

MAPPING COMMENTS

SUBJECT:	MAPPING COMMENTS ON DPA – 22/5/14
COUNCIL:	YORKE PENINSULA
DPA:	BLUFF BEACH
STAGE:	AGENCY CONSULTATION – RYAN MOYLE

COMMENTS:

Maps with comments marked in red are enclosed.

DPTI mapping branch require an electronic (.Ai) file for all maps.

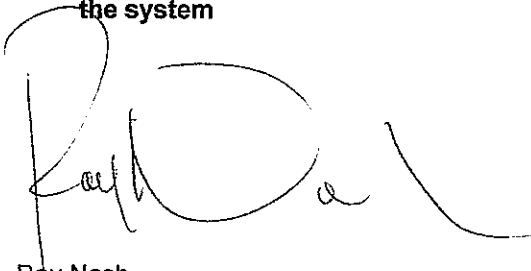
The Implementation Team require advanced notice from Plan Amendment Team as to when this DPA is to be approved, so that it can be captured on the DPLG zoning Layer.

Plan Amendment Team should notify Implementation Team of this in advance.

Please forward a copy of this minute to council/consultant.

Any problems please call Ray Nash on 83030813.

NB: These comments are subject to the approval sequence of other DPAs currently in the system

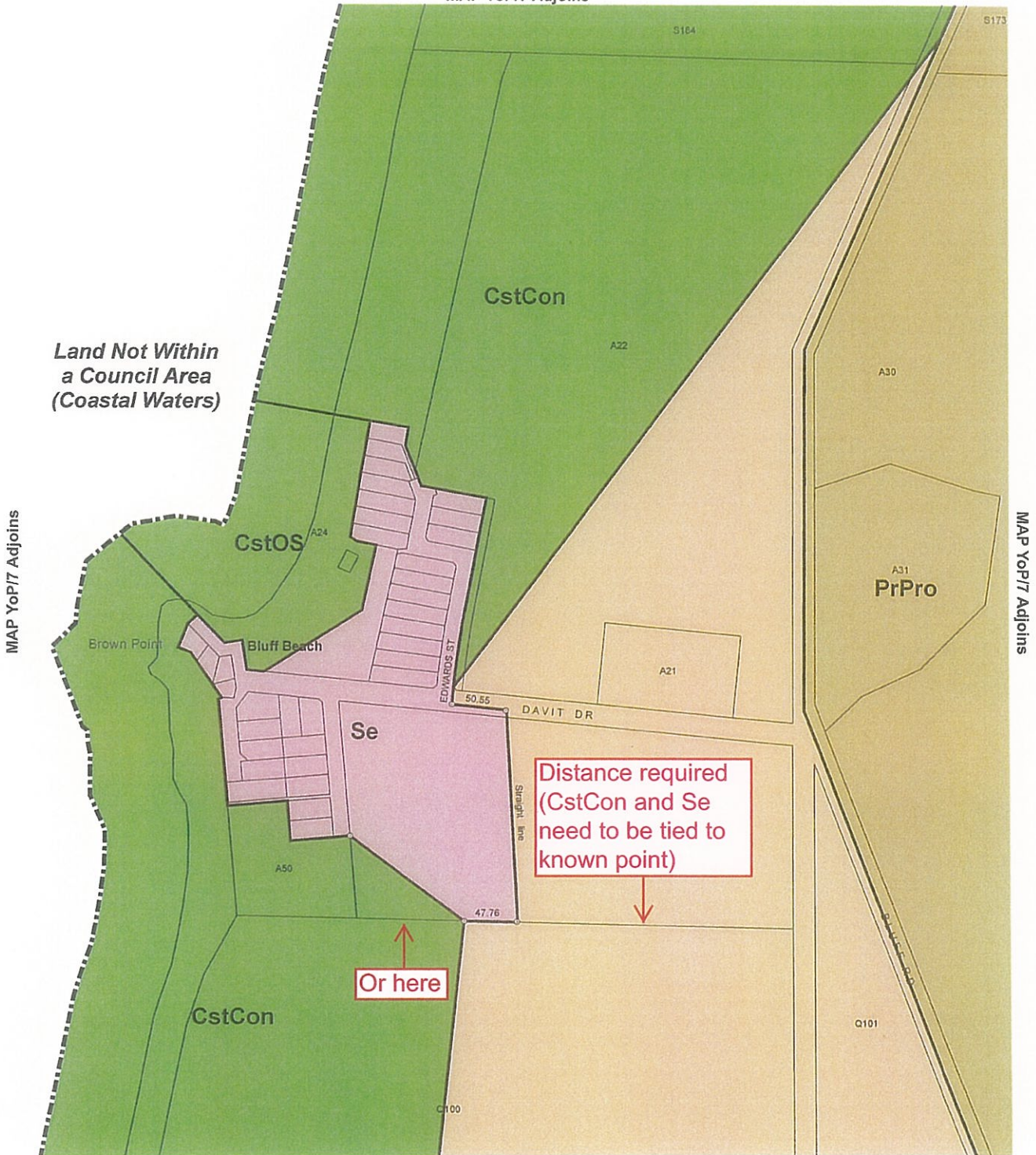


Ray Nash
Senior Project Officer
**DEVELOPMENT PLAN MAPPING
IMPLEMENTATION TEAM
PLANNING DIVISION,
STATUTORY PLANNING DPTI**

