

## Kristian Wohlstadt

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**From:** Vector Consultants <[REDACTED]>  
**Sent:** Tuesday, 12 March 2019 6:59 PM  
**To:** Kristian Wohlstadt; Kristian Wohlstadt  
**Subject:** Echunga Community Development  
**Attachments:** A Vision for Echunga.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Kristian

I attended the meeting of the Echunga Community Association where you presented the process for residents to contribute to a development plan.

I am attaching some of my thoughts and would be happy to meet you for further discussion.

Kind regards  
Judith

Judith Leeson AM

My vision for Echunga – Heart of Gold.

The Echunga logo reflects our heritage, and respect for the past where initially gold mining, agriculture, horticulture, and farming provided the drivers for progress. It also reflects the care and compassion we have for everyone in our community, and our willingness to create community capacity and generate social support. Our 'heart of gold' embraces diversity, encourages collaboration between individuals, interest groups, and local organisations, shares resources, advocates for life-long learning, and is able to re-imagine optimal conditions for growth and development across all life stages and ages. It enables us to be innovative and creative in creating a vision for our future which includes all of the community being treated with care and respect.

We need to ask ourselves what would we like Echunga to be in five or ten years' time? And, if we do not have a vision, will Echunga develop as a large rural commuter town, with acres of arable land set aside for the building of McMansions, destroying the very amenities the developers advertise. As dairy properties disappear, and other large animal enterprises are forced to downsize through the influence of public perception on welfare issues on Social Media, the rural landscape we love could disappear. The Social Licence to Operate affects all animal husbandry, and many medium to large-sized landholdings will be unsustainable.

We have many resources in Echunga, and our community is resilient, flexible, and creative. Some of our resources could be better deployed to generate additional benefits to the community. Building community capacity initially involves taking an audit of our energies, strengths, resources and commitment to working together. Will we be well-positioned to care for our aging population, especially those residents who wish to remain in their own homes supported by their community? Will Echunga continue to be a desirable place to raise families in a wonderful environment?

Do we want to identify Echunga as a vibrant rural community building on our existing structures to stimulating economic opportunity so that our social fabric is strengthened by a growing economy? Do we also envisage Echunga as a tourist destination noted for its history, culture, rural activities, and artistic, creative activities?

We need to focus on these big picture issues while we also attend to practical areas of concern – water, roads, transport, education and medical services – and clearly state our preferences and needs to local government and beyond, as well as indicating how we are going to contribute to solutions.

I perceive some immediate challenges:

Many groups and organisations appear to be operating in silos, although there are some happy examples of collaboration, especially since the re-generation of the Community Association. The website will be a great stimulus and avenue for community discussion, and also collaboration between groups and organisations, and there could be a moderated discussion page to explore ideas.

Some existing resources could be made more available to the whole community, including the Memorial Hall, which is a great asset, but under-utilised. Echunga needs a place for the community in which to meet and share on a drop in basis, much like the Community House in Munt Barker, where the following activities could be provided:

- Playgroup for young families, and health and welfare information
- Cooking classes using the commercial kitchen – feeding your children. Cooking for blokes, simple healthy meals for two, etc.
- Matched food and wine dinners sponsored by local wineries and food suppliers.
- Classes for different interest and age groups: Art and craft classes, exploring music and instruments, how to use your smartphone, IT classes, even a branch of the University of the Third Age, Book Club, Reading for Kids, free book exchange – these could all be coordinated by the Community Association with buy-in from interested groups. ACE should be available in our community, as for many one-car families with outshout reliable public transport people need to walk, and elders may no longer have a Driving Licence.
- A Centre for the expressive and performing arts
- A display of artifacts from the goldfields, and early agriculture
- Photo gallery, art exhibitions, concerts, movie nights
- Centre for historic walking trips, cycling or local tours.

I realise that a few of these activities already happen which demonstrate the considerable talent residing within our boundaries. This list is only limited by my imagination but informed by experience.

Other amenities for the future:

Historical markers throughout the Town.

Agreement on the development of a streetscape plan appropriate to Echunga's legacy. Planter boxes are excellent and also stylish

Information pack and welcome to new residents.

A large green space suitable as a playground, picnic space and community garden suitable for locals and visitors.

A small museum located in one of the historic buildings in the Main Street (long term vision).

Walking trails, already the Heyson Trail attracts many visitors/walkers – Echunga could leverage off that more effectively if we had some additional business in the Town.

Businesses to attract tourists to stimulate interest and employment:

Farm gate certainly does that, and the Hagen Arms appears to have unrealized potential at this stage.

Attractive food outlets to offer more than fast food (although there is a market). Hills people are much more interested in where their food comes from, and there really is nowhere in Echunga for locals or tourists to eat well..

