



Yorke Peninsula Council

NOTICE OF MEETING

Notice is hereby given that the next ordinary meeting of Council
will be held on Wednesday 12th July 2017,
in the Council Chambers,
57 Main Street, Minlaton commencing at 5.30pm

Andrew Cameron
CHIEF EXECUTIVE OFFICER

A G E N D A

ITEM 1 YORKE PENINSULA COUNCIL

- 1.1 Welcome by Mayor – meeting declared opened
- 1.2 Opening Prayer
- 1.3 Present
- 1.4 Leave of absence
Nil
- 1.5 Apologies
Cr Davey, Cr Langford, Cr Stock and Cr Meyer

1.6 Conflict of Interest

CONFLICT OF INTEREST

Elected Members are reminded of the requirements for disclosure by Members of direct or indirect pecuniary benefit or detriment and non-pecuniary benefit or detriment in relation to a material conflict of interest in accordance with Section 73, or an actual or perceived conflict of interest in accordance with Section 75 of the Local Government Act in items listed for consideration on the Agenda. Section 74 and 75A of the Local Government Act 1999 requires that Elected Members declare any interest and provide full and accurate details of the relevant interest to the Council. In relation to actual or perceived conflicts of interest a member has an obligation to outline how they propose to deal with the actual or perceived conflict of interest prior to consideration of that item on the Agenda.

This requirement does not apply to Ordinary Business Matters prescribed by regulation 8AAA Local Government Act (General) (Accountability and Governance) Variation Regulations 2016.

Each Member of a Council has a duty to vote at all meetings unless excepted by legislation.

The major exception being where a Member has a material conflict of interest.

- 1.7 Minutes of previous meeting – for confirmation
 1.7.1 Special Meeting of Council held on 28th June 2017 at 5.30pm
 1.7.2 Special Confidential Meeting of Council held on 28th June 2017 at 6.12pm
 1.7.3 Special Confidential Meeting of Council held on 5th July 5.30pm
- 1.8 Motions on Notice
 Nil
- 1.9 Questions on Notice
 Nil
- 1.10 Questions without Notice
- 1.11 Petitions
 Nil
- | | | |
|--------|---|----------------------|
| ITEM 2 | <u>MAYOR</u>
Mayor Monthly Report | Page
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| ITEM 3 | <u>COUNCILLORS' REPORT</u>
Nil | |
| ITEM 4 | <u>INFORMATION AGENDA</u> | Page 6 - 46 |
| 4.1 | Items for exclusion | |
| 4.2 | Receipt of Information Reports | |
| 4.3 | <u>Chief Executive Officer</u>
1. CEO Activities
2. Action List | Pages
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8 - 11 |

3.	Hillside Mine Community Voice Minutes	12 - 15
4.4	<u>Corporate and Community Services</u>	Pages
1.	Audit Committee Minutes	16 - 21
2.	Art Exhibition Working Party Minutes	22 - 28
4.5	<u>Assets and Infrastructure Services</u>	Pages
1.	Construction and Maintenance Works	29 - 32
4.6	<u>Development Services</u>	Pages
1.	Inspectorial Activity Report	33 - 34
2.	Environmental Health Report	35 - 37
3.	Development Application Decisions	38 - 43
4.	Wastewater System Application Decisions	44 - 46
ITEM 5	<u>VISITORS TO THE MEETING</u> Nil	
ITEM 6	<u>DEBATE AGENDA</u>	Page 47 - 136
6.1	<u>CHIEF EXECUTIVE OFFICER</u>	Pages
1.	Marion Bay Boat Launching Facility Options Review Report	48 - 51
6.2	<u>CORPORATE AND COMMUNITY SERVICES</u>	Pages
1.	Point Turton Seawall Funding By Separate Rate Request	52 - 95
2.	PO051 Council Caravan Parks Policy	96 - 102
6.3	<u>ASSETS AND INFRASTRUCTURE SERVICES</u>	Pages
1.	Draft Community Wastewater Management System (CWMS) Asset Management Plan	103 - 105
6.4	<u>DEVELOPMENT SERVICES</u>	Pages
1.	Port Victoria (Gulfview) Caravan Park	106 - 108
2.	Authorisation to Sign Land Management Agreement	109 - 127
3.	Bush Camping Working Party Minutes	128 - 132
4.	Beach Access Section 303 Balgowan	133 - 136
ITEM 7	<u>GENERAL BUSINESS</u> Council has resolved that an Agenda Item "General Business" be included on the Council Agenda to enable members to raise matters of a minor nature for action by the Administration, or to call for reports.	
ITEM 8	<u>CONFIDENTIAL AGENDA</u>	Pages
1.	Section 100 hundred of Ramsey – Land Tenure	137 - 139
ITEM 9	<u>NEXT MEETING</u> Wednesday 9 th August 2017	
ITEM 10	<u>CLOSURE</u>	

MAYOR

IA/ITEM 2

MONTHLY REPORT JULY 2017

PURPOSE

To keep Elected Members updated on Mayoral activities during the month of June 2017.

RECOMMENDATION

That the report be received.

DISCUSSION

7 th June	Attended the Access Audit Committee meeting in the Council Chambers.
9 th June	Citizenship ceremony for 3 new citizens in our community. I have now conducted ceremonies for 99 citizens in my term as Mayor.
14 th June	Attended Bush Camping Working Party Monthly Council meeting
18 th June	CEO Andrew Cameron, Deputy Mayor Scott Hoyle and I represented Council at the Annual ALGA National General Assembly in Convention Centre Canberra.
19 th June	Annual ALGA National General Assembly, Canberra Convention Centre.
20 th June	Annual ALGA National General Assembly, Canberra Convention Centre.
21 st June	Annual ALGA National General Assembly, Canberra Convention Centre.
22 nd June	Along with CEO Andrew Cameron, Governance Officer Mary Herrmann and Police Officer Adam Meyer, we accepted our invitation to attend the Yorketown Mens Clem's Shed Open Day. The people involved in this project, some over many years, were very pleased to have the representation and support from the Council. The Youth who have been working with Mary Herrmann over several months in the Council's Youth Programme were responsible for relocating sheds, fences and supporting the community garden, building a chicken shed, assisting with concreting the floor in the new lunch room facilities and restoring a sailing boat and trailer. The focus of the programme was on mentoring, skill sharing and intergenerational collaboration between the young and young at heart, working together on community projects.
25 th June	Along with many other Yorke Peninsula residents, Mayoress Claudia and I accepted our invitation to attend the first solo Art Exhibition by local Minlaton Artist, Susan Longbottom at Scarlattis Gallery, Mt Surman Wines Stanley Flat.

- 27th June Attended as an observer, Council Development Assessment Panel meeting in Council Chamber.
- 28th June Special Council Meeting in Council Chamber for the adoption of the Annual Business Plan, Valuations and declaration of the Rates for the 2017/2018 financial year.

ALGA National General Assembly Canberra June 2017

June is another important time in the local government calendar with the annual ALGA National General Assembly held in Canberra. This forum brings together local government Mayors, Deputy Mayors, Staff and others from across Australia to join with the Federal Government colleagues and Senators from across Australia to address a broad range of topics.

There were 92 motions requiring decisions and a copy of the Business Papers, programme and conference handbooks will be available at the meeting for Elected Members to view if interested.

Historically over the years from this Council, both in recent years and in the early years of amalgamation, it has been important for the Mayor, CEO and Deputy Mayor to attend the Assembly. Over the years and during my time on Council, Past Mayors and CEO's have attended this important national forum. The preceding Deputy Mayor, Trevor Davey, Cr John Rich, Cr Jeff Cook, Cr Tania Stock and Cr Naomi Bittner have all represented our Council. It is usual for the Mayor to send out an invitation to seek interest from other Elected Members who may be interested in attending and I made sure to invite, the new Deputy Mayor Scott Hoyle to attend soon after he took office. It is unfortunate however, that this year it was an oversight in not seeking interest to see if any other Elected Members wished to attend. Attendance requires approval and is always dependent upon the available budget, but hopefully again next year there will be an opportunity for others, to perhaps join the Mayor and CEO and attend the National Assembly and see things in a more strategic national manner.

INFORMATION

AGENDA

CHIEF EXECUTIVE OFFICER

IA/ITEM 4.3

1. CEO ACTIVITIES JULY 2017

PURPOSE

To keep Elected Members informed of other meetings and activities during the month of June 2017.

RECOMMENDATION

That the report be received.

DISCUSSION

2 nd June 2017	Introduction meeting with Fraser Ellis – new Liberal Candidate for Goyder Electorate. Meeting with Chairman Ardrossan Progress Association – various matters.
5 th June 2017	Interviews for new Property Tenure Officer. Interviews for new PLEC Scheme Project Manager.
6 th June 2017	Corporate Management Team Meeting.
14 th June 2017	Monthly Council Meeting.
19 th – 21 st June 2017	Attended the ALGA National General Assembly in Canberra with Mayor Agnew and Deputy Mayor Scott Hoyle.
22 nd June 2017	Clem's Shed Yorketown Open Day.
23 rd June 2017	Habitat Enhancement Working Group Meeting held in Ardrossan for the Reef Restoration Project.
27 th June 2017	Meeting with Jo-anne Buchanan RDA Yorke and Mid North. Meeting with Jenny Boyce – NRM.
28 th June 2017	Ardrossan Hospital Board and Trust Meeting. Special Council Meeting.
29 th June 2017	Corporate Management Team Meeting.

