



Barunga West
Council

BARUNGA WEST COUNCIL TICKERA MASTER PLAN



Contents

INTRODUCTION	2
Purpose.....	2
Community engagement.....	2
About Tickera	3
INFLUENCES	4
Existing community.....	4
Demands for coastal property	4
Growth.....	4
Adequate infrastructure and services	5
Land supply	5
RECENT AND CURRENT INITIATIVES.....	6
Barunga West Mainstreets Planning Study	6
Local heritage survey	7
Recreational trails strategy.....	11
Telecommunication	12
Coastal access management strategy	13
Tickera to Alford Road.....	14
Tickera boat launching facility	16
Tourism Facilities.....	17
Hawsons Iron	18
INFRASTRUCTURE.....	19
Current.....	19
Future.....	20
GROWTH OPPORTUNITIES.....	22
Possible residential expansion.....	22
Current zoning provisions	28
Topography	29
Environmental conditions.....	29
Environmental hazards.....	30
Infrastructure	31
Planning considerations.....	31
Zoning options.....	32
Preferred options.....	33
Benefits of expansion	33
RECOMMENDATIONS	35
APPENDIX A - Community Engagement Report.....	37

INTRODUCTION

Purpose

The primary purpose of the Master Plan is to create a cohesive, community-endorsed framework to guide investment and the development of public and privately owned land in Tickera over the next 20 years. It identifies key sites, areas within, and surrounding Tickera for potential development.

The Master Plan will be used as a basis for Planning Code Amendments and capital works grant funding.

The Master Plan also considers recent and current investigations, infrastructure (current and future), the State Government's planning framework, and other development opportunities through changes in population and housing demands in South Australia.

The Master Plan is not a document that dictates what must happen, but rather a culmination of ideas and opportunities moving forward.

It should also be noted and acknowledged that change in the future is inevitable, as the demographics of Tickera will change in time, which will demand adjustments and provide other opportunities for Tickera moving forward.

Community engagement

The finalisation of this Master Plan was subject to a six month community engagement process. The community engagement process was held from 26 September 2022 to 31 March 2023. The engagement commenced with a drop in session and was followed by a public meeting.

The engagement encouraged people to respond to a survey provided at the drop in session and public meetings, Council offices and offered via Council's website. The community engagement was advertised in local media, on notice boards and via a letter drop. The draft masterplan was printed and posted to all Tickera ratepayers. More specific engagement with individual ratepayers was offered.

The engagement findings show how highly Tickera's existing characteristics are valued by the community and that the community wants to see minimal growth.

For many reasons explained by the respondents, Tickera is valued for the peaceful setting, natural character and rural setting. Detailed responses are provided in the community engagement report at Appendix A.

About Tickera

Tickera is a small coastal town on Yorke Peninsula consisting of 140 private dwellings and a population of 194. It is only a short 20-minute drive from Wallaroo and a 30-minute drive from Port Broughton, and is one of Yorke Peninsula's coastal jewels.

The township is renowned for its panoramic views of the Spencer Gulf and a calm tidal beach spanning 1.2 kilometres. Raking crabs on the beach and canoeing in Tickera's shallow and tidal bay is popular amongst locals and visitors to the town.

The main beach has a boat launching facility that can be used at high tide.

There is an 18-hole community golf course located on the coast on the southern side of Tickera. The township also consists of a Community and Recreational Centre, which holds monthly dinners. Just north of Tickera is Barkers Beach, which is a free campground accessible to RVs, camper trailers and caravans and is popular for swimming, raking crabs and beach driving.

Tickera's spectacular natural beauty and relaxed atmosphere are treasured by generations past and present.



INFLUENCES

Existing community

The majority of the existing community do not want to see growth or development that changes the character of the seaside town.

The majority of the community overwhelmingly want Council to implement planning controls that curbs and rules out any development that will ruin the quieter lifestyle offered by Tickera and protect the sea views afforded to existing residents.

The majority of the community also want to see restricted access to Barkers beach and other areas of the coastline to protect the areas unique coastal ecosystems.

Demands for coastal property

The coastal towns of Yorke Peninsula have and continue to experience increases in popularity and property values as a result of people reassessing their lives due to the coronavirus pandemic and international border closures, and the ability to work from home.

In the past 18 months, approximately seventeen properties in Tickera have sold with property values increasing by up to 20 percent. Real Estate agents continue to experience demand, outstripping supply for South Australia's coastal properties including property at Tickera.

Tickera is located in close proximity to Wallaroo, a growing regional centre, and is 2 hours from Adelaide, key factors that make the location desirable for owner-occupiers and property investors.

Growth

The majority of Tickera ratepayers want to see a minimal amount of growth in Tickera, to ensure the preservation of its natural character and sense of community.

The Tickera community want to retain their small-town values, scenic beauty, natural surroundings, and open space, yet they wish to see continual investment in their road network, amenities and boat launching facilities and the provision of essential council services.

Adequate infrastructure and services

Tickera ratepayers continue to demand more capital investment in their township in particular investment to manage and seal roads.

Some population growth is needed in Tickera to enable Council to generate more rates so Council can invest in Tickera's infrastructure including road sealing, footpath construction and kerbing, as well as maintenance and re-sheeting of the town's surrounding unsealed road network.

The population would need to grow significantly for Council to consider a community wastewater management system and further infrastructure investment in its public realm.

Currently, Tickera receives more capital investment and generates more operational expenses than rates raised by the township's population.

Land supply

At the time of finalising the masterplan, only one property was available for purchase in Tickera and growth opportunities within the area were limited and finite in nature. This is generally the case across all coastal areas within a two-hour drive from Adelaide.

Land in Tickera zoned Residential has mostly been subdivided and developed, requiring Council to carefully consider future land demand in the township, and the rate the community wishes its township to grow.

Population growth can be generated as a result of land supply – for example, if land was rezoned in Tickera to accommodate residential development, subsequently Tickera could experience population growth. This type of growth is referred to as 'supply led demand' and there is an opportunity to rezone land as Residential in Tickera to fill the market gap for coastal land on the Yorke Peninsula.

There is also a significant amount of State Government owned land in Tickera, which currently is exempt from rates. This residential land is currently owned by the Crown and is not used for any purpose. Department of Environment and Water (DEW) has agreed to release the land (on the market or to Council) once the Narungga Nation Native Title Claim has been resolved. The community has raised concerns with all of this land being released and wishes some of the land to be turned into natural reserves so to protect the views and open space currently afforded to existing residents.

RECENT AND CURRENT INITIATIVES

Barunga West Mainstreets Planning Study

The Mainstreet Planning Study, completed in early 2022 is a tool to identify areas of upgrade and improvement, and new spaces that could allow the respective township to have a defined 'Mainstreet', to evolve and grow into the future.



The objectives of the Mainstreets Planning Study are to:

- Guide the staged upgrade of Barunga West Mainstreets including identifying actions that can be delivered in stages
- Identify ways to create activity and vibrancy through built form, events, and programs
- Ensure physical upgrades support the needs, functions and success of communities and businesses
- Lift the profiles of Barunga West Council's Mainstreets within Yorke Peninsula
- Engage with Elected Members, building owners, traders, stakeholders and the broader community in developing actions and longer term aspirations for the Mainstreets
- Remove barriers currently limiting traders from taking ownership of the public realm.

Key stakeholders within the study areas include:

- Elected Members
- Progress Associations
- Mainstreet traders
- Property owners
- General community.

The Mainstreets Planning Study has recommended six projects to be delivered over a 20 year period. One of the projects is to create a main street at Tickera. Tickera currently has no main street and the most logical choice is either The Esplanade or High Street located in the southern sector of the Township. Consideration has already been given to North Gully Road, Chalmers Road and the Boat Ramp Access. The projects include:

- Boat ramp and shelter upgrade, with fish cleaning station
- Trail head featuring a sunset frame, seating, shelter, and landscaping
- Public toilet upgrade
- New footpath (single side)
- Verge tree planting at natural low points to capture stormwater
- New kerb and water table at Esplanade.

Local heritage survey

A heritage survey of Yorke Peninsula, which at the time included the former District Councils of Bute and Port Broughton (now Barunga West Council), was undertaken in 1998 for the State Heritage Branch of the Department for Environment, Heritage and Aboriginal Affairs by Weidenhofer Architects. The aims of that survey were to:

- make recommendations for the entry of places in the State Heritage Register, and for the declaration of State Heritage Areas; (none were recommended)
- identify areas which could be declared Historic Conservation Zones, or otherwise incorporated into local government planning; (none were recommended)
- provide a local heritage register (land, buildings or structures) for inclusion in the Development Plan or for other planning purposes (44 places were recommended).

This survey identified a number of places that could be considered for inclusion as local heritage places into Council's Development Plan.

Notwithstanding the recommendation to consider listing of buildings and places in Barunga West Council area, no further action was taken in relation to the 1998 survey recommendations. In 2023, Council does not have any items or places of heritage significance listed in Planning and Design Code that are relevant to Barunga West Council.

Council is rectifying this policy gap and has engaged consultants who have:

1. undertaken a review of the previous 1998 Weidenhofer Architects heritage survey
2. prepared a thematic history of Barunga West Council area
3. engaged with key community groups, local history groups and Council.

The work has identified places of heritage value that merit protection under the *Planning Development and Infrastructure Act 2016*. There are 3 possible local heritage sites in Tickera that are under consideration, those being:



Tickera Memorial Park

- Location: Intersection of Wallaroo Plains, Alford, and Coast Roads
- Establishment: 1921
- Heritage survey description: This memorial park contains a granite monument with marble statue containing the names of local soldiers who fell for their country.
- Statement of heritage value: The social and economic impact of the two World Wars was deeply felt by small communities such as Tickera, which commemorated the sacrifices made with pragmatic memorials such as this park.
- History: The District Council of Ninnes granted Approval for the establishment of a soldiers' memorial in Tickera in October 1919 and 8 acres of parkland were fenced for the purpose. Under the auspices of the Tickera Soldiers' Memorial Fund, which commenced in March 1920, moves were made to develop the park. The Town Clerk of Wallaroo unveiled the War Memorial, similar to that at Alford, on 1 October 1921 and a month later a field gun was acquired from the War Trophy Committee to incorporate into the memorial.



Tickera Well

- Location: Gully between Broughton Terrace and North Gully Road (entrance via Broughton Terrace)
- Establishment: One of 2 wells established on a pastoral lease in the 1850's
- Heritage survey description: A formed well, approximately 1.5 meters in diameter, lined with local granite stones. (A safety grid has been placed across the well at ground level).
- Statement of heritage value: An important water source for early pastoralists in this area and later settlers who established the township at Tickera.
- History: The Tickera Well is on a seasonal creek line several hundred meters from the sea at Tickera Bay. The wells were used by local Aboriginal people and later by the early pastoralists. They were important watering points for livestock from Edmund Parnell and Stephen Bowman's Tickera and Crystal Brook runs. Water for both humans and livestock was a scarce commodity on most of Yorke Peninsula and attempts to build dams or sink wells were often unsuccessful. Any good source of potable water was a valuable resource. The Tickera Wells at one stage had iron troughs and pumps erected on them. The site was restored and interpreted by the District Council of Bute as a Jubilee 150 project in 1986.



