

# PLACEMAKING

ENGAGEMENT SUMMARY REPORT

## THE OLD BUFFALO SITE – PHASE TWO

20 MAY– 11 JUNE 2021

Report Completed for the Team Leader Sport & Recreation Planning  
Written by the Digital Engagement Partner.  
June 2021

## INTRODUCTION

In May 2021, we engaged with the local community and key stakeholders share their view on two different concepts for the former Buffalo space, based on the feedback we received from them in November 2019.

Feedback received from phase one of engagement in 2019 demonstrated that respondents would like to see this space repurposed for the benefit of children, young families, adults and visitors to the area

The key themes identified during this phase of engagement were then used to inform the creation of draft concept designs for the site for the second phase of wider community engagement – inviting the community to provide feedback on two concept design proposed.

This report provides the engagement methodology and engagement outcomes.

All submissions have been collated and are available in the appendix of this report.

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## BRIEF DESCRIPTION OF ENGAGEMENT METHODOLOGY

This community engagement ran from 20 May to 11 June 2021, a total of 22 days.

The views of the community were collected via:

- Council's website - The council website provided the opportunity to complete an online survey.
- Hardcopies were available upon request and at the drop-in sessions.
- Emails.

And promoted through:

- A registered user update - via email to a 15,000 database.
- Corflutes were put up on site.
- CoHB Twitter account every week for the duration of the engagement.
- CHB Instagram
- Two Facebook posts were put on the CHB page reaching over 6.2K reach
- Newsfeed on the City of Holdfast Bay corporate and engagement sites.
- The homepage of the CHB site and the YourHoldfast Community engagement homepage.

## ENGAGEMENT FORMAT

The community were asked to select their preferred option, based on their initial answer, this would determine the questions to follow.

### 1. Please choose your preferred option (one or two)

- 1.1** Please tell us the features or like/dislike about your chosen concept design
- 1.2.** The tram is not included in this concept (key number 18), do you think the tram should be included?
- 1.3.** Are there any features in option two that you would like to see in option 1
- 2.1.** Please tell us the features or like/dislike about your chosen concept design
- 2.2** The tram has been moved within the site in this concept (key number 17), what is your preference?
- 2.3** Are there any features in option one that you would like to see in option two?

**3.** The Bike lane bypass (key number 10) has been diverted off Adelphi Terrace  
Do you like, dislike or are indifferent to this?

**3.1.** If you dislike, please explain why and suggestions for improvement.

**4.** Thinking about the people who would visit this site, what type or style of food and beverage outlet do you think would best suit this area?

**4.1** What type of food and drink do you think should be offered?

## DATA ANALYSIS

All data has been independently reviewed by the Digital Engagement Partner. For the purpose of this report the data combines the results from the online and hardcopy responses where possible.

## HOW THE FEEDBACK WAS RECEIVED

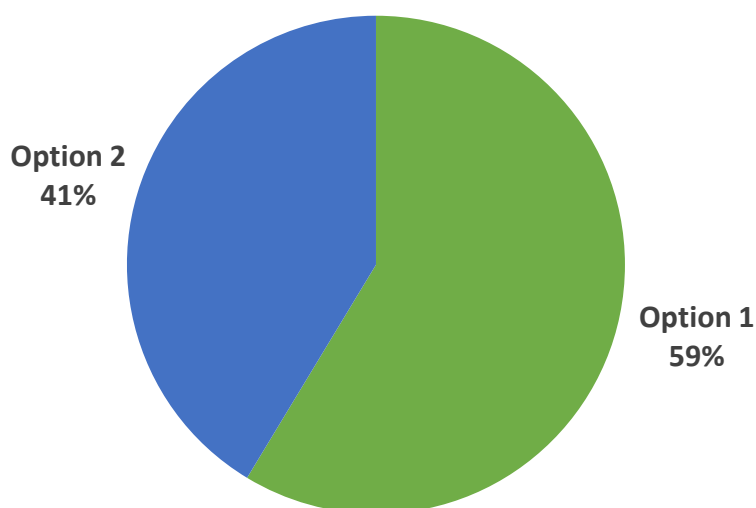
- Eight email submissions.
- 35 submissions via hardcopy survey.
- 144 submissions via Your Holdfast online survey.
  - The project page was visited 2.21K times over the full course of the project.
  - Traffic to the site came from the engagement newsletter, directly, Google, the CHB site and Facebook
  - 118 people viewed the FAQs.

## OUTCOMES

One hundred and seventy nine (179) formal submissions were received online and hardcopy during the engagement period. Below are results of these submissions.

### 1. Please choose your preferred option:

- 105 participants chose Option 1 (59%)
- 74 participants chose Option 2 (41%)



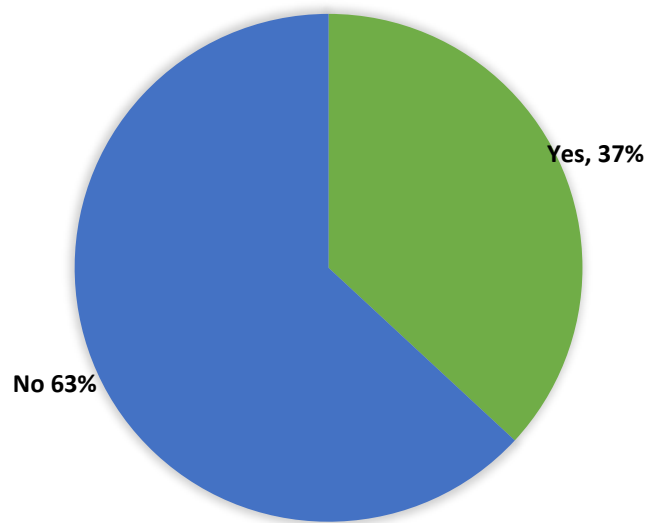
## OPTION ONE PREFERENCE:

**1.1. Of the 105 participants that chose Option 1, they were then asked to select what features they liked/disked and were indifferent to.**

	Dislike	Indifferent	Like
A. The location of the cycling/running track	6	28	71
B. The kiosk and public toilet layout, to establish new toilet facilities as part of the larger kiosk	3	7	95
C. Event Space over the water	1	14	90
D. The promenade	0	15	90
E. Viewing Platform	2	11	92
F. The Shoreline	0	15	90

- The majority of people liked the features in Option 1.
- Six people disliked the location of the cycling/running track.
- Two participants (2.2%) disliked the viewing platform.