COUNCIL MEETING 12th July 2017

Action List

Responsible Officer	Agenda Item Number	Task	Due Date	Status
14 th May 2014				
Director Assets & Infrastructure Services	DA/AIS/R3	Organise to have the following documents signed and sealed for the Walk the Yorke Leisure Trail with the State Government and private landholders	July 2014 – ongoing for duration of project	Only one private agreement still outstanding. Ongoing
13 th May 2015				
Director Development Services	DA/DS/R2	Council agreed to accept care, control and management of Lot 10 Moorowie Terrace Port Moorowie CR5323/554	As soon as Ministerial approval is granted	Response from Minister Received 29/08/2016 – Awaiting Additional Info from FOPM
14 th September 2016				
Director Corporate and Community Services	DA/CCS/MON	Staff to investigate ways to reduce the 3% sustainability rate increase – various strategies	December 2016	Ongoing
10 th October 2016				
Director Development Services	General Business Question Notice – on	Investigate the possibility of the inclusion of a RV dump point in the Minlaton Show Grounds	August 2017	Underway
14 th December 2016				
CMT	Motion Notice on	Staff conduct a review of Township Speed Limits and consult with affected communities in relation to their preferred option	March 2017	Under Review
8 th March 2017				
Director Development Services	DA/DS/R2	Commence Road closure process for Wool Bay and exclude as community land	August 2017	Report back to Council on Community Engagement process
Director Development Services	DA/DS/R5	Organise replacement for crossovers at Port Vincent and the entrance ramp at Yorketown Office from Access Advisory WP meeting	August 2017	Port Vincent crossovers completed Obtaining quotes for Yorketown Council Office access ramp

12 th April 2017				
CEO	DA/CEO/R1	CEO to work through design and safety issues for the Black Point Boat Ramp Walkways with all stakeholders	August 2017	No action as yet
10 th May 2017				
Director Corporate and Community Services	DA/CCS/R3	Organise for rates staff to allocate the separate rate on those properties identified as part of the approval for Chinaman Wells seawall debenture loan	July 2017	Underway
Director Development Services	DA/DS/R1	Finalise the requirements for the proposed road process order for Adelbridge Pty Ltd	September 2017	With Maloney Field Services for lodgement of Road Process Order
Director Development Services	DA/DS/R2	Finalise the requirements for the proposed road process order for S T Johns Pty Ltd	September 2017	With Maloney Field Services for lodgement of Road Process Order
Director Development Services	DA/DS/R6	Update internal documentation and other requirements to adopt the dog registration fees for commencement on 1st July 2017	July 2017	Completed
Director Development Services	DA/DS/R7, R8, R9, R10	Organise for Mayor and CEO to sign and seal documentation to proceed with seeking Ministerial Approval for revocation of community land at Black Point	August 2017	Preparing documentation for the Minister
14 th June 2017				
CEO	DA/CEO/R1	Ardrossan Outdoor Gym Space, project to now be completed as scheduled on the grassed area adjacent to and on the southern side of the playground situated on East Terrace Ardrossan	June 2017	
CEO	DA/CEO/R2	The revised Code of Conduct for Managing Complaints and Breaches has been laid on the table and is	Future	This matter laying on the table to allow for further information

		referred to the next workshop.		
Director Corporate and Community Services	DA/CCS/R2	Organise to have the preferred rating option prepared for the raising of General Rates for 2017/2018	July 2017	Completed
Director Corporate and Community Services	DA/CCS/R3	Organise for the ABP, Budget & Fees & Charges feedback to be considered prior to the adoption of the ABP, Budget & Fees & Charges at 28 th June 2017 Special Meeting	June 2017	Completed
Director Corporate and Community Services	DA/CCS/R4	Organise Public Consultation process for the Point Turton Seawall Funding request	June 2017	Completed
Director Corporate and Community Services	DA/CCS/R5	Advise Warooka & District Parenting Group in relation to the extension of their Community Grants application	June 2017	Completed
Director Corporate and Community Services	DA/CCS/R6	Advise Stansbury Sports & Community Club in relation to the extension of their Community Grants application	June 2017	Completed
Director Corporate and Community Services	DA/CCS/R7	Advise Weetulta Recreation Park in relation to the extension of their Community Grants application	June 2017	Completed
Director Corporate and Community Services	DA/CCS/R8	Advise Warooka Progress Association in relation to the extension of their Community Grants application	June 2017	Completed
Director Corporate and Community Services	DA/CCS/R9	Advise Aboriginal Parent Group in relation to the extension of their Community Grants application	June 2017	Completed
Director Corporate and Community Services	DA/CCS/R10	Advise Minlaton & District Progress Association in relation to the extension of their Community Grants application	June 2017	Completed

Director Corporate and Community Services	DA/CCS/R11	Organise for the Point Turton Caravan Park Cabin project to be re-tendered	June 2017	Completed
Director Corporate and Community Services	DA/CCS/R12	Advise Ardrossan Bowling Club in relation to approved sponsorship of 2018 Men's & Women's Prestige Medley event if tender is successful	June 2017	Completed
Director Development Services	DA/DS/R1	Arrange for the replacement of seven (7) crossovers in Edithburgh	June 2017	Completed
Director Development Services	DA/DS/R2	Pursue Joint Planning Arrangement Pilot Programme with District Council of the Copper Coast, District Council of Barunga West & the Minister	June 2017	Completed
Director Development Services	DA/DS/R3	Send correspondence to the DAC in regard to Repower Australia - proposed variation to Development Application 544/V001/2013 Ceres Windfarm	June 2017	Completed
28 th June 2017				
Director Corporate and Community Services	DA/CCS/R1	Finalise distribution and publication of 2017-2018 Annual Business Plan	July 2017	Completed
Director Corporate and Community Services	DA/CCS/R2	Finalise budget and upload ready for use, finalise rating processes and place notice of declaration in government gazette	July 2017	Completed
Director Corporate and Community Services	DA/CCS/R3	Finalise Fees and Charges register ready for use	July 2017	Completed

CHIEF EXECUTIVE OFFICER

IA/ITEM 4.3

3. HILLSIDE COMMUNITY VOICE MINUTES

PURPOSE

To provide Elected Members with the latest endorsed minutes from the Hillside Community Voice group.

RECOMMENDATION

That the report be received.

LINK TO STRATEGIC PLAN

Key Theme:	Community Engagement
	1. Vitality and Connection
Strategic Goal:	1.1 Develop and facilitate ongoing partnerships and relationships with Progress Associations, Tidy Towns and other key community groups.

DISCUSSION

The minutes from the 1st May 2017 meeting are attached for Elected Members information.

Hillside Mine Community Voice Minutes

1st May 2017

Chairperson	P Tyler
HCV Attendees	G Mattschoss (Black Point PA), J Sandercock (Ardrossan PA), B Sleath (Pine Point PA), D Hosking (Community Member), M & C Redding (Community Members), Stephen Lodge (YPLOG), T Stock (YPC), L Kakoschke (Ag Bureau, South Kilkerran), R Sawers (Rex Minerals), J Wundersitz (YPLOG), D Bradshaw (James Well/Rogues Point PA)
Apologies	D Kluske (Local Trader), P Koulizos (Community Member), L Easter (Port Vincent), Stewart Lodge (Ag Bureau, Petersville), J Buchanan (YP Tourism & RDA), S Kennedy (Local Trader), M Young (Ag Bureau, Petersville), P Klopp (Ag Bureau, South Kilkerran),
Visitors	R Laufmann (Rex Minerals), G Hall (Rex Minerals), A Minns (Rex Minerals), K Van Schaik (IPC), G Dodd (Observer)
Minute Taker	K Van Arend (Rex Minerals)

AGENDA ITEM	Notes	ASSIGNED TO/DATE DUE
1. Welcome & Introductions	Meeting opened at 6.30pm Record keeper for this meeting /recording – K Van Arend P Tyler welcomed everyone including guests. Safety Statement as per the agenda acknowledged Apologies – noted above	
2. Endorsement of Minutes	<u>April 3rd 2017 Minutes:</u> P Tyler thanked D Hosking for checking the April minutes. Moved J Sandercock– Seconded – B Sleath HMCV member to check minutes for this meeting: T Stock <u>YPC website:</u> April 3 rd 2017 minutes were endorsed for distribution and can now be made available on the YPC website and through the community networks.	K Van Arend to send minutes to YPC for posting on website and to the HMCV members for distribution.
3. Business Arising (Actions)	<ul style="list-style-type: none"> K Van Arend to send minutes to YPC for posting on website and to the HMCV members for distribution. G Hall to advise P Tyler dates and information on potential Northparkes visit when available. R Laufmann has met with the Northparkes CEO and is awaiting possible dates which will be advised to P Tyler when available. He anticipates this visit to be within the next 6 – 8 weeks Rex to circulate the Noise and Blasting Management and Monitoring Plans to HMCV members in April and aim to provide the Social Management Plan at the May HMCV meeting. R Sawers advised the noise and blasting management plans will be made available in the next 2 weeks. K Van Arend to email electronic version to HMCV when they are available. R Laufmann is currently reviewing the Social Management Plan and associated plans. Rex to provide a copy of the Noise & Blast Management & Monitoring Plans Presentations Rex to provide a copy of the Dust: Sources, Controls, Management, Monitoring and Compliance Presentation Rex to organise the noise expert who has been working on the Management Plans to be available at the next meeting to answer questions. Rex to provide a noise comparison table. R Sawers tabled 2 x noise comparison tables. 	<p>COMPLETE</p> <p>Rex to provide dates for the Northparkes visit</p> <p>K Van Arend to email electronic version of noise & blasting Management plans to HMCV members when available</p> <p>COMPLETE</p> <p>COMPLETE</p> <p>ONGOING</p> <p>COMPLETE</p>

