest if the BBC does not wish Lot 2 & 4 to be utilized as recreation, they be zoned residential.

Yours Sincerely

Jim Rosenthal

Jim Rosenthal

Chairperson



2 TITLE AND STATUTORY DETAILS

2.1 Title Details

Search Date	22 March 2022
Real Property Description	<ul style="list-style-type: none">➤ Allotment 58 Deposited Plan 90069 contained in Certificate of Title Volume 6143 Folio 545.➤ Allotment 62 Deposited Plan 95131 contained in Certificate of Title Volume 6155 Folio 912.➤ Allotment 2 Deposited Plan 31271 contained in Certificate of Title Volume 5880 Folio 757 and➤ Allotment 4 Filed Plan 43686 contained in Certificate of Title Volume 5880 Folio 756.
Registered Proprietor	Berri War Memorial Community Centre Inc.
Encumbrances	There are no easements recorded on the Titles and Plans to Allotments 58 and 62, however a number of service easements bisect the front and centre of Allotment 4 and a service easement affects the rear of Allotment 2. A Mortgage to Westpac Bank (12235051) is registered on the Title to Allotment 58 but is disregarded in the valuation.
Unregistered Dealings	Nil.

Copies of our recently searched Titles are annexed to this report. A PLB Plan showing the subject Allotments and shape of the subject follows:



This valuation is subject to there being no encumbrances, which may have an adverse effect on our valuation. Should any such easement, encumbrance or restriction become apparent, we reserve the right to review our valuation.



Address: Berri Riverside Holiday Park, Riverview Drive, Berri. SA. 5343
Job No. Ref JB2636092 - 19473
Date of Valuation: 4 March 2022

Page 2

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Page 2



Department for Environment and Water comments - the Berri Barmera Council Growth Strategy, 28 July 2022

Climate change

Climate change may pose challenges and opportunities for growth, as acknowledged in the Council's Environmental Management and Sustainability Strategy, but not in the draft Growth Strategy.

It is recommended that Council, if it hasn't already done so, undertakes a climate change impact assessment that considers the potential impacts of climate change (both negative and positive), and reflects the findings in the draft Growth Strategy.

Climate change challenges and opportunities may include (not exhaustive):

- Changes in rainfall and seasonal temperatures
- Increased time in drought
- Changes in River Murray flows
- More hot days and heatwaves
- Increase risk of storms and/or flooding
- Impacts on agriculture from the changing climate & the need to support climate resilience
- Exposure to export markets or regulation that increasingly may require low emissions goods and services
- Renewable energy and other low emissions industry opportunities
- Opportunities for carbon sequestration (carbon farming)
- Impacts on other regional industries such as tourism
- Impacts on the environment from any growth strategy noting that threats e.g. drought, changes in pest plants and animals may be increased

Further information

- DEW's [Guide to Climate Projections for Risk Assessment and Planning](#). Updated projections will be published in November 2022.

Biodiversity conservation

The proposed growth strategy proposes the expansion of productive land by up to 1000ha, new and expanded solar farm opportunities, and a further 1800 dwellings but is silent on where agricultural expansion and solar farms would occur (it is assumed the 1800 dwellings would be within the existing urban zoned land, except for Area 15 in Barmera, currently zoned Rural Horticulture).

Subsequent investigations for agricultural expansion and solar farms should seek to avoid or minimise impacts on native vegetation, River Murray and environmental generally. While beyond the scope of the Growth Strategy, DEW supports farming practices that benefit local species (including some endangered ones) whilst also providing benefits to the grower (e.g. Regent Parrots, microbats, native pollinators etc. (DEW can provide examples). Such farming practices would likely also facilitate a diverse and attractive tourism drawcard (i.e. diverse and plentiful food and wine trail).

The draft Growth Strategy also identifies the potential for an expanded or new tourism opportunities near Winkie and at Katarapko, in the Murray River National Park, and at Nockburra Creek/Bruno Bay in the Loch Luna Game Reserve. As these opportunities are on



reserves under the *National Parks and Wildlife Act 1972*, they would obviously need to be explored with DEW.

Environmental Watering

Under Murray Darling Basin Plan, including Environmental Watering under the Constraints Management Strategy, environmental watering will become more frequent and may inundate developments on the floodplain, including riverfront infrastructure, caravan parks, walking trails and campsites.

This should be acknowledged in the Growth Strategy and subsequent investigations should seek to future-proof such developments by designing them to withstand inundation up to 80,000 ML/day (at the South Australian border).

Sites in the Berri Barmera Council Growth Strategy that have the potential to be impacted by the proposed inundation include:

Berri

- Riverfront infrastructure (lighting and Wi-Fi)
- Development opportunities (RuH 7)
- Conservation areas

Barmera

- Lakefront masterplan
- Riverfront infrastructure (lighting and Wi-Fi)
- Streetscape amenities (Queen Elizabeth Drive)

Cobdogla

- Caravan park extension
- Walking Trail Link to Bruno Bay /Nockburra Creek
- Endpoint of the Tourist Train Link to Loveday
- Rural living lots

Overland Corner

- Glamping and Camping sites
- Walking trails and interpretation

Urban greening and Water Sensitive Urban Design

The draft Growth Strategy encourages increased urban greening and maps areas where council proposes this occurs. This presents an opportunity to promote Water Sensitive Urban Design (as per the Council's Environmental Management and Sustainability Strategy) to support urban greening and urban cooling, while also reducing stormwater discharge.

Crown Land

The coloured areas (and the lagoon) identified for the possible expansion of the Cobdogla Caravan Park and mooring facility are unalienated Crown land. Therefore the Council would need to negotiate with DEW (and possibly Native Title holders) regarding tenure.



It is also noted that the Caravan Tourist Park Zone is not within the River Murray Floodplain Protection Area (RMFPPA) Overlay; this appears to be an anomaly and would mean that any development would not trigger a referral to the Minister for the River Murray.

As such, Council may wish to seek to 'rezone' the Caravan Tourist Park Zone so that it falls within the RMFPPA.

Suggested specific changes

It is suggested a few of the statements under the Vision Statement could be changed to more positive language, as follows:

Key Initiatives

- ~~Advocating on behalf of landowners for increased access to water resources~~
Explore options for alternative sources of water

Threat

- ~~Lack of control~~ Uncertainty of annual water allocations

Weakness

- ~~Restrictions on~~ Variable River flows and water allocations in response to a changing climate and water availability.



Document Reference Number: 22_003

Dylan Strong
Chief Executive Officer
Berri Barmera Council
By email: engagement@holmesdyer.com.au

**Murraylands and
Riverland Landscape
Board**

**Unit 5-6, Level 1 Sturt
Centre,
2 Sturt Reserve Road
Murray Bridge SA 5253**

**PO Box 2343
Murray Bridge SA 5253**

**Tel 08 8532 9100
MRenquiries@sa.gov.au
landscape.sa.gov.au/mr**

27 July 2022

Berri Barmera Council Growth Strategy

Dear Mr Strong

Thank you for your letter/email dated 4 July 2022 regarding the draft growth strategy for Berri Barmera Council. The Murraylands and Riverland landscape board (the landscape board) appreciate the opportunity to comment on this important strategic document for council. The landscape board support the development of a vision and long term growth targets for the council area, this will be an important step in defining sustainable growth and development with community.

Landscape board staff from the planning team attended an early meeting with a representative from Holmes Dyer in February 2021, to talk in very general terms about growth opportunities for council. In that discussion, it was highlighted that opportunity areas existed around growing tourism connected to the natural environment, developing a centre of excellence for the solar industry (particularly in regard to the management and recycling of end of life waste) and advocating or leading on waste management in the Riverland to improve sustainability and reuse potential. Planning team staff also participated in earlier work on council's Environmental Management and Sustainability Strategy scoping and development, which was considered a highly successful approach to far-reaching community engagement and collaboration in exploring and prioritising issues important to regional communities.

The landscape board has a role under the *Landscape South Australia Act 2019* to support and enhance ecologically sustainable development, and in working towards the priorities of the [Regional Landscape Plan](#). In this regard, there is good connection between the objectives of the landscape board and the regional councils within the Murraylands and Riverland landscape region. The clear definition and agreement with community on areas of growth, rezoning or land use change will also inform the discussion and development for the new Murray Mallee Regional Plan. The landscape board looks forward to working with regional councils and Planning and Land Use Services (PLUS) in helping to shape strong and relevant regional plans for these communities.

General comments

The growth strategy needs to consider how to identify future, long-term defensible boundaries to accommodate growth for a variety of needs. It should also identify broad timescales for when such areas can come forward, by creating reservoirs of land for particular purposes, perhaps including clustering. There is a need to prevent *ad hoc* development to seek to secure sustainable development.

This will be difficult if done in isolation and the three Riverland Councils would benefit from a joined up approach to development in the sub-region, linked to or driven by the emerging regional plan.

Sustainable agriculture

The landscape board is supportive of the re-establishment of horticulture/viticulture on abandoned agricultural blocks, as these vacant sites present land management issues for containing problematic weeds. It is likely that these sites are already serviced by water infrastructure from Central Irrigation Trust, which will help with reactivation, however the small size of some abandoned blocks can create some challenges as most growers are seeking larger scale production to achieve efficiencies. Adding new customers will benefit the trust and the broader customer base, but there will be no new water access entitlements made available in respect to the All Purpose Consumptive Pool. In the southern-connected Murray-Darling Basin the water market is based on a 'cap and trade' system where the cap represents the total pool of water available for consumptive use and water can only move among licence holders, and to new businesses, by trade. The trade of a water right can mean a transfer of ownership, a change of location, or both. Trade can also be undertaken on a permanent or temporary (i.e. lease) basis. See Department for Environment and Water - [Water markets and trade](#). Water availability will be a clear element that council will need to work creatively with, to support the proposed increase in productive land and agricultural growth.

Water management

In general, from a water perspective the landscape board support the key environment initiatives relating to water such as; the protection of existing water resources, advocating for sustainable water supply in the region and maintaining environmental flows.

The mid-term initiative to investigate opportunities for stormwater capture and reuse in new projects or via retrofitting of existing urban areas is also supported. Options to treat and reuse stormwater will be important future measures to assist with providing adaptation in times when River Murray allocations are reduced. Both council and community are aware that the existing water supply is limited and that future water availability, while being a constraint, could also be viewed as an opportunity to creatively enable growth.

The proposed rezoning of horticultural land around Berri for future residential growth may need further consideration as to the costs and benefits to council. For example it may be advantageous to retain some existing productive areas and seek residential growth elsewhere. Growth of residential areas will need to be mindful of land use conflicts such as noise and spray drift from agricultural land uses. In any of the proposed residential growth areas, it is recommended that large green open spaces are retained where practicable, for cooling, amenity and liveability of future communities.

Specific comments by section are provided in **Table 1**.

For further information regarding this matter, please contact Eilidh Wilson, Senior Project Officer Planning and Policy within the Murraylands and Riverland Landscape Board on Eilidh.wilson@sa.gov.au or 0400 889 023.

Thank you for writing to the Murraylands and Riverland Landscape Board and I trust this information is of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Meddle', with a stylized flourish at the end.

