



Crystal Brook Community Association

COMMUNITY PLAN
2019 – 2023

DRAFT

April 2019
Version : 2.0

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Chairman's Message

Crystal Brook Community Association Inc.

We are pleased to present to our Community this long-term Community Plan for Crystal Brook. This plan was compiled from a workshop that was open to all community members to participate and share their views.

The intent of having a Community Plan is to clearly identify the activities we want to undertake to improve our community and what is most important to us. We also wanted to look at:

1. what we want to do for ourselves; and
2. what we want Council to do.

This has been done because we recognise that both Council and Community resources (both people time and funding) are finite and need to be wisely allocated to ensure Community priorities are delivered on a timely basis.

We established our priorities based on delivering our vision to:

Continuously grow Crystal Brook's community facilities, energised local economy and fantastic lifestyle to attract residents and visitors.

We recognise that we are one key part of Port Pirie Regional Council area and need to clearly share our needs and expectations to Council so they can appropriately allocate resources to our and other communities.

In any planning process it is recognised that the plan is created with the best available information and to ensure the most efficient and effective use of all available resources. However, during the life of a plan, unforeseen issues or opportunities may arise that need to be addressed and require a deviation from the plan. It is important to keep the Plan as an agile and dynamic document that the community continually review through reports and records any deviations and makes appropriate adjustments to our future plans. This includes any new ideas that will need to be reviewed and tested against existing Community priorities.

Our Community has identified their priorities and these have been included in this report. However, based on community preferences it is recommended over the life of this ten year community plan that we focus on the top 20 activities.

If we complete these during the life of the plan, we would add the next priorities into the plan.

This Community Plan for Crystal Brook is still in draft. The Crystal Brook Community Association is providing it to community for a further round of consultation before we finalise the plan and share it with community and Council.

Chairman's Message (cont'd)

Therefore, we would appreciate any comment, suggestion or observations on the plan to best meet the needs and expectations of the Community. For example:

- Do you feel that the activities contribute to the improvement of Crystal brook and meet our vision? If not do you have any new ideas?
- Do you support the activity priorities? If not what are your the top 5?
- Do you have any other comments on the draft plan?

Please provide written feedback to the Crystal Brook Community Association via email: secretarycbca@outlook.com.au or by post: Box 371 Crystal brook SA 5523

Submissions will close at 5pm on Friday 6 September 2019.

We look forward to receiving your comments and thank you for your support

Rob Stead
Chairman
Crystal Brook Community Association Inc.

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Ten Year Plan

There were many great suggested activities for the Crystal Brook community to implement over the next ten years. To focus on the most important to community, each participant had the opportunity to allocate votes to their priorities. Each person also had the opportunity to allocated votes based on whether the activity was something the community:

- needed to do for itself; or
- wanted support from Port Pirie Regional Council to complete

The table below shows the total number of votes for each activity and a proposed timeline to implement each activity. It is expected that the higher the number of votes, the greater importance of that activity to the community overall and therefore establishes community priority.

Priorities are important because community time and funds are limited and need to be wisely allocated to ensure the most important things are done first.

The following has been developed to assist in guiding the implementation of the Crystal Brook Community Plan. At this point in time, it covers the 20 highest priority actions raised in the workshops. The intention is to review the plan on a regular basis to ensure it is meeting the needs of the community and to test any new ideas against the prioritised list.

There were many other activities and ideas raised at the workshops and these are attached towards the end of the plan.

ACTIVITY	VOTE	LEAD	KEY STEPS	YEARS – Commencing 2019/20																	
				1	2	3	4	5	6	7	8	9	10								
Attract and promote festivals and events in Crystal Brook	31	CBCA		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	
Vibrant Main Street	22	PPRC	Scope works & develop business case	█																	
			Seek grant funding		█	█															
			Implement				█	█													
Complete sports oval lighting	13	CBCA	Scope works & develop business case	█																	
			Seek grant funding	█																	
			Implement		█																
Provide food on Sunday's	12	CBCA	Options analysis			█															
			Implement				█														
Picket fence around sports oval	11	CBCA	Scope works & develop business case	█																	
			Seek grant funding	█																	
			Implement		█																

				YEARS – Commencing 2019/20										
ACTIVITY	VOTE	LEAD	KEY STEPS	1	2	3	4	5	6	7	8	9	10	
SPORTING PRECINCT female change-room / facilities	11	CBCA	Scope works & develop business case	1										
			Seek grant funding	1										
			Implement		2									
New showground pavilion	11	CBCA	Develop business case			3								
			Implement				4							
Multi-use loop track to Bowman Park	11	CBCA	Planning					5						
			Implement						6	7				
Additional medical services from hospital such as x-ray and scanning	11	CBCA	Feasibility Study							6				
			Develop business cases							6				
			Approach state government								7	8		
			Implement										9	10
Crystal Brook Show to become a two day event	11	CBCA	Planning		2									
			Implement			3	4	5	6	7	8	9	10	
Oval irrigation at sports oval	11	CBCA	Scope works & develop business case	1										
			Seek grant funding	1										
			Implement		2									
Electricity upgrade at sports oval	9	CBCA	Scope works & develop business case	1										
			Seek grant funding	1										
			Implement		2									
Micro Brewery in Main Street	8		Feasibility Study								8			
			Develop business cases									9	10	
			Seek funding										10	
Improved lighting at entrances on Highway One	8	PPRC	Design lighting		2									
			Negotiate with state government			3	4							
			Implement					5						
Trainspotting location for tourists	7	PPRC	Design facility					5						
			Consult						6					
			Implement							7				
			Design								8			