Minutes

Hillside Mine Community Voice – 1st May 2017

AGENDA ITEM	Notes	ASSIGNED TO/DATE DUE
	<ul style="list-style-type: none"> T Stock to forward 'website hit' report received from council K Van Arend to send Social Management Working Group complete report to HMCV members G Hall to check hours and rosters which are planned for the project. R Sawers noted the following details from the Description of Operations Document available on the Rex website: <ul style="list-style-type: none"> The open pit mine is scheduled to work 365 days per year, 24 hours per day. The mine would run two nominal 12 hour shifts to gain full coverage. Day shift would nominally start at 06:00 (6am) and finish at 18:00 (6pm). Night shift would nominally start at 18:00 and finish at 06:00 There would be 4 panel, 12 hour shifts for supervisors, trade, operators and grade control technicians Mine management and technical staff would normally work day shift, a 40 hour, 5-day week excluding public holidays. 	<p>COMPLETE</p> <p>COMPLETE</p> <p>COMPLETE</p>
4. Update from Chairman	<p>P Tyler:</p> <ul style="list-style-type: none"> Provided comments and suggestions to members of the Social Management Working Group on the Business Development Plan Had phone and email conversations with members of the HMCV Attended meetings of the Transport Working Group and a joint meeting of the Air Quality, Noise, Light and Blasting; Rehabilitation & End of Mine Life; Water Quality and Marine Environment; and Agriculture and Farm Management Working Groups. A report to be provided in the Working Groups update. Held quarterly meeting with Steven Griffiths MP 	
5. Update from Rex	<p><u>Rex Update</u></p> <p>Rex provided hard copies of the Draft air quality Management Plan (now combined management/monitoring plan). K Van Arend to email an electronic copy to HMCV members.</p> <p>There was a suggestion to post the Draft Management Plans on the HMCV's webpage. Following a discussion on version control it was agreed that when Rex has drafted the Management plans to a satisfactory/consistent level they would be posted on the HMCV webpage for members of the public to view for consultation. As plans are updated the latest version will be posted on the webpage.</p> <p><u>Gantt Chart Update</u></p> <p>R Laufmann noted that Rex's Chief Engineer is currently updating this document which is a 'working document' and he will be available to come to a meeting to answer questions.</p>	<p>K Van Arend to email an electronic copy of the Air Quality Management Plan to HMCV members.</p> <p>K Van Arend to post Draft Air Quality Management Plan on HMCV webpage</p>
6. Working Groups Update	<p>Air Quality, Noise, Light and Blasting - Group Leader – L Kakoschke</p> <p>Rehabilitation & End of Mine Life – Group Leader – J Wundersitz</p> <p>Water Quality & Marine Environment - Group Leader – Stephen Lodge</p> <p>Agriculture - Group Leader – Stewart Lodge</p> <p>J Wundersitz provided a handout on the outcomes of the combined working group meeting of the above 4 groups held on 26th April 2017. The main purpose of this meeting was community engagement and consultation planning. G Hall reiterated that Rex are happy to provide the relevant experts as required.</p> <p>Transport – Group Leader– J Buchanan</p> <ul style="list-style-type: none"> Held a meeting 25th April 2017 concentrating on road development from Pt Wakefield to Ardrossan 	<p>R Sawers to follow up with DPTI to organise this meeting.</p>

Minutes

Hillside Mine Community Voice – 1st May 2017

AGENDA ITEM	Notes	ASSIGNED TO/DATE DUE
	<ul style="list-style-type: none"> The highest priority is to meet with DPTI regarding the road development, mine site intersections and road changes. R Sawers to follow up with DPTI to organise this meeting. Discussed town parking and potential access issues. With regards to parking on site G Hall noted there is an allowance for light vehicle parking. <p>Communication - Group Leader – T Stock</p> <ul style="list-style-type: none"> No further update <p>Social Management – Group Leaders – P Koulizos & K Van Schaik</p> <ul style="list-style-type: none"> Social Management Plan is currently being reviewed by Rex Putting together a plan for targeted discussion groups for the community eg, sponsorship, education, care and emergency services and support agency personnel to help inform the plans associated with the social management plan. 	
7. Other Business	<p>K Van Schaik raised the suggestion of extending the period between HMCV meetings while all the planning and community sessions are being held. A discussion followed regarding the whole PEPR planning and sequencing. The question was asked about an extension of the PEPR and R Laufmann reiterated that if an extension is required Rex will talk to DSD.</p> <p>It was agreed for the next HMCV meeting to be held on 3rd July with future HMCV meetings to be raised as an agenda item.</p> <p>Stephen Lodge asked about the request for Northparkes information. G Hall advised that Rex is currently pulling this together.</p>	<p>K Van Arend to advise all HMCV members of this date change</p> <p>G Hall to provide Northparkes information</p>
8. Confirm actions	<p>Agreed actions</p> <ul style="list-style-type: none"> K Van Arend to send minutes to YPC for posting on website and to the HMCV members for distribution. Rex to provide dates for the Northparkes visit K Van Arend to email electronic version of noise & blasting Management plans to HMCV members when available K Van Arend to email an electronic copy of the Air Quality Management Plan to HMCV members. K Van Arend to post Draft Air Quality Management Plan on HMCV webpage R Sawers to follow up with DPTI to organise a meeting with the transport working group K Van Arend to advise all HMCV members of the date change for the next HMCV meeting G Hall to provide Northparkes information 	
<p>9. Meeting Close Meeting was closed at 8.04pm</p> <p>Next HMCV meeting date When: Monday 3rd July 2017 Where: Ardrossan Bowling Club Time: 6.30pm</p> <p>Agenda Items</p> <ul style="list-style-type: none"> Frequency of future HMCV meetings and how they interface with the work of the working groups Rex Chief Engineer to talk on the Gantt Chart Noise Expert 		

DIRECTOR CORPORATE AND COMMUNITY SERVICES

IA ITEM 4.4

1. AUDIT COMMITTEE MINUTES – 7th JUNE 2017

PURPOSE

The Audit Committee is a Section 41 Committee of Council. A copy of the minutes from their meeting held on 7th June 2017 is attached.

RECOMMENDATION

That the report be received.

LINK TO STRATEGIC PLAN

Goal: 5 Responsible Governance

Strategy: 5.1 Openness and transparency of reporting Council's performance
5.2 Effective leadership and informed decision making
5.3 Meet all legislative requirements and compliance with Council's internal controls
5.5 Undertake effective risk management
5.8 Continuous improvement of Council processes

BACKGROUND

To keep Council informed of regular Audit Committee Meetings.

DISCUSSION

Business discussed at the meeting centred around:

- Audit Committee Work Plan 2017 (Revised)
- 2016/2017 March Quarterly Budget Review
- Draft 2017/2018 Annual Business Plan, Budget, Fees and Charges
- Asset Management Update
- Risk Management Update
- Internal Audit Activity Report to May 2017
- Procurement Action Plan

COMMUNITY ENGAGEMENT PLAN

Not applicable

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Director Corporate and Community Services

In preparing this report, the following External Parties were consulted:

- Chair Audit Committee

POLICY IMPLICATIONS

Not applicable

BUDGET AND RESOURCE IMPLICATIONS

Not applicable

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Audit Committee costs are accounted for in Council's approved budget.

The Audit Committee is a legislated Section 41 Committee of Council.

ATTACHMENTS

Attachment 1: Audit Committee Meeting Minutes 7th June 2017



Agriculturally rich~Naturally beautiful

Minutes of the Audit Committee Meeting of the Yorke Peninsula Council

held on Wednesday 7th June 2017,
in the Council Chambers
57 Main Street Minlaton commencing at 3.00pm
(Subject to confirmation)

ITEM 1 WELCOME

Mr Peter Brass welcomed everyone to the meeting and declared the meeting open at 3.03pm.

PRESENT

Independent Members Peter Brass and Rob Reiman, Councillors Scott Hoyle and John Rich.

APOLOGIES

Councillor Tania Stock
CEO Andrew Cameron
Michael McCauley

IN ATTENDANCE

Mayor Ray Agnew	Director Corporate and Community Services
David Harding	Director Assets and Infrastructure
Trevor Graham	Manager Financial Services
Sid Jain	Manager People and Culture
Bobbi Pertini	Business Improvement Officer
Amanda Pitt	Business Improvement Officer
Chelly Litster	Accountant - Financial Management
Chloe Brown	Accountant - Financial Operations
Daniel Griffin	Minute Secretary
Rachel Rich	

MINUTES OF THE PREVIOUS MEETING

Rob Reiman moved **Cr Hoyle seconded**

That the minutes of the Audit Committee meeting held on 8th March 2017, be confirmed as a true record.

CARRIED 009/2017 (7/06/2017)

CONFLICT OF INTEREST

The Chairperson reminded all members of the requirement to disclose any conflict of interest and provide full and accurate details of the relevant interest to the Audit Committee prior to consideration of that item on the Agenda. No conflicts were disclosed by the Committee members.

Cr Scott Hoyle declared a perceived conflict of interest on Item 2 report 6 Internal Audit Activity Report, attachment 3 spot check on minor equipment purchasing.

ITEM 2 REPORTS

1. AUDIT COMMITTEE WORK PLAN 2017

Mr David Harding spoke to the report and answered questions from the Committee.

Mr Brass queried the two items that have been deferred, Risk Maturity Plan and Business Continuity Plan. Mrs Roxanne White advised that the Risk Maturity Plan will be scheduled before December 2017.

Mr Harding took a question on notice from Mr Reiman in regards to policy reviews.

Mr Brass wanted it noted that individual assessments are not to be added to the report that goes to Council for the Audit Committee Self- Assessment.

Cr Rich moved

Cr Hoyle seconded

That the Audit Committee endorse the revised 2017 Audit Committee Work Plan.

CARRIED 010/2017 (7/06/2017)

2. 2016/2017 MARCH QUARTERLY BUDGET REVIEW

Mr David Harding spoke to the report commending the Budget Managers and the Finance Team on their thorough review and answered questions from the Committee.

Cr Rich moved

Rob Reiman seconded

That the Audit Committee receive the Council endorsed 2016/2017 March Budget Review changes as presented.

CARRIED 011/2017 (7/06/2017)

3. DRAFT 2017/2018 ANNUAL BUSINESS PLAN, BUDGET, FEES & CHARGES

Mr David Harding spoke to the report and answered questions from the Committee. Observation from Mr Reiman on linking the Annual Business Plan to the Strategic Management Plan facilitating measurable outcomes. Mr Harding took the suggestion on notice.

Mr Brass queried the updates on the Annual Business Plan and asked if the term "Rate Burden" could be replaced with something less negative. Suggestion taken on notice by Mr Harding.

Cr Hoyle moved

Rob Reiman seconded

That the Audit Committee receive and note the draft 2017/2018 Annual Business Plan, Budget, Fees and Charges report as presented.

CARRIED 0012/2017 (7/06/2017)

4. ASSET MANAGEMENT UPDATE

Mr Trevor Graham spoke to the report and answered questions from the Committee.

Cr Hoyle moved Rob Reiman seconded

That the Audit Committee receive the report.

CARRIED 013/2017 (7/06/2017)

5. RISK MANAGEMENT UPDATE

Mrs Roxanne White spoke to the report and answered questions from the Committee. Discussion ensued around the Strategic Risk Register, the Strategic Framework and the need for Cyber Security Reports. A suggestion was offered to review other Councils risk registers and profile information for future improvements.

