

DISCUSSION PAPER - THOMPSON BEACH FOR CONSULTATION



January 2024

PURPOSE

This paper summarises economic, social and environmental factors and puts forward various proposals for Thompson Beach - Widninga.

People interested in the future of Thompson Beach are invited to consider these proposals and to also, put forward their own thoughts about what should be considered.

To assist residents, visitors, organisations and governments comment, questions on specific proposals and open-ended questions are posed.

Following consideration of input from consultation, directions for Thompson Beach will be documented in a Thompson Beach Plan. Draft directions will be discussed with representatives of TBPA prior to formal Council consideration.

Targeted consultation as relevant will be undertaken for each action in the Plan.

A Template Plan is attached to outline what the Plan is intended to look like.

Date	Version
January 2024	For Consultation
November 2023	Draft for Council meeting

Council acknowledges that we are on the traditional country of the Kurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.

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THOMPSON BEACH - WIDNINGA

OBSERVATIONS

1. Thompson Beach – Widninga is envisaged to grow to around 400 residents in the long term.
2. Planning Thompson Beach to be a key gateway to the Adelaide International Bird Sanctuary National Park - Winaityinaityi Pangkara (AIBSNP-WP) is a priority.
3. Residents and visitors enjoy activities such as bird watching, crabbing, fishing and walking. For residents and visitors, these are special areas to be experienced carefully.
4. Trail heads at the northern and southern ends of Thompson Beach, and several trails to the east provide direct access to AIBSNP-WP.
5. Trails exist on public land and within AIBS. Investigations could identify opportunities for improvement, be it more connections, removal, or minor modifications to improve safety and ease of use. Subject to investigation, this could include the levee to the east.
6. Interest in a connected north south trail network suggests considering the need for improved trails – possibly carefully sited and designed board walk - around Bakers Creek.
7. Upgrading the Ruskin Road Foreshore Precinct through developing a park, and formalised parking would serve visitors and be centrally located for growing numbers of residents.
8. Dogs must be on leash in public areas. It is not known if there is a need for a dog off leash park. If a dog off leash park is to be developed, noting limited land available, one option is near The Shed. The Shed is centrally located and a hub for residents and visitors. A footpath connecting the Foreshore with Social Club could improve accessibility for visitors and residents.
9. Large vehicle and bus parking could be accommodated near The Shed. This parking if and when needed could be expanded.
10. Thomson Beach does not have mains water. Council is investigating sealing the Esplanade, one benefit being less dust. Options for walkers and cyclists safety through traffic calming need consideration.
11. Sealing the Esplanade needs to consider pedestrian movement, east west and north south, as part of a shared path network connecting with AIBSNP-WP. Targeted traffic calming options need consideration.
12. Council is considering community transport options.

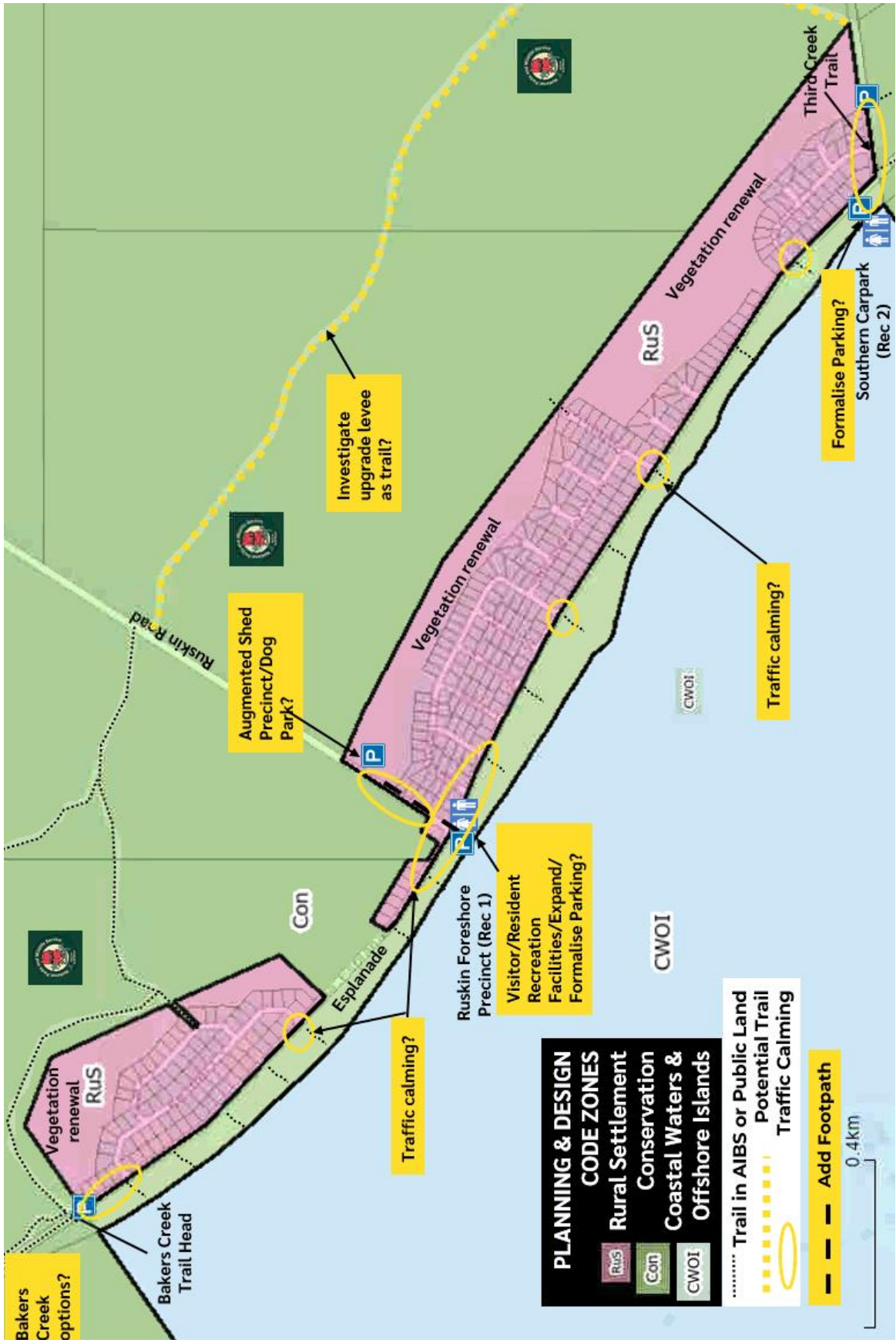


Figure 1 Potential Opportunities at Thompson Beach

QUESTIONS FOR CONSULTATION

The Submission Form available via apc.sa.gov.au contains these questions.

Overall

Thompson Beach has around 200 residents and the number of residents is growing. Visitors come to fish, crab and experience birds

1. What do you like about living at Thompson Beach?
2. What would you like to see changed?

Facilities for Residents and Visitors

Thompson Beach has a limited range of facilities for residents and visitors. For example, it has no playground, physical exercise equipment, basketball ring, BBQ or picnic tables, or facilities for holding events, like outdoor cinema. These are examples only. There could be more. Buses and vehicles with visitors can also be expected. Parking in the southern car park (Rec 2) is intended to be formalised.

1. The Shed is the main place for residents to gather and for some visitor services.
 - a. What facilities do you think should be at or near the Shed?
 - b. Please explain
2. The Ruskin Foreshore Precinct (Rec 1) is used by visitors and residents. The Precinct is central within Thompson Beach. A footpath could be built from The Shed to the Foreshore Precinct. Vegetation can also be altered.
 - a. What facilities do you think should be at the Foreshore Precinct?
 - b. Please explain?
3. Any other comments about facilities for residents and visitors?

Dogs

Dogs are required by a By-Law to be on leash in public areas of Thompson Beach. This arises from Thompson Beach being part of year-round shorebird migration and breeding.

4. Do you support the requirement for dogs to be on leash?
 - a. Y N
 - b. Please explain?
5. Do you think there is a need for a dog off leash park?
 - a. Y N
 - b. Please explain?
6. If a dog off leash park were to be established, how often do you think you and your dog would use it?
 - a. 2 – 3 times a week
 - b. 2 – 3 times a month
 - c. 2 – 3 times a year
7. If a dog off leash park is to be established, preliminary investigations have identified that, it could be established near 'The Shed'. Do you support this idea?

- a. Y N
 - b. Please explain?
8. Any other comments about dogs?

Vehicles Walking Cycling

The Esplanade provides access for traffic, walking and cycling for the length of Thompson Beach. The Esplanade provides access to AIBSNP-WP at the north and south. The Esplanade is signed for 40 km/hr speed. Informal feedback indicates some safety concerns for people of different abilities walking. Council is investigating bituminising The Esplanade. If there is to be north south trail network through AIBSNP-WP connecting from Parham – Webb Beach to Thompson Beach and going south, visitors walking should be able to get to The Shed/Ruskin Road Precinct.

