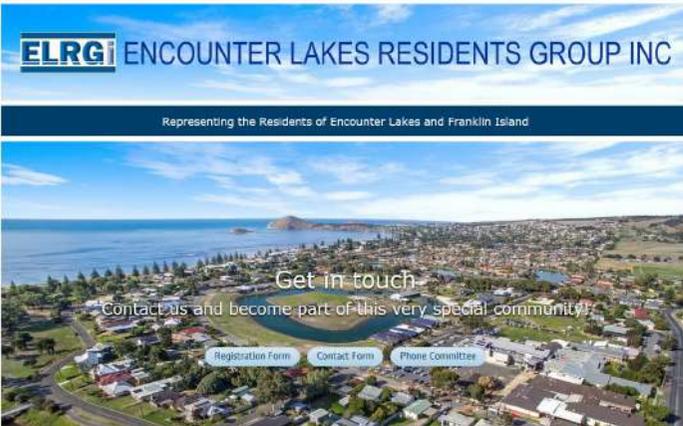


## ENCOUNTER LAKES RESIDENTS GROUP COMMITTEE

<b>PRESIDENT</b>	Tony Aldridge 19 Islander Drv	8552 2869
<b>SECRETARY</b>	Sandra Lee 8 Central Drv	0419 862 757
<b>TREASURER</b>	Trevor Morgan 2 Ketch Plc	8552 6223
<b>PUBLIC OFFICER</b>	Phil Cochrane 24 Malen Ave	8554 6141
	Bevan Baker 44 Clipper Crt	8552 6698
	David Barlow 29 Islander Drv	0407 609 002
	Jack Bramley 38 Islander Drv	0418 857 373
	Wilf Emmett 22 Islander Drv	8552 9126
	John Hughes 3 Islander Drv	8552 1189
	Mary Jarvis 31 Lakeside Cct	8552 8939
	Bob Martin 5B Windjammer Plc	7524 2803
	Anne Sando 10 Malen Ave	8552 9094
	Jose Sheldon 46 Clipper Crt	0410 190 812
	Heather Wehr 11 Matthew Flinders	0400 751 957



WELCOME ABOUT COMMITTEE NEW RESIDENTS NEWSLETTERS DOWNLOADS GALLERY SUB-GROUPS CONTACTS



### VISIT OUR WEBSITE

ELRGI has a website that will provide new and existing residents a wealth of information about issues of interest to anybody living in the Lakes subdivisions.

[www.elrgi.org.au](http://www.elrgi.org.au)

