

The Bluff Master Plan

Kongkengguwarr | Longkewar | Rosetta Head
2023 - 2043: Draft Master Plan Consultation Report

The Bluff Master Plan | Consultation summary | 2023- 2043

Feedback on Draft Master Plan | Kongkengguwarr | Longkewar | Rosetta Head

1.0 Introduction

1.1 Contents

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1.2 Acknowledgment of Country

We would like to acknowledge that The Bluff (Kongkengguwarr, Longkewar, Rosetta Head) is on the lands of the Ramindjeri and Ngarrindjeri people, the Traditional Custodians of the land and surrounding waters, where we live and work. We acknowledge their deep connection to Country and pay our respects to Elders past, present and emerging.

1.3 Consultant Team

The City of Victor Harbor has engaged **Hatch Design** to assist in preparing a master plan for The Bluff. The master plan aims to set out a shared vision to guide future considerations, planning and budget allocations. A draft master plan has been developed following extensive community engagement during 2022/23 where we heard the views, stories and opinions of around 700 voices.

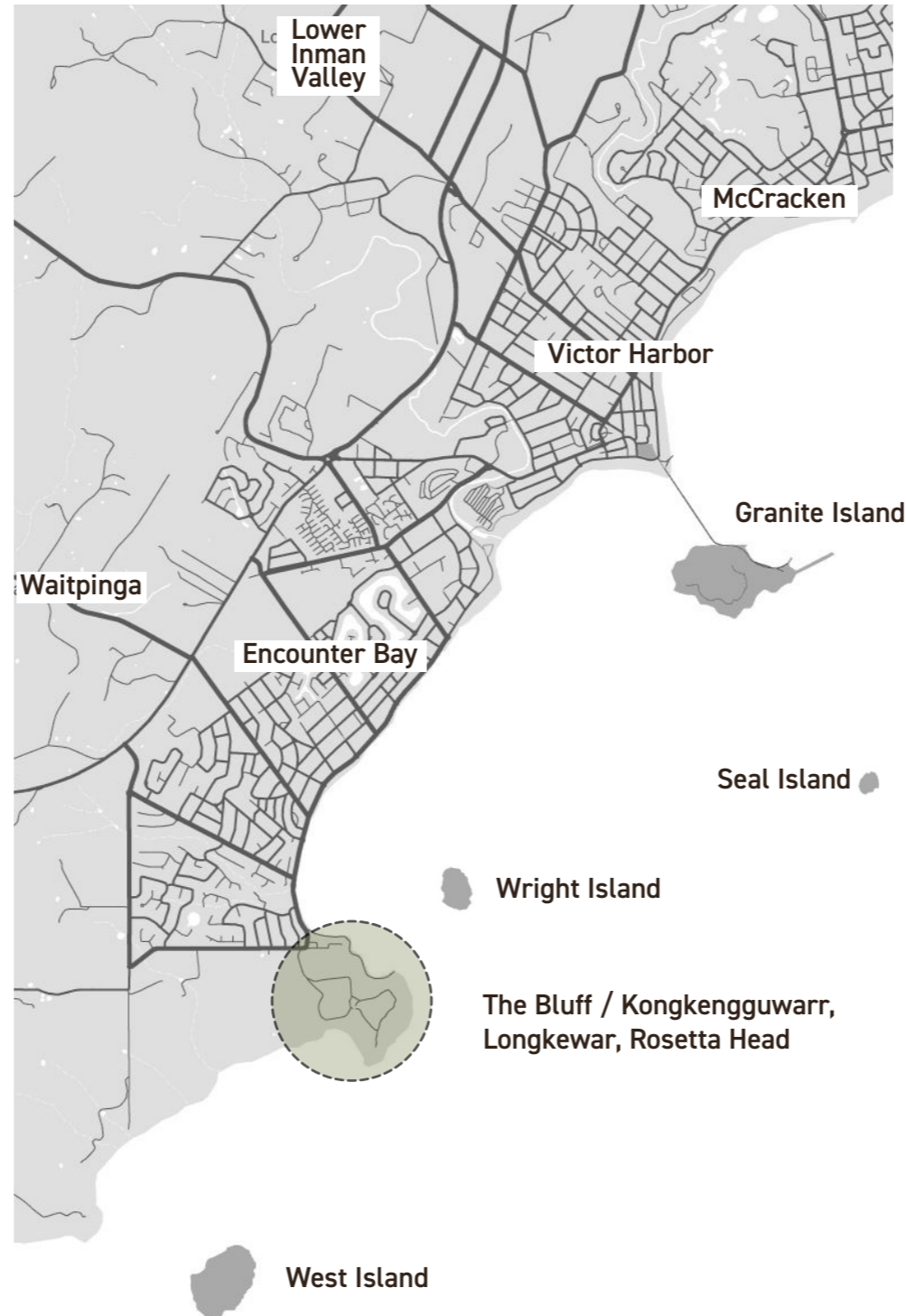
Acknowledgment is extended to Council Staff, Councillors, the local community, stakeholders and visitors who have provided invaluable input, insight, local knowledge and support to the development and feedback on the draft master plan. It is important to highlight that this report provides summary of the feedback received to further input and opportunities to be considered within the final master plan.

A copy of the draft master plan can be found here: www.yoursay.sa.gov.au/thebluff

Document Status

Issue	Author	Date	Document Size (Print)	Status
A	Hatch Design	07.02.2023	A3	Preliminary Draft

1.4 Locality Plan



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1.0 Introduction

1.3 Executive Summary

Approximately 700 voices were heard during an extensive consultation process. As a result of these discussions, a few themes emerged that supported the idea of limiting development while implementing some enhancements that have a positive impact on the environment. Among the ideas shared were making trails safer, providing more seating, creating spaces for contemplating, sharing cultural stories and narratives, and revegetating areas.

As a result of community and stakeholder input, a draft master plan was developed. In order to better understand the support for the draft plan, items that require further development, and concerns that may not have been addressed, community and stakeholder feedback was sought through a survey for a period of four weeks (09 January - 03 February 2023).

An information stand was set up within the Council foyer including opportunity for comments to be provided via anonymous 'post-it' notes. Additionally, community members were invited to a drop-in session in the council foyer on Wednesday 18 January 2023, which allowed them to ask additional questions and seek clarification.

The formal community consultation period for the draft Bluff Master Plan ran from 9 January 2023 until Friday, 3 February 2023.

Feedback on the draft master plan was collected through a number of different methods:

- Survey – www.yoursay.victor.sa.gov.au and hard copy (87 responses)
- Written feedback (6 responses)
- Drop-in session at the Civic Centre (attended by around 30 people)
- Interactive display in Civic Centre foyer encouraging people to leave their feedback

The opportunity for residents to have their say on the draft master plan were promoted in the following ways:

- Council's corporate website – www.victor.sa.gov.au
- Your Say Victor Harbor website – www.yoursay.victor.sa.gov.au
- Display in Civic Centre foyer (from 9 January to 3 February 2023)
- Social Media – Facebook and Instagram
- Victor Viewpoint
- Public notice and articles in local newspapers (The Times, Fleurieu Sun and The Advertiser)
- Radio advertisements (Happy FM and Fleurieu FM)
- Direct email from Council to a range of different databases
- On-site signage.



Photos by Heidi Wolff Studio

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2.0 Consultation Findings

2.1 Consultation Snapshot

The formal community consultation period for the draft Bluff Master Plan ran from **9 January 2023 until Friday, 3 February 2023**. Feedback on the draft master plan was collected through a number of different methods with a summary of engagement provided below.

87 survey feedback responses

4 Independent submissions

Drop-in session attended by around **30 people**

Interactive display in Civic Centre foyer encouraging people to provide feedback

Draft Master Plan report download **+1025 times**

Social Media engagement with over **4,110 Clicks and 12 Shares**

Public notice and articles in local newspapers including **The Advertiser, Victor Viewpoint, The Times and Fleurieu Sun.**

Radio advertisements – **Happy FM** (63 advertisements between 14 January and 3 February) and **Fleurieu FM** (66 advertisements between 13 January and 3 February)

Direct email from Council to a range of different databases

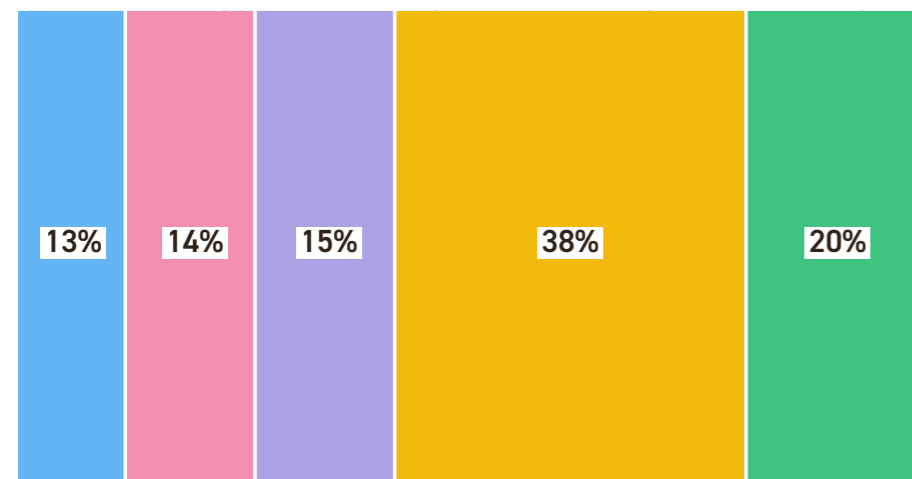
On-site signage including QR codes and additional information.

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2.0 Consultation Findings

2.2 Having reviewed the draft Master Plan, do you support its overall direction and intent?



“The plan looks to be a significant improvement to both the usability of The Bluff by the community and the reclaiming of it as a natural space.”

Survey respondent

2.3 List your three (3) favourite elements within the draft Master Plan.

Responses indicated a strong support for the natural focus, the aesthetic indicated, improvements to walking, improved public toilet facilities, and places to sit. A summary of key themes is provided below, along with a snapshot of comments.

1. Limited development and built form proposed.
2. Increased public toilets and facilities.
3. Increased recognition of Indigenous and First Nation's.
4. Revegetation and improved landscapes.
5. Areas and stories of historical significance are acknowledged.
6. Accessible walking trails and lookouts for people with all abilities.
7. The appearance, feel, and appearance of improvements.
8. Places to sit, reflect, and rest.
9. The movement and parking of vehicles have been improved.

