



## COMMUNITY CONSULTATION

### Community Land Management Plan Amendments – Category 1 and 3

Lot 72, Marina Drive, Port Vincent

#### PROJECT SUMMARY

Council are in the process of considering a change to the Community Land Classification for Lot 72, Marina Drive Port Vincent from Category 1 – Reserves to Category 3 – Public and Community Facilities

On 12 July 2023, Council gave permission to proceed with the community engagement process for the proposed amendments and therefore pursuant to Sections 197 & 198 of the Local Government Act 1999 the Council is seeking responses to the proposed amendments.

#### Purpose

The Yorke Peninsula Council invites you to comment on the proposed amendments to the Community Land Management Plan.

**Address:** Lot 72 Marina Drive, Port Vincent

#### The amendment proposed:

**To reclassify the subject land from Community Land Management Plan (CLMP) Category 1 – Reserve to CLMP Category 3 - Public and Community Facilities.**



## Background

The subject land is classified as Community land:

Lot 72 in Deposited Plan 61751, Marina Drive, Port Vincent

Certificate of Title Volume 5894 Folio 348



Port Vincent Landing Pty Ltd (the Developer) has requested a reclassification of the Community Land Management Plan (CLMP) for Lot 72 in Deposited Plan 61751, Marina Drive, Port Vincent from Category 1 - Reserve to Category 3 - Public and Community Facilities to ensure the CLMP is consistent with the proposed future use of the land.

Pursuant to Section 199 of the Local Government Act – Effect of management plan of the Local Government Act 1999 - A Council must manage community land in accordance with any management plan for the relevant land.

## Discussion

The Developer has lodged a development application for a major development, known as Dockside. The proposed development is for the construction of a five storey mixed use development, incorporating apartments, commercial tenancies, café, swimming pool and associated amenities, on private land adjacent the Port Vincent boat ramp facilities at Lot 1 of Marina Drive, Port Vincent.

The Dockside development includes the proposed construction of 198 parking spaces to be developed upon both private and public land consisting of:

- 31 spaces on the Dockside site at Lot 1 of Marina Drive;



- 22 spaces on adjacent land owned by the Developer at Lots 81 and 82 of Marina Drive;
- 43 spaces on Council Community land at Lot 72 Marina Drive;
- 12 spaces created through the proposed reconfiguration of the adjoining boat trailer parking area (in addition to the retention of the existing number of boat trailer parking spaces);
- 67 spaces along Breakwater Drive;
- 4 spaces (including short-term parking opportunities within Loading Zones) on-street along Marina Drive; and
- 19 spaces on Council Community land at Lot 73, Marine Parade.

The location and arrangement of the proposed car parking spaces is shown on the below CIRQA Parking Plan – Annexure 1

A separate development application has been lodged for development of the Figure E within the marina, known as Float. The proposed development will consist of nine floating homes and a café. An additional 26 car spaces are proposed along the southern side of Breakwater Drive along with 2 additional spaces and a loading zone at the eastern end of Breakwater Drive to service the floating homes and café.

**Community land and construction of car park spaces**

<b>Community Land</b>	<b>Community Land Management Plan Category</b>
Lot 72 in Deposited Plan 61751	Reserve
Lot 73 in Deposited Plan 61751	Public and Community Facilities
Lot 75 in Deposited Plan 61751	Business and Commercial
Lot 206 in Deposited Plan 61702	Public and Community Facilities

Confidential Council Minutes of 13 April 2022 (refer Minute 063/2022) released on 12 April 2023. Council resolved to:

1. Receive and note the Pre-Development application submitted by the Lillis Group.
2. Provide in principle agreement to funding 50% of the costs for the realignment of the trailer boat park.
3. Provide in principle agreement for car parking on Council owned land being Lot 72 of the west side of Marina Drive, at the developer’s cost.
4. Provide in principle agreement for car parking on Breakwater Drive, at the developer’s cost.
5. Do not contribute to an upgrade to the rising main and current sewer system at the marina as there is no need for Council to increase the current size if the development does not go ahead.