Tickera Church

- Location: Northwest corner of High and Third Street.
- Establishment: 1889
- Heritage Survey Description: This simply proportioned former church is constructed of limestone rubble walls with rendered quoins and architraves. Windows are multi-paned with lancet heads. The corrugated iron clad gable roof is terminated by brick parapets.
- Statement of Heritage Value: The importance of religion in the lives of the local community is reflected in the priority that each community placed on the construction of churches. The first services in the Hundred of Tickera were conducted by Brother Yeoman in John Pearce's house in 1879. At Springfield, on Section 41, Hundred of Tickera, a Bible Christian Church was completed in 1887. This church was also known as the Hector Plains Church and one of its trustees was John Pearce. Two years after its completion the end wall of the church collapsed, the result of a storm in 1889. A debt of £120 combined with the age of the building prompted the decision to try and repair the damage.

Council has submitted a proposal to the State Planning Commission to initiate the Local Heritage Places Code Amendment (the Proposal) that proposes the above properties, amongst many others within Barunga West Council, for Local Heritage listing.

Recreational trails strategy

Council has developed a Barunga West Recreational Trails Strategy 2022-2027 to identify and assess the current trails in Barunga West Council, recommend any improvements or upgrades needed and identify potential new trails that would expand the trails experience to improve the health and well-being of locals and visitors to the area.

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

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

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

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

The Strategy also recommends that a priority list is developed for the above trails to determine which trails are the most in need of upgrades and improvements and so that Council can work its way through these proposed improvements over time.



Telecommunication

The Tickera Community continues to experience telecommunication issues and is lobbying Council staff to help fix the issue.

In response Council has engaged the major telecommunication companies to assist in developing a solution for Tickera residents and has been advised the following:

Optus - There is coverage at Tickera with the Optus tower on the Tickera to Alford Road and is showing a 30km coverage.



If residents are not with Optus and have an older iPhone (iPhone 6 or earlier) or a modern phone that has not had software updates mobile coverage is going to be problematic. Optus mobile coverage relies on customers keeping up to date with technology.

Optus believe it is a matter of educating the community and demonstrating to them, using updated phones and software, how everything will work, in particular unlimited voice data, which is important when making phone calls.

Optus attended a community information session in April in response to concerns about mobile coverage at Tickera. This was to engage residents and deal with Optus customers in an attempt to solve their problems.

In instances where phone coverage is unattainable, they have recommended Starlink as an option.

Starlink is an Elon Musk Satellite driven technology, Optus is more than happy to assist ratepayers who wish to install this type of solution where there is no coverage – but again this should not be an issue in Tickera.

An Optus mobile phone tower has now been built in Wallaroo which has helped fix some of the coverage issues.

Telstra - Telstra has developed an engineering solution that involves building a base station. The project is expected to range in costs from \$1.2 million to \$1.5 million.

Projects such as the one proposed for Tickera can attract co-funding from State and Federal Government under a cost sharing arrangement as follows:

- 50% Federal Government
- 25% Telstra
- 25% State Government

Funding programs for which the project may be eligible include the Regional Connectivity Program (State and Federal Government) and Building Better Regions (or future forms of this program under the new Federal Labor Government).

Council has written to the State Government bringing the telecommunication issue in Tickera to their attention seeking their assistance to pursue and co-fund a Telstra site base station at Tickera.

Coastal access management strategy

Council has received complaints about tourists camping on Crown Land near the Tickera boat launch facility. The concern is that the area is not large enough to accommodate caravans and tents in conjunction with a working boat launch facility used by recreational fishers as a parking area. Council has also received complaints about human waste and rubbish being disposed of inappropriately in this sensitive coastal area. In response to the risks in this Tickera boat launch area Council has placed permanent restrictions to its use i.e. no camping.



Council is working with the Landscape Board to develop a Coastal Access Strategy, focusing on access rationalisation, to help manage visitor access and use of coastal areas, leading to reduced visitor impacts on the environment.

Council has received complaints regarding Barkers Beach, north of Tickera, which is, currently a free campground accessible to RVs, camper trailers and caravans. Through the community engagement process for the Masterplan process the majority of respondents have sought Councils assistance in restricting camping and access to this area.

Council will work with Landscape SA and Aboriginal Nations to restrict camping in this sensitive coastal area.



Tickera to Alford Road

The Tickera Community has been requesting Council to upgrade the Alford to Tickera Road for over 20 years.

Over the past few years, Council has scoped the reconstruction and sealing of the 11 kilometre road and has requested grant funding support from the State and Federal Liberal Governments. The project cost is too significant for Council to fund on its own or even contribute 50%. The project is estimated to cost up to \$2 million and unfortunately, Council has been unsuccessful in securing any financial support to date.

This project would result in social benefits for residents including improved safety and access for emergency service vehicles. The project would also result in increased tourism for the area and would also assist the township of Tickera to increase its population.

The upgrading and sealing of this road is listed in Council's Long Term Financial Plan and is a focus of Council's tourism strategy. Council staff will continue to advocate for State and Federal Government support for the project.

Tickera boat launching facility

Council engaged Tonkin Consulting to provide the advice on what can be done now.

The existing 'facility' at Tickera consists of a concrete paved, beach launch into a shallow channel that extends some 400-500m across the tidal flats before it reaches 'permanent' water. The channel is not protected by any breakwater or natural headland and does not provide all-tidal access. There is limited, informal trailer parking adjacent the head of the launch area.

The anticipated natural coastal processes at this location are expected to include the lateral movement of sand and weed across the beach in a northerly direction. Installation of a deeper channel (~2m deep to provide permanent water) and/or a rock groyne from the beach to the 'permanent' water would be expected to interrupt this assumed natural process as sand and weed would collect in a channel and require ongoing maintenance. Regardless of the direction of the channel, this is expected to be an issue.

An option considered was to construct a solid base to the existing channel to allow vehicular access to permanent water. This could be a concrete base or similar. Such an option was considered not practical as the public would not use such a facility if they have to drive vehicles through shallow salt water in order to access the deep water. They would also risk damage to the hull and/or propellers of their boats if impact occurs during times of shallow water.

Another option to provide for an all-tidal launch facility would be the construction of a raised access or vehicle-jetty with a launch into deeper water. Such a structure could largely mitigate the impact on the coastal processes, however, would not be eligible for funding and would be prohibitively costly.

With any option at this location a significant investigation would be required to fully understand the coastal/environmental processes present and how any construction can be incorporated to limit the impact on these processes.

Deep water has been investigated at Myponie Point and has been identified as an appropriate location for a potential feasible boat launching facility for the Tickera community, however this location is within Copper Coast Council area – not Barunga West Council.

The Tickera community have requested that Council increase the maintenance of the area including the removal of seaweed. They would also like to see at a minimum some capital investment committed in Council's Annual Business Plan and Long Term Financial Plan to seal and formalise the parking, maneuvering and access area and consider supplementary components to the boat launching facility including landscaping and regulatory signage.

Tourism Facilities

As nature tourism is becoming increasingly popular in Australia, there is an opportunity to facilitate and promote responsible travel in Tickera.

Barunga West Council only has three caravan parks and three RV/camping grounds within the district. Tickera was identified as a potential site for a campground as an ideal launch pad for tourist wishing to explore Yorke Peninsula.

During the Mainstreets Planning Study, an RV park replacing the golf course at Tickera was discussed. In response to community feedback this option has been ruled out.

During the Masterplan community engagement process Council suggested using the disused Tickera oval as a potential ground that could accommodate camping, caravans, RV/Motor Homes and boats.

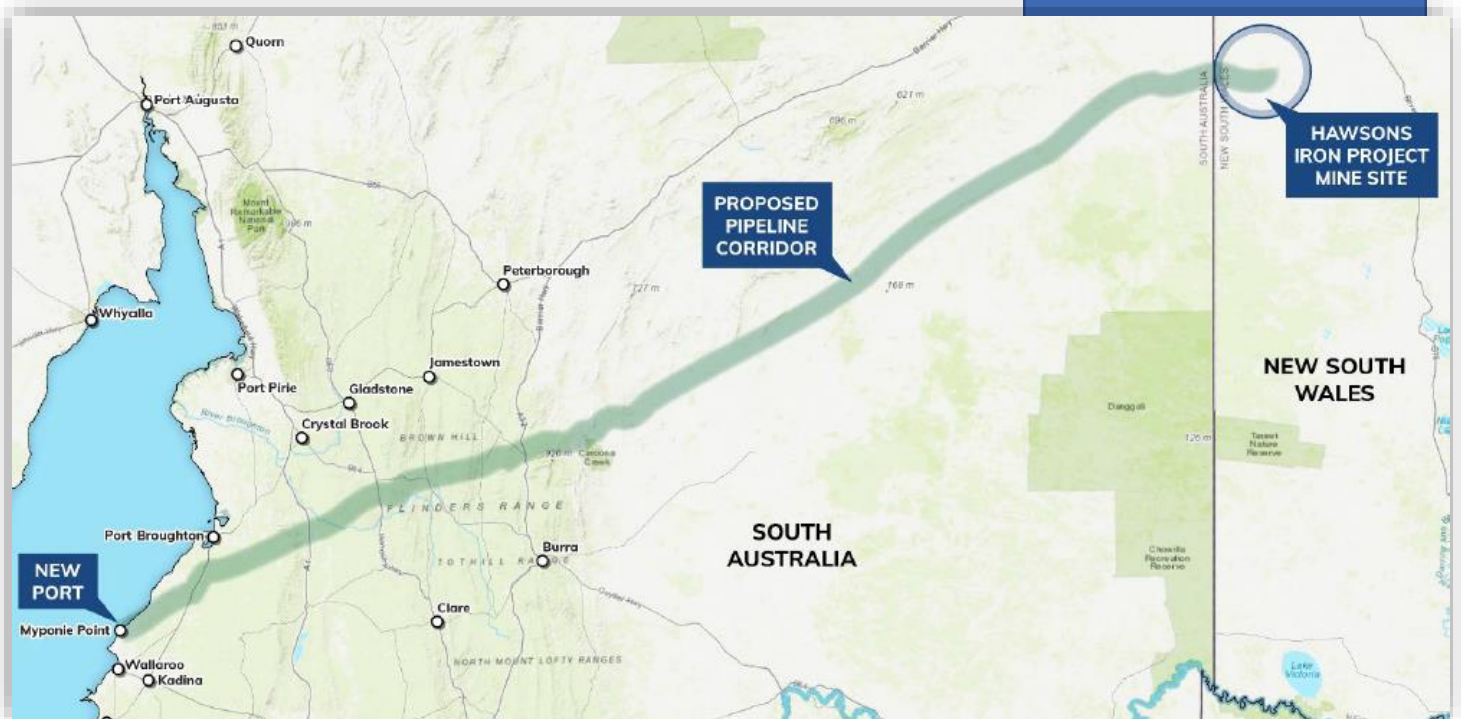
In response to community feedback received through the Masterplan process, that emphasised the stress tourism has on local land use, soil erosion, increased pollution, natural habitat loss, this option has also been ruled out.