9. What do you value about The Esplanade
10. What would you like to see changed?
11. Council could look to calm traffic
- a. On the Esplanade at locations where side streets provide direct access to a walkway to the foreshore. Do you support this idea?
 - i. Y N
 - ii. Please explain
 - b. On the Esplanade near the Third Creek Trail and Bakers Creek Trail Head. Do you support this idea?
 - i. Y N
 - ii. Please explain
 - c. On the Esplanade near the Ruskin Foreshore Precinct and on Ruskin Road from the Shed to the Esplanade. Do you support this idea?
 - i. Y N
 - ii. Please explain
12. Various trails exist between Thompson Beach to Bakers Creek. Noting these trails are in important coastal conservation areas within AIBSNP-WP, do you think any location or aspect of these trails needs improving?
13. To enable trails in the Bakers Creek area connecting Thompson Beach and Parham – Webb, Council intends to work with National Parks and Wildlife Service and Friends of Adelaide International Bird Sanctuary to consider options, such as board walk or different routes. Do you have any comments?
14. Any comments about investigating establishing a trail on the levee to the east of Thompson Beach?
15. Any other comments about vehicles walking and cycling?

Community Transport

16. Council is investigating community transport options.
- a. Would you use it? Y N
 - b. If yes why e.g., social opportunities, shopping?
 - c. How frequently? e.g., fortnightly, monthly, bi monthly
 - d. Where should the service go to? list up to five destinations.

Various

17. Do you have any other comments about what should be looked at for the future of Thompson Beach?

Population


	<p>2021 Census</p> <p>Thompson Beach Population 219 (up from 201 in 2016) Speaks Language Other Than English at Home Private Dwellings <ul style="list-style-type: none"> - Occupied 112 - Unoccupied 71 Has long term health condition 95</p>
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Figure 2 Around 170 lots remain for future urban development

Around 174 lots are developed for housing, around 170 lots remain for future urban development. If developed for housing and occupied at the same rate as existing settlement, Thompson Beach could be expected to grow in the long term to around 420 residents.

Business and Tourism

Visitors come for recreation such as bird watching, walking, fishing, crabbing, kayaking and camping. Hundreds of species of shorebirds and inland birds live in the area or use it as a stopover during migration. Thompson Beach is well known for its plentiful blue swimmer crabs during September to April.

The Thompson Beach Progress Association (TBPA) 'The Shed' with visitor information board is the main non-residential land use. TBPA¹ carries out projects of benefit to the community and represents the interests of residents. The Shed is a meeting place, hosting events for local and visiting groups. The TBPA lease from Council for the land that comprises the shed goes till 2026. A pocket of land is leased to NBN Co for the phone tower.



Figure 3 The Shed is Thompson Beach's main community facility

Trail heads with parking are at the north and south ends of Thompson Beach.

Developing the Northern Gateway to AIBSNP-WP² at Thompson Beach is a priority for the district. Council's Tourism and Economic Development Strategy (TEDS) envisages a coastal walk extending north wards to Parham and south to Middle Beach. TEDS also envisages improved visitor and community facilities centred around 'The Shed', improved signage and wayfinding, sealing the Esplanade, and exploring options for a coastal walk.

TEDS also states:

- 'Investigating models for retailing and visitor services. Dublin can be positioned to provide retailing and hospitality for Parham and Webb Beach visitors. Community clubs exist that could provide hospitality and facilities at Parham and Thompsons Beach.....'
- 'Coastal Experiences - To promote our accessible fishing and crabbing day-trip locations, habitat for international migratory birds, nurseries for commercial fisheries and close-up nature tourism experiences.'

¹ [Thompson Beach Progress Association - ThompsonBeach.sa.au](http://ThompsonBeach.sa.au)

² Adelaide Plains Council Tourism and Economic Development Strategy 2022

Thompson Beach



Figure 4 Various Actions are Proposed in Council's Tourism and Economic Development Strategy

Cultural Heritage

Adelaide Plains forms part of Kaurna Country.

European settlement commenced as part of the European settlement of South Australia from 1836. Thompson Beach started as a sub-division in 1980 with boundaries being created in June 1997³. In 1983, a Heritage Survey of the Lower North did not identify any place of heritage value at Thompson Beach⁴.

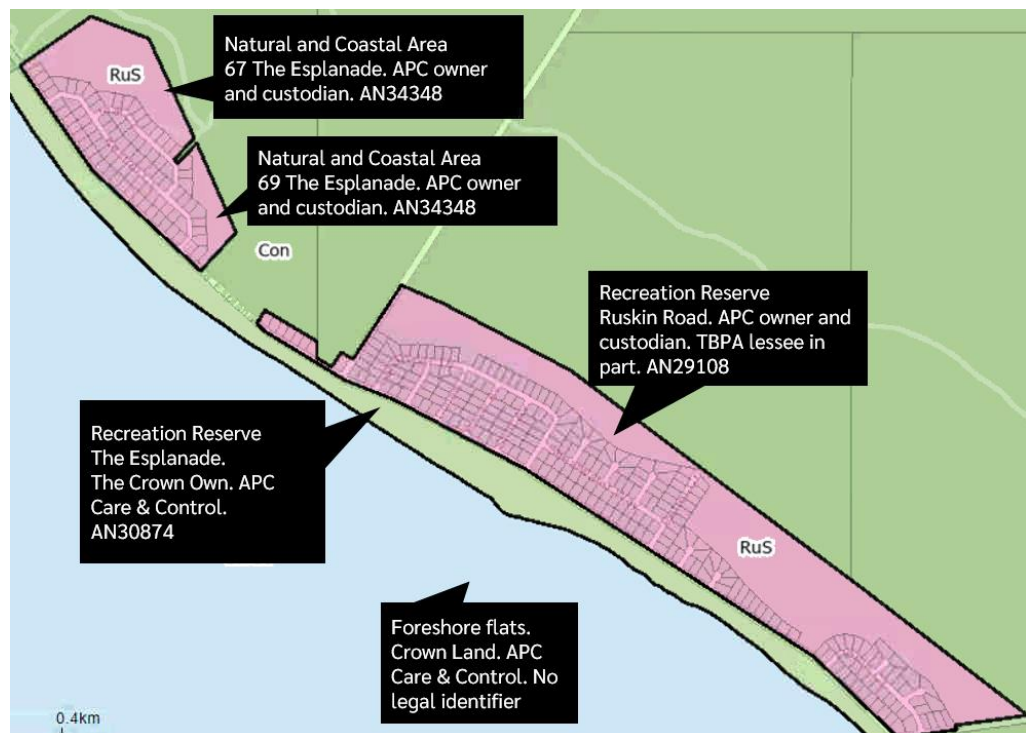
Parks and Recreation

Thompson Beach is enveloped by public land in the nature of the AIBSNP-WP and Council managed land, principally the foreshore.

These coastal areas are important for conservation and environmental reasons, in particular associated with local and migratory birds. Council managed land immediately east of Thompson Beach comprises remnant vegetation of significance.

Residents and visitors enjoy activities such as bird watching, crabbing, fishing and walking. For residents and visitors, these are special areas to be experienced carefully. Horse riding is not envisaged⁵.

*Figure 5
Five land
areas
comprise
the main
coastal
and
recreation
reserves
under
Council's
care and
control*



³ [Thompson Beach, South Australia - Wikipedia](#)

⁴ environment.sa.gov.au/topics/heritage/sa-heritage-register/heritage-surveys

⁵ See Equine Strategy and Background Paper apc.sa.gov.au/council-services/development/strategicprojects

Foreshore Vehicle Access Seasonal Closure

Thompson Beach was trialled for vehicle closure between October 2020 and May 2021 to support the bird breeding season. Council received various reports about the trial, including a report via the Infrastructure and Environment Committee of 15 June 2021 to Council on 26 July 2021 about what was learnt during the trial.

At its meeting on 27 February 2023, Council resolved to seek a report about public consultation on possible seasonal closure.

At its meeting on 24 April 2023, Council resolved to:

- Endorse in principle undertaking public consultation about a seasonal vehicle closure of Thompson Beach to inform a Council resolution under the Local government Land By-Law 2019.
- Instruct the CEO to prepare the Thompson Beach Seasonal Vehicle Closure Discussion Paper and to bring it to Council for endorsement for use for public consultation.

This decision built on a decision of February 2023 seeking a report about public consultation, and

Upgrade Ruskin Foreshore Precinct

The Ruskin foreshore precinct is centrally located, with informal parking, septic based toilets, and a shelter. With population anticipated to eventually be around 400 residents as well as visitors, if the Thompson Beach to have further recreation facilities, a central location within the settlement adjacent the foreshore would best serve visitors and residents.

Expanding and formalising parking could serve a park and provide further options in the event of reducing ability for vehicles to drive and be parked on the foreshore itself in order to better serve shore bird breeding. Acknowledging, the dunes contain high value remnant vegetation, Council's Open Space and Environment officers advise the area flagged on the Figure is predominantly replanting and of lower vegetation value.

Recreation facilities could be, for example, tables, shelter, seating, paved trails, adult exercise equipment. Sufficient water capacity exists to consider installing a water fountain.

