



PUBLIC CONSULTATION REPORT

BALGOWAN PROGRESS ASSOCIATION INC. PROPOSED LEASE



Yorke Peninsula Council

19th November 2013

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PROPOSED LEASE TO BALGOWAN PROGRESS ASSOCIATION INC.

This Consultation Report is for the proposed granting of a five year lease, with a five year right of renewal, to Balgowan Progress Association Inc. (Progress) over Balgowan Camping Ground, being a portion of Section 362 Plan 130600 Crown Record: Volume 5757 Folio 183, 6 Main Street Balgowan SA 5573. Please refer to page 4/5 for location map.

Background

Balgowan is a small township of approximately two hundred and sixty residents, 20kms west of Maitland and is made up of permanent, semi-permanent residents and a steady flow of regular holidaymakers.

Balgowan Progress was formed nearly fifty years ago, became incorporated in 2002 and prior to the recent 2013 Annual General Meeting had 75 financial members.

The Balgowan Camping Ground is situated on Crown land under the care, control and management of Council and listed on Council's Community Land Register as Category 4 Business and Commercial which includes caravan parks and commercial leased premises, for the purpose of land use.

The Crown dedication over the camping ground property was previously 'Recreation Reserve' which did not permit Council to grant a lease over the land. A letter of agreement between Council and Progress was prepared in 2008 to document the occupation and ongoing management of the camping grounds by Progress, for the following five years.

To enable Council to lease the dedicated land, Council lodged an application with the Department of Environment, Water & Natural Resources (DEWNR) requesting to revoke the dedication of 'Recreation Reserve' over the whole of Section 362. In 2012 the Crown rededication over Section 362 was approved for the purpose of a caravan park, car park, public convenience, kiosk and boat ramp.

A further letter of agreement, effective 21 October 2013 between Council and Progress is now in place documenting the continuing management and occupation of the camping grounds until a decision is made on the granting of a proposed lease. Any lease over the grounds is also subject to the outcome of an application to the Crown, for consent to lease dedicated land. Until such time as a lease is in place over the grounds, Council will be responsible for the public risk insurance policy and premiums.

Proposal

Progress has agreed to proposed lease conditions for the management of the Balgowan Camping Ground which includes a lease term of five years with a five year right of renewal.

Progress would be responsible for the maintenance and care of the grounds as well as insurance premiums, electricity and water service charges and usage.

Maintenance to the amenities building, including the toilet block, along with the playground will remain the responsibility of Council. However as the showers are used only by occupiers of the camping ground, Progress will be responsible for the care and general maintenance of the shower block.