Any problems, please call Ray on 8303 0813

Template_Mapping_Referral_LJ_22_May_14.doc

MAP YoP/7 Adjoins



Lamberts Conformal Conic Projection, GDA94



0 250m

Zones

- CstCon Coastal Conservation
- CstOS Coastal Open Space
- PrPro Primary Production
- RuL Rural Living
- Se Settlement

Zone Boundary

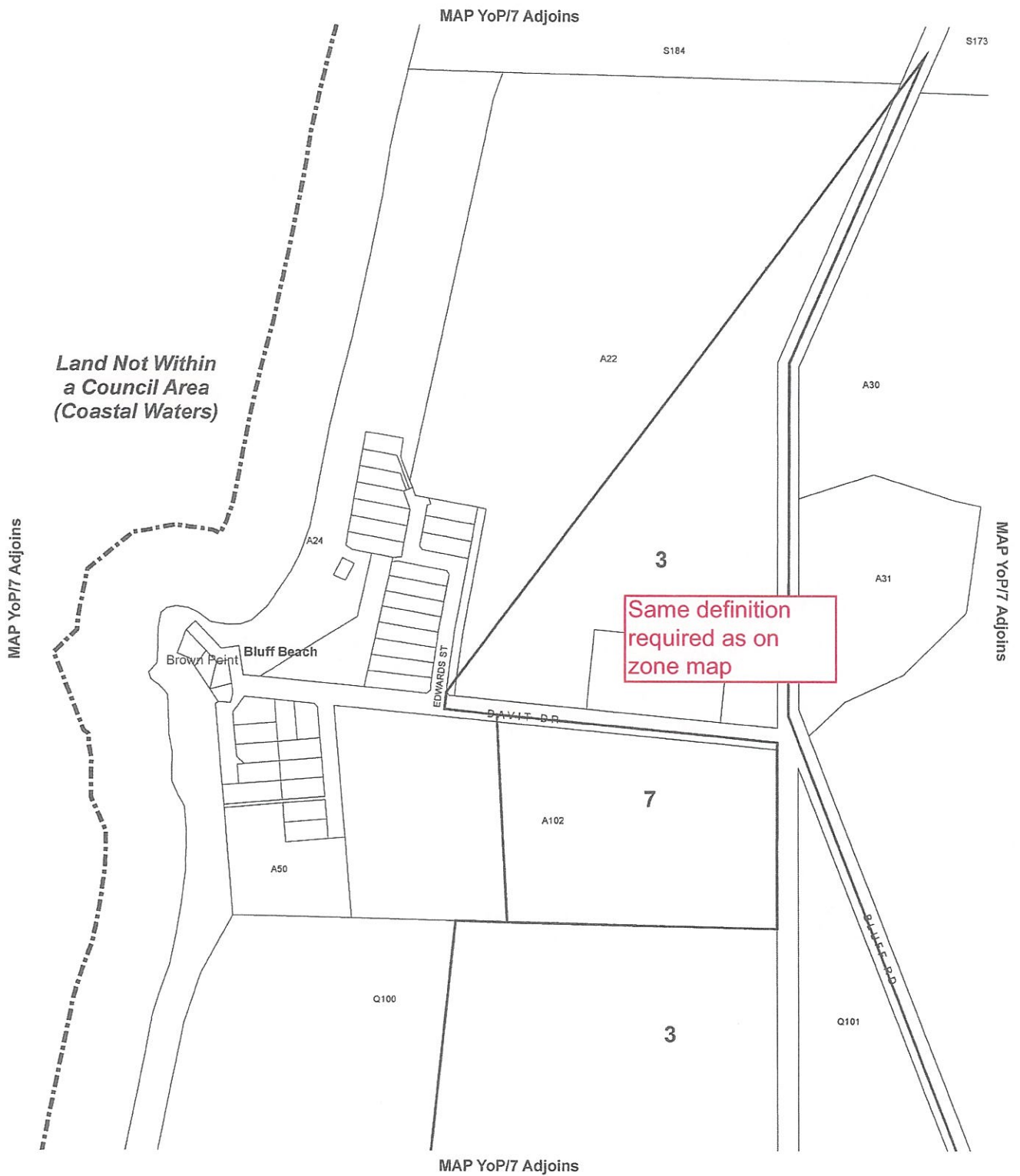
Development Plan Boundary

BLUFF BEACH

Zone Map YoP/42

YORKE PENINSULA COUNCIL

Version A. 040314



Lamberts Conformal Conic Projection, GDA94

- Precinct**
- 3 Limited Subdivision
 - 7 Bluff Beach



0 250 m

BLUFF BEACH

Precinct Map YoP/42

- Precinct Boundary
- Development Plan Boundary

Yorke Peninsula Council
 Council Agenda
 Wednesday 9th July 2014

YORKE PENINSULA COUNCIL
 Version A, 040314
 98

Tom Hateley - Access Planning

From: Huppatz, Tony (DEWNR) [mailto:Tony.Huppatz@sa.gov.au]
Sent: Tuesday, 10 June 2014 2:59 PM
To: Roger Brooks
Cc: Ward, Alex (DEWNR)
Subject: Bluff Beach Development Plan Amendment [DLM=For-Official-Use-Only]