Andrew Meddle
General Manager, Murraylands and Riverland Landscape Board

Table 1 – Comments by section

Growth Strategy Section	Comment	Suggestion
Vision Statement and Key Targets – Building blocks for growth	<p>It is great to see the environment recognised in council's vision as a key asset that is at the heart of council and community livelihood.</p> <p>'A council strongly supportive of high-quality growth and expansion' includes sustainable and unsustainable growth. Focussing on sustainable growth will set clear expectations for the development council wants to attract to the area.</p>	A council strongly supportive of high-quality <u>sustainable</u> growth and expansion.
Key 20 Year Targets	'Advocating on behalf of landowners for increased access to water resources' – unclear statement	It is unclear what is meant by this, further clarity is requested. The Council should consider the known and likely future constraints on water entitlements and consider whether this target should be framed around water re-use and sustainability options.
SWOT Analysis	<p>A major strength/opportunity is the Lake Bonney cultural precinct project that council has pioneered. There is real potential to build on the attraction of this cultural and tourism feature as a drawcard for the Berri area.</p> <p>The strong regional identity as part of the Riverland is a strength that may be overlooked but should be identified here to connect with regional development and tourism strategies.</p>	<p>Add Lake Bonney Cultural precinct as a strength.</p> <p>Add 'Strong regional identity as part of the Riverland' as a strength.</p>

Growth Strategy Section	Comment	Suggestion
	It is suggested that the SWOT analysis could be reframed to include the community at the heart of decision making.	<p>Remove the threat 'Lack of control of water allocations' and add an opportunity; 'community and industry engaged in water allocation planning.'</p> <p>Remove the weakness 'Drought and extreme weather events' and add an opportunity; 'create a resilient community prepared for drought and extreme weather events.'</p> <p>Remove the weakness 'Restrictions on River flows and water allocations' and add an opportunity; 'Being prepared for restrictions of river flow and water allocation.'</p> <p>Rephrase the strength 'Repurchasing of water rights' to add clarity on council's thinking</p>
Where are we going? Environment	It is pleasing to see the environment up front in council's consideration of future growth. There is strong potential for council to build on its modest growth through championing high quality sustainable development which clearly enhances biodiversity and grows community and cultural connection to place. Increasing the ecosystem resilience to climate change will be key in creating a sustainable future.	<p>It is hoped that regional councils will support the landscape board's request to PLUS through continuing to advocate for a practice note or guidance in relation to solar farm development. In several parts of the landscape region, solar farm growth is tied to infrastructure choices and not the best use of the land. In recognising that this industry will continue to grow, a whole of life cycle approach is required, to evaluate any loss of productive land or connectivity, the regional benefits and the end of life management of waste or site restoration/renewal. Noting that council have identified the development of a solar farm strategy in the 1-3 year timeframe of implementation, this could potentially be after the introduction of the new regional plans and any proposed zoning changes.</p> <p>It would be helpful if council could connect the environmental works proposed to the "why" to promote community understanding that this work will enhance biodiversity and increase resilience for the future. Council could consider including reference to the State Climate Change Action Plan and Regional Development Association Strategic Plan in this respect.</p>
Where are we going? Investment and Employment	'Identify water license buy-backs and site consolidation opportunities' is not clear about what role council will play in water	If council is seeking to support businesses by buying water on their behalf, it is suggested that they would need expertise to manage a water portfolio. The growth strategy could clearly identify council's role in this space.

Growth Strategy Section	Comment	Suggestion
	<p>management. Although this is expanded upon, in implementation section 4, as;</p> <p>‘Investigate water license buy-backs and site consolidation opportunities for expanded agricultural production’, it is not clear who will be buying back water – if it is the council on behalf of irrigators and if so, why and for what outcome? Irrigated agricultural businesses in the Riverland are built around the open water market which was established in response to industry demand. Where irrigators sold their water licence they did so for business reasons.</p>	
Geographical Areas Berri	<p>Under the ‘Opportunities for Residential Growth’, the last bullet point notes ‘Area 17 opportunity for expanded marina/residential development for Areas 7 and 16’. These areas are close to ecologically sensitive areas adjacent to these zones. The landscape board holds particular concern with potential ecological impacts to the Martins Bend wetland complex at Berri Area 7. Turtles frequently nest across the road in the proposed area for rezoning and their conservation status is fragile. Measures to increase their viability would be welcome.</p>	<p>Expansion of development in Areas 7, 16 and 17 could impact an environmentally sensitive area adjacent to Martins Bend wetland complex. If this area is to be developed, it is recommended that additional conservation buffers and reserves would be beneficial, including the harvesting and reuse of stormwater.</p>

Growth Strategy Section	Comment	Suggestion
	<p>Development in areas 3 and 7 has the potential for stormwater harvesting and management that could contribute to the environmental watering at Martin's bend.</p> <p>New marinas require a water licence to fill the marina, and to cover annual evaporation loss – see section 5.5.3 'Artificial Water Bodies' of the current Water Allocation Plan for the River Murray Prescribed Watercourse</p>	<p>It is recommended that council investigate if a water licence can be obtained for a new marina development, with an allocation for fill and ongoing evaporative losses. Please contact DEW – water licensing and DEW – Crown Lands departments to discuss.</p>
Cobdogla	<p>The plans to extend the Cobdogla caravan park and install mooring infrastructure may pose significant management issues for Loveday Basins management if implemented in full.</p>	<p>Please directly consult the DEW - Water Infrastructure Operations Team regarding potential expansion of the caravan park.</p>
Overland Corner	<p>The Overland Corner Plan aligns with the landscape board's understanding of the National Trust of South Australia's plans to upgrade the existing camping grounds and create walking trails. However, the landscape board are unsure if The National Trust and First Peoples of the River Murray as landholders are fully aware of the proposed plans for this site</p>	<p>Engage with The National Trust and First Peoples directly regarding the proposals for Overland Corner.</p>

Growth Strategy Section	Comment	Suggestion
	<p>The proposed glamping location will need to consider its presence close to or on the river's floodplain. If the DEW 'Sustaining Riverland Environments' project goes ahead, it will enable additional opportunities to inundate the floodplain, which could cause issues for glamping and supporting facilities. An alternative location that would avoid the flooding risk is the existing parking area below the Overland Corner Hotel.</p>	<p>Engage with DEW – River Murray projects to understand the extent of inundation that could occur with the Sustaining Riverland Environments project, and its implications for the glamping development.</p>

Bethany Hold

From: Nash, David (ORSR) <David.Nash@sa.gov.au>
Sent: Friday, 29 July 2022 10:54 AM
To: Engagement
Subject: RE: Berri Barmera Growth Strategy - Public Consultation

OFFICIAL

Hi Chantal

Thank you for the opportunity to provide comment on the draft Berri Barmera Growth Strategy. We have reviewed the strategy and have no comments. As you are aware the Office for Recreation, Sport and Racing has a range of resources (including grant programs) that aim to support Councils in the planning, design, development and management of sport and active recreation facilities. Information is available on our website - <https://www.orsr.sa.gov.au/>

Kind regards

David

David Nash

Manager, Recreation and Sport Planning
Office for Recreation, Sport and Racing
T (08) 7424 7624 • M 0401 120 360 • E david.nash@sa.gov.au
27 Valetta Road, Kidman Park, SA 5025 • PO Box 219, Brooklyn Park, SA 5032
www.orsr.sa.gov.au | www.sasi.sa.gov.au | www.sportsvouchers.sa.gov.au

The general phone number for the Office for Recreation, Sport and Racing is **1300 714 990**



An Active State

We acknowledge and respect Aboriginal peoples as South Australia's first peoples and nations, we recognise Aboriginal peoples as traditional owners and occupants of land and waters in South Australia and that their spiritual, social, cultural and economic practices come from their traditional lands and waters; and they maintain their cultural and heritage beliefs, languages and laws which are of ongoing importance; We pay our respects to their ancestors and to their Elders.

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From: Natasha Holmes <natasha@holmesdyer.com.au>
Sent: Wednesday, 6 July 2022 10:38 AM
To: Nash, David (ORSR) <david.nash@sa.gov.au>
Subject: Berri Barmera Growth Strategy - Public Consultation

Good morning,

Please find attached a letter requesting your involvement in the Berri Barmera Growth Strategy.

Should you have any questions regarding the letter please contact Chantal Milton, Principal at Holmes Dyer on (08) 7231 1889 or email your query to engagement@holmesdyer.com.au.

Regards,

Natasha Holmes | Consultant

HOLMES DYER 

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29 July 2022

Chantal Milton
Holmes Dyer Pty Ltd
Level 3, 15 Featherstone Place
ADELAIDE SA 5000
E: engagement@holmesdyer.com.au

Dear Chantal,

BERRI BARMERA COUNCIL GROWTH STRATEGY – STAKEHOLDER ENGAGEMENT

Thank you for the opportunity to provide feedback on the BBC Growth Strategy.

Representatives of the Berri Tennis Club were invited to the initial Glassey Park recreational facilities consultation meeting, and at the time had to highlight to Holmes Dyer the extensive tennis facility that borders Glassey Park on the eastern side of McGilton Road.

We also explained the role of the Berri Tennis Club in hosting two major tournaments in Berri every year which significantly boost tourism in the region. This is in addition to providing domestic competition and social tennis for locals of all ages.

We are very disappointed that the Growth Strategy has completely ignored the tennis facility in Berri, not even listing it on page 13 under “Significant recreational facilities”.

The Club leases a sizeable area of land to house 29 courts and a modest clubhouse and shed. We border the Berri Caravan Park and there is considerable crossover between the two facilities during major tournaments. Our facility is aging and in need of major investment to sustain it into the future. We were hopeful that meaningful engagement with this process would provide some direction for our future development. Mention is made on page 10, “Area 10 Expansion of the Caravan Park”. Being the primary neighbor of the Caravan Park warrants consideration of how this expansion may affect or benefit the Berri Tennis Club.

Our Club is entirely volunteer run and receives very modest assistance from the Council. Certainly the Glassey Park consultation meeting revealed the ad hoc and unequal nature of Council support for the various sporting facilities.

Please note our dissatisfaction with the Growth Strategy and our disappointment with the complete oversight of the tennis facility in the planning and promotional options. We would welcome the opportunity to have more meaningful involvement with this process.

Yours sincerely,

Julie Day
President
Berri Tennis Club SA Inc

- Riverland Summer Competition • Junior Training Program and Competition • Midweek Ladies
- Social Doubles Winter and Summer • Riverland Seniors • Tournaments • Court & Facilities Hire



CEW2022/1283

Mr Dylan Strong
Chief Executive Officer
Berri Barmera Council

Office of the Chief Executive

31 Flinders Street
Adelaide SA 5000

GPO Box 1152
Adelaide SA 5001
DX 541

education.ce@sa.gov.au

www.education.sa.gov.au

Email: engagement@holmesdyer.com.au

Dear Mr Strong

Thank you for your recent correspondence providing the opportunity to make comment on Berri Barmera Council's Growth Strategy. It is pleasing to note that council has identified traffic management surrounding Berri Regional Secondary College as a priority in the Growth Strategy.

Following amalgamation of the two school campuses at Berri, the school community has raised concerns with the Department for Education regarding safety and the lack of kiss and drop facilities on Kay Avenue.

The department would welcome the opportunity to discuss this further with council and work in collaboration on a long-term plan to address this issue, including the potential for a direct vehicle entrance/exit on Kay Avenue for the Riverland Special School.

I note that council has also identified re-use of the former Glossop campus as a priority for the town of Glossop. This property is now considered surplus to the department's requirements and will be disposed of in accordance with the government property disposal process. The future use of the property will be a matter for the eventual purchaser.

Should you wish to discuss these matters further, please contact Mr Nathan Hoban, Senior Adviser, Property, on 8226 1036 or email Nathan.Hoban@sa.gov.au

Thank you for writing to me regarding this matter.

Yours sincerely

Professor Martin Westwell
CHIEF EXECUTIVE

1 August 2022

Appendix 3. Direct Correspondence from Members of the Community

From: Jim Rosenthal <Jim.R@bwmcc.org.au>
Sent: Wednesday, 20 July 2022 10:20 AM
To: Engagement
Cc: [REDACTED]
Subject: New Industry Opportunity
Attachments: Professor Veena Sahajwalla - Australian of the Year.pdf

Hi Dylan & Peter

Further to the SWOT analysis please find attached details on Professor Veena Sahajwalla who was awarded an Australian of the year award for her work in designing a recycling procedure turning rubbish into market ready products. Waste disposal has now become a real problem and transporting our waste to Adelaide is one expensive to us as ratepayers BUT is a waste of a resource that can be converted into products that can be used in the building industry. Professor Sahajwalla has designed many recycling plants the most important is green steel, not saying that type of investment is required here but her micro plant can be. This could be located adjacent to the existing recycling depot on Hoskin Road and all of the Riverland's waste be centralized to this location. A business case can be put together to recover the initial costs of the development and the long term savings of waste disposal can be passed on to all Riverland Rate payers.

Professor Sahajwalla was on Australian Story a couple of months ago and is worth contacting to discuss the cost benefit of her micro recycling plant.

Hope this helps grow our Community.

Kind Regards
[REDACTED]

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[Recipients](#) [2022](#) [Professor Veena Sahajwalla](#)

Professor Veena Sahajwalla

Founding Director of the Centre for Sustainable Materials Research and Technology at the University of New South Wales

STATE RECIPIENT AUSTRALIAN OF THE YEAR 2022

A materials scientist, engineer and inventor, Professor Veena Sahajwalla pioneers research into waste – turning it into a new generation of green materials and products. She does this as the Founding Director of the Centre for Sustainable Materials Research and Technology at the University of New South Wales.

Veena is most well known for her invention of Polymer Injection Technology, or 'Green Steel'. In 2018, she

launched the first of many MICROfactories.