**Community use of car park spaces**

The car parking proposed upon the Dockside site and the adjacent private land is sufficient to service the proposed apartments with these spaces allocated to, and reserved for, the various units. The public parking proposed upon the adjacent Council community land will remain accessible to members of the public at all times. It will not be gated, fenced or restricted in any way. The parking will be available on a first come basis for visitors and community members to utilise when visiting the marina and adjacent beaches and walking trails.

Whilst the public car parks will be available to Dockside guests and visitors it is anticipated that the level of usage across the year is likely to be low, with all residents having reserved spaces within the development.

Some of the public parking areas are already utilised for informal parking, with the Dockside development



seeking to improve the use and appearance of these spaces through the construction of sealed, line marked and landscaped car parking. Landscape Concept Plan prepared by Birdseye Studios – Annexure 2

### **Lot 72 development**

The proposed car parking upon Lot 72 is to be located within two existing cleared portions of the land (CIRQA Plan).

Lot 72 is predominately an undeveloped Reserve. The presence of a natural spring/well upon the allotment has great significance to the local Narungga peoples. An easement is situated in the North West corner of the land which is lease to CKI Utilities Development Ltd, PAI Utilities Development Ltd, Spark Infrastructure SA (NO. 1) Spark Infrastructure SA (NO. 3) Pty Ltd and Spark Infrastructure SA (NO. 2) Pty Ltd for electricity purposes.



The Developer has sought advice on the status of the vegetation found upon Lot 72 from Ecosphere Ecological Solutions – Annexure 3

The assessment found that the vegetation upon Lot 72 has been planted and consists of a range of native (local and non-local) and exotic species which include a declared pest plant, the White Broom. The assessment concluded that the vegetation provides little to no conservation value and is not protected under



the Native Vegetation Act. A number of additional trees are proposed to be planted by the Developer within Lot 72 as detailed within the proposed landscape concept plan. The final details of the car park design and landscaping will be determined based upon Council guidelines and recommendations.

The presence of a natural spring/well upon Lot 72 and its significance to the local Narungga peoples is recognised. The Developer will engage with Narungga representatives to seek input and guidance on preserving this sensitive area.



The Developer proposes to meet 100% of the cost of the car park and vest the completed car park works with Council.

### **Community land classification**

Lot 72, is categorised as a Reserve. The CLMP states the purpose for which the land is held is for conservation reserves primarily used to protect flora and fauna. Coastal reserves primarily used to minimise harm to coastal areas. Water or Stone reserves primarily established to provide water and stone resources for use now or in the future. Reserves to allow trails and access compatible with conservation use but excluding any commercial or sports activities.

Objectives for the management of the land include:

- To retain land for use as a conservation reserve in order to protect flora and fauna



- To retain land as a coastal reserve to minimise harm to coastal areas and provide a buffer zone between the dunes and sea
- To provide access to a bore for rural and remote locations for stock and fire fighting purposes
- To stockpile rubble for future road resurfacing
- To allow trails and access compatible with conservation use
- Allow improvements consistent with the objectives established for this type of land use
  
- Strictly exclude any commercial, recreational or sports activities
- Where appropriate, grant leases and grant or accept easements, and or rights of way over the land.

To ensure that the Community Land Management Plan (CLMP) for Lot 72 is consistent with the proposed use, it is recommended to change the category from Category 1 - Reserve to Category 3 - Public and Community Facilities.

The CLMP for Public and Community Facilities states that the land is held for public and community facilities, defined as a piece of land or building set aside to encourage, promote and facilitate recreation, cultural, social, historical and educational pastimes and activities, and to provide for passive recreational activities.