				YEARS – Commencing 2019/20											
ACTIVITY	VOTE	LEAD	KEY STEPS	1	2	3	4	5	6	7	8	9	10		
Beautify railway line surrounds	7	CBCA	Consult												
			Implement												
Child care facilities	7	CBCA	Feasibility study												
			Consult												
			Design												
			Implement												
Upgrade the facilities at the swimming pool complex	7	PPRC	Design												
			Consult												
			Implement												
Attract food vans on weekends	7	CBCA	Implement												
Establish a monthly farmers market in Crystal Brook	7	CBCA	Design												
			Implement												

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Full Activity List from Workshops

CRYSTAL BROOK COMMUNITY ASSOCIATION WORKSHOP 26 - 27 NOVEMBER 2018			
ACTIVITY	COMMUNITY	COUNCIL	TOTAL
EVENTS / FESTIVALS (Music Festival, Beer & Cider Festival) Engage local Brewers, promote local entertainment, shuttle buses from Bowman Park to Crystal Brook, Sponsorship, Council help with set up, ticket sales to help pay for Security / Insurance)	25	6	31
VIBRANT MAIN STREET including; Garden Beds, Trees, Sprinkler System, Power points for Events, Wi-Fi PA system, Lighting upgrade, Heritage front premises, Up-Lighting for trees	3	19	22
SPORTING PRECINCT - Oval lighting completion	6	7	13
FOOD - available on Sunday's	11	1	12
PICKET FENCE – around the Oval	6	5	11
SPORTING PRECINCT female change-room / facilities	2	9	11
NEW SHOWGROUND PAVILLION	6	5	11
LOOP TRACK to Bowman Park (Mountain bike trail, Multi use track)	6	5	11
LARGER HOSPITAL (with x-ray facilities / scanning / helipad)	6	5	11
2 DAY SHOW (new pavilion to accommodate more events e.g. exhibitions / music)	5	6	11
SPORTING PRECINCT - Oval irrigation	4	5	9
SPORTING PRECINCT - Electricity upgrade	4	4	8
MICRO BREWERY in Main Street	5	3	8
Highway One - improved lighting @ entrances	-	7	7
TOURISM - Train spotting location, up to date information (dedication centre), Brown tourism signs RE: Bowman Park on highway, Maximise historical goannas as tourism strategy	-	7	7
BEAUTIFY RAILWAY LINE SURROUNDS	5	2	7
CHILD CARE	7	-	7
SWIMMING POOL COMPLEX (upgrade) Picnic areas, more activity options	-	7	7
FOOD VANS on Weekends	7	-	7

FARMERS MARKET	7	-	7
RAIL SERVICE Pirie to Adelaide with Crystal Brook as a stop. Upgrade of old rail land. Rail subway security. Heritage rail display & info. Crystal Brook is busiest rail triangle in Southern Hemisphere.	4	3	7
Online presence	1	5	6
BOWMAN PARK UPGRADE	3	3	6
CHILD CARE & ACTIVITIES e.g. Play-gym	2	3	5
Market Crystal Brook to Eastern States	3	2	5
GOPHER & WHEELCHAIR FRIENDLY FOOTPATHS	-	4	4
ELECTRIC CAR CHARGING POINT in Main Street	-	4	4
Motorcycle friendly town	3	1	4
Enhance natural environment - what the creek creates E.G. Bowman Park, Golf Club, Caravan Park & Motorcycle Club	2	2	4
ACCOMMODATION OPTIONS	3	-	3
CABINS @ CARAVAN PARK	1	2	3
OUTDOOR EXERCISE GYM	-	3	3
GOLF COURSE (available all year round)	2	1	3
COMMUNITY GARDEN (on vacant railway land)	3	-	3
BUS SHELTER for State-Liner Stop	1	2	3
RAILWAY Terminal freight & passengers	1	2	3
Host more moto-cross events	3	-	3
NEW WALKING & CYCLING TRAILS	2	-	2
HEALTH RETREAT @ Bowman Park	1	1	2
WHEELCHAIR access for Community Bus	-	2	2
CCTV in Main Street	-	2	2
Consistent approach - Building amenities, grants/loans to business for upgrades	-	2	2
Cycling / Walking Trail - trail linking township, Bowman Park & Heysen Trail	1	1	2
Oval upgrade - potential of SANFL matches & SACA 1st grade matches. Regional Association matches. Brings supporters & tourism \$\$ to Crystal Brook	-	2	2
Bowman St speed limit reduction - 25kp/h or less school zone in morning, elderly, shopping precinct, not practical to do 50 kp/h.	-	2	2
Backup power supply for aged care retirement units	-	1	1
Monorail & International Airport	-	1	1
Attract professional people	1	-	1