To assist dealing with increased pollution and waste generated by visitors to the township, Council will create a dump point and bin bay, at a prominent public location, for visitors use. Council will install educational signage around the district to promote this facility to encourage tourists to dispose of their waste correctly.



Hawsons Iron

Hawsons Iron is building a magnetite iron ore mine southwest of Broken Hill, near the South Australian border. As part of this project Hawsons is assessing building an underground slurry pipeline connecting the project mine site, 60km southwest of Broken Hill, NSW to a proposed Port facility at Myponie Point, just south of Tickera in South Australia. Hawson Iron has prepared a proposed route for its infrastructure, based on a desktop analysis of the route. Hawsons is now conducting preliminary field studies to understand the on-ground conditions of the route corridor for the proposed underground slurry pipeline. Hawsons Iron have submitted a development application to the State Government seeking support and Development Approval for the pipeline.



INFRASTRUCTURE

Current

When it comes to capital expenditure, ratepayers always want to see more improvements made in each township. Tickera's township consists of sealed and unsealed roads with more than 50 percent or approximately 1.7 kilometres of roads still requiring sealing in the township.

Since 2006, Tickera has had almost \$1 million of capital works undertaken in the township, which equates to an average expenditure of nearly \$57,800 per annum for the past 16 years.

These works have included road sealing, footpath construction, kerbing installation, re-sheeting of unsealed roads, kerb/water table installation and upgrading of existing roads to a high category by increasing the depth of pavement.





Tickera has a community centre, which has recently undergone a significant upgrade, some public seating and shading, one public toilet, one public BBQ area with shelter, and a boat launching that are in urgent need of upgrading and/or relocating, and a public playground that is also in need of replacing and or relocating. There is a War Memorial that is used as a civic ceremonial public space on Anzac Day.

The Tickera community does not have a system for the collection and management of wastewater.

Future

With a controlled and sustainable approach to population growth in Tickera, and a subsequent increase in rate revenue, capital investment over the forward estimates will continue in Tickera, and will focus on transport infrastructure including improvements to the boat launching facility.

Road sealing, footpath construction or kerbing in Tickera will continue to be accommodated within Council's Long Term Financial Plan.

To seal and kerb all of Tickera's road network, which consists of 10 segments or 1.7 kilometres, will cost approximately \$1.8 million in today's dollars, and will be addressed over a 20 year period.

Essential infrastructure such as an upgrade to boat ramps and the public realm upgrades, and the installation of a Septic Tank Effluent Disposal Scheme (STEDS) is part of Council's strategic plan but remains unfunded at this point of time. A STEDS is a current requirement for any development within 100 metres of the mean high water mark along Tickera's coastal foreshore area. A STEDS could be located at the Tickera Oval site.

Capital improvements will also consist of re-sheeting of unsealed roads as outlined in the program below.

2022-2023 Program

Road Name	Length of Road between the following:		Length of Road	Capital Expenditure
First Street	Hughes Terrace	Third Street	150 metres	\$10,500
First Street	Third Street	Fourth Street	147 metres	\$10,290
First Street	Fourth Street	The Esplanade	153 metres	\$10,710
Third Street	First Street	High Street	105 metres	\$7,350
Fourth Street	First Street	High Street	104 metres	\$7,280

Proposed 2025-2026 Program

Road Name	Length of Road between the following:		Length of Road	Capital Expenditure
Settlers Lane	Coast Road	To end (Tickera)	684 metres	\$15,500

Proposed 2026-2027 Program

Road Name	Length of Road between the following:		Length of Road	Capital Expenditure
Third Street	Wallaroo Terrace	First Street	104 metres	\$7,280
Fourth Street	Wallaroo Terrace	First Street	102 metres	\$7,140

GROWTH OPPORTUNITIES

Possible residential expansion

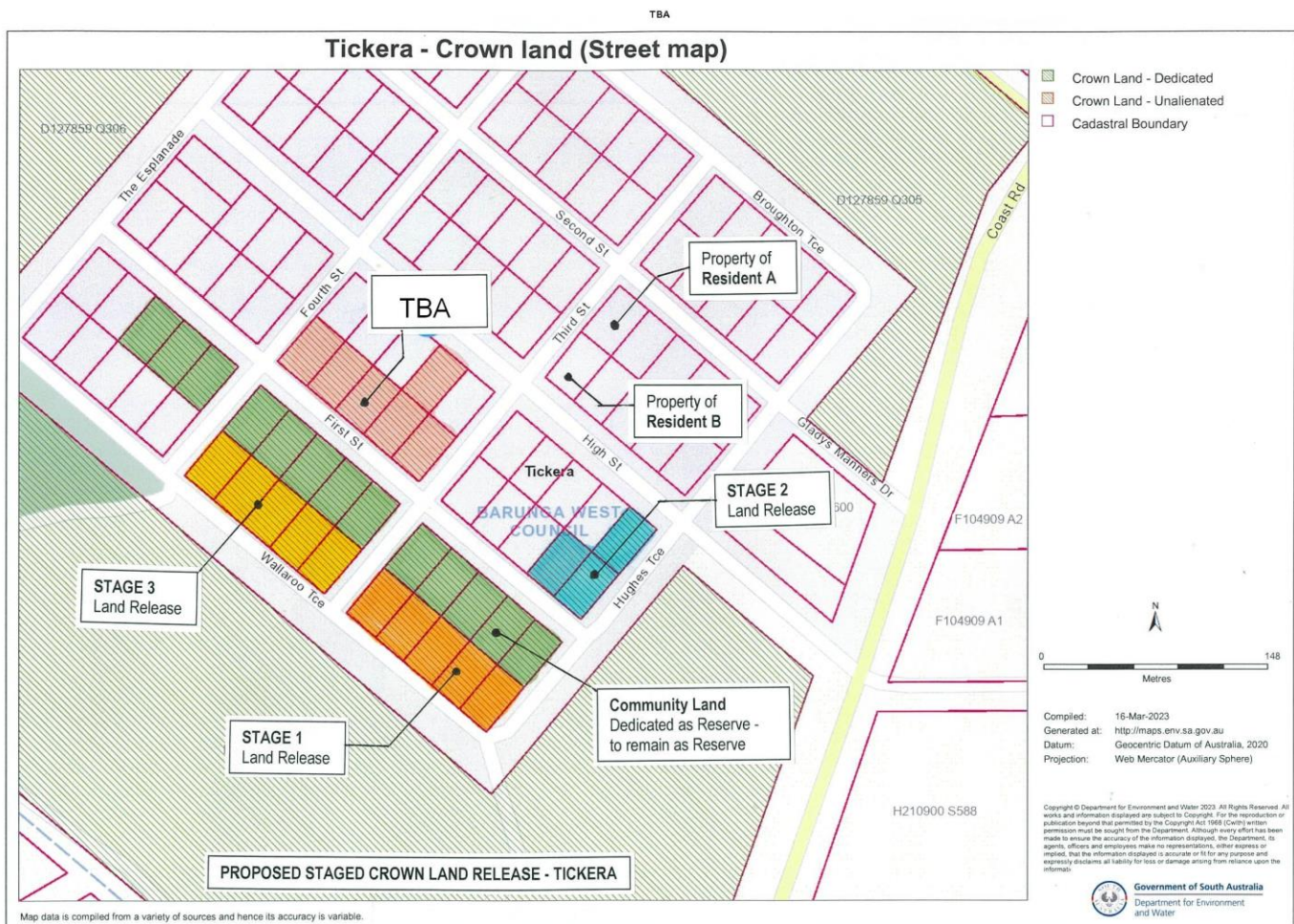
Land in Tickera zoned residential, has mostly been subdivided and developed. Zoning of vacant land in and surrounding Tickera does not currently allow for any growth to the township or rural living. Council has recognised the need to identify opportunities of key sites and areas within and surrounding the town for redevelopment and/or further development over a 50 year period. Council has now carefully considered future land demand in the township and this section of the report delves into the current options identified by Council staff.

Tickera has 4 attractions, being a holiday destination, opportunity as a permanent place of residence, being located close to the sea and having a coastal view.

This aspect has been further explored in the four (4) locations outlined below and indicated on the attached plan, which are a combination of infill development within the existing township boundary and also staged development of broad acre farming land directly to the north, south and east of the existing township.

The options outlined below also factor in discouraging urban sprawl outside of the existing township boundary and the proximity to adjacent residential land. They also take into consideration the community's wish for planning controls that curbs and rules out any development that will ruin the quieter lifestyle offered by Tickera and protect the sea views afforded to existing residents.

Option 1: - Infill development of allotments that are currently owned by The Crown and under the care, control and management of the Barunga West Council. There are 31 residential allotments owned by The Crown which have no structures, and do not attract council rates. A total of 13 allotments are ready for release to the market in stages. These allotments have been identified by Council suitable for residential development once the Native Title claim which has been settled has been registered, which we understand will be sometime this year. The 13 blocks outlined in the plan below have been identified as suitable for release with 13 of the blocks being recommended to be community land as to preserve the existing residential area's views and a sense of open space.



The Crown allotments are zoned **TOWNSHIP ZONE** as depicted on the interactive South Australian Property and Planning Atlas (SAPPA) map-based application

Option 2: - This area is bounded by Tonetaway Road, Coast Road, Chalmers Road and Chandlers Lane. The land currently divides residential development to the north and south of the township and is owned by a private landowner. This area of land has unique topographic characteristics and could be developed, over the next 20 years, in stages for residential blocks (which is the natural progression of the township to the north). This area also would lend itself to some commercial development such as high end tourist accommodation (targeted at residents within South Australia who wish to holiday within their own State), interstate travellers and international visitors, in the longer term.



The area in question is zoned **RURAL ZONE** as depicted on the interactive South Australian Property and Planning Atlas (SAPPA) map-based application.

Option 3: - This is land that is owned by a private landowner and is bounded by Black Rock Road, Wallaroo Plains Road, Myponie Point Road and an unnamed road that runs parallel to the boundary between Barunga West Council and Copper Coast Council. In September 2019, the Commission received a publicly initiated proposal to move this land and the council boundary between the Copper Coast Council and Barunga West Council in the area of Tickera. A portion of this land was the subject of a Section 30 Review in 2005, however the recommendations contained within the Section 30 Review were not adopted by Copper Coast Council.



The area in question is zoned **RURAL ZONE** as depicted on the interactive South Australian Property and Planning Atlas (SAPPA) map-based application.

Option 4: - This is land which is owned by a private landowner, is located to the east of the Tickera Township and is bounded by Coast Road, Tickera-Alford Road, Gully View Road and an un-named road directly east of Gully view Road.

This area is located further from the coast than Option 1-3 and does not provide the coastal views afforded to the other options.