Rob Reiman moved Cr Rich seconded

That the Audit Committee receives and notes the report.

CARRIED 014/2017 (7/06/2017)

3.53pm Cr Hoyle left the Chamber due to perceived conflict of interest.

6. INTERNAL AUDIT ACTIVITY REPORT TO MAY 2017

Mrs Amanda Pitt spoke to the report and answered questions from the Committee.

3.56pm Cr Hoyle returned to the Chamber and re-joined the meeting.

Cr Rich moved Rob Reiman seconded

That the Audit Committee receives and notes the report.

CARRIED 015/2017 (7/06/2017)

7. PROCUREMENT ACTION PLAN

Mrs Amanda Pitt spoke to the report and answered questions from the Committee.

Rob Reiman moved Cr Hoyle seconded

That the Audit Committee receives and notes the report.

CARRIED 016/2017 (7/06/2017)

ITEM 3 GENERAL BUSINESS

- 3.1** Mr Peter Brass enquired if the process to record related party disclosures in the 2017 financial accounts is progressing. Mr Sid Jain indicated that this is progressing and ongoing discussion with the external auditors will ensure disclosure requirements are included in the 2017 financial accounts .
- 3.2** Cr Rich will be applying for leave of absence from 10th August 2017 to the 4th October 2017.

ITEM 4 NEXT MEETING

Wednesday 25th August 2017 3.00pm

ITEM 5 CLOSURE

The Meeting Closed at 4.06pm

.....
Mr Peter Brass

DIRECTOR CORPORATE AND COMMUNITY SERVICES

IA/ITEM 4.4

2. ART EXHIBITION WORKING PARTY MEETING MINUTES – 21st JUNE 2017

PURPOSE

The Art Exhibition Working Party is a Working Party of Council. A copy of the minutes from their meeting held on 21st June 2017 is attached.

RECOMMENDATION

That the report be received.

LINK TO STRATEGIC PLAN

Goal: 1 Economically Prosperous Peninsula

Strategy: 1.4 Support local events and help attract new events
1.5 Partner and build positive relationships with key stakeholders (e.g. Regional Development Australia, Central Local Government Region, YP Tourism and Progress Associations) to progress tourism and business growth, including enabling the attraction of niche businesses

BACKGROUND

To keep Council and the community informed of progress in delivering the 2018 Yorke Peninsula Art Exhibition.

DISCUSSION

Business discussed at the meetings centred around:

- Information for poster competition for schools distributed
- Responses to date from sponsors and schools including confirmed sponsorship
- Website, Facebook and Instagram update
- Confirmation of donated paintings and dates for raffle preparation
- Review of entry terms and conditions
- Sculpture and photography prospective participants
- Guest artist Janette Ireland gave her suggestions for a successful exhibition
- Review of Action List
- Review of date of next meeting

COMMUNITY ENGAGEMENT PLAN

Not applicable

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Director Corporate and Community Services

In preparing this report, the following External Parties were consulted:

- Art Exhibition Working Party

POLICY IMPLICATIONS

Not applicable

BUDGET AND RESOURCE IMPLICATIONS

Funding provided for in the 2017/2018 adopted budget.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Not applicable

ATTACHMENTS

Attachment 1: Art Exhibition Working Party Minutes 21st June 2017



Minutes of the Meeting of the Art Exhibition Working Party

held on Wednesday 21st June 2017
in the Maitland Council Office
commencing at 2.00pm

(Subject to confirmation)

ITEM 1 OPEN

- 1.1 Welcome by Chairperson Cr Alan Headon declared the meeting open at 2.05pm and thanked everyone for attending.
- 1.2 Present – Cr Alan Headon, Cr Tania Stock, Cr Darren Braund, Pam Headon, Bobbi Pertini, Carina Congdon, Lesley-Anne Swaans, Richard Cane, Leanne Cane & Jenny Robyn.
In Attendance: Rachel Rich (minute secretary) and Janette Butler
- 1.3 Apologies/leave of absence – Anne Eyles
- 1.4 Minutes of previous meeting –

Bobbi Pertini moved

Lesley-Anne Swaans seconded

That the Minutes of the Art Exhibition Working Party meeting held on 3rd May 2017, as circulated be confirmed as a true record.

CARRIED

- 1.5 Conflict of Interest - The Chairperson reminded members of their obligations in relation to Conflict of Interest provisions.

ITEM 2 CORRESPONDENCE IN

- 2.1 Confirmed incoming sponsorship received in accordance with printed sponsorship list.
Also received emails from the following:
- Minlaton District School have confirmed they will submit 16 pieces and are looking forward to the opportunity to be involved.
 - South Aussie with Cosi have responded with costs to advertise on Facebook/TV.
 - Fringe have responded to Lesley with an email.

ITEM 3 CORRESPONDENCE OUT

- 3.1** Request for sponsorship letters x 230 have been sent out.
School competition has been distributed to Yorke Peninsula Schools, including TAFE SA.
Brenda Davidson from Police Credit Union, Cr Headon will meet with her next week to try to secure sponsorship dollars.

ITEM 4 BUSINESS ARISING

- 4.1** Sponsorship Figure Update:
Confirmed sponsorship to date has doubled what was received at same time of the last exhibition. Bobbi explained the sponsorship details.
- 4.2** Website Update:
Carina gave an update of what is happening with the Art Exhibition Website. A security certificate issue has caused a few problems in the last few weeks, but the website is now up and running and will continue to progress as things are finalised and added.
- 4.3** Review remaining Action List items:
Cr Headon has confirmed that Victoria Rolinski will contribute a painting, which will be completed shortly and will be picked up by Cr Headon.
Bobbi explained the urgency of getting donated paintings confirmed/completed in order to meet raffle deadline. An agreed date being the October long weekend to have everything in place to start selling tickets. Paintings would need to be ready by early September to allow for printing/promotion of raffle.
Judges: 2 per category will be required. End of November to be confirmed.
Discussion around how to approach workshops/grants for the various areas/groups. Jenny Robyn will make contact with various artists.
Discussion around the need to approach the 'Parsons' to see if they are going contribute and link to the 'art trail'.
Traditional Art (Indigenous) – discussion around how to approach artists and see what they are willing to exhibit/sell. Maitland Progress volunteers will be available to man the exhibition over the Easter weekend.
Lesley-Anne queried who will be responsible for insurances at the other town's events?
A suggestion to organise banners to display at each town. This has been added to the action list.

ITEM 5 NEW BUSINESS

- 5.1** Sculpture and Photographer prospective participants:
- John Smith (Local Artist - Ardrossan) is keen to enter a sculpture in Edithburgh.
 - Peter Doubry – Adelaide Photographer who will be willing to host workshops over the Easter weekend. Suggestion of 8-10 participants per workshop. Peter has also indicated that he is also happy to be a judge.
- 5.2** Carina advised that Facebook and Instagram are up and running and encouraged members to get on board and like the pages.

5.3 Indigenous/Traditional Art – Maitland Progress Association

Cr Stock working with Maitland Progress Association to gather list of local businesses to encourage more sponsorship locally. Working Party will look at approaching Indigenous artists to see if they are willing to exhibit. Details then will be handed over to Maitland Progress once confirmed.

Suggestion to approach Gavin Wanganeen to support Indigenous Art in Maitland. Cr Stock will follow up.

It was identified that there is a need to follow up with Wheare's Transport on their in kind sponsorship to help with transport for the exhibition.

5.4 Review Entry Terms of Conditions

Suggestion to use Loxton's art exhibitions terms and conditions as they fit with what Yorke Peninsula are trying to achieve. Jenny Robin will send out a copy to the Working Party to be reviewed and then tweaked before being finalised.

5.5 Janette Ireland gave a rundown on what some of her suggestions are for a successful exhibition. An attachment has been added to the end of these minutes.

ITEM 6 NEXT MEETING

Wednesday 2nd August 2017 at 2:00pm

ITEM 7 MEETING CLOSE

The meeting closed at 3.38pm

.....
Chairperson – Alan Headon

Suggestions from Janette Ireleand – Art Exhibition Working Party – Wednesday 21st June 17

Original Work – within a time limit of 2 years.

Make it fair for all artists.

No private invitations. A letter to all last exhibition entries, how you appreciate their entries and encourage friends and colleagues to be included, at least 9 -12 months ahead of time.

State a number - 2 large works and 1 small (under 20x20 or 10x10) create a challenge e.g. cheaper for 3 package.

Quality and variety are the aim not the building of egos and big profits.

No one artist promoted over others. All pay the same entry fee and receive the same information.

If there is to be a selection of works for presentation, stage areas then draw numbers from the catalogue until that area is filled and move on.

The same with raffle prize, if a painting is to be the prize, ask for offers then select a number from the offers or choose another prize e.g. tourist voucher for a nights accommodation at the caravan park, pub meal etc. (painting prizes give advantage to one artist over the others).

Make your prizes etc. work for the businesses who support the 'Art Prize', give them the promotions and ask them to present their contributions on the night and provide small gift.

Select 3 judges and then ask them to nominate the following judges for the next exhibition. It works well is duly respected and keeps ahead of other exhibitions. Past nominations give credit to the event. This is important for both continued respect and rewards of entries.

Stay open for longer – The week after if possible.

Have free sponsored pick up and return to Adelaide base.

No one in the hall while judging is in progress, except the coordinator or nominated person. All conversations and prize winners kept confidential until the presentations.

Judges can maybe call for reference/referee to 'original' claims of paintings are in the running for major prizes and add to entry forms. Judges have the last word and make sure the exhibitions keeps its integrity.

No late entries (or oversized works?) Entry forms are a legal form when monies are involved and must be adhered to on all accounts.

A copy of all prize certificates or judges statements to be posted on a wall or a panel for all to see.

Judges are not paid but offered out of pocket expenses or sponsored gifts after all judging is complete.

Invite all artists to be included, it's all about them. No entries, not exhibition! Make them feel appreciated.

Get out entry forms before the New Year of the exhibition and have them at Council office, tourist venues and sponsor venues to pick up and take away. Not emailed only. Groups in other areas and galleries and art shops.

Set an open format including all forms of art, fine art and contemporary. Any subject, any media. Include the usual, but be open to include print making (process) fine art, collage and original digital media.