For Official Use Only

Roger

In response to Access Planning's consultation letter dated 17 April 2014 to Alex Ward of our Department, please find following our response to the DPA.

We support the proposed addition of land to the Coastal Conservation Zone.

However the creation of extra allotments with access to the sensitive coastal features in the Coastal Conservation Zone requires further provisions than are proposed. The envisaged residential development will increase the potential for impact from pedestrian and vehicle access and from invasive weeds. Additional provisions would also lower the potential for sand dune drift to pose a hazard to the envisaged residential development.

We recommend the addition of a Concept Plan in the Development Plan which includes:

- the allocation of the land to be added to the Coastal Conservation Zone as reserve
- a landscaping plan, including locally indigenous species and a landscape buffer adjacent to the existing native vegetation in the Coastal Conservation Zone
- Fencing and access controls providing limited formalised pedestrian access to the coast (including within the Coastal Conservation Zone) to limit the impact on the sand dunes and vegetation.

Please contact me if you have any queries.

Regards

Tony Huppatz

Senior Planner

Coast and River Murray Unit
Department of Environment, Water and Natural Resources
P (08) 8124 4885
Level 1, 1 Richmond Road, Keswick
PO Box 1047 Adelaide SA 5001 DX 138
environment.sa.gov.au naturalresources.sa.gov.au waterconnect.sa.gov.au

RefNo: SAW 008/02830

12 June 2014

Mr Roger Brooks
Director Development Services
Yorker Peninsula Council
PO Box 88
MINLATON SA 5575

Dear Roger,

Re: Yorke Peninsula Council - Bluff Beach Development Plan Amendment (DPA)

I refer to the letter dated 17 April 2014 from Access Planning Pty Ltd seeking comments on the above DPA.

As per our previous comments to the related Statement of Intent (SOI) forwarded to the Department of Transport and Infrastructure on 18 December 2013, please note that SA Water does not provide water or wastewater services to the subject area.

The nearest water main is located approximately 2 km to the south-east along Bluff Road. Provision of water services to the land proposed for rezoning will require extension and augmentation of the existing water network.

In general the following comments apply to new developments or redevelopments:

SA Water Planning

- SA Water undertakes water security and infrastructure planning that considers the longer term strategic direction for a system. The planning seeks to develop a framework that ensures resources and infrastructure is managed efficiently and has the capacity to meet customer requirements into the future. The information contained in the DPA regarding future re-zoning and land development will be incorporated in SA Water's planning process.

Provision of Water Supply

- Any development, including landscaping, shall be designed to incorporate water conservation principles and devices
- Development shall only be permitted to occur where the water supply system can adequately meet quality, quantity, sustainability and reliability standards, as appropriate for the particular type of development
- The use of rainwater tanks is encouraged. Tank sizes shall be based on water demand, local rainfall, contributing roof area and the level of reliability sought.

- The use of recycled water is recommended where appropriate

Protection of Groundwater

- Development/s shall have no deleterious effects on the quality or quantity of groundwater, or the natural environments that rely on this water. In particular, the following conditions shall apply:
 - Landfill shall be outside of Water Protection Zones;
 - Landfill area to include leachate collection facilities;
 - Effluent disposal systems (including leach drains) to be designed and located to prevent contamination of groundwater; and
 - Industry to be located in appropriate areas, with safeguards to ensure wastewater can be satisfactorily treated or removed from the site
- Development should not cause over-extraction of groundwater sources.
- The Natural Resources Management Act 2004 includes wide ranging powers over groundwater quantity issues. The Department of Environment, Water and Natural Resources should be consulted if in doubt over compliance with this Act. Ground water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

Protection of Surface Water

- Development/s shall have no deleterious effects on the quality or quantity of surface water or the natural environments that rely on this water.
- Development shall not dam, interfere or obstruct a watercourse.
- Development shall avoid or minimise erosion.
- The Natural Resources Management Act 2004 includes wide ranging powers over surface water quantity issues. The Department of Environment, Water and Natural Resources should be consulted if in doubt over compliance with this Act. Surface water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