What we heard:

- I love the proposed shared walking space that travels to the jetty, with toilets.
- Love the use of natural elements to create more seating and tables.
- The 'all access paths' are great and the style fits in well with the surroundings.
- The pathway will make it easier to walk on.
- Walkability and seating spaces.
- There appears to be a good balance between access facilities and maintaining the wild and rugged nature of the area.
- I love the use of natural elements to create more seating and tables.
- Looks natural and fitting to the surroundings.
- General aesthetic design of improvements.
- Improving the walking trails, preservation of the environment, acknowledging/respecting the cultural connections of the land.
- Updating lookouts and some paths to provide access for those less able.
- Extensive walking trails defined and with adequate rest stops and environmentally friendly seating and acknowledging historically significant areas.
- The preservation of existing vegetation whilst developing walking trails in previously unused areas.
- Increased toilet facilities.
- As a mountain bike rider who regularly rides the bike trails I am hoping this will enhance and promote more mountain biking at The Bluff.
- Improving roads.
- Overall it is a very good plan.
- Overall I feel the plan is well laid out and maximises the natural importance and benefits of this location. Managing people and traffic will be the challenge. There should be consideration for security that might include camera monitoring, dedicated location for police parking, regular police patrol plan and other security related features to protect people and to protect The Bluff from misuse.
- Revegetation will also add to the safety of the trails and stop people from walking all over it/ off track. Please double triple check-in with the Ramindjeri on the species to use.

2.4 List three (3) elements that you feel require further refinement.

Comments focused on accessibility to the Jetty /Wharf, location and suitability of mountain bike trails, location and proximity of public toilets, limiting vertical signage, increasing all weather shelter and windbreaks, balancing vehicular access and movement and improving water access. The following is a summary of key themes and comments.

1. Appropriate location and separation for mountain biking.
2. Controlling access to and parking of vehicles.
3. The location of the toilets and amenities.
4. Strengthening the focus on water connectivity.
5. Limiting the use of signage and built form.
6. Emphasis on limiting change.

What we heard:

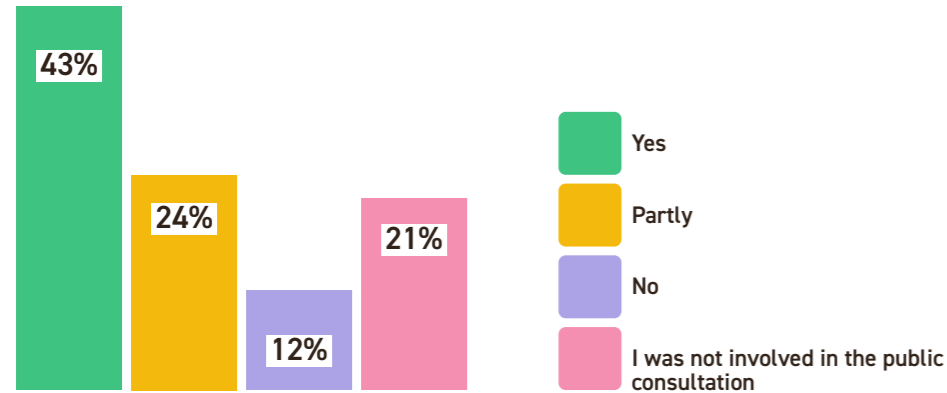
- Review location and suitability of mountain biking.
- Encourage the use of trails for mountain bikes with consideration of wider connection to the Victor Harbor Heritage trail.
- Review requirement for caravan and RV parking to respond to needs.
- Increase focus on vehicle traffic flow and traffic management, future vehicle congestion should be carefully considered.
- Extra car parking or disability access for Whalers.
- Placement of toilets (probably not required at Jagger road).
- Some better shelter from the elements.
- Toilets opposite Petrol Cove as a popular area - could be opposite the car park.
- I was hoping to see a small toilet located at the bottom car park at The Bluff. Toilet paper is often being blown around in the bushes where people have gone into the shrubbery to defecate/urinate due to lack of toilets available.
- Definitely needs a toilet block added at the Petrel Cove car park, not just for beach users, but also for Heysen trail walkers.
- Could provide for better opportunities around the water allowing for more water based activities and learning.
- Improve/increase whale viewing areas.
- Create windbreaks to pedestrian viewing areas.
- Limiting signage and keep as discrete as possible; great to acknowledge indigenous significance but limit token imagery and structures. Don't go overboard with the signage which detracts from the natural beauty.
- In central area more planting of endemic flora to complement walking trails. Mountain bike trails in zone 2 to be prohibited road way and toilet to a Jetty - with sea level rising road could be closed regularly (less use). Economic consideration required.

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2.0 Consultation Findings

2.5 Do you feel that the draft Master Plan has captured the community's feedback from the public consultation?



“Thank you for keeping me informed of the project. I feel like my opinion is valued.”

Survey respondent

“Well considered, well executed.”

Survey respondent

2.6 Other comments about the overall draft Master Plan

Despite some comments suggesting The Bluff should be left alone and nothing done, it is important to recognise that doing nothing is not the same as working towards the preservation and protection of the existing character and site qualities. A snapshot of comments is provided below.

What we heard:

- Can't please everyone, jump into it and get it done asap thanks.
- Less is more, The Bluff is beautiful as it is.
- I feel the draft is on the right track to improve The Bluff. Some of the issues currently is the walking paths and this has been addressed.
- The Bluff Master plan is a wonderful community and tourism initiative.
- Hopefully trails are wide enough to be accessible by emergency vehicles.
- The plan looks to be a significant improvement to both the usability of The Bluff by the community and the reclaiming of it as a natural space.
- Well considered, well executed
- The importance being placed on new walking trails, shelters and cultural information looks really good.
- If it isn't broken it doesn't need changing. Natural beauty speaks for itself.
- As a mountain bike rider who regularly rides the bike trails I am hoping this will enhance and promote more mountain biking at The Bluff.
- Overall I feel the plan is well laid out and maximises the natural importance and benefits of this location. Managing people and traffic will be the challenge. There should be consideration for security that might include camera monitoring, dedicated location for police parking, regular police patrol plan and other security related features to protect people and to protect The Bluff from misuse.
- About time it had some attention.
- Tread lightly. Please maintain much of its wild environment.
- Consider an accessible composting toilet at the Petrel Cove car park area as well.
- Generally I like a lot about the master plan, however like a lot of plans it looks good on paper but aspects fall short when viewed from an on site practical perspective. If reviewed appropriately it will be a masterpiece of conservation and tourism
- Overall I really like the plan. The plan captures a good balance of walking trail and viewing areas, as well as bike riding opportunities that will be a benefit. I think the biggest area for potential improvement is in traffic control, security, more shoreline access and improvements to the Jetty and surrounding area of the Jetty. Revegetation, hydration, picnic and toilet facilities are important in every zone, and I think that is catered for as much as possible. I appreciate all the effort that has gone into this plan. Its great to see and I look forward to the final result of implementation.
- The plan is very attractive.
- Council must look to the bigger picture for the long term. This area is a Premier Tourist Destination for the whole state and should be developed to cater for local, interstate and overseas tourists, including cruise ships. This doesn't consider how important this could be for Victor. Pedestrians and bike riders don't spend money.
- Improvement looks good, but don't go too far. The joy of this area is its naturalness. However improvements to lessen impact of use are welcome.

2.7 Key findings to overall draft Master Plan

- High level of positive support for direction and intent of the master plan. 67% of responses indicated that the draft master plan has captured the community's feedback from the public consultation with 21% not involved in previous consultation.
- Feedback reinforced alignment to guiding principles.
- High level of support for 'look and feel'.
- Strong focus on revegetation, access improvements, optimised trails, conserving the natural beauty with limited structures or private development, disability access, revegetation
- Key identified opportunities included improved connection to the Encounter Bikeway, review locality of public facilities and vehicle access.
- Low dissatisfaction rate with 13% indicating they did not like the draft, noting that a high percentage of these responses also indicating they had not been involved in any previous consultation.

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2.0 Consultation Findings

What we heard:

It has been a great process and very much appreciated to have been involved. People have been listened too with feedback taken on board, the people I have spoken to are excited by this plan. The consultants have done a fantastic job to balance the loud voices from the quiet ones and create a user friendly plan. well done!

Survey respondent

Very thorough and extensive plan which needs long term commitment from Council

Survey respondent

Why can't we leave The Bluff alone?

Survey respondent

The Master Plan is excellent. It addresses the expectations of very diverse users of the area instead of just the noisiest ones. It will also benefit those who live in places that have views of The Bluff. It also appears to cater to environmental concerns and the desire for the space to be more wild and natural than its currently degraded state. I'm very happy to see that First Nations people's relationship with the area will be represented and included in the plans.

Survey respondent

It is fantastic to have an overarching document to refer to with the community's view and goal for The Bluff

Survey respondent

Well done for continuing with this master plan... huge amount of work but very worthwhile

Survey respondent

20 years is too long for the implementation. After 10 years people will forget that such a plan even exists and aspects will be ignored or dropped. The plan needs to have some indication re what are considered to be the actual priorities.

Survey respondent

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2.0 Consultation Findings



Extract from the Draft master Plan document indication the four zones.

2.8 Master Plan Zones

The draft master plan has been broken down into (4) zones to provide key directions and focus. The following provides summary of the identified key issues and opportunities developed through consultation, Council involvement, stakeholder engagement and site analysis as well as the focus for each zone.

Questions focused on:

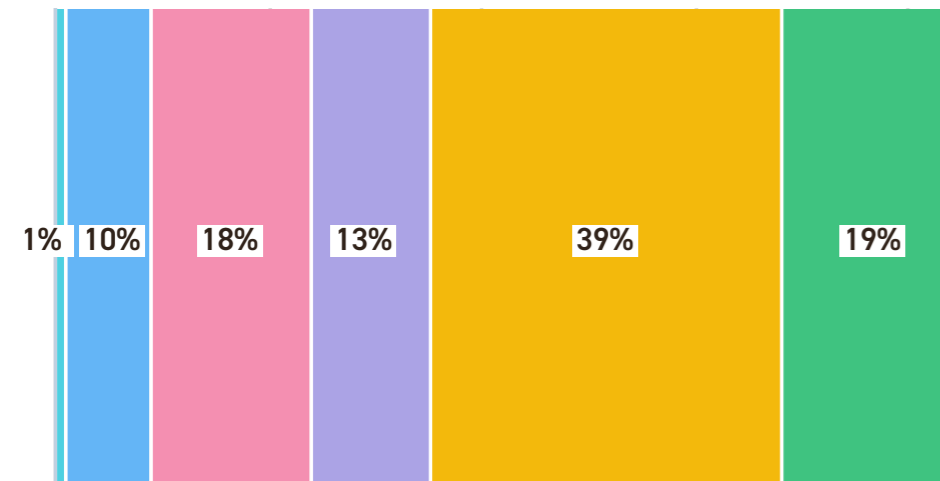
- Identifying support of the direction and intent of each zone.
- Exploring what was liked about each zone.
- Identifying areas or aspects that could be improved or items that require further development.
- Indicating the importance of improving the aspects included within each zone.

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2.0 Consultation Findings

2.9 Do you support the direction and intent of Zone 1?



“Very practical and not too over bearing on the environment.”

Survey respondent

2.10 Explain what you like about Zone 1:

Responses indicated a strong focus on improvements to walking, improving mountain bike and bike facilities, increased preservation and protection of natural assets and improving the intersection at Jagger Road. A summary of key themes is provided below, along with a snapshot of comments.