Objectives for the Management of the land include:

- To maintain the land for mixed uses including conservation, active and passive recreation, educational facilities and broad community uses
- To improve the maintenance of public infrastructure and facilities and to preserve local heritage and places of significance
- To increase the use, enjoyment and accessibility and safety of community land
- Where appropriate, grant leases and grant or accept easements, and or rights of way over the land

### **Implications of the Project**

According to the Developer the CIRQA Parking Plan has identified that 198 carparks are required. To satisfy the carpark deficiency, the Developer is dependent upon Council allowing:

- Mixed use of existing boat ramp carpark
- The use of Breakwater Road shoulder for parking development
- The allocation of public land in front of Buttons Beach to become car parking
- The allocation of Lot 72 (either side of the spring/well), subject to approvals to amending the CLMP and Aboriginal Heritage requirements
- Depending on land approvals, car park provisions might need to be multiple storeys

If any new carparking is to be vested back to Council after construction, the Developer will first provide 'whole of life' maintenance costings acceptable to Council, and pay a bond that can be drawn down over time by Council to maintain the infrastructure, otherwise the Developer will retain ownership and maintenance liability for new carparking.

This is consistent with Council's current approach to asset management and financial sustainability.

### **Benefits of the Project**

*(Source - Pre-development Application Dockside Port Vincent)*

#### **Community and economic benefits**

The Port Vincent Marina Developments will be a catalyst to create jobs, help build and drive the economy for



Port Vincent and contribute to the long-term economic growth of the region.

The developments align with the following State, Local Government and Regional Strategic and Economic Plans.

### **South Australia Regional Visitor Strategy**

Yorke Peninsula's priority is to increase visitor expenditure and dispersal from intrastate and interstate self-drive markets. Developing new and promoting existing experiences that showcase the regions coastal lifestyle, wildlife and nature will be key. Experience and supply development includes:

- Encourage new operator experiences around potential game changer projects
- Create additional experiences and increase online bookable and commissionable products
- Increase dining options that showcase seafood experiences and regional produce
- Develop 32 new rooms around high-quality experiential accommodation

### **The South Australian Visitor Economy Sector Plan 2030**

The South Australian Tourism Commission is committed to growing the visitor economy to \$12.8 billion by 2030. Tourism is an important driver of the state's economy. Much of the economic benefit it brings to the state, flows to regional communities and has positive impact on other industries. The Plan has six strategic priorities to help achieve their goals:

1. Marketing
2. Experience and supply development
3. Collaboration
4. Industry capability
5. Leisure and business events
6. Promoting the value of Tourism

Public infrastructure was another area identified as a critically enabling role to achieve the targets.

### **Yorke Peninsula Council Economic Development and Tourism Strategy**

The development aligns with several of the Strategy Priorities and Pathways 2022 – 2026:

- High yielding tourism sector
- Promotion for the identified Yorke Peninsula
- Infrastructure development
- Investment attraction

### **Yorke Peninsula Tourism Business Plan 2021-2024**

The development aligns with Yorke Peninsula Tourism's Business Plan in the following areas:

- Experience and Supply Strategy  
Identify new investment/development and reinvestment opportunities
- Leisure & Business Events  
Work with Events SA and event organisers to further develop the regions event program

Tourism is a vital industry to Yorke Peninsula and a very important economic driver. Visitor spending helps boost the local economy, creating wealth, new investment opportunities and most importantly jobs.



To the year ending March 2021, the Yorke Peninsula tourism industry contributed an estimated \$238 million to the regional economy and directly employed approximately 1,600 people plus 600 indirect jobs resulting in a total employment impact of 2,200 people.

Yorke Peninsula had a total of 1,224,000 visitors made up of 616,000 domestic overnight visitors who stayed over 2 million nights and 608,000 day trippers. With borders closed there were no international visitors for this period (*Source of statistics: Yorke Peninsula Regional Profile to end March 21*).

## Timeline

The consultation period (minimum of 21 days required) will begin on Tuesday 18 July 2023 and close at 5pm Monday, 14 August 2023.

Following the consultation period, a report will be presented to Council on the outcome of the consultation process for their consideration.

## Project Impact

The land will continue to be managed in accordance with the current CLMP Category 1 – Reserve until Council has considered the community feedback and made a decision to either approve the amendments or not.