Other assets include Echunga as a point of reference for visitors interested in the equine world of breeding, agistment, trail riding, carriage driving, side saddle, eventing, dressage, show jumping. While there are many individual and small clubs offering human-horse experiences and training for horses and riders, at present there appears to be no coordinated attempts to promote these activities as a tourist asset, although this is currently under review by the State Government.

Promotion of the Indigenous history and culture that precede colonialism, and encouragement for commercial enterprises- growing indigenous food?

These ideas are based on my own experience of living in Echunga since 2004, as a commuter and land owner, but now partially retired. I respectfully acknowledge the history and achievements that have gone before, and the role of many committed volunteers, and organizations. I am certainly not aware of all the community events that have taken place since my husband and I moved here to live. However I believe that there needs to be a co-ordinated approach to developing a long term vision for Echunga, or someone else will do that for us, and to us. All the work need not be from volunteers – innovation drives the economy, and if we can craft a vision then we will attract people to share that. We need to bring the community together to break down some of the barriers between organisations, so that we can move forward to achieve positive outcomes for us all now and in the future.

I appreciate the opportunity to contribute my thoughts and would be happy to expand on some of my suggestions.

Judith Leeson AM  
6 March 2019

**From:** [REDACTED]  
**To:** [Township Plan for Echunga](#)  
**Subject:** Addition to written submission of 12/3/19  
**Date:** Friday, 9 August 2019 3:59:42 PM

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Community Consultation for ECHUNGA

Good afternoon,

I would like to make an addition to my written submission of 12/3/19 and subsequent visit with Kristian Wolhstadt on 3/4/19.

Most importantly I wish to express my sincere appreciation of the community consultation process which has been both empowering and enabling for the Echunga community. Over many years my numerous contributions to community consultation have appeared to have little or no effect on the outcomes desired by the instigators of often unwelcome or profit driven change. My experience this time has been extremely positive, and I am currently hopeful that the plan for the Echunga Township will both reflect and represent community aspirations. I look forward to giving input into any plan for community engagement in the future.

The addition to my submission was prompted by my attendance at the Echunga Community Association meeting this week, where the subject of the fuel depot in the main street was discussed under 'other business'. It is clear that the majority of the members present did not wish to offend the Mayles family or cause them concern about the relocation of their business, but it was also clear that the majority of those present thought that the presence of an industrial site in the main street, adjacent to the Community Hall, was completely inappropriate, and represented a potential hazard.

I appreciate the efforts of the Councillor present and others to endeavour to separate the emotional issues from the objective and logical issues; although no decision was taken at the meeting I wish to state my objections to having an industrial installation in our historic main street, and that consideration given to obtaining funding for its relocation within the 20 year Plan. I have met the Mayles family and respect them and the effort they have put in to improving the immediate environment of their fuel depot, and their investment in creating a successful business. However I believe that the original decision taken to site the depot in Echunga many decades ago, while the owners lived elsewhere (possibly in Hahndorf), failed to recognise the less obvious potential of Echunga, and the effect that this ever-enlarging installation would have on the ambience and safety of the Echunga main street. Cosmetic improvements have not lessened the inappropriateness of this industrial installation. Obviously my objection is not personal, and I also recognise that relocation would be very costly, but this issue also impacts on the zoning of permitted use in the main street, and I believe that it is an obstacle to reclaiming and representing our historic heritage and appropriate low impact commercial development and tourism.

Kind regards

Judith

**From:** [REDACTED]  
**To:** [Township Plan for Echunga](#)  
**Subject:** Draft Township Plan, Echunga  
**Date:** Tuesday, 23 July 2019 5:17:34 PM

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Hi Kristian,

I am returning to Echunga having lived previously in the Echunga and Macclesfield area for many years earlier in my life.

My thoughts about the draft plan are as follows.

The current bypass situation should be allowed to continue as it takes much of the heavy traffic away from the main street without reducing the traffic to such an extent that deprives the main street of visitors or passing trade.

I think that this provides the opportunity to develop the main street into a more pedestrian/cyclist friendly area that will encourage visitation and importantly new hospitality focussed businesses, and to benefit existing businesses.

The heritage value of the town should be preserved and owners encouraged to enhance what they have.

The existing public toilets are good, and the pub, store, and post office provide the local focus. I expect that this plan will help build on this attracting more visitors and businesses like cafes, bakerys, second hand/ antique stores, restaurants, galleries.

Strathalbyn and Meadows are good examples of how a mix of commercial and residential activity can work for residents and visitors, and Echunga could add to this "Adelaide Hills" type offering.

The Main Street Concept Plan looks great, the widening and paving of the footpaths is sorely needed, the tree choice is good as is the undergrounding of powerlines on the south side of the road.

The primary pedestrian link between the oval and the pub will work very well and this will bring the focus into the town centre, and the RSL Garden of Remembrance area will help this too.