1. A greater focus on biodiversity and landscape improvements
2. Enhancing walking trails and focusing on the walking experience
3. A natural appearance and feel
4. Mountain biking opportunities, relocation of existing trails, and reducing conflicts with walkers
5. Creating a diverse user community by celebrating multiple uses
6. Improved access to public facilities
7. Environment preservation and protection, including managed access to SEB areas
8. Creating a connection between Oyster Terrace Reserve and the surrounding area
9. Road realignment at the Jagger Road junction to improve safety, accessibility, and connectivity

What we heard:

- It utilises unused space. More paths and if regenerated well enough will be a great experience.
- Landscape improvements are very important.
- Something is being done on the beauty of the area
- Walking trails and the new overflow car park
- I feel the new entrance position from Jagger Road creates a safer and accessible vehicle and pedestrian movements.
- Simplified, safer walking trails
- Multiple uses, not just focused on boats and fishing.
- I like the idea of diverse trail opportunities.
- Re-wilding and increasing natural look.
- Toilets and improvements to trails
- Opportunities for mountain biking
- I like it. Overall I think it covers all of the needed elements that should be addressed in the plan.
- Keeping with what is there and continuing to protect environment
- Improves safety to the area.
- More parking, toilets and cycling access.
- Moving the access road.
- The bike zone, toilets, and more walking trail opportunities.
- Improved trail network.
- The re-wilding of the area and the minimal development .
- The plans for activation of Oyster reserve as a walking, and I would suggest cycling access is sound.

2.11 Explain what could be improved or items that require further development:

Responses reinforcing the desire to limit development, reviewing the location of mountain bike trails, toilet location and balancing boat and large vehicle parking. A summary of key themes is provided below, along with a snapshot of comments.

1. Reinforcing the desire to limit development
2. Alignment of Jagger Road intersection
3. The location and appropriateness of mountain biking
4. Location of public facilities
5. Limiting the development of new paths
6. Location of car parking and vehicle access
7. Achieving a balance between the parking of boat trailers, RVs, and large vehicles
8. Better integration of the encounter bikeway
9. Protecting the environment more effectively
10. A greater focus on First Nations
11. Safety enhancements, lighting, and automated external defibrillator.
12. It should be left alone

What we heard:

- Not sure if mountain biking fits at this location or on The Bluff itself
- I don't think a toilet is required here, up further in the car park and by the jetty would be sufficient enough.
- The proposed entrance and exit to The Bluff Reserve is not safe. It reduces the fluency of traffic flow and presents a safety hazard to the adjacent landholder.
- The road to The Bluff jetty. The road would best serve as a walking and cycling track only as there is evidence of safety hazards when cars use the road. When the Covid lockdown was on and the road closed i have never seen so many cyclists and walkers using the road in the knowledge that they were safe. Serious fishers still accessed the jetty by walking from the boat ramp or from The Bluff Reserve car park.
- Don't go overboard with the trails, people are attracted to the natural look of The Bluff. It will end up with footpaths everywhere.
- Move car parking for people accessing trails away from existing residential/commercial premises.
- Not sure we need to further accommodate boats given how much infrastructure already exists, but then I'm not a boat user.
- No boat trailer parking; no mountain bike trails (plenty of other hills around for this); do we really need more toilets other than at jetty.
- It's nature, leave it to nature.
- Boat trailer overflow is important, however a bigger plan for boats, and boating in general, i.e. a plan for a Marina and Marina district that can potentially integrate in with The Bluff. Its also not really clear how the Encounter Bikeway will integrate with the plan.
- A more focused section on overall security for both people and landscape protection.
- Less boat trailer emphasis.

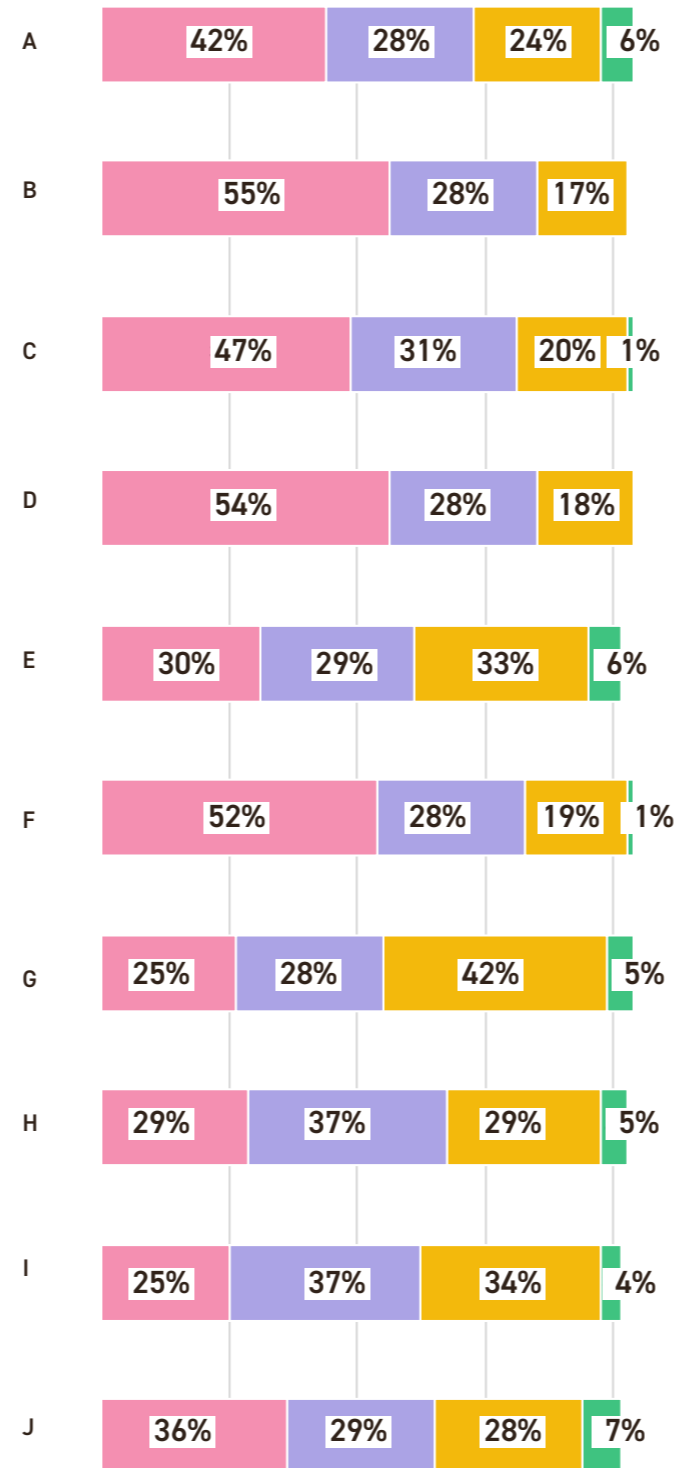
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2.0 Consultation Findings

2.12 Please indicate the importance of improving the following aspects included within Zone 1?

- A. Connecting The Bluff Reserve with Oyster Reserve to provide new walking trails including accessible walking opportunities, increased parking to Jagger Road and landscape improvements.
- B. Realigning the entrance of The Bluff Reserve/Jagger Road intersection, to improve vehicle movements, sightlines, improve signage, speed restrictions, footpath connections, landscaping and dedicated cycling lanes.
- C. Developing a fence line trail along the western site boundary to connect to the Victor Harbor Heritage trail, Heysen Trail and Wild South Coast Way to provide a diverse range of walking experiences, including smaller rest stops and places to sit and enjoy views.
- D. Providing a high-quality public toilet facility.
- E. Increasing boat trailer overflow parking to support peak demands.
- F. Improving walking trails that cater for a range of abilities, experience levels and provide a range of diverse trail experiences, with a focus on developing walking loops within the Reserve.
- G. Provide a 'quick turnaround' at the fork of the one-way road to allow vehicles to turnaround without the need to use entire ring road.
- H. Develop a dedicated mountain bike trail area with the closure of existing unsanctioned tracks, including signage, car parking and landscape improvements.
- I. Improving car parking within the existing road area to increase pull in bays for large vehicles, RV's, caravans, and buses with improved path connections to the lookout (car park one)
- J. Providing a removable barrier to Franklin Parade/ Bluff Jetty Road to allow road closures to vehicles (Emergency Services only) during storm surge events to improve public safety.



2.13 Key findings

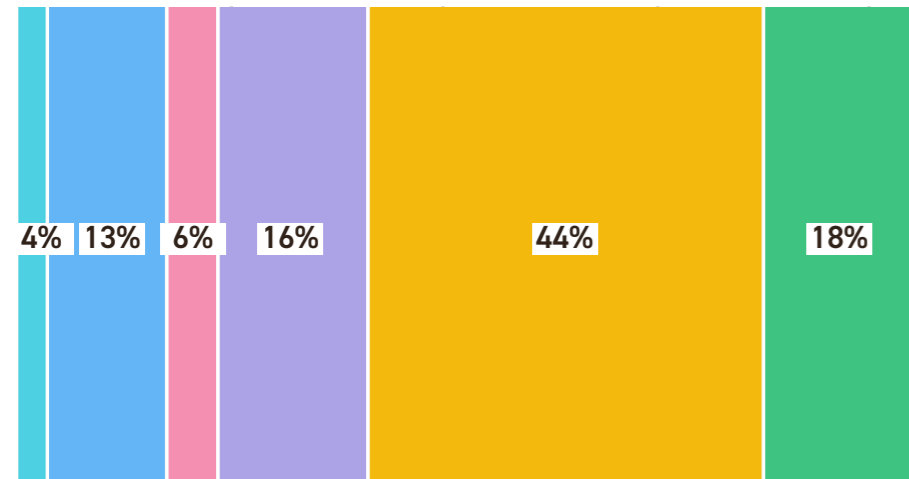
- High level of positive support for providing a high-quality public toilet facility, realigning the entrance of The Bluff Reserve/Jagger Road intersection and improving walking trails that cater for a range of abilities, experience levels and provide a range of diverse trail experiences.
- Providing a 'quick turnaround' at the fork of the one-way road was identified as not important with boat trailer parking also identified as a lower priority within Zone 1 of The Bluff master plan.

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2.0 Consultation Findings

2.14 Do you support the direction and intent of Zone 2?



2.15 Explain what you like about Zone 2:

Responses indicated support for establishing a mountain biking area, improving facilities for all abilities, consolidating walking trails, providing public restrooms, incorporating future considerations of storm surges and sea level rise, and preserving cultural narratives, history, and significance for the site. A summary of key themes is provided below, along with a snapshot of comments.