## How do I provide my feedback?

### Written Submissions

All written submissions must be received by 5pm Monday, 14 August 2023, and should be addressed to:

#### Community Consultation

#### Community Land Management Plan Amendments

PO Box 57

Maitland SA 5573

Email: [admin@yorke.sa.gov.au](mailto:admin@yorke.sa.gov.au)

Please include in your submission if you wish to appear before Council.

## What happens to my feedback?

- The information from the public consultation process will assist Council in its deliberation associated with adopting the proposed Community Land Management Plan Amendments – Category 1 & 3.
- Submissions received from the public consultation process will be collated and presented in a report to Council if required.





## How do I know my Feedback has been received?

All feedback (submissions or correspondence) will be acknowledged.

**Contact Person** - For more information, please contact

**Name:** Sue Beech

**Title:** Property Tenure Officer

**Phone:** 8832 0000


**Email:** [admin@yorke.sa.gov.au](mailto:admin@yorke.sa.gov.au)

This report is available for viewing at Yorke Peninsula Council offices at Maitland, Minlaton, and Yorketown and on Council's website, [www.yorke.sa.gov.au](http://www.yorke.sa.gov.au)





**Annexure 2**

BIRDSEYE : STUDIOS 

**DOCKSIDE** PORT VINCENT  
LANDSCAPE CONCEPT PLAN

28 MARCH 2023

Prepared for

**PORT VINCENT  
LANDING PTY LTD**



**DOCKSIDE**  
PORT VINCENT



Project No:  
23006

Revision	Date	Description	Issued By
-	22.03.2023	Concept Plan	B. Birdseye
A	28.03.2023	Concept Plan	B. Birdseye
B	28.03.2023	Concept Plan	B. Birdseye

Prepared By:

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**PORT VINCENT  
LANDING PTY LTD**