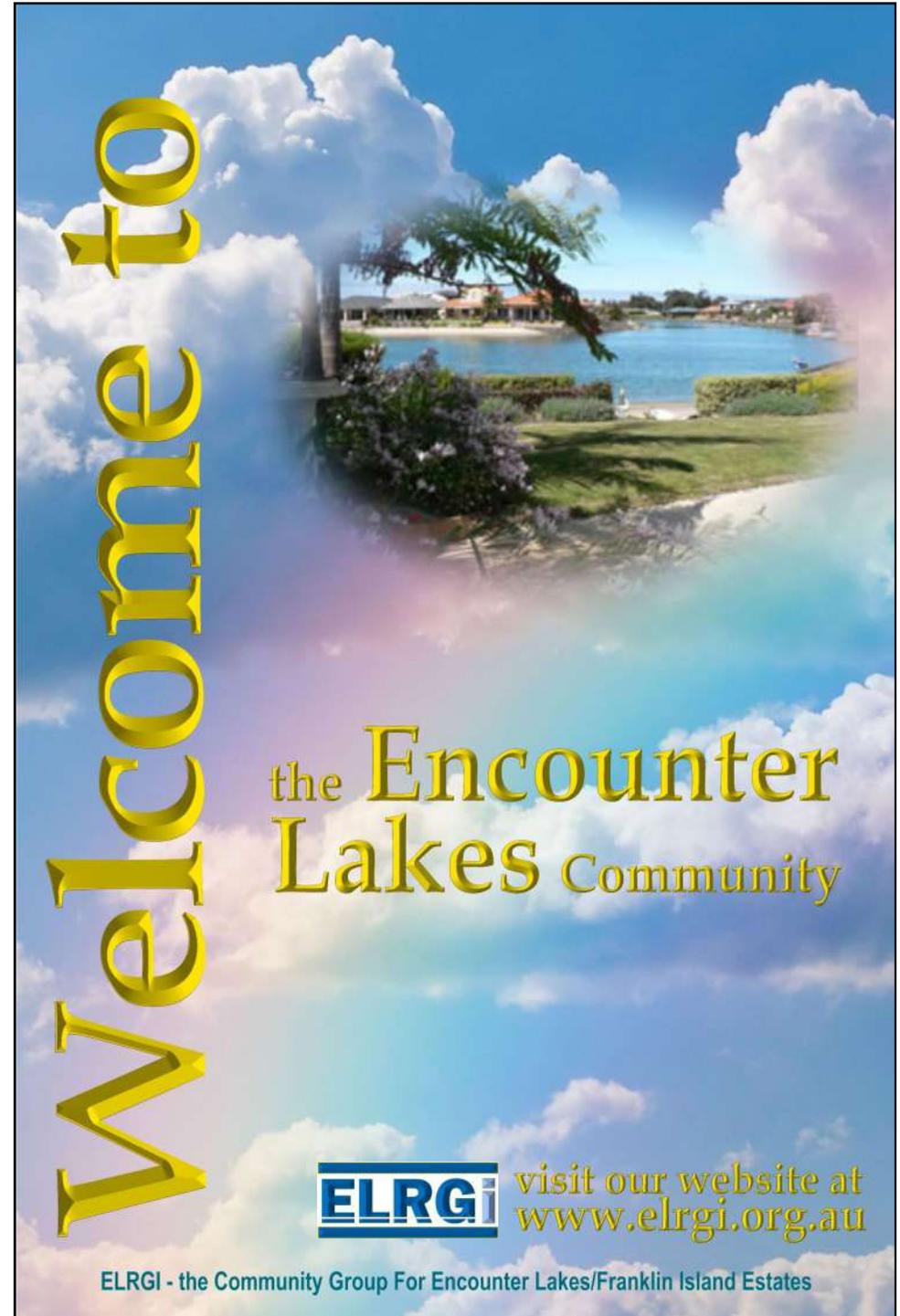
### USEFUL LOCAL INFORMATION

Fleurieu Link, the local phone book and trade directory, is available free of charge from the Post Office in Ocean St.

It is a useful resource for new and existing residents. Phone numbers to the right are also worth noting

<b>Police</b>	<b>13 1444</b>
<b>Emergencies</b>	<b>000</b>
<b>Shopping Bus</b>	<b>8551 0500</b>
<b>Dial and Ride</b>	<b>1300 642 604</b>
<b>LinkSA Bus Adelaide</b>	<b>8532 2633</b>

**TO JOIN THE RESIDENTS GROUP, FILL OUT THE FORM ON OUR WEBSITE**



**Welcome new residents of Encounter Lakes and Franklin Island!** Congratulations on making a wonderful choice and investment in this inspiring Community. Whether you are living on a lakefront or accessing one of the many reserves and beaches, the estates offer an excellent, safe environment and relaxed way of life.



The Encounter Lakes Residents Group Inc., (ELRGI) is a community group established some years ago to manage the interests of its member residents in ensuring that the quality of lifestyle our neighbourhood provides is maintained to highest possible standard.

ELRGI Committee enjoys a co-operative relationship with the Council and is an active participant in monitoring water quality, maintaining the lakes' beaches, supporting parks and gardens maintenance, footpath development and recreational facilities. ELRGI also fosters community networking by arranging a members' annual barbecue event and the spectacle of Santa on the Lake on Christmas morning, when Father Christmas delivers gifts to the beach reserves and lakefront homes.

These activities, combined with a genuine concern for our neighbours, sets life in our Community apart from what is available elsewhere. Just try walking past anybody who lives in the Lakes area and not receiving a smile and kind word.