**1.2 The tram is not included in this concept (key number 18), do you think the tram should be included?**



- 65 did not think the tram should be included (63%).
- 38 replied yes, they thought the tram should be included (37%).
- Two participants did not respond.

*See Appendix 1 for written results from participants who said 'yes, it should be included'.*

**1.3 Are there any features in Option 2 that you would like to see incorporated into Option 1?**

A significant proportion of responses indicated that they would like to see Option 1, with less hard-stand area and more picnic areas, with the inclusion of more planting and reeds that were proposed in Option 2. In addition, there were a few responses with the desire to retain the tram and integrate it into the design as shown in Option 2. A minority indicated that the running track, amphitheatre and retention of the existing toilets in Option 2 would be preferred.

*See Appendix 2 for full list of comments regarding any features in Option 2 that respondents would like to see incorporated into Option 1.*

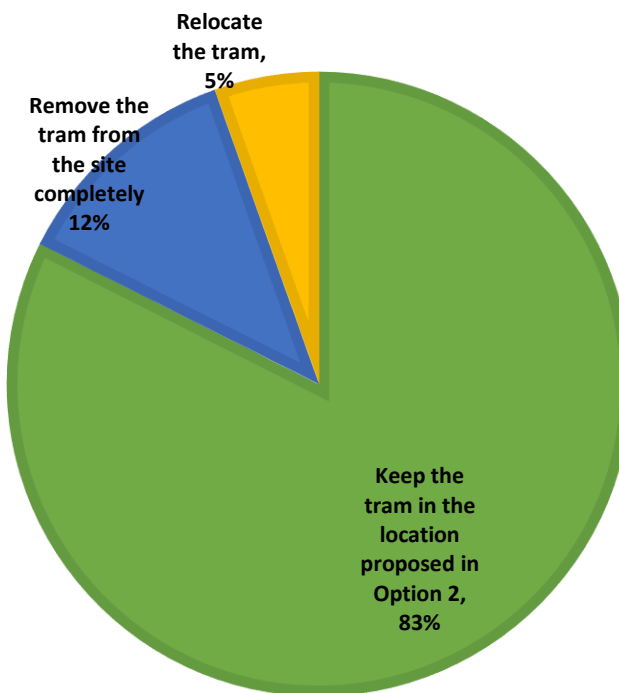
## OPTION TWO PREFERENCE

**2.1 Of the 74 that selected Option 2, here are the features they liked, disliked or were indifferent about;**

	Dislike	Indifferent	Like
A. The location of the cycling/running track	7	23	44
B. Event Space over the water	8	9	57
C. The promenade	4	13	57
D. The planting and reeds	8	12	54
E. The picnic area	6	9	59
F. The Shoreline	3	8	63

Comparatively those that chose Option 2 over Option 1 disliked or were indifferent to more of the features that those that chose Option 1.

**2.2. The tram has been moved within the site in this concept, what is your preference**



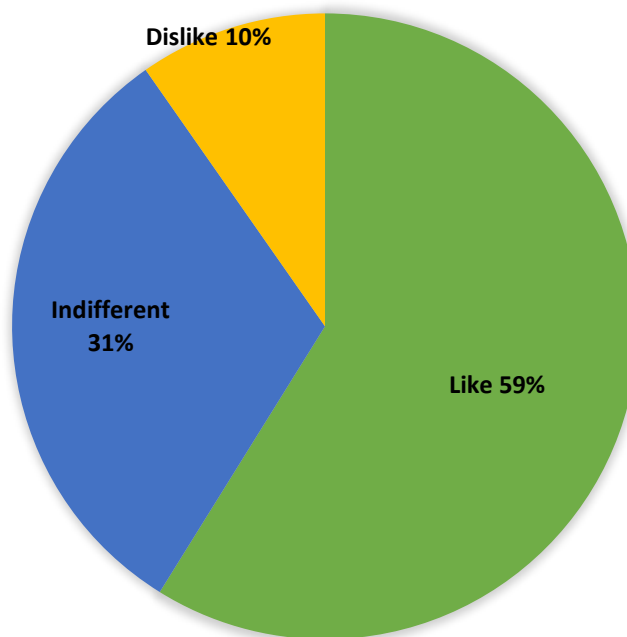
- Four participants wanted to relocate the tram (5%). Suggestions were to relocate the tram to:
  - Moseley Square;
  - Nearby, maybe not as prominent;
  - More aligned to the road - in its present location it forms a visual blockage; Take some car parks - parking cars should be discouraged from this area - safer.
- Nine participants wanted to remove the tram completely (12%).
- 61 participants wanted to keep the tram in the proposed location in Option 2 (83%).

### 2.3. Are there any features in Option 1 that you would like to see incorporated in Option 2?

Generally participants commented that they preferred the layout and design of the kiosk and viewing platform in Option 1. Participants also commented that they would like to see more shade and shelter, picnic spaces and bike racks.

*See Appendix 3 for any features in Option 1 that participants would like to see incorporated in Option 2.*

**3. In both designs the Bike lane bypass (key number 10) has been diverted off Adelphi Terrace, participants we asked what they thought of this**

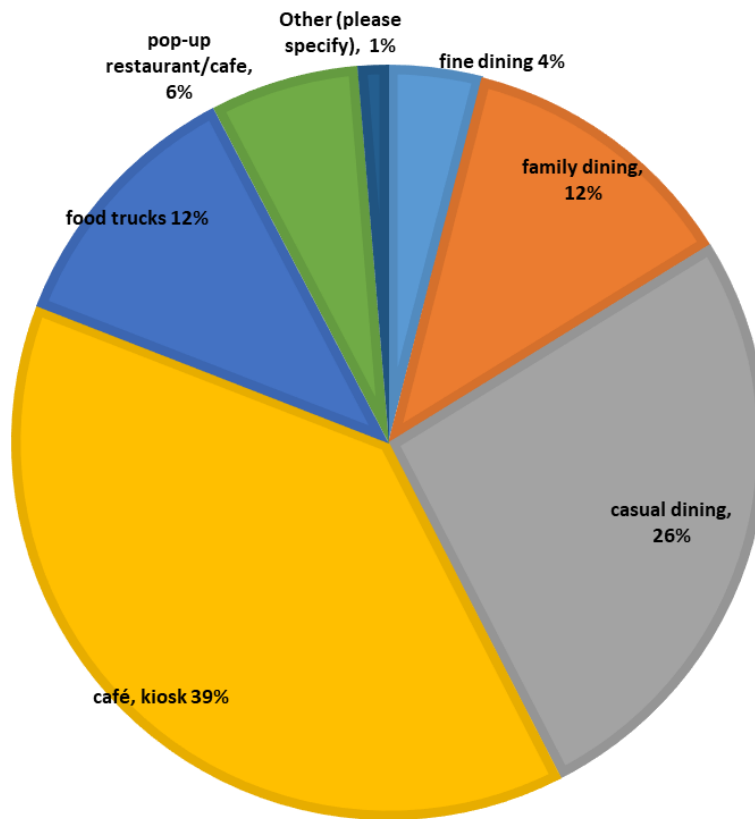


- 103 participants liked the proposed idea (59%).
- 55 participants were indifferent to the concept (31%).
- 17 participants did not like the concept (10%).
- 4 participants did not respond.