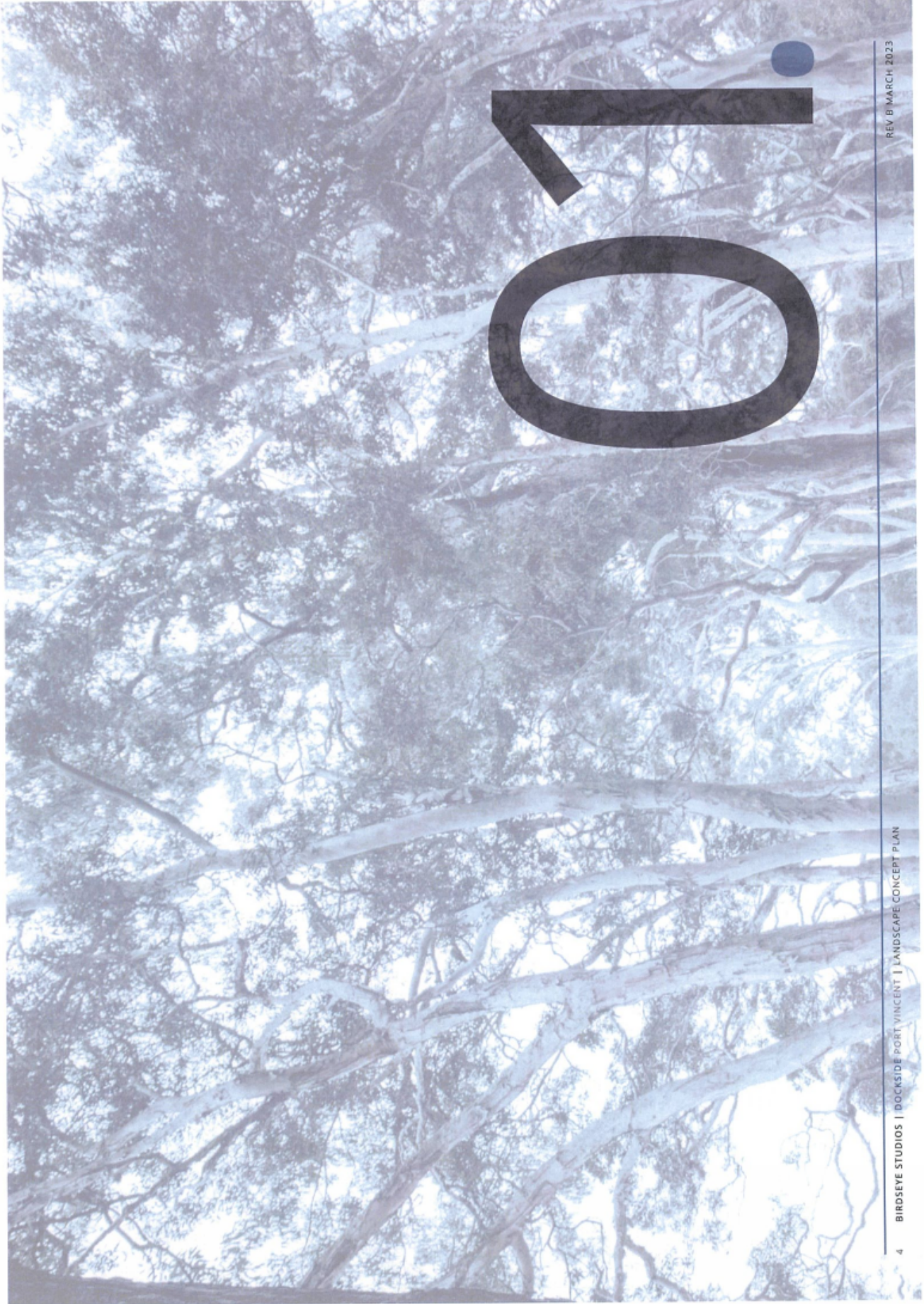
**DOCKSIDE**  
PORT VINCENT

Note this document is for landscape reference only. Refer other consultants documents for all other information. Landscape layout is subject to final engineering design including but not limited to service locations and constructed levels. The drawings included within this report are for information only and are NOT FOR CONSTRUCTION.



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# CONCEPT PLAN

SITE LOCATION



<b>LEGEND</b>	
	EXTENT OF WORKS
	PROPOSED TREES
	PROPOSED GARDEN BED
	PROPOSED TURF
	TIMBER DECK WITH POOL AND LOUNGE AREA BY OTHERS
	PROPOSED FOOTPATH BY OTHERS
	PROPOSED CARPARK BY OTHERS





PLANT SCHEDULE		EXTENT OF WORKS	
KEY BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>			
Ca	<i>Cavanillesia anacardoides</i>	45L	As Shown
Cf	<i>Corymbia ficifolia</i>	45L	As Shown
Jm	Jacaranda	45L	As Shown
Lc	<i>Leptospermum confertus</i>	45L	As Shown
Pc	Phoenix canariensis	45L	As Shown
Zs	<i>Zelkova serrata</i>	45L	As Shown
<b>GARDEN BED</b>			
Ch	<i>Chryscephalum apiculatum</i>	Tube	5/m <sup>2</sup>
Ls	<i>Lomandra 'Seoscape'</i>	Tube	4/m <sup>2</sup>
Wf	<i>Westringia frutescens 'Zena'</i>	Tube	1/m <sup>2</sup>