Provision of Infrastructure

- All extensions to water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option will be for SA Water to establish an augmentation charge for that area, to equitably share the costs amongst those requiring and/or benefiting from the provision of the additional infrastructure. Any proposed augmentation charge will be assessed on its individual commercial merits
- If the existing water/wastewater infrastructure requires an extension or new approach mains to serve any proposed development, the developer/s will be required to meet the costs associated with these works.
- When a proposed development adversely impacts upon the capacity of existing water/wastewater infrastructure, the developer will be required to meet the cost of upgrading or augmenting the infrastructure to service the proposed water demands and/or wastewater discharges.
- The developer is also required to meet the costs of providing all water supply mains within the development site itself, including all water and wastewater pumping stations, pumping mains and water tanks.
- All new water supply mains constructed to serve commercial / industrial areas shall be a minimum size of 150 mm diameter. This is to provide an adequate water supply for industry as well as for fire protection purposes

- Similarly all new wastewater collection pipes required to serve commercial / industrial areas shall be a minimum size of 225 mm diameter, and all property connections shall be a minimum size of 150 mm diameter. Where areas are being served by existing 150 mm diameter sewers, restrictions may be imposed on the types of development permitted in view of the smaller size mains
- To facilitate orderly development and to minimise the costs of new infrastructure and services, new development/s (including rezoning of existing areas for development), should wherever possible adjoin (or be nearby) to existing infrastructure
- Construction of water supply, wastewater and recycled water infrastructure will need to comply with SA Water Infrastructure Standards.
- In general, SA Water does not provide water supply to Rural Living or Country Living allotments, however, where capacity is available or if a developer is prepared to pay the full costs of augmenting the system, a supply may be granted. In addition, SA Water may also limit the flow to these services to 5 L/min
- In terms of rainwater and recycled water use activities, SA Water has produced respective guidelines that outline the regulatory requirements associated with these practices. For details refer to the web-link to download the [Rainwater Plumbing Guide](#) and the [Recycled Water Plumbing Guide](#) publications.

Trade Waste Discharge Agreements

- Any proposed industrial or commercial developments will be subject to an SA Water Trade Waste agreement to permit the discharge of trade waste to the sewer network. Industrial and large dischargers may be liable for quality and quantity loading charges.

Thank you for the opportunity to comment on the Council's Bluff Beach DPA. Please contact me should you have further queries regarding the above matter.

Yours sincerely



per Paul Feronas
 Senior Manager, Treatment and Network Planning
 250 Victoria Square, Adelaide, 5000
 Ph 08 7424 1881
 Fax 08 7003 1881
 Email paul.feronas@sawater.com.au

Schedule 4B—Certificate—section 25(14)(b)

Certificate of chief executive officer that an amendment to a Development Plan is suitable for approval

I, Andrew Cameron, as Chief Executive Officer of the Yorke Peninsula Council, certify, in relation to the proposed amendment or amendments to Yorke Peninsula Council Development Plan as last consolidated on 6 February 2014, referred to in the report accompanying this certificate—

- (a) that the Council has complied with the requirements of section 25 of the Development Act 1993 and that the amendment or amendments are in a correct and appropriate form; and
- (b) in relation to any alteration to the amendment or amendments recommended by the Council in its report under section 25(13)(a) of the Act, that the amendment or amendments (as altered)—
 - (i) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the report of the Council; and
 - (ii) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
 - (iii) complement the policies in the Development Plans for adjoining areas; and
 - (iv) satisfy the other matters (if any) prescribed under section 25(14)(b)(ii) of the Development Act 1993; and
- (c) that the report by the Council sets out a comprehensive statement of the reasons for any failure to complying with any time set for any relevant step under section 25 of the Act; and
- (d) that the following person or persons have provided professional advice to the Council for the purposes of section 25(13)(a) of the Act:
 - Mr David Hutchison of Access Planning (SA) Pty Ltd

Date:

.....

Chief Executive Officer

Summary and Response to Public Submissions

Sub No.	Name and Address	Submission Summary	Comment	Council Response
1.	Roy Manning 1 The Esplanade Bluff Beach	Does not support the scale of the proposed extension due to impacts to the environment and character of the settlement	<p>The environment impacts have been minimised given:</p> <ul style="list-style-type: none"> - the proposed extension is away from the coast utilising cleared grazing land - the small section of land containing coastal vegetation currently within the Rural Living zone is to be returned to the Coastal Conservation. - future allotments have the ability to be connected to the common effluent system. - Development Plan policy requires future development to be designed and sited to minimise impacts to the environment and amenity of the locality. <p>With regard to subdivision concept plan, the land is to be developed consistent with the form of development envisaged in the zone (low density residential development) and consistent with the character of the existing settlement.</p> <p>It is noted that limited vacant land exists in the settlement (four allotments), however, these have not recently been made available for development. The proposal will provide a long term land</p>	No action required
		Notes that there is opportunity for further development within the town as a number of vacant allotments exist.		
		Notes that recently releases allotments		