**3.1** Ten participants who disliked this concept commented with a negative sentiment; that it was dangerous for pedestrians and children. A common response indicated that cyclists will continue along Adelphi Terrace which may be a safety issue with the proposed 45 degree parking, slowing traffic down as cars manoeuvre in and out of parking spaces.

*See Appendix 4 for 'Suggestions to improve the bike lane bypass'.*

**4. Thinking about the people who would visit this site, what type or style of food and beverage outlet do you think would best suit this area?**



- 145 would like to see a café kiosk area (39%).
- 116 participants would like a café/kiosk (39%).
- 99 participants would like a casual dining option (26%).
- Other suggestions (2%) included: BBQ Facilities, mix of fine and casual dining; Needs to be something like the Broadway on the esplanade; Need to keep people in the area which should be an enclosed area, Open-air bar similar to Salt House in Cairns, perfect location!!!

**4.1 What type of food and drink do you think should be offered?**

Comments showed an overwhelming support for casual affordable dining options. Below are the four most common themes;

- 46 comments specified the venue offer **coffee/tea and cake**.
- 23 supported alcoholic beverages / licensed venue whilst eight specified that the offering be **non-alcoholic**.
- 20 comments specified the need to have **healthy** options.
- 11 requested a (decent) **fish and chips** offering is needed.

*See Appendix 5 for 'Comments regarding the type of food and drink participants think should be offered.'*



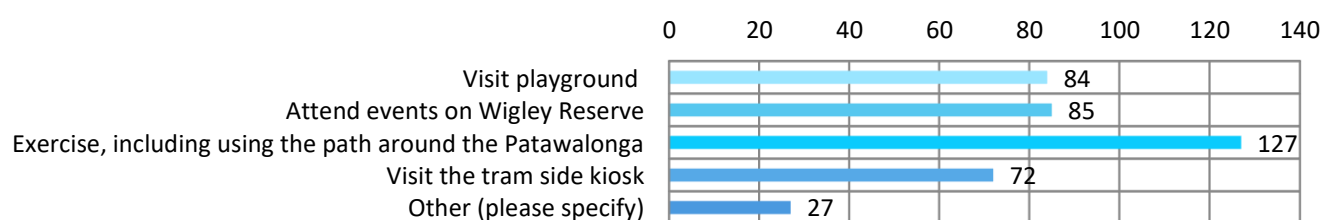
## ABOUT THE PARTICIPANT

### Do you currently visit Wigley Reserve or the Patawalonga?

- 169 replied yes (94 %).
- 10 replied no (6%).

### If yes, for what purpose? (Select as many as relevant)

- The main purpose for visiting was exercise.
- Other: picnic lunch, cycling, walking/walking the dog, kayaking, cycling, car shows, enjoying nature/dolphins.

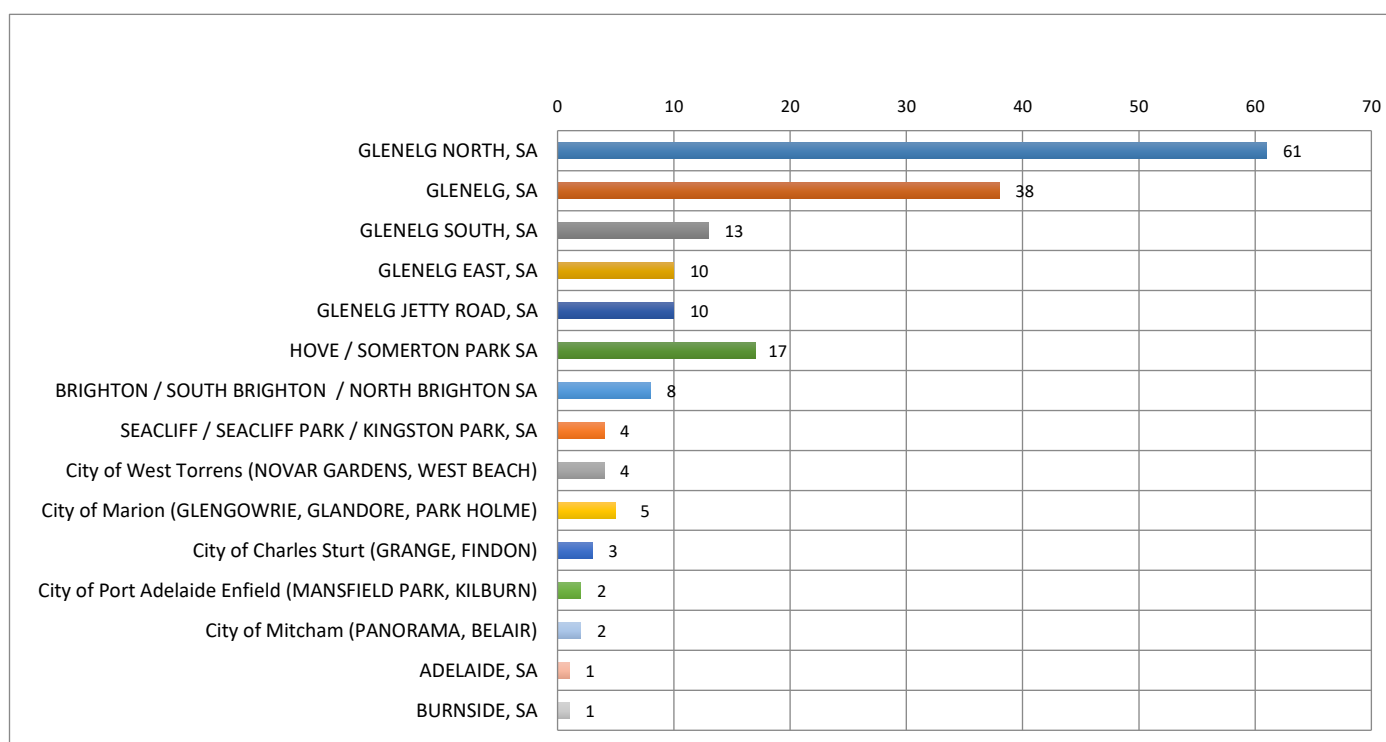


## Age

- 6% (9) were between the ages of 19-30
- 29% (41) were between the ages of 31-45.
- 30% (43) were 46-60.
- 35% (51) were between the ages of 60+.