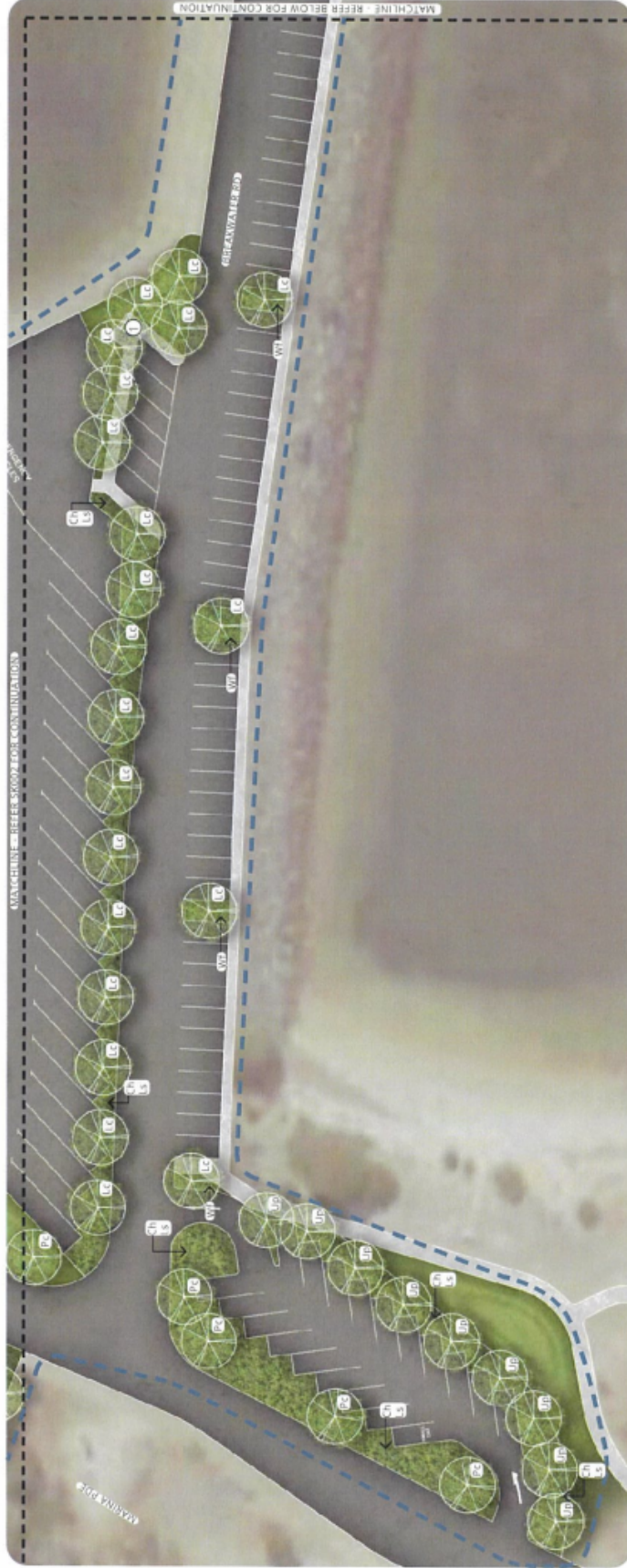
LEGEND	EXTENT OF WORKS
	PROPOSED TREES REFER PLANTING SCHEDULE
	PROPOSED GARDEN BED REFER PLANTING SCHEDULE
	PROPOSED TURF
	TIMBER DECK WITH POOL AND LOUNGE AREA BY OTHERS
	PROPOSED FOOTPATH BY OTHERS
	PROPOSED CARPARK BY OTHERS



PLANT SCHEDULE		EXTENT OF WORKS	
KEY BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>			
Lc	<i>Lophostemon confertus</i>	45L	As Shown
Pc	<i>Phoenix canariensis</i>	45L	As Shown
Up	<i>Ulmus parvifolia</i>	45L	As Shown
<b>GARDEN BED</b>			
Ch	<i>Chrysocephalum apiculatum</i>	Tube	6/m <sup>2</sup>
Ls	<i>Lomandra 'Seascope'</i>	Tube	4/m <sup>2</sup>
Wf	<i>Westringia fruticosa 'Zena'</i>	Tube	1/m <sup>2</sup>

LEGEND	
	EXTENT OF WORKS
	PROPOSED TREES REFER PLANTING SCHEDULE
	PROPOSED GARDEN BED REFER PLANTING SCHEDULE
	PROPOSED TURF
	PROPOSED FOOTPATH BY OTHERS
	PROPOSED CARPARK BY OTHERS
	PROPOSED BENCH SEAT



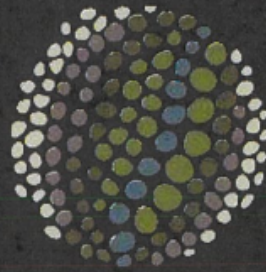
PLANT SCHEDULE		EXTENT OF WORKS	
KEY BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>			
Lc	<i>Laphostemon confertus</i>	Queensland Box	45L As Shown
<b>GARDEN BED</b>			
Ch	<i>Chrysocephalum apiculatum</i>	Common Everlasting	Tube
Ls	<i>Lomandra 'Seascape'</i>	Mat Rush	Tube
Wf	<i>Westringia fruticosa 'Zena'</i>	Coastal Rosemary	Tube