1. A dedicated location for mountain biking
2. Improved facilities to support use by people with different interests and abilities
3. Creating a consolidated walking trail network
4. Facilities for scuba diving and snorkeling
5. Improvements to pedestrian access to the jetty
6. Improved lookouts and rest stops
7. Public toilet facilities
8. Enhanced traffic management, including improvements to Franklin Parade/Bluff Jetty Road traffic flow
9. Representing cultural narratives, history and site significance
10. Consideration of storm surges and rising sea levels

What we heard:

- Great to see sea level rise being considered.
- Management of unsanctioned mountain bike trails.
- SCUBA and snorkeling facilities is awesome. Dedicated mountain bike trails is awesome.
- Improved parking and access to toilets.
- Being able to walk to the jetty without cars!!!!.
- Seating, walking paths, toilets.
- Consolidation of walking trails.
- More facilities to diversify use by people with different interests and abilities. Managing mountain bike trails seems important to protect the environment.
- The toilets will be much appreciated as is the improved access to the Jetty.
- I really like the improved facilities, lookouts and rest stops. The jetty is an important feature so seeing an emphasis on this area is good. Management of the mountain bike trails is also a key part of this section. Car parking and traffic control will be a challenge, but at least improvements are being considered, so that is good.
- Really like the idea of rest stops and contemplation areas.
- Improved toilet facilities.
- Improved traffic management.
- Improved access to the jetty.
- Closure of unsanctioned tracks and establishment of sustainable tracks.
- Improvements to the road to the jetty and the general enhancement of the area including cultural narrative indigenous and early settlers (i trust), rest stops, and diver and beach access.
- I like most of it; the opportunities for walking access, seating/toilets near jetty, scuba/snorkeling launch point, cultural signage, closure of unsanctioned trail bike tracks.

2.16 Explain what could be improved or items that require further development:

Responses indicated a need to further reflect the natural aesthetics, limiting the encroachment of parking areas, promoting walking, balancing vehicle access and increasing awareness of beach dangers. A summary of key themes is provided below, along with a snapshot of comments.

1. Maintaining a natural look'
2. Limiting the number of parking spaces
3. Promote walking by encouraging people to do so
4. Enhancements to the fishing platform and the jetty
5. Additional focus on native and endemic trees and plants
6. Maintaining the jetty as a vehicle turnaround point
7. Jetty Road should become a walking/biking track only
8. Beach safety warnings
9. A more effective weed management program
10. The location of public toilets
11. Public safety and lighting at night

What we heard:

- Allow cars to access The Bluff jetty for fishing etc.
- Don't go overboard with signs, tracks, fences ... try and keep it as natural as possible.
- Seems to be a lot of focus on cars - should be more focus on walking rather than vehicles
- Retain and improve vehicle access/turnaround points to The Bluff Jetty
- Don't create more car parking and hard spaces but more natural plantings
- Close the whole gravel road and make a walkway and cycling trial....No cars!!!
- Encourage people to walk!!!
- I believe the Jetty road should become a walking/bike track only. Even with turnaround facilities, I don't think it's suitable as a dead end road; too many vehicles, large and small drive out towards the jetty, some at high speed as though the speed signs don't exist.
- The jetty is going to be crowded and overwhelmed. I think it should be considered for a rebuild/remodel to include easier access such as one way walk ways, clear and open fishing and observation areas, improved cover and an overall larger structure. Possibly even make it a more natural structure that takes advantage of under platform viewing opportunities. Lighting is important as well, but something that is low impact to night viewing and the natural night scape in the area. I think the jetty area is a prime area for a potential future Marina.
- Don't need a tidal pool, you have an ocean!
- Vehicle traffic and traffic management is going to be a challenge in this section. I am not sure how it can be improved outside of what is called for in the plan, I just hope the vehicle roadways and turn around points are large and wide, which is often overlooked in these plans.
- Consider banning bikes from The Bluff, provide a bike parking area and they can walk it like everyone else, save some money by not having dedicated bike trails. Don't overcook the mountain bike tracks.
- Remove cars from the road with the exception of service and emergency vehicles.
- create another access path from the first car park.

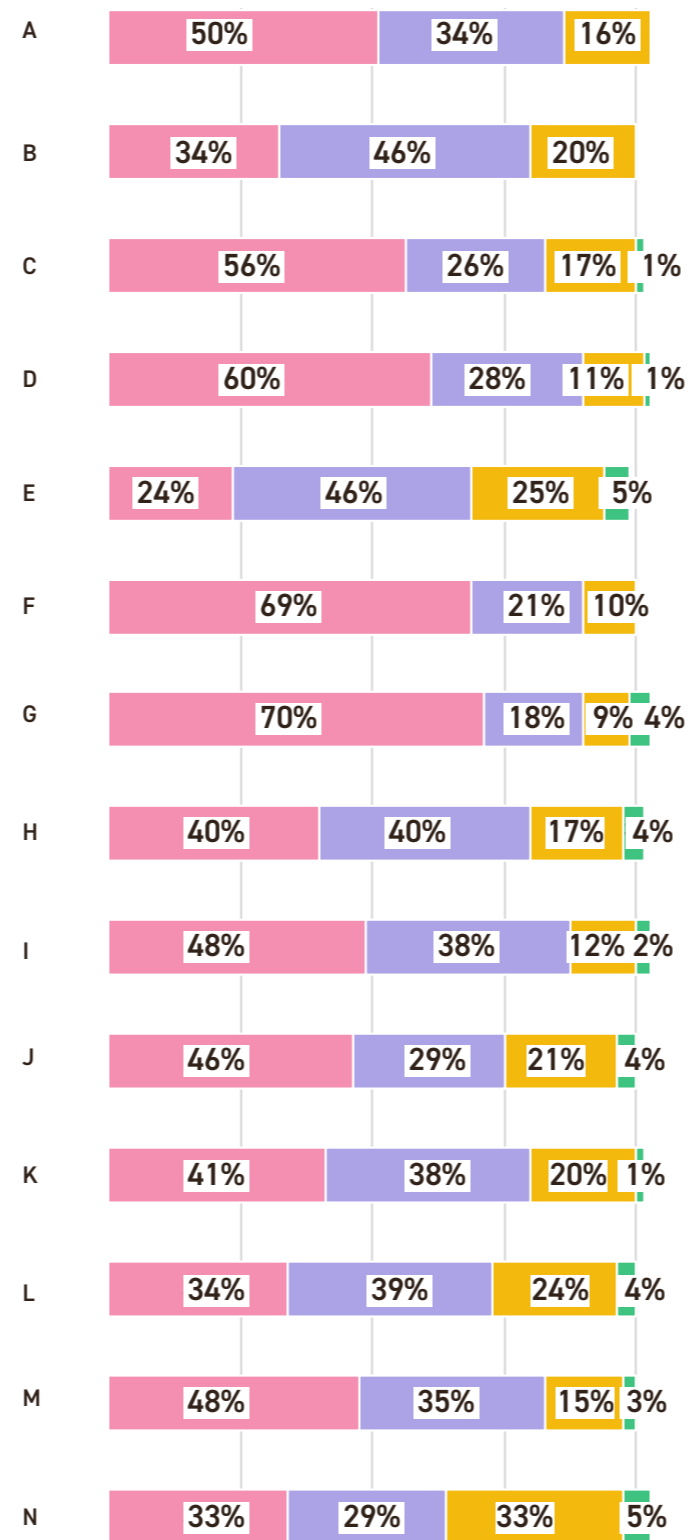
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2.0 Consultation Findings

2.17 Please indicate the importance of improving the following aspects included within Zone 2?

- A. Improve walking connections to The Bluff from the Encounter Bikeway, Franklin Parade and Victor Harbor township.
- B. Improving beach access.
- C. Modifications to The Bluff Jetty Road including improvements to road surface, developing a dedicated turnaround area, clear parking areas and dedicated pedestrian access to the Jetty.
- D. Providing a public toilet near The Bluff Jetty.
- E. Providing a dedicated scuba/ snorkeling access point.
- F. Closures of ad-hoc trails with a focus on revegetation, increasing site biodiversity and habitat creation, to 're-wild' The Bluff.
- G. Closure of unsanctioned bike trails with a focus on revegetation and erosion control.
- H. Develop new walking trails to the central reserve to increase walking opportunities.
- I. Upgrade stepped access to the Rosetta Track including trail surface upgrades, revegetation, and signage.
- J. Provide spaces that allow for increased learning, support, and acknowledgment of First Nations connection to country.
- K. Upgrades to the car park (that overlooks Granite Island and the Victor Harbor township).
- L. Develop a trailhead and lookout to the Coolanine mine site.
- M. Development of a cultural narrative trail including in ground stories, rest stops and viewpoints.
- N. Provide 'difficult' track to cater for experienced walkers/ hikers including appropriate signage.



2.18 Key findings

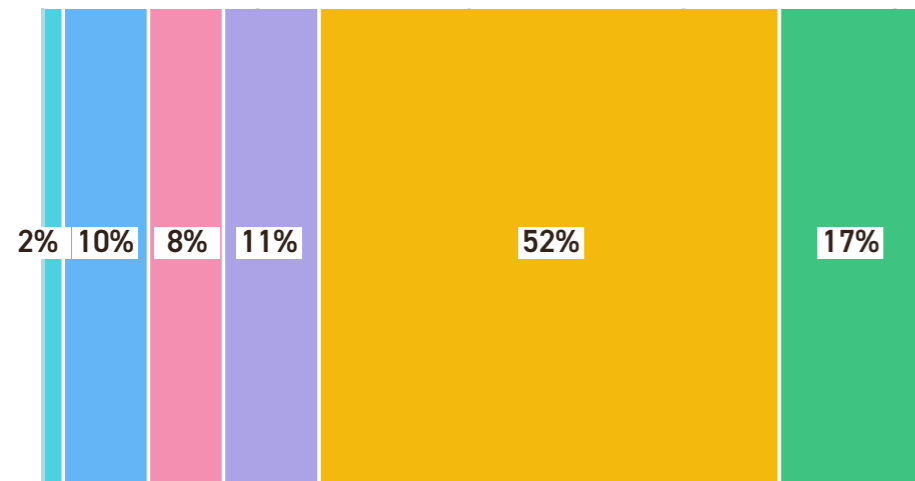
- High level of positive support for closures of ad-hoc trails and unsanctioned bike trails with a focus on revegetation. Providing a public toilet near The Bluff Jetty, upgrades to The Bluff Jetty Road including a dedicated turnaround area, clear parking areas and pedestrian access to the Jetty and improving walking connections to The Bluff from the Encounter Bikeway, Franklin Parade and Victor Harbor township.
- Providing a 'difficult' track to cater for experienced walkers/ hikers was identified as a lower priority within Zone 2 of The Bluff master plan. .

The Bluff Master Plan | Consultation summary | 2023- 2043

Feedback on Draft Master Plan | Kongkengguwarr | Longkewar | Rosetta Head

2.0 Consultation Findings

2.19 Do you support the direction and intent of Zone 3?



2.20 Explain what you like about Zone 3:

Responses indicated strong support for providing walking trails can be used by people of different abilities, lookouts and places to stop and enjoy the views, improving stormwater management and erosion and closure of ad-hoc trails. A summary of key themes is provided below, along with a snapshot of comments.