The draft plan will encourage visitation, help local businesses, encourage outdoor physical activity, and provide locals with a better environment to live in.

Good work.

Please keep planning to keep the bypass operating at least as effectively as it is now.

All the best,

--

Ned Wright

[REDACTED] Echunga.

[REDACTED]

**From:** [REDACTED]  
**To:** [Township Plan for Echunga](#)  
**Subject:** Echunga Town Plan  
**Date:** Thursday, 15 August 2019 9:18:06 AM  
**Attachments:** [REDACTED]

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Hi Kristian,

Thank you for sending out the Echunga draft planning ideas in the mail.

We own the 11 acre parcel of land that sits at the entrance of Echunga on the Battunga Rd. [REDACTED]. We have the township boundary on 3 sides, [REDACTED]. Please see attached map.

As you are developing a plan for up to 20 years for the Echunga township, we feel this parcel of land could be well used by council for upgrading and improving the township. It would make sense that this parcel is either used commercially, or to increase the number of residents in the township, thus supporting local facilities and businesses. I note the poor population growth rate expectations for the town. In reality, this growth rate is only limited by the small township boundary footprint. Along Battunga Rd and the land opposite the golf course on the Aldgate Strathalbyn Road would be ideal areas to expand the town. We acknowledge the fact there is no mains water in Echunga, however rainfall and tank water storage in this area are more than sufficient for most homes. There is also good underground bore water supplies in the area.

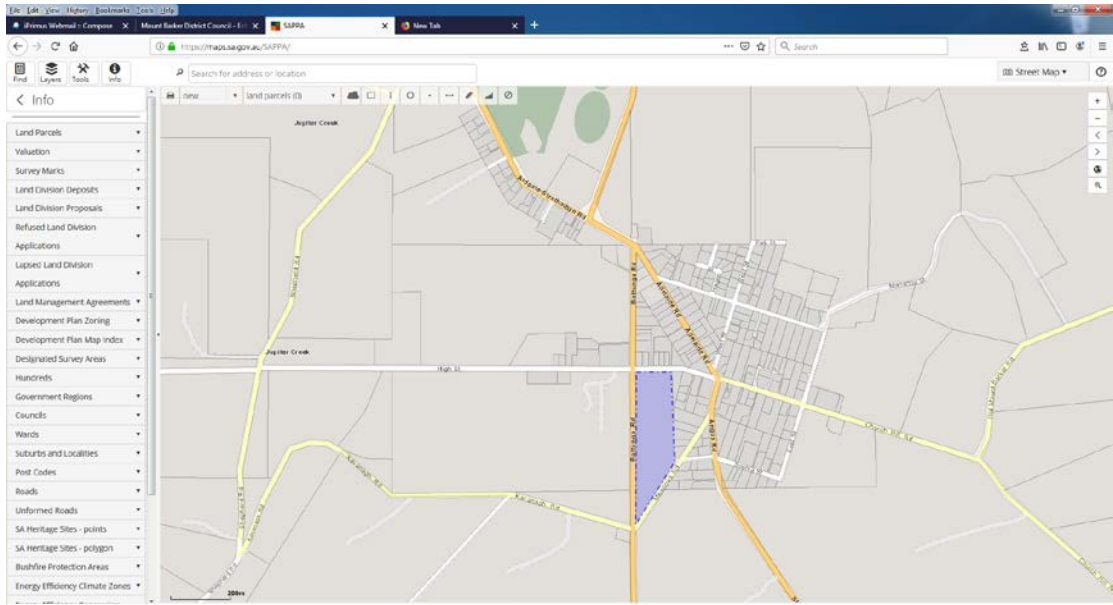
Having lived in the area on and off for a number of years, we feel an increase in population in the area would only help local business, increase rate income for council, and justify local council expenditure on improving the town. Echunga is a terrific place to live and could really flourish with the support of more residents.

We would be happy to discuss with you, the future use of our land and assisting council in achieving their goals. In particular we feel our land could assist with points 1. Improve arrival and way finding, but also assist with points 8 & 9, supporting development in the township.

Look forward to hearing from you.

Mark Crawford  
[REDACTED]





**From:** [Horse SA](#)  
**To:** [Township Plan for Echunga](#)  
**Subject:** Echunga Town Plan  
**Date:** Wednesday, 31 July 2019 5:12:36 PM

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Hello

Horse SA supports the plan, as it relates to the ongoing retention of The Kidman Trail trail head. The trail also goes along High Street and stops at the land opposite The Hagen Arms Hotel. There may be an opportunity to enhance the trail 'end' through provision of a seat, a bike rack and horse yards (2) which would double as tie up.