She leads two national research and industrial transformation hubs, the ARC Microrecycling Research Hub and the National Environmental Science Program Sustainable Communities and Waste Hub. Veena collaborates with leading universities and institutions, plus industry and community groups, to develop and apply new recycling science into real-world environmental and economic benefits.

Veena is a judge on ABC TV's *The New Inventors* and has appeared on *Q+A*, *The Drum*, *War on Waste* and *Australian Story*. She's been instrumental in raising the profile of STEM (science, technology, engineering and maths) in Australia, enhancing public understanding of its importance.



2022_NSW_AOTY_Veena
Sahajwalla

National Australia Day Council

03:17



From: [REDACTED]
Sent: Wednesday, 20 July 2022 11:14 AM
To: Engagement
Subject: BBC Growth Consultation
Attachments: BBC Submission.docx; BBC Building Better Community.docx

Categories: Berri Barmera Submission

Good Morning
Adding further to communication re BBC Growth plan please find attached previous communication I submitted to Council in 2020.
Hope this helps.
Kind Regards
[REDACTED]

Sent from [Mail](#) for Windows

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Submission to The Berri Barmera Council

Topic / Goal – To promote economic and population growth.

Background

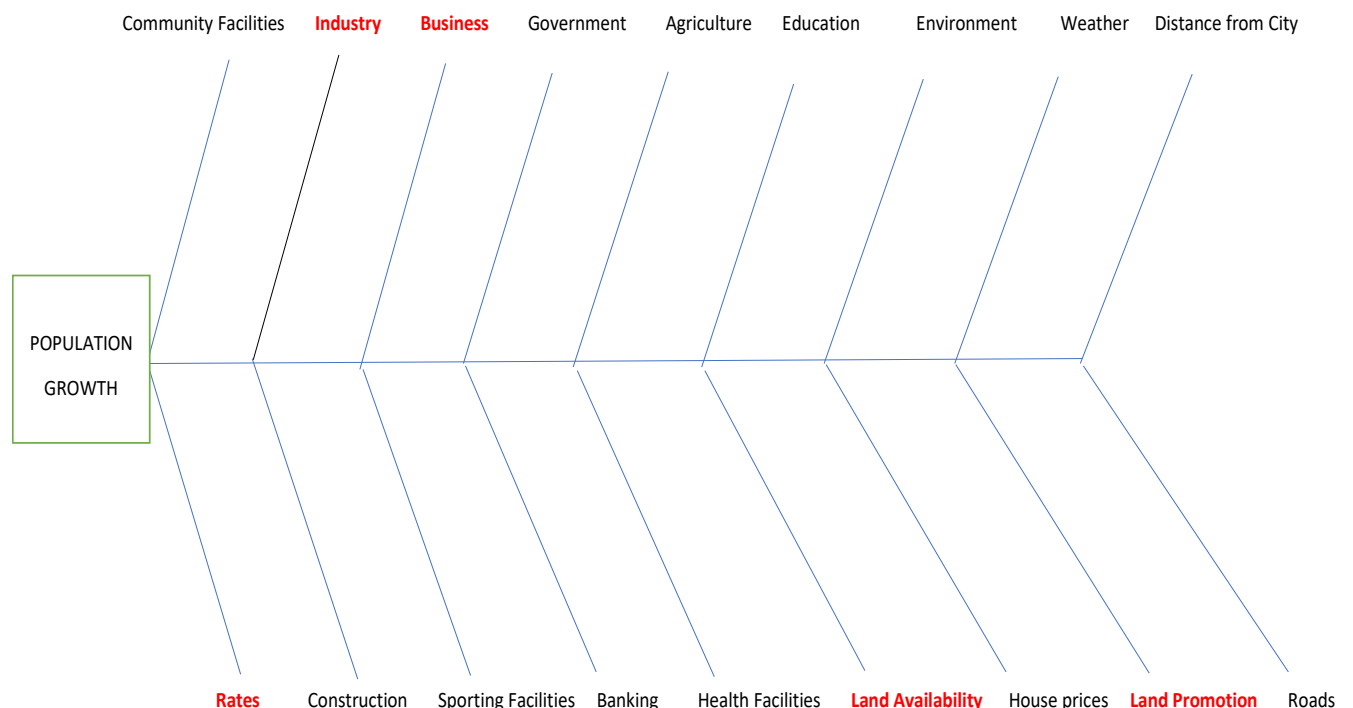
As per previous correspondence it has been identified by both The Berri Barmera Council and Consultants that the Berri Barmera population has been static over the last ten years. There have been various negative factors effecting growth, the main one being the loss of Berri Ltd in 2010. However, reports from various sources, including land agents, indicate that Renmark and Loxton are growing at a faster rate than Berri. Statistics also indicate that employment has grown in Berri, which is great, however the great majority of employees are commuting to Berri daily.

In this presentation I have analysed various factors that are constraining growth and suggest some ideas and remedies to promote continual growth in The Berri Barmera Council Area.

Without economic and population growth (with an ageing population) there will be more pressure put on existing residences and Businesses to sustain BBC's current level of expenditure into the future.

TOPIC : GROWTH

Fishbone: issue: Population Growth.



Comments

As we all know there are many factors and indicators which determine the success and viability of a Country Town. If all the above, or a large majority of the factors are provided and utilized, generally the population is happy, and people want to stay or relocate to the Town. It continues to grow which creates demand for goods and services which benefits local business and employment.

Berri does have an excellent array of facilities and ticks around 75% of the boxes however there needs to be a concentration on several areas which will further promote economic and population growth.

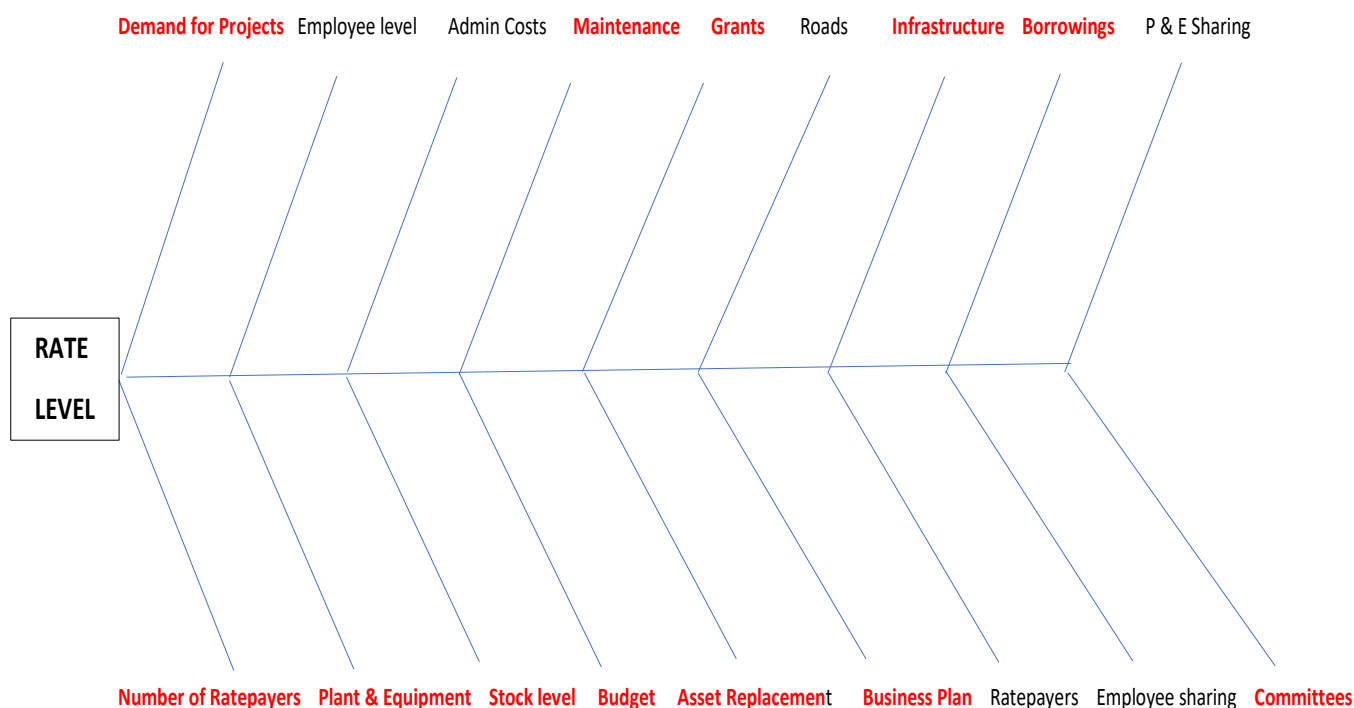
These areas identified in red are Industry, Business, Rates, Land Availability & Land Promotion.

I will deal with each one of these areas individually.

I have chosen to Benchmark The Renmark Paringa Council as it is experiencing growth and one of the main reasons is lower rates with similar levels of services and facilities.

Analysis 1. RATES

Fishbone: Issue: Determining Rate Level



Comments

After examining the BBC annual report, business plan and financials and making comparison / benchmarking RPC's same documents I have identified the topics in red that need discussion if we are to be competitive with our rates.

Chart 1 Income & Expense

BBC comparison with RPC								
		RPC	BBC					
Population		9869	10853					
Households		4523	5113					
				Example 1			Example 2	
Income				Y1 -5%	Y2-5%	Y3-5%	Y1-10%	Y2-6%
Rates		9043000	12086272	11481958	10907860	10362467	10877645	10224986
Rate per RP		1999	2364	2246	2133	2027	2127	2000
				Comments				
Statutory Charges		239000	226751					
User Charges		746000	171378					
Grant subsidies contribution		3521000	3015764	more in grants for operations				
Investment Income		131000	153514					
Reimbursements		570000	826322					
Other Income		537000	397616					
Total Income		14787000	16877617					
per rate payer		3269	3301					
Expenses								
Employee Costs		5050000	4662243					
per ratepayer		1117	912	Good				
Materials Contracts & other		6529000	8550306					
per ratepayer		1444	1444					
Depreciation		3397000	3353846					
Finance Costs		14000	271870					
per ratepayer		3	53					
Total Expenses		14990000	16838265					
per ratepayer		3314	3293					
Operating Surplus (deficit)		-203000	39352					
Asset disposal & fair value		-46000	-207772					
Reciepts for new assets		1138000	1340784					
Net Surplus		889000	1172364					
Changes in revaluation pro		0	277982					
P&E								
Total Income		889000	1450346	284	Could be used to drop rates to RPC revenue neutr			

Comments Chart 1.

Currently **BBC rates** per rate payer are on **average \$365 more** than RPC ie RPC average is \$1999 vs BBC are \$2364. Minimum rates are similar however differential occurs with value escalation, which is the new home price range. RPC receive more in grants. BBC employee costs per ratepayer are better than RPC by \$205. Material & project costs are the same per ratepayer. RPC finance costs are lower than BBC. To charge the same rates as RPC over a 3 year time period means reducing income 5% over 3 consecutive years **or** over 2 years 10% reduction yr1, and 6% reduction in year 2. To achieve a balanced or small surplus budget there would need to be a corresponding reduction in expenses or an increase in grants. The other way to equalise rates is to increase the number of ratepayers by 930 ie \$12,086,272 divided by 6043 = \$2000 (hard to achieve in the short term)

Chart 2 Cash Flow

Statement of Cash Flows						
Cash Flows from Operating						
			RPC	BBC		
Reciepts						
General Rates			9013000	12079460	More ratepayers paying higher rat	
Fees			239000	249426		
User charges			1277000	274872	RPC have higher User charges	
Investment reciepts			143000	153514		
Grants for operating			3521000	3317340	RPC more grant money?	
Reimbursments			570000	822426		
Other Revenues			610000	1471290	Is this waste water income?	
Payments						
Employee costs			-4661000	-4712321		
Materials Contracts & other expenses			-6821000	-10151154	-3330154	47% higher than RPC
Finance payments			68000	-234986	302986 difference	
Net cash provided by or used in Operating			3959000	3269867		
Cash flow from investing activities						
Reciepts						
Amounts for new or upgrade assets			1138000	1340784		
Sale of replaced assets			384000	117728		
Sale of surplus assets			0	935000	Riverfront land?	
Sale of Real Estate for sale			0	60656		
Repayment of loans to Community Groups			0	140945		
Payments						
Expenditure on replcement assets			-2338000	-1737466		
Expenditure on new /upgraded assets			-927	-4429929		
Devt of real estate for sale			0	-60656		
Loans to Community groups			0	-1251500		
Net cash provided (used in) Investing			-1743000	-4725548	-2982548	
Cash from Financing Activities						
Proceeds from borrowings/ lease			0	1251500		
Payments						
Repayments of borrowings			-88000	-433976		
Repayments of finance Lease			-48000	0		
Net cash provided by financing			-136000	817524		
Net increase in cash			2080000	-638157		

Comments on Chart 2

Areas in yellow highlight major differences in Materials Contracts & other expenses, finance payments, expenditure on new / upgrade assets & loans to community groups, repayment of borrowings. The net cash position between RPC and BBC is vastly different. The BBC programs and loans have created far more demand on cash than RPC.