The area in question is zoned **RURAL ZONE** as depicted on the interactive South Australian Property and Planning Atlas (SAPPA) map-based application.



Current zoning provisions

Option 1: The Crown allotments are zoned **TOWNSHIP ZONE** as depicted on the interactive South Australian Property and Planning Atlas (SAPPA) map-based application.

The Township Zone supports a range of residential, Community, retail, Commercial and light industry uses and facilities. The focus of future expansion within this zone encourages development that contributes to and enhances the existing streetscapes and the settlement pattern comprising the township. The zone also supports tourist accommodation to support the visiting public and holiday makers.

As far as the small scale retail, business, commercial and light industry land uses are limited in size to being no greater than 250m². Please refer to the plan on page 29 that shows the location of the existing Crown Land allotments and the proposed Stages of release that have been developed based on the community feedback.

The minimum allotment size allowed is 500m². Where allotments are not connected to an approved community Waste Disposal System (CWMS) the allotments sizes are no less than 1200m²

Option 2, 3 and 4 - The areas identified in these options are zoned **RURAL ZONE** as depicted on the interactive South Australian Property and Planning Atlas (SAPPA) map-based application.

Options 2 and 3 located along the coast, are currently used for cereal cropping (primary production activities). The location of the land does provide a high level of attractiveness for residential development, including tourist accommodation.

Option 4 is located further east and is currently used for cereal cropping (primary production activities).

To enable residential development, tourist accommodation or any other land use these areas of land would need to be rezoned and would be the subject of a Code Amendment.

Topography

The topography of the study area (Options 1-4) varies with each option - Options 2, 3 and 4 are currently used for primary production activities. Options 2 and 3 provide an opportunity to integrate residential development with the existing gullies that could be substantially landscaped to provide buffering between areas of residential development. In more general terms Options 2, 3 and 4 have a consistent and uniform slope from the east to the west (towards the coast). There are no major topographical constraints to further development of these options.

Option 4 has been identified as an option should the Council decide to extend the township to the east (away from the coast).



Environmental conditions

Option 1 (infill development of current Crown Land allotments) poses no environmental constraints and can be developed when the existing native title claim has been settled. This area has a number of remnant species spread across the properties that could easily be integrated with future residential development.

Options 2, 3 and 4 are currently and historically, have been used for primary production activities. For any residential development to occur on these options a Preliminary Site Investigation (PSI) would need to be undertaken in accordance with Practice Direction 14. Any significant findings on either of these Options may limit future residential development or even limit development to selected existing parcels of land.

Environmental hazards

Reference has been made to the interactive South Australian Property and Planning Atlas (SAPPA) map-based application which confirms that all of the Tickera township and surrounding land is contained within the Hazards (Flooding – Evidence Required) Overlay which means that any future residential, commercial and industrial buildings used for animal keeping require a finished floor Level (FFL) to be at least 300mm above the highest point of the top of kerb in the primary street or the highest point of natural ground level at the primary street frontage where there is no kerb.

The majority of the existing Tickera township and all of the land surrounding the township, including Options 2, 3 and 4 are contained within the Hazards (Bushfire-General) Overlay and requires development, including land division that responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change and to also provide access for emergency service vehicles to aid the protection of lives and assets from bushfire damage.

Infrastructure

The township has the basic critical infrastructure to enable residential growth.

Specifically existing water mains are established along both the Wallaroo Plains Road and Coast Road reserves and the Tickera Township is serviced by water mains. The existing development Options 1-4 will also be able to be serviced with mains water.

The Tickera township is serviced well by SA Power Networks and Options 1-4 can be supplied with existing and new electricity infrastructure.

The existing road network, while not all sealed, is well planned and services the township well. This can be built upon to enable further growth in the area associated with Options 2, 3 and 4.

There is existing telecommunication infrastructure in Tickera predominately serviced by Optus and the NBN.

Wastewater management is currently managed on individual allotments using the traditional septic tank and soakage trenches or an envirocycle system with associated irrigation areas. Any new development associated with Option 2 and 3 is likely to require the inclusion of a STEDS. Council's policy is to reuse wastewater wherever possible and the inclusion of a STEDS at Tickera could benefit the existing golf course through irrigation of the existing fairways and greens.

Planning considerations

Since 30 July 2020, Barunga West Council has operated under the State planning framework for development across the Council Area. The current planning framework is State based and is administered by Council Planning Staff - it is not a system that Council has developed.

Other than the existing Township zoned Crown land allotments within the southern section of the Tickera township, Options 2, 3 and 4 identified in the study area are all zoned RURAL, which has significant development restrictions that currently inhibit the expansion of the existing township.

All of the Options identified are currently used for primary production activities, namely cereal cropping and stock grazing.

The Master Plan highlights some of the existing zoning under the current planning frameworks that would in the longer term allow for both commercial and residential expansion of Tickera.

Zoning options

The following planning controls could be applied to provide opportunity for sustainable growth in the Tickera area:

Township Zone – A zone supporting a range of residential, community, retail, business, commercial and light industry uses and facilities. Development contributes to and enhances streetscapes and the settlement patterns comprising the township.

The Township Zone could be expanded, both north and south of the existing township for options 2 and 3.

Minimum allotment sizes range from 500m² and 1200m², however if the allotment is not connected to mains sewer/CWMS then the minimum allotment size is 1200m².

Allotment frontages need to be 20 metres minimum.

Master Planned Township Zone - Diverse housing choices with compatible recreational, community services and other activities to support a growing community and create a pleasant place to live that complements the established township development pattern.

If connection to an approved CWMS system is available this zone sets no minimum allotment size other than to state that land divisions result in low density neighbourhood that contains a diverse range of housing types and allotment sizes.

Allotments not connected to a mains sewer or an approved CWMS are to be no less than 1200m² in area.

This zone also allows for the establishment of Building Envelope Plans (BEP), therefore setbacks from the primary road frontage side and rear boundaries can be set by the BEP and as long the dwelling falls within the criteria of the BEP, then assessment for planning is not required.

Consideration will also be given to the **Master Planned Neighbourhood Zone** – this zone encourages diverse housing choices and a wide range of complementary recreational community services and other activities to support a growing community and create a pleasant place to live.

Similar to the Master Planned Township Zone this zone supports residential allotments that are of a suitable size and dimensions to accommodate a range of housing choices. The allotments also needs to accommodate dwellings that are functional and provide a high standard of residential amenity for occupants. In addition, the sites selected for residential purposes should be consistent with the authorised plan of division or master plan.

Residential ancillary buildings and structures need to be sited and designed as not to detract from the streetscape or appearance of buildings on the site or neighbouring properties. These structures must be associated with a dwelling and are restricted to 60m² in floor area.

This zone also allows for the development of Building Envelope Plans (BEP).

Preferred options

So that we are able to maximise the potential for expansion for both residential and other supported land uses the recommendation is that either the existing Township Zone, Master Planned Township Zone or Master Planned Neighbourhood Zone be extended to the north of Tonetaway Road along the coast. This land maximises coastal views both to the north and south as well as obtaining the maximum yield from the rezoned land. This proposal to rezone would be in stages to ensure residential growth, and restricted to the areas to create green belts that will also preserve the existing townships views of the coast. Either the township zone, master planned township zone or master planned neighbourhood zone allows for a range of allotment sizes with allotment up to 1200m² where connection to the CWMS scheme is not achievable.

The proposed Township Zone also allows for greater flexibility for supported land uses such as light industry, shop and warehouses are limited to 250m² floor areas where the other suggested zones have these activities limited to 50m² and 80m² respectively. However, the Master Planned Township and Master Planned Neighbourhood Zones provides even greater variety of community land uses, including the implementation of Building Envelope Plans (BEP).

Where a BEP has been approved and published on the PlanSA portal, this allows the matters approved in the BEP to take precedence over the criteria in the zone. This applies to matters such as building setbacks and building height and as long the dwelling falls within the criteria of the BEP, then assessment for planning is not required.

There is an option of having Rural Settlement zoned or similar allotments further back from the coast to Coast Road. One of the issues that we want to prevent, is any further fragmentation of the expanded township.

Option 1 - allows the immediate release of allotments in stages where the stages have been determined from the community feedback. Option 2 is the natural progression of the township to the north, whilst Option 3 provides the same coastal views as Option 2 but to the south of the existing township, but is entirely contained within the adjoining Council area. Option 4 provides options for Council to expand the existing Rural Living Zone in the future.

Benefits of expansion

The following example demonstrates how minor expansion to the residential components of the Tickera Township, that is at a rate of five (5) dwellings a year, could have significant financial benefits to the local community in the longer term.

The following data has been extracted from the Valuation Growth Report for Tickera.

At the small expansion of five (5) dwellings per year in 15 years the rate generated from the additional expansion doubles; which means additional expenditure can be allocated to future Capital Works Programs.

Rates generated by The Crown disposing of 13 of the 17 vacant blocks (that currently attract rate rebates) immediately, will generate approximately \$15,000 per annum, and more once the blocks have been developed.

Increasing population in Tickera through both infill development and a staged rezoning of some existing Rural zoned land to increase Barunga West Council's rate revenue will provide an opportunity for Council to direct more capital expenditure toward Tickera, in particular towards spray sealing and kerbing unsealed roads.

Expenditure increases in specific townships like Tickera are likely to be directly proportional to the expansion and raising the rate base in the vicinity.

RECOMMENDATIONS

The following recommendations have been finalised in consideration of all community feedback received during the community engagement process and consultation with key stakeholders like Planning SA, Department for Infrastructure and Transport, Local Government Association and Copper Coast Council.

The recommendations are not in any order of priority – initiatives will continue to be reviewed according to the availability of funding and resources, and any changes in the priorities of the elected body.

1. Seal and formalise the parking, maneuvering and the access area near the boat launching ramp and consider landscaping and regulatory signage.
2. Seek State Government's agreement to release 13 Crown Land allotments in stages over the next five (five) years as outlined in option one and designate the 13 blocks into reserve and or community land to preserve the existing residential area's views and continue to provide existing residents with a sense of open space.
3. Initiate a Planning Code Amendment for the rezoning of the existing Rural Zoned land identified in Option 2 to Master Planned Township Zone to be released in stages including green belts to ensure existing residential areas views are preserved.
4. Note that a Local Heritage Places Code Amendment has been initiated for the Tickera Memorial Park, Tickera Well and Tickera Church.
5. Continue to deliver local road improvements and seek to increase capital investment in Council's Asset Management Plans for roads, footpath construction, kerbing installation, including the sealing of roads directly proportionate to the expansion and subsequent increase in the rate base in Tickera.
6. Pursue capital works grant funding for Tickera Mainstreet projects, recreational walking trails, and an improved boat launching ramp.
7. To assist dealing with increased pollution and waste generated by visitors to the township, create a dump point and bin bay, at a prominent public location, for visitors use, and install educational signage around the district to promote this facility to encourage tourists to dispose of their waste correctly.
8. Continue to lobby State and Federal Governments for financial support to upgrade and seal the Alford to Tickera Road.
9. Work with the Landscape Board, Tickera community and Aboriginal Nations to restrict camping at Barkers Beach.
10. Continue to lobby State and Federal Governments for financial support for a Telstra site base station.