The option of installing accessible beach matting to enable beach access by people in wheel chairs could be considered.



Figure 6 Potential reimagined Ruskin Foreshore Precinct (Rec 1)

Augmented Shed Precinct/Dog Park

The Shed is centrally located and a hub for residents and visitors. The mid 2023 TBPA Strategic Plan⁶ envisages an augmented Shed precinct, with a playground, extended parking, school bus shelter, and emergency assembly point.

Informal discussions with TBPA representatives canvassed the opportunity to alter the Shed itself to create more direct inside/outside relationships, including with a playground, as well as about verandas for shade.

Discussions with NPWS identify visitors in buses can be expected. It seems reasonable to plan for a place for buses to park. A Shed/Foreshore footpath would improve accessibility.

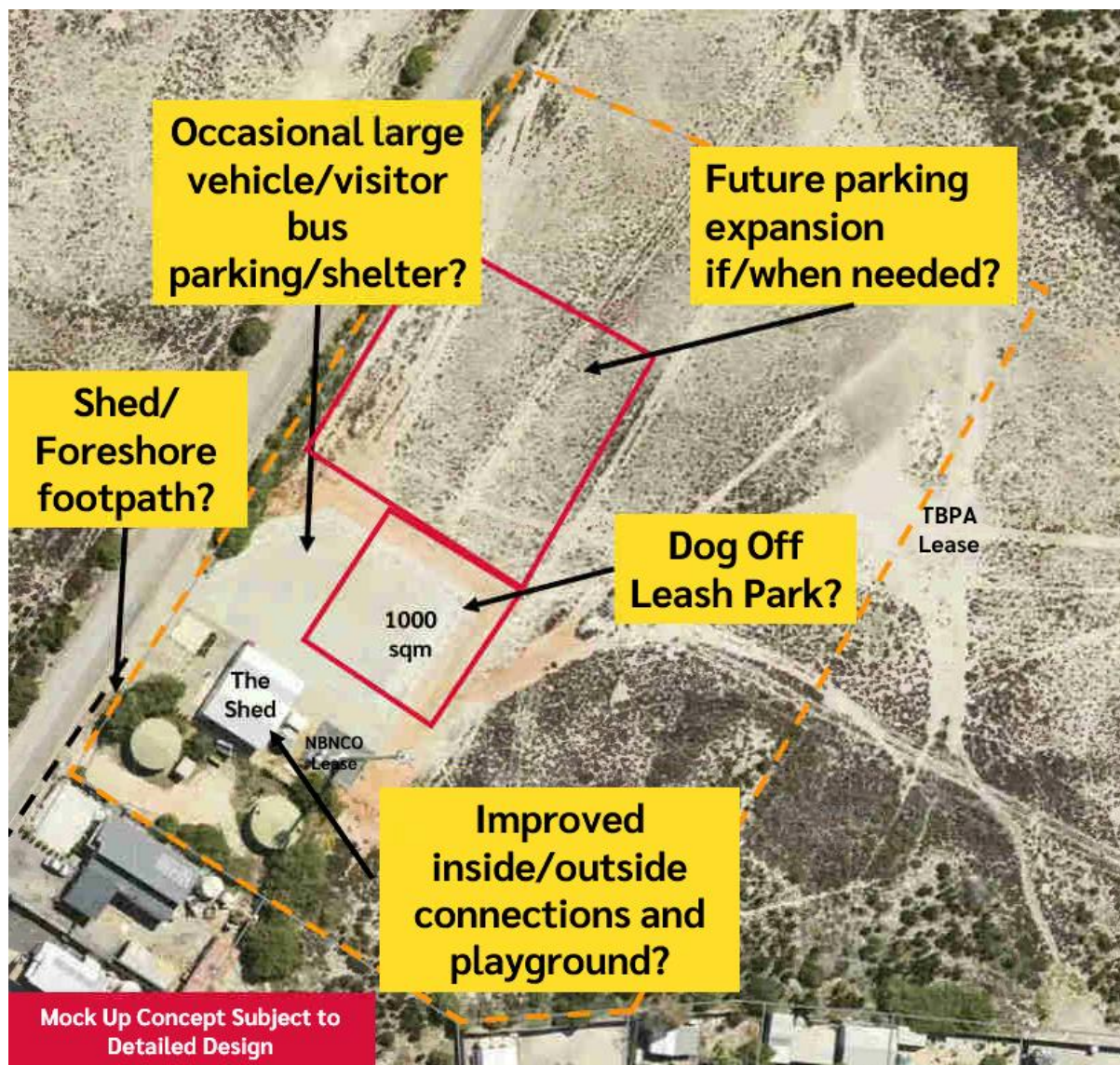


Figure 7 Various proposals to augment the visitor and resident function of the Shed Precinct

⁶ See 9 July 2023 TBPA Public Meeting Minutes

Dogs must be 'on leash' at Thompson Beach. This includes roads, footpaths and the foreshore area that are under Council's care and control. As Thompson Beach is within a nationally recognised wetland, under Council's Dog's Bylaw, dogs must be on leash. Dogs within AIBSNP-WP must also be 'on leash'. Around 110 dogs⁷ are registered at Thompson Beach.

Council's Dog and Cat Management Plan 2022 – 2027⁸ has an action to 'Continue to investigate the approach to dog management – including options for dog parks - associated with settlements near to areas of high conservation value, including coastal settlements and the Adelaide International Bird Sanctuary.'

It is not known whether residents and visitors need a dog off leash park. The TBPA mid 2023 strategic planning canvassed the approach to dogs.

Noting limited land available, if a dog park to be established, one option is near The Shed. Limited water influences the type of surface, with grass unlikely. Due to valuable vegetation in Thompson Beach generally, it is not known if there are other siting options.

Acknowledging the TBPA lease, a concept plan for upgrading the Shed precinct generally is needed that has general support by TBPA and the Council.

⁷ Based on registrations in Dogs and Cats Online.

⁸ apc.sa.gov.au/our-council/council-documents/councilplans

Southern Carpark

The southern car park with shelter and toilets (Rec 2) provides a range of facilities at the southern end of Thompson Beach. Opportunity exists to increase the amount of parking by formalising the car park layout, possibly by installing rubber car end stops.



Figure 8 Opportunity exists to formalise the layout of the southern car park (Rec 2)

Adelaide International Bird Sanctuary National Park - Winaityinaityi Pangkara

Informal trails extend between Thompson Beach and Parham and Webb Beach. Interest in a connected north south shared path network suggests considering the need for improved trail networks – possibly carefully sited and designed board walks – at Bakers Creek.

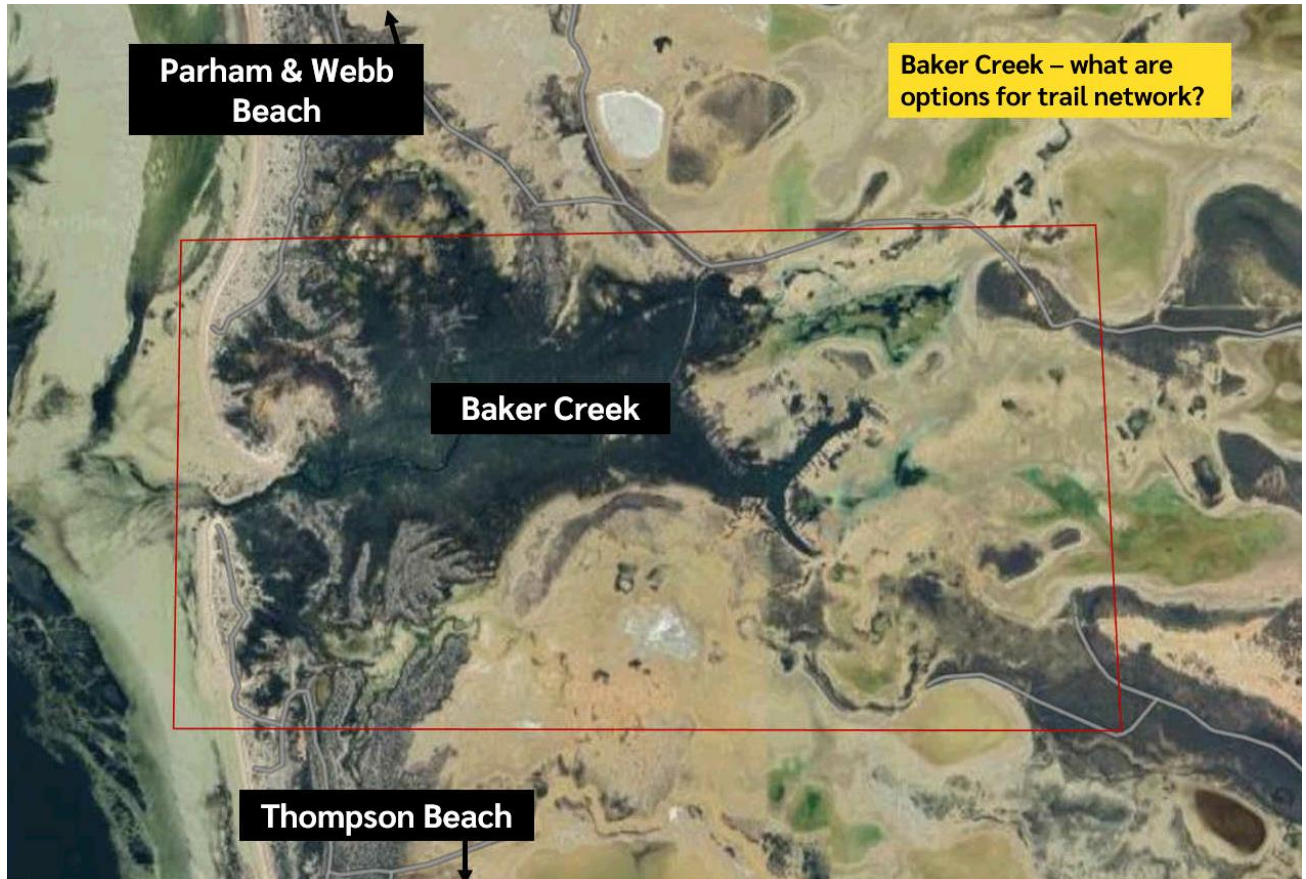


Figure 9 Are improved trail networks needed around Bakers Creek? What are the options? A boardwalk?