Chart 3 Financial Position

Statement of financial position

Assets					
Current Assets			RPC	BBC	
Cash			9324000	3744673	
Receivables			1220000	2880708	Is there a 30 day policy? Are any likely to be bad debts?
Inventories			26000	42131	62% higher than RPC Any reason? Old stock?
Total Current Assets			10570000	6667512	
Current Liabilities					
Trade & other payables			1727000	6980613	400% on RPC
Borrowings			109000	720372	650% on RPC
Provisions			1007000	1134748	
Total Current Liabilities			2843000	8835733	
Net Working Capital			7727000	-2168221	Net working Capital should always be positive to limit reliance on b
Non Current Assets					
Financial Assets			0	1768140	
Infrastructure P&E			119067000	128602121	
Other			0	2598156	What is this?
Total			129637000	139635929	
Non Current Liabilities					
Borrowings			67000	3727234	High in comparison
Provisions			95000	215601	pumps?
Total			162000	3942835	
Net Assets			126632000	126857361	
Total Borrowings			176000	4447606	Borrowings are ok in a low interest environment but interest curbs
LVR			0.0014	0.035	

Comments Chart 3

RPC cash position is far stronger than BBC.

BBC receivables are very high in comparison

Trade and other payables are 400% on RPC likewise borrowings are 650% on RPC.

Net working capital is measured by **current assets minus current liabilities** and this is negative \$2,168,221 for BBC and positive \$7,727,000 for RPC. This needs to be addressed.

Suggestions re Financial Position and other areas shown in red on the rates fishbone.

1. **Committees and demand on projects are interrelated.** Suggestion: “that committees be merged, and that each committee be responsible for a reduction in overall spending on projects by approximately 10%”.

Suggested Committee Structure

Council Meeting

Committee 1

Berri Town Beautification
Berri Improvement
Martin Bend Recreation Area
Cemetery Advisory

Committee 2

Audit Committee

Committee 3

Riverland regional Assessment Panel
Development Act 101A

Committee 4

Economic Development
Strategy Assets & Major Projects

Committee 5

Strategic Governance & Asset
management
Riverland Regional Building Fire Safety

Committee 6

Barmera Town Beautification
Barmera Improvement
Lake Bonney Caring for
Country
Friends of Bonney Theatre

This streamlines the number of meetings and enables better co-ordination of projects that need priority. It will also cut down administration costs of running meetings. **Particular emphasis should be placed on economic development to promote growth.** General projects that require more borrowings should be closely scrutinized and if they do not attract grant monies, should not be embarked upon until the Council’s financial position improves.

2. Plant & Equipment, Asset replacement & Infrastructure also effect borrowings.

An audit of Plant & Machinery needs to be done to determine current usage percentage, age, condition and hours of usage, current maintenance cost per unit, owned or leased, shared with other Councils. Replacement cycles may have to be extended to maximize usage to decrease the demand on replacement costs.

Question asked “can the Plant or equipment be hired short term” rather than purchased?

“can the job be sublet”? to decrease the demand on P & E.

If P & E needs to be replaced the new equipment should be leased and the trade-in value comes back in as working capital.

3. Budget

From the outside the budget seems to be set from the bottom up ie by department managers submitting their budgets and Councillors requesting certain project costings to come up with a figure that gets divided by the number of rate payers to come up with a rate OR last years Budget plus CPI.

The budget should be devised from the top. Income should be the sum of rate revenue worked out by number of rate payers multiplied by a competitive rate plus grant monies and sale of assets. Departmental managers should be allocated a budget figure, and Councillors have to limit expenditure on projects as per allocated funding. Some projects may have to wait until funding becomes available.

4. Business Plan

The published Business Plan is very comprehensive and sets out a broad range of goals, financial details and key performance indicators, however unless BBC plans / results are benchmarked against other Councils can a true picture of performance be exhibited.

The Strategic and Corporate Plan is very broad and does not mention or focus on growth of population and business which should be our number one goal.

Yearly key performance indicators need to put into place to judge the effectiveness of Council initiatives in relation to population and business growth. ie giving specific annual targets generally provides positive growth results.

Also an annual ratepayer survey needs to be issued to rate Council's performance in all areas mentioned in the Business Plan as per RPC.

To repeat what has been mentioned before “that without growth in ratepayers there will be increased pressure on existing ratepayers to pay for the current level of expenditure on facilities and services”

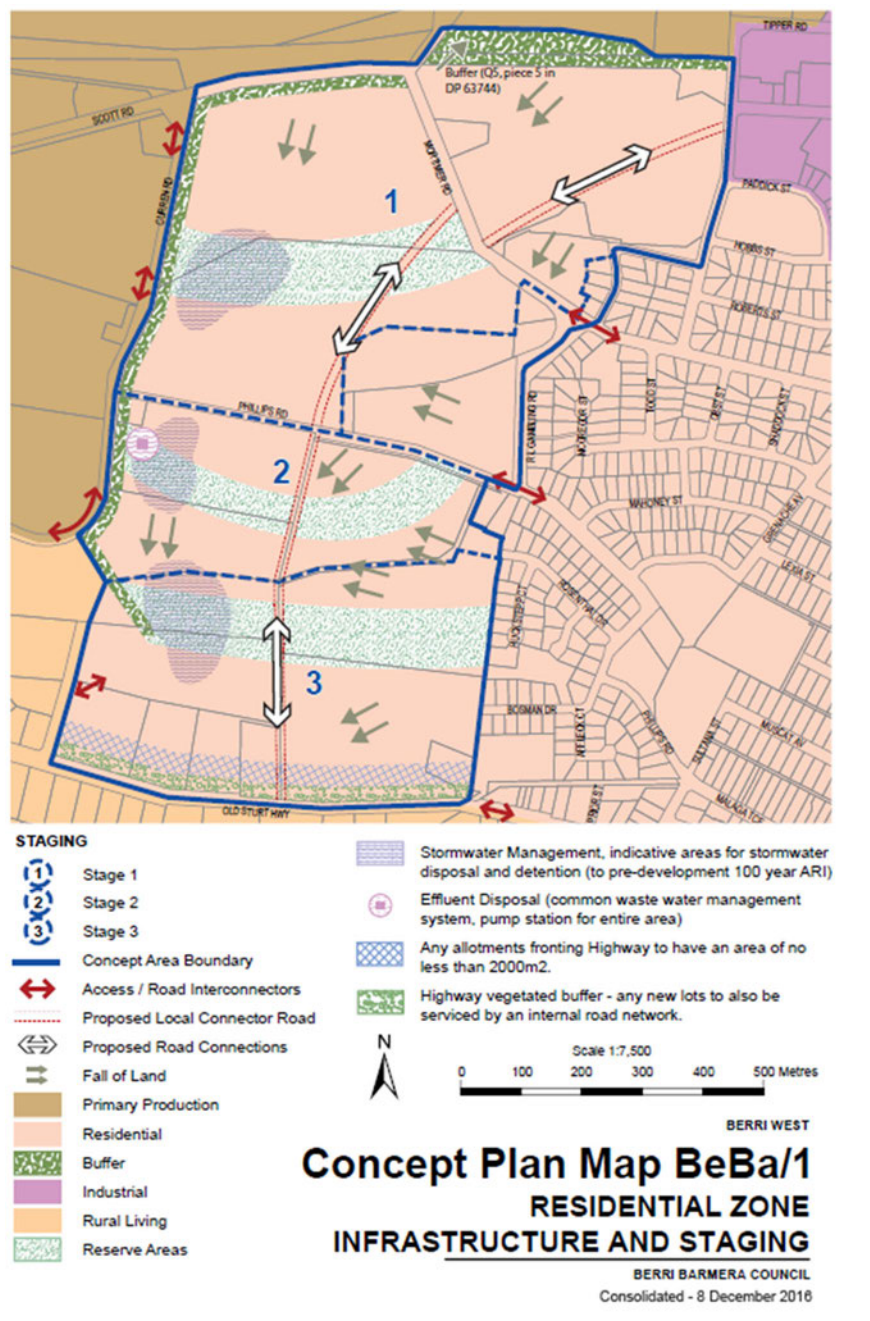
Summary on Rates

To promote population and business growth, rates must be set at a competitive level. Business now competes on a national level and to pay more rates as a percentage of sales puts our local businesses at a competitive disadvantage. To attract new business and retain our existing business base, rates must be competitive.

Berri has a reputation of having the highest rates in South Australia and this must be addressed as soon as possible if we want to people to relocate to our beautiful town. We existing ratepayers are, and have been paying for excellent facilities for outside people to enjoy. This is a parochial attitude but our level of rates has been to the detriment of Berri's population growth.

Analysis 2 - Land Availability

Once the rate issue is addressed there will be demand for housing blocks. Looking at BBC Development Plans there appears to be sufficient land made available in the Berri West area for housing development.



There has been some building progress on Phillips Road however this seemed to have stalled.

The other area which lends itself to further development is the continuation of Bosman Drive. The land has already been cleared and is development ready.

One issue that needs addressing (and once again BBC needs to be benchmarked against RPC) is advertising and promotion of land for development / sale as per below examples.

Build With Us
Business Links
Invest With Us
Residential Land Expansion Incentive Program 2019-2022
Tourism Opportunity

Residential Land Expansion Incentive Program 2019-2022

Renmark Paringa Council is committed to developing the townships of Renmark, Paringa, Lyrup and surrounding areas by increasing the accessibility of vacant residential land due to availability being outstripped by demand. The incentive outlined seeks to attract and support projects that will alleviate critically low levels of available vacant residential land. This commitment aims to create new opportunities for economic expansion, job creation and growth within our community.

[Residential Land Expansion Incentive Program 2019-2022](#)

Renmark Paringa Council
Contact us
Follow us

Residential Land Expansion Incentive 2019-2022



QUALIFYING DEVELOPMENTS

The Residential Land Expansion Incentive applies to applications received by Council from 1 July 2019 through to 30 April 2022, for developments within the below zones¹ in the Renmark Paringa Council area;

- Golf Course Country Living Policy Area 6
- Marina Zone
- Residential Zone
- Tourist Accommodation Zone

¹As defined in the Renmark Paringa Council Development Plan 2016.

Applications for consideration under the Residential Land Expansion Incentive are invited from 1 July 2019 with concessions available to eligible