- The development of walking trails that are versatile and can be used by people of different abilities**
- Added view points and wayfinding to improve trail access.**
- Closure of ad hoc trails and balancing access**
- Erosion control through improved stormwater management**

What we heard:

- Improvements to walking trails.
- Improved trail access with appropriate viewpoints.
- Balancing access.
- Improved trails, car park upgrades.
- Improved access and safety.
- Reorganisation of trails seems like a very good idea, particularly to cater to different interests and abilities.
- I'm definitely in support of formalising walking trails. Too often I see people walking wherever they like around The Bluff.
- Balancing access and wayfinding.
- Formalising trails and highlighting ability levels .
- More and improved trails is the strength in this zone. I like the emphasis on creating trails and viewpoints.
- Ability for people with disabilities to enjoy the environment.
- It doesn't look much different, and thats a good thing.
- Improve existing infrastructure.
- All of it.
- Access is maintained and tourists wishing to access the beauty of The Bluff and coastal cliffs are well catered for.
- Environmentally sound seating.
- Most of it. The versatility of walking tracks to cater for different abilities, car parking improvements and stormwater management.

2.21 Explain what could be improved or items that require further development:

Responses indicated the need to find balance between the number of existing walking trails and proposed trails, increasing the emphasis on revegetation, ensuring material selections are suitable, keeping development and built form to a minimum, further consideration of the proposed public toilet location and increased consultation with First Nation's representatives.

- Maintaining a balance between the number of existing walking trails and proposed.**
- Balancing car parking.**
- A greater focus on revegetation.**
- Selection of appropriate materials for footpaths and trails.**
- Keep development to a minimum.**
- Locations and viewpoints that are more accessible.**
- Location of the toilet.**
- Erosion control and improved drainage.**
- A greater level of consultation with First Nation's representatives.**
- Improvements to bicycle lanes.**

What we heard:

- Sounds like there will be too many paths. Most of the year locals walk The Bluff and have had no major incidents, keep things natural as possible.
- Increase car parking - there's never enough during whale watching season
- Don't overdo increase of car parking and hard surfaces
- Revegetation and improvements in overall native tress, vegetation and animal habitat should be emphasised here. Toilet facilities and rubbish management might need more work in this zone.
- Tread lightly
- Do not pave the footpath, keep it as natural as possible
- Too much development
- I am happy with what I see but would recommend catering for the elderly and disabled who wish to take in the spectacular views from the comfort of a car or wheelchair.
- It's essential to have toilets either at the car parks and/or the information shelter instead of at the Jagger Road end of Bluff Road which would be a waste of resources. Toilets are badly needed up the hill to stop the surrounding bushland being used as a toilet and the unsightly used toilet paper left on the ground.

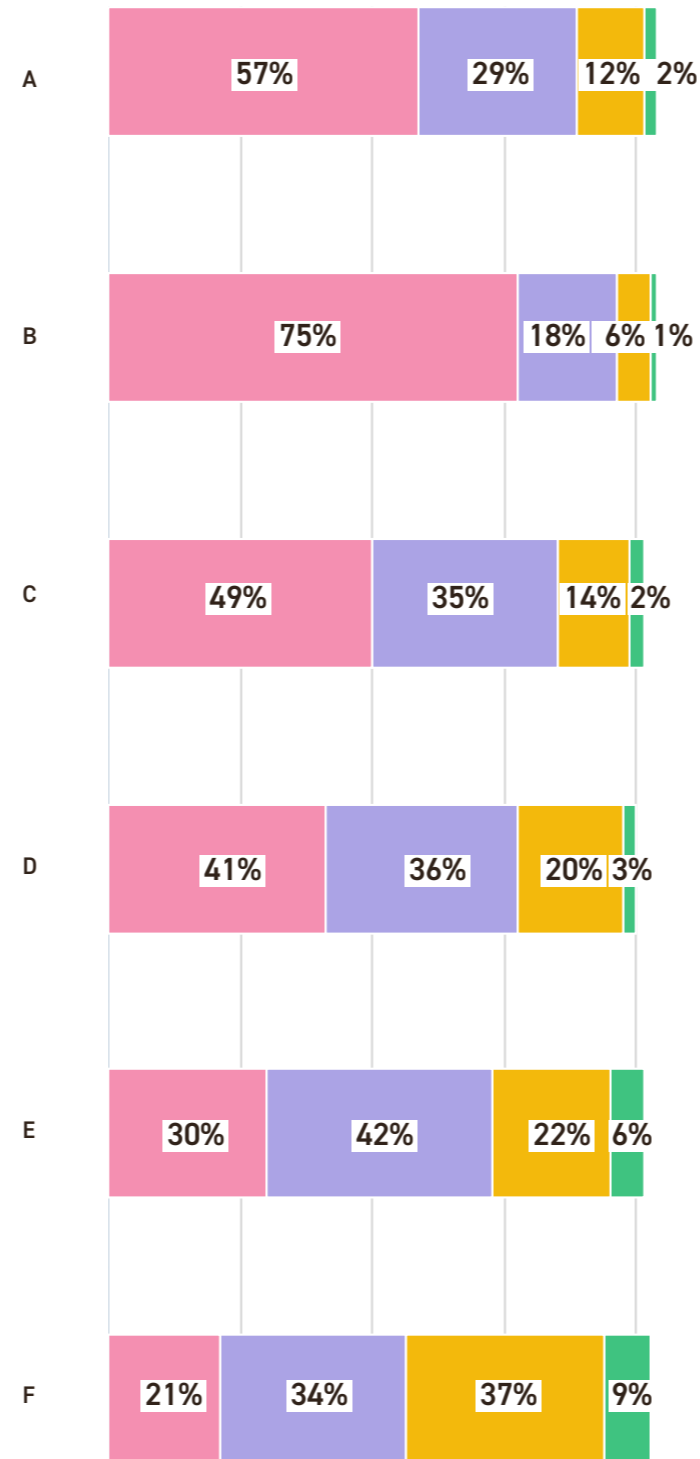
The Bluff Master Plan | Consultation summary | 2023- 2043

Feedback on Draft Master Plan | Kongkengguwarr | Longkewar | Rosetta Head

2.0 Consultation Findings

2.22 Please indicate the importance of improving the following aspects included within Zone 3?

- A. Improve the trail to the top of The Bluff to make it clear how to access, including stepped access (where required), improvements to trail surface and wayfinding signage.
- B. Closures of ad-hoc trails with a focus on revegetation, increasing site biodiversity and habitat creation, to 're-wild' The Bluff.
- C. Upgrade the informal lookout that overlooks Petrel Cove and is accessed from the car park including an all-abilities path to provide access.
- D. Improved bike lane and surface upgrades to support safe cycling.
- E. Develop a new contour trail to link car park 2 with the Coolanine mine site including improved signage and trail markers.
- F. Develop a lookout and dedicated meeting point to support abseiling (controlled activity).



2.23 Key findings

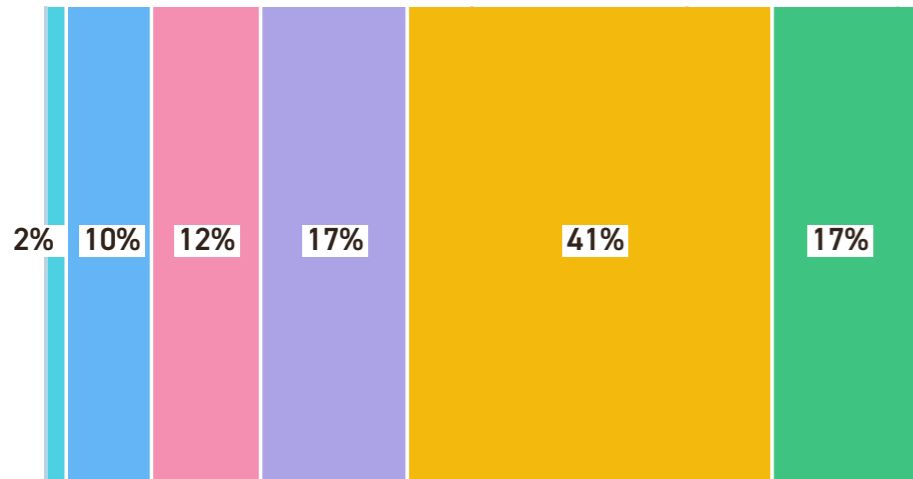
- High level of positive support for closures of ad-hoc trails with a focus on revegetation, increasing site biodiversity and habitat creation, to 're-wild' The Bluff, improving the trail to the top of The Bluff and upgrading the lookout overlooking Petrel Cove.
- Providing a lookout and dedicated meeting point to support abseiling was identified as a lower priority within Zone 3 of The Bluff master plan. .

The Bluff Master Plan | Consultation summary | 2023- 2043

Feedback on Draft Master Plan | Kongkengguwarr | Longkewar | Rosetta Head

2.0 Consultation Findings

2.24 Do you support the direction and intent of Zone 4?



2.25 Explain what you like about Zone 4:

Responses indicated strong support for improving lookouts and viewpoints to reinforce the views, creation of a community space and increasing opportunities for cultural celebration and recognition. A summary of key themes is provided below, along with a snapshot of comments.

1. Lookout points improved to celebrate views.
2. Creating spaces for increased focus on community interaction, events, gathering and cultural meeting spaces.
3. Enhancements to walking trails to improve walking opportunities and experiences.
4. Creating a safer environment

What we heard:

- General improvement in access and use.
- The lookouts, cultural information, walking trails.
- Consolidation of walking trails and added viewing areas.
- Love the idea of a community space in what is currently a not well utilised area but one with a lot of potential.
- I love the idea of a Culture and Community space.
- Access improvements.
- The cultural meeting area for ceremonies such as Welcoming of the Whales, is a delight and this will be a great asset to Rosetta Head and across the Fleurieu peninsular.
- Indigenous space.
- Improvements to controlled walking trails.
- Improved trail experiences, better connections and improved viewpoints are important.
- Increased walking opportunities.
- Improvements to existing viewpoints.
- A previously unused area is being developed and utilised.
- Lookouts to the west.
- Prospect of picnic areas.
- It provides access to natural areas for the public in a designated/controlled manner.
- Revegetation. Walking trail improvements.
- Increased walking trail experiences and connections.
- Improvements to viewpoints.
- Access and improvements to pedestrian movements.
- It has been done with consideration to the public and the environment.
- The improved car parking facilities.
- The yarning circle.
- Improvement of lookout.
- Creation of a cultural and community space for sharing.
- I like all written aspects. Safety is a priority especially improving step access to Petrel Cove and setting the lookout back from the cliff edge.
- It will enhance and upgrade the area.
- Walking trails, never been along the fence line but looks good.
- Providing stepped access where appropriate for all peoples and their levels of mobility.
- Shade planting is a good idea in all locations.

2.26 Explain what could be improved or items that require further development:

Responses indicated the need to limit the use of vertical signage, provide increased all weather shelters and windbreaks, increase site tree planting, consideration of a light touch when developing future projects and enhancing existing trails.