Energy Infrastructure

Thompson Beach has no mains water and grid-based electricity. Septic is via onsite treatment. A small pipe for CFS purposes only connects to Thompson Beach, this connecting to SA Water further east. Residents collect water from roofs or truck water in. Dust from roads impacts roof water quality.

Transport

Esplanade

The road network is Council maintained.



Figure 10 Council is investigating sealing the Esplanade

Council is investigating sealing the 3.3km long Esplanade. The Esplanade has vegetation on both sides, limiting the available width for vehicles and movement. The signed traffic speed is 40 km/hr.

Informal consultation identified potential safety risks for people walking along and across the Esplanade, such as traffic exceeding the signed limit, limited policing, the road surface materials difficult for walking. The mid 2023 TBPA Strategic Plan⁹ flags seal Esplanade speed reduction, safer walkways, bike trail and risks with truck speed on The Esplanade.

An overall approach to traffic and walking/cycling is needed, with investigations about the Esplanade sealing ongoing. Possible improvements could include:

- As part of sealing the Esplanade, consider traffic calming measures, be it pedestrian refuges, pedestrian signs, or other calming features:
 - near Ruskin Foreshore
 - near Third Creek and Bakers Creek Trail Heads
 - In locations where side roads connect to trails to the foreshore.
 - on Ruskin Road near the Shed
- Install a footpath from The Shed to the Ruskin Foreshore Precinct, enabling easier walking between these key destinations

⁹ See 9 July 2023 TBPA Public Meeting Minutes

- Investigating improve trails along the levee within AIBSNP-WP to the east of Thompson Beach, creating a trail network connecting Third Creek Trail Head to Bakers Creek Trail Head.

Helicopter

The mid 2023 TBPA Strategic Plan¹⁰ envisages a helicopter landing ability sought. Amongst aviation permits, a Council Development Approval is needed. Investigation of approvals, including associated with potential impact on shorebirds, is needed.

Community Transport

The mid 2023 TBPA Strategic Plan¹¹ envisages Thompson Beach being added to the bus service accessing Elizabeth City Centre on the third Friday of each month. This requires investigation. The Mid North Community Passenger network serves Thompson Beach.

Access Road

The mid 2023 TBPA Strategic Plan¹² envisages another access road into Thompson Beach. Investigation into the rationale for this and the options is needed.

Climate Trends and Hazards

Fire, heat and drought are hazards.

Flood from the sea is a Hazard. The Thompson Beach Framework Report¹³ provides some background on sea flood hazard. Council is proposing an updated coastal adaptation strategy be prepared.

Proactive Leadership

The Thomson Beach Progress Association have The Shed. Informal discussion with TBPA and others (**Appendix**) informed this Paper.

¹⁰ See 9 July 2023 TBPA Public Meeting Minutes

¹¹ See 9 July 2023 TBPA Public Meeting Minutes

¹² See 9 July 2023 TBPA Public Meeting Minutes

¹³ apc.sa.gov.au/council-services/development/strategicprojects

Planning Context

Thompson Beach is in the Rural Settlement Zone. In the Planning and Design Code, the Rural Settlement Zone envisages:

- ‘A small mixed-use settlement supporting a limited range of residential development, tourist, recreation and community facilities grouped together to serve the local community and visitors.’
- ‘Development contributes to and enhances the local context and development pattern comprising the settlement.’



Figure 11 Thompson Beach is in a Rural Settlement Zone

Land uses that are explicitly envisaged in the Zone include carport, consulting room, detached dwelling, dwelling addition, light industry, office, outbuilding, shop, tourist accommodation, veranda and warehouse. Uses not listed, such as development of land for a car park, are assessed based on how they perform.

Retail, light industry and warehousing are provided for up to 50 – 80 square metres in area.

The Environment and Food Production Area (EFPA) does not cover land within the Rural Settlement Zone of Thompson Beach. Whilst this means the EFPA is not a barrier to land division for residential purposes, new allotments need to be large enough for on-site septic treatment (typically around 1200 sqm).

REGION CONTEXT

Adelaide International Bird Sanctuary National Park - Winaityinaityi Pangkara

Adelaide International Bird Sanctuary National Park - Winaityinaityi Pangkara (AIBSNP-WP)¹⁴ is under co-management with the Kaurna Nation. A 2016 management strategy guides decision making about the parks future. As shorebird conservation is the Park's primary purpose, careful visitor planning is needed. .

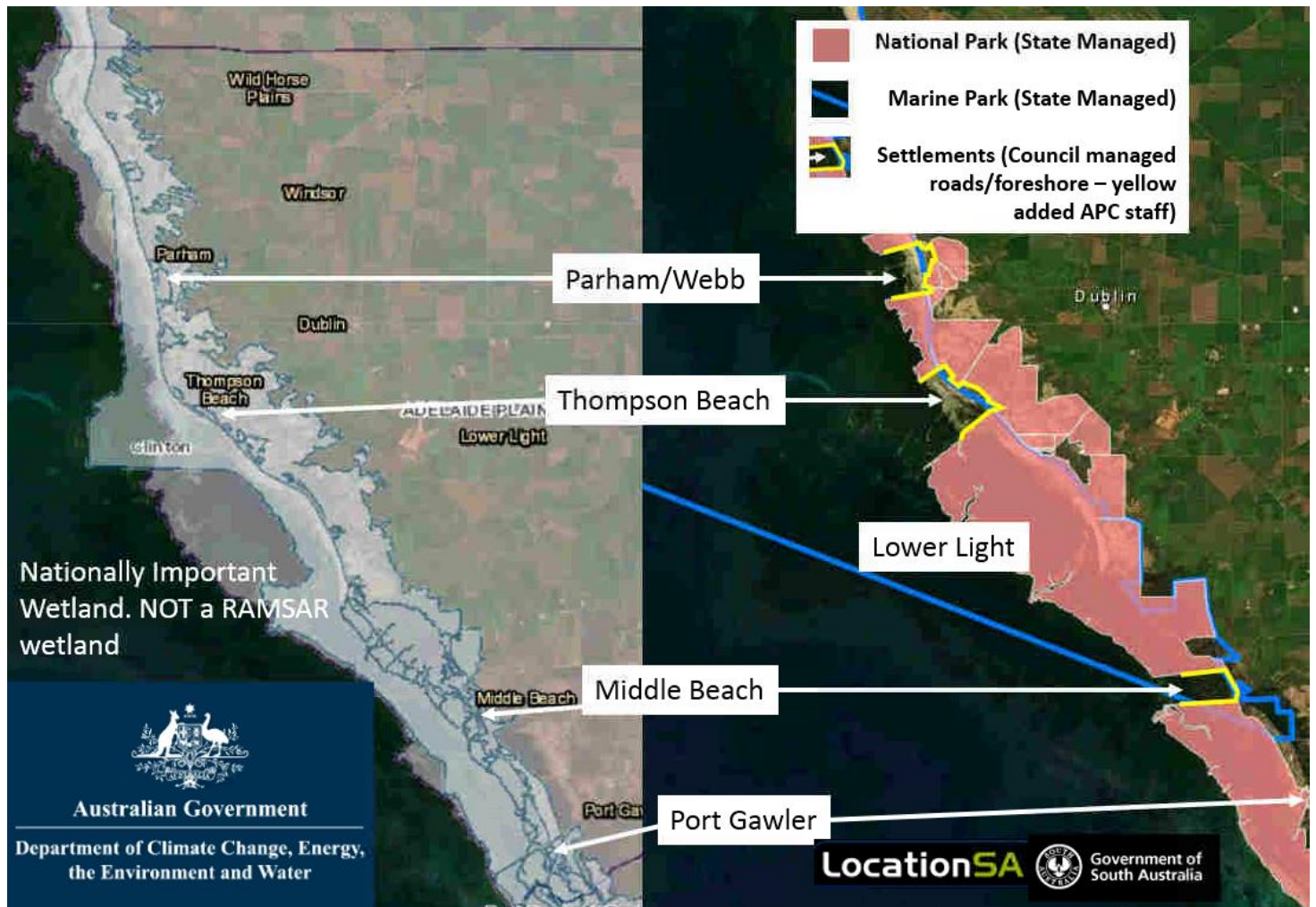


Figure 12 Thompson Beach and Parham - Webb Beach are sited within a nationally important wetland and are encompassed by the Adelaide International Bird Sanctuary National Park (Winaityinaityi Pangkara).