Please do not hesitate to make contact if you have any further enquiries

With thanks,

Julie Fiedler

Executive Officer

[Horse SA](#)



**Check out upcoming events and webinars [here](#)**

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**From:** [REDACTED]  
**To:** [Township Plan for Echunga](#)  
**Subject:** Echunga Township plan.  
**Date:** Thursday, 15 August 2019 12:22:29 PM

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Hi there,

I just wanted to put in my submission regarding the development of Echunga. I appreciate the effort that being put in by the council and hope that you take in to account my submission.

I am in favour of some better connections within the township i.e. bike tracks / walking trails etc. The town is a little bit disjointed at the moment and this reduces the feeling of community. A dog park at the RSL land would be great as people could take their dogs there and it could become a meeting place - there are few places around the town where you can let your dog off the lead even if they are well behaved (I have a Beagle so can't ever let her off unless its in a safe enclosed area).

My other main bugbear is the lack of public transport in the town. There is one shopping bus on a Tuesday to Mount Barker and one bus in and out of Adelaide each day (which I catch 3 days a week, when possible). The problem with the Adelaide bus is that it leaves at around 7am and gets back at about 6.45pm - which is OK if you have a regular work pattern but often I'm the only one on the bus at night because it's so late. If there was a bus with a circular and regular route connecting Echunga (and maybe Meadows and Maccy?) with Mount Barker, then the 840X could be used to get in and out of town. Teenagers could go into to meet friends (and shop, thereby bringing more customers to the shops in Mt Barker) and the elderly could go in and get their shopping and have a wander and get some social interaction. Please try and either advocate for this or fund a bus service.

Regards,  
Ali Kelman

**From:** [REDACTED]  
**To:** [Township Plan for Echunga](#)  
**Subject:** Echunga Township Plan: Surrounding Farms  
**Date:** Thursday, 15 August 2019 9:17:31 AM

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Hi Strategic Planners,

Summary

These are my ideas on the future subdivision of larger parcels of land to create community titles of e.g. 25 acres (~10 Ha).

At the Consultation Day it was suggested by Nathan that I submit my ideas as part of the Echunga Township Plan for possible subdivision of properties that are bordering on uneconomic, (i.e. they do not have economies of scale), yet are a burden cost wise and time wise to maintain (e.g fence maintenance, spring growth if not controlled can become summer fire danger, rates, insurance, etc).

In the end these larger parcels of land are not lifestyle blocks but farms that almost completely absorb the owner's time and resources.

I offer my 100 acre property (settled in 1846 by the Kavanagh family) as a pilot example of future vision for larger size holdings in this area.

Creating extra titles in the Adelaide Hills is currently non-complying as you well know but I have held a view for many years now that the larger size farms are struggling to be economic, they cost a lot to run and maintain and that sub-dividing them, given our advances in managing the environment, could be of benefit for all parties involved.

It's a long winded subject but for the purposes of bringing it to your attention and hoping that further discussion may ensue, I present the following ideas in brief:

Background

As far as I know farm allotments in the Adelaide Hills, from the date of settlement of SA, were usually 80 acres in size except for some unusually small parcels of land.

Under the Torrens scheme these small parcels of land also ultimately qualified for a Torrens title (freehold or crown lease perpetual), with the same 'fee simple' entitlements as the larger parcels.

The Echunga area in my childhood was a strong dairying area, and we grew up as a four child family mainly funded by a small dairy of about 50 cows.

That landscape has changed dramatically over the years as you well know, where genuine farmers hardly make ends meet, whereas lifestyle properties have been bought into and are funded by off farm income.

All this has been documented in reams by experts, and lifestyle properties are in abundance around every capital city and large city across the nation.

Overview

Several farms that I know of in the Echunga area are in excess of 100 acres (40.5 Ha)

They are increasingly more difficult to manage economically, i.e. no longer viable, and the time involved in operating them is excessive relative to income received.

My example

Currently my life interest is a 100 acre farm along Kavanagh Rd., if it was stocked intensively (which it isn't) with animals, e.g cattle, horses, sheep, goats, deer, etc, in an attempt to maximise income and they had access to the Echunga Creek (which they don't), the consequential impact of animal waste flowing into, and contaminating the water in Mt Bold would be disastrous.

This, versus a farm divided into 4 community titles of 25 acres each, farmed according to specific and clearly defined covenants set by the Council, and these covenants would dictate e.g. north facing house alignment for winter sun, biocycle disposal of waste, compulsory tree planting for

future timber use, specified stocking rates, and protection and enhancement of the creek environment flowing through the 4 properties.

The total parcel of land would consist of 5 acres of lifestyle farming of the new owners choice, and 20 acres from each property (total 80 acres) community farmed by a mutually chosen agricultural contractor, and farmed for example as an improved pasture property, e.g. a pasture specially formulated for production and sale of hay, suitable and appealing to the many horse agistment properties in the area.