1. Signage should not be used excessively
2. Increase shelter and windbreaks
3. Providing additional toilet facilities
4. Using a light touch
5. Enhance and maintain existing trails
6. Planting of trees and increasing the amount of natural vegetation
7. Identify beach dangers with more signage

What we heard:

- Resist putting signs everywhere!
- Wind breaks to viewing areas.
- I would have like to see a toilet in this area but as long as there are signs pointing to where the toilets are located.
- No large groups nor bus parking. Plenty of spaces elsewhere for this.
- More and improved natural vegetation and tree planting is very important here and should be emphasised. Vehicle traffic management, traffic flow, and parking will be a challenge in this zone. It might be adequate, but will there be patrols and enforcement capabilities to support it?
- Remove/relocate cultural community space due to likely antisocial problems after hours
- Toilets? Can't have enough of them!
- Tread lightly. This area's attraction is the natural environment and views.
- If there is to be a focus on cultural and meeting places in this area, then toilets are required in this area. There is no real all weather (rain, sun, wind) area for people to sit enjoy food/drink and take in the view. This is what is really lacking in this area. There's no point making such an area in a section of the reserve that does not have a view.
- Maintain and improve existing trails don't develop NEW ones
- All of Petrel Cove needs to be included in the danger zone along with the cliffs.
- Urgently need improved steps to Petrel Cove. Probably the most important thing of the whole project.
- Recognition of Old Government Residence.
- Improved signage advising not to swim at Petrel Cove.
- Simplicity. No one has complained. If its not broken, don't fix it.
- The land should be given back to the Ramindjeri people
- There is no need for so many walking and bike trails.
- New picnic areas will create litter issues. Council need to include cleanup costs in providing these services to the public.
- Recognition of historic existing brick steps to Petrel cove
- If there are too many trails - it takes away from the "wild" experience
- Too much focus on parking for large vehicles
- Could be an opportunity to plan for a wildlife corridor along the cliff edges to link The Bluff with Newland Head Conservation Park.

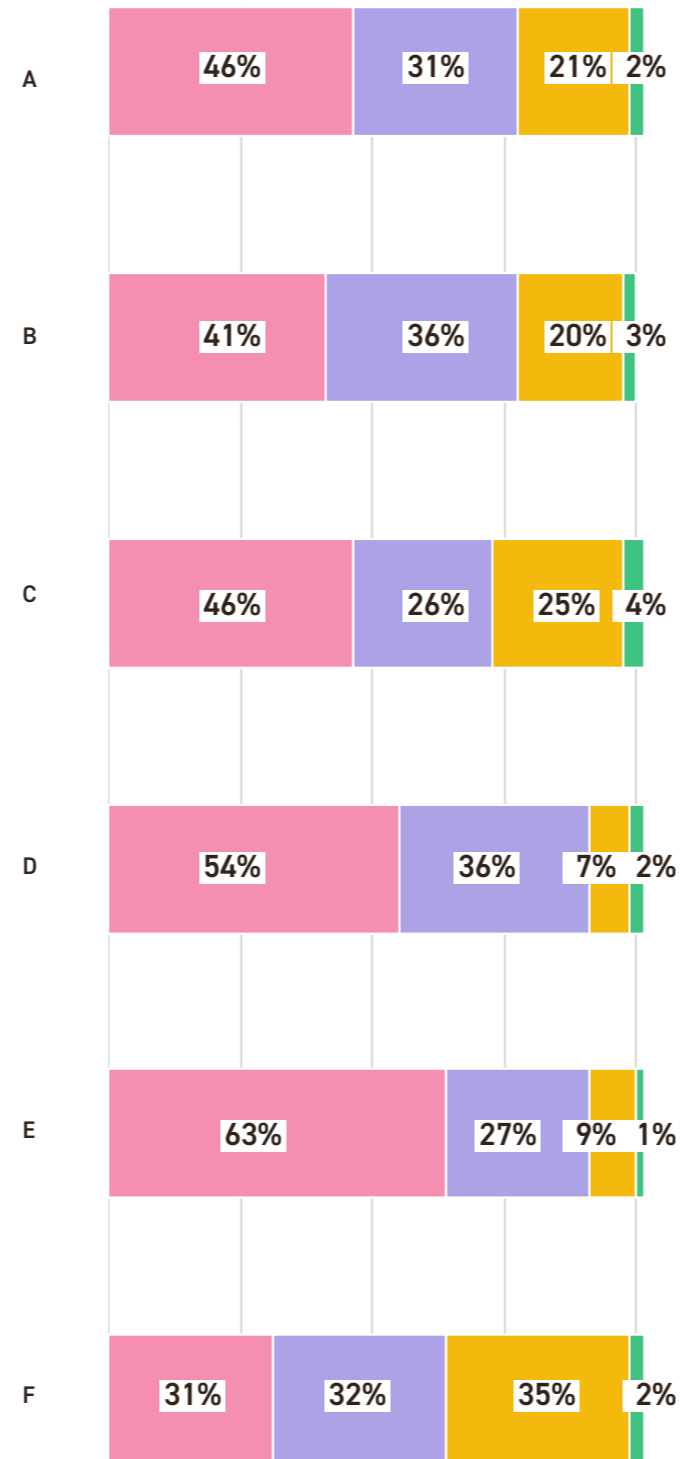
The Bluff Master Plan | Consultation summary | 2023- 2043

Feedback on Draft Master Plan | Kongkengguwarr | Longkewar | Rosetta Head

2.0 Consultation Findings

2.27 Please indicate the importance of improving the following aspects included within Zone 4?

- A. New picnic facilities including shelter, seating and areas to support group activities, increase shade planting and path connections.
- B. New shelter and lookout area by Petrel Cove car park that supports activities like whale watching or surf carnivals.
- C. Inclusion of a cultural meeting point and yarning circle (through ongoing consultation) to provide a space for cultural ceremonies such as the Welcoming of the Whales.
- D. Improved step access to Petrel Cove including beach platform to base, including improved signage to reinforce dangerous beach conditions and increased vegetation to limit erosion.
- E. Upgrade existing lookout including setting it back from the cliff edge to improve safety, increasing landscape planting to limit erosion and increasing all abilities access.
- F. More parking opportunities within the existing road footprint for larger vehicles (buses, caravans, etc)



2.28 Key findings

- High level of positive support for upgrading the existing lookout including setting it back from the cliff edge, improved step access to Petrel Cove and new picnic facilities including shelter, seating and areas to support group activities.
- Providing a parking opportunities within the existing road footprint for larger vehicles was identified as a lower priority within Zone 4 of The Bluff master plan. .

The Bluff Master Plan | Consultation summary | 2023- 2043

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2.0 Consultation Findings

2.29 Comments from Foyer Display at the Civic Centre

Additionally, the Council foyer was equipped with an information area, which helped spread the word about the project. A comment wall was also developed, which offered the opportunity to provide comments on the draft through sticky notes, learn more about it, and offer feedback. Comments were captured as part of the comments wall and have been provided alongside.



2.30 From the Draft Master Plan, what are your favourite elements?

- Public toileting
- Water for drinking (people and animals)
- No cruise ships
- New location for designated bike tracks – several track closures
- Playground, skate park, horse riding
- Better access to beach near Bluff Jetty
- Happy with draft Master Plan 11/1/23
- Use natural local stone for steps to the summit track
- Café / Food court
- Pleased to see mountain bikes have a dedicated area problem is to keep them confined to it
- Track up to the top of Bluff will there be any handrails to steep sections??
- Shops, restaurants, food choices / No No! / Maybe a van but nothing permanent
- A Big W / A bridge
- Cleaning up tracks / Reducing (or eliminating) goat / mountain bike tracks
- Jetty access
- Nice plan!!
- Very good plan
- Revegetation
- Keeping it natural
- Versatility of walking trails
- Toilets at the top
- Plant list for revegetation is ok
- Leave natural settings alone
- Re vegetate
- Toilet facility
- Make Victor Harbor more like Hahndorf (thriving)
- Is there enough parking
- Less is best, leave alone!
- Cut the grass
- Natural seating looks great
- Toilets
- Paths
- Revegetation, keeping it natural

2.31 What elements that you feel require further refinement?

- Please keep my step mum's bench, 'Sue' at the top, south side. Please!
- Zone 2 – make the entire road to Jetty walk / bike way
- Consider photo opportunities. Do not put signs or posts etc in the way!
- Water station to fill bottles and water dogs
- Don't let the cost blow out like it did for the Causeway!
- Seal path over top of The Bluff to reduce erosion
- Zone 1 is not good for locals! Too congested at Jagger Road end. 1. Widen road as is – make safer. 2. Toilets need to go uphill 3. No large vehicle area near Jagger Road 4. Boat trailers don't belong here 5. Don't facilitate more camping with RV areas! It happens there already.
- More parking
- Lookouts
- Zone 1 – Road onto Jagger - ? boat trailer parking (limited use). Toilets don't seem appropriate in this space.
- Roadway the full length of Bluff Jetty Road, rather than terminating short of Jetty
- Ban ad hoc memorials e.g. plastic flowers
- Water stations, natural seating
- Include free overnight stays for a fee? Camper trailer etc
- Bins required with regular collection (holidays)
- Stopping fisher folk vehicles access to Bluff Jetty is pretty stupid
- Need handrails on all walks, especially to summit
- Need parking to access Bluff beach
- Keep it natural, don't over commercialise
- No café, no chairlift
- Chairlift
- Limit walking trails to 1.5 m or less width
- Keep the road access to the Rosetta Head fishing wharf – multi-access management needed
- Cut the grass!!
- Review no. of toilet facilities ? too many proposed ?
- Don't put signage between viewer and view
- No café. BYO and take rubbish home
- Great plan
- Don't commercialise these natural settings

The Bluff Master Plan | Consultation summary | 2023- 2043

Feedback on Draft Master Plan | Kongkengguwarr | Longkewar | Rosetta Head

2.0 Consultation Findings

2.32 Independent submissions

Four independent submissions were provided by the general public that provided feedback outside the consultation survey. Materials submitted have been included below.

Feedback submission provided via email 16/01/2023

"To whom it may concern. I was given this email address to put in a formal complaint about the Rosetta head jetty plan for the future. I have circled in red one of the main issues. This plan for a bike and walking track only road will eliminate all of the local and tourist traffic to the area. Nobody wants to have to walk all of their fishing gear 100 or so metres to cast a line, most of the elderly people who come here will also be unable to walk this distance, and neither will the families with small children. This makes up over 80% of who visits this location. This will also remove any people like me who have bad mental health issues and just drive in their car to sit at The Bluff because it helps their mental health. Do NOT turn this road and carpark into a track just for bikes and walking, you will have protests and very angry locals, and there will be more and more complaints filed constantly.

