



***FIVE STAGE PLAN  
Revised - February 2010***

**BACKGROUND:**

The Five Stage Plan is a document the Progress Association submits to the Shire annually to flag our infrastructure needs and to assist the Shire to develop their annual plan and budget.

The process that has led to this current Five Stage Plan commenced in 2006, when the Peaceful Bay Progress Association conducted an 18 month community Vision and Planning process in response to the changes that were starting to become visible on the horizon. That process culminated in a four hour community planning workshop from which we produced the attached document ***“Vision & Planning April 2007”***.

During that process it became obvious that the scale and scope of changes predicted in the next 20 years, the impact of those changes on the community and infrastructure, and our capacity to respond effectively, required a whole-of-community approach. It is no longer appropriate, nor feasible, that various groups work in isolation to develop their specific infrastructure needs. We recognise that working together to develop shared infrastructure is more effective, cost efficient and supportive of community ownership and cohesion.

With that in mind, we formed a Community Planning Group in June 2007. This group has representatives from Peaceful Bay’s Progress Association, Sea Rescue Group, Fire Brigade and Returned and Services League Sub-Branch.

The purpose of the Community Planning Group was to:

1. Work together to develop a whole-community approach to managing the future of Peaceful Bay and developing a shared picture of that future;
2. Review the outcomes of, and the objectives set out in, the Vision and Planning project;
3. Develop a whole-community Five Stage Plan which identifies and prioritizes specific infrastructure requirements within a 20 year horizon; and
4. Develop a shared approach in working with the Shire of Denmark to implement that Five Stage Plan.

The Community Planning Group then developed a Five Stage Plan which was submitted to the Shire of Denmark on 8<sup>th</sup> October 2007.

Since that time, progress towards implementation of the Five Stage Plan lost impetus for the following reasons:

1. Within 12 months of it being submitted, the Shire’s CEO resigned and a major turnover of senior staff occurred;
2. The Shire of Denmark commenced a major review of their Structure Plan for the area;
3. The future of Peaceful Bay became uncertain with the impending expiry of the current leases in June 2010;
4. Informal conversations within the community of Peaceful Bay indicated that while there was a solid consensus supporting the priorities and major elements of the plan, there was no solid consensus in relation to some of the specific details.

Those issues have now been resolved and the Community Planning Group reconvened on 3<sup>rd</sup> December 2009 to review the Five Stage Plan and submit the revised plan to the Shire.

## **FUTURE SCENARIO: Towards 2035**

In reviewing the Five Stage Plan from 2007, we reaffirmed the broad picture of the future painted in the attached *“Vision & Planning April 2007”* document. We were also able to paint in a bit more detail.

In addition to the pressures for change identified in the “Vision and Planning” process of 2006/7, what can we expect in the next 20 – 25 years at Peaceful Bay?

1. By 2035 we can expect the two residential developments planned will be approved and implemented and possibly other developments that are not on the horizon as yet.
2. By 2035, we can expect a population in the vicinity of 2000 people.
3. By 2035 we can expect increased development of tourism and holiday facilities in the area and the district which will expand the number of day visitors.
4. By 2035 the demographic of Peaceful Bay’s population will be significantly different. This demographic will be driven by people who are currently within the 25 – 40 age group. As we are already seeing, this demographic will increase the demand for services and infrastructure.
5. By 2035, what we see today as luxury will increasingly become standard expectation.

In developing a Five Stage Plan, we have to take into account the demands of that future, and ensure that infrastructure developments will either meet, or be able to be extended or modified to meet those demands of 2035 and beyond.

### **SUMMARY OF CHANGES TO 2007 FIVE STAGE PLAN:**

The review resulted in a number of alterations to the Five Stage Plan submitted in 2007. In summary the specific changes are:

- i. Not to proceed with the general public parking area between the beach access road and the RSL memorial, and instead extend the general parking area to the west, above the swimming beach next to the toilet and shower block. Our concern is that if general parking is provided next to the beach access road it will inappropriately encourage swimming and picnicking in the boat launching area. We believe that keeping the general parking to the western end of the Bay, general recreational beach visitors will more effectively be separated from boat launching activities and boat-trailer parking.
- ii. Not to proceed with the boat-trailer park between the sand dunes below the Sea Rescue building, but rather to extend the existing boat-trailer parking area beside the Sea Rescue shed. We believe there are real environmental concerns with possible damage to sand dunes from the original proposal, and it does nothing to alleviate environmental pressure on the beach area. Also, we have been monitoring the effects of the various predominant winds across the beach and believe the resulting sand build-up would create on-going problems for entry to a parking area between the dunes.
- iii. To relocate the multi-purpose community complex to the hill above and between the current Loppings Dump and Soft Beach Track. We believe that the original suggested site at the corner of Rame Head Road and the Ring Road has significant drainage problems. The new proposed site offers more solid ground for the complex, meets the needs of the community in 2035, with better space to incorporate various recreational activities, ample parking, ideal positioning for servicing the long-term possibility of a marina around Soft Beach, and provide a more effective buffer between the recreation/functions site and residential areas.
- iv. Additional proposal for a marina off Soft Beach to meet the long-term infrastructure needs of expanded boating facilities.

The revised Five Stage Plan is set in detail below.