There would be a requirement to relinquish stock access to the Echungga Creek, (fence both sides) except to control high spring grass and weed growth as bushfires can be so destructive and we must reach a compromise between fire danger and environmental perfection.

The overview of the operation would be conducted on an annual basis by a Council representative or assignee.

This allows for the total 100 acres to be farmed more efficiently and funded more easily because 4 owners are contributing to costs. Net profits, if any, would be shared.

Owners would come and go over time, buying and selling their community titles according to market supply and demand, but always complying with the controlling and overarching covenants set by Council.

Current Choices

Continue farming for the foreseeable future.

Lease the land out to a successful contractor or farmer and hope that income is higher than the costs of production.

Sell up to someone who will almost invariably discover the same economic problem, but may have a financial base that purely supports lifestyle enjoyment.

Beneficiaries from subdivision

Original Owner of land (vendor) gets to sub divide but at the same time high environmental standards are maintained.

New owners (purchasers) buy into an excellent lifestyle without high costs and participate in real cooperative agricultural excellence

Council have an increase in rates revenue.

State Govt has an increase in stamp duty revenue, and will see positive benefits in sensible subdivision.

Economy as a whole benefits, i.e. all the trades have extra work.

The land should be better managed as a result of subdivision and hence maybe showcased as a way forward.

Conclusion

I hope that I have presented an understandable plan for possible future subdivision of larger farms in our district, perhaps representative of a dilemma that I think exists throughout the Adelaide Hills and maybe right around Australia.

It's not about subdivision for large scale profit, it's about community title, it's about preserving commercially farmed land and also it's about providing lifestyle choice for people who wish to preserve efficient agricultural production and preserve and enhance good environmental practice.

What do YOU think should happen in time with the larger holdings?

Can we continue to hide behind the statements like; it's a watershed zone therefore no more subdivision, and you can't create more titles, therefore this plan cannot proceed.

Surely the answer is NOT simply to sell to the highest bidder and let them do the same as the previous owner, i.e. pursue similar enterprises only to find that expenses rise up to meet income and they finally they sell through frustration and disappointment.

Remember that we do live in the driest state on the driest continent on earth and when there's an Australia wide prolonged drought we must all understand how important premium high rainfall country is for our survival.

This land must be preserved for its agricultural production and potential, and my idea supports this, not detracts from it.

I hope that I have presented food for thought for the future.

Thanks again for providing a platform where subjects like this can be aired and hopefully scientifically dissected and solutions found in time from where we can all benefit.

Kind regards,

Andrew Kavanagh

[REDACTED]

Echunga SA 5153

[REDACTED]

**From:** [REDACTED]  
**To:** [Township Plan for Echunga](#)  
**Subject:** ETP: Speed limits on secondary roads around the Echunga District  
**Date:** Wednesday, 14 August 2019 11:22:06 AM

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Greetings again,

When and if you are having discussions with, and or making recommendations to DPTI would you please consider a discussion on reducing speed on secondary roads around the Echunga District.

There are many unsafe roads and unsafe sections along these roads that have an 80 km/h limit, and an increased number of vehicles on these roads.

During my discussions with DPTI they suggested that all drivers should drive to conditions and therefore the 80 km/hour zone would remain, that 80 km/h is the SA Govt gazetted speed limit for secondary roads and would therefore not be changed, even though that department does take advice from road and traffic experts within the Mt Barker Council.

It seems very difficult to argue with the law!

We all know that gravel roads, potholes, sharp corners, steep descents, drastically changed conditions when it rains, hidden driveways, houses close to the road, farms with machinery movements involving adjoining paddocks, etc, all present valid cases for reduced speed.

Yes, great when a driver does drive to conditions or cautionary signs, but not all do and when the speed indicates a limit many drivers often aim for that limit or sometimes above the limit.

Reckless high speed country road driving from my observations seems often to be age and overall experience related. That reckless driver we all worry about may come down your road one day, but try making that an important priority for the DPTI to deal with and it all seems to fall on deaf ears.

DPTI suggested that police presence will curtail speed but it's rare for police response to reckless driving on the outskirt roads because the police are under resourced and the number of incidents apparently does not warrant police presence.

That is sort of precisely the point, some hoon drivers know the police won't be on the secondary gravel or partly bituminised roads and hence above the speed limit driving will not be detected. You could therefore argue that dropping the speed limit to 60 will not have an effect, but a new reduced limit would be clear for all to see, and I feel that the majority of drivers would observe the new limit.

And there would be an added incentive for police to regularly target these roads for their much needed revenue.

I think that with the ETP in mind it is timely for more discussion and perhaps action on reducing the secondary roads speed limit from 80 to 60 km/h.

Thanks for your time and consideration,

Regards,

Andrew Kavanagh.