Benefits to the Community

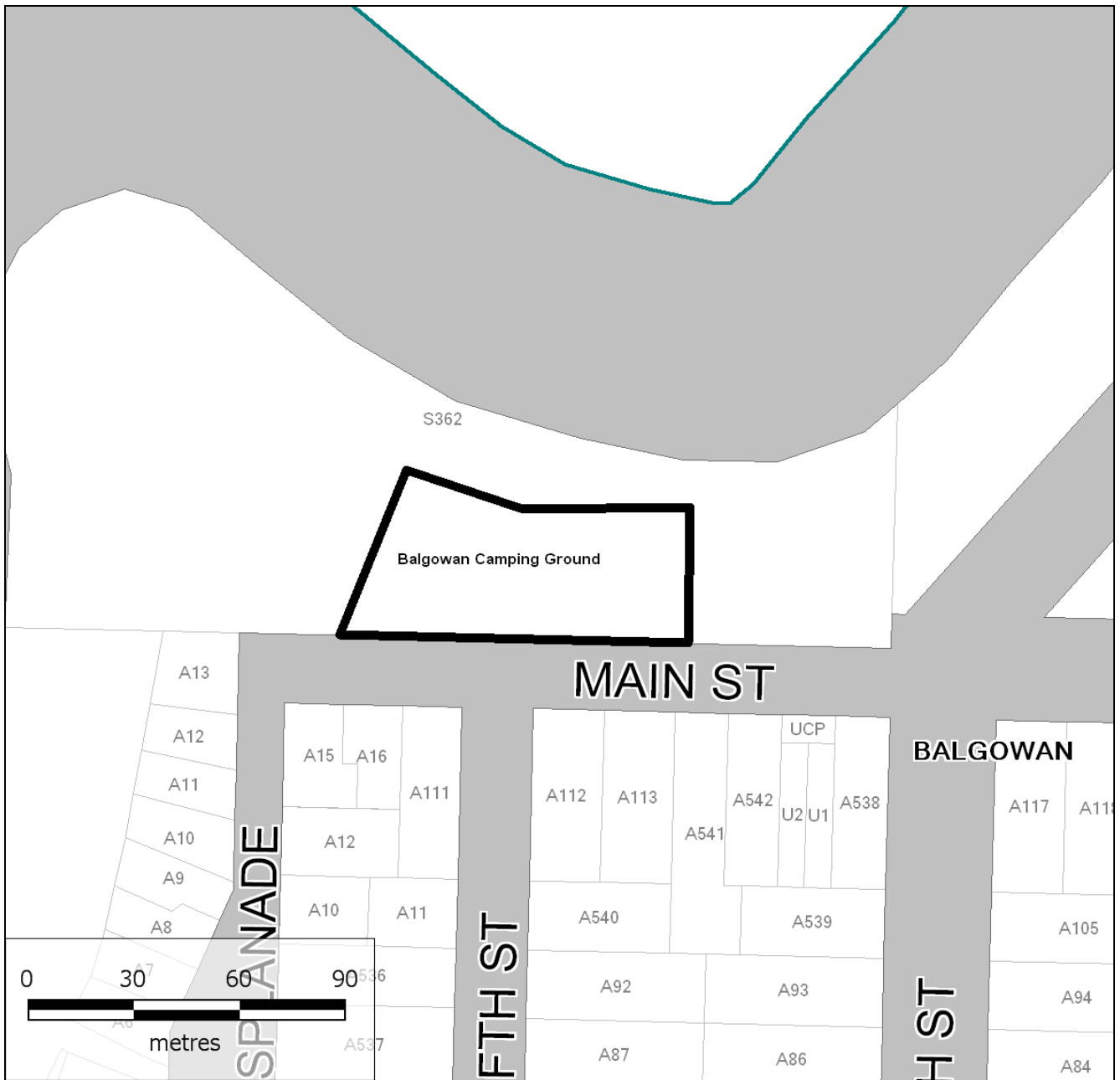
Income from the camping ground has been injected back into the community, enabling ongoing maintenance including plumbing / electrical works, fencing, a storage shed, electric BBQ's, outdoor shower and recycling cage at the camping grounds. Funds have also been used over the past years for the purchase of playground equipment and with the assistance of Council a major upgrade of the ablution block has been possible.

With the camping ground being in a great position of repair and facilities, funds are also being put toward creating a recreational area in Balgowan. The Moody Road community shed now houses pool tables, table tennis, darts, a small kitchen area, toilets and Solar panels all of which has also been supported by grants and donations.