Drug & Alcohol team to clean up systemic problems	1	-	1
Widening of Goyder Highway bridge (near Caravan Park) - add pedestrian footpath	1	-	1
ENTRANCE SIGNS to Crystal Brook to be lit			
SPORTING PRECINCT - Netball Courts Lighting Upgrade			
SPORTING PRECINCT - turf wicket			
SPORTING PRECINCT electronic scoreboard			
SPORTING PRECINCT PA system			
SPORTING PRECINCT new canteen facilities			
SPORTING PRECINCT sealed roadway around grounds			
Dog Run			
Agricultural School			
Golf Tournament			
Container Depot			
Town promotion			

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<p>Strengths</p> <p>Friendly people Safe Quaint / Attractive Quiet No industrial structures Healthy lifestyle Central to – Flinders, Burra, Pt Augusta, Clare Wineries, Copper Coast Hospital Aged Care Young Families Older Generations Primary Schools History Good Sporting Clubs Sporting membership Community Gym Caravan Park Bakery Coffee Shop Library Apex Agriculture Location – 1 hr from anywhere / 2 hrs from the rest Picturesque – Bowman Park, Heysen Trail, Golf Course, Caravan Park Location – gateway to Flinders Ranges Medical facilities Community Spirit Community / People Affordable Living 7 day week petrol / supermarket Sporting Culture / Facilities Volunteers</p>	<p>Weaknesses</p> <p>Accommodation Weekend Food Employment Sunday Trading Child Care Social other than sport Young kids sports Crystal Brook Organisations not working together Volunteering Main Street Bowman Park buildings in disrepair & condemned Overall appearance Footpath / Kerbing Population (stagnant) Employment (Youth) Lighting Banks Restricted Council spending in Community Lack of promotion of Crystal Brook (Come. See. Change) Lack of availability of trades people Community Transport Lack of weekend trading Aging infrastructure / maintenance / lacking Council area has received lots of grants – new applications / disadvantaged Split by Railway Lack of (cheap) water Govt (highways) reducing workforce No public transport Dependent on outside employment Declining businesses (deli's, butcher) Too close to Port Pirie Poor public toilet facilities</p>
<p>Opportunities</p> <p>Highway One Tourism Farming Women's Football Tourists Cottage Industries Train Spotters Festivals / Events Large volunteer resource Creative Community Beetaloo Reservoir – recreation use Quality sport hub as base Community support / willingness to do better Trains / Goyder Highway Uni Hub Nyrstar (work opportunities) Sporting facilities – Gymnastics TAFE Tourism – base for visitors Bowman Park – town signage needs improving Traffic – truckies Bus to Pirie Railway & Road</p>	<p>Threats</p> <p>Nyrstar – job losses DPTI & SA Water – job losses Nuclear Hospital Services Stock Sale Yards Drugs Drought Health Care Surrounding Sports Loss of major industry School closure – number decreasing on small country towns (Yr's 6 Primary / Yr 7 High School) Loss of Hospital Lack of accommodation Climate Change – rural decline / health impacts Grants – more competitive Nyrstar decline Drought – more than Nyrstar Farms – expanding Unemployment Govt – decentralisation of services Wind farms</p>

Crystal Brook Community

Who is the Crystal Brook Community Association?

The Crystal Brook Community Association is a not for profit volunteer-based community organisation with the objectives of promoting, developing and supporting the community of Crystal Brook and surrounding areas and encouraging improvements which will both enhance lifestyle and bring benefit to the community.

Our program of current activities includes:

- The Crystal Brook Community Caravan Park
- Bowman Park Management Committee
- The Crystal Brook Local History Group
- The Crystal Brook Greening Committee
- The Crystal Brook Annual Christmas Event
- The Australia Day Commemoration Event

The Crystal Brook Community Association meets on the first Monday of each month at the Crystal Brook Institute and encourages all interested community members to attend.

Volunteers are most welcome to assist in the delivery of our Community Plan.

Crystal Brook

The South Australian area that now incorporates the township of Crystal Brook was first explored in 1939 by Edward John Eyre. He named the area due to the running stream of clear water although, he was a poor speller and the area was originally recorded on the map as 'Chrystal Brook'.

This spelling was corrected to 'Crystal Brook' when William Younghusband and Peter Ferguson established a pastoral property named 'Crystal Brook Run', which extended across to Port Pirie and occupied 1,450 square kilometres. Younghusband and Ferguson sold this holding to the Bowman Brothers in 1852.

The beginning of settlement of the township of Crystal Brook commenced on 3 March 1873 when the hundred of Crystal Brook, then still held by the Bowmans under pastoral lease, was thrown open for selection as agricultural blocks under the Strangways Act at the price of £2 per acre. The area was over 21,000 acres. Officially Crystal Brook came into being in 1882. It was on November 11 of that year that the district council was proclaimed. The first council comprised Messrs. Edwin Prescott (chairman), Philip Henry Claridge, Charles Blythwood Tucker, James Gilbert, and William Carman. Councillor Claridge acted as clerk until the appointment of Mr. E. S. Lillywhite. The present council comprises Messrs. W. W. Robinson (chairman), C. C. Buttfield, A. McDonald, W. J. Lines, James Forgan, P. S. O'Shaughnessy, and P. H. Giles (clerk).