**Yorke Peninsula Council
Bluff Beach Development Plan Amendment
Summary and Response to Public Submissions**

Sub No.	Name and Address	Submission Summary	Comment	Council Response
		<p>at nearby Parsons Beach have generated very little interest and recent large scale development on the Peninsula such as the Ceres Wind Farm and Rex Minerals Mine have dampened interest as a holiday destination, thus the proposal could result in financial loss for the developer and Council.</p> <p>Recommends that the rezoning be limited to 10 additional allotments.</p>	<p>supply for the settlement and based on the investigations the scale of the rezoning is considered to be appropriate.</p> <p>Whilst the comments in regards to interest in land on the Peninsula are noted, to the contrary, it is anticipated that demand for land in the area is likely to increase as a consequence of the large infrastructure and mining projects to accommodate additional worker to the region.</p> <p>It is noted that any financial risk in regards to the future development of the land is with the developer and not the Council.</p>	
2.	David & Michelle Nelson 20 Edwards Street Bluff Beach	<p>Object to the rezoning due to the following:</p> <p>Noted that Bluff Beach is a popular coastal town and becomes crowded in the summer months with tourists, boat users and the like. Concerned that the rezoning would exacerbate associated issues.</p> <p>Noted impacts on the local environment from people accessing the sand hills for sand boarding and motorcycle riding. Also impacts to local fauna such as hooded plover and dolphins.</p> <p>Noted that the new carpark could not</p>	<p>The proposal will provide a long term land supply for the settlement, and it is likely that the land would not be fully developed for a considerable period. The beach and boat ramp are public areas therefore it difficult to control the number of people visiting the area, particularly with the town being popular with residents/visitors outside of the area.</p> <p>Upgrades to existing public infrastructure and management of associated impacts may be required to</p>	No action required

Yorke Peninsula Council
Bluff Beach Development Plan Amendment
Summary and Response to Public Submissions

Sub No.	Name and Address	Submission Summary	Comment	Council Response
		<p>cope if all vehicles were to be removed from the beach</p> <p>Raised concerns with the amount of trees that would be removed as a consequence of the development.</p> <p>Noted potential stormwater impacts to Edwards Street as the subject land is higher than the road.</p> <p>Noted that the DPA states that no sales occurred in the last two years, however, 2 properties have been sold in this period. Also noted residential land for sale at Parsons Beach which has been</p>	<p>address issues in the future, however, these are largely outside the scope of the DPA.</p> <p>As discussed in the previous submission the proposal is unlikely to create any adverse environmental impact.</p> <p>It is assumed that the respondents are referring to trees within the road reserve adjacent the site as the subject land is devoid of trees, except for the area proposed to be included within the Coastal Conservation zone. It is noted that any removal of trees within the road reserve will be supplemented by onsite landscaping or additional street trees along future road ways that will be required as part of the future development of the land.</p> <p>Stormwater issues will be addressed as part of the land division stage at which type a stormwater management plan will be required to be provided. In addition, stormwater disposal will also be assessed as part of the development applications for each individual allotment.</p> <p>The sales information within the DPA was obtained from a relevant government website, however, it is noted that sales by have been missed or occurred after this section of the</p>	

**Yorke Peninsula Council
Bluff Beach Development Plan Amendment
Summary and Response to Public Submissions**

Sub No.	Name and Address	Submission Summary	Comment	Council Response
		<p>on sale for four years. Therefore recommended additional residential land is not needed.</p> <p>Suggests that the analysis in relation to interface issues with farming activities has not been properly considered.</p>	<p>Investigations was completed. Notwithstanding the above, these recent sales suggest that there is a demand for land in Bluff Beach, particularly compared to Parsons Beach. Whilst the settlement are only 2km apart they each have different attributes which are likely to impact the level of demand identified above. Therefore the amount of vacant residential land in Parsons Beach is not particularly relevant to DPA, especially as there is limited vacant land available in Bluff Beach.</p> <p>The proposed zone boundaries will allow future residential to be sited in accordance with Development Plan requirements in relation to separation of dwellings from Primary Production land to the east. Whilst used for agricultural activities it is noted that the land to the south is held within the Rural Living zone. Existing policy within the Development Plan is considered to be sufficient to address potential interface issues.</p>	

Corporate Email Address
From:
Sent: 10 JUN 2014
To:
Cc:
Subject:

Roy <roymanni@bigpond.com>
Sunday, 8 June 2014 7:41 PM
Corporate Email Address
'EPA'; 'Coastal Protection Board'; 'Greenpeace'; Elizabeth Manning
Bluff Beach Development Plan Amendment

Item Number
3307-2014-4
GDS Number
3.71.7.3
Distribution
copy to Jackie
RSB

Dear Councillors,

RE: Bluff Beach Development Amendment Plan

While I appreciate that some further development of Bluff Beach is inevitable, I am concerned by the current proposal which virtually doubles the size of the settlement in one go with an additional 29 new sites being made available.

Without trying to be elitist or selfish, I feel that an expansion on this scale will destroy the ecology and features which make Bluff Beach such an attractive and special place in South Australia. It is precisely these values which make it such an attractive holiday destination and tourist feature.