## Suburb

Participants were asked to identify what suburb they reside in. Results are shown below.



## SUMMARY OF FEEDBACK and COMMENTS

This engagement received high volume of local residents from around the area. This level participation indicates that this is an area/project the community feel strongly very about.

Feedback received was very positive both for the opportunity to comment and for the project itself.

Four common themes were identified in the feedback from the engagement:

- **Support for the development of a café, kiosk, bar or restaurant** (36 comments) with a further 12 comments requesting a deck over the water.
- **The need to recognise the history of the area** including, Kaurua significance, Buffalo replica, landmark or sculpture and the importance of considering and maintaining a historical or cultural feature (21 comments).
- That **the site be returned to quality open space with native vegetation**, additional natural shade and trees, seating and places to relax (19 comments).
- **Providing spaces and amenities to support community events** and performances (nine comments).

Additional comments worth noting included concerns relating to cost of the project (1) and that ongoing maintenance costs should be kept to a minimum (2). In addition concerns for water safety and fencing was also raised (2).

*See Appendix 6 for 'General Comments'*

## APPENDIX

### Appendix 1: Where should the tram go? *(All comments are written verbatim)*

1. Eat the kiosk
2. on the edge of the grass around 7 and 13
3. Behind the dune seating
4. 8
5. Near kiosk
6. Current location or near to.
7. Near the Wigley Reserve playspace
8. a prominent sculpture depicting historical significance and recognition of first nation people
9. The tram cost \$150,000 to put where it is and should just stay there
10. The area between 9 and 10 or near 14 alongside the walkway
11. Need to see options - shame for it not to be there
12. as part of cafe/kiosk
13. Close to current position
14. In the general vicinity that is is at present
15. Near carpark
16. Possibly the grass patch near key 20.
17. Near key# 13 ... it's really a locator and a great bit of history to share - kids love it too
18. Behind number 5 on this concept plan as part of the kiosk seating or to be hired as a room for children's birthdays etc.
19. at the beach house for kids parties
20. Not fussed but could be near 13. It is part of the history for Glenelg so should be retained somewhere in the precinct. We need to have more attractions for tourists to go to.
21. Possibly just further north on open grassland? or closer to Adelphi terrace like where it is now, wherever there is space
22. South of no. 13
23. Leave it where it is, enhancing the features around it.
24. As part of kiosk or close to it's current location
25. near where it currently is, maybe near location 7 or 13
26. Near 20, parallel to Adelphi Trce. Or near kiosk to utilise seating.
27. 18
28. Close to current location as possible
29. Under the canopy (because its current canopy is not attractive and the tram is fairly exposed to the elements). Tram can be a windbreak for outdoor diners as a cold wind often blows through. Keep tram open for internal access.

Appendix 2: Full list of comments regarding any features in Option 2 that respondents would like to see incorporated into Option 1. *(All comments are written verbatim)*

1. A cafe/restaurant instead of Kiosk
2. Ensure "NO FISHING" off this lower area & more bins
3. Perhaps some of the reeds to the location key number 20
4. I don't like the water access in option 2 as water quality may be a health and safety issue
5. I like the stepped amphitheatre
6. As long as there is a cafe, kiosk and the facility has a lifespan longer than the town hall playground
7. the tram
8. preservation of tram
9. i think the more greenery the better...and lets not forget we need shade for these areas, albeit natural or structural
10. I would like to see the inclusion of the reeds around the water landscaping.
11. Benches to sit on in sunshine when not visiting kiosk for coffee. Running cycling track wide enough for walkers too. Leave existing toilets plus new ones at kiosk. Tram has had rats so leave tram if vermin can be eradicated permanently. Not interested in event space for noisy shows, music etc. Enough at Glenelg already. Need it to be a peaceful park like area please.
12. The tram
13. How about a spaced area maybe with sloped grass seating to have small bands or buskers to play and people can view in relaxed comfort. This area could also be used for movie nights?
14. Not really, I love option 1 for its natural shapes and tones. The inclusion of aboriginal art is also very important and any more involvement of aboriginal art or culture would be so culturally beneficial! Either way both beautiful designs and I'm excited for it to go ahead.
15. The running track design of option 2 is better in my opinion
16. Picnic area ... plenty of seating and tables ... not nearly enough in playground area and facing wrong way ... so suggest 2 way seats -  
And please retain the tram!
17. There needs to be some on site carparking. I accept it may be too late but it should be seriously considered.  
As a minimum even if its to help drop off the elderly or drop things off that are heavy ie Food/esky/play equipment.  
The best thing about the park currently is you can sit in the car (for free) and eat lunch/watch kids play/watch the water.  
Its great to have all these new facilities but if no where to park easily to get to it, what is the point?  
There is not enough car parks there (as is) esp. when events are on.  
Thxs  
[REDACTED]
18. I like the way the ramp to water's edge seems better suited to strollers, wheelchairs etc. I like the dunes stepped lawns facing the water.
19. Water features
20. No. Option 1 is far superior

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21. Maybe just maximise or push out the area leading to the water. Option 2 seems like its a bit bigger/spacious here so push it out a bit more?
22. The grass terraces. I think they are called the dune lounge
23. modern grassed areas, nature play areas with water play and sand play
24. Would like to see some fencing on the raised stairs/event space for child safety
25. The layout of the kiosk and seating in Option 2 is preferred
26. The large stepped grass area is an excellent idea (ignoring the poor guy who has to mow it)
27. Not really. I think the most appealing aspect of option 2 is the terraced lawn, however I think the smaller "dune lounge" portion of option 1 is a better approach (I suspect the very large terraced area would not get as much use as the smaller "lounging area")
28. As part of the kiosk
29. Reeds are nice [currently ugly rocks are visible]
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Appendix 3: Full list of comments regarding any features in Option 1 that respondents would like to see incorporated into Option 2. *(All comments are written verbatim)*