¹⁴ [Adelaide... - National Parks and Wildlife Service South Australia](#)

Blue Carbon Coastal Restoration

In 2022, The Nature Conservancy Australia (TNC) announced land in the AIBSNP-WP is to be among the first blue carbon coastal wetland restoration projects registered in Australia. Delivered in partnership between TNC and the South Australian Government, this is a milestone blue carbon project that aims to restore and enhance 12,500 hectares of mangrove and saltmarsh habitats.

Blue carbon is carbon captured and sequestered by coastal wetlands (mangroves, saltmarshes and seagrasses). This carbon can remain in the sediment for thousands of years, making it one of the longest-term natural solutions to climate change. This project, which has been supported by the Australian Government, is an example of outcomes sought in the State Government’s Blue Carbon Strategy¹⁵.

The full list of project partners is Kaurua, Department for Environment and Water, Adelaide Plains Council, Flinders University, The University of Adelaide, Birds SA, Birdlife Australia, and the Northern and Yorke Landscape Board.

Dublin

Dublin is a key service centre for Thompson Beach and Parham – Webb Beach.

Dublin comprises retail and commercial uses near Port Wakefield Highway and a range of dwellings form the historic heart within the Parklands. Around the Park Lands are rural living and vacant lots.

	<p>2021 Census</p> <p>Dublin</p> <p>Population 405</p> <p>Speaks Language Other Than English at Home 22</p> <p>Private Dwellings</p> <ul style="list-style-type: none">- Occupied 160- Unoccupied 17 <p>Has long term health condition 162</p>
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Figure 13 Dublin has a population of just over 400.

Recognising Adelaide Plains is one of SA’s fastest growing councils, in 2023, Council adopted a Growth Strategy and Action Plan (GSAP).

¹⁵ environment.sa.gov.au/topics/climate-change/government-action-on-climate-change/climate-change-blue-carbon-strategy

The purpose of the GSAP is to identify strategies and actions to achieve the liveable population growth of Adelaide Plains. The GSAP has a long-term view to 2040 with targeted actions focused over the next 5 – 10 years.

The GSAP has an action - : ‘Dublin – scope future urban growth to the south and west, noting 2019 Council decision to support investigating Leinad land south of existing township. Consider near coastal tourism role, agriculture, proximity to established industries and Carslake Industrial Area, community and open space facilities, recreation and sport, water reuse and necessary infrastructure.’

Various submissions were received to the 2022 consultation for the GSAP. What various submissions sought is shown in ‘Image – One Growth Scenario for Dublin’.

Under this scenario, accounting for the variability of land owner’s intentions, if around 25% of sites are developed (rather than all sites), this entails Dublin could grow by 1000 to around 1400. If undertaken over 20 years to 2041, this rate of growth is 6% per annum, 1% higher than experienced at Two Wells from 2016 – 2021.

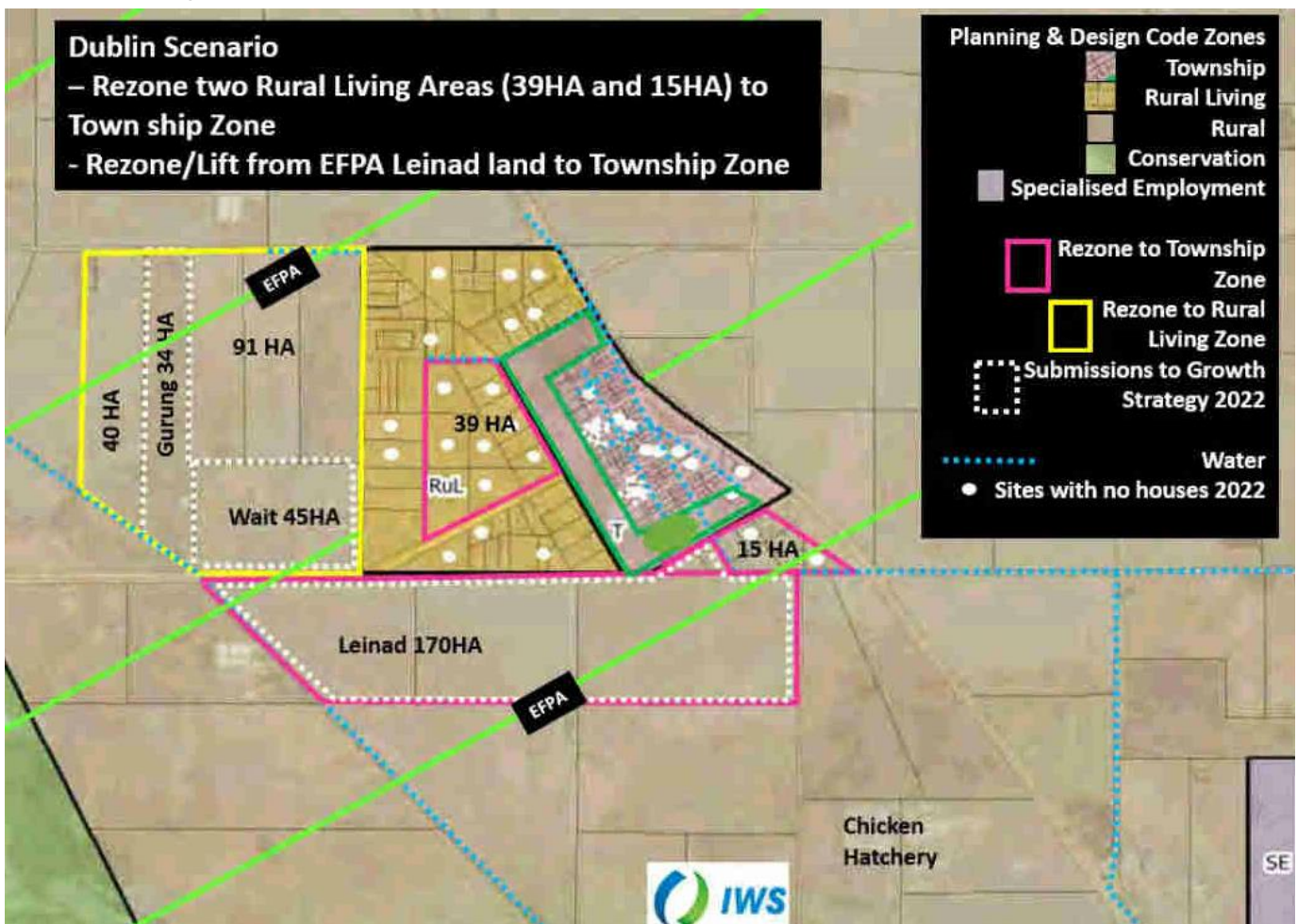


Figure 14 One Growth Scenario for Dublin

The Greater Adelaide Regional Plan Discussion Paper¹⁶ was released by the State Planning Commission in August with submissions being invited by early November.

Whilst not identifying Dublin as a growth investigation area, the Discussion Paper states Dublin ‘... may expand locally to support township function and viability’.

The consultation occurring on the Greater Adelaide Regional Plan Discussion Paper is likely to receive submissions about Dublin. Council officers have advised Planning and Land Use Services of the desirability of understanding submissions received by the Commission. As these submissions are likely to influence Dublin’s growth, it is proposed to pause further investigations and engagement about Dublin.

A draft Greater Adelaide Regional Plan is anticipated to be released for consultation in 2024. This should provide greater clarity about Dublin’s growth potential.

For the main street, Council’s 2022 Tourism and Economic Development Strategy proposes:

- Expanded service centre role in a consolidated location
- South and north entry statements
- Canopies, plantings and improvements to improve the environment for residents and visitors.

Campground and further low-density housing are envisaged.