Enjoy your new home and community and we would love to have you as members of the Encounter Lakes Resident's Group.

*Tony Aldridge*

**PRESIDENT**

Encounter Lakes/Franklin Island is the area depicted in the map below. The suburb was developed in stages with Stage 1 being Ketch Place, Clipper Court and part of Matthew Flinders and Nicolas Baudin. Between Stages 1 and 2 of the Lakes development the shape of our community changed. Initially, Matthew Flinders was virtually straight and was proposed as the western boundary and there was no Cutter Circuit "off lake" area.



**OUR SUBURB**

Stage 2 also made the island areas of Islander Drive and Lakeside Circuit larger and re-shaped and narrowed the channel on the Tabernacle side of Henry Street.

The final stage was the conversion of the trotting track into a modern lakefront development in 2009. Our community is unique, very special, and, deservedly a source of pride to residents.

As a new resident, ELRGI lets you become part of a friendly, close-knit community that enjoys a unique lifestyle. Where else can you get a working committee, a gardening group and the "beach boys" who look after the beaches, for just \$5 per year.

It will cost you the price of a double ice cream, but in return we will give you two free snags at our annual sausage sizzle. **IT'S A WIN/WIN SO WHY NOT JOIN TODAY?**

**5. THERE IS ALSO A BIT OF FUN IN LIFE AT THE LAKES**



In December each year we have invited ELRGI members to join us, on a Friday evening, at one of the lovely parks around the lake for a free sausage sizzle, a few drinks and a good time.

We normally expect to attract close to 100 residents to these get-togethers and as a committee, feel they are important to our community.

There has been some discussion on whether we might consider moving this event away from the hectic pre Christmas time-slot to perhaps an evening in early February. This possibility will be put to members when we next collect subs.

**6. CHRISTMAS DAY IS SPECIAL FOR LAKES RESIDENTS**

The lakes community has a unique experience on Christmas morning with Santa arriving at jetties, beaches and parks by boat with lollies for the little ones and golf balls for the dads.



We also deliver presents that parents provide by prior arrangement. Last year we delivered over 100 presents and 250 bags of lollies.

Santa on the Lake is made possible through the generosity of Bill and Fiona Harvey who provide the boat, decorate it and organise the distribution of presents. Santa is typically provided by ELRGI and Santa on the Lake is something that the boat crew, local residents and visitors can all enjoy.



**PRESIDENT**  
**SECRETARY**  
**TREASURER**

[president@elrgi.org.au](mailto:president@elrgi.org.au)  
[secretary@elrgi.org.au](mailto:secretary@elrgi.org.au)  
[treasurer@elrgi.org.au](mailto:treasurer@elrgi.org.au)

water being changed, on average every 15 days. There is a water aerator just off the Ketch Place beach to ensure water is pristine at the point most distant from the inlet.

All of this adds up to a suburb that was planned to be extra-ordinary and has lived up to this expectation. With its lakes, beaches, rock revetments and numerous parks our community is indeed fortunate that a formal agreement existed between Council and the developers that has evolved into the comprehensive Encounter Lakes/Franklin Island Management Plan that exists today.

The Management Plan covers a number of specific areas and responsibilities including:

- The lake system waterways
- Sea intake, lake inlet, lake outlet and cross flow duct
- Control chamber and water control gates
- Control chamber mechanisms, electrical switchboards and circuitry
- Rip rap rock revetment to the lake edge
- Lake beaches
- Land reserves
- Stormwater drains and stormwater management
- Approval of on-lake landings, jetties and pontoons
- Roadways, traffic and pedestrian management
- Emergency procedures
- Other matters that might arise from time to time

Each of these areas of responsibility is spelled out in detail in the Management Plan so why not download a free copy and familiarise yourself with the detail.

Council has worked closely with the Encounter Lakes Residents Group (ELRGI) in developing the current version of the Management Plan and all parties believe it to be a strong, comprehensive and sustainable plan. We are very fortunate to live in a suburb that has a documented Management Plan that is seen as a contractual commitment by Council.