APPENDIX A - Community Engagement Report



TICKERA MASTER PLAN

Community Engagement Report

9 May 2023

Purpose

The primary purpose of the Master Plan is to create a cohesive, community-endorsed framework to guide investment and the development of public and privately owned land in Tickera.

The Master Plan will be used as a basis for Planning Code Amendments and capital works grant funding.

Community Engagement Feedback Report - May 2023

Overview

Barunga West Council is continuing to engage with the community about elements of the Tickera Master Plan, including identification of key sites, areas within, and surrounding Tickera for potential development. A range of considerations were presented to the community, including Main Street upgrades, heritage preservation, a trail strategy, telecommunications, coastal access including camping and boat launching facilities, arterial and township road upgrades and rezoning of land for expansion of residential development.

The Master Plan is not a document that dictates what must happen, but rather a culmination of ideas and opportunities moving forward.

This report summarises and documents all of the feedback that was received from the community, and how Council intends to use this feedback.

The process

Community engagement was subject to a six month process, commencing with a drop in session followed by a public meeting. The community consultation was held from 26 September 2022 to 31 March 2023.

The residents, ratepayers, visitors and interested parties were encouraged to respond to a survey provided at the drop in session and public meetings, council offices and offered via Council's website. The community engagement was advertised in local media, on notice boards and via a letter drop. The draft masterplan was printed and posted to all Tickera ratepayers. More specific engagement with individual ratepayers was offered.

Participants

Council received 52 submissions during the community engagement process. Of the total respondents approximately 68% live in Tickera.

Summary and next steps

The report reflects the many diverse views of the local and wider community regarding infrastructure, tourism and growth opportunities.

It also highlights the challenges for Council to develop a strategy that allows sustainable growth that is acceptable to the community and residents directly impacted.

It is clear that the township wants Council to continue to invest in upgrading and sealing roads in Tickera and a new boat ramp facility, and some do understand that for this to happen there needs to be some growth.

It does clearly show how highly the Tickera’s existing characteristics are valued by the community.

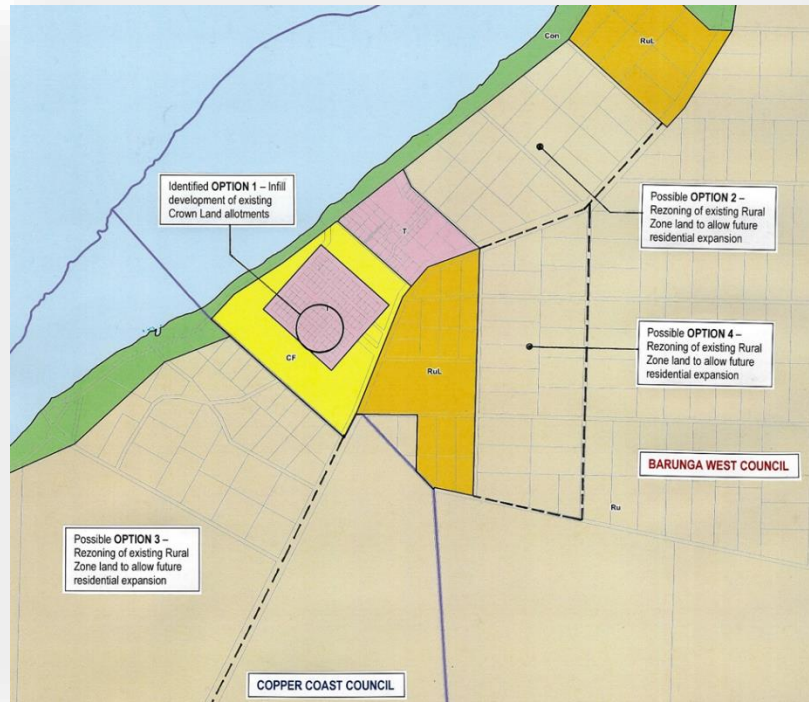
For many reasons explained by the respondents, the place is valued for the peaceful setting, natural character and rural setting.

The majority of respondents opposed an RV park and this sentiment including opposition to other tourism initiatives at Tickera was made very clear to Council staff at the drop in session and public meetings.

Council has taken the feedback received via the survey and its engagement sessions with residents to revise the Masterplan including an emphasis on growth in the area being controlled so it occurs in a sustainable way.

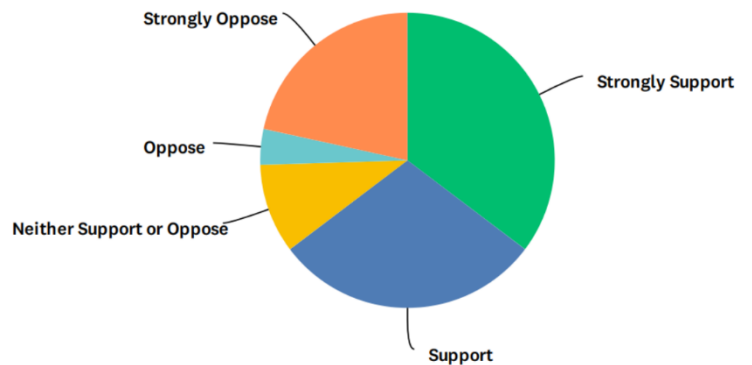
Below is a table summarising the reactions through ALL comments specifically targeting key elements of the Draft plan:

	Reacted in Favour	Negative Reaction
RECENT & CURRENT INITIATIVES		
Main Streets Planning Study	10	15
Local Heritage Survey	10	15
Recreational Trails Strategy	10	13
Telecommunication	10	16
Coastal Access Management Strategy	5	12
Tickera - Alford Road	12	12
Boat Launching Facility	13	13
Tourism Park / Oval Camping	23	32
Hawson's Iron	3	12
INFRASTRUCTURE		
Community Waste Management System	8	14
Roads / Kerbing / Footpaths	17	14
Signage	2	
GROWTH OPPORTUNITIES		
In General	17	35
Option 1	10	8
Option 2	10	3
Option 3	5	3
Option 4		3



Q1 The draft Tickera Master Plan states that the majority of Tickera ratepayers are open to change but want to see a sustainable approach to growth in Tickera, including preservation of its natural character and great sense of community. Do you agree with this statement?

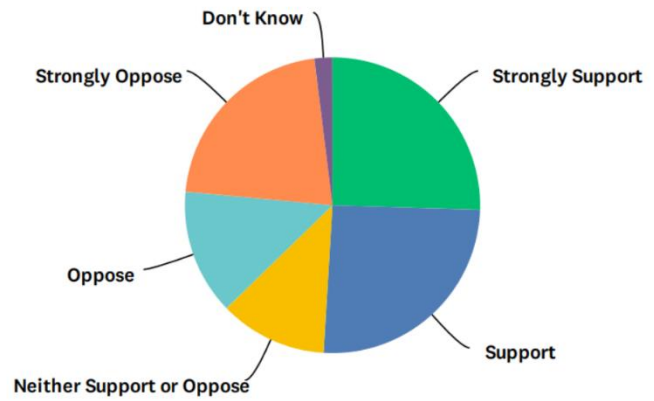
Strongly Support	35.29% (18)
Support	29.41% (15)
Neither Support or Oppose	9.8% (5)
Oppose	3.92% (2)
Strongly Oppose	21.57% (11)



Skipped: 0

Q2 Do you support increasing the population in Tickera on the basis that increased population would mean increased capital investment in the town on roads and other infrastructure?

Strongly Support	25.49% (13)
Support	25.49% (13)
Neither Support or Oppose	11.76% (6)
Oppose	13.73% (7)
Strongly Oppose	21.57% (11)
Don't Know	1.96% (1)



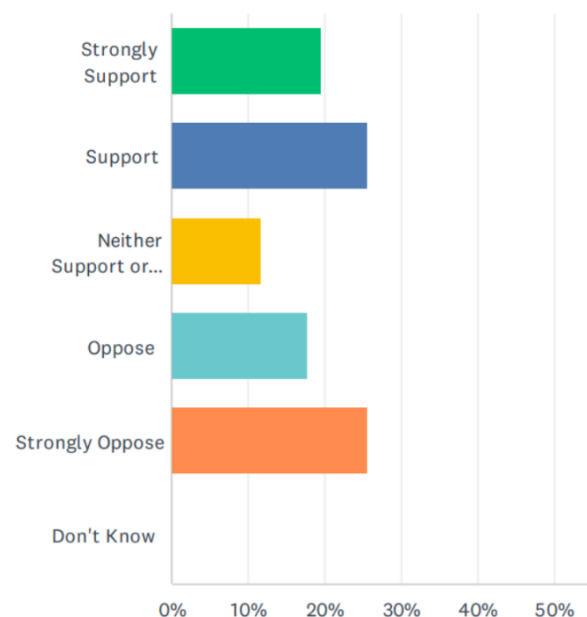
Skipped: 0

Q3 As nature tourism is becoming increasingly popular in Australia, there is an opportunity to facilitate and promote responsible travel to Tickera including a designated and serviced tourism park for RVs, Caravans, Eco Cabins and/or camping for periods ranging from overnight up to 14 days.

Tickera has been identified as a potential site for a campground as an ideal launch pad for tourist wishing to explore Yorke Peninsula. During the Mainstreets Planning Study, an RV park replacing the golf course at Tickera was discussed.

In response to community feedback, this option has been ruled out. The disused Tickera oval has been suggested as a potential ground that could accommodate camping, caravans, RV/Motor Homes and boats.

Would you support this initiative?

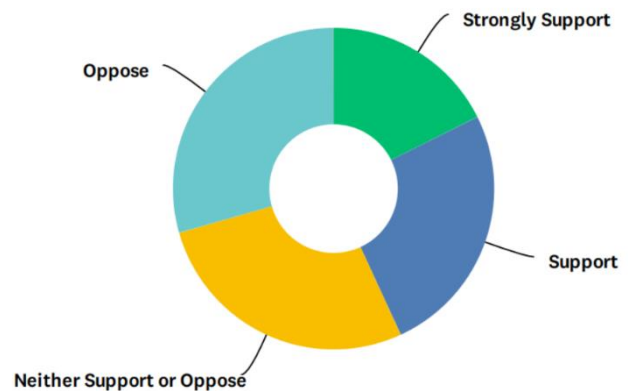


Strongly Support	19.61% (10)
Support	25.49% (13)
Neither Support or Oppose	11.76% (6)
Oppose	17.65% (9)
Strongly Oppose	25.49% (13)

Skipped: 0

Q4 Do you support the proposed recommendations in the draft Tickera Master Plan?

Strongly Support	17.65% (9)
Support	25.49% (13)
Neither Support or Oppose	27.45% (14)
Oppose	29.41% (15)



Skipped: 0

Q4 What do you like about the overall draft Tickera Master Plan?

Categorised responses below:

Note: All of the responses below have been broken down further into the key subjects as presented within the Draft Tickera Master Plan.