The years between Eyre's discovery and the settlement of the town saw the area as part of a large pastoral station in some of the most prosperous agricultural areas in South Australia before being acquired by the Bowman Brothers and then ultimately surveyed, subdivided and settled. This town in South Australia is 197 kilometres north

of Adelaide and in the 2016 Census had a population of 1,515. Crystal Brook was the birth place of Rob Kerin, Premier of South Australia between October 2001 and March 2002.

The history of Crystal Brook certainly adds to the town's beauty and charm, with gorgeous stone buildings lining the main streets. The first decade after settlement saw the erection of many stately buildings including the Bakehouse (1875), Crystal Brook Hotel (1875), Royal Hotel (1876), Methodist Church (1877), Primary School (1877), Catholic Church (1879), Institute (1881), Council Chambers (1882) and the Anglican Church (1885), many of which are still standing today.

1876 also saw the railways come to town with the construction of the railway station and various sheds occurring over the following years. Crystal Brook was a significant station on the east-west and north-south lines, predominantly due to the rich farmlands and grain production of the area. 1967 saw the standardisation of some rail lines, the closure of others, and the ultimate demolition of all buildings (except silos) at Crystal Brook and the removal of the town as a stopping point.

During the 20th Century Crystal Brook continued to establish itself as a significant regional town within the mid-north farming district despite the economic rationalisations experienced in the latter part of the Century.

Today, Crystal Brook is the second largest township in the Port Pirie Regional Council area.



Our Community

As part of our community plan it is important to look at our demographics and how they are currently changing. This is because we need understand that as we take action within our community, we need to assess the impact and learn from the experience.

The following information has been taken from the Australian Bureau of Statistics Census between 2006 and 2016.

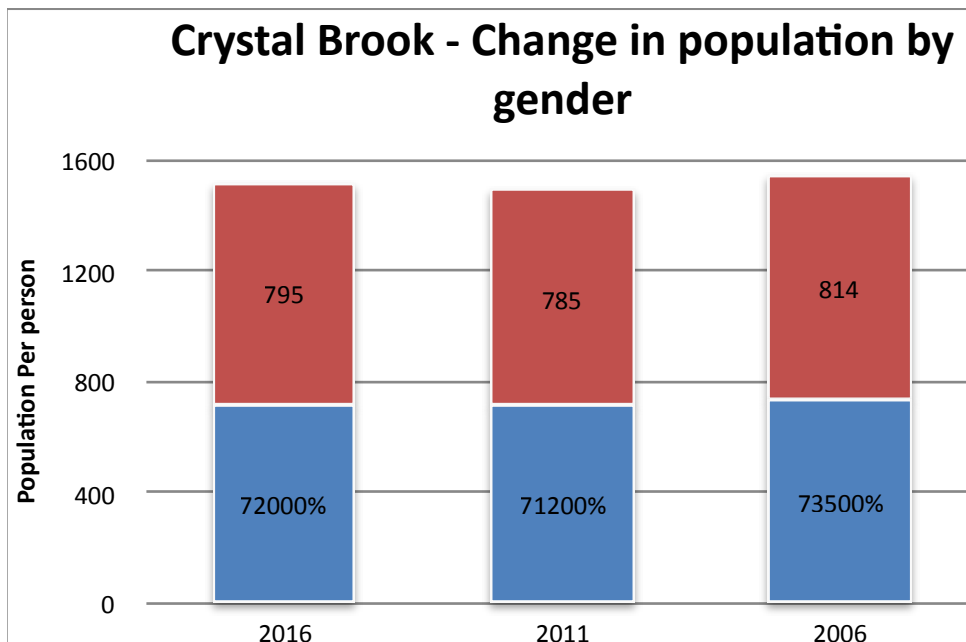
	Crystal Brook Average			
	2016	2011	2006	10 year change
Median age	48	47	43	
Total Population	1,515	1,497	1,549	
Male	720	712	735	
Female	795	785	814	
Median Weekly Income (Household)	\$928	\$792	\$645	
Median Monthly Mortgage Repayments	\$1,083	\$1,083	\$639	
Median Rent	\$176	\$146	\$100	
Private Dwellings	747	744	689	
Average Household Size	2.3	2.3	2.4	

Total Population

The population in Crystal Brook has remained stable the last 10 years with only a small decrease of 2%. The gender balance has stayed reasonably consistent over the 10 years. The female ratio is slightly higher and has remained consistent over the period; these results are similar to the national ratio with the female ratio being slightly higher than males.