**From:** [REDACTED]  
**To:** [Township Plan for Echunga](#)  
**Subject:** Fwd: FW: Echunga Township Plan: Surrounding farms  
**Date:** Wednesday, 14 August 2019 10:18:24 PM

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----- Forwarded message -----

**From:** Andrew Kavanagh [REDACTED]  
**Date:** Wed., 14 Aug. 2019, 10:16 pm  
**Subject:** FW: Echunga Township Plan: Surrounding farms  
**To:** [REDACTED]

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**From:** Andrew Kavanagh [REDACTED]  
**Sent:** Wednesday, 14 August 2019 10:05 PM  
**To:** '[echunga@mountbarker.sa.gov.au](mailto:echunga@mountbarker.sa.gov.au)'  
**Subject:** Echunga Township Plan: Surrounding farms

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Kind regards,

Andrew Kavanagh

[REDACTED]

Echunga SA 5153

[REDACTED]

**From:** [REDACTED]  
**To:** [Township Plan for Echunga](#)  
**Subject:** Re: Echunga Township Plan submission from Andrew Kavanagh  
**Date:** Sunday, 11 August 2019 9:53:18 PM

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Greetings once again,

Firstly, let me tell you that I appreciated your attendance and interaction at the Uniting Church Wandeen building for the ETP Consultation Day.

I also want to preface this email by saying how truly lucky we are to be living in the Echunga village and district as part of the wider world class Adelaide Hills with so many conveniences in nearby Mt Barker, how fortunate are we all!

There will always be lots to complain about and winge to somebody in authority but when I take a moment to reflect I can honestly say that it's great living where we do!

As part of my written submission to the Council dated 23/07/19 I highlighted the desire to have the fuel depot relocated to an area away from the main street, and that it should be reflected in the Plan.

At the consultation day my submission was acknowledged and further discussion followed in person with Kristian and then with elected councillor Tess Minett.

At all times I emphasised 'that no cost should be borne by the current owner, and that the current owner receive commercial value for the parcel of land that is being vacated.

That vacated land could become an area of great aesthetic value for many future visitors and residents.' i.e. long term vision.

And it was Kristian who encouraged me to meet with Tess to discuss the process of putting a motion on notice at a Council meeting to have all elected councillors aware of the issue.

I left knowing that you had heard my concerns mainly for future generations of Echunga residents and indeed visitors to the town. And I was certainly happy after discussing with Tess that she said she would to champion a motion on notice put to Council at a future meeting and we discussed the odour, the main points of a motion, which photos would best show the fuel depot's location, etc in relation to the Hall and the Uniting Church, etc.

Tess indicated that consensus from the Echunga Community Association and hence an email to her from the President would carry enough weight as representative of a community for her to run with a suitably worded motion.

My proposal however was not supported by a majority at the meeting, and so the President ruled that the ECA could not ask an elected councillor to support a proposed motion.

The following morning after emailing that news to Tess she replied with her reasons why she had decided to withdraw her support.

I accept that all interested parties in dealing with this issue find it very difficult but should not find it insurmountable.

I now believe that via other means (eg survey monkey) I could prove to the Council that a majority of town residents and ratepayers want the fuel depot relocated one day.

The Echunga CA is to be commended for their work in our community but I don't necessarily believe the association speaks for the majority of residents / ratepayers.

In other words I don't think we have heard the real voice of Echunga in this matter.

I have also concluded that the issue is in the 'too hard basket' and if any person, organisation or authority can avoid doing anything about its relocation they will!

Times have changed over the years and many people recognise that this was poor vision by the Council of the day, and future generations may judge the whole process of approval and what they are left with quite harshly.

Hopefully from a safety aspect the facility remains well maintained and updated with well-

engineered equipment and modern surveillance installed to Aust. Standards.

I am not an alarmist and definitely think the chances very small but in this sometimes extremist world of ours it can never be discounted that the facility poses a risk.

No one in their right mind would ever want the facility to become a target for an unwanted and deliberate act of sabotage which would certainly impact buildings and crowds in close proximity to the facility.

The point I am getting to is that apart from verbal indications but yet to see written commitments I am fearful that the Plan may not include written intention to relocate the fuel depot no matter how far into the future.

To support long term serious vision for the village of Echunga from the Mt Barker Council I am very keen to see written reference to one day relocate the fuel depot for the future benefit of generations to come.

I challenge you as strategic planners to have the courage and wherewithal to plan this change. It should be noted for all those who follow us that this Plan saw the need to record a desire to one day shift the fuel depot.

My congratulations if you have bothered to read this far and there is no doubt you will have found this a very long winded dissertation!, but as stated earlier I am passionate about the subject and know that my grandkids and their children will be pleased if history shows that the township plan noted the issue in 2019 and one day relocation came to fruition.

In an ideal world it would be great to receive a reply regarding your decision to include direct reference in the Draft Plan under section 5 - Undertake improvements to the Main Street.