Artists to state the media used and have it in the catalogue as such (judges have final say if it fits the media or category profile).

Make sure this is added to the artists' invitations (ahead of time) e.g. please not several changes have been included in our up and coming exhibition. They now include an opportunity to present new work in both traditional and contemporary practice. You are encouraged to present original imaginative work that adds variety and practice and other media forms.

Entry fee \$10.00 ea. for say 2 and \$5.00 for added small work. Package deal \$25.00

Give a sponsored entry prize. No more than 1 prize per entrant.

Perhaps on the night give out bottles of wine etc. from raffle draw. Numbers from catalogue. Ask someone to pick several numbers. Any local wineries for sponsorship? Or free raffle ticket at the door on opening night.

Welcome artists. Have a sticker made to put on their jacket to show that they are part of the exhibition.

Give special thanks to all artists on the night.

DIRECTOR ASSETS & INFRASTRUCTURE SERVICES

IA/ITEM 4.5

1. CONSTRUCTION AND MAINTENANCE WORKS

PURPOSE

To provide a summary of capital and maintenance works undertaken within Assets and Infrastructure Services throughout the month preceding the July 2017 meeting of Council.

RECOMMENDATION

That the report be received.

LINK TO STRATEGIC PLAN

Goal:	2 Community Connected through Infrastructure
Strategy:	2.5 Explore provision of new infrastructure
	2.6 Install and upgrade appropriate traffic control device management
	2.7 Upgrade and beautification of open (recreation) spaces (e.g. playgrounds, water parks, BBQ areas etc.)

BACKGROUND

This report provides Council with a summary of the capital and maintenance works undertaken within Assets and Infrastructure Services throughout the month preceding the Council meeting.

DISCUSSION

- The following works / upgrades have been applied to Council's Community Wastewater Management Schemes (CWMS):

CWMS

○ WWTP buffer tank upgraded	Ardrossan
○ New chlorine tank bund installed	Black Point
○ Manhole chambers upgraded	Maitland
○ WWTP dosing pump replaced	Maitland
○ Irrigation infrastructure repaired	Port Victoria
○ Pump station ultrasonic level replaced	Port Victoria
○ New chlorine tank level sensor and display installed	Port Vincent
○ Marina pump station serviced	Port Vincent
○ WWTP chlorine dosing pump replaced	Rogues Point
○ Aerotor belts replaced	Yorke town
○ Rising main flushed	Yorke town
○ Jacobs Street pump station pump upgraded	Yorke town
○ WWTP decant pipework replaced	Yorke town

(All CWMS, Water Schemes and Stormwater Harvesting Schemes are monitored with water quality testing in accordance with SA Health and Environmental Protection Authority [EPA] licence conditions.)

- Roadside vegetation clearance by contractor (Mechanical Vegetation Solutions Pty Ltd) is well underway. The status of the roads proposed to be serviced in the first year of the three-year contact is outlined in the table below. The statuses are defined as follows:
 - **Not Commenced**
 - **Stage 1** – Bulk horizontal cut
 - **Stage 2** – Bulk horizontal cut / vertical removals / envelope widths
 - **Completed**

Road Name	Start Point	End Point	Status
South			
South Coast Road	Yorke Highway	Hundred Line Road	Completed
Point Annie Road	Liddiard Road	Lighthouse Road	Completed
Rockleigh Road	West Beach Road	Wurlie Road	Completed
Wurlie Road	Point Souttar Road	Coast	Completed
Hayes Road	Lower White Hut Road	Corny Point Road	Completed
Gleesons Road	White Hut Road	Coast	Completed
Yellowoorowie Road	Point Souttar Road	Hayes Road	Completed
Point Souttar Road	Yorke Highway	North Coast Road	Completed
White Hut Road	Yorke Highway	Liddiard Road	Completed
McEacherns Beach Road	Waterloo Bay Road	Coast	Completed
McEacherns Beach Road	Warooka Road	Waterloo Bay Road	Completed
Hayward Park Road	North Terrace, Wool Bay	St Vincent Highway	Completed
Dump Road	St Vincent Highway	Minlaton Road	Completed
North			
Mount Rat Road	Spencer Highway	West Terrace, Curramulka	Completed
Nalyappa Road	Spencer Highway	Port Victoria Road	Completed
Balgowan Road	Main Street, Balgowan	Spencer Highway	Completed
Balgowan Road	Spencer Highway	Upper Yorke Road	Completed
Barnes Road	Spencer Highway	Nalyappa Road	Completed
Weetulta Tank Road	Arthurton Road	Pipeline Road	Completed
Arthurton Road	Kalkabury Road	Pedler Road	Completed
Agery Road	Pedler Road	Arthurton Road	Completed
Kainton Road	Holman Road	Yorke Highway	Completed
Ardrossan Road	Upper Yorke Road	Yorke Highway	Completed
Clinton Road	Shannon Terrace, Maitland	Ardrossan Road	Completed
Cunningham Road	Spencer Highway	Back Road	Completed

- Patrol Grading is ongoing throughout the district in line with the current schedule and technique applied.
- The status of road construction and maintenance requirements is summarised in the table below, complimenting 2016/17 budget allocations:

Road	Description of Works	Work Status
Clinton Road	Upgrading approximately 8km to a sealed road.	Completed
Cumberland Road, Port Clinton	Kerb and water table installation.	Completed
Daly Head Road	Reconstruct and resheet a 1.5km section.	Completed
Feneley Road	Patch work.	Completed
High Street, Balgowan	Kerb and water table installation.	Completed
South Coast Road	Reconstruct and resheet a 2km section.	Completed

- Information regarding roadside vegetation maintenance activities undertaken by Council are detailed in the table below:

Road Name	Start Point	End Point	Status
South			
South Coast Road	Waterloo Bay Road	Hundred Line Road	Completed
Feneley Road	Marion Bay Road	Heading West	Completed
Hickeys Drive	Port Giles	Coobowie	Current
Lake Fowler Road	Coobowie	Goldsmith Beach Road	Programmed
North			
Urania Road	Spencer Highway	Wauraltee Road	Completed
Pine Point Road	Yorke Highway	Maitland	Current
Smith Road	Pine Point Road	Spencer Highway	Programmed

- Mowing of parks, gardens and reserves is programmed throughout the district in accordance with available resources.
- Council staff assisted with the Coobowie River Project through the installation of two bridges and a miniature jetty.
- Approximately 60 Customer Service Requests (CSRs) have been addressed throughout June with activities including:
 - Attention to acts of vandalism
 - Coastal infrastructure maintenance
 - Footpath maintenance
 - Public building maintenance
 - Repairs and replacement of signage
 - Sealed and unsealed road maintenance
 - Stormwater infrastructure maintenance
 - Street tree maintenance
- The street sweeper has serviced areas within the Coobowie, Corny Point, Edithburgh, Marion Bay, Point Turton, Port Clinton, Price and Warooka.
- Footpath rework has been undertaken on identified streets within Ardrossan, Hardwicke Bay, Maitland, Minlaton, Port Clinton, Port Vincent and Price.
- Jetpatching activities have been completed within Ardrossan, Arthurlton and Maitland.

COMMUNITY ENGAGEMENT PLAN

Not applicable

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Infrastructure Manager
- Operations Manager
- Works Manager
- Operations Coordinator
- Leading Worker Central
- Leading Worker North
- Leading Worker South
- Works Supervisor North
- Works Supervisor South

In preparing this report, the following External Parties were consulted:

- Nil

POLICY IMPLICATIONS

Not applicable

BUDGET AND RESOURCE IMPLICATIONS

Within capital and operations budgets

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Not applicable

ATTACHMENTS

Nil

DIRECTOR DEVELOPMENT SERVICES

IA/ITEM 4.6

1. INSPECTORIAL ACTIVITY REPORT

PURPOSE

To inform Council of the activities of the Inspectorial Team.

RECOMMENDATION

That the report be received.

LINK TO STRATEGIC PLAN

Goal: 5 Responsible Governance

Strategy: 5.3 Meet all legislative requirements and compliance with Council's internal controls

BACKGROUND

This report provides Elected Members with information relating to activities of the Inspectorial staff.

DISCUSSION

During the past month Council's Inspectors have dealt with many routine matters including illegal campers, wandering dogs and nuisance dogs and cats.

Three dogs have been impounded as a result of them wandering at large, two of which were later returned to their owners after paying appropriate impounding fees. The other dog that was not claimed and was removed from Point Pearce, was re homed.

The joint owners of a dog that was continually wandering the streets of Port Victoria, were both issued Expiation Notices for a dog wandering at large. In addition, another dog owner was also expiated as a result of their dog wandering at large and three dog owners were issued Expiation Notices for owning or keeping an unregistered dog.

Nuisance (Dog) Control orders were issued to two dog owners whose dogs were continually wandering at large at Tiddy Widdy Beach. Complaints were also received in relation to these dogs harassing people. Both dog owners were also issued with Expiation Notices.

Prior to anyone selling a raffle ticket or setting up a stall on a footpath, a permit must be obtained from Council. On a Monday morning a group of sellers entered the Council Office at Yorketown and advised they wanted a permit for a week to set up at various locations. They were advised that Council will not issue a weekly permit, but were given the appropriate application form to complete and apply for a permit in the standard manner. The application was not submitted, but they set up their stall and sold their product. The following day they set up without a permit on the footpath. As a result of information received an Expiation Notice was issued to one of the alleged offenders for soliciting on a road without a permit.

Regular patrols have also occurred at the bush camping reserves, especially on weekends, to ensure campers are obtaining a bush camping permit prior to using the facilities. Those campers that had not obtained a bush camping permit prior to setting up camp were

requested to obtain a permit in the normal manner. Patrols are also performed to ensure persons are not camping in the non-designated areas. A complaint was also followed up in regard to the behaviour of a group camping at Barkers Rocks. As a result a camper was issued with an Expiation Notice after he had used a chain saw to cut down some vegetation to be used in their camp fire.

Routine patrols of boat ramps have been performed to ensure that users are paying for the facilities. Twenty three notices have been placed on windows of vehicles that are not displaying a ticket and appear to have launched their boat. Generally no action is taken against those who have purchased a ticket, but have failed to display the ticket. Four persons have been issued with an Expiation Notice for launching without a ticket.