1. Healthy fish cafe with boats to hire
2. There definitely needs to be a restaurant/bar and kiosk, should really be at waters edge to take in the view!!!! Very disappointing if not!!!!
3. More shade and picnic space
4. shade area extended
5. A toilet space and a bike rack.
6. The stepped frontage to the north of of the old Buffalo site looked effective and could add to the design of option 2.
7. A bit of a boardwalk would be nice.
8. The larger canopy for extra shade
9. In the Picnic Area have more shade. Or move the picnic area as 06 the dune lounge can be used as an amphitheater with section 20 open space used for the entertainment e.g. open air cinema, Sunday music etc. If the intention of the dune lounge is to for watching entertainment, then don't plant trees in the Picnic area.
10. No I don't like either . Too much concrete skateboards haven!
11. Lawn and garden layout
12. The flow around the kiosk area looks better.
13. The main thing I like is the water edge is fenced! What on earth are the council thinking in option 1? There are so many young children in the area - mine included - & with the park / grass area there - accident waiting to happen. Every parent's nightmare. Definitely option 2 only because it's fenced around waters edge. Plus I like the clear undercover area as let's face it - cafe could still be used in poor weather. Provides shelter. More useable all year round.
14. A water feature fountain or a small play area for kids, seating along path, there's plenty of cafes shops we don't need another one but the tram coffee is awesome. Let people eat elsewhere
15. Bike lane bypass.
16. Neither of the designs make use of the water and views! I would like to see a restaurant/bar overlooking the water with a kiosk attached and facing the playground (parents would love access to a kiosk. The restaurant/bar would answer a real need with more apartment living in the area. Simple food in a stunning environment. I like the shape of the kiosk in option 2.  
I think both options fail to answer community needs.
17. The canopy seems much larger - is it weatherproof
18. We liked the low walking line to the water, but are worried about water safety for our children. Option 2 looks better as it is fenced and also incorporates the historic tram
19. The natural material and general aesthetics of Option 1.
20. I think the aesthetics of Option 1 better suit the lake environment of the Patawalonga, e.g. use of wood and natural materials for the kiosk.

#### Appendix 4: Suggestions to improve the bike lane bypass. *(All comments are written verbatim)*

1. might be fair enough for casual cyclists, but Adelphi Tce is a commonly used road for road cyclists (myself included) and it would be more hazardous to have fast moving cyclists in an area thats more proximate to pedestrians and dogs. These cyclists will just continue to ride along Adelphi Tce
2. Leave the bikes on the road
3. Keep speeding cyclists bikes off Pat area as dangerous for us older walkers already and children, with current bikes along the popular walking trail. We like to walk on water edge. Avoid parking ticket machines on Adelphi Tce too.
4. bikes are dangerous for pedestrians
5. To close to people walking and admiring the waterfront. The bike track should be along or closer to the Highway. Less chance of accidents with pedestrians and especially little children
6. To close to people walking and admiring the waterfront. The bike track should be along or closer to the Highway. Less chance of accidents with pedestrians and especially little children.
7. New position has it going past where people / kids are playing, eating ... speed of bikes and disrespect by riders to others would make this a dangerous option . If it needs moving make a path along the edge of the park, roadside.
8. Keep bikes away from the main area
9. The bikes going through in between the cafe and the water front will prove a hazard to walkers and people enjoying the space.
10. I have seen too many near misses with bikes being ridden too quickly - young children and elderly walkers can't get out of way fast enough - all too often bike riders do not have or do not ring their bells.
11. Speeding cyclists near pedestrians

Appendix 5: Comments regarding the type of food and drink participants think should be offered. *(All comments are written verbatim)*

1. cheap and affordable
2. Something similar to the Boatshed Cafe at Hallet cove with options for seated dining a great range of quality food options plus a kiosk outlet where people can buy simple food items like chips, toasties milkshakes, coffee etc.
3. cafe/restaurant style. Not fast foods!
4. a diversity of casual dining
5. Cafe style, coffee, sandwiches, etc
6. A good mix of snack food and some meals. Could maybe serve breakfast?
7. Cafe style items with the option for something nicer if needed
8. Quick and good value meals for families at playground and people out walking. Coffee/drinks/ice creams/quick light meals such as pastries, sandwiches, etc and a range of goods to grab quickly for very young children eg sultanas, healthy chips, fruit etc
9. The Bay is in need of a "healthy" fish cafe -- casual, with wine available
10. Coffee, cafe meals
11. The current kiosk style shop works well
12. Cafe food such as sandwiches/rolls, pastries, hot dogs
13. Tea coffee cake
14. Food for families with kids - quick!
15. Cafe style non-alcoholic.
16. simple, casual, snack,, quick lunch, family/child friendly
17. Cafe food, similar to the one at Broadway
18. Breakfast, lunch, dinner, alcohol and kiosk
19. Cafe style food with outside tables and chairs to enjoy the view.
20. Family friendly dining. Salt House in Cairns a good example
21. take away that can be enjoyed anywhere in the reserve
22. Burgers, sandwiches, cafe style, to pizza cafe.
23. Healthy take away & dine in options
24. Hot and cold drinks (non alcoholic), food that is tasty/healthy that can be eaten either at a table or taken away
25. casual dining/kiosk style - facility alcohol free
26. quality local produce, casual cafe
27. Seafood, burgers, healthy options. Wine, beer and coffee
28. Cafe style aka Nightcliff Foreshore Cafe in Darwin <https://www.foreshorecafe.com.au/>
29. Healthy, fresh/local ingredients
30. Casual cafe style for breakfast lunch and dinner
31. Good quality, reasonably priced.
32. kiosk or beachside cafe food and coffee
33. Coffee Tea danish's cakes hot chips pies paaties sandwiches
34. coffee, juices etc, would be a great destination for a casual drink, casual dining, cafe style
35. fish and chips
36. Modern Australia - with take away option