In anticipation I offer my kind regards,

Andrew Kavanagh.

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**From:** Andrew Kavanagh [REDACTED]

**Sent:** Tuesday, 23 July 2019 11:44 AM

**To:** 'Echunga@mountbarker.sa.gov.au'

**Subject:** Echunga Township Plan submission from Andrew Kavanagh

Greetings to you all,

As a proud descendent of a pioneering family in the Echunga district, and as a long term resident and ratepayer I wish to join the discussion to determine a township plan (the ETP) that takes us into the future.

I welcome and appreciate your consultation process.

The ETP should be a plan that is practical, and affordable and one that responds to the wishes of the majority.

There can be many things said about a quaint small village, with no reticulated water, when planning for its future, particularly in the shadow of its large neighbour Mt. Barker.

Suffice now to mention two matters in my mind which impact on the future plan for Echunga.

My contribution focusses on a couple of matters, both seemingly quite difficult to achieve but that should NOT stop any of us from including these proposals in our plan for the future.

1. Plan for the relocation of the main street fuel depot.

Approval for its location in the day was granted but that location has not really been suitable for many years, and definitely not now, or into the future.

I do not know of any other town in the Adelaide Hills that would continue to allow a fuel depot in its main street let alone in close proximity to a regularly attended church and memorial hall.

In fact if it was in Mt Barker's Gawler Street it would have been relocated long ago.

My proposal is that the ETP notes clearly that a future Echunga will see the fuel depot relocated, enabled via Govt Grant or similar assistance, and that no cost should be borne by the current owner, and that the current owner receive commercial value for the

parcel of land that is being vacated. That vacated land could become an area of great aesthetic value for many future visitors and residents.

There must be a usable life set down for the depot so that future generations understand that Echunga will one day be free of this eyesore, and free of a potential safety hazard.

I guess a bigger view on this subject points to Council rationalising an industrial / commercial area for the town which could be planned for the area currently outside the township boundary but nonetheless practical and affordable, e.g the area bounded by Battunga Rd., High Str, and Meadows Rd.

2. A matter for the DPTI but an issue for all road users, Echunga residents and local traffic, and a case that could be supported by Council in submissions to the DPTI.

The southern entrance intersection to Echunga, (also a bypass around Echunga) needs attention on the grounds of road safety.

This intersection is at Battunga Rd, Meadows Rd., and Kavanagh Rd., and there have been several safe and affordable solutions already suggested for this intersection which will improve traffic flow, control speed and reduce the ever increasing number of near misses.

We need a safer intersection there bearing in mind the increasing population of Meadows and hence the increased traffic flow.

In closing for now I reiterate that many comments and suggestions can and will be made for the ETP, and I acknowledge that many will not be achieved.

I am passionate about the amenity, the village atmosphere, and Echunga's future for my children and theirs, and for all those wishing to make Echunga home.

In a moment of indulgence I want to briefly mention a couple of things that the Kavanagh family of yesteryear participated in;

When Echunga had its own Council my great uncle Mike Kavanagh Snr. mooted that land be set aside for use by Echunga residents. That land ultimately became Echunga's golf course, football and cricket grounds and tennis facilities.

At the time my uncle said words to this effect " it may not be appreciated now but posterity will", I think that was great vision and planning by a resident and the council of the day.

Our family land has seen the Echunga Picnic Race meeting held at the end of Picnic Race Road and there for 20 years, and the Echunga B and S Ball for 6 years.

On another note my mother protested very strongly and to no avail when oak trees were removed to widen the Echunga main street.

Incidentally that initiative was hailed a success by residents who didn't want leaves in their gutters, an example of poor vision and planning!

On a positive note I observe that there are many enthusiastic and willingly active members of the Echunga community ready and able to assist in enacting an agreed Plan.

Kind regards,

Andrew Kavanagh



**From:** [REDACTED]  
**To:** [Township Plan for Echunga](#)  
**Subject:** Echunga Township Plan Submission  
**Date:** Sunday, 28 July 2019 6:58:16 PM  
**Attachments:** [Ideas for Echunga area.docx](#)

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Hi,

I am writing with a couple of ideas for the improvement of the Echunga area over the coming 20 years as per the draft plan that is being proposed.

I have put my ideas in the attached word document.

Kind regards,

Tim Shaughnessy

[REDACTED]  
Echunga

Assuming that the Echunga community would like to increase tourism to the Echunga area and more traffic through the main street of Echunga then obviously the best way to do this is to promote the Echunga Main St as has been identified in the Plan.