Skipped: 14

Comments relating to recent and current initiatives

- 1) Updating the boat ramp and shelter and public toilets. Making some places heritage listed.
- 2) I am happy with the plans coming out of Main Street Study. I agree with including the areas listed in the heritage section in a new review. I feel the old hotel could be included.
- 3) You are obviously covering a lot of issues. Roads, footpaths, kerbing etc. Sealing of Alford Road. RV Park - May stop campers at the pines and barkers beach and on our boat ramp.
- 4) I think that Tickera should be upgraded for Tourism. I like the idea of a RV park as many travel to Tickera and find nowhere to stay. A walking trail would also be good.
- 5) 1. Planned provision of community facilities to meet community, sport, recreational cultural and historic needs of residents and tourists.
2. Plans to seal dirt roads this is vitally needed.
3. Pursue and co-fund a Telstra site phone station within SA Government.
4. Possible sewage pipe.
5. Preserve the historical areas e.g. statue of military persons of 2 world wars, well and church.
- 6) Upgrade to Tickera - Alford Road. Having a main Street with more trees.
- 7) Local Heritage Places e.g. The Well, School and Pub should be upgraded. Oval Updated for Community (our children) - Not Campers. Shops Business and Pub needed first before selling off more residential land.
- 8) Bugger all.... Sealing of Alford to Tickera Road.
- 9) I think this plan will change the way Tickera currently is. As a resident I have no problems with Tickera as it is. That's why we live here. The plan of a better boat launch facility would be good for some.
- 10) Option 1 - The area east where the playground is located to be retained as open space.

Comments relating to infrastructure

- 11) Well if you are fair dinkum and this goes ahead, you have to start the Master Plan North of Tickera Township. Yep page 14 Barkers beach, trim trees leading into site. New road. Put water back on, general tidy up. Page 24 Chandlers Lane, Brand new pond please yep RIP the old one up then marry the new rubble in with the ripped up road. Do the bloody job properly. Do not just re-sheet the old road. Page 17 Tourism Park at the old Tickera oval. Do not be enlightened to spend money on this site. Any buildings constructed, the gutters must go into rain water tanks.
- 12) Potential improvement to roads, services and general community faculties
- 13) Option 1 - Dwellings to be constructed on the southern side of the crown land between First Street Third Street and Wallaroo Terrace consisting of 5-6 block approximately 1000m2 over a course of 3-5 years.
Tourism Park - We are not opposed to a tourist park in the form of an RV Park being established at the Tickera Oval site. Our proposal would be to relocate the existing toilets near the boat ramp to the RV Park which will discourage people camping at the boat ramp. Our concern is who maintains and manages the park as we believe there may be opposition from local residents.

Comments relating to growth opportunities

- 14) Lots of things to appease. The lack of money spent by Council on Tickera. We like the Main Street Program. We like the Ovals transfer of use. My wife and I like the idea of change and growth, because it will never be massive, because of lack of boat launching. More development of 31 Crown sites long overdue by 3-4 years.
- 15) Tickera is full of old people waiting to die. Needs young people who will bring children and life to the town.
- 16) I think most people would much rather a sea view, so somewhere along the coast would be a better option. The golf course already has toilets and a community centre
- 17) For the use of the old football oval for camping. More land for housing.
- 18) Expansion North and South of Major Township.
- 19) I think RV Park is a great idea. I think Option #2 is a good idea.
- 20) Option #1 is the area we like the most as this will not impact surrounding farmland.
- 21) That the direction of future Land Division and Expansion has been considered.
- 22) I think with more residents seeking to live in Tickera the more the council can upgrade surroundings, roads and facilities.
- 23) Not much about it to like. The plan looks to totally change the town which I would think most if not all the Tickera residents would disagree with. It's a township that really should be left as it or a best minor increases to residential on town outskirts building but not this insane idea of 31 houses on small blocks...crazy!!
- 24) More camping and caravan facilities, using the old oval More housing and development, preferably option 2.
- 25) Option 1 - Request the zoning classification to be Residential to prevent any retail of commercial premises from being constructed in this area. If this cannot be done can caveats be put in place? In order to keep growth to a minimum without major impact to the community, we request that Option 1 be zoned as Residential. This will ensure that the character of the township that exist on the southern side
of the gully wont be impacted with any retail or commercial dwellings.
Option 2 - In our opinion this is the most suitable of all options for residential dwelling as it offers coastal views and would have the least impact of the township. The northern side of Tickera consists of more recently established homes so will be a better fit in terms of aesthetics. We believe that residents along Tonetaway Terrace would not be impacted by new developments e.g. views or increased traffic as the land drops away significantly. However this

would need to be something for the residents in this area to consider and our view of no commercial or retail dwellings is also applied.

Comments in general &/or relating to the Draft Plan as a whole

- 26) Not much.
- 27) Nothing for Tickera.
- 28) Small changes and slowly.
- 29) None.
- 30) Not much.
- 31) Go ahead.
- 32) Keeping the quiet country atmosphere.
- 33) Whilst I support progress in Tickera, I am nervous about it losing its unique charm and character.
- 34) Not too much at all.
- 35) Nothing.
- 36) Nothing.
- 37) Really there is nothing I like about it. If it moves ahead it ruins the town. Nobody I have spoken too within the town supports these ideas so where you get the overall community support from has me scratching my head?
- 38) That there is a plan and the Barunga West Council is open to maintaining Tickera, its surrounds and facilities, and supporting the community
- 39) Not much!
- 40) There is nothing in this draft plan I agree with.
- 41) Option 3 - We don't believe this option will proceed, however if it were to be transferred into Barunga Council control we would want to put forward submissions to Council before any decisions are made regarding any development.
- 42) Chris Moyle and Mark Griffin - We are willing to assist council in gauging what the community really wants and are happy to work with council in formulating a questionnaire / survey that will facilitate a clear direction from the wider Tickera community.

Q6 What don't you like? And Why?

Categorised responses below:

Note: All of the responses below have been broken down further into the key subjects as presented within the Draft Tickera Master Plan.

Skipped: 15

Comments relating to recent and current initiatives

- 1) Telstra - Ruin the views. The fact you want a Caravan Park yet we already dealing with their rubbish and human waste, they will only trash our town more - not OK. We do not want a Tourism Park, why should they get sea view when we pay rates. I am moved to this town for safe, quiet place for my children not a tourist attraction with random's driving up and down streets where my children play. We don't want big town, it's a quiet community and want to keep it that way.
- 2) Page 8!! Piss weak, or paid off by weidenhofer architects. Going by that fails to recognise the obvious, the Tickera hotel, the two opposite, the old house of Kennett's. Second Street was obviously going to be the main street and old store and PO on Esplanade that everybody says is going to be demo'd for dream house. That any of these in not heritage is despicable, to put interpretive sign and say they don't exist.
- 3) I don't feel any money needs to be spent on recreational trails and the heritage signs are fine as they are. I don't like the idea of eco cabins or the idea of increasing population growth. We live here because we like it how it is. If Council needs more money leave the town alone and only make changes you can with the money from rate payers already here or grants received
- 4) To see quietness - peacefulness uprooted. By people wanting to turn town into a tourist destination, losing its history. Town will be big enough when all existing blocks are sold and built on - No shops - No camping areas - Please leave as is.
- 5) Proposed RV Park etc. At what cost is the new RV Park to ratepayers. If Council are saying not enough ratepayers now, to pay for existing projects. Who pays for the new RV Park, the upkeep of toilet block, dump point, BBQ area? It would mean the Tickera community would pay in a rate rise, but no money for the sealing of the dirt roads that still need to be sealed etc.
- 6) I think the RV Park would be more popular if you can see the sea. So I would like to see it near the golf course and it already has toilets to access.
- 7) I don't agree with the oval as the site for the RV Park. Visitors want to sit in their camp and see the water.
- 8) Don't like Tourists??
- 9) Rather them spending money on a caravan park, spend it on guttering and kerbing down high street or road seal or boat ramp.
- 10) Telecommunication with Telstra - Why does Barunga Council have to put into cost of this is ridiculous. Telstra 75% Federal Govt. 25%. If camping required near Tickera - Leave at Barker Beach with Rubbish bins - Dump point and toilets made available NOT in Tickera. Most people bought land in Tickera to be in a quiet area away from population. WE DONT WANT A BIG TOWN.
- 11) I am in support of developing an RV site in Tickera however again, I would want it to remain such that it doesn't become the main feature of the town.
- 12) More traffic on the road between towns.
- 13) Reading this plan it seems things have been added from previous plans, like Dump point at the oval for caravaners. Such a shame to spoil a peaceful place with hordes of people and traffic. Where you have lots of people and traffic you have noise and other factors like crime. We are more than happy with Tickera the way it is that's why we live here.

Comments relating to infrastructure

- 14) Not happy with Council Decision to not continue with road bitumising in the township. Street and kerb appeal are necessary to encourage population growth.
- 15) Option 4 - Development of this parcel of land will be completely up to the current owner, but again we reinforce our objection to any commercial or retail outlets being established.
Tourism Park - We are not in favour of any ECO Tourism concept as we feel again that this would change the character of the township.
Boat Launching Facilities - Boat launching facilities will always be difficult for Tickera due to the challenging tides. Our submission is to do nothing with the ramp and launching facilities other than ensure the area is maintained o safe standards and we suggest to seal the whole boat ramp carpark area, create parking bays and upgrade the existing shelter as I think it needs some TLC to be more family friendly. Possibly relocate the BBQ near the existing toilet block down to the shelter area. We suggest to discourage caravaners from camping in the area south of the shelter as from past experiences some have not been too environmentally responsible.
Mainstreets Planning Study - Our view in relation to the Mainstreets proposal is that apart from some stormwater remediation along the Esplanade, this proposal is probably not applicable to Tickera at this stage. Our view is that council should maintain roads and we are not concerned if they are sealed or not, again we are referring to the local roads of Third Street and surrounds. Our question is more of what is the main street in Tickera? Given that the Esplanade is where most people are drawn too we suggest this become the "Main Street" and as mentioned above will then allow it to have the required work done to improve it. As time progresses this of course may alter and we understand the Mainstreet proposal is a 20 year project?

Comments relating to growth opportunities

- 16) Too great an expansion. We need to take smaller steps and be cognitive of the fact that one of the major appeals of Tickera is its tranquil and quiet surrounds, we don't need to turn it into a Pt Vincent, Wallaroo or Moonta.
- 17) Initiation of option 2 - Take away view of flinders ranges. Keep lobbying for release of 31 Crown land allotments.
- 18) Most people want a sea view from their house or caravan.
- 19) Current barriers limiting traders from taking ownership of the public realm. Land owned privately increases development and finance and services in the Tickera area.
- 20) Tickera is unique as it is. It doesn't need to copy other localities that have been carved up with no privacy or appeal. Some residents may wish for the value of their properties to increase for individual gain. This is at the expense of spoiling something special.
- 21) The opening up of crown land for more residential areas.
- 22) I have lived in Tickera for many years and not much has been done in the way of improvements. I think we should develop land we have in the township. I know that council would like to have more income from rates, but that will change the character of the place. I would be prepared to put up with the bad roads, bad phone service and bad boat launch. We have a fairly care free and friendly town. Let's try and keep it that way.
- 23) All other options do not sit well with us as we feel the small town "feel" will be lost by outward expansion into farmland.
- 24) Increased number of people in town to get more finances.
- 25) The proposal of 31 houses in such a confined space with no infrastructure in place at all. To me it is just a money grabbing exercise by the council, with not much consultation with the residents of council. Everything seems to be under handed at the moment. The council needs to stop trying to get this through without letting residents know. At the moment, it seems to be all Chinese whispers, and that people from the council have a hidden agenda.