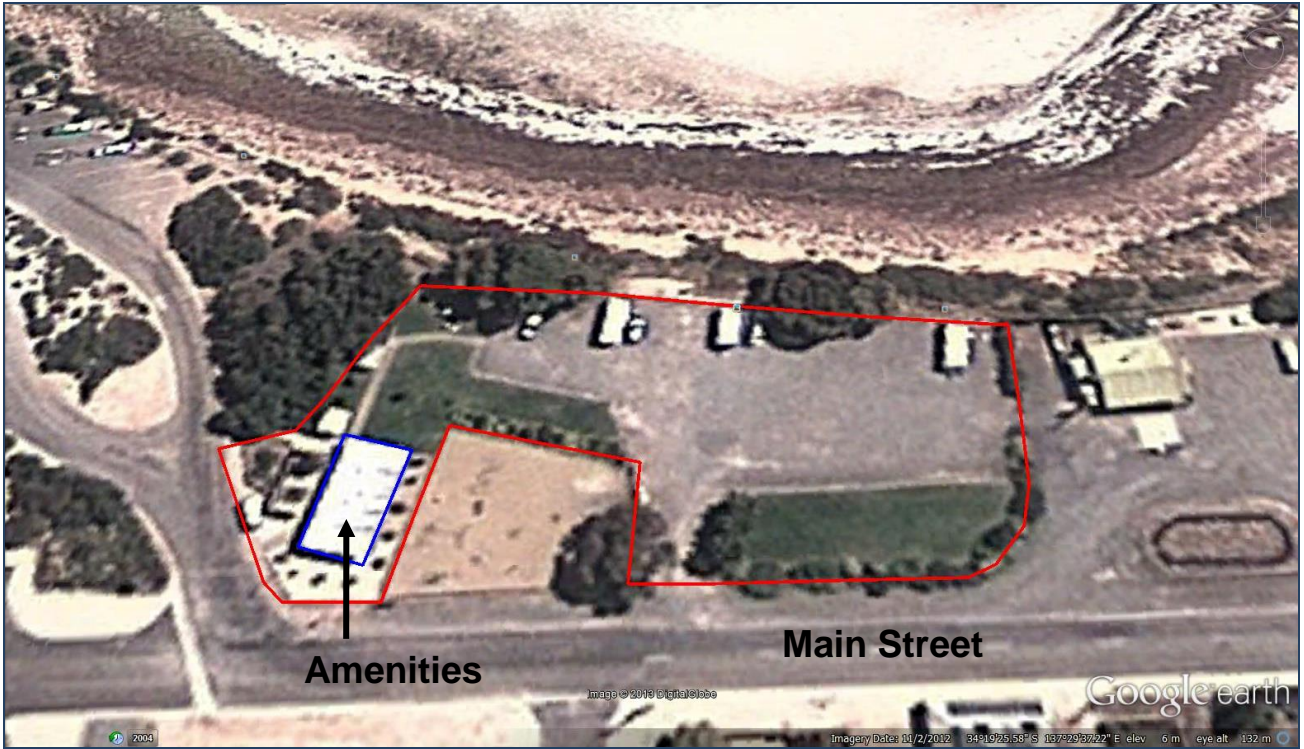
The next project is an outdoor area which consists of tennis and Bocce courts, playground, BBQ & pergola.

All these projects and works are for the communities benefit and enjoyment as well as valuable resources to attract visitors and tourists to the area.

Location of Balgowan Camping Ground



Proposed Lease area



The Consultation process

The public consultation process entails advertising a notice in the YP Country Times and on Council's website on the 19th November 2013, with a detailed information report made available at Council offices and on Council's website.

After the 21 days public consultation period a report will be prepared for Council outlining the outcome of the public consultation process including any written submissions.

Council must consider all submissions made in response to this public consultation process prior to making a decision to grant the lease.

The public can formally participate in the consultation process in two ways:

1. Provide a written submission which is to be received no later than **5:00 pm on 11th December 2013**.

Please forward submission to:

Balgowan Progress Lease
District Council of Yorke Peninsula
PO Box 88
Minlaton SA 5575

2. Include in the written response, a request to appear in person before Council when the matter is considered.

It is planned that the matter will be considered at the **22nd January 2014** Council meeting. If any members of the public wish to attend this meeting to listen to Council's consideration of this matter, they should view Council's meeting Agenda to verify when the matter is being considered.

This meeting is a formal meeting of Council and only people who have requested in writing to address Council will be considered to do so.

All questions regarding the consultation process can be directed to Marilyn Mensforth, Property Tenure Officer on (08) 8832 0000.

Andrew Cameron

Chief Executive Officer