37. healthy options and also to go juices/snacks
38. cafe style / outdoor dining / good quality local seafood outlet (dine in and/ or take away
39. Bush tuckers
40. Coffee cake sandwiches cafe style food breakfast lunch options
41. casual cafe, ice creams, coffee
42. i think it needs to be a casual option, coffee ofcourse, take away foods (as long as you introduce more bins for rubbish) , ice creams for kids in summer
43. Options for cafe dining with kiosk and take away facilities. Licenced with the ability for patrons to have a drink without having to dine in.
44. Light meals
45. I think the food trucks are a great idea as it can then be swapped around and give business the opportunity to share the space. Also incorporating healthy options.
46. Pies, pasties, sandwiches, cakes etc plus soft drinks, coffee and tea.
47. not commercial fast food but good wholesome family casual food
48. It would be great to have a day time and night time option. Daytime for families, evening casual dining. The view is great but playground and sport mean fine dining is not sought after here.,
49. Coffee. Cool drinks. Light snacks. Icecream.
50. coffee, cakes, cafe-style meals
51. Tacos
52. My ideal is coffee and cake while viewing the Pat.
53. Cafe type food. Children friendly.
54. Coffee
55. Coffee, light meals
56. Simple snacks, coffee, wine, engage current transport people to continue
57. Cafe food, snacks, coffee
58. Not too fancy
59. Fish and chips and other takeout
60. Plant based fresh healthy
61. Tea, coffee, water, juice etc... sandwiches, cafe type food.
62. Cafe style food and drink with a liquor licence after 12.00 pm.
63. Breakfast, Brunch and Lunch
64. Light Snacks, and kids menues
65. Gluten free
66. None. Note the incredible food offerings already in the adjacent parts of the Glenelg precinct
67. Healthy options and snack, coffee
68. Hot and Cold beverages, Ice-Cream, Hot Dogs American style from a trolley. Sauerkraut, Mustard etc. Fish and chips
69. Affordable family meals and GOOD COFFEE!!
70. Things for kids at the playground
71. Breakfast and lunch sit down and take away healthy food
72. Kiosk/Cafe
73. something for everyone
74. I feel food trucks can cater to everyone, I imagine it being mainly used for family picnics and days out with the kids.
75. fast food like hot chips, hot dogs..etc. Alcohol
76. Gourmet Quality Food

77. Predominantly sea food ... really well done fish and chips ... good too use non throwaway plates cutlery etc. Also foods w native ingredients, feature SA producers, cheese, meats, platters, fruits... not franchises

78. No alcohol

79. Seafood, Beef and Lamb with Beer and Wine

80. Cafe style food, although different to the fare offered by the awesome Orange Spot bakery. Perhaps with a healthy eating focus, with gluten free and vegetarian options.

81. Quality yet affordable for family. Supports regional SA producers.

82. basic stuff for kids/families - but have capability to add food trucks for larger events

83. Family-style quick meals for families - Viet salad bowls with meat options - like Sonta offer, hamburgurs, salad/protein wraps, yoghurt, cakes, coffee . Quick, fresh, easy prep but high quality at a moderate price.

84. Cafe/Kiosk type food - burgers, chips, toasties, salads, seafood, ice-creams and soft drinks, coffee etc...easy, quick and cost efficient for families

85. Both healthy and also fish and chips and good coffee.

86. Italian with full wine list

87. Coffee, snacks, casual lunches and dinners that will not compete with the Watermark or nearby bakery. Food such as healthy options like salads and wraps as well as fish and chips

88. Cafe style

89. Casual. Keep people going for food at Holdfast shores or Jerry road. There's pub and bakery. Show support for local business

90. Informal menu for families

91. Family meals

92. normal cafe food not expensive for families

93. food with low to no disposable cups/cutlery or it will all end up in the river.

94. Coffee, tea, natural juices, NO SUGAR soft drinks. Fresh salads, baguettes, sandwiches

95. Large variety of quality food, options for alcohol

96. As above and could include alcohol. Needs to be able to have an enclosed area for dining so it is utilised all year round. Option 2 would be too open and be subject too the elements in winter.

97. Upmarket cafe, with all weather structures including outdoor heating.

98. Basic. No cooking, just heating.

99. Drinks, snacks, cooked food including casual/quick food but also option café style for sitting down & eating. Ice creams

100. light meals, snacks, take away

101. Simple food and wine. Salads, fish, anti pasta, wood fired pizza, pasta - Mediterranean style

102. Anything that is healthy and is not in plastic or in containers that cannot be recycled

103. The very best coffee possible. Get a good machine and top shelf barista and make it a destination coffee destination. Good quality healthy food.

104. healthy

105. Coffee, light meals, food to take and enjoy in the area rather than a seated facility

106. Hot and cold snack food, hot and cold drinks,

107. Seafood restaurant reasonably priced to encourage visitation

108. Better quality than fast food

109. kiosk food. non-alcoholic drinks only. u destroyed a restaurant there why have another?
110. cafe
111. Something similar to Broadway kiosk.
112. Coffee / kiosk with quick food options
113. coffee, snacks and light meals. Alcoholic beverages in specified sit down licensed dining area.
114. Light meals & sandwiches; hot & cold beverages;
115. Open air Bar same similar concept to the 'Salt House' Bar in Cairns Marina
116. Just coffee / beverages and snacks. Not meals.
117. QUALITY Breakfast & lunch, coffee, alcohol
118. Options for casual dining and takeaway. Fully licensed.
119. Casual dining / kiosk where you can sit in or grab some take away and sit on the lawn or by the water
120. Casual bar/pub style
121. Sandwiches, pastries, cakes, savoury and sweet snacks, hot beverages and soft drinks - NO ALCOHOL
122. Coffee and Cakes
123. Premade quick service lunches/cakes/sweets, interesting al la carte breakfast/brunch options
124. Quality cafe / takeaway style food would probably be best (including good coffee / beverages). I don't think it's really suitable for "destination dining" - the marina already struggles to maintain "upscale dining" options
125. Fresh Healthy food
126. Variety of options
127. Casual options including food and drinks for young children
128. Cafe style lunch and breakfast, coffee and alcohol
129. casual fast delicious cafe style for families
130. Bakery style food, hot & cold drinks
131. Any that also provides casual refreshment for visitors.
132. Casual food and refreshments
133. Ideally, I'd like a cafe/restaurant for dine-in, but also great takeaway options. This could be a great opportunity to have somewhere in Glenelg that serves decent fish and chips - to dine it but also takeaway so you can sit out by the Pat.
134. cheap and affordable