LEGEND	EXTENT OF WORKS
	PROPOSED TREES REFER PLANTING SCHEDULE
	PROPOSED GARDEN BED REFER PLANTING SCHEDULE
	PROPOSED FOOTPATH BY OTHERS
	PROPOSED PARALELL CARPARKING BY OTHERS
	PROPOSED CARPARK BY OTHERS



## Annexure 3



**ECOSPHERE**  
Ecological Solutions

# Vegetation Assessment, Lot 72 Marina Drive, Port Vincent

27 September 2022



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# 1 Introduction

## 1.1 Project Overview

Ecosphere Ecological Solutions was engaged by Richard Bryant to determine the requirement for any legislative obligations under the *Native Vegetation Act 1991* for a car park development at Lot 72 Marina Drive Port Vincent, South Australia (Figure 1)



Figure 1. Location of 72 Marina Drive.

## 2 Vegetation

### 2.1 Indigenous vegetation

The vegetation on the allotment was exotic in nature. There were a number of species present which may appear to be of indigenous origin however the makeup of the species made it obvious that it was a planted stratum. The mallee species present included a wide range of species including *Eucalyptus porosa*, *E. calycogona*, *E. socialis*, *E. incrassata* and *E. leptophylla* and were evenly spread throughout the area rather than as clusters of species. It would be expected in a natural stratum that one species would dominate an area rather than an extensive and homogenous cover.

Likewise, the understorey had a mix of species that didn't really appear natural or would co-exist in similar habitats within such as small area. It became clear that the vegetation was planted at some point in the past 20 years. Additionally, a number of non-local native species such as *Eucalyptus gomphocephala* (Tuart Gum) and *Corymbia citriodora* (Lemon scented Gum) were present and Tuart gums were naturally regenerating across the allotment.

### 2.2 Exotic species

The area had numerous exotic flora species spread throughout the allotment. The most significant of these was *Retama monosperma* (White Broom) which is a declared species under the *Landscape South Australia Act 2016*. Landowners have a legal responsibility to manage these plants under the Act. Control of declared weeds should be undertaken prior to any earthworks to prevent the spread of this weed and any seed in soil.

The following figures describe the vegetation present in more detail.



Figure 2. Range of planted and emergent Tuart Gums within drainage depression area.



Figure 3. White Weeping Broom, (*Retama monosperma*), a declared weed.



Figure 4. Area of weeds with sparsely present planted species.



Figure 5. *Eucalyptus calycogona*, Unlikely to occur here under normal circumstances.



Figure 6. Acacia cyclops, scattered distribution throughout area. .

## 3 Discussion

The following overlays are relevant to the allotment under the Planning and Design Code.

- Affordable Housing
- Coastal Areas
- Hazards (Bushfire - Urban Interface)
- Hazards (Flooding - Evidence Required)
- Native Vegetation

Performance outcome 4.2 of the coastal areas overlay states; Development avoids delicate or environmentally sensitive coastal areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation.

There is no substantially intact native vegetation strata within the allotment.

The desired outcome of the Native Vegetation Overlay is that areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

Development on this block is not going to impact any vegetation directly and provided other overlay requirements are adhered to, no indirect impacts to native vegetation present within the adjoining reserves are anticipated as part of any development.

To further protect adjoining vegetation and reduce the need for restoration and enhancement in the river reserve the following recommendations are made:

- White Broom is a declared species under the *Landscape South Australia Act 2016*. These should be removed and disposed of at a refuse facility to reduce the chance of further invasion into surrounding areas from seed.
- *Acacia cyclops* is a species that naturally emerges within coastal areas. Removal and dumping organic material in a proper refuse facility is recommended. Do not mulch and retain material onsite.