Bluff Beach is a small, localised and fragile beach on the West Coast of Yorke Peninsula with an ecology that supports endangered resident bird species including Hooded Plovers and Ospreys, with regular visits from resting seals and penguins and a resident population of docile and people friendly Bottle Nosed Dolphins.

It is a valued resource for the residents and holiday makers of Bluff Beach, and for the population of Minlaton with it being the closest beach with safe access for children and boat launching for recreational fishermen.

I dispute the councils position that there is no opportunity currently available for further development. A number the currently vacant blocks have not yet been built on, although I understand that a number of applications have been submitted to council. The recently released blocks at Parsons Beach (1 km away) have generated very little interest. Recent proposed developments on Yorke Peninsula including the Ceres Windfarm and Rex Minerals Hillside Mine have damped interest in Yorke Peninsula as a holiday destination to such an extent that an expansion such as the proposed one is unnecessary and could well result in a financial loss for both the developer and council.

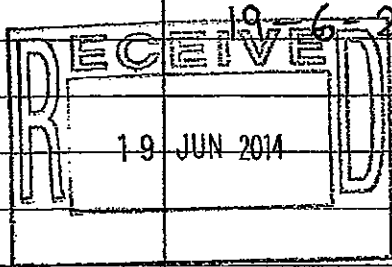
I would urge council to restrict development to a smaller scale by allowing no more than 10 new sites for this development.

I do not wish to speak at the Public Meeting.

Yours sincerely,

Roy Manning
1 The Esplanade
Bluff Beach

Email: roymanni@bigpond.com.au



19-6-2014

Item Number	3525-2014-4
GDS Number	3.71.7.3
Distribution	20
RSB	
Ph.	

D.E. + M.A. NELSON
 Edwards Street
 Bluff Beach
 S.A. 5575
 Ph. 0417886414

Director Development Services
 Re:- Bluff Beach D.P.A

Dear Sir,

We wish to strongly object to the proposed rezoning and development at Bluff Beach.

As full time residents of Bluff Beach we feel that we are in a position to comment on the size, scale and impact of such a development.

The bay at Bluff Beach is small and as it is used by the people of Minlaton and surrounding Districts as well as holiday makers, tourists, shack owners and residents of Bluff Beach it can become quite crowded causing the following problems.

We have seen as many as 38 boat trailers and tow vehicles parked on the beach as well as other vehicles used by beach goers.

At times there are as many as 15 Kayaks, 4 fishing dingies, jet ski's, mixing with numerous swimmers including small children, dogs and dolphins.

We also note that at peak times October to April most shack owners and residents have many visitors who also bring boats etc. for recreation

There are also many dogs brought by these people which are allowed to roam loose and we feel that a development that effectively doubles the size of Bluff Beach will only increase these problems

We have noted that there is already a high impact on the local environment as people enter the local sandhills for sandboarding and motorcycle riding.

There is also increasing pressure on the endangered Hooded Plover and local Dolphins.

It is also a concern that the new car park could not cope now if all vehicles were to be removed from the beach.

We are also concerned about the amount of trees that would have to be removed to allow such a development.

The following relates to points made in the Bluff Beach D.P.A.

Point 3.2:- Stormwater

As the proposed development is higher than the lowest point of Edwards St. we know that the run off will increase the already heavy puddling that occurs along Edwards St. from our shed to Lot 17.

Point 3.2.2:- No blocks sold in last 2 years

This is incorrect as Lots 12 and 16 have been sold in that time. Infact Lot 12 still has the For Sale sign with Sold on it in position.

There is also a Development in Parsons Beach with 6 unsold blocks that have been on the market for approximately 4 years and Stage 2 of this Development allows for another 30 plus blocks as this is only 2Km away we feel there is no need for another Development

Point 3.2.4 Rural Land use and Separation

This is also incorrect as the southern boundary of the proposed Development abuts the property owned by C. Mathews which is used for cropping purposes.

This involves regular burning off, seeding, spraying, crop dusting and reaping.

We feel the impact of this in the form of smoke, dust, crop particles, noise and smell at a distance of 400m and we feel that this impact has not been considered.

Yours Sincerely
David E. Nelson



Michelle A. Nelson
mNelson

DIRECTOR DEVELOPMENT SERVICES

DA/ITEM 6.4

2. PORT VINCENT PROGRESS ASSOCIATION

(File Ref:9.24.1.1)

INTRODUCTION

Council have received correspondence from the Port Vincent Progress Association (PVPA) seeking clarification on the future funding of the Urban Design Framework. Copy attached.

RECOMMENDATION

That a \$25,000 allocation is committed in 2014/2015 for the Port Vincent Urban Design Framework and that a review of future funding allocations be undertaken for the 2015/2016 budget.

COMMENT

At the Council meeting held 9 March 2011, the following recommendation from the Finance and Corporate Services Meeting was adopted:-

Cr Bowman moved Cr Senny seconded

- 2. That an allocation of \$50,000 in the 2011/2012 Council draft budget be allocated to the Port Vincent Urban Design Framework and that a dedicated allocation of \$25,000 per annum, with a review after four years be allocated to the Port Vincent Urban Design Framework infrastructure project advancement.*

Such funding to be made from accumulated profits from the Caravan Parks Reserve Fund.