Might I suggest instead, fixing the wall which is eroding. Fixing the posts which have been vandalised in the past. Replacing the fishing sign, that was removed almost a year ago, out of good faith even though it is not 'your problem' as we have been told for the last year. Placing concrete parking bollards to assist people as to where the best parking is to maximise parking and efficiency. A bitumen road so that our cars don't bounce half off the road from all the potholes on the way down the road. Regular maintenance of the area so that we don't have to call complain about the bins being skipped regularly.

At the moment, this location is being neglected of council and government responsibilities and we feel, as a large quantity of people, these things need to be fixed if the council wants this place to thrive as an attraction for the local economy.

Thank you for taking the time to read this and I hope you consider these to be basic necessities as we all do."

Feedback provided via email 24/01/2023

"A small group of us met you at the recent information session held at the Civic Centre. I am emailing instead of completing the individual sections of the Survey form, as my views and response to the total Bluff Master Plan are so negative. The Bluff is beautiful as is, in its serene, natural "wilderness" state, as Encounter Bay residents and our visitors all agree. We do not want any development or change to it whatsoever, apart from Council properly keeping up with grass cutting and maintenance to the existing paths and roadways. The Bluff does not need cycle paths, playgrounds, road widening, coffee shops, restaurants or anything else suggested or mooted, as these things will only lead to destroying its serenity and natural beauty. Tourists and visitors alike go there to admire its quiet, natural individuality; all so rare these days. If they want a playground they can drive to Kent Reserve. If they want coffee they can walk or drive to Whalers Inn, Yilki or Bartel Boulevard. If they want beach there is a long length of it from Whalers Inn through to Victor Harbor. If they want a toilet they can use the existing block at the bottom of Whalers Road or the one currently being built on the edge of the fishermen's carpark on Franklin Parade. We do not want more of all these things on The Bluff itself. Therefore I strongly recommend funds should be appropriated to the quality upgrade of road and footpaths throughout Encounter Bay. Whalers Road is a perfect example of a dire need for this, to replace its deteriorating patchwork style fixing, and inadequate foot pathing. It would be very good [not to mention much safer] not to have to walk the length of the road in the gutter... I can't say much more really, except that I and my morning walking friends and many others agree with me, and would be very happy if Council were to listen and understand and take action by leaving The Bluff as is."

Feedback provided via email 5/2/2023:

On a positive note, as a visitor to the area, I am pleased to see you are planning to build a toilet block as part of The Bluff Redevelopment project. Not only in the Fleurieu Peninsula area, but in so many walking trails around Adelaide, there are no toilet facilities for walkers (for example, Chambers Gully). Especially in areas where people want to change in or out of their bathers, this is a very important facility!

Feedback provided via written submission

"In 1955, Mr Rex Tilbrook and his wife Dorothy purchased land at Rosetta Head. - Rex was an engineer, a motor bike manufacturer and a highly successful motor bike racer who generated enthusiasm for this sport in Victor Harbor. - Following the death of Ms Alice Rumbelow who had lived in Rumbelow Cottage (also known as 'Crystal Palace'), one of the original Yilki dwellings at Encounter Bay, Rex purchased the cottage, dismantled it and rebuilt it on his land near The Bluff and a former Ramindjeri aboriginal camp site. The building was opened in 1962 as a whaling and pioneers museum. Tilbrook's passion and affinity with the whaling history at Encounter Bay, motivated him to create an entire complex dedicated to the site's whaling history. Known as the Whalers Haven Complex, it included the colonial history of the development of Victor Harbor and Encounter Bay based on the whaling industry that had taken place at The Bluff.

When I became a CVH ratepayer in 1974, the museum functioned as a very popular tourist attraction to Victor Harbor, and visitors would invariably include a trip to the museum as part of their itinerary when visiting the region. When subsequent planning approval was granted for the development of The Bluff area to include home units and the Whalers Restaurant complex, community feedback against the proposal was strong to the point that CVH CEO Graeme Maxwell undertook to have the building systematically dismantled and stored for consideration of rebuilding at a later time. L- To date, my enquiries have failed to ascertain whether the building is still in storage, and if so, if it can be rebuilt to its former condition.

I believe that the original whalers museum (or a replica of it), sited at The Bluff area as part of The Bluff Master Plan proposal would generate significant community support and substantially add to the historical attractions that define the whaling history of this region, and that it would prove to be of economic, social, historical and educational benefit for visitors and the community of Victor Harbor and Encounter Bay. I understand that a substantial number of historical photographs, artefacts and memorabilia are held by council and by the National Trust and Whale Centre which could be used to furnish the building if re-erected.

In the event that the original whalers museum building is no longer available, a suitable simple rectangular replica building could be erected at a low to moderate price. The community might be encouraged to contribute to funding the project. Entrance fees and sales generated at the museum would no doubt offset operational costs. The old whaling boat earlier retrieved from the dump area would no doubt supplement the museum, particularly if restored as was previously mooted.

To minimize costs, the funding for the building could be reduced if located in the vicinity of the proposed new public toilet facilities as described in the Master Plan. Please contact me if you require further information regarding this matter."

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Feedback on Draft Master Plan | Kongkengguwarr | Longkewar | Rosetta Head

2.0 Consultation Findings

Feedback submission provided by email 6/2/2023:

"The Bluff Master Plan has only recently come to my attention and what an amazing, extensive, detailed plan it is! The disappointing thing is that, as nearby residents, we have not been made aware of this by the master planners namely..... the Victor Harbor Council!. I have just discovered it on the website!!! And now at 5.05pm on 3 February I find I cannot comment!!!! Are you aware that residents in the vicinity will be impacted in some way by such huge changes to roads, walking trails, vegetation, amenities & not least of all the expected increase in traffic this development is hoping to bring? It would have been greatly appreciated to have been given prior notice of this development! It seems it is all about attracting out of town people to the area and catering to their needs and expectations with little regard for others, namely residents. In reality the overall Plan will be of great benefit to the walkers, hikers & nature lovers and is done tastefully with respect for the native environment of flora and fauna. It will be interesting to see the revegetation that takes place since, for whatever reason, so much was recently destroyed.

If I may comment on the Plan, albeit late commentary, the most obvious questionable part of the Plan is the Jagger Road intersection with The Bluff access road. Yes you would like a sense of arrival to be felt but surely this does not require extensive bus and car parking, with a public toilet at the entrance? This sense of arrival surely can be achieved with stunning native landscaping and signage. There is a safety issue with increase in traffic, residents driveways & reversing of cars/buses from car parks and/or driveways, as well as local pedestrians and cyclists. Would it not be prudent to use the existing fenced off 'council land' as bus parking area and overflow boat trailer parking on those few days it is required? And.....to build a toilet block at the entrance to a Park in a residential area?? Would passengers on a tourist bus seriously want to alight from the bus at this point and walk up the hill to their destination? Or in reverse walk down the hill to use the amenities and back up the hill to join their group? That walk is quite an effort particularly for 'elderly' folk! The toilet block would be better placed where most people need it.....at the beginning/end of the Victor Harbor Heritage trail perhaps or more appropriately near Petrel Cove, the Information Centre and The Bluff Trail. As regular local walkers have often witnessed the used toilet paper scattered in the bushes it would improve the amenities of the area immensely, in fact 100%. No one is going to walk to Jagger Road to go to the loo! Please put it where it is needed.

Re Access Movement & Connections: considering all the construction work, realignment etc that is happening it would be wonderful if access to the unique beach in front of Whalers Seaside Dining was actually made safe and environmentally friendly. Access at the moment is via a very sandy, slippery cement ramp, stepping (or jumping) down into piles of unstable seaweed. Perhaps a boardwalk, with a suitable gradient, from the breakwater out over the seaweed would give the young families, and grandparents too, a safe and easy access to a beautiful little beach rich in sea life and wonderful granite rocks to climb, sit on and contemplate. So simple but what joy this little beach brings to so many, locals and visitors alike!

We are so privileged to live permanently in such a beautiful place, a hidden gem. It is hoped that we the residents will in future be given the courtesy of early notification of any development plans being considered, large or small, and directing us to your website for perusal. Development plans when implemented change our day to day environment for better or for worse. Awareness of any plan should not be a result of 'word of mouth'! Thanking you for taking the time to read my thoughts and comments and reiterated by many other residents."

Image via photocopy 30/01/23: no further information received as part of submission



Newspaper article 30/01/23: related to independent submission

Bluff Master Plan consultation receives Mark's...

MASTERPIECE

BRYAN LITTLELY - EXCLUSIVE

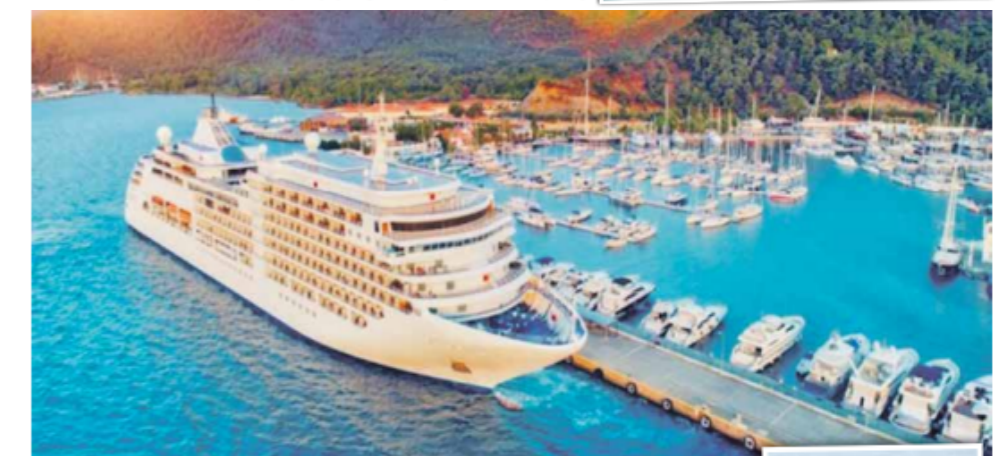
VICTOR Harbor developer and resident "ideas man" Mark Taplin has submitted his contribution to the public consultation process for the Bluff Master Plan - a \$350 million marina, commercial, tourism and boating facilities makeover for the Encounter Bay facing coastline of The Bluff.

Taplin's 20-plus years of work in a bid to boost the "blue water economy" for Victor Harbor, was ruled out of the Bluff Master Plan development, undertaken by Hatch, but Mr Taplin says the call for public consultation on that plan meant he should be open to have his say like any other member of the public. He did that on Monday, before submissions close tomorrow, February 3, by lodging his plan

complete with artist impressions and economic impact analysis outlining a projected additional 438 full time jobs and GDP increase for Victor of up to 20 per cent.

Full story page 7

BOATING: Mark Taplin's submission to the Bluff Master Plan public consultation suggests development of boating facilities and car parking.



