

17 May 2018

Annual Business Plan Consultation (2018/19)
Adelaide Hills Council
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Via email mail@ahc.sa.gov.au



To Whom It May Concern

**Adelaide Hills Council Annual Business Plan Consultation (2018/19)
Submission from Gumeracha Main Street Project Inc.**

The Gumeracha Main Street Project has reviewed the documentation associated with the Adelaide Hills Council's Draft Annual Business Plan Consultation for the 2018/19 financial year.

Our group has been established for over 18 months, and has the aim of activating the Main Street of Gumeracha through making it more people-friendly, safer and visually attractive. Our group is excited about what is identified for Gumeracha in the 2018/19 Annual Business Plan. Our Vision for Gumeracha (enclosed) is built around the following words, which we encourage Council to embrace through its planning processes for the town -

PERAMANGK CULTURE AND HARMONY, FRIENDLY, NATURE, ABUNDANCE, LINGER, DISCOVERY, UNINHIBITED and SAFE

As Council staff and Elected Members would be aware, the number one priority for our group and many citizens of Gumeracha is to underground the powerlines along the Main Street of Gumeracha. With the assistance of Councillors Malcolm Herrmann and Linda Green, as well as Council staff including Mr Peter Bice, we have been taking small, but essential steps, towards fulfilling this goal. Some of these steps have included a public meeting, a survey, community consultation sessions and the development of a Concept Plan for the Gumeracha Village Heart, courtesy of support from both Council and the Department of Planning, Transport and Infrastructure's (DPTI) "Resident's Win" Program.

As can be seen above, our small Group has been doing its utmost in order to push forward with developing the Main Street of Gumeracha (Albert Street), with an end goal of undergrounding the powerlines along the Main Street. To this effect, our Group strongly urges Elected Members to provide in-principle support to the intended \$500,000 funding allocation for the undergrounding of powerlines (Stage 1) in Gumeracha as proposed in the 2019/2020 budget. It is envisaged that this funding, together with funding and support from 'PLEC' and DPTI will allow the undergrounding of powerlines in the 'core' business/retail district of Gumeracha.

The Draft Annual Business Plan advises that the intended 2019/2020 spend of \$500,000 for powerline undergrounding will occur in one of Gumeracha, Lobethal or Woodside. For the reasons below, we consider that Gumeracha is the best candidate amongst these towns for the funding -

1. *Both Woodside and Lobethal have had long term powerline undergrounding over the last 10 years. Both of their core retail areas are now complete whereas Gumeracha hasn't had any powerline underground. Also of note is that many other towns in the Council area have also already had powerlines placed underground previously (e.g. Birdwood, Summertown, Uraidla, Aldgate, Stirling, Crafers)*
2. *Given Gumeracha is a regional hub (e.g. library, community centre, hospital, Police Station, Primary School, Child Care Centre, SA Power Networks Depot, Council Depot etc.), powerline undergrounding as well as a Main Street upgrade would reinforce the regional centre nature of the town, as well as create improved amenity in the town*
3. *From an economic development perspective, powerline undergrounding in Gumeracha would have much more impact as we're coming from a low base, whereas Woodside and Lobethal have already had improved economic development outcomes following their previous powerline undergrounding projects*
4. *The bushfire risk of Gumeracha is higher than Woodside and Lobethal (as evident in the 2015 Sampson Flat bushfire) and therefore putting our powerlines underground would mitigate the risk of them ever causing or exacerbating a bushfire*
5. *The undergrounding of powerlines would capitalise on the existing momentum of pride and enthusiasm around the township, as demonstrated through a wide range of activities such as the introduction of the new Beer and Bite Festival, the upcoming Cherry Festival, several new and reinvigorated businesses within the town, volunteers maintaining flower barrels and business gardens, discussion around becoming an RV Friendly town, and grants and projects achieved through the Main Street Project (on top of all of the existing and ongoing community volunteering, event delivery and goodwill).*

In addition, we believe that the undergrounding of powerlines in Gumeracha will help further develop the character desired by the recent new Development Plan policies implemented by Council for Gumeracha. With new developments occurring in Woodside (e.g. large new Foodland Supermarket) and Lobethal (new Arts Hub), it is considered that both these towns already are at a closer position towards economic sustainability for their business sectors than Gumeracha. Therefore, this proposed powerline project in Gumeracha would be a sound investment to ensure the ongoing economic sustainability of the town and its businesses. It is also the case that given the lower economic base currently present in Gumeracha, as compared to Woodside and Lobethal, there will be a higher return on investment to Council if the powerline undergrounding does occur in Gumeracha, through increased property prices, improved Main Street vibrancy, better tourism potential, increased community cohesion and new business opportunities

Further to the proposed powerline undergrounding, similar to most communities in the Council area, there are many other items that we would also like Council to invest in, such as regeneration of the Football Oval, improved road crossing points for pedestrians, additional lighting around the town (including decorative lighting), upgraded seating and bus shelters, new playground equipment and more public artwork across the town. However, as we are acutely aware of the budget constraints and limitations that Council works within, following a review of the Draft 2018/19 Annual Business Plan, our group is pleasantly surprised with the projects planned by Council for Gumeracha in the coming years. Some of these projects we strongly support, and encourage Council to ensure these projects remain scheduled, include –

