



Friends of
Port Willunga
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Friends of Port Willunga 2014-2015 Summer update

As we head towards the 2015 AGM to be held at **11am** in the **Aldinga Institute** on **Sunday January 25th 2015**, here is a quick update from the Chair on what your committee has been up to over the past year.

1. The foreshore upgrade

The foreshore upgrade is being completed according to the general agreements reached between the City of Onkaparinga, FOPW and community members. One challenge from a community member regarding the agreed colour of the shared path has been addressed by Council, the colour adjusted accordingly. Some have expressed concern about a reduction in car parking on a section along the west side of the Esplanade near the Port Willunga lookouts and car parks. It is the position of the FOPW committee that the upgrade is a welcome enhancement of the Port Willunga foreshore that will encourage walking and riding along the coast, and help slow traffic along the Esplanade.

2. Proposed On the Run (OTR) Plans for a 24 hour integrated service station complex with associated car wash, supermarket and fast food outlets at Aldinga Township

In 2014 the Friends of Port Willunga, Friends of Willunga Basin and the McLaren Vale Grape Wine and Tourism Association supported FOPW Chair Stephanie Johnston to join as a party to the ERD court case between Peregrine Corporation and the City of Onkaparinga, over Council's refusal to approve the On the Run (OTR) application. Friends of Port Willunga members made submissions to Council to refuse the application and turned up in full force to the DAP meeting to make representations and hear the panel's discussions and decisions. As a result of out-of-court negotiations between Stephanie Johnston and Peregrine, the design of the proposed service station was revisited, with a significant reduction in the number and height of advertising pylons, the amount of illuminated signage, corporate signage in general, toning down of garish colour schemes, a reduction of the footprint of the development, a wider setback from Main South Road, the removal of a diesel bowser and canopy, a reduction in the number of car parks and the introduction of landscaping and rural-style fencing to soften the interface with the cemetery and church to the south, and the state heritage-listed Temperance Hotel (aka Miss Gladys on Sea) to the west. The revised OTR proposal now faces Port Road with an outside café and pedestrian area. The Hungry Jacks drive-through now faces the eastern fence.

Council however voiced reservations about the revised proposal, which indeed still fails to meet many of the development plan principles for the historic township. So in an interesting move (anticipated by at least one planner friend of mine), Peregrine used a newly-revived fast-track planning mechanism introduced by Premier Weatherill last year to "call-out" the application and remove the decision from local government and community scrutiny. The Coordinator-General planning intervention mechanism was originally created in extraordinary circumstances to expedite the roll-out of the primary school gymnasiums and libraries of the Gillard government's Building the Education Revolution GFC rescue package.

Coordinator-General John Hallion can now apply the mechanism to any development in South Australia worth over \$3 million. 16 out of the first 21 Hallion "call-outs" were On the Run applications in locations throughout metropolitan Adelaide and regional areas including the Barossa, Adelaide Hills, Fleurieu, Copper Coast, Riverland and Coorong. Developments called out were immediately removed

from the local government Development Assessment Panel system, which facilitates assessment by a combination of specialist local government staff, elected members and independent experts.

A Coordinator-General call-out results in a less publicly-scrutinised mechanism than the much-hated "Major Project Status" mechanism of Paul Holloway's planning regime. Ministerial declaration of Major Project Status at least required a comprehensive and public Environmental Impact Statement to be conducted, and there was ministerial accountability. The private sector Coordinator-General mechanism is a step removed from ministerial responsibility and places assessment behind the closed doors of the State Government's Development Assessment Commission. Neither mechanism has any real criteria in place for determining why a development should be removed from the Council-based planning assessment system.

The good news however, is Peregrine Corporation has submitted the FOPW and FOWB-negotiated compromise plans for the proposed Aldinga development to the Coordinator-General.

3. Maslin Beach possible Marina

A possible rezoning of coastal conservation and open space-zoned land for a tourism development on the foreshore of northern Maslin beach continues to concern many community members. A community group around the Facebook site SAVE OUR OPEN SPACE is monitoring the proposal.

4. Mount Lofty Ranges World Heritage Bid

Two more councils have joined the Mount Lofty Ranges World Heritage Bid. The Barossa, Adelaide Hills, Mt Barker, Onkaparinga, Alexandrina and Yankalilla Councils are formally collaborating with Regional Development Australia Barossa and the University of Adelaide to pursue National Heritage listing of the Mount Lofty Ranges Agrarian Landscape. The McLaren Vale Grape Wine and Tourism Association and Barossa Grape and Wine have got behind the bid. Should National National Heritage listing be successful the councils will consider lobbying the Australian federal government to pursue World Heritage listing. The project has generated numerous seminars around securing the economic and cultural benefits of UNESCO listing, and has resulted in the sharing of information about rural land policy across the region. In 2015 the University of Adelaide, State Government, project partners and key industry partners are investing in two pilot research studies located in the Barossa and McLaren Vale. These will support the nomination processes. The bid is also embarking on a fundraising campaign, and Friends of Port Willunga members are encouraged to participate in that!

5. Farewell Zannie

After doing a brilliant job of collecting the mail and keeping our governance in order, Zannie Flanagan will step down from the committee in 2015 to spend more time with her daughter Eliza, in the UK. We will miss her energetic and insightful participation in our discussions, thank her for her very valuable support and friendship over the years and look forward to her bring back fresh perspectives from overseas.

Finally I thank all our committee members for their hard work in 2014, and to Karen Bubnalitic in particular for supporting me with the court case and negotiations with Peregrine Corporation. I look forward to seeing many of you at the AGM on January 25th where we will bring you up to date on many more matters of interest to Friends of Port Willunga members, and provide you with an opportunity to bring any of your own concerns to the meeting.



Stephanie Johnston
Chair, Friends of Port Willunga Committee