Crystal Brook - Change in population by gender

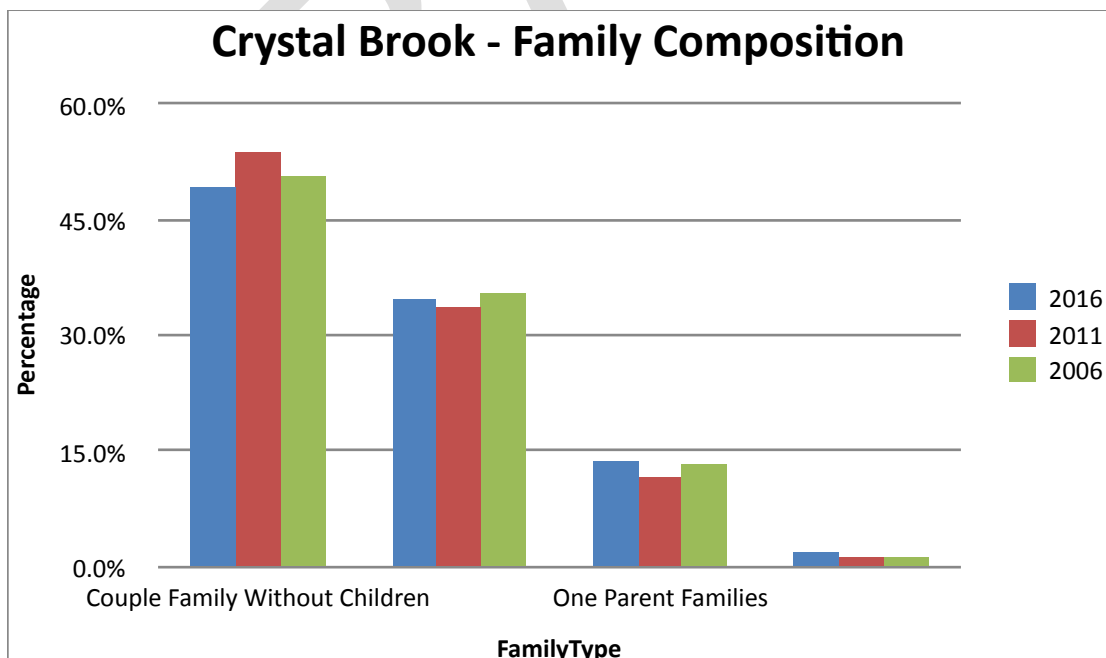
Family



Composition

The family composition predominantly in Crystal Brook is made up of families without children. As shown in the graph below, couples with no children are at around 50% of the population. This has also been seen to be stable over the 10 year period. Couples with children make up on average 30% of the population. In comparison with the national average, couples with children are seen to be most common at 48% of the population, followed by couples without children at 38%.

Age



Groups

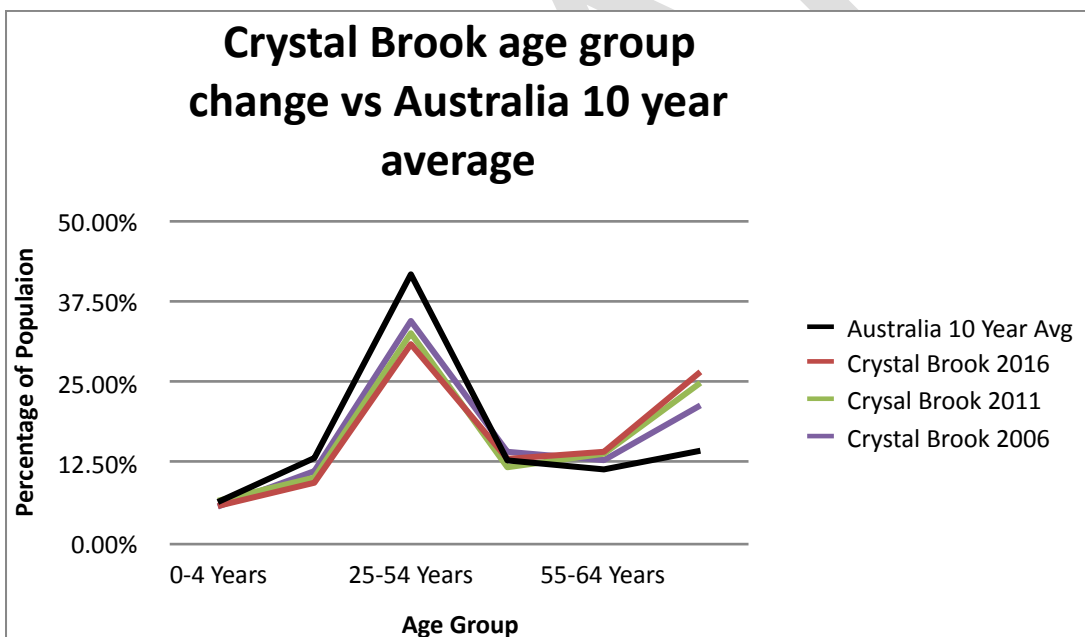
Crystal Brook has had a slight decline in overall population of 2% over the 10 year period. Over this time there has been a significant increase in the median age specifically from 2006-2011 where there was a rise of 9% to 47 years and most recently a further small increase to 48 years. In comparison with Australia wide this average is significantly higher

at 38% in the 2016 year. This indicates that Crystal Brook is becoming a town with a quickly ageing population.