GENERAL INCENTIVES

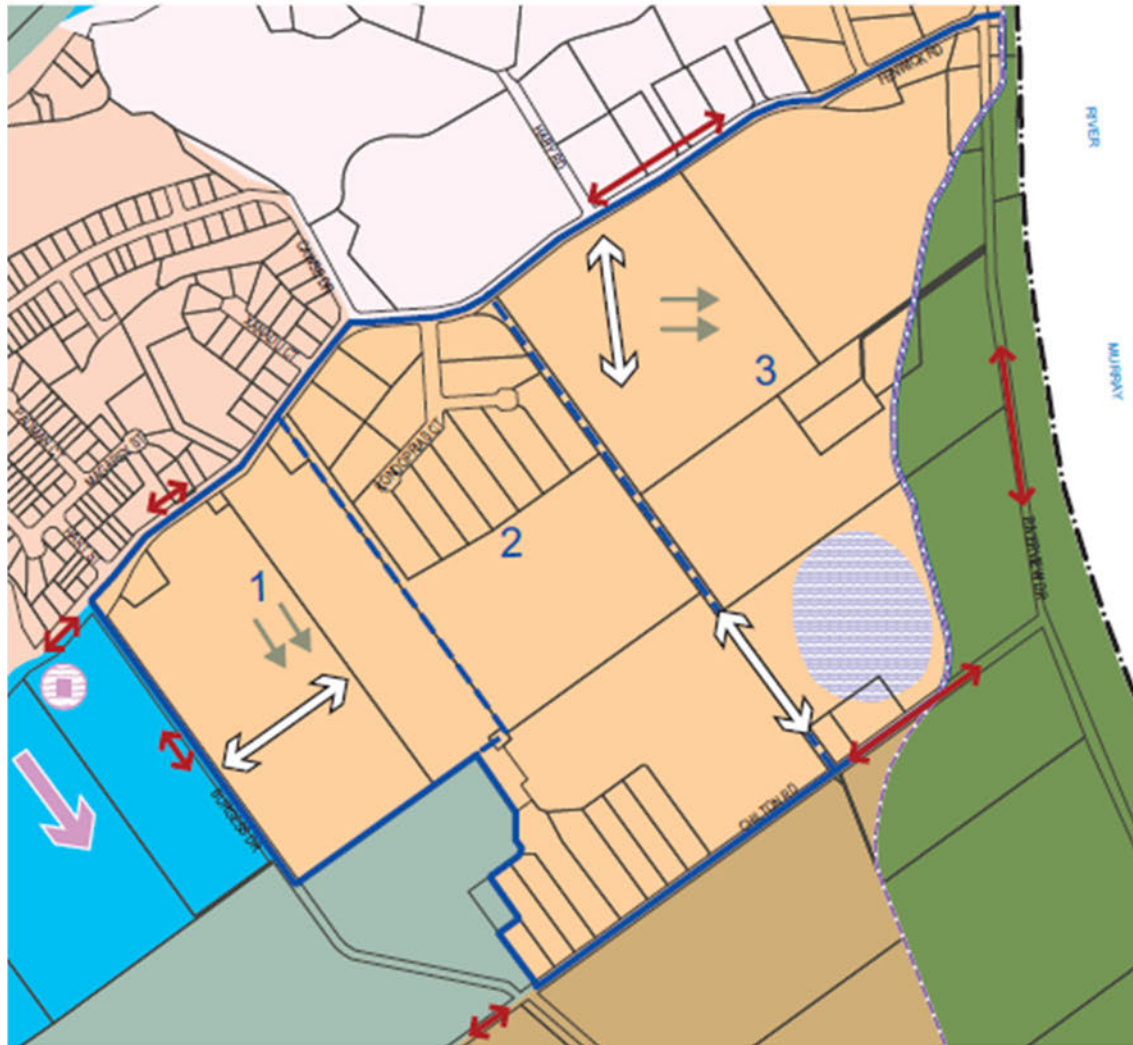
The purpose of general incentives is to further support eligible developments. It is recognised the process of obtaining development approvals for significant projects can be complex. Council is committed to facilitating development that meets the requirements of this incentive. Council's facilitation includes;

- Key staff will be available to discuss any proposed developments and will work with developers to assess the eligibility of projects, apply the relevant concessions and provide a streamlined process for obtaining approvals and processes.

As per above, prospective buyers, land agents, and builders need to know where they can build in Berri.

Incentives need to be put in place to build new subdivisions in other areas as per below.

The deferred urban area (in pink) is the most obvious section of land that needs to be developed along the same lines as the new Berri East subdivision which is 99% occupied. This area of Berri seems to be the most in demand and needs a concentration of effort to get the development stage.



STAGING

- 1 Stage 1
- 2 Stage 2
- 3 Stage 3
- ↔ Access / Road Interconnectors
- ↔ Proposed Road Connections
- ↔ Fall of Land
- Concept Plan Area
- Residential
- Rural Living
- Commercial / District Centre
- Deferred Urban
- River Murray Flood
- Primary Production / Horticulture
- Recreation
- Development Plan Boundary

- Stormwater Management, indicative area for stormwater disposal and detention (to pre-development 100 year ARI)
- X Effluent Disposal (Community waste water pump station for entire area)
- Glassey Park stormwater system to existing detention basin
- 1956 Flood Plain Boundary



Scale 1:7,500
0 100 200 300 400 500 Metres

BERRI EAST

Concept Plan Map BeBa/3 RURAL LIVING ZONE INFRASTRUCTURE AND STAGING

BERRI BARMERA COUNCIL
Consolidated - 8 December 2016

Building Incentives

As per the Business Plan there is a rate discount structure offered for new business and building projects, but this is not commonly known. To stimulate new housing subdivisions BBC needs to be proactive in providing investment in services that support the new subdivisions. This will be money well spent as the potential of further rate income over the long term will far out-way the initial investment. To expect developers to fully cost the provision of full services into the development may stall the investment. Mildura City Council have sponsored land divisions and the City is booming. Renmark are offering incentives for any land divisions over 5 blocks and they have four land divisions progressing currently.

One local builder has a major development planned for the Berri Golf Course precinct, however there are no services available for this subdivision. BBC should offer assistance by providing these services to the area in general, as it is better to have some rate revenue coming in rather than bare land doing nothing. The other economic benefit is that one dollar generally turns seven times in the community and this development (as with others) will stimulate the Berri and Riverland economy.

From my experience with our development we had to pay a considerable amount of money to source town water. Council would not contribute to this project, which if expanded would have benefited all existing, and new businesses wanting to develop along the Old Sturt Highway.

The point is, that investment needs to be diverted from providing low priority assets to assets that promote growth and investment in assets that will provide a return to Council in the long term.

Summary

As a person with 42 years business and community involvement, I have learnt to listen and learn from accountants and various consultants. Business planning and the use of SWOT analysis has been essential in being able to survive in a very competitive market. I have applied the same principles in this submission.

I hope the information provided helps The BBC refocus on population and business growth which as mentioned is imperative to our mutual future.

I commend the BBC for the investment in facilities and services making the Berri Barmera area one of the best regional areas in the State, however I ask that Councillors and our Executive's seriously look at rates and other areas highlighted in the fishbone diagrams.

Yours Sincerely

[REDACTED]

[REDACTED]

Mayor Peter Hunt, Councillors & CEO

The Berri Barmera Council

Wilson St

Berri 5343

16/03/20

Re: Building a Better Community

Mayor Peter & Councillors

Over the last two months I have been privy to two advisory meetings one involving the Berri CBD revitalization and two Riverland Tourism 2030. One of the issues that became evident after examining various data sources, is that **population in the Berri Barmera Area has remained virtually stable** over the last ten years. Another statistic which was interesting is that **employment in various sectors has grown** over the last ten years even though we have lost Berri Ltd, ACI and Fletchers. What this indicates is that employees are **living in surrounding towns and travelling to Berri** for employment. There are lots of reasons why this may be so, but I feel the main reason why people are choosing to live and build in surrounding towns is **our current level of rates**.

So as to investigate this issue I have attached **rate comparisons** between our rate structure and Renmark's, plus a property in Adelaide. As can be seen for a **lower valued property** we are **paying a premium for exactly the same level of services**. Sure, it can be argued that we live in a very nice environment with great community and sporting facilities, but these are **not attracting enough people to live and build in Berri ie grow the population base**.

It was interesting and timely that the **Murray Pioneer** printed an article (Wed Feb 26) headed, "**Government support for lowered council rates**" (article attached) Basically it **relates to benchmarking** so as to improve efficiency and lower costs. As a person who has been heavily involved in benchmarking my own business over many years, I **encourage Council** to start this by

- a) taking on board the productivity commission process**
- b) benchmarking our Council expenditure in all areas against our two neighbouring Councils.**

Statistics can be extracted from published budget and expenditures from each of the local Councils websites.

The list of statistics that can be **benchmarked** can be endless however the **most relevant would be**

- a) **Administration costs per ratepayer**
- b) **Maintenance costs per ratepayer**
- c) **Plant & equipment expenditure per ratepayer**
- d) **Plant and equipment asset value per ratepayer**
- e) **Parks & gardens expenditure per ratepayer**
- f) **Land and Buildings asset value per ratepayer**
- g) **Road & footpath expenditure per ratepayer**
- h) **Total costs per ratepayer**
- i) **New development costs per ratepayer**
- j) **Incoming grant monies per ratepayer**
- k) **Outgoing grant monies per ratepayer**
- l) **Sport and recreation subsidies per ratepayer**

Once these stats have been collated it would be a good idea to **convene a meeting with all local Councils** so that **efficiencies and cost savings measures** can be shared with the idea of sharing long term benefits to each Council.

Other suggested areas that need to be discussed and/or investigated are

- a) **Plant and equipment sharing between Councils**
- b) **Job sharing between Councils across all levels**
- c) **Job sharing “in house” ie one person wearing many hats”**
- d) **Centralized Plant & Equipment maintenance.**
- e) **Outsourcing road maintenance across all Council Areas ie less Plant & equipment required**
- f) **Plant & Equipment / Vehicle change over time periods.**
- g) **Plant & Equipment / Vehicle leasing vs purchasing in a low interest environment, this releases capital funds tied up in P & E which can be used to cover other necessary items of expenditure / fixed costs. It enables payments to be budgeted for as the item is being used and costed into projects over time. It levels out expenditure on Plant and equipment.**

I hope that Council seriously looks at these suggestions so as cost savings can be brought back to benchmark. The **result will hopefully reduce rates equal to, if not better than our surrounding Council’s rate levels.**

This will result in **people wanting to relocate and build in Berri** where they work, which **saves them travelling time and costs** ie a further incentive to live in Berri.

Lowering rates will also decrease the costs of doing business for all Business enterprises in Berri. From my experience our benchmark figure on **rates** as a percentage of sales, has always **exceeded our group, country dealer, and national dealer averages**. This also applies to our Panelshop business.

With population and **ratepayer growth** Council is **better equipped to cover fixed costs** which tend to increase at CPI each year. **Population growth** will **create more demand for goods and services** which benefits local business and the shopping precinct. Hopefully it will result in a **CBD with no empty shops** which is another goal on everybody's radar.

As one of the major ratepayers in Berri I urge The Berri Barmera Council to do what all business's are currently doing '**looking at every aspect of their operation so as to be as efficient and productive as possible, with the minimum amount of resources, so as to provide the best service to their customers**'. **Tough decisions have to be made without compromise** and this may result in some employees being taken out of their comfort zones. The end result will be a trim and efficient organization that truly **"Builds a Better Community"**

Yours Sincerely



From: [REDACTED]
Sent: Saturday, 23 July 2022 4:36 PM
To: Engagement
Subject: Berri Barmera council

Categories: Berri Barmera Submission, Saved To File

TWIMC;

Subject to the community growth.

I wish to put forward a past proposal of an inclusive playground that was initially voiced to a council (meeting) some years ago. Like many locals we know that this is something that is missing from our region as a whole concept.

Initiative to encourage more diverse activities/entertainment venues targeted to our teens.

Diversity in sports for our special needs kids & adults. The local disability basketball is a good example, my 2 son's enjoy this activity.

Encouragement for home based business owners/marketeers to utilize vacant council retail properties or help with non-council properties.

Incentive for new businesses to set up shop in the council area

More could be done for the homeless, by implementing mobile pod rooms with solar panels. Would need the 3 stages of Government for this.

Eagerly waiting to hear what the end result of this consultation is.

Kind regards

[REDACTED]

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From: [REDACTED]
Sent: Tuesday, 26 July 2022 3:27 PM
To: Engagement; gsos@bigpond.com
Subject: Re: Feedback on Berri Barmera Council Growth Strategy.

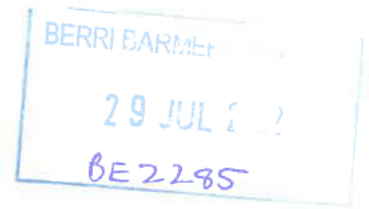
Categories: Berri Barmera Submission, Saved To File

> Hi,
>
> I would like to make comment that we own a property on Sunrise Court Berri, and that is situated within Area 1 Western Entrance to Berri.
>
> Our land is [REDACTED] and has the advantage of being already cleared and having been tested to ensure there is no present contamination and suitable for development. Being already cleared will therefore not reduce any horticulture production unlike other potential parcels for development.
>
> We are considering rural living parcels with a minimum size of 2,000m2 plus, this is still being investigated. They will be accessible via a community title arrangement. We hope to start this process this calendar year and would like to see this area included in the final Growth Strategy as being approved for such a development and expansion of Berri.
>
> We trust that the above will be seen favourably and support allowing development of this type of investment and growth.
>
> Regards
>
> [REDACTED]
>
>
>
>
> Best Regards
> [REDACTED]
> [REDACTED]
> [REDACTED]

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Dylan Strong
C.E.O., Berri Barmera Council



Berri Barmera Council – Draft Growth Strategy – Resident's Comments

I make this submission coming from the background of: 42 years working for Government whilst my wife worked in the Health Care sector. During that time I lived at 17 different Country locations from the smallest of towns to the Regional cities of Pt Augusta and Pt Pirie. Where possible we participated in sporting pursuits including Footy, golf, cycling, bowls, tennis, basketball and kayaking and I spent many a year on Committees of Sporting Clubs.