Appendix 6 – General comments. *(All comments are written verbatim)*

1. I think it's great what you are proposing and the end result will be an asset to the area.
2. Keep the nature and local aboriginal cultural heritage at the centre
3. This looks fantastic, great work!
4. Could you maybe ask one of the many existing food truck services in Adelaide to put down some roots at the kiosk?
5. As long as there is adequate shade, lighting at night and appropriate bin placement it will work well. Having the tram access to this point will be detrimental to the family and safe community vibe. There are already too many issues with drunkenness stemming from tram access to jetty road and it is a health and safety concern. We shouldn't have to walk to work at 9am in the morning and be exposed to disputes and displays of vomiting. The winter months are a slight reprieve for jetty road but summer time has been a disgusting issue.
6. Pleased something is happening, I thought the Buffalo could be utilised better, cafe etc
7. Needs a restaurant and bar
8. Like the planning work to date
9. Option 2 doesn't look good. Too much like Melbourne haha
10. Great development
11. Remove the signs from the heritage tram!
12. It would be nice when the leases expire to rid the Pat of the boats and make it a recreational lake like the Torrens. Paddle boats, kayaks etc. even fishing.
13. Would love a kiosk and a memory of the buffalo
14. It would be great to include public art. It is a unique opportunity to utilise a handsome part of Glenelg, some type of food/drink offering and seating is a must.
15. It is such a great opportunity to use the space for multiple use with a cafe/dining opportunity as a definite.
16. It would be great to see the area updated with more facilities for all age groups
17. The option 1 looks fantastic, brings very good vibe to the bay. I love the space for events and the added viewing platform.
18. Please maintain as many car parks as possible, its very difficult to get a park anywhere in Glenelg on weekends
19. this could be a very simple re developement of an area, which already has the views/water, a great park and play ground...so keep it simple and cost effective

- 20.** I love the design, thank you for the ability to give feedback. This is such a beautiful and underutilised area, I think it is important that the area is appealing to all groups, families, tourists, older residents, social and sporting groups. It is also important to have decent toilet facilities, automatic toilets are not appropriate with cafe dining or for families.
- 21.** The Glenelg foreshore and surrounds is in dire need of things to attract visitors and residents a nice environment for families, old and young, so plenty of bench seating etc
- 22.** Option 2 does blend in with the Wigley Reserve grass area, from a visual perspective and as a public facility.
- 23.** Noise is often forgotten when redevelopment is undertaken. it would be good to "calm" traffic on both sides of the area. Given the low volume of traffic could one lane be removed from Northside of Anzac Hwy; alongside Wigley Reserve - use extra lane to add extra parking and remove parking close to recreational areas. Cost would not be high and would remove an element of noise as well.
- 24.** Concerned will loose a quieter area and do not see need for crowds to be encouraged to the sites. I hope my comments reflect a need for a park like setting with adequate seating as Glenelg North has high percentage of older walkers and dogs. A drink fountain and dog tap idea.
- 25.** Both concepts look brilliant and I would be happy with any upgrade to that area.
- 26.** Fantastic to see council is doing something that looks so good. Keep up the good work.
- 27.** The tram must be retained, it is a very important part of Glenelg history. More toilets are needed around the lake.
- 28.** I don't like the lower bit near the waters edge it will get slippery and full of rubbish
- 29.** I think Option 2 looks great.
- 30.** Make sure the cafe seats get more shade in summer
- 31.** I love "evening activation" and "feature lighting" of Option 1!
- 32.** Lawn and a BBQ area with a shelter is more than sufficient for this area.
- 33.** Why wasn't I consulted first?
- 34.** Some seating down on the waters edge would be nice. Need some water taps for cyclists to fill up bottles.
- 35.** Should Make the new cafe 2 stories with seats on the roof with some shade.
- 36.** Wheelchair accessibility in all areas so no steps anywhere. Would prefer kiosk/cafe on the waters edge with a walkway in front.  
Blend in sail like playground into new area. Lots of benches and tables around grass areas. If you have a lot of concrete areas you will attract skateboards in the area most like in the evening which could be troublesome.  
Bike path to encourage cyclist to go around the Pat instead of over the lock.  
Both designs have to many concrete walls which could lead to people falling especially children  
If you have planted areas by the waters edge they will just collect rubbish  
The wheelchair accessible toilet should not be a mixed ambulant unisex. It should be for persons with a disability so more toilets are required in the plans.

I am really happy the area is to be improved but feel your plans have missed the Mark unfortunately but do like the way you have kept the area family friendly with a casual relaxed feel with a more picnic feel.

**37.** We overlook the reserve

**38.** This has the potential to be special ... playground falls just short (not enough equipment) , so let's get this right! Tram please!

**39.** Refer to above comment for water access for kayaks.

I am the [REDACTED]

Many of the residents are old and not computer literate. No letterbox drop was undertaken for this consultation - there were not aware of the walk-in sessions on Wigley Reserve, nor the planned development.

The existing carpark is currently used in evenings for groups of motorbikes that congregate, rev engines, do burnouts and monos down Adelphi Terrace. The removal of this carpark is welcomed!

The concept design options are a significant improvement on previous concept designs that included open air kiosks, with licensed bars and live music. This would have had noise impacts on residents in the area and would be an inappropriate use of ratepayers money to develop a venue in direct competition with existing businesses in the area.

**40.** The design doesn't appear to take into account the recommendations which where for dinning over the water as well as a walking track

**41.** Please streamline the pedestrian crossing at Adelphi Terrace and Anzac Highway! It's so hard to go from the park/playground to the bakery (Orange Spot) - 3 separate crossings to get across the intersection - it's hard work for young families or movement impaired, and too many people take a risk by crossing not with the signals there.

**42.** I like a bit of both. I think shaded areas, picnic areas/seating area would be good. Would like to see a kiosk or cafe.

**43.** i live across the road, this has been a long time coming, (i have two infant children) so this is perfect timing. option 2 is fantastic - well done!

**44.** Should develop into a community family-friendly meeting space like the Broadway Kiosk has become. Offer coffee, breakfast, lunch, dinner. Casual but quality. Small events/fairs/artistic offerings would activate it. A sculpture or digital night lighting would add to the offering and increase safety.

**45.** I hope the toilet will just be moved as the current one there is brilliant with the historic mural - people love to look at this mural - so hopefully can be reutilised to save money as well

**46.** Please strongly consider onsite parking.

**47.** The main reason I prefer Option 1 is the large shaded area. I would like at least some of this area suitable for all weather.

**48.** This should be used for viewing area, buskers and entertainment. Cover is good and picnic areas. Try to keep food in existing retailers.