The below is data showing the various age groups throughout the 10 year period

AGE	2016	2011	2006	Trend
0-4 Years	5.8%	6.6%	5.7%	
5-14 Years	13.1%	11.8%	14.2%	
15-24 Years	9.4%	10.2%	11.2%	
25-54 Years	30.9%	32.6%	34.5%	
55-64 Years	14.2%	13.9%	12.9%	
65 Over	26.6%	24.9%	21.4%	

The over 65 age group has seen an increase over the 10 years jumping to a quarter of all residents in the Crystal Brook township. This represents an increase of 5.2%. It has been the 15-54 age brackets where there has been decreases. In terms of the national average the below graph shows the moving average of age groups over the 10 year period vs the Crystal Brook actuals.



The graph indicates that nationally there has been an increase in 65 and older bracket. The national average is 15.8% in the 2016 year. The 5 -14 age group has seen the largest decrease over the 10 year period. In terms of Crystal Brook, the 65 age bracket is sitting well above average and the median age groups are below average. Growth through the median age group has been consistent nationally. Interestingly the 25-54 age bracket has reduced, yet the 15-24 age group bracket has increased, this may indicate that families are having more than one child.

Employment

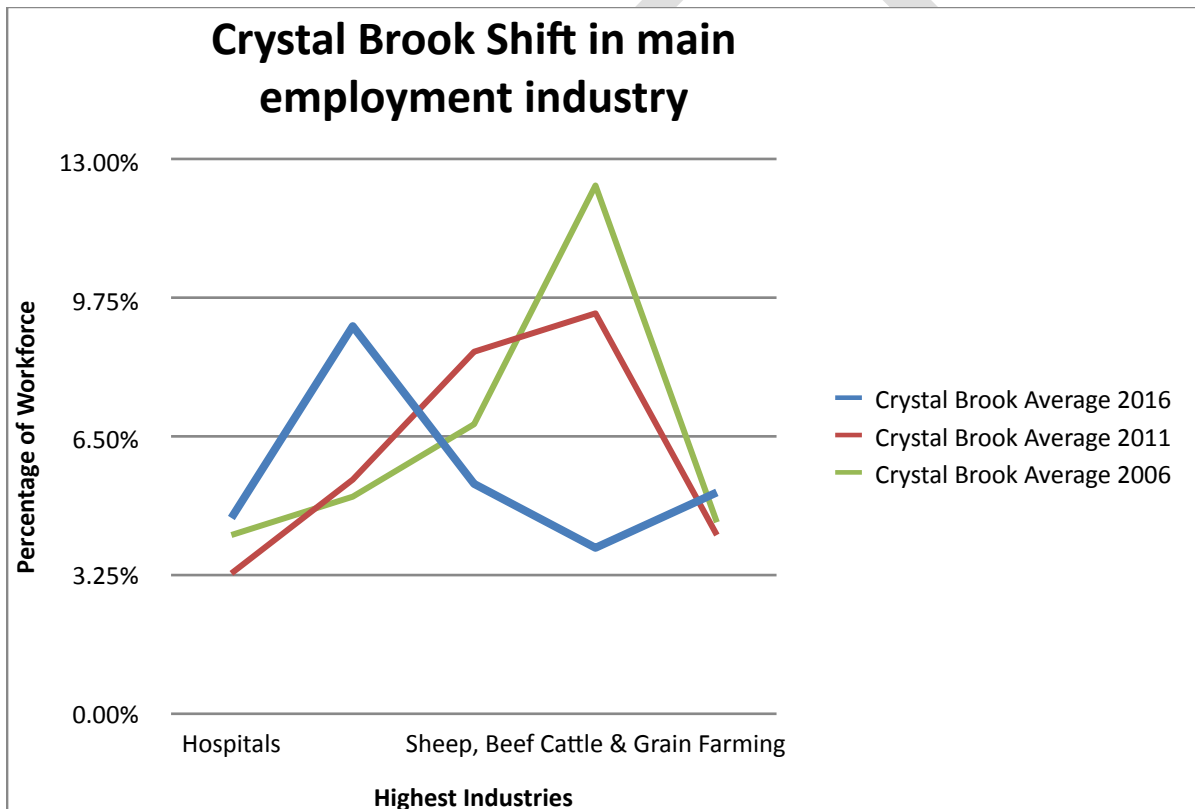
Employment levels in Crystal Brook of full time work have decreased by 5.4% in the 10 year period. This is backed by a stronger increase in part time work which increased by

5.6%. This trend suggests that people are opting to work on a part time basis. This could suggest this is due to the age group where there are a greater number of retirees. Positively the unemployment rate has decreased slightly over the 10 year period and is in line with the national average of 6.9% in 2016.

Employment industries are an important part of a regional community. Gaining or losing industries can have a big effect on the overall employment. The below graph indicates the changes in the most significant industries in Crystal Brook. Over the 10 year period there has been a lot of change in the industries. The main two industries in 2016 were residential care 9.1% and school education at 5.4 %.

Interestingly in 2006 the main industries were grain/sheep farming at 12.4% and school education at 6.8%. This indicates that over the 10 year period there has been a significant amount of development in the residential aged care. This also could indicate reasoning for the 65 older bracket increases.