- The proposed upgrades to both the Murray and Wellington Street footpaths in 2018/19, as well as the extension of the Albert Street footpath to the Big Rocking Horse in 2019/20, and improved footpaths on both Victoria Street and John Fisher Avenue in 2020/21
 - *This will ensure that Gumeracha continues to grow as a place accessible for all and one where incidental physical activity and walking is encouraged*
 - *The extension to the Big Rocking Horse will assist in further patronage of that business and an improved link to the Main Street*
 - *Upgrades to the Victoria Street and John Fisher Avenue footpaths will capitalise on new businesses operating on these streets (Unico Zelo Cellar Door and The Good Pantry/Coach House Studio)*
- The contribution to resurfacing of the Gumeracha Netball/Tennis Court
 - *This will ensure Federation Park continues to be a hive of activity whilst also ensuring all members of the community can play sports and be active close to home*
- The implementation of the Federation Park & Oval Masterplan, which Council has commenced already, leading to the development of a masterplan for the Gumeracha Precinct - Federation Park and Oval area and implementing the action plan prepared along with the masterplan
 - *This will ensure that this popular park and busy Oval precinct continues to evolve and develop, keeping up with demand and modern trends/expectations*
 - *Linking this into the upgrade of the Main Street would further capitalise in the positive work occurring by our Group and the local community*
 - *This will also ensure Gumeracha continues to maintain its role as a regional centre for the Torrens Valley/Northern Adelaide Hills, and attract visitors from across Adelaide, which in turn increases the sustainability, activation and prosperity of the Gumeracha Main Street*
- Further to the design framework recently completed by Jensen Plus Consultants to allow Stage 2 of the State Government's Residents Win Project to occur (subject to State Government funding). This further funding will be required to implement the larger projects within the design framework to ensure that the community's vision is achieved.
 - *This will tie in the with amenity/safety improvements from the proposed powerline undergrounding*
 - *This project will improve the look and function of the Main Street, through making it safer to manoeuvre (for both cars and pedestrians), improving landscaping and making it an attractive and nice place to stop and spend time*

Other comments for Council's consideration includes –

- 1) The potential for improved cycling and walking trails to service Gumeracha. The Mawson and Heysen Trails both come within 2km of the Gumeracha township, yet one cannot safely (off-road) reach the town from these trails. Given the plethora of state-owned forest, SA Water land and SA Water access tracks within the area, we strongly encourage Council to assist with our group's quest to encourage more visitors to Gumeracha and commence negotiations with relevant State Government entities about 'opening up' to the public (where safe) ForestrySA and SA Water land
- 2) The group would like to see additional funding allocated for Reconciliation and public arts projects, noting that our group is taking a lead role in pursuing both these activities within the Gumeracha community.

On behalf of the Gumeracha Main Street Project, I thank you for the opportunity to provide feedback on the 2018/19 Draft Annual Business Plan. Further, it is pleasing to see the Council's ongoing positive support for Gumeracha and alignment of both our groups and Council's vision and goals.

The work of the Gumeracha Main Street Project most closely aligns with the following Adelaide Hills Council Strategic Plan targets:

- 1.3 Tourism destination
- 1.5 Small businesses
- 1.13 Road safety
- 2.1 Aboriginal culture
- 3.9 Community-led placemaking
- 4.4 Foster creativity

Please contact me on 0425 286 064 should you wish to discuss any aspects of this submission further.

Yours Sincerely



Chelsea Lewis
Chairperson
Gumeracha Main Street Project

GUMERACHA MAIN STREET VISION



PERAMANGK CULTURE & HARMONY

We are committed to recognising the complete history of our township, knowing and celebrating local Aboriginal culture and developing a two way partnership with Peramangk Peoples for a harmonious future.

FRIENDLY

Gumeracha Main Street is a community space where locals and visitors feel comfortable to enjoy. In businesses and outside it is a space for people of all ages, cultures and backgrounds – everyone is welcome.

NATURE

Gumeracha Main Street is connected to the natural environment. It provides access and visual amenity to the natural beauty that surrounds it. Design elements reflect the close relationship between the street and the world beyond.

ABUNDANCE

We celebrate the produces of local artisans. Fresh food, locally made products and artworks are available in businesses on the street and public spaces reflect the community and its abundant offerings.

LINGER

Gumeracha Main Street is a place to spend time for leisure, business and community. It provides places to meet, stop, shop and play.

DISCOVERY

The Main Street has a character of its own. There are elements of surprise and an allure to explore and discover the heart and history of the township.

UNINHIBITED

Gumeracha Main Street is not limited by convention. It respects heritage while embracing new and exciting elements which make it stand out from the crowd. Art is celebrated and shared and good design is considered in all aspects.

SAFE

Gumeracha Main Street is a place where everyone feels safe – whether that's crossing the road, walking at night or splashing in puddles. Spaces are designed with consideration for all users of the street – from the very young to the very old.