We chose to retire in Berri because of all the places in our State, Berri is a Regional town that provides, **within walking distance** of a home, the Government services, a Regional Hospital, every conceivable sporting pursuit (including the golf course), major supermarkets, hardware stores and retail outlets that one could wish for. One often hears – “Berri is just a Government town – a Service Centre” – We are thankful it is with even the Police Station being manned 24 hours a day.

We owned a River Launch for 14 years and travelled the Murray from Goolwa to Mildura and beyond – I have kayaked the Murray from the Border to Blanchetown and most backwaters in between.

With that background I make the following submission but restrict my comments to Berri and its near surrounds and Overland Corner. I'll let residents from other towns speak for their locations.

I understand that business people want Growth – But it requires a balance as we witness our Cities and some towns being over-come with 'in-fill' – with resultant heat sinks in concrete jungles seeing residents lose the space to breathe and stretch their limbs – that is why, regional towns such as ours, attract the holidaying, envious City Dwellers.

In our Council area, as the availability of houses for sale is very limited, what is desperately needed is Land for people to build a home. Especially for those in the Health or Educational sectors that arrive mainly from 'out of town'.

State Governments indicated that they were willing to part with Crown Land that was surplus to their requirements. On Zante Road, Berri there is room for at least 6 decent sized building blocks that are adjacent to the swimming pool on flat land. This area is away from the heavy duty truck noise of Worman Street and has water, power and sewerage close by. My understanding is that this is Crown Land under care and control of Council. This land is not used by anyone except when Circus arrives in town and that is a rare event. Can Council liaise direct with the Crown Lands Department and get them to divide the Land up and sell it? But this idea is not addressed in the draft Growth Strategy.

Having attended the feed back discussion at the Berri Library, I make the following observations:

██████████ commented about business within the Berri town centre and how those that develop/improve suffer financially because of Council charges. ██████████ is in the financial industry and has re-developed the old National Bank building/site in Vaughan Terrace in commendable style. If not done already, and I suspect it may have occurred, there would be enormous value in the Council's CEO meeting ██████████ as they jointly explore the problems and likely solutions that will result in a fair system that will encourage developing and re-populating the Berri Business Centre. This process may take several meetings as facts and alternatives are explored. Both are of a younger generation and would bring refreshing, solution based, alternatives to the table

██████████ an active cycling participant, pointed out the cycling trail that exists from Berri into Katarapko and its allied positive publicity within the Cycling fraternity does not appear in the draft Plan. The draft plan has some proposed vague cycling routes joining Glossop Monash – Let's incorporate in the Strategy the wonderful trails we already have and advance them towards Renmark via the old rail line route.

██████████ spoke of past Plans and how they came too little, if any, fruition. – So let us not produce a Plan full of bells and whistles that fizzles out with time.

Any proposed Growth Plan must be affordable. Riverlanders are obsessed at comparing with their neighbours. – But in our case what stands out is the disparity in our Rates – Until Berri Barmera Council bring their rates down to somewhere near our neighbours our credibility suffers.

Local Government should not be a Developers with its accompanying financial risks – My understanding is that, sadly, a bankruptcy occurred during the building of the Jane Eliza at Renmark. Council's job is to provide the parameters and infrastructure support, within their means, for sensible Growth. – It should not be about Growth just for the sake of Growth.

The Riverland provides a space to breathe, stretch the limbs. "In-fill" is the enemy of such ambience, plus 'in-fill' causes a heat sink - thus I was appalled to read the word 'in-fill' as a recommended course of action near Berri Central.

I'm aware that the 'Growth Strategy' as released for public comment is just a summary but...– Looking at the **Overland Corner** section – No-where does the Strategy mention that this Land that it comments on is *owned by the National Trust* – One would have expected wording along the lines: *In collaboration with the National Trust.....* – With the Strategy suggesting "Expanded walking trails" – Overland Corner already has 3 walking trails marked – With Walking SA having them on their website – Maps and interpretative stuff readily available – I have attached copies to this report. – Where are the other walking trail likely locations? The area is adequately catered for now. "Utilize old quarry for twilight performances" – It is owned by the National Trust – If one consults the Overland Corner Hotel F/B site their active and constant involvement in outside events is without peer in the Riverland.

There is no need for special houseboat moorings at Overland Corner – There just needs to be the usual tie up Posts strategically placed and most are already there.

With the Berri mapped – referenced area:

Expanding the Caravan Park to take over the Berri Tennis Club land that faces McGilton road as shown on the Strategy's attached Map – I trust that the Tennis Club were consulted about their Land takeover before the map was put together – Because where are they going to be shoved off too – I cannot find any mention of where the Tennis Club is meant to go (and who pays for it) – Their beautiful lawn courts took years to establish. If they have not been consulted or within the Strategy an alternate location stated – How can the desecration of our Tennis Club be described as "Growth".

The tennis club may be okay with their old bitumen courts being transferred but surely not their lawn courts. I do not know, but I would have expected some face to face consultation before a draft was produced.

Being very much aware of boating requirements, in recent years I have lobbied Councillors to attempt to get a reputable House Boat Hire Company to set up in Berri – Even with one boat, whilst

that Company operates its head quarters in a neighbouring town - the Draft Strategy - Implementation has "Seek operator for houseboat hire, mooring, waste dump and secure parking at Riverview Drive Marina, Berri" - It must be made clear that this is not the present town Marina on Riverview Drive at Berri - But at the suggested area further out of town that is marked for a Marina maybe - I'd give it a different name to make clear that it is not the present Marina. With the "Undertake feasibility of Riverview Drive Waterway Project, Berri" Not sure if required in the Strategy but I'd suggest that the Mid Murray Council be consulted along with a visit to the Mannum Marina to examine their costs and infrastructure requirements. - I would do that independent of any Consultant's actions and before any final Growth Strategy Document was presented.

As shown on the draft strategy, believe the marked area for a Marina is below the 56 flood level thus with our Climate Changing - I expect more real dry times than big wets - I would not contemplate building homes at any Marina in that area, even if an expensive build up of the area occurred. It is too big of a risk. Home owners would find insurance unaffordable. Just stick to houseboats remembering that it will take considerable effort to bring the Community along with a project that blocks off Riverview Drive, although the alternate Chilton road, Clarke road alternative should be okay.

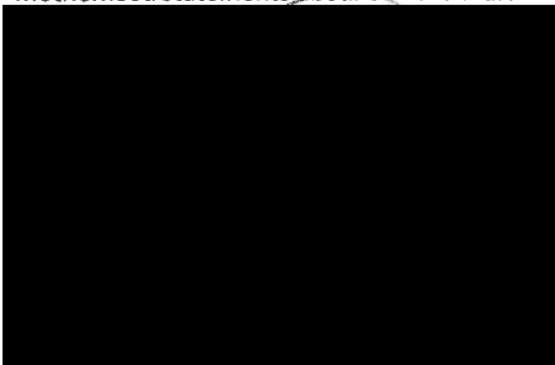
Your Strategy could include: Within one year approach neighbouring town House Boat Operators with the objective of basing a quality houseboat along the Berri Riverfront.

The draft Strategy quotes actions that already occur:

- *The develop pentaque, gym stations, mini-golf or similar activities to activate the Berri water front.* 'A' grade gym stations are already there. The roof covered Bowls Club is nearby. The Berri Caravan Park has a top class mini golf site which is open for the public to play provided they pay the required fee. The Strategy must not include items that compete with already available local business.
- *Identify a Tourism Operator to deliver canoeing and other water based activities from the Berri waterfront.* In recent years Kym & Karen Werner (have they been consulted?) operate such a business and of course the preferred locations are amongst the creeks and back waters - Not out the front in the river where the ski boats and jet skis are roaring along.
- *Provide key riverside stopping points for boats, with BBQs tables and shelter.* The River frontage, under Council control is actually a very short distance - This is more than adequately catered for with the Marina, town river front and Martins Bend. There is no need for any more.
- *Promote golf tournaments, sports tournaments....* - Council does that in a totally adequate way now - About 4 years ago the Australian National Country Hockey Championships were held at Berri, fully supported by Council.

"Investigate water licence buy backs...." Is that Council business?

Motherhood statements abound in the draft - Let the Strategy be direct, factual and realistic.





Oysters were here before there were people to eat them

20 Oyster Beds

The climb to the top is worth the view. Herons Bend is revealed in all its glory, with Wigley Reach extending to the south-west. From his station with a similar view the policeman would have had ample opportunity to keep an eye on river traffic.

The ocean responsible for the Mannum Limestone withdrew about 15 million years ago. Another incursion of the sea 2 – 3 million years ago provided habitat for the oysters (*Ostrea sturtiana*). They were commented on by explorer Charles Sturt in 1830 "...summits were covered in oyster shells, in such abundance as to entirely preclude the idea of their having been brought to such a position by natives."

These fossil oyster beds lie in the Norwest Bend Formation. Look at the brochure *The Geological History of Overland Corner*.

The patch of young mallee trees to the north are a rare local species, the Blue-leaved Mallee (*Eucalyptus cyanophylla*). These have been propagated from local seed and planted by the volunteers.

21 Old Quarry

We can only speculate that this rough cliff face is where the blocks for the police station may have come from. They seem older and smaller than the large regular blocks further along the track, which were probably quarried in the 1940s.

Continue on to the trailhead Checkpoint (A) and Hotel for refreshment.

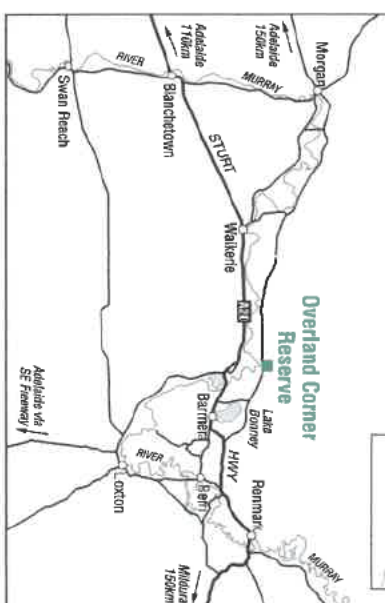


The walking trails, brochure and panels have been developed with the generous sponsorship of SA Water. Berri-Barnerra Local Action Planning Committee and the Berri and Barnerra Council have also assisted.

This brochure has been produced by the National Trust of South Australia and the Friends of Overland Corner Reserve. Text by the Walking Trails Support Group. Illustrations by John Kinber. Designed by Lotfy Designs.

LOCATION OF Overland Corner Reserve

0 20km
SCALE



- Since its formation in 1935 the National Trust of South Australia has established a network of nearly 30 conservation reserves which contain:
- a valuable diversity of plant communities
 - significant wildlife habitat
 - a number of rare and threatened species and
 - sites of geological and Aboriginal significance.

- The management of these reserves is overseen by the natural heritage section through a volunteer network and is funded by
- membership subscriptions to NTSA
 - donations and bequests
 - State and Federal Government Grants and
 - sponsorship

Please do not remove any material from this conservation reserve.

For more information on the Overland Corner Reserve or on becoming a volunteer contact the National Trust of South Australia

Natural Heritage Manager
Level 2, 27 Leigh Street Adelaide 5000
Telephone: (08) 8212 1133
Facsimile: (08) 8212 1141
E-mail: admin@nationaltrustsa.org.au
Website: www.nationaltrustsa.org.au



References

- McHenry B 1986 Geological History of Overland Corner (NTSA leaflet)
McHenry B 1986 Report on the Geology and Palaeontology of the National Trust Overland Corner Reserve (unpublished)
Glossop High School 1988 – notes for The Overland Corner Walking Trail (1st)
Woodner GR 1976 Riverland Aborigines of the past (self published, Barnerra)
Woodner GR 1986 A History of Overland Corner and its Flot (self published, Barnerra)

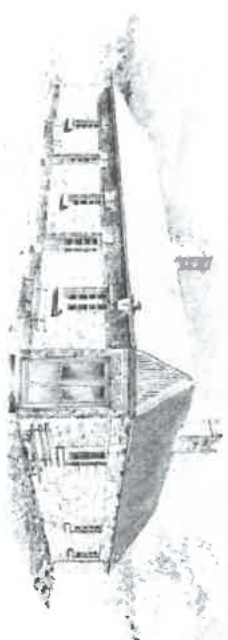


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Overland Corner Reserve Walking Trails

Overland Corner Hotel



'Overland... under sea'

Welcome to Overland Corner.

In this 300 ha nature reserve, managed by the National Trust of South Australia, you can see natural and man-made changes which have taken place over millions of years; in the times before vertebrate animals roamed the landscape, in the times when small communities of Aborigines lived off the land and more recently, from early European settlers to the present, when rural industries and urban communities rely so heavily on the River Murray.