That Council staff develop a governance framework and commence discussions with the Port Vincent Progress Association Inc.

The PVPA seek clarification about the motion to confirm whether there is either one or two allocations of \$25,000 per year committed for 2014/15 and 2015/16.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Strategic Plan

Key Theme: Corporate Governance and Leadership
2. Organisational Efficiency and Resource Management

Strategic Goal: 2.1 Financially Sustainable Organisation

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

An allocation of \$25,000 for the Port Vincent Urban Design Framework has been included in the 2014/2015 draft budget.



PORT VINCENT PROGRESS ASSOCIATION Inc
YORKE PENINSULA, SOUTH AUSTRALIA

Chairman: Tony Bates: Vice Chairman: Sue Pike: Secretary: Beth Fairlie.
Telephone: Beth Fairlie: 08 88537172. Email: bfairly@internode.on.n
Postal Address: PO Box 92, PORT VINCENT, S. A. 5581.
Town Office: Telephone and Fax No: 08 88537081. Email: townoffice.@portvincent.org.au
ABN: 65 020024 828 Office hours: 10 am – 12noon Wednesday & Friday
Port Vincent Sncial E vents: Julie Adams. 08 88537172Address PO Box45. Port Vincent, S. A. 5581

Item Number
3167-2014-4
GDS Number
3.36.1.1
Distribution
RSB
Repy

19/05/2014
Mr. A. Cameron,
The Chief Executive Officer,
Yorke Peninsula Council,
PO Box 88,
MINLATON, S. A. 5575

Dear Andrew

The May meeting of the Port Vincent Progress Association have determined to write to Council with regard to funding towards the Urban Development Plan (UDP).

At a recent meeting, Progress felt that we should discuss with Council the possibility of combining the last two years of funding in the interest of a better outcome for the town and for council. Taken as individual amounts we realized that we could not complete the fore shore shared path and boardwalk project and that we would have to look at other UDP recommendations to suit the lesser amount.

We held a meeting with the Director of Development who agreed that we should determine a concept of what we hoped to achieve and from that some idea of costing prior to meeting again. At this time costs are being finalised.

Subsequent to this meeting we have been unofficially advised of a question of interpretation of the Minute recording the council position on our original request for funding. With regard to this we wish to point out that everybody involved in Progress or Council Officers understood the position to be \$50,000 for the first year and \$25,000 per year for four years. This would correspond to our original request for five years of funding. Unfortunately no written notification was received from Council regarding allocation of this funding leading to a differing interpretation.

Therefore we are asking Council to review its intentions at the time and to advise us of the true situation. We are keen to make determinations for the expenditure without the risk of losing funds not used before the end of the financial year. We ask also that a review for future funding for the UDP be looked into by Council.

Thank you for your consideration of this matter.

Yours truly,

Beth.
B. Fairlie,
Secretary

DIRECTOR DEVELOPMENT SERVICES

DA/ITEM 6.4

3. SECTION 30 REVIEW

(File Ref:9.24.1.1)

INTRODUCTION

Council has resolved to prepare a Strategic Directions Review (SDR) of its Development Plan and as part of that process a draft SDR (Discussion Paper) has been prepared and is provided for the Elected Members consideration prior to placing the document on public consultation.

RECOMMENDATION

Subject to any feedback or comments from Elected Members the draft Strategic Directions Report be received.

That staff be authorised to finalise the draft report and to place the final copy on public consultation as identified in the body of this report.

COMMENT

The South Australian Planning Strategy sets out the state government's strategic directions for land use and the physical development of the state.

The Planning Strategy is comprised of several volumes covering the different geographic regions of the state. The relevant volume applicable to the Yorke Peninsula Council is Yorke Peninsula Land Use Framework, which has been significantly altered since Council undertook its last SDR in 2006.

Under the Development Act 1993 (the Act), the state government must review and update each volume of the Planning Strategy at least once every five years. All Councils must ensure their Development Plans are consistent with the relevant volume for their area. The statutory process for achieving this alignment is set out in section 30 of the Act and is known as a 'Section 30 review'.

The Section 30 review process requires all councils to review the policies in their Development Plans and produce a Strategic Directions Report (SDR) following any significant alteration to the Planning Strategy.

The SDR is intended to outline a strategic vision for growth in the Council area by means of a program of Development Plan Amendments (DPAs) to translate the strategic vision into Development Plan content.

In particular, the SDR is required to identify the Council's priority actions for:

- achieving orderly and efficient development through the implementation of planning policies
- integrating transport and land-use planning within its area
- implementing the relevant policies and targets in the Planning Strategy
- implementing the affordable housing policies in the Planning Strategy
- infrastructure planning (including both physical and social infrastructure)
- any other projects or initiatives considered to be of strategic importance by the Council.

The previous SDR (2006) recommended a number of changes to the Development Plan which have been largely implemented by a continuous process of Development Plan Amendments.