#### **4. WHY WOULD YOU JOIN THE RESIDENTS GROUP?**

The Encounter Lakes/Franklin Island community is fortunate that it has a formal management plan that is actively supported by both the Council and residents. The Management Plan is updated regularly as new situations arise and initiatives to update may come from either Council or ELRGI.

ELRGI is an active organisation with members from both Encounter Lakes and Franklin Island that respects and is respected by Council. This relationship provides a supportive and responsive working environment that lets everybody just get things done.

## **LIVING IN ENCOUNTER LAKES/FRANKLIN ISLAND**

### **1. BACKGROUND**

In the mid 1980's a vision emerged to transform an area of low lying virtual wasteland on the seaward side of Bay Road between Victor Harbor and The Bluff into a new and prestigious residential estate.

An ordinary subdivision was never in mind for this tract of land. The concept called for the construction of a passive recreation lake as a centrepiece and the vision emerged as a residential development unique in concept, environmental quality and location, and to provide lifestyle opportunities setting it apart from other living environments with landscaped reserves, lakeside beaches, and waterfront allotments.

Surveyors and civil engineers were engaged to evolve the concept to a plan for submission to the then District Council of Victor Harbor. In 1987 Planning Application numbered 453/D019/87 was lodged with Council by a joint venture formed between Adelaide Development Co Pty Ltd, Kinsmen Pty Ltd and McMahon Holdings Pty Ltd..

Under a Memorandum of Agreement signed on 22nd December 1987 between the District Council of Victor Harbor and the Joint Venture Bluff Harbor Pty Ltd for the construction of Encounter Lakes, the finality of the planning had been achieved. Extensive civil engineering works were required for the first stage of the lake construction, the laying of a concrete pipe into Encounter Bay to supply seawater to the lake system through a control valve, and the commencement of the network of roadways and other services.



The objective was to provide a pleasant lakeside residential area characterized by high quality waterfront housing and landscaped public reserves. The first stage land release of 46 allotments was in late 1988 with a Sales Office and display homes built in Ketch Place. Underground services were provided and decorative post top street lanterns added charm to this unique environment. Protective encumbrances were registered on all Certificates of Title and build-

-ing guidelines applied for investment and lifestyle protection together with limitations on the elapse of time from land purchase to commencement of dwelling construction. These standards prevailed through all stages of subsequent land releases.

The lake system was expanded in further stages together with construction of roadways and land reserves. Planned progressive stages of land releases brought about the orderly establishment of dwellings and community settlement. The final land release

at the western end of Ainslie Roberts Drive took place in 2001. A total of 523 building allotments had been created from the land division.

Under the Joint Venture Agreement, Council agreed to accept responsibility to maintain the lake, lake edge, tidal flushing pipe and all its ancillary works, the beach areas and other reserves within the development after completion of the maintenance period to the same standard as the company maintained them during the maintenance period.

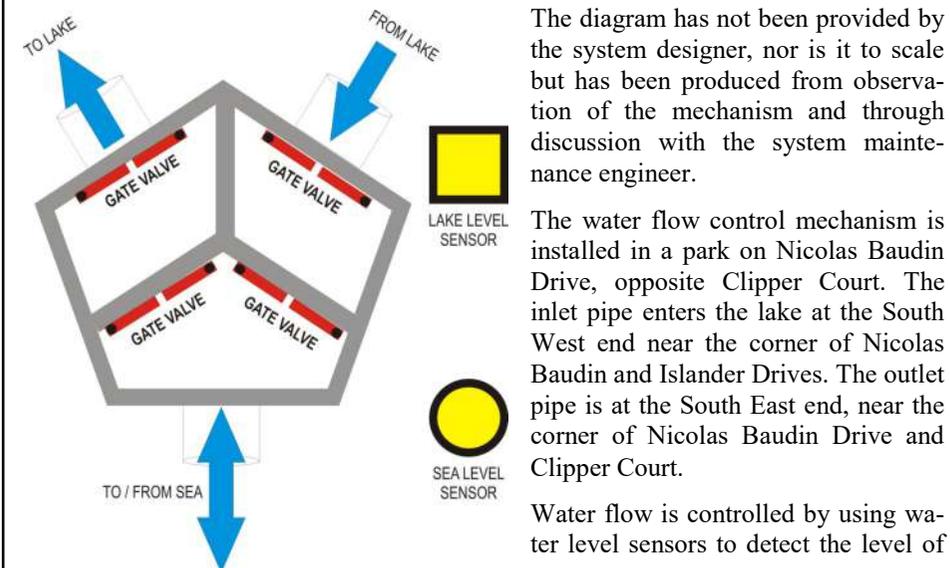
In 1995/6 Council took over control of the inlet pipe beacon after accepting that the maintenance period for this initial stage of the lake was complete. Upon fulfilment of all the conditions set out under the terms of agreement Council took full control of Stages 1 to 4 of the lake including the control mechanism in the first half of 2001, with handover of the remainder of the development taking place in February 2002.