Another important aspect is the employment by occupation. This shows that there has been a decrease in trades, professionals and clerical workers. This decrease has been more significant in managers where there has been 5% decrease. Professionals and clerical workers have been increases of between 1-2%. Laborers and Machinery operators have



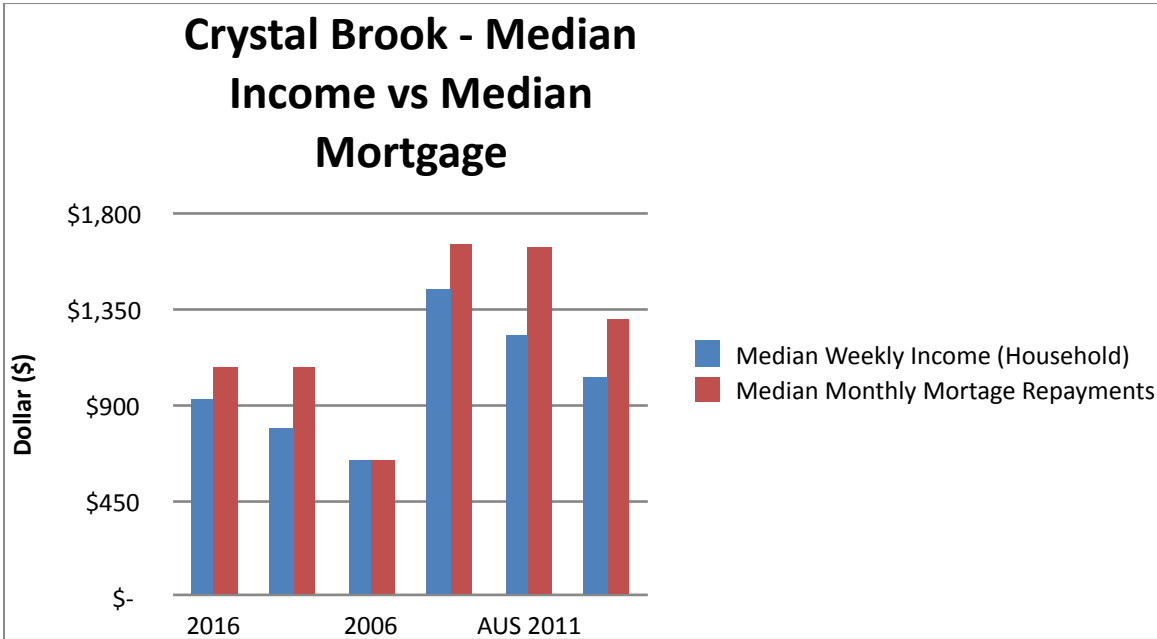
been consistent over the 10 year period.

OCCUPATION	2016	2011	2006	TREND
Managers	16.6%	19.4%	21.5%	
Professionals	17.5%	16.2%	16.6%	

Technicians & Trade Workers	14.2%	14.9%	12.2%	
Community & Personal Service Workers	11.6%	11.5%	12.2%	
Labourers	11.4%	10.9%	11.9%	
Clerical & Administrative Workers	12.3%	11.0%	10.1%	
Sales Workers	8.2%	8.0%	7.3%	
Machinery Operators And rivers	7.2%	7.3%	7.2%	

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Income & Mortgage



The income levels in Crystal Brook have steadily increased over the 10 year period. The 10 year increase was 44% which is slightly higher than the average CPI over the same period. In 2016 the median household weekly income was \$928.

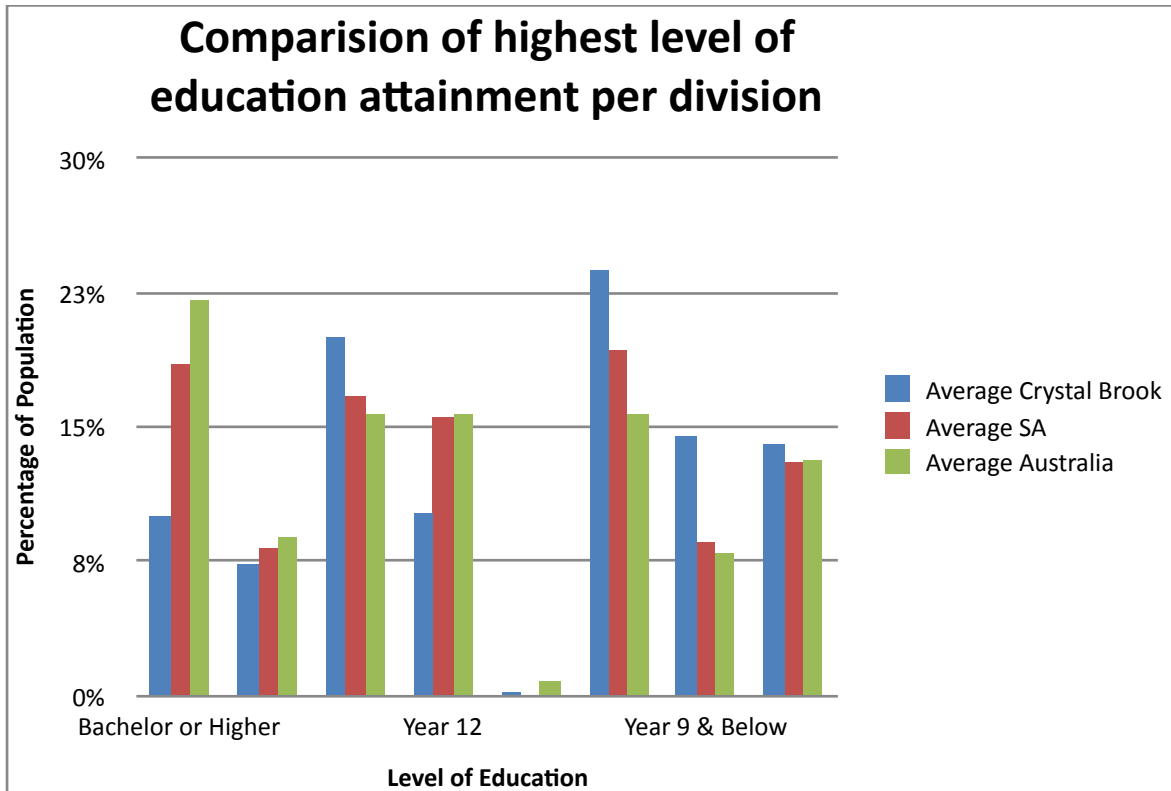
For an annual yearly income of \$48,000. In comparison to the national average, Crystal Brook is significantly lower. The median weekly income nationally in 2016 was \$1,438. The overall increase over the 10 years nationally has been 40% so overall Crystal Brook is above average in the last 10 years.