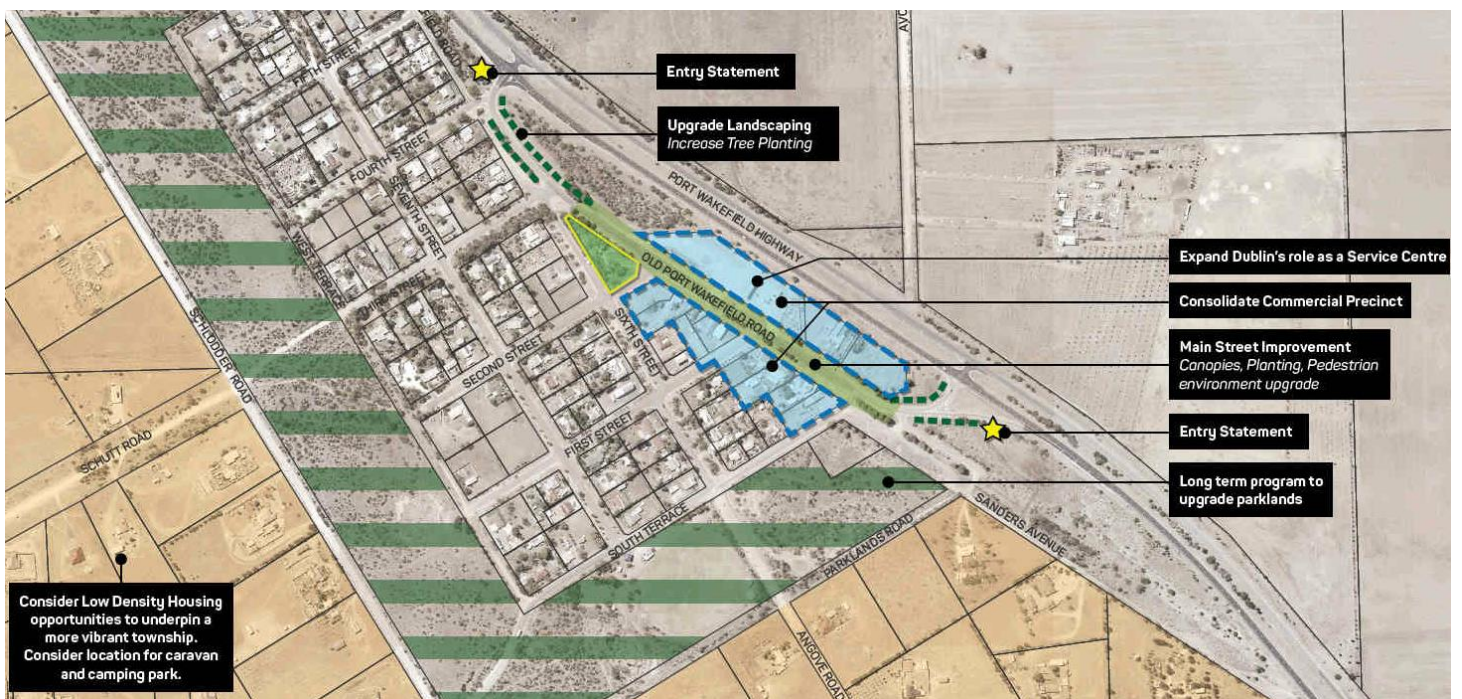
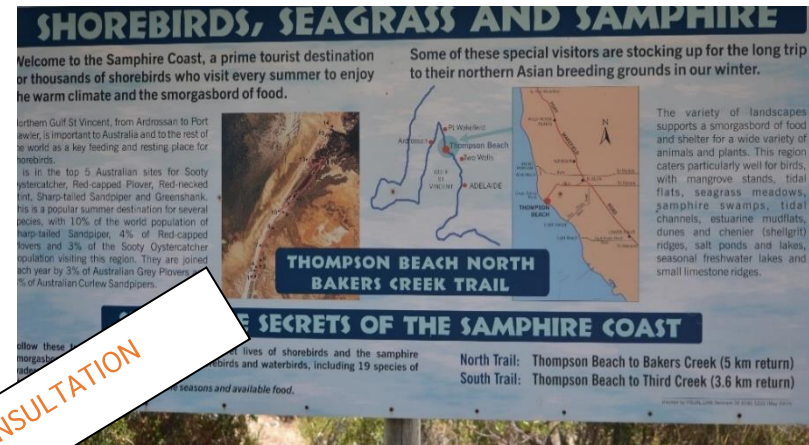


Figure 15 Various Actions are Proposed in Council's Tourism and Economic Development Strategy

¹⁶ [Regional Planning Program](#)

Appendice – Template Thompson Beach Widninga Plan



THOMPSON BEACH - WIDNINGA - PLAN

For Consultation - 2024

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COMPLETE AFTER CONSULTATION

Cover Photos – Thompson Beach is a coastal settlement based around shorebirds, seagrass and samphire. Adjoining the Adelaide

International Bird Sanctuary National Park - Winaityinaityi Pangkara, Thompson Beach stretches along the Esplanade.

Council acknowledges that we are on the traditional country of the Kaurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

Widninga is the Aboriginal name for Thompson Beach

Date	Version
2023	Draft

PURPOSE

The purpose of the Thompson Beach Plan is to identify strategies and actions to:

- Augment the liveability and sustainability of Thompson Beach for residents and visitors
- Plan Thompson Beach to integrate and align with planning for Adelaide International Bird Sanctuary National Park - Winaityinaityi Pangkara.

This Plan involves some actions for APC to lead. Some actions are for others to deliver, including State Government, and development and community partners. APC will collaborate with others as appropriate on all the strategies and actions.

This Plan draws on the Beach Background Paper.

This Plan is prepared as a sub-strategy of the Council Wide Growth Strategy and Action Plan (GSAP). It uses the same structure and approach, and as a document, can be incorporated into the GSAP.

COMPLETE AFTER CONSULTATION

ROLE OF COUNCIL

This Strategy describes Council's roles as:

- Plan
- Advocate
- Deliver/facilitate.

VISION

Council's Strategic Plan 2020 – 2024¹⁷ identifies the vision for the Council area.

These strategies include enviable lifestyle, emerging economy, remarkable landscapes and proactive leadership.

The Thompson Beach Plan supports achievement of the aspired Vision by identifying Strategies and Actions based on and structured around the Strategic Plan 2021 – 2024 outcome areas of:

- *Enviably Lifestyle*
- *Emerging Economy*
- *Remarkable Economy*
- *Proactive Leadership*

¹⁷ apc.sa.gov.au/_data/assets/pdf_file/0023/355181/Adelaide-Plains-Council-Strategic-Plan-2021-2024

Vision

Adelaide Plains is:

Productive: A leading supplier of primary produce to local, national and international markets.

Proximity to markets and natural growing conditions provide competitive advantages for primary producers on the Adelaide Plains that has seen our economy emerge as a key contributor to the region's prosperity.

Diverse: A more diverse community with access to a greater mix of local opportunities.

Increased employment, services and education attracts and retains a diverse community that chooses to live and work in the region.

Location: A lifestyle location close to the Barossa, Coast and Adelaide.

Adelaide Plains is a community that offers residents time and space with easy access to the benefits of Greater Adelaide, the coast and the Barossa region.

Wellbeing: A proud, spirited and generous community.

This is a place that everyone belongs, where community connection and care is strong and someone is always available to help when a neighbour is in need.

Ambition: Advancing infrastructure and technology to foster a competitive local economy.

Modern practice, research and innovation, and efficient access to export centres and local markets builds an economic environment and reputation that rivals the State's major primary productions regions. With employment opportunities diversifying and new housing products in abundance, Adelaide Plains will become the place of choice for the Northern Adelaide Plains.

Leadership: A decisive and proactive Council.

Our Elected Members share a vision of prosperity founded on courage, robust deliberation, transparency and forward thinking and investing.

Attractive: A Place of choice for businesses, residents and visitors.

Our townships are inviting, well cared for, filled with character and provide a range of services, facilities and accommodation that caters for all people and our landscapes, events and infrastructure provide memorable experiences.

Tourism and Economic Development Strategy

Five Themes

- Town Centres and Main Streets
- Business Support and Growth
- Food and Primary Industries
- Coastal Experiences
- Marketing and Branding

SETTING THE SCENE

Thompson Beach Widninga¹⁸ is in the north west of Adelaide Plains, a region centred around Dublin.

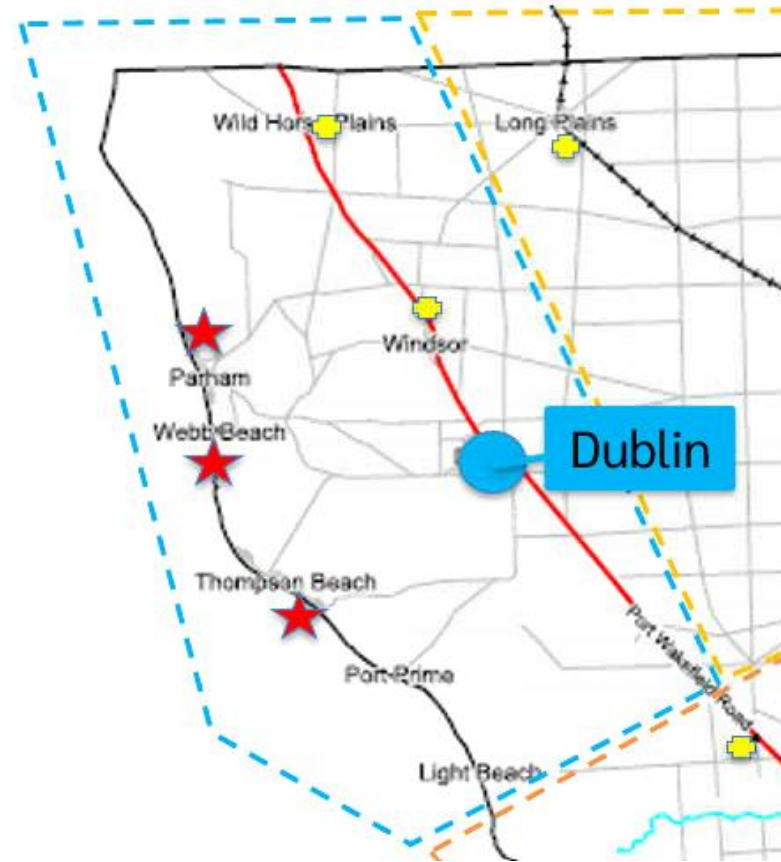
It takes 10 minutes to drive the 9.3km to Thompson Beach from Dublin.