CONCEPT: Taplin's plan proposes a marina and cruise ship facilities similar to this. IDEAS MAN: Mark Taplin says he's had his say in response to the Bluff Master Plan by submitting a \$350M marina proposal. PHOTO: BRYAN LITTLELY

Marina would solve many problems



BRYAN LITTLELY

A \$350 million marina masterpiece including a new breakwater off the end of The Bluff and complete with cruise ship docking facilities, tripling of car parking space at The Bluff boat ramp, a tidal pool and cafes and hotels is Mark Taplin's contribution to the public consultation feedback on The Bluff Master Plan.

Mr Taplin has been working on a marina concept for Victor Harbor for more than 20 years and submitted his proposal with council in response to the release of the City of Victor Harbor's Bluff Master Plan, public consultation for which closes tomorrow.

"This is one way of addressing so many of Victor Harbor's problems," Mr Taplin told the Fleurieu Sun. "I'm looking ahead to 20 to 50 years down the track and what we ultimately will need down here... how we will need to develop. We've been talking about getting cruise ships down here for

20 years. This would be more than just a marina to drop anchors, and while we already certainly have the demand for that, a marina has to make money and this concept can do that while also respecting those elements of The Bluff we absolutely need to protect and fittingly enhance."

"If we don't do something like this, Victor Harbor won't be a focal point for tourism in South Australia, not even for the Fleurieu. McLaren Vale are building five star hotels and building their tourism stocks and infrastructure. We have no choice but to build such infrastructure as our town, our region, is growing and that is not going to stop."

City of Victor Harbor CEO Victoria MacKirdy said Mr Taplin had put forward his proposal as a submission under the public consultation process in response to The Bluff Master Plan, which opened on January 9. "Council engaged with Mr Taplin during the first phase of

community consultation for the Bluff Master Plan, as we were aware of his own private vision for The Bluff," Mrs MacKirdy said. "For this second phase, Mr Taplin had presented a photomontage presenting his private vision for The Bluff."

"It will be included as part of the consultation engagement report. It was clearly identified during the first phase of consultation that the community wanted to protect and conserve the natural elements of The Bluff. Council's draft Master Plan is based on feedback received during consultation, considering the needs and vision of many voices in the community. Mr Taplin's proposal is his own private vision for The Bluff. It will be considered as part of the consultation engagement report."

Mr Taplin's proposal would involve rock being quarried from Crown Land behind the existing Bluff Resort apartments and used to build a breakwater at the tip of the Bluff into Rosetta Harbor

and also linking to the existing breakwater of the Bluff boat ramp to infill and create car parking and facilities servicing the boat ramp and a tidal pool.

Additional design elements include a marina with associated tourism, cafe and resort facilities, a public beach and cruise ship docking capacity.

"I believe strongly that we would get support for such a project and building of this infrastructure from the Federal Government, delivering a valuable council asset in the process," he said.

"We're a seaside tourist town, we have to have cafes, restaurants and tourism options on the waterfront to keep up. Victor Harbor deserves better than what is in the pipeline, more than bike tracks and walking trails which will be delivered in any case. I just hate wasted opportunities and with the public being called on to have their say about The Bluff Master Plan, I have done just that."

The Bluff Master Plan | Consultation summary | 2023- 2043

Feedback on Draft Master Plan | Kongkengguwarr | Longkewar | Rosetta Head

3.0 Master Plan Considerations

3.1 Project Priority

As a result of consultation, Council input, and community engagement, actions identified within each of the four zones have been prioritised as high, medium, or low priority. The following provides guidance for the development of future projects, considerations, and actions.



Zone 1	Zone 2	Zone 3	Zone 4
<ul style="list-style-type: none"> Realigning the entrance of The Bluff Reserve/Jagger Road intersection, to improve vehicle movements, sightlines, improve signage, speed restrictions, footpath connections, landscaping and dedicated cycling lanes. Providing a high-quality public toilet facility. Improving walking trails that cater for a range of abilities, experience levels and provide a range of diverse trail experiences, with a focus on developing walking loops within the Reserve. Developing a fence line trail along the western site boundary to connect to the Victor Harbor Heritage trail, Heysen Trail and Wild South Coast Way to provide a diverse range of walking experiences, including smaller rest stops and places to sit and enjoy views. Connecting The Bluff Reserve with Oyster Reserve to provide new walking trails including accessible walking opportunities, increased parking to Jagger Road and landscape improvements. 	<ul style="list-style-type: none"> Closure of unsanctioned bike trails with a focus on revegetation and erosion control. Closures of ad-hoc trails with a focus on revegetation, increasing site biodiversity and habitat creation, to 're-wild' The Bluff. Providing a public toilet near The Bluff Jetty. Modifications to The Bluff Jetty Road including improvements to road surface, developing a dedicated turnaround area, clear parking areas and dedicated pedestrian access to the Jetty. Improve walking connections to The Bluff from the Encounter Bikeway, Franklin Parade and Victor Harbor township. 	<ul style="list-style-type: none"> Closures of ad-hoc trails with a focus on revegetation, increasing site biodiversity and habitat creation, to 're-wild' The Bluff. Improve the trail to the top of The Bluff to make it clear how to access, including stepped access (where required), improvements to trail surface and wayfinding signage. Upgrade the informal lookout that overlooks Petrel Cove and is accessed from the car park including an all-abilities path to provide access. 	<ul style="list-style-type: none"> Upgrade existing lookout including setting it back from the cliff edge to improve safety, increasing landscape planting to limit erosion and increasing all abilities access. Improved step access to Petrel Cove including beach platform to base, including improved signage to reinforce dangerous beach conditions and increased vegetation to limit erosion. Inclusion of a cultural meeting point and yarning circle (through ongoing consultation) to provide a space for cultural ceremonies. New picnic facilities including shelter, seating and areas to support group activities, increase shade planting and path connections.
<ul style="list-style-type: none"> Providing a removable barrier to Franklin Parade/ Bluff Jetty Road to allow road closures to vehicles (Emergency Services only) during storm surge events to improve public safety. Increasing boat trailer overflow parking to support peak demands. Develop a dedicated mountain bike trail area with the closure of existing unsanctioned tracks, including signage, car parking and landscape improvements. 	<ul style="list-style-type: none"> Upgrade stepped access to the Rosetta Track including trail surface upgrades, revegetation, and signage. Development of a cultural narrative trail including in ground stories, rest stops and viewpoints. Provide spaces that allow for increased learning, support, and acknowledgment of First Nations connection to country. Upgrades to the car park (that overlooks Granite Island and the Victor Harbor township). Develop new walking trails to the central reserve to increase walking opportunities. 	<ul style="list-style-type: none"> Improved bike lane and surface upgrades to support safe cycling. Develop a new contour trail to link car park 2 with the Coolanine mine site including improved signage and trail markers. 	<ul style="list-style-type: none"> New shelter and lookout area by Petrel Cove car park that supports activities like whale watching or surf carnivals.
<ul style="list-style-type: none"> Provide a 'quick turnaround' at the fork of the one-way road to allow vehicles to turnaround without the need to use entire ring road. Improving car parking within the existing road area to increase pull in bays for large vehicles, RV's, caravans, and buses with improved path connections to the lookout (car park one) 	<ul style="list-style-type: none"> Develop a trailhead and lookout to the Coolanine mine site. Improving beach access. Provide 'difficult' track to cater for experienced walkers/ hikers including appropriate signage. Providing a dedicated scuba/ snorkeling access point. 	<ul style="list-style-type: none"> Develop a lookout and dedicated meeting point to support abseiling (controlled activity) 	<ul style="list-style-type: none"> More parking opportunities within the existing road footprint for larger vehicles (buses, caravans, etc)

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Feedback on Draft Master Plan | Kongkengguwarr | Longkewar | Rosetta Head

3.0 Master Plan Considerations

3.2 Master Plan Considerations

The following provides a summary of actions and objectives to be considered in developing the final master plan.

1. Identifying additional areas that provide viewpoints for people of all abilities in order to improve accessibility to views.
2. Ensure materials are user-friendly. Expand style guide to clarify how materials should be used.
3. Tree planting and revegetation should be emphasised in the master plan. Provide a list of indicative landscape species that will support more increased vegetation cover.
4. Provide additional information to support the development of a dedicated weed control program.
5. Highlight importance for future projects to include erosion control, stormwater management, and drainage as part of design development and planning.
6. Provide further information regarding biodiversity corridors and wildlife corridors.
7. Separately conduct a feasibility study to determine the appropriate location and suitability of mountain biking trails based on demographics, skills, and impacts. Separately conduct an environmental assessment and feasibility study to identify potential risks and opportunities to integrate with existing plantings and revegetation works.
8. Reinforce improved cycling and walking connections between the Encounter Bikeway, Franklin Parade, and the Victor Harbor township. Place a greater emphasis on improving bicycle lanes.
9. Limit the number of additional parking spaces created and the encroachment of hardstanding areas.
10. Greater priority placed on reviewing the intersection of Jagger Road.
11. A variety of parking areas should be considered in order to maintain a balance between boat trailers, RVs, and large vehicles.
12. Consider the location of public restroom facilities in the context of Coastal Protection requirements, engagement with First Nations, and costs associated with managing, maintaining and operating them.
13. The number of windbreaks and shelters should be increased.
14. Identify enhancements to improve fishing facilities.
15. Increase amenities to support snorkeling and scuba diving.
16. Provide clarity on the use of signage to ensure clear access to the tracks. Signage should be used sparingly and not excessively. To inform appropriate signage, provide additional information within the style guide.
17. Increase warnings and signage to Petrel Cove beach.
18. Greater focus on maintaining and enhancing existing trails to promote walking, using a light touch to balance the number of trails developed. Maintaining a balance between building new trails and maintaining the number of existing ones.
19. Trails and footpaths should be constructed using appropriate materials to maintain their natural appearance.
20. Ensuring an active role in recognising First Nation's connection to The Bluff and wider landscape with greater need for First Nations consultation and engagement.
21. Develop outcomes that encourage walking and pedestrian access to the jetty.
22. Balance vehicle access, safety, and turn-around opportunities to The Bluff Jetty road.
23. Greater emphasis on the restriction of development and built form.
24. Increased focus on limiting change rather than leaving it alone.
25. Improve nighttime lighting and public safety.
26. Indicate location of mobile food vendors in alignment to current Council Policy (Mobile Food Vendors Policy).
27. Future detailed design works to align with Council's destination brand.

3.2 Master Plan Next Steps

The following provides a summary of the next steps, actions and timeline to progress the Final Master Plan.

Finalise Draft Master Plan

1. Draft Master Plan report endorsed by Council
2. Ongoing conversations with Ngarrindjeri Aboriginal Corporation (NAC), Ngarrindjeri Regional Authority (NRA) and Ramindjeri Heritage Association (RHA)
3. Draft Master Plan released for public consultation (via online survey) (09 January 2023 - 03 February 2023).
4. Community drop-in session (18 January 2023)
5. Develop consultation feedback report (February 2023)
6. Present report to Council (February 2023)

Next Steps

Final Master Plan

1. Further refinement to finalise Master Plan Report
2. Present Final Master Plan to Council (expected Mid-2023)
3. Endorsement and sign off of project.