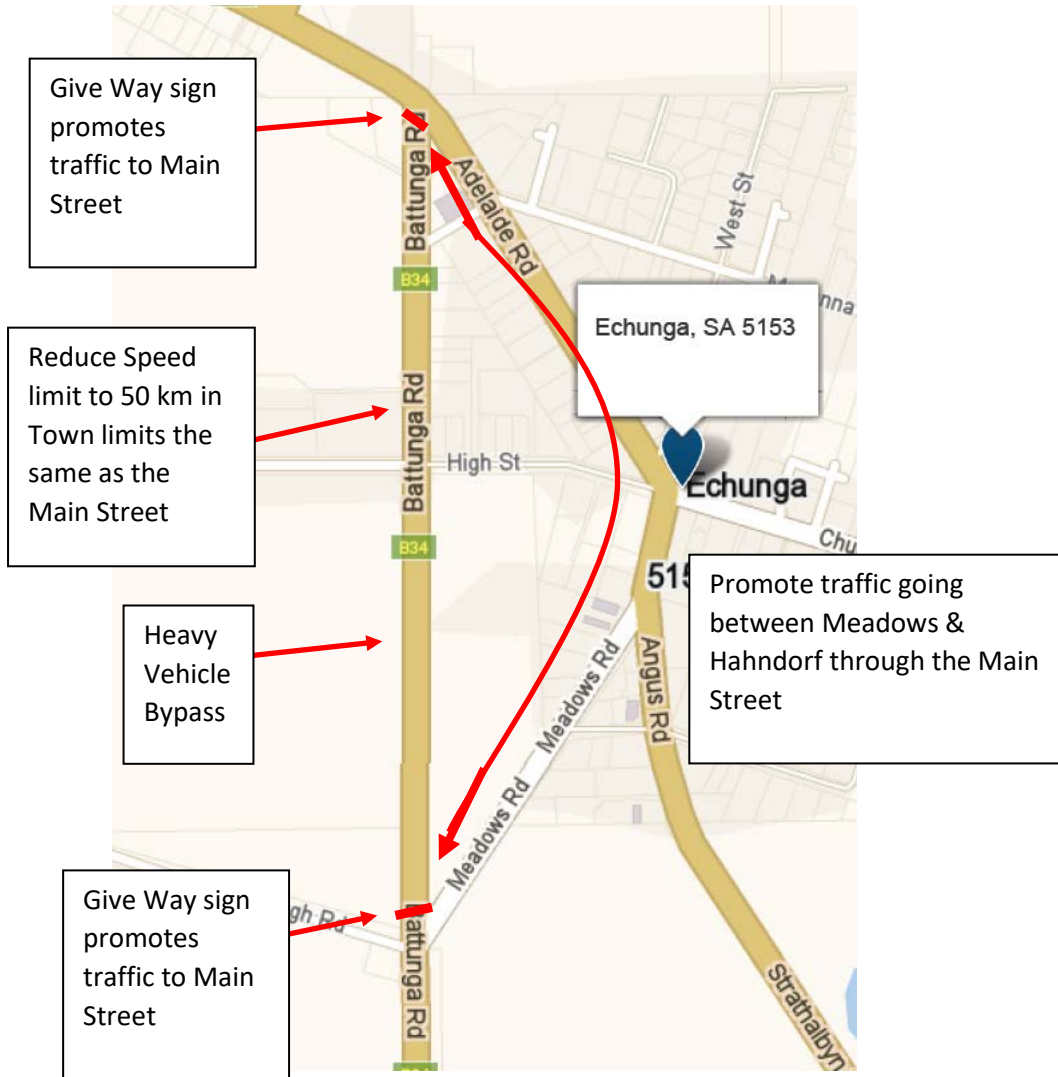
1. I live at [REDACTED] and have observed that currently the majority of traffic going between Hahndorf & Meadows most likely uses the Battunga Rd bypass rather than going through the Main street of Echunga and this was/is probably the intended purpose for this part of Battunga Rd. But if the Echunga community wants to breath some life into Echunga and help businesses in the Main street grow then finding a way to direct traffic through the Main street rather than Battunga Rd would help achieve this. The traffic is not just motorists but cyclists as well.

One way that would promote traffic to use the Main Street would be to make the Echunga part of Battunga Rd less of a bypass. Obviously Battunga Rd needs to remain a bypass for heavy vehicles and signs at either end of the Echunga entrance to Battunga Rd saying Heavy Vehicle Bypass would help.

The North End Of Battunga Rd is already a Give Way Intersection. Making the South End Of Battunga Rd at the entrance to Echunga a Give Way Intersection would help promote traffic through the Main Street as would reducing this stretch of the road to 50 km the same as the Main Street. This would promote cyclists & motorists to use the easier route of the Main Street and more likely to stop at businesses or at a café or for a meal.







2. Adding cyclist lanes down the Main street which is wide enough for this would help encourage cyclists down the Main Street.
3. Creating/promoting hiking walks/trails or mountain biking in the area would also help to bring people to the area. Areas indicated below are great for hiking.