These have included the following authorised DPAs;

Shack Design Guidelines PAR	1 February 2007
Parsons Beach DPA	11 June 2009
Stansbury – Aquaculture Zone DPA	11 June 2009
Port Victoria Town DPA	24 June 2010
Ardrossan Rural Living DPA	7 October 2010
Bushfire (Miscellaneous Amendments) DPA (Ministerial)	9 December 2010 13 January 2011
Statewide Bulky Goods DPA (Ministerial)	
Statewide Wind Farms DPA (Ministerial)	18 October 2012
Better Development Plan (BDP) and General DPA	22 November 2012
Section 29 (2)(c) Amendment	29 November 2012
Section 29(2)(b)(ii) Amendment	28 March 2013
Port Vincent DPA	19 December 2013
Four Towns (Maitland, Minlaton, Yorketown and Warooka) DPA	6 February 2013

Consultation with the public and government agencies forms a critical part of the Section 30 review process.

As part of the consultation all the relevant government agencies will be consulted along with the general public. Some preliminary consultation has already been undertaken and is summarised in the accompanying draft SDR.

Council will also specifically consult with various companies and groups associated with development and active in the region. Forty four organisations will be targeted, a list of which is included at the end of this report.

If the Councillors consider that there are any groups omitted from the report then please advise the staff and they will be added to the list.

Consultation will occur as follows:

- Letter to government agencies and targeted organisations,
- Notice in the Yorke Peninsula Country Times and Advertiser
- Media release in the Country Times
- Notice on Council's website
- Copy of discussion paper on Council's website
- Two public meetings

After the consultation process has been concluded a final report will be prepared for Council approval which will include a summary of all the submissions received during consultation and any recommended actions arising therefrom, after which a SDR report will be prepared for the approval of the Minister for Planning.

CONFIDENTIAL

AGENDA

DIRECTOR ASSETS & INFRASTRUCTURE SERVICES

ITEM 8 – CONFIDENTIAL

1. TENDER 111-2014 – MANAGEMENT & OPERATION OF TRANSFER STATIONS

(File Ref: 9.24.1.1)

INTRODUCTION

The purpose of this report is for Elected Members to consider awarding the tender for the management and operation of Council's Transfer Stations (tender 111-2014).

RECOMMENDATION

Section 90(3)(k) Order

1. That pursuant to Section 90(2) of the *Local Government Act 1999*, the Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Executive Assistant to the CEO and Mayor, Director Corporate and Community Services, Director Development Services and Acting Director Assets and Infrastructure Services.

The Council is satisfied that, pursuant to section 90(3)(k) of the Act, the information to be received, discussed or considered in relation to agenda item 8 'Tender 111-2014 - Management & Operation of Transfer Stations' is confidential information relating to –

“(1) tenders for the supply of goods, the provision of services or the carrying out of works;”

Accordingly, the Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances.

Section 91(7) Order

2. That having considered agenda item 8 'Tender 111-2014 - Management & Operation of Transfer Stations' in confidence under section 90(2) and (3)(k) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report, tender evaluation and any supporting documentation relevant to agenda item 8 titled 'Tender 111-2014 - Management & Operation of Transfer Stations' be retained in confidence for a period of 12 months.

COMMENT

It is recommended that the public be excluded for consideration of this item to enable consideration in confidence under Section 90(3)(k) of the *Local Government Act*.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Sections 90 & 91 - Local Government Act 1999

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Not applicable.

CHIEF EXECUTIVE OFFICER

ITEM 8 – CONFIDENTIAL

2. TENDER – PRINCIPAL OFFICE EXPANSION PROPOSAL

(File Ref: 9.24.1.1)

INTRODUCTION

The purpose of this report is for Elected Members to consider awarding the tender for the construction of the Principal Office Expansion Proposal.

RECOMMENDATION

Section 90(3)(k) Order

1. That pursuant to Section 90(2) of the Local Government Act 1999, the Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Executive Assistant to the CEO and Mayor, Director Corporate and Community Services, Director Development Services and Acting Director Assets and Infrastructure Services.

The Council is satisfied that, pursuant to section 90(3)(k) of the Act, the information to be received, discussed or considered in relation to agenda item 8 Tender Principal Office Expansion Proposal is confidential information relating to –

“(1) tenders for the supply of goods, the provision of services or the carrying out of works;”

Accordingly, the Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances.

Section 91(7) Order

2. That having considered agenda item 8 Tender Principal Office Expansion Proposal in confidence under section 90 (2) and (3) (k) of the Local Government Act 1999, the Council, pursuant to section 91 (7) of that Act orders that the report, tender evaluation and any supporting documentation relevant to agenda item 8 titled Tender Principal Office Expansion be retained in confidence for a period of 12 months.

COMMENT

It is recommended that the public be excluded for consideration of this item to enable consideration in confidence under Section 90(3) (k) of the Local Government Act.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Sections 90 & 91 - Local Government Act 1999

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Not applicable.