- 26) The councils plan to build 31 single bedroom units on leased crown land without consulting the Tickera Community.
- 27) Leave Tickera alone. It is unique, peaceful and should not be opened up to huge population growth or increased tourism. If you want this, develop Port Broughton more. The only reason for this is to increase council rates. A terrible plan and whoever is behind this should be sacked.
- 28) Tickera has its own unique character, and the council wants to alter it with high density housing. Its country living where space is what makes it the perfect these other proposal re shops offices and warehouses...completely stupid. Do all this in Port Broughton not Tickera.
- 29) Plan to build 31 houses crammed in 500m2 blocks...seems like high density and does not fit the character of the township one bit. Only way is for these houses to be double story. Tickera is a township and should be left as it is.
- 30) Opening up crown land for development because this will make the township crowded the towns centre should be kept for locals and not air bnb's.
- 31) I purchased land in Tickera because it was a small quiet beachside town. Since purchasing land and building my home 16 other houses have been built here. Additional infrastructure has not been implemented for those homes without considering building Camping grounds/caravan parks etc. An increase of population means an increase in property values which means an increase in council rates yes?
- 32) Option 1 - No development on the Northern side of the Crown Land. We propose this be open public space and this will provide the least impact to current landscape.

Comments in general &/or relating to the Draft Plan as a whole

- 33) All of it. Leave Tickera as it is.
- 34) Nothing is happening in the town.
- 35) Refer 'Future' Heading....It states without population growth etc....nothing will happen in Tickera... well please explain what 2022-2023 rate income of \$120,516 will be spent on....this figure is on property numbers(164). Where does rate income from surrounding farms go....?
As for 'Telecommunications' what a load of shite.....yes Optus were invited to an information session at Tickera but Telstra weren't. As a Telstra customer we couldn't give a dame about Optus and by all accounts Optus customers advise they get little or no coverage.... The blurb about Council writing to State Government well well well only reason this happened or has it...this was because residents in the area arranged a meeting with Telstra, Federal and Local MP... the CEO of Barunga West Council and Mayor were invited but didn't attend or even notify of an apology.
'Infrastructure" since 2016 \$1 million on capital works that's 16 yrs. ago... what's the rest of the rates income for that period been spent on.
- 36) My wife and I bought at Tickera 7 years ago. We love its character - it is small, there are no commercial premises which keeps non-residents away and therefore crime and other unlawful incidents are generally unheard of in the area, and people reside here for a reason. We certainly plan to retire there and continue on the good work that residents and the Tickera Progress Association have put into the town in the past. We drive 14 hours from Alice Springs to go to our house for holidays and to get out of the car, smell the fresh air, hear nothing (it is quiet / peaceful), and at night you can look up and see the stars no light pollution). Unless you stay for more than 24 hours non-residents don't get to see / smell / hear what Tickera is. So in regards to the plan -
 - 1) Releasing Crown Land allotments - fine. I'm not sure how this works but it would hopefully generate income through the sale of the allotments and assist with the forward planning of the Council to generate future income. It fills vacant gaps within the town area without the need to expand onto private land unnecessarily;
 - 2) Rezoning of land based on option 2 - seems to be the most reasonable option in that it keeps the town together, is close to the coast, and can be done in stages;

- 3) Not too fussed on this although the private owners of the church I'm sure would not want to be restricted by anything as a result of any heritage amendments;
 - 4) This is what the council exists for. Not sure why it is in the recommendations when as a township, a local council is expected to deliver as well as maintain roads, local infrastructure etc.;
 - 5) Good. Funding should be applied for where possible to deliver projects and improve the local community. Walking trails should be improved / maintained, and their use encouraged and if there is any possible of joining into the 'Walk the Yorke' this would bring people the area in itself as well as the high possibility of creating the opportunity to access further funding from state and federal government grants. I really don't see how the boat ramp can be improved based on the natural shallow, tidal plains of Tickera Bay without extensive works and the likely interference with the local ecosystem and natural sand drift. I don't expect this area to improved much at all however if a more suitable location is found elsewhere which would enable a more purposeful boat ramp then I would support this;
 - 6) Dead against this. Camping and the transient nature of people utilising such facilities simply provides the greater risk, as mentioned earlier, of crime in the area. Maintaining a base of local residents assists with ensuring community safety as you get to know the people / vehicles that frequent the area which through the release of land and attracting new residents will generate future income. A permanent development is likely to be an encumbrance, costly to set up, and will not deliver the return on investment that this proposal seems to imagine. Ratepayers are supportive of projects that will deliver services to the town, not an RV park that will be a drain on their rates. Alford already has an RV park. I believe Alford should be where significant investment takes place with their park which is already in existence, its location near a main road, and to encourage commercial buildings and enterprises that have shut down over recent year's (pub, shops, etc.) To be given the opportunity to open again. Alford should be used as this base from which Tickera can be accessible, without impacting on Tickera and its permanent residents by having visitors staying at the oval or elsewhere within the area for short periods of time;
 - 7) Possibly but I'm more for the revegetation of the area around Tickera which would subsequently promote eco-tourism type options. The roadside verges forming the Tickera / Alford Road and Tickera / Wallaroo roadsides are fantastic examples of remnant natural vegetation and we are lucky to have what we have. I would seek that these corridors of vegetation meet up with the areas surrounding the Tickera Township, most notably the oval area and down to the community, then across the Crown land reserve running along the Esplanade and then back up the gully to Coast Road. It would be fantastic to see these areas re-vegetated with indigenous species and an opportunity to create a natural attraction which in itself will naturally attract visitors the area. It would be great to see the return of echidnas, wombats (which have been sighted in recent years), as well as an increase in birds and kangaroos that are already seen in the area. It is then that Eco Cabins could then be selectively constructed within these zones to have a lesser impact on the town in regards to overall visitor numbers and decreasing the risk of crime being brought to the area;
 - 8) I'd like to see the Tickera / Alford Road sealed. It will be done sometime and it is only in the last 20 years that Coast Road was sealed. It just makes sense to do it.
 - 9) Yes - continue to work on the Barker's Beach camping area;
 - 10) Yes although not having consistent mobile phone coverage is nice sometimes. It does make sense to have good phone coverage in these modern times.
- 37) I came to Tickera because it's a quiet country town that has NO shops no convenience store no cafe. Its quiet peaceful and small. This council for some reason has the need to change the demographic of this town to suit their own needs. Nobody from council lives here and can understand why residents reject this Master Plan. I note in the Sustainable Growth section there is a statement indicating ratepayers are open to change - where is the data to support

this? The majority of the town are against this. We do not want a growth in population, this is council wish not the Tickera Residents!!!!

Infrastructure and Services section - again driven by council. Your main streets proposal is what is pushing the need for footpaths etc. We have not pushed for this. Again let me reinforce that all these proposal are council driven.

Land Supply - Tickera Residents are content with the growth that has come from the sale of existing land from within the town. We do not more land source and released. There is no need to make this town any bigger, it is exactly what is it and that's a sleepy coastal town. The land that is subject to Native Title and under the Dept. of Environment and Planning should be put to Tickera residents for consultation and a vote and not pursued until local township approval is given. Tickera - Alford Road Council should continue to pursue the Tickera to Alford Road sealing through State & Federal Government grants despite initial rejections. Tickera Boat Ramp is not a major issue. The professional fishers don't seem to have issues and there are alternatives to launching at this ramp. This is pushed by a very small minority in the town. No major expenditure required here other than usual maintenance.

Tourism Park - Why? There is one at Alford 11km away the talk of cabins should immediately be discounted. Who is expected to operate all this?? Where does the funding come from?? Hawson's Iron is in Copper Coast Council Infrastructure Barunga Council oversees a vast region. To single out Tickera as a burden on infrastructure costs I see as a cheap shot. The council receives a sum of money through rates and other supportive grants. \$57,800 per annum is not a significant amount when I imagine the CEO salary is a considerable larger amount than this per annum?? People moved to Tickera knowing roads aren't sealed and there are no footpaths. This is all being driven by council. I for one don't care about footpaths or road sealing. Again Main Streets is something driven by Council not Tickera Residents. Save your money here.

Growth Opportunities:

Option 1 This is Crown Land and is considered a flood plain. Former Barunga Council staff have indicated that no dwellings would be built here due to that. It is also subject to native title and township should be consulted before anything further happens

Option 2 is about the only viable option.

Option 3 why does the council to even flag this as an option before the boundaries commission has made its recommendation? Its smacks of arrogance from the council and if I am correct there is overwhelming opposition to this land moving to Barunga Council from local residents.

Option 4 No comment on this proposal Current Zoning.

To read the councils idea to bring shops and offices to Tickera really shows how out of touch council is. Tickera is a quiet sleepy coastal town no shops no offices. There was a proposal locally to run a cafe from the community centre that was quickly stamped out. Residents are fully aware and happy to travel the 20kms to Kadina or Wallaroo for their daily needs. We want neither Shops, Offices Warehouses small scale retail business nor commercial development. I refer to an earlier comment. Tickera is a sleepy quiet coastal town and should remain as is. Leave it alone.

38) Our overall stance is to keep Tickera free of commercial and retail, however we do understand that our views may not align with others. If there is to be any commercial or retail dwellings constructed, our proposal is to have them incorporated in Option 2 with a zoning appropriate to accommodate this can be applied.

Q7 Do you have any other Feedback?

Categorised responses below:

Note: All of the responses below have been broken down further into the key subjects as presented within the Draft Tickera Master Plan.