Council Rangers routinely patrol all townships for traffic management, including foot patrols, paying particular attention to disabled parking bays and vehicles parking on yellow lines. The driver of a vehicle at Minlaton was issued with an Expiation Notice for being parked on a continuous yellow line.

COMMUNITY ENGAGEMENT PLAN

Not applicable

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Inspectorial Staff

In preparing this report, the following External Parties were consulted:

- Nil

POLICY IMPLICATIONS

Not applicable

BUDGET AND RESOURCE IMPLICATIONS

Routine inspectorial activities are contained within the 2016/17 Annual Business Plan.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Fire and Emergency Services Act 2005

Dog and Cat Management Act 1995

Local Government Act 1999

Local Nuisance and Litter Control Act 2016

The activities undertaken by Council Rangers are based on reducing the risk of nuisance, injury, public damage and disaster to the community.

ATTACHMENTS

Nil

ENVIRONMENTAL HEALTH OFFICER

IA/ITEM 4.6

2. ENVIRONMENTAL HEALTH REPORT

PURPOSE

To inform Council of the activities of the Environmental Health Officer.

RECOMMENDATION

That the report be received.

LINK TO STRATEGIC PLAN

Goal: 4 Community Engaged and Supported

Strategy: 4.5 Continue delivering compliance and environmental health services and inspections

BACKGROUND

This report provides Elected Members with information on matters relating to public health and food safety.

DISCUSSION

A major portion of the Environmental Health Officer (EHO) role includes the ongoing assessment of wastewater applications and inspecting the installation of these approved systems. Such applications cover;

- local sewer schemes,
- common wastewater management schemes,
- on-site disposal via septic/ aerobic tank and soakage/ irrigation area,
- on-site disposal incorporating pressure dosed soakage beds, these can be particularly useful for small blocks and difficult sites,
- off-site disposal of effluent via a holding tank for properties within 100m of the high water mark (sensitive coastal zone) – holding tanks are not allowed for new developments and are only considered for particular locations.

Routine and follow up inspections of food businesses are undertaken throughout the year. Council now uses the voluntary Food Safety Rating Scheme (Scores on Doors) developed by SA Health to guide food inspections. This provides a visual performance indicator, which helps provide measurable food safety goals for food business owners. The score rating system also helps put importance on high risk areas of food handling with higher scores assigned to these areas. Routine inspections seek to determine the knowledge and skill level of the persons involved in food preparation and sale, along with the general cleanliness and suitability of the premises. It also provides advice and support to all food businesses, ensuring a continual improvement in the safety of food handling practices. To date, sixteen businesses are taking part in the Scores on Doors programme.

Council is also liaising with Flinders University to help provide additional information on the public health risks from high numbers of Cormorant bird's on the Yorke Peninsula. A student studying a Graduate Diploma of Environmental Health Practice and a Bachelor of Science Honours, is investigating the presence of campylobacter in bird faeces, collected from different locations in the Yorke Peninsula as her honours project. This project will hopefully provide Council with further knowledge on this potential health issue and locations that may pose a higher risk to the general public.

EHO's also investigate and consider any potential risk to public health. These potential risks may be received as a complaint from concerned community members. The type of issues that are received, include risks from:

- Offensive Odours
- Illegal wastewater discharge
- Noise
- Asbestos
- Living conditions
- Potential contamination
- Failing effluent disposal systems
- Vermin
- Water quality
- Quality or safety of food for sale

COMMUNITY ENGAGEMENT PLAN

Not applicable

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Director Development Services

In preparing this report, the following External Parties were consulted:

- Nil

POLICY IMPLICATIONS

Not applicable

BUDGET AND RESOURCE IMPLICATIONS

Council has mandatory legislative responsibilities as identified in the 2016/2017 Annual Business Plan.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

South Australian Public Health Act 2011

Food Act 2001

South Australian Public Health (Wastewater) Regulations 2013

On-site Wastewater Systems Code

Safe Drinking Water Act 2011

Mitigation of Council's risk by ensuring legislative compliance, consistency and appropriate, suitably qualified personnel are undertaking business and regulatory functions.

ATTACHMENTS

Nil

DIRECTOR DEVELOPMENT SERVICES

IA/ITEM 4.6

3. DEVELOPMENT APPLICATION DECISIONS

PURPOSE

To inform the Elected Members of Development Application decisions for the period 5th to 30th June 2017.

RECOMMENDATION

That the report be received.

LINK TO STRATEGIC PLAN

Goal: 1 Economically Prosperous Peninsula

Strategy: 1.1 Provide easier, streamlined development approval application process

BACKGROUND

To keep Elected Members informed of Development Application decisions under delegated authority.

DISCUSSION

The following is a list of all Development Applications processed for the period 5th to 30th June 2017.

Yorketown

544/1096/2015	544/1190/2016	544/1276/2016
544/11034/2017	544/1039/2017	544/1042/2017
544/1067/2017	544/1074/2017	544/1071/2017
544/1082/2017	544/1086/2017	544/1105/2017
544/1114/2017	544/1117/2017	49/544/V001/2017
544/1152/2017	544/1159/2017	544/1170/2017
544/1171/2017	544/1179/2017	544/1208/2017

Maitland

544/2136/2013	544/2048/2013	544/2133/2015
544/1361/2016	544/1364/2016	544/1414/2016
544/1032/2017	544/1129/2017	544/1141/2017
544/1164/2017	544/1173/2017	544/1185/2017

COMMUNITY ENGAGEMENT PLAN

Not applicable

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Planning and Building Officers

In preparing this report, the following External Parties were consulted:

- Nil

POLICY IMPLICATIONS

Not applicable

BUDGET AND RESOURCE IMPLICATIONS

Not applicable

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Local Government Act 1999

Development Act 1993

Council's Development Plan

Development Assessment functions involve critical risk management considerations which include meeting legislative responsibilities, environmental issues, impact upon community and safety.

ATTACHMENTS

Attachment 1: Development Application Decisions Register

**LIST OF DEVELOPMENT APPLICATIONS & DECISIONS ISSUED BY THE ASSISTANT BUILDING SURVEYOR UNDER DELEGATION
FOR THE PERIOD 5 JUNE TO 30 JUNE 2017**

YORKETOWN

Dev. App. No.	Name & Address	Location	Proposal	Class	Area m ²	Cost \$	Conditions Planning Building	Assessment / Valuation No	Decision Date	Builder & Licence No
544/1096/2015	B Cant PO Box 232 EDITHBURGH	(Lot 44) 1 Grace Street EDITHBURGH	Swimming Pool, Fence & Deck	10b	22.68 16 63	10,000	WITHDRAWN	404616 5405166220	5 June 2017	Owner Builder
544/1190/2016	B Cant PO Box 232 EDITHBURGH	(Lot 44) 1 Grace Street EDITHBURGH	Garage Extension	10a	14.63	1,000	WITHDRAWN	404616 5405166220	5 June 2017	Owner Builder
544/1276/2016	B Harris PO Box 158 BLI BLI	(Lot 32) 39 Eighth Street MINLATON	New Dwelling & Verandah	1a 10a	118.76 27.6	119,941	WITHDRAWN	431387 5407539158	28 June 2017	Longridge Group Pty Ltd BLD175837
544/1034/2017	Yorke Peninsula Council PO Box 57 MAITLAND	PTS 358 HUNDRED OF CUNNINGHAM	Public Toilet	10a	6.76	26,000	Planning 4 Building 2	405928 4604142454	16 June 2017	Owner Builder
544/1039/2017	Yorke Peninsula Council PO Box 57 MAITLAND	Sec 302 HUNDRED OF MINLACOWIE	Bush Camping Toilet Facility	10a	6.76	26,000	Planning 4 Building 2	321687 5408973933	16 June 2017	Owner Builder
544/1042/2017	B Bennett 1 Hibiscus Court MORPHETT VALE	(Lot 62) 9 Kalka Crescent HARDWICKE BAY	Verandah & Deck	10a 10a	36 36	4,860	Planning 1 Building 1 Private Certifier	423780 5408970708	15 June 2017	Owner Builder
544/1067/2017	P Stone PO Box 7 CURRAMULKA	(Sec 1206) 16 Shearwater Crescent MARION BAY	Garage	10a	66	15,000	Planning 5 Building 2 Private Certifier	121079 5400946359	29 June 2017	Owner Builder
544/1074/2017	M & C Webb PO Box 211 WAROOKA	(Lot 6) 7 Mariner Court POINT TURTON	New Dwelling, Carport & Verandah	1a 10a 10a	175.72 24 38.4	218,702	Planning 5 Building 1 Private Certifier	425835 5401041754	23 June 2017	Selecta Homes GL56332
544/1071/2017	S & M Ryan 67B Churchill Road PROSPECT	(Lot 42) 63 Captain Hutchinson Drive POINT TURTON	Carport Extension & Garage	10a 10a	45.5 72	13,000	Planning 6 Building 4	426197 5401048753	27 June 2017	Owner Builder
544/1082/2017	PT Anderson PO Box 177 STANSBURY	(PCE 107) 252 Weavers Road STANSBURY	Demolish Shed; New Shed	7b	786	190,000	Planning 4 Building 6	218842 5406160509	19 June 2017	Magnus Australia