The Adelaide International Bird Sanctuary National Park - Winaitynaityi Pangkara is the key coastal feature, entailing Thompson Beach with undeveloped lots can increase to around 400 residents and can play a key visitation role to coastal areas and AIBSNP-WP.

Dublin is the principal township, with opportunities to grow and diversify drawing on its location centrally in the region and on Port Wakefield Highway.

The Background Paper prepared through desktop investigations and engagement informs this strategy.

COMPLETE AFTER CONSULTATION



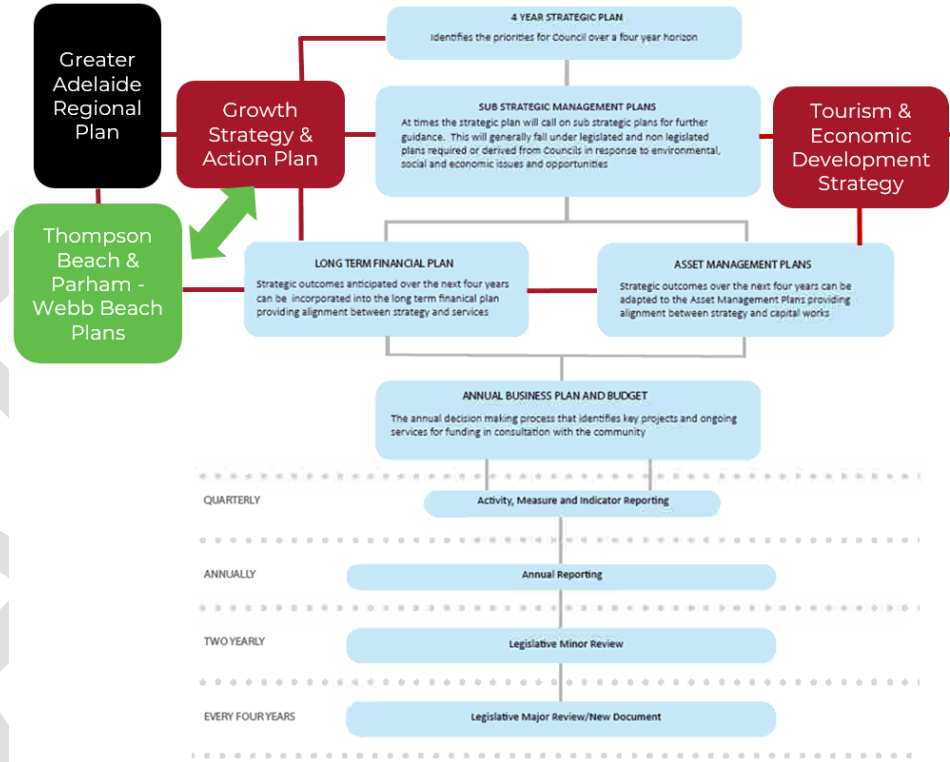
Thompson Beach – Parham/Webb Beach are in the north west of Adelaide Plains

¹⁸ Widninga is the Aboriginal name for Thompson Beach. See AIBSNP-WP Management Plan.

RELATIONSHIP WITH OTHER STRATEGIES

This Plan is prepared in the context of other strategies, in particular Council's Growth Strategy and Tourism and Economic Development Strategy.

The Thompson Beach Plan is a sub strategic plan that is informed by and informing other strategic plans.



How the Thompson Beach Plan relates to Council's Other Plans

COMPLETE AFTER CONSULTATION

DRAFT

THOMPSON BEACH PLAN ON A PAGE

COMPLETE AFTER CONSULTATION

ACTIONS

This part of the Thompson Beach Plan forms the actions.

The actions are structured based on the Strategic Plan outcomes of **Enviably Lifestyle, Emerging Economy, Remarkable Landscapes and Proactive Leadership**. This Strategy is a sub-strategy of the Council Wide Growth Plan.

Strategies are the strategies to be pursued to achieve the outcomes and Actions are how the strategies are to be achieved.

- Short term
- Medium term
- Ongoing informs operational activity

	Actions	Next Steps
1.		
2.		
3.		
4.		
5.		

Appendix – Informal Discussions – Dublin & Coast



Purpose of informal discussions was to hear from key stakeholders about their perspective on the future of their settlement/town in the context of the district.

Input received informs Background Paper and Plans for Dublin, Thompson Beach, Parham & Webb Beach.

These discussions emerge from the intent to prepare a Dublin Township Growth and Tourism Master Plan in Council's 2022/23 Business Plan.

People and groups referenced in the notes have consented to the notes.

Coalition of Coastal Communities - 7 December 2022

1. David outlined:
 - a. Population forecasts for coastal settlements
 - b. Dublin District planning starting
 - c. Equine strategy consultation recognising seeking horses at historic levels only at Parham and Pt Gawler
 - d. Float parking at Parham an ongoing matter.
2. Discussed CCC Strategic Plan proposals:
 - a. Promote 'Shorebird/Samphire Coast' – need for branding/signage affirmed
 - b. Develop Dublin as gateway – affirmed main priorities of camp ground, tourist information centre, and main street upgrade
 - c. Shorebird/samphire coast trail – affirmed. Discussed need for studies to identify route and visitor experience with least or acceptable impact on bird purpose. Trail establishment noted as significant cost in the millions and needing DEW support
 - d. Seal Esplanades at Parham/Thompson and Middle Beach Road – principally to reduce dust, improve amenity within townships, and improve visitation
 - e. Relocate Protest Statues – affirmed intent to locate within Dublin to augment town centre visitation
 - f. Establish Dublin Campground – noted various Council decisions
 - g. Enhanced Kayaking facilities – affirmed as a recreation activity with potential
 - h. Middle Beach – discussed remediation of Salt Creek and boat ramp involves removing sediment. Sealing Middle Beach Road on Council's works program for 2023. Samphire Trail/coast trail to connect to Middle Beach
 - i. Parham – Campground upgrade on hold noted. Discussed in general terms upgrading foreshore precinct
 - j. Webb Beach – Discussed enhancing boat ramp precinct. Noted CCC Strategic Plan seek sealing Webb Beach Road and George Street
 - k. Thompson Beach – Noted CCC Strategic Plan seeks Esplanade sealing, connection via coast trail, and improved community facilities. David outlined Thompson Beach Progress Association to be engaged with.

Parham and District Action Group

David B had several informal conversations with PADAG representatives over 2023.

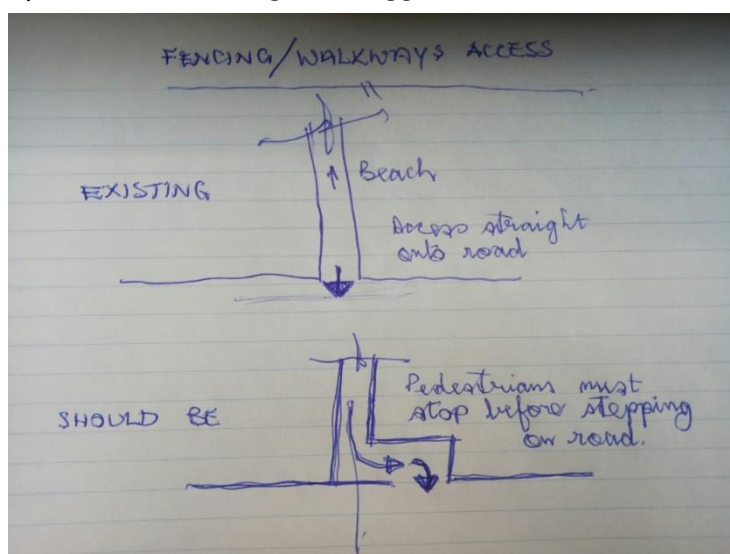
Thompson Beach Progress Association

27 October 2023

David B met with representatives of TBPA. Discussion reviewed preliminary thinking about Ruskin Foreshore and the Shed Precincts, with greater clarity about the role of The Shed for residents/families/children. Esplanade traffic calming concept canvassed. Representatives outlined mid 2023 TBPA strategic planning and noted similar intent for various locations. Representatives generally comfortable with further consultation occurring.