Water management is a hugely important issue in many parts of Australia, and not least in this particular region. These walks provide geological and historical background and explore the challenges that current water management issues pose to both the local and wider community.

There are three walks, each about 2.8 km long so allow 1½ hours each or, if you have half a day, take the combined walk of 8.2 km.

HERITAGE WALK

FLOODPLAIN WALK

HERONS BEND WALK

Read the information at the trailhead, take a leaflet from the dispenser or ask for information at the Hotel. We trust you will enjoy your walk.

HERITAGE WALK

From the trailhead at Checkpoint (A) follow the trail beyond the stile to reach the top of the embankment.

1 The Hotel

Overland Corner lay on a strategic route between New South Wales and South Australia. The grassy flats allowed stock and horses to rest and feed and a shallow ford provided a crossing over the River Murray. John Chambers, who had pastoral interests here, recognised the need for accommodation at Overland Corner. He obtained a licence in 1858 for a hotel to cater for the increasing number of explorers, drovers and travellers.

It is believed that the Hotel was built by William junior and Harry Brand. The Hotel is solidly constructed from large limestone blocks cut from the nearby cliffs and is the oldest in the Riverland.

It was built on the edge of the flood plain and the eastern external wall shows the level of the 1956 flood. Excavation of an underground tank beneath the hotel around 1880 revealed an Aboriginal burial site, which had been covered by 3 metres of flood sediment.

2 Quarry

About 15 million years ago the ocean extended this far inland and beyond, and the remains of the life it supported gave rise to this 'Mannum Limestone' over the following millions of years.

Remnants of the ancient life that occupied the ocean can be seen in the quarry walls. There are fossils of sea urchins, limpets, the skeletons of lace coral, 'snails', corals, etc, much as would be found in coastal areas today. Ask in the hotel to obtain a brochure of "The Geological History of Overland Corner" if you would like to read more about the rocks and fossils. Although stone was cut from nearby cliffs for the hotel, this particular quarry was not fully developed until after the Second World War, when stone was supplied for many buildings in the Riverland, including the Lutheran Church at Paringa.

At the top of the quarry, cross the road — look out for traffic.



Walter died young

3 Original Cemetery

Children occupy two of the three graves here. Their untimely deaths reflect the remoteness from medical help for the treatment of infections and accidents. Many Aborigines died from diseases brought in by Europeans and they would have been buried, as were some settlers, in unmarked graves.

4 Old mine

Mineral traces have always encouraged prospecting for gold, silver, lead, copper etc. The Cornish miners who dug these tunnels in 1899 soon abandoned their efforts. There are no green ore fragments to suggest that they might have been looking for copper and the encouraging nodules of ironstone did not contain enough minerals to be worth continuing.

5 Ochre Mine — Checkpoint (B)

The river flat at Overland Corner was an ideal location for Aboriginal gatherings, including corroborees. Ochre was used to paint the body for ceremonies and red and yellow are found in these small quarries. White powder was obtained from burning limestone. Ochre was valuable and traded widely between groups.

6 Banrock Viewpoint

From this high spot there is an extended view across the Reserve, the lagoon and the river to the vineyards of Banrock Station. This former sheep station has been put to new uses; it not only produces high quality wine but since 1998 the wetlands have been restored to enhance macroinvertebrate, fish, frog and waterfowl habitat.

The interpretation centre provides information on a walking trail through the wetlands. Some of the proceeds from the sale of their wine promote the conservation work here and projects worldwide, wherever Banrock wine is sold.

7 Overland Corner Cemetery

This cemetery has been in use for over 100 years. Three members of the Brand family are buried here, William, his wife Martha and a daughter Lucy aged 6 years. Walter Brand, 4 years old, was buried in the old cemetery. The Brand family had a long association with this area. Over time, William managed the hotel and Harry was a driver with Cobb and Co. coaches.

8 Old River Box — Checkpoint (C)

River Box (*Eucalyptus largiflorens*) may grow some distance from water and this one, well above the flood level, will have its roots deep into the ground seeking water. It is estimated this tree could be over 200 years old.

The fibrous roots of River Box were chewed by Aboriginal women to make nets for snaring animals including fish. Large nets could take a year to make.

Return to the hotel via the Canoe Tree. If you wish to continue on the FLOODPLAIN WALK, turn around when you have had a look at the tree. Cross the road opposite the old River Box and follow the markers. Look out for traffic.

FLOODPLAIN WALK

As you leave the car park at Checkpoint (A) cross the road—look out for traffic—and walk along the track at the foot of the cliff.

9 Canoe Tree

From the marker, looking in the direction of the hotel, you can see a long scar on the old tree on the left. Aboriginals would have scaled the tree and carefully peeled off the bark to make a small canoe. This gave them better access to the water for spearing fish. Many River Red Gums (*Eucalyptus camaldulensis*) along the river were used to make canoes but few of these old trees remain. Footholds were often cut into the trees to make it easier peel away the bark, but they also made it easier to find bird nests and possums in the hollows for food and fur.

Have a look at the River Box at Checkpoint (C) and then cross the road. Look out for traffic.

10 Swamp

The trail follows the edge of a Lignum (*Muehlenbeckia*

The dead River Red Gums here are a testimony to the drying out of the river environment as natural floods have become rarer. It is hoped that, in future, water from the pool above Lock 3 will be made available for periodic environmental flows for the lagoon. The health of the River Murray and how its water is used is now under intense scrutiny by concerned communities and governments.

Keep the lagoon on your near left.

12 Old Footbridge

Two solid timber posts on either side of the creek are all that remains of a suspension footbridge originally made with timber boards secured by steel cables. This enabled stockmen to move their sheep from one side of the creek and lagoon to the other depending on water levels.

13 Regulating Weir (2003)

The five box culverts block the natural channel allowing water to be held in the lagoon after it has been filled by pumping or flooding. The weir can also be used to help in the control of carp and the conservation of native fish. The lagoon water is managed by the volunteers of the Overland Corner Branch in consultation with the Berri Barmera Local Action Planning Committee and other River regulatory bodies.

14 Old pump

By the windmill are the remains of a centrifugal pump similar to that now used to fill the lagoon. It was probably used to flood at least part of the plain between here and the hotel in order to provide pasture for stock before the Reserve was established.



Old pump once used for flood irrigation

HERONS BEND WALK

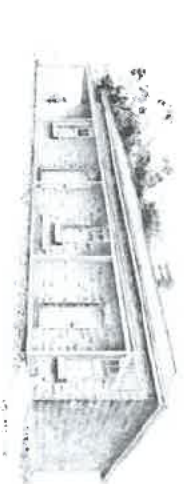
Leave the trailhead Checkpoint (A) and walk through the gate, following the track to the river through the Lignum swamp (see Lignum comment at (10)) to Checkpoint (D). Turn right.

16 Boat ramp

People can launch boats into the river here. Information about fish and size regulations is provided on a sign.

17 Police Station (1877)

At the top of the cliff ahead is an old stone house. This was the Police Station and residence but it is now privately owned. The need for police at Overland Corner was recognised in the 1840s with the increase in gold rush traffic, brawling fishermen, bush rangers, displaced Aboriginals and cattle drovers. The first police station was built from slab and pug, probably in 1855, with stone-built cells alongside, but it was many years before this Police Station was built. Better cells and stables for the police horses were built first! The Police Station closed in 1894.



Police station in 1890

18 Police Stables (1869)

As suggested above the police horses and stables were considered very important. Perhaps the horses had grazed freely on the flat and needed more security. The horse stalls were probably on the ground floor with the hay above. The Stables are on the flood plain and have been flooded many times. Like the hotel the solid stone construction has ensured its survival. The Stables is owned by the National Trust but privately leased.

19 Herons Bend Fossils

Here the river cuts in close to the cliff – in Aboriginal mythology the giant spirit cod, Ponde, when spared by Ngurunderi created the bend as he thrashed his tail. The cliff is part of the same system as the quarry rocks (see item (2)) and has most of the same fossils. The slight variations in fossil fauna reflect fluctuating environmental

florulenta) swamp which lies on your right. With flooding, dry sticks will be replaced by an impenetrable thicket of interlocking almost leafless green canes. Lignum preters areas which are intermittently flooded. Its tangled branches provide shelter for both native and feral animals, including echidnas, kangaroos, foxes, pigs and small birds. Before settlement the Banded Hare Wallaby, which inhabited small hollows in the cliffs, may have foraged here.

11 Lagoon

This low lying area used to fill with water 3 in every 4 years before the river was regulated by locks and water was allocated for irrigation in the 1920s – 30s. Now it rarely fills naturally. The Overland Corner wetlands extend into backwaters upstream of this lagoon as far as Lock 3, built in 1925. With the assistance of neighbouring property owners water has been pumped into the lagoon and backwaters when possible. You can detour to visit Lock 3 on your way to Barmera.

Scar of the canoe



Walk Safely

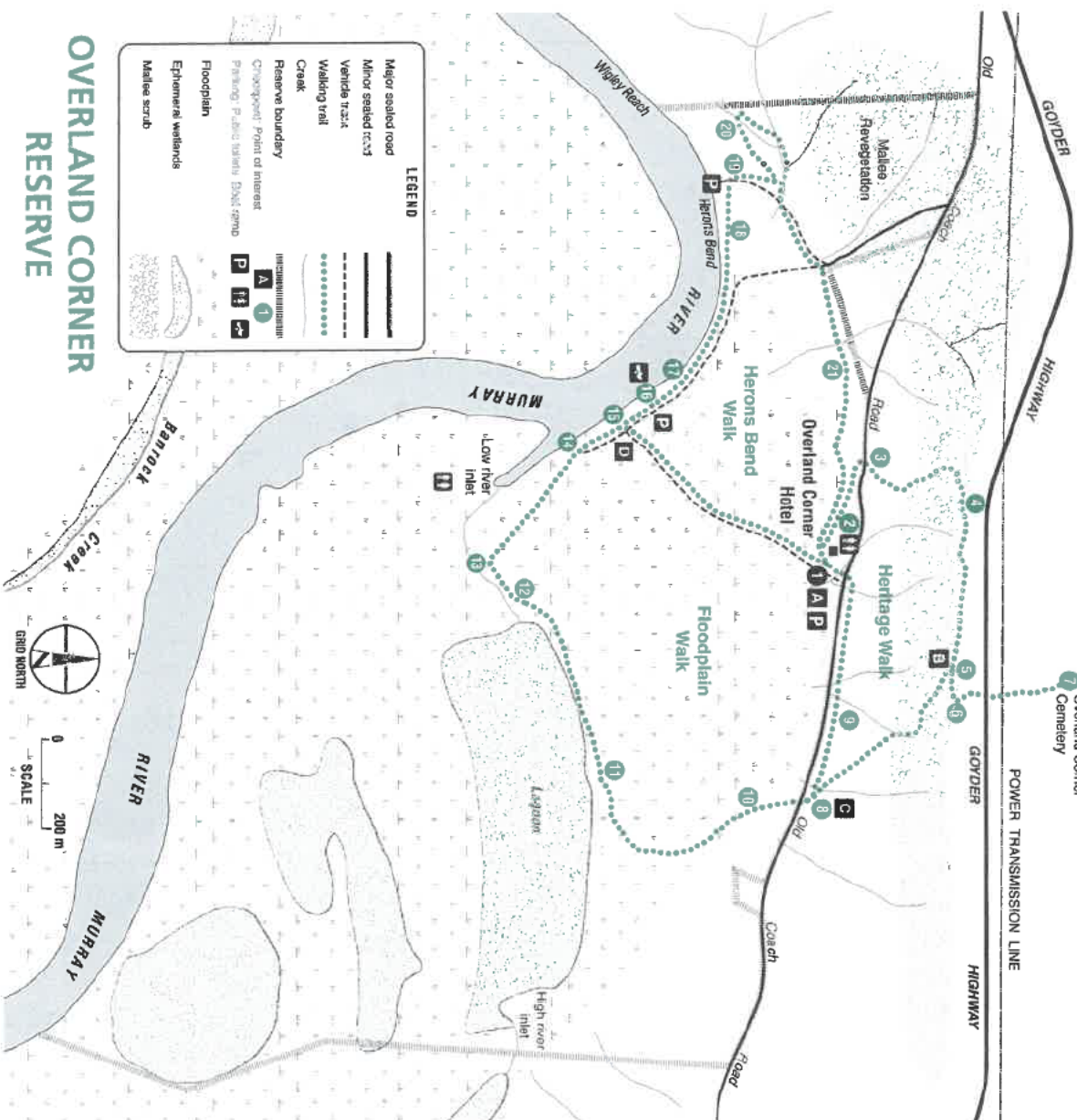
- These walks conform to AS2156 Class 3,
- There are natural hazards – loose stones, slippery surfaces, cliffs, water and perhaps snakes,
- Children should be supervised at all times,
- Keep to the marked tracks and take care with the road crossings,
- During periods of high river or wetland flooding avoid the Flood Plain and Herons Bend walks,
- Carry adequate drinking water and protect yourself from the sun in summer, wear closed shoes or boots,
- If you are walking alone, let someone know when you will return,
- The Emergency Services mobile number is 112.