**FIVE STAGE PLAN:**

**Stage One: Objective: to effectively separate boat launching from general recreation and address damage to the beach environment.**

**Issues:**

There are a number of safety concerns related to ineffective separation between boat launching, swimming, picnicking and general beach recreation. There is also an increase in the number of Quad Bikes and 4WDs driving into the swimming area. These issues are exacerbated by the increasing size and number of boats that are currently using Peaceful Bay, and the continued increase that is likely to occur as various residential developments come on-line in the next 10 – 15 years. With the expected population expansion towards 2035 we need to protect the beach environment and address the emerging needs for an expanded swimming area and more effective boat launching facilities.

**Proposals:**

<b>Action</b>	<b>Timeframe</b>
1. Install bollards across the beach to create a barrier between the boat launching and swimming areas, with signs on the bollards identifying the designated areas. Chains hung between the bollards to block vehicle access to the swimming beach.	Immediate – by Easter if possible.
2. Lock on one of the chains to enable full access for emergency vehicles if required.	Immediate – by Easter if possible.
3. Install sign at entry to boat launching area stating vehicles only involved in boat launching/retrieval.	Immediate – by Easter if possible.
4. Sign at top of beach access road modified to indicate boat launching area to west, and dogs on leash and picnicking to the east towards the inlet.	Immediate – by Easter if possible.
5. To enable boat launching and retrieving vehicles to turn and reverse, install a small section of bollards at the foot of the sand dune designating “no parking” area.	Immediate – by Easter if possible.
6. Significantly extend and bituminize the existing boat-trailer park situated next to the Sea Rescue shed at the corner of the beach access road and the Ring Road, leaving an area of bushland as a visual buffer between the trailer park and the roads, with provision for separate entry to and exit from the boat-trailer park. Longer term this can become general parking if a marina is developed and the swimming beach is then extended.	Short-term – at least by Christmas 2010.
7. Investigate the possibility of widening the beach access road to allow separated pedestrian access and dune stabilization.	Short-term – at least by Christmas 2010.
8. Investigate possibility for developing a marina off Soft Beach below the multi-purpose community facility.	Long-term – 10 – 15 years.

**Notes:**

Action items 1 – 7: We have started to investigate the possibility of funding through SCNRM.

**Stage Two: Objective: to increase general parking for beach goers.**

**Issue:**

In recent years there has been a significant increase in day visitors to Peaceful Bay. General public parking space at the top of the swimming beach access steps, next to the toilet and shower block, is no longer adequate to service demand. This is creating a safety hazard on the Ring Road as cars are parking on the verges at the bend in the road which reduces visibility at a section of the road with high pedestrian traffic. We can only expect that this demand will increase as we move towards 2035.

**Proposal:**

<i>Action</i>	<i>Timeframe</i>
1. Extend the existing general public parking by developing a car park on the north side of the Ring Road.	Reasonably urgent – within the next 1 – 2 years.

**Stages Three to Five: Objective: develop a Multi-Purpose community complex.**

This proposed Western Development is to be implemented as a staged development over the next 2 to 5 years. Stage Three is planning the recreational precinct; Stage Four is building the multi-purpose complex; Stage Five is developing the recreational facilities surrounding the complex as requirements emerge.

**Issues:**

In recent years there has been an increase in the number and type of functions at the Bay, the number of people attending these functions, and the infrastructure required to successfully conduct these functions. Existing infrastructure does not adequately service these needs. There is also an increasing demand for non-beach associated recreational activities. At the same time, there has been a significant increase in the formal requirements of the regulatory and compliance environment, which requires the various groups operating in Peaceful Bay to keep formal records and conduct their business in a space outside volunteers’ homes. In addition, the R&SL has been able to successfully operate a community bus and trailer both of which need more effective garaging. With the significant expenditure required for this development, it is important that it either be equipped now, or able to be expanded, to meet the demands of the increased population and changed demographic expected towards 2035.

**Proposal:**

<i>Action</i>	<i>Timeframe</i>
1. Sited in the Shire’s designated Recreational Zone extending from the corner of Rame Head Road and the Ring Road through to the ocean, develop a multi-purpose Community Complex on the hill between the existing Loppings Dump and Soft Beach Track. This facility would house a community hall & entertainment area for at least 300 people; equipped for use as a training room; commercial kitchen; separate office spaces for the Progress Association, R&SL, Sea Rescue and Fire Service; garage for community bus and trailer; doctor’s surgery; toilet and shower facilities; and storage areas for equipment, tables and chairs. Towards 2035 this facility would become a local Country Club.	Medium to longer term – 3 to 6 years. We believe it is important to engage an architect this year to start developing the concept and plans, and that implementation would commence in the next 2 to 3 years.
2. On completion of the multi-purpose complex, develop appropriate spaces for recreational activities as the need emerges (e.g. BMX track, Skateboard Park, tennis courts, lawn bowls etc.)	

**Notes:**

- We envisage that this stage would be jointly funded through various grants accessed by a joint community approach, supported by the Shire and community fundraising.
- When this development was first mooted in 2007, it was agreed with the Shire that it may be possible to raise some of the required funding by sub-dividing and creating four or five new leasehold properties on land where the existing Community Hall, old Sea Rescue shed and parkland are currently situated.

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