16 January 2023

1. David outlined:
 - a. Population forecasts for Thompson Beach
 - b. Dublin District planning starting
 - c. Background about TEDS. Needs to review TBPA submission to TEDS
 - d. APC managed land at Thompson Beach including the TBPA lease area
2. David outlined a range of discussion points which framed the conversation:
 - a. Tourists – precovid used to experience bus-loads of visitors, some international
 - b. Playground - possibly 30 ish children. No playground. Discussed
 - c. Needs to Change
 - i. Esplanade – seek to be sealed due to dust and vehicle/pedestrian safety risks. High Priority. Vehicle safety risk increasing in parallel with more residents and more visitors. Weekends in particular as well as over holiday weeks times. Risk associated with:
 1. traffic exceeding 40 km/hr
 2. limited sight lines for pedestrians crossing. One suggestion is offset exit points (see image)
 3. Children moving along or across Esplanade, often direct from beach
 4. no dedicated footpath
 5. road shoulder too rough for walking (grading exacerbates)
 6. Thompson Beach length (3.3km from north to south)



- 7. Limited SAPOL policing
- 8. Road materials exacerbating variable quality of surface
- 9. Dust impacts roof based water supply and filtration systems
- ii. Parking – Note DEW reform northern parks. Noted new parks at south. Central area needing upgrading
- iii. Toilets (Rec 1 Ruskin and Rec 2 south) – no water and poor quality for visitors. Seek north toilet. 20mm bore supply within 50m of central toilet and 2km of southern toilet. Disability access needed. DEW informally accept a toilet within 4 kilometres as sufficient
- iv. No mains water. 5km to nearest mains. Small council water feed to Ruskin Road CFS tank
- d. Opportunities for TBPA itself – possibly work as satellite service provider of main businesses/activities based in Dublin. David outlined Rural Settlement Zoning enables small commercial establishments to develop along with more housing. Discussed possible change of approval for ‘The Shed’ and potential for food or coffee vans.
- e. What Role see for Dublin – The main service centre, with Thompson Beach being satellite. Seek to support businesses at Dublin and if more business at Thompson Beach, prefer to be satellites of businesses based at Dublin.
- f. Animal Management
 - i. Dogs - seek laws equivalent to other places and not ‘on-leash’ at all times. David flagged idea of ‘off leash dog park’.
 - ii. Feral cats flagged as a problem
 - iii. Horses – observe very few horses visit. David outlined draft equine strategy pursuing continuing historic level of horse activity at Parham/Pt Gawler and by default, not growing horse activity at Thompsons. Seen as appropriate
- g. IWS – flagged concern at inadequate monitoring of environmental impacts and noted recent expansion. Discussed role of EPA
- h. Flood Hazard – observed 2016 event did not present particular risks
- i. Council – expressed discontent at limited past investment and planning ahead (including Long Term Financial Plan) for Thompson Beach noting rate revenue from Thompson growth and IWS. Limited past investment leading to challenges – such as traffic safety and toilets – growing as issues.

Dr Mohammed Farooque – Owner of Land in Dublin Main Street – 3 March 2023

1. Dr Farooque owns land in the main street at 1 and 15 Old Port Wakefield, and a house in Dublin. Involved with Mallala Lions and Parham and District Action Group.
2. Long term seeks to develop commercial or mixed-use buildings on the Old Port Wakefield Road properties.
3. Passionate about fostering income and economic benefit in value adding to agricultural produce, be it wheat or fish. Has assisted individuals with this.
4. Recognises lack of a community waste water management system is a barrier to further small lot housing within the original Dublin township. Aware of land developer interest to grow Dublin. Open to seeing Dublin grow and change.

5. Discussed lack of infrastructure and tourist accommodation facilities for tourists seeking to visit Adelaide International Bird Sanctuary National Park - Winaityinaityi Pangkara (AIBSNP-WP). Discussed the importance of shorebird conservation and the need for tourist growth to be a 'tread lightly' impact. Noted majority of coastal land within AIBSNP-WP under Department of Environment and Water care and control.
6. Outlined interest for more people from Bangladesh to move to SA for business purposes.

Pat Thompson Dublin Community Projects 14 March 2023

1. Long-time resident. Early initiator of History Group (Incorporated around 2000), now more Community Projects (e.g. at Dublin Cemetery)
2. Values old buildings – many residential - around Dublin
3. Main Street/Tourism
 - a. 'Protest Statues' open to going into 'Highway Reserve'
 - b. Main Street a comfort stop for school buses from Yorke Peninsula going to Adelaide. Kids play, including on War Memorial.
 - c. Lions Park – years back had playground which was moved to Oval;
 - d. In past, has had discussions with land owners who were open to further plantings on their land
4. Dublin Community Projects a small group who undertake various improvement projects.

Dublin Stakeholders (Mick Cricket Club, Michael Trussell General Store, Phillip Brow History Group, Pat Thompson Community Projects, Alvin Jenkins PADAG) – 14 March 2023

1. Value:
 - a. Main street small businesses
 - b. History of town, stories e.g. old buildings
 - c. Heritage park lands, existing informal trails
 - d. Oval Precinct and improvements underway supporting Club now and future growth
2. Main Street/Tourists
 - a. Dublin on PW Hwy, central to Barossa, Clare Valley, Yorke Peninsula
 - b. Seek town entry statements
 - c. 'Protest Statues' - open to options of:
 - i. In DIT land adjacent PW Hwy/Sanders Ave. Land boggy
 - ii. Locate one on cnr OPW/Sanders, balance in a group co-located around historic bore ruins
 - iii. In DIT land adjacent PW Hwy/Lions Park
 - iv. Siting that has a PW Hwy visibility
 - v. Options need investigating around how to protect statues as assets, how visitors can easily view, and how siting can benefit Main Street/town visitation
 - vi. IWS own 1 of the 7 statues
 - d. Sanders Ave area – poor amenity needs improving; e.g. seats, picnic tables, more greening. Land control needs clarity.

- e. Dump point exists at south of Lions Park; Existing laundry in Main Street. Bear in mind regarding what is included in any proposed camp ground. Intent is any activity at campground benefits business in main street/oval club and not duplicate
 - f. Hudson Howells 2022 Report – discussed at length. Noted high end campers reliant on more investment in AIBS. Most current demand likely to be more lower end (suit possible campground offering)
 - g. Heritage park lands - more shared pathways; add more bird boxes.
 - h. Create walking/cycling network from Dublin to Thompson Beach and Parham, possibly through AIBS, to make a triangle loop
 - i. Consider Main Street proposals in 2002 Hames Sharley report
3. Growth/Rezoning for Housing to South/West
- a. Open to future growth
 - b. If CWMS to come including for original town, needs to be at affordable price
 - c. Need to consider stormwater capacity
 - d. Open to new development being of a sustainable form

AIBSNP-WP – April McInerney- District Ranger – Yorke and Mid North region, National Parks and Wildlife Service – 18 April 2023

1. District Ranger for Adelaide International Bird Sanctuary National Park—Winaityinaityi Pangkara (AIBSNP-WP)
2. AIBSNP-WP:
 - a. Is principally about shorebird conservation
 - b. Has an established Management Plan
 - c. Has moved to co-management with Kurna Nation which may lead to an updated Management Plan in the future.
3. Past efforts addressing legacy challenges that are beginning to be resolved. Looking to consider approach to visitor planning in next few years.
4. Beginning to explore what visitor data is available and needing to be gathered to inform a visitor strategy. Acknowledges value of integrated and aligned approach with the settlements and Council
5. Discussed potential visitor segments:
 - a. Schools
 - b. Varying abilities/disability
 - c. Via commercial operators
 - d. Via cultural heritage
 - e. Informal
6. Discussed what ‘infrastructure’ may need to be investigated for potential establishment in settlements of Parham, Thompson Beach, Middle Beach:
 - a. Toilets
 - b. Car parking
 - c. Bus parking
 - d. Bike parking
 - e. Bins

- f. Information
- g. Educational
- h. Communal food sharing areas/picnics

Anthea Ailmore, Long Term Resident of Windsor – 21 February 2023

1. Purpose was to understand a long-term locals perspective on Windsor's future.
2. Discussed small population and existing houses sold between \$200 – 300k, a price point affordable to a lower socio-economic demographic.
3. From settlement, Windsor grew to be a populous and valued town, with several local businesses, school and church. In 2023, long term locals retain pride and belonging. More recent residents tend to be less involved with Windsor itself.
4. Institute - largely not used and with low capacity of locals to volunteer to run programs and to assist maintain/fundraise. Now open to Institute being sold by APC as owner (would not have held that view three decades back). If to be sold, historical documents and memorabilia needs to be appropriately managed.
5. Shop closed in in 2000 and Uniting Church in 2020. All uses either residential, home based business or farm-based business.
6. Growth – noted underway at Two Wells and Mallala, and Dublin has grown to its west. Aware of some developer interest in Dublin's growth. Acknowledges both demand and suitable infrastructure needed to enable resident growth that is liveable.
7. Considers Windsor's growth several decades away. If the two hectares of Rural Settlement land between Loveday Road and Port Wakefield to be developed, should be rural living density.
8. Telecommunications – average phone reception.