544/1086/2017	C & J Petruzzella 38 The Annie Watt Circuit WEST LAKE SHORE	(Lot 263) 16 Edith Street EDITHBURGH	Balcony Upgrade, New Verandah & Stair Upgrade	10a 10a 10b	55 30	20,000	Planning 4 Building 2	210435 5405035001	6 June 2017	TBA
544/1105/2017	R Vince PO Box 53 STANSBURY	(Lot 5) 27 Anzac Parade STANSBURY	Demolish Shed; New Garage	10a	67.5	11,250	Planning 7 Building 4	206193 5404649001	14 June 2017	TBA
544/1114/2017	F Warrington PO Box 100 MINLATON	(PTS 289) 1a Maitland Road MINLATON	Pergolas x 3	10a	12.21	9,400	Planning 3 Building 3	434753 5407841007 A0020	20 June 2017	P Delsar GL6630
544/1117/2017	N Fooks PO Box 155 WAROOKA	(Lot 857) 12 Third Street WAROOKA	Demolish Shed; New Garage	10a	141.12	15,000	WITHDRAWN	100529 5400268156	13 June 2017	Owner Builder
49/544/V001/ 2017 544/1128/2017	Adelaide Brighton Cement Pty Ltd PO Box 77 PORT ADELAIDE	PTP 3 HD OF DALRYMPLE	Relocation of Electricity Sub- Station Site	10b	560	59,000	For Comment Only	220277 5406207784	31 May 2017	Owner Builder
544/1152/2017	Synod Anglican Church PO Box 82 MINLATON	(PTL 93) 23 First Street MINLATON	Remove & Replace Verandah	10a	28.8	5,000	Planning N/A Building 3	301002 5407591503	5 June 2017	D George BLD206757
544/1159/2017	Souttar Point P/L PO Box 114 WAROOKA	(Sec 141) 1705 Corny Point Rd POINT SOUTTAR	Verandah & Garage	10a 10a	48.21 63	36,030	Planning 4 Building 3	112318 5400832001	26 June 2017	Haywood Home Improvements BLD58028
544/1170/2017	Stansbury Progress Association PO Box 13 STANSBURY	(Lot 24) 22 Oyster Point Drive STANSBURY	Removed Residence; New Caretakers Residence	1a	85.95	97,440	Planning 6 Building 1	207654 5404753001	29 June 2017	Selecta Homes GL56332
544/1171/2017	D & J Tucker PO Box 35 EDITHBURGH	(Lot 102) 558 Recluse Road YORKETOWN	Verandah	10a	100	5,000	Planning 1 Building 2	222851 5406316198	13 June 2017	TBA
544/1179/2017	B & D Thorpe 26 Walcot Street LARGS BAY	(Lot 14) 9 Fowler Street COOBOWIE	Verandah & Deck	10a 10a	11 11	26,000	Planning 5 Building 2 Private Certifier	215798 5405715103	14 June 2017	SA Quality Home Improvements BLD50985
544/1208/2017	P Derez 13 Weaver Street STANSBURY	(Lot 655) 13 Weaver Street STANSBURY	Demolition of Dwelling	1a	130	20,000	Planning N/A Building 7	206599 5404685002	29 June 2017	Aldenhoven Homes Pty Ltd BLD269097
TOTAL						\$782,682				

MAITLAND

Dev. App. No.	Name & Address	Location	Proposal	Class	Area m ²	Cost \$	Conditions Planning Building	Assessment / Valuation No	Decision Date	Builder & Licence No
544/2136/2013	JW and TJ Cowling 36 Gordon Street GLENELG	(Lot 33) 3 Player Place PORT VICTORIA	Garage	10a	95.94	20,000	Planning 4 Building Nil	18614 4603276039	8 June 2017	Owner Builder
544/2048/2013	Weeks Developments Pty Ltd 193-195 Port Road HINDMARSH	(Lot 9) 114 Songvaar Road PORT VICTORIA	Garage	10a	37.82	7,000	LAPSED	432096 4604725262	20 June 2017	Owner Builder
544/2133/2015	Yorke Peninsula Council PO Box 57 MAITLAND	(Lot 888) 14-16 Fifth Street ARDROSSAN	Museum Extension and Verandah	9b 10a	95 11	50,000	Planning 2 Building 1 Private Certifier	703 4600146108	5 June 2017	TBA
544/1361/2016	L and J Carrico PO Box 95 VIRGINIA	(Sec 142) Songvaar Road BURTON	New Dwelling	1a	103.2	54,240	REFUSED	433961 4604719057	26 June 2017	N/A
544/1364/2016	LT Williams PO Box 15 BARMARA	(Sec 334) 8 Brown Road JAMES WELL	Demolish Existing; New 2 Storey Dwelling, Carport, Verandah and Deck	1a 10a 10a	224 30 31	385,000	Planning 8 Building 3 Private Certifier	31674 4604900606	20 June 2017	Pinnacle Homes and Property Developments
544/1414/2016	IO and SP Leitch 197 Fisher Street MALVERN	(Lot 6) Harvey Crescent BLACK POINT	Two Storey Dwelling, Verandahs x3 and Garage UMR	1a 10a 10a	232 85 55	250,000	Planning 13 Building 3 Private Certifier	48744 4604903532	14 June 2017	TBA
544/1032/2017	MG and J Garrard 4 East Terrace GAWLER EAST	(Lot 3) 26 Main Street BALGOWAN	New Carport and Balcony	10a	37.27	25,000	Planning 1 Building 2	410092 4605123503	26 June 2017	Ian Spirritt BLD 173327
544/1129/2017	Port Vincent Memorial Bowling Club PO Box 6 PORT VINCENT	(Lot 17) 26 Talbot Road PORT VINCENT	Internal Building Alteration including Expansion of Museum	9b	66.25	595	Planning 1 Building Nil	310078 5408384506	28 June 2017	Port Vincent RSL Sub Branch
544/1141/2017	PH and SA Wheare PO Box 59 ARDROSSAN	(Lot 9) 710 Standpipe Road CUNNINGHAM	Shed	7b	120	48,000	Planning 3 Building 2 Private Certifier	22558 4604141700	6 June 2017	SA Quality Home Improvements

544/1164/2017	TD and DL Bray PO Box 227 PORT VICTORIA	(Lot 7) 215 Songvaar Road PORT VICTORIA	Attached Carport	10a	54	5,000	Planning 2 Building Nil	30205 4604721130	9 June 2017	TD Bray BLD 239643
544/1173/2017	CR and JE Harrison PO Box 238 PORT VICTORIA	(Lot 6) 2119 Port Victoria Road PORT VICTORIA	Convert Part of Existing Garage to Bedroom	1a	8.64	2,000	Planning 1 Building Nil	427617 4604723312	5 June 2017	Owner Builder
544/1185/2017	PJ and A Williams PO Box 140 ARDROSSAN	(Lot 70) 74 Hosking Road TIDDY WIDDY BEACH	Carport	10a	37	3,000	Planning Nil Building 1 Private Certifier	6783 4600611305	5 June 2017	Owner Builder
544/1206/2017	A & A Harvey 1a Trinity Street COLLEGE PARK	(Lot 150) 9 Edwardes Terrace PORT VICTORIA	Verandah	10a	24	4,000	Planning N/A Building 1	17186 4603256142	9 June 2017	TBA
544/1215/2017	P and S Bryant 18 Blue Crab Court ARDROSSAN	(Lot 9) 18 Blue Crab Court ARDROSSAN	Verandah	10a	25.9	13,500	Planning Nil Building 1 Private Certifier	429456 4600339559	8 June 2017	Think Home Improvements BLD 266083
544/1227/2017	TD Tagliaferro and HM Dong 26 North Terrace ARDROSSAN	(Lot 2) 26 North Terrace ARDROSSAN	Demolish Shed, Garage and Toilet; New Garage, Carport and Verandah	10a	34 29 31	14,000	Planning 2 Building 1	620 4600137201	29 June 2017	JC Hollitt BLD 235817
TOTAL						\$820,095				

DIRECTOR DEVELOPMENT SERVICES

IA/ITEM 4.6

4. WASTEWATER SYSTEM APPLICATION DECISIONS

PURPOSE

To inform the Elected Members of Wastewater Application decisions for the period 5th to 30th June 2017.

RECOMMENDATION

That the report be received.

LINK TO STRATEGIC PLAN

Goal: 1 Economically Prosperous Peninsula

Strategy: 1.1 Provide easier, streamlined development approval application process

BACKGROUND

To keep Elected Members informed of Wastewater Application decisions under delegated authority.

DISCUSSION

The following is a list of all Wastewater System applications processed for the period 5th to 30th June 2017.

Maitland

050/069/2015 050/084/2016 050/097/2016

050/016/2017 050/030/2017 050/047/2017

Yorke Peninsula

050/026/2017

COMMUNITY ENGAGEMENT PLAN

Not applicable

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Environmental Health Officer

In preparing this report, the following External Parties were consulted:

- Nil

POLICY IMPLICATIONS

Not applicable

BUDGET AND RESOURCE IMPLICATIONS

Not applicable

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Local Government Act 1999

Development Act 1993

Environmental Protection Act 1993

Council's Development Plan

Wastewater System approval functions involve critical risk management considerations which include meeting legislative responsibilities, environmental issues and public health.

ATTACHMENTS

Attachment 1: Wastewater Application Decision Register

**LIST OF WASTE CONTROL APPLICATIONS & DECISIONS ISSUED BY THE ENVIRONMENTAL HEALTH OFFICERS UNDER DELEGATION
FOR THE PERIOD 5 June to 30 June 2017**

Maitland

Septic App. No.	Owner	Location	Proposal	Conditions	Assess. No	Decision Date	Plumber & Licence No
050/069/2015	Yorke Peninsula Council PO Box 57 MAITLAND	(Lot 888) 14-16 Fifth Street ARDROSSAN	CWMS Connection	11	703	21 June 2017	S Palecek
050/084/2016	LT Williams PO Box 15 BARMARA	(Sec 334) 8 Brown Road JAMES WELL	Aerobic System	11	31674	20 June 2017	Pinnacle Homes and Property Developments
050/097/2016	IO and SP Leith 197 Fisher Street MALVERN	(Lot 6) Harvey Crescent BLACK POINT	CWMS Connection	11	48744	14 June 2017	S Palecek
050/016/2017	Ardrossan Golf Club PO Box 126 ARDROSSAN	(PTS 398) Fairway Drive ARDROSSAN	CWMS Connection	11	91	2 June 2017	GM Scrimshaw
050/030/2017	NC and DW Richardson 47 Samsom Road SEMAPHORE PARK	(Sec 485) 9 Adonis Court PORT JULIA	Aerobic System	11	315960	23 June 2017	Owner Applicant
050/047/2017	Yorke Peninsula Council PO Box 57 MAITLAND	(Lot 24) 22 Oyster Point Drive STANSBURY	CWMS Connection	11	207654	29 June 2017	SC Edwards

Yorke town

Septic App. No.	Owner	Location	Proposal	Conditions	Assess. No	Decision Date	Plumber & Licence No
050/026/2017	M & C Webb PO Box 211 WAROOKA	(Lot 6) 7 Mariner Court POINT TURTON	Sewer Connection	11	425835	23 June 2017	Owner Applicant

DEBATE

AGENDA

CHIEF EXECUTIVE OFFICER

DA/ITEM 6.1

1. MARION BAY BOAT LAUNCHING FACILITY OPTIONS REVIEW REPORT

PURPOSE

To seek approval from Council to proceed to public consultation on Council's preferred options outlined in the Options Review Report (provided under separate cover).