In the last 10 years mortgage repayments increased nationally the 10 year average has been 28% on a monthly repayment. The national median monthly mortgage repayment was \$1,660 in 2016. Within Crystal Brook there has been a significant increase in mortgage repayments with a 69% increase in the 10 year period. The median monthly repayment was \$1,083 in 2016. This is significantly less than the national average and also reflects the lower weekly income levels.

In 2016 the amount of homes that were owned outright were 44.9% with 27.7% having a mortgage and 22.7% rented. The national averages of owned outright homes were 31% while mortgages were 34.5%. This indicates that a lot more homes in Crystal Brook are owned outright. The average household size is consistent at 2.3 people while the national average is 3.6 people.

Education

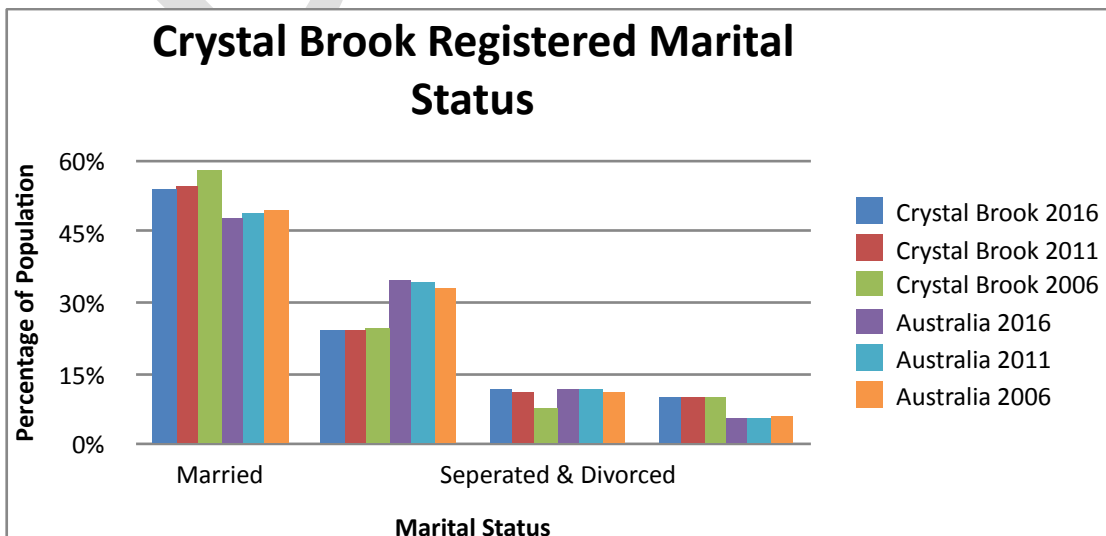
The ABS has only data for the



highest level of education attainment in the 2016. This is due to the increasing awareness of education in Australia. It is useful to see the comparisons across the South Australia and Australia to see the current trends in education especially in a rural area. Crystal Brook has a below average in terms of bachelor degree or higher attainment. In 2016 it had 10% of the population above 15 years of age whereas the state average is 18.5% and the national average is 22%. In terms of Certificate IV and III Crystal Brook is above average. Overall the level of population that has attained at least year 12 is 47.6% while the national average is well above at 62.3%.

Registered Marital Status

Marital status has been consistent with the married percentage dropping by less the 5% over the 10 year period. The seperated and divorced has increased over the same period of time. In comparison with the national average Crystal Brook is above average with



married couples while on par with seperated and divorced as well as widowed.