**49.** Great design concepts. Keep up the good work.

<b>50.</b>	You need more bins and shelter
<b>51.</b>	should build the kiosk closer to water and running track behind, not other way around. Also there should be more seating at the waters edge on the lower bit
<b>52.</b>	I love the reeds and water plants being included would love to see more of this to aid in water cleaning and nature habitats. (floating gardens etc would be one idea.)
<b>53.</b>	Car Park should have charging stations for Electric Vehicles. Consider traffic restrictions for EVs only. Consider water recreational activities e.g.: water bicycles or with electric/hydrogen propulsion only.
<b>54.</b>	Option 1 looks great, probably more expensive but would be worth it to have an all year round area that people can go and have a reason to stay there for a while - not just for calm sunny days. The bike lane is good but will only be used by the casual riders as the serious riders will still use Adelphi Tce.
<b>55.</b>	I think the area should be non smoking
<b>56.</b>	The 2 metre high retraining wall to the Turfed Terraces is a no-no . It invites graffiti and billboards and posters. Better to halve the area of the Terraces and have gently sloping bermed lawned area toward Adelphi The instead.
<b>57.</b>	Its a great idea. I'm very excited about it being a quality area for people to visit and extend Glenelg a bit further North. The old buffalo site has been tired for some time now
<b>58.</b>	the low wall along the Pat near the playground is low and needs to be made higher and i dont like the low section on the water.
<b>59.</b>	Make the most of the views. Place the kiosk / restaurant as close to the water as possible
<b>60.</b>	Please provide seating under shaded areas - particularly suitable for seniors
<b>61.</b>	Please get rid of the car shows that set up in wiggly reserve. They take away space that could be used for kicking the footy and encourage car horns to drive like maniacs around surrounding streets. Let them have it in a car park which is designed for cars and leave the open space for people to play and enjoy. The plans look great. Lets get it done so we all can enjoy the space.
<b>62.</b>	Love the large access to water views, large event area and open feel of this plan
<b>63.</b>	Not sure if this is your intention, but I strongly believe that there should be NO access to the water from this area - for swimming, paddling, kayaking etc - for people of any age To much of a risk with so many boats, yachts in water - dangerous, particularly for children Also, there is a security issue - it would allow easy access to the pontoons that the boats, yachts etc are moored at - which normally only allow for key-lock entry to the walkways.
<b>64.</b>	The development should discourage rough sleepers from congregating at night.
<b>65.</b>	<b>BAN THE HIDEOUS BEACH BAR IN A DRY ZONE</b>
<b>66.</b>	The points I like about option 1 are: evening lighting, integration with the playground, wheelchair access, the close contact with the water/footpath along edge of the water, openness of the shade area, more discrete location of the public toilet. Option 2 dislikes include: closed in shade area, public toilet is an eye saw and is located in a very visible location



- 67.** Cycle/running track should have slow speed sign for cyclists.  
What safety measures will there be for 17, viewing platform.  
Will the existing BBQ facilities be compatible with the more modern new features and architecture.
- 68.** Our most important preference is for the council to get on with it.  
Whatever the decision will be better than a rotting replica restaurant or the stinking pile of sand that is currently in place.  
Make a decision and get it prioritised.
- 69.** rubbish to be suitably managed. appropriate security measures where relevant.
- 70.** The space and its development is lacking any historical references to the relevance/importance of the Buffalo as a key vessel. Historical signage or even a small area of museum style information should be included; a model replica of the vessel could also be incorporated into displays.
- 71.** The tram MUST be retained.  
Removal of 'the 'viewing platform' (17) would improve Option 1.  
The existing 9 or 10 mature Norfolk Island pines are precious. Any plans to remove any of them should surely have been detailed in both proposed site plans, as I'm sure it would have a bearing on the votes of many locals!
- 72.** Glenelg needs to take a look at what's happening at Henley Square. Quality restaurants, bars & cafes. This draws in the crowds
- 73.** Live music at the bar
- 74.** [REDACTED] Please ensure sound attenuation is incorporated into the design where possible as sound carries across the water. There are dolphins that enter the Pat practically every day especially in the Spring, Summer and Autumn seasons - they are a source of great excitement and amusement for young and old alike so please ensure there is signage providing visitors with information regarding their presence and activities.  
Good lighting at night that is considerate of local residents together with security cameras and signage is important for the safety and security of visitors and amenities.  
Fishing or swimming should not be permitted from this site due to proximity to marine craft and the poor water quality following rainfall and the No Alcohol Dry Zone should be extended with appropriate signage.  
Cyclists should be advised that the immediate area is a Slow Zone similar to the Jetty Road Foreshore with Share and Care signage.  
Plenty of seating and shade/cover for some of it would provide year round accessibility and amenity. The current BBQ's are very popular with families and it would be nice if they could be retained somewhere.  
Thank you.
- 75.** Maximum shade is a key reason why I selected this option, plus a more organic feel than a glass roof
- 76.** As a mother with young children it looks like a lovely area for families. For safety reasons I believe it is important to have a barrier close to the water. It would be good if fishing/crabbing could be prohibited in this area due to the danger of discarded hooks, bait and other fishing debris.  
As one of the many people who enjoy observing the dolphins that frequent the area I believe having some sort of artwork or sculpture and signage about the dolphins and how they could be protected would be very beneficial. Thank you



**77.** Consider: 1. more proper seating facing water, 2. artistic Windbreaks using mixture of wood, glass, bushes, metal - incorporating images of whole buffalo fleet (named) or indigenous canoe, or photos of early Pat and Bridge. 3. eBike/scooter parking bay. 4. Artistic safety lighting at floor level for indigenous 'floating island' & maybe some underwater lighting. 5. Water feature - river flowing aside one of the 4 different sets of steps. 6. PLEASE allow kayaks back into the area by removing the sign on King St Bridge 'No watersports south of this sign'. If it is to separate Big Boats from kayaks, consider a row of artistic buoys 4-5 meters from the bank creating a channel for us kayakers to enjoy this area. 7. Consider a more artistic roof over the nearby restored diving chamber. Thank you for allowing feedback and ... good-luck :-]

**78.** Thank you for the opportunity to provide feedback on the concept plans. We appreciate the effort and resources that are being dedicated to finding the best solution for the Buffalo site.

Regarding Option 1:

The design of these water-level areas is very harmonious and appealing. However, they could also become accidental or deliberate entry points into/onto the water due to the absence of railings.

Given the high level of activity in and around this part of the Patawalonga, there are many safety reasons for having for a barrier or protective buffer here between land (general public, children, events, fishing) and water (boats, dolphins/wildlife, stormwater, water gates).

For the waterfront areas, we think a clear indication of permitted activities is needed (e.g. with respect to fishing, jumping/diving, water access, watercraft and dolphins/wildlife). The sunken areas would also need additional security measures, as they will be hidden from the road and general traffic.

If a sculpture or public art is planned for the area, it would be wonderful to see dolphin-related artwork to reflect their unique presence in the lake.