BOATS WILL BE AVAILABLE BY VISITORS WHO WISH TO CANOE, BUT nearby or visit the hotel for refreshments.

Return to the hotel by turning right at Checkpoint (D) or go straight on if continuing to HERONS BEND.

VALUABLE IN 1930S (AND LATER) INDICATING SATURATED during the millions of years that these communities existed. Geologists refer to the consolidated sediments as the Mannum Limestone.

Look for fossils in the stones at the foot of the cliff, but please don't remove them.



Return to the hotel by the straight on if continuing

11 Lagoon

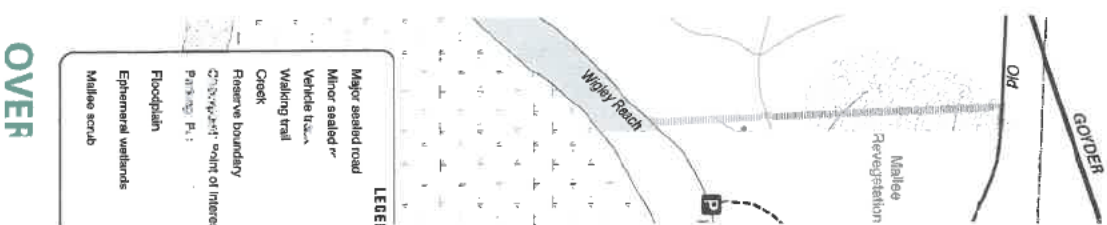
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Feedback to Growth Strategy from [REDACTED], both are active members of the [REDACTED]. Both are [REDACTED] and have been involved long term in various volunteer roles across [REDACTED]. [REDACTED] is the [REDACTED] and led the work to secure funding for [REDACTED] is now the [REDACTED] and works for [REDACTED] and as a [REDACTED]. [REDACTED] is employed at the [REDACTED] and has extensive experience and qualifications [REDACTED]. She has been a long-term small business owner in the [REDACTED]. Both live in the [REDACTED], both have raised families in this town.

Feedback in order of priority for the plan

Priority 1 Urban development in Berri

- We support approaching owners of underutilized land in Berri to provide housing blocks, increase population and rate payers. These blocks must be above the flood line. The suggested Waterway Project is on land that was flooded in 1974. The only viable area would be adjacent to Chilton Road. This appears to be more suited to a long-term initiative rather than a quick win.
- A quick win should be the purchase of the Calvary owned land at the end of Bosman Drive through to the old Sturt Highway, where new homes have already been built. This land is available now and can be utilized as 25 housing blocks (6.7 hectares) in a desirable area. This is well above flood line, close to schools, services are nearby and on the West side of town. If Council cannot purchase this, they should be proactive in finding and supporting a developer.
- Focus of developing land should be on major towns rather than spreading resources too thinly.
- Young people want to buy or build in Berri but move to other towns due to no access to properties or land, to generate population growth, land must be made available.
- Look carefully at the opportunities of residential development around the swimming pool in Berri, a potential quick win. Consolidate green space expenditure to Apex Park, add toilet etc.

Priority 2 Investment and Employment

- There needs to be frank discussion with the Education Department re why they left the Glossop site which is on Crown land. There are significant issues, including power supply and it is in a black spot for connectivity. It belongs to the Crown and repurposing this site will not be a quick win. This should not be a priority at this time for council resources.
- Completing and implementing the Glassey Park Plan must be fast tracked, the stakeholders have been waiting far too long for this to be finalized. Community groups are now at risk due to the time being taken. Sporting opportunities for school students and sporting events are now being missed, this was an opportunity for innovation for schools, sporting groups and Council to work together and share resources minimizing environmental impact.
- To allow development of businesses on the Old Sturt Highway from the Greek Church through to Foodbank (prime land for large businesses) council should work with stakeholders to support access to services such as water. If we do not support these areas for growth of business, they will go elsewhere.
- Council should identify with RDA, a role (of a qualified person) which works to be proactive for new investment, business and economic development. This role could be grant funded, please see models in Loxton such as the Chamber of Commerce and Renmark Business Association, both supported by Councils. We need innovation in this area including new industries such as hemp, medicinal cannabis (employs 70 people on one farm in Mildura), micro recycling plant, Tip Shop which could partner with and employ local people with disabilities. Young entrepreneurs and business owners could have support by reducing costs to start up. This needs good, professional marketing, as does the BBC area in general.
- We need to market our schools more, as research shows families settle near quality educational opportunities. [REDACTED] now works in leadership coaching across sites and Berri Primary and Berri Regional Secondary College have the best programs, results and innovative leaders but nobody hears about them! They have the Central Trade School and Trade Training Centre, Special Options programs and the highest number of senior school Options. People travel from out of Berri for their children to attend these schools, but this seems a well-kept secret. The consultants clearly didn't ask what is already in place as some of the things in the plan don't make

sense. In recent year BRSC (formally Glossop) had the highest number of school based apprenticeships in the state! They become local tradespeople. More of our vocational students now stay rather than leave.

- Over recent years as educators we have worked comprehensively and proactively to attract more university Options, unfortunately bricks and mortar universities are fast becoming a thing of the past works for Unisa supervising students in schools. Young people now prefer to work and study online rather than attend university. That's why UniSA and Adelaide University are looking at amalgamation. A young person in my neighbourhood is studying to be a paramedic online from Perth, she just flies over a couple of times a year for practical sessions. Most courses are now online. We tried hard to get Flinders to expand as they are already here with nursing and medicine, their research showed we did not have the numbers for other face to face courses to be viable. Young people like studying online and we don't have the volume needed for a lecturer e.g.; 20 engineers or speech pathologists in a year. There would only be approximately 70 Riverland students enter university each year across multiple courses. We tried to get teaching courses, but students said they would rather study online from multiple options available and work part time as school assistants while they study. So, we have supported that model employing student teachers in local schools so more than stay on when they graduate. This is working.
- The Murray Study Hub only provides advice for what to study online, students prefer then to work via Teams/Zoom etc. with those in their discipline.

Priority 3 Tourism and Community activation

- Prioritise improvements to Berri township with activity to build town pride so it becomes a more attractive place to live. Opening land won't create building unless people want to live here. Young people (who work in Berri) tell us they are building in Renmark because "that's where it is all happening". They want access to events, arts, places to connect and modern businesses. In recent weeks we have been to Renmark for a new restaurant, markets, Illuminate Festival and a Solstice event, most of this is grant funded. In Berri.... nothing. Berri doesn't even have a Playgroup at present, not very young family friendly. The Council needs a clear person in a role for community development (could utilise the strengths of Our Town Berri inc.) who is proactive in finding non rate payer funds such as grants from Wellbeing SA, FRRR (see example of Bordertown Council annual grant funded Multicultural Festival), Place making grants etc. Partnerships with Country Arts SA should be developed to bring performances and festivals to Berri (see Renmark Illuminate example). History grants for the Humphrey Pump and the Internment Camp trail.
- Finalising and implementing an Arts strategy is important to promote a liveable and connected community with tourism potential. We need some innovation listening to community voices, such as painting the water tower (grant funded), so we are on the SA silo trail rather than being bypassed. Finalise the public art walking trail brochure.
- The library, information centre and the Alfresco spaces should be planned as a collaborative initiative to facilitate better use of staff resources for community activation.
- We support the development of a cycling/walking trail (again could be grant funded) heading to Renmark from Berri, utilising the old railway track. Promotion and marketing of the Katarapko area for cycling/recreation etc.
- Generally, we need to audit and update signage in our community. Martins Bend in particular is a tourism draw card with environmental tourism a growth area.
- Reconfigure the RiverJacks/Information Centre building to make better use of space and river views.

Priority 4 Traffic and Parking

- The Education Department is educators not road builders, too much time has already been spent on this. The discussions need to be with the Department of Transport and Infrastructure and SAPOL re road requirements.
- Burgess Drive should be reinstated to provide access from Fenwick Road to Chilton Road. The shed now built on the roadway has created a safety and access issue and should be removed. The volume of traffic including buses and taxis in this area for BRSC, and RSS needs to be thoroughly analyzed.

Appendix 4. Stakeholder List

Organisation	City	State	Zip	Note	ID
Berri Regional Secondary College	BERRI	SA	5343		1
SA Housing Authority	BERRI	SA	5343		2
EKM Accounting	BERRI	SA	5343		3
PIRSA	LOXTON	SA	5333		4
Berri Lions					5
Barmera Lions				Undeliverable	6
MADEC Australia	BERRI	SA	5343		7
Department for Education - Berri Office	BERRI	SA	5343		8
River Murray and Mallee Aboriginal Corporation	BERRI	SA	5343		9
Murraylands and Riverland Landscape Board	BERRI	SA	5343		10
Murraylands and Riverland Landscape Board	MURRAY BRIDGE	SA	5253		11
Destination Riverland - Board	BERRI	SA	5343		12
Destination Riverland - General Manager	BERRI	SA	5343		13
Country Arts SA	Port Adelaide	SA	5015		14
Country Arts	RENMARK	SA	5341		15
Elders Riverland	LOXTON	SA	5333		16
Berri Rotary					17
Regional Development Murraylands & Riverland - CEO	BERRI	SA	5343		18
Regional Development Murraylands & Riverland - Chair	BERRI	SA	5343		19
GJ Gardner	RENMARK	SA	5341		20
Member for Barker	MT GAMBIER	SA	5290		21
Member for Chaffey	BERRI	SA	5343		22
Department of Education	ADELAIDE	SA	5000		23
Department for Environment & Water - River Murray					24
Department for Innovation and Skills	ADELAIDE	SA	5001		25
Department for Trade and Investment	ADELAIDE	SA	5000		26
SA Tourism Commission	ADELAIDE	SA	5000		27
Office for Recreation, Sport & Racing	BROOKLYN PARK	SA	5032		28
Department of Primary Industries and Regions	ADELAIDE	SA	5001		29
Local Government Association	ADELAIDE	SA	5001		30

Australian Government - Department of Infrastructure, Transport, Regional Development & Communications	CANBERRA	ACT	2601		31
Citrus Australia South Australia	MILDURA	VIC	3500		32
Country Fire Service - Barmera	BARMERA	SA	5345		33
National Trust of SA - Barmera Branch					34
Overland Corner Hotel	OVERLAND CORNER	SA	5345		35
Riverland Tourism Association	BERRI	SA	5343		36
Rural Business Support	MAGILL	SA	5072		37
SA Water - Berri	BERRI	SA	5343		38
TAFE SA Berri Campus	BERRI	SA	5343		39
Master Builders Association	ADELAIDE	SA	5000		40
Planning Institute of Australia					41
Housing Industry Association	WELLAND	SA	5007		42
Urban Development Institute of Australia	ADELAIDE	SA	5000		43
Property Council of Australia	ADELAIDE	SA	5000		44
District Council of Loxton Waikerie	LOXTON	SA	5333		45
Renmark Paringa Council	RENMARK	SA	5341		46
Bill McIntosh AM	PORT AUGUSTA	SA	5700		47
Berri Hotel Group	BERRI	SA	5343		48
Ben Hahn General Building	LOXTON	SA	5333		49
Centofanti Design & Construction	GLOSSOP	SA	5344		50
Michael Kregar Building	BERRI	SA	5343		51
Handbuilt Homes Riverland	LOXTON	SA	5333		52
Bettio Constructions	GLYNDE	SA	5070		53
Big River Developments	BERRI	SA	5343		54
G.J Gardner Homes Riverland	RENMARK	SA	5341		55
Rockford Homes Riverland	RENMARK	SA	5341		56
Bennett Builders	RENMARK	SA	5341		57
Barmera Club	BARMERA	SA	5345		58
Big River Tavern	BERRI	SA	5343		59
Burke Urban	ADELAIDE	SA	5000		60
AV Jennings	KENT TOWN	SA	5071		61