In consultation with the Encounter Lakes community, through the committee of the Encounter Lakes Residents Group, and an appointed advisory panel, Council introduced a Management and Maintenance Plan that sets out procedures and benchmarks under which it will meet its obligations for the ongoing maintenance and management of the lake and all public areas that form the residential development of Encounter Lakes.

With the expiration of the Developer's maintenance responsibilities for Franklin Island in 2014 Council reviewed the Maintenance Plan and where necessary made changes to ensure that a single plan was appropriate for the entire Lakes community. The revised plan was endorsed by ELRGI and accepted by Council in January 2016.

## 2. HOW THE LEVELS OF THE LAKES ARE CONTROLLED

The following diagram has been produced to provide interested residents with an understanding of the mechanism for controlling the flow of water in and out of the lakes.



The diagram has not been provided by the system designer, nor is it to scale but has been produced from observation of the mechanism and through discussion with the system maintenance engineer.

The water flow control mechanism is installed in a park on Nicolas Baudin Drive, opposite Clipper Court. The inlet pipe enters the lake at the South West end near the corner of Nicolas Baudin and Islander Drives. The outlet pipe is at the South East end, near the corner of Nicolas Baudin Drive and Clipper Court.

Water flow is controlled by using water level sensors to detect the level of

water in the sea and the lake. Water flow to the main lake is initiated when the sea level is detected to be greater than the lake level, by an amount pre-determined by the designer. Water flow ceases when the lake reaches a level approaching sea level, again predetermined by the designer.

Similarly, water flow from the lake can be initiated when the lake level is higher than the sea level by a preset amount. The mechanism is controlled using pre-set information held in a dedicated computer.



This photo shows the valves that control water flow into and out of Encounter Lakes. The valve mechanisms, after almost 30 years and are expected to be replaced in the 2016/17 financial year.

The Franklin Island lake was designed to have a water level a metre higher than the main lake and has no inlet from and outlet to the Southern Ocean.

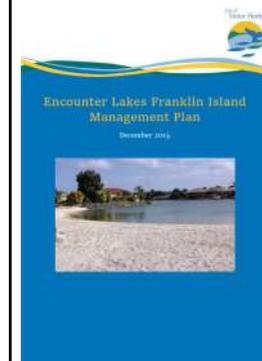
Many Franklin Island residents may not be

aware that this un-assuming building on Bartel Boulevard and its equally unassuming pump are the equipment that controls water levels in their lake.



The pump, to the right, transfers water from the main lake to Franklin Island where the water level is a metre higher. At a time of low tide in the sea, water is released from both lakes to lower levels and flush the inlet pipe. Water from Franklin Island provides a stronger flushing action.

## 3. WHAT DOES THE ENCOUNTER LAKES/FRANKLIN ISLAND MANAGEMENT PLAN MEAN TO US?



The 1990's Encounter Lakes development comprises 495 residential allotments with 284 of these having frontages to the lake.

Conversion of the former trotting track into Franklin Island estate will, in the long term, add a further 107 allotments to the area addressed by the Management Plan, The plan can be downloaded from the City of Victor Harbor website.

Encounter Lakes has a capacity of 204ML of water with Franklin Island adding a further 36ML. This entire volume of