Skipped: 16

Comments relating to recent and current initiatives

- 1) Instead of spending money on Caravan or Tourism, spend money on people that live here. Update the playground that is sun faded and rusting flying fox gets stuck. Put in a jetty for your locals to fish, more things for our children, netball courts etc. We need shops before selling more land. We shouldn't be paying for Telstra Tower, they want customers they need to front that bill, not us that money can be put to better use.
- 2) Yep. I am in favour of a minimum of 10 Eco Cabins with rain water tanks in the scrub along the Southern boundary. There will have to be new bitumen roads leading into these two sites. With this draft Tickera Master Plan the last of the plan is to be done in the centre of the township.
- 3) Urgently requires improved telecommunication and boat ramp facilities.
- 4) Although not at Tickera often - area has improved with Council mowing grassed areas. Town will look even neater with Main Street. Boat ramp area needs redevelopment.
- 5) Get started on the town plan.
- 6) Yes, fix the road first.
- 7) Caravan Parks should be places of recreation. Tickera is not ideal for family camping. The beach is mostly mud. Swimming is not an option because of that. Can only launch a boat at high tide.
- 8) I am sure no of the things in the plan will happen in the near future. In regard to the poor phone service - I am with Telstra because I use my phone in remote areas. Why should I change to Optus?
- 9) I did not like the stone boulders placed down the beach next to the shelter shed blocking campers. I thought it looked very unwelcoming (as, we don't want you here) what does it matter for 2 or 3 campers. Glad on next visit to see them.
- 10) Town does need road work improvement especially Tickera to Alford Road being sealed, as we of many residents use the medical facilities at Port Broughton and sometimes shop at Port Broughton or Port Pirie.
- 11) Sealing of the road to Alford will increase accessibility and appeal of the town and encourage investment.
- 12) I did not like the stones boulders placed down the beach next to the shelter shed blocking campers. I thought it looked very unwelcoming (as, we don't want you here) what does it matter for 2 or 3 campers. Glad on the next visit to see them removed. Has holiday home in Tickera.
- 13) We chose Tickera to live as it is a quiet town with a small population and it isn't on a main arterial road. The growth of Tickera has expanded with approx. 17 houses been built since being a rate payer.

Comments relating to infrastructure

- 14) 100 km speed signs should be moved further north. The speed on coast road should be lowered to 60kms, in town limits. A foot bridge should be put across the causeway, this is a big safety issue for people walking and riding.
- 15) We are open to the use of the oval as an RV Park.

We are very strongly opposed and reject any form of commercial or retail dwelling being established within the township. I can't stress this strongly enough, this is definitely not supported not only from us but from the majority of those we have spoken with.

The residents have all come to Tickera knowing full well there are no commercial or retail establishments in the town and our wishes are to maintain this.

Comments relating to growth opportunities

- 16) I don't want any more land developed but if you have to - Option 1 is the only one suitable.
- 17) There are more blocks to be sold in Tickera let alone opening up any more. Clean up or bitumen the area around ramp (Boat Ramp).
- 18) I think that people are attracted to the coast to see the sea. Option 1, 2 and 3 are more acceptable as this would appeal more to people wanting to relocate to Tickera and be closer to the sea.
- 19) I don't like option 4 because everyone wants to have a sea view. Coastal land should be made available before moving inland.
- 20) The Narungga Native Title Claim may impede development of the Tickera area if they attain control of the areas under claim consideration. It would be good to negotiate with Narungga leaders for cooperation.
- 21) If you want plenty of room to expand residential, commercial and Tourism areas then Option #2 is the best. It would seem like the natural progression of the township to me. It has great coastal views, a major attraction to the town.
- 22) My wife and I will start our building process of our retirement home within the next 2 years. We have other family living in Tickera and they as well feel outward expansion is not an option.
- 23) While acknowledging there are opportunities for residential growth, our wish is to see Tickera remain as that quiet sleepy fishing town and we support what is outlined in the Master Plan i.e. new housing would be established around 3 per year.

Comments in general &/or relating to the Draft Plan as a whole

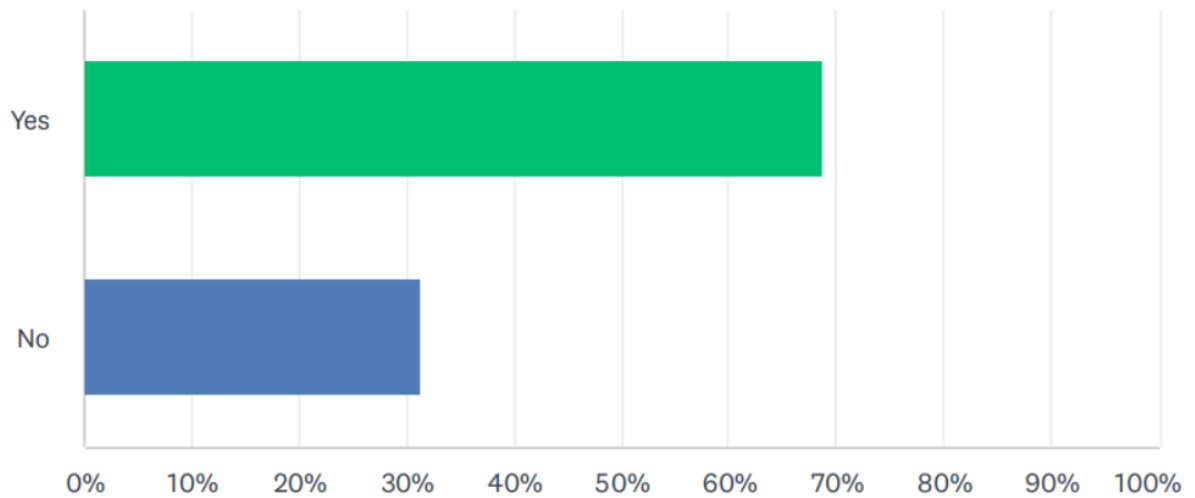
- 24) Not one word about failure to sell off blocks in anchorage estate, shows again Council's true intent. Do nothing in Tickera until someone screams. The local community drinking Fake golf course are predominantly out of towners.
- 25) A letter was sent to Council from Jeff Robertson - ISF2022-4
- 26) Live and let Live.
- 27) Please leave Tickera as it is. It seems Tickera is another opportunity for Council and Government to gain a cash grab and ruin another town. People will move to Tickera to enjoy the lifestyle it presents the way it is.
- 28) Speed signs should be relocated further north of Tickera and speed should be reduced. Footbridge needed across causeway for school children to cross safely.
- 29) Why would Tickera require community waste management when most people have self-contained Aerobic systems. Tickera will never grow unless there are shops and businesses first because all benefits of Tickera goes to Copper Coast Council. Section 1 and 3 should be developed first before more land opened for sale - Section 2 you talk of Tickera Main Street, we haven't got one. The oval should be up graded for our children - not for grey nomads. We don't need Caravan Park anywhere in Tickera only to Copper Coast Council. Why should Caravan Park get prime land to view the sea when they do not pay rates.. WE DO Tonetoway Road now has no access to beach as property sold now blocks the way to the beach. We want a quiet small town for our children to grow up in a safe environment.
- 30) Homeowners (myself included) in Tickera have chosen to live or holiday there for a reason. It is a quiet sleepy lizard town that hopefully will remain so for years to come.

- 31) Whoever is behind this plan really ought to come and take the time to see the town and how it is set out. It is not a place to build offices warehouses or shops. People live there for what it already has to offer and if these proposal move ahead it will destroy the character of the town that current residents have come to enjoy and cherish.
- 32) 1. Why in the survey is "Strongly Opposed" not an option when "Strongly Support" is very prominent answer to select? It doesn't seem to allow ratepayers to give the emphasis of how strongly they disagree and STRONGLY OPPOSE this draft plan!
2. Why doesn't council come and hold a public forum in the township and really gauge the support instead of using online petitions because not everyone would have the opportunity to respond. If council were to mail directly to each ratepayer of Tickera a sensible time and date where the community as a whole could attend it would be the best way to see what support if any council has for this proposal.
- 33) I grew up spending my summer holidays with family at Tiddy Widdy, near Ardrossan. This too is a purely residential area, nil commercial businesses, that primarily exists as a location for retirees to reside. Upon conducting a quick internet search I can't see any master plan for Tiddy Widdy incorporating commercial / business plans. Visiting Tiddy Widdy it is just maintained by the council and is a tidy looking town. Its close proximity to Ardrossan likely assists with keeping costs down to assist with the maintenance of Tiddy Widdy. While Barunga West provides that Tickera is running at a loss maybe a boundary change should be done to have Tickera come under the Copper Coast Council which is closer and may be able to provide services more economically. Otherwise and overall, keep Tickera as is and let the increase in local residents and housing occur naturally.
- 34) Thank you for the opportunity to have input on these plans. I was not impressed when the rocks were placed on the foreshore to prevent overnight camping based on the opinions of a small group of residents. I think that current Tickera residents should be made aware of proposed changes before they happen. Tickera's golf course is only 9 holes. I am a Telstra customer so I don't care if Optus has a tower. Telstra doesn't! My home Wi-Fi is through NBN Activ8 and sky muster and the service is deplorable!
- 35) In summary this Draft Master Plan is not what Tickera residents want. It seems that council want to completely change the character of the town from being one that is small, quiet and peaceful to one that becomes a busy hub that consists of increased housing, shops offices and warehouses. Council flag a cost factor behind this. Extra housing can be built anywhere within Barunga Council Boundaries to increase their revenue coffers. Build them in Port Broughton not Tickera that is the main hub. Leave Tickera alone.
- 36) I know change has to happen and once progress by council standards takes place there's no going back to the peaceful place it once might have been. I have seen other small quiet coastal towns over run with tourists and traffic and everything that goes with so called progress. I guess money in any council coffers is more important these days.
- 37) The Council's preference of Option 1 for Crown Land has the potential to impact us significantly as residents at # & # Third Street. If dwellings were to be placed on the northern block of the Crown Land i.e. bordering Third Street, First Street and Fourth Street this would potentially restrict views and increase traffic.
We do understand that Council needs to be seen by the Department for Environment and Water to be proactive with this piece of land otherwise there is a probability that the land may be handed over to other interested parties which in turn could lead to potentially disastrous consequences for us.

Q8 Do you live in Tickera?

YES 68.63% (35)

NO 31.37% (16)



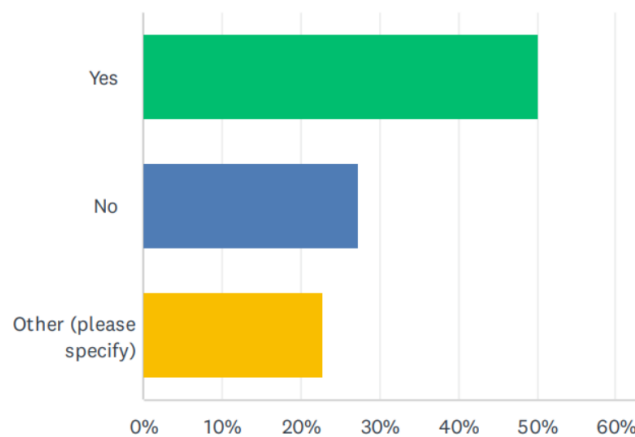
Skipped: 0

Q9 If 'No" Do you live in the Barunga West Council Area?

YES 50.00% (11)

NO 27.27% (6)

OTHER 22.73% (5)



Skipped: 29

'Other' responses below:

- 1) Approx. 4km north, off Coast Road.
- 2) Currently my address at Tickera is not my full time residence.
- 3) Have a holiday home in Tickera.
- 4) I visit my friend I Tickera regularly and the joy is getting away from the everyday noise and bustle of city life.
- 5) Reside in Alice Springs. Property owned in Tickera.