RECOMMENDATION

That Council:

1. receive the Options Review Report dated June 2017;
2. determine their preferred upgrade to the Marion Bay Boat Ramp is Option 3 or 4 as detailed in the Options Review Report;
3. acknowledge that to undertake either the Option 3 or 4 upgrade would require significant external funding from both the State and Federal Governments;
4. endorses the Community Engagement Plan attached to this Agenda Report.

LINK TO STRATEGIC PLAN

Goal: Community Connected through Infrastructure

Strategy: 2.5 Explore provision of new Infrastructure

BACKGROUND

Council has been discussing recreational boating facilities for many years dating back as far as 1997. The Council at that time, engaged the services Kinhill Pty Ltd in conjunction with the Marine Facilities Section of Transport SA to prepare the Recreational Boating Facilities Strategy Plan.

Council engaged the services of Kellogg Brown and Root Pty Ltd in 2010 to provide some concept designs for boat launching facilities in several locations across the Council region.

There was some community consultation undertaken as a result of the strategies identified in these reports/plans and Council did attempt to determine some priorities for upgrades. The upgrades, despite enormous effort being put into consultation and planning did not eventuate, due to the very limited financial resources available for this type of infrastructure upgrade. There was considerable angst in some communities when their vision for an upgraded boat ramp was not realised, but Councils are always challenged to balance and determine the priorities for infrastructure funding against the aspirations of the community.

These upgrades have been the subject of several reports to Council over that lengthy period of time but unfortunately the funds have been unable to be secured to proceed with the facility upgrades in many of the locations identified within these strategic plans.

The Recreational Boating Facilities Strategy Plan was again reviewed by Coppock and Associates in 2012 and it is this revised plan, which has been utilised by GHD Pty Ltd to develop the Yorke Peninsula Council Marion Bay Boat Ramp Launching Facility Options Review Report presented to Council in June 2017.

DISCUSSION

The revised plan prepared by Coppock and Associates in 2012, identified that the existing boat launching facilities provided at Marion Bay required an upgrade. Funding of 50% was sourced from SABFAC to engage a consultant to develop the Marion Bay Boat Launching Facility Options Review Report.

The process to engage a suitable consultant was undertaken by Open Tender and as a result of that process, GHD were engaged to undertake:

- a review of the Marion Bay Boat launching facilities;
- engage with key stakeholders through a formalised and managed process to identify and understand their opinions; and
- develop and “short list” options for the upgrading of the boat ramp.

The Options Review Report (provided under separate cover) outlines the following four options:

1. Do nothing
2. Upgrade Existing Boat Ramp (Category 1 Rating)
3. New Boat Ramp with Off-shore Breakwater (Category 2)
4. New Boat Ramp and Enclosed Harbour (Category 3)

Different methodologies for determining Category ratings and priorities over the years have been used by different consultants and there is no correlation between the category ratings utilised in this document in comparison with other previous reports.

Details on the ratings used in the Options Report are outlined in Section 6.3 of the report Entitled SABFAC Performance Rating and Service Level. Advantages and Disadvantages of each of the Options is also included in Section 6.4 along with a table outlining the Cost Estimates for each option in Section 6.5 Table 8 estimated to be between \$5 and \$8 million.

During preparation of the Options Paper Report portion of the project a Stakeholder Engagement group has been established to seek feedback from key stakeholders. The Stakeholder Engagement group has met on several occasions and also sought feedback from the wider community to ensure that all comments and feedback have been brought to the table for inclusion in the discussions and meetings.

The Options Report has been provided to Elected Members for their consideration and it has previously been identified by the Working Party that their preferred Option is 3 or 4 based on all of the available information. Options 3 and 4 will provide the most appropriate, long term solution to all of the factors involved in the upgrade of the Marion Bay Boat Ramp.

The anticipated costs associated with Options 3 & 4 are expected to be between the range of \$5 - \$8 million and would require significant external funding from both the State and Federal Government level to achieve.

The risk associated with not doing anything, far outweighs any costs that will be incurred and Council would be prudent to give due consideration, on how to manage such a large project and the process of upgrading this facility in the future, whilst being very cognisant of the ongoing maintenance costs for the Council in the medium to long term.

COMMUNITY ENGAGEMENT PLAN

An extended community engagement process will be undertaken commencing on 13th July 2017 and concluding on 11th September 2017. A community engagement plan is attached to this report, outlining the steps that will be taken to engage with the wider community on the Options Report.

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- CEO

In preparing this report, the following External Parties were consulted:

- GHD Pty Ltd
- Coastal Protection Board
- Rider Levett Bucknall
- DPTI

POLICY IMPLICATIONS

Not applicable

BUDGET AND RESOURCE IMPLICATIONS

SABFAC provided 50% of the funding for preparation of the Options Review Report with Council's portion included in the 16/17 budget, requiring some of the funding to be rolled over into the 17/18 budget.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Council needs to ensure that it appropriately consults and considers the wider community's input when determining the preferred Option for the upgrade of the boat ramp.

ATTACHMENTS

Attachment 1: Yorke Peninsula Council Marion Bay Boat Launching Facility Options Review Report (provided under separate cover).

Attachment 2: Community Engagement Plan

 <i>Agriculturally rich-Naturally beautiful</i>	COMMUNITY ENGAGEMENT PLAN					SF215
						Responsible Officer: Business Improvement Officer
						Issue Date: 10th June 2015
	PROJECT NAME: Marion Bay Boat Launching Facility					Next Review Date: June 2019
Stakeholders	Level 3 PARTICIPATE	Responsibility	Start Date	End Date	Status	Evaluation Method
State Govt	Personalised Letter	EA to CEO	19/07/2017	21/07/2017	NS	Responses received
Progress Associations	Personalised Letter	EA to CEO	19/07/2017	21/07/2017	NS	Survey completed
Affected residents	Unaddressed Mail	EA to CEO	19/07/2017	21/07/2017	NS	# surveys completed
All residents	Website	EA to CEO	19/07/2017	29/09/2017	NS	# website hits
All residents	Social Media	EA to CEO	19/07/2017	29/09/2017	NS	# facebook views
All residents	Survey	EA to CEO	19/07/2017	29/09/2017	NS	# surveys completed
All residents	Public Notice	EA to CEO	19/07/2017	19/07/2017	NS	Notice in both YPCT & the Advertiser
All residents	Media Release	EA to CEO	19/07/2017	19/07/2017	NS	Media release picked up by YPCT
All residents	Public Meeting	EA to CEO	25/07/2017	25/07/2017	NS	Attendance at public meeting

DIRECTOR CORPORATE AND COMMUNITY SERVICES

DA/ITEM 6.2

1. POINT TURTON PROPOSED SEAWALL FUNDING BY SEPARATE RATE REQUEST

PURPOSE

For Council to receive and consider responses received during the public consultation stage of this proposed project which closed at 5.00pm on Wednesday 5th July 2017 and subsequently consider a request from the Point Turton Shack Owners group for Council to provide project funding to some shack owners for the development of the proposed seawall to provide protection for dwellings located at 92 through to 124 North Coast Road Point Turton (fourteen (14) in total).

This funding is requested via a fixed low-interest, fixed term loan over ten (10) years with the total borrowing, including associated interest and costs, to be recovered by Council via a separate rate declared on properties benefitting from the construction, who access funding from Council.

Should Council vote to approve such funding, a further motion of Council is required to enable funds to be secured from the Local Government Finance Authority.

RECOMMENDATION

That Council:

1. receive and consider all responses received during the public consultation period; and
2. resolve to provide requested funding to cover costs relating to those properties listed in Attachment 3 as requiring funding via a fixed low-interest, fixed term loan from the LGA Finance Authority over a 10 year period; and
3. pursuant to the provision of Section 134 of the Local Government Act 1999, the Yorke Peninsula Council does hereby order that the said Council shall borrow by means of a debenture loan on the security of the general revenue of the Council, the sum of \$181,643 (One Hundred and Eighty One Thousand, Six Hundred and Forty Three Dollars) from the Local Government Finance Authority and that the said loan shall be for a period of 10 (Ten) years. The said loan will be for the funding of the Point Turton Sea Wall project with all costs to be recovered via a separate rate declared for a ten (10) year period commencing on 1st September 2017 on properties benefitting from the construction and also accessing funding from Council; and
4. authorise the Mayor and Chief Executive Officer to sign and seal any documentation necessary to give effect to this resolution; and
5. authorise the Director Corporate and Community Services to bring a report to the Council meeting to be held on 9th August 2017 in compliance with Section 154(6) of the Local Government Act 1999 recommending a separate rate be declared for a ten (10) year period commencing on 1st September 2017 on properties benefitting from the construction and also accessing funding from Council.

LINK TO STRATEGIC PLAN

Goal:	3 Valued and Restored Environment 5 Responsible Governance
Strategy:	3.4 Support Progress Associations and other community groups to improve environmental outcomes 5.2 Effective leadership and informed decision making

BACKGROUND

As previously advised, A request has been received from the Point Turton Shack Owners group via their representative Mrs Caroline Roennfeldt in regard to the proposed sea wall construction project for which plans have been submitted and approved under Development Application 544/1446/2016.

This seawall is regarded by the vast majority of the shack owners as a necessity following damage sustained to the foreshore at Point Turton during recent storm events in May and September 2016. The damage suffered to the cliff face below these shacks is significant and, in their opinion, threatens the existence of their dwellings should preventative measures not be undertaken as soon as possible.

The group engaged a professional engineer to design the required sea wall and have held several meetings and discussions aimed at gaining agreement on both the sea wall construction and the sharing of all costs. The sea wall is to be constructed on Crown Land and has the approval of the Coastal Protection Board.

The request from the Shack Owners group to Council is specifically for funding to be provided to certain shack owners who have indicated they cannot, or will not, source their agreed share of the total cost from their own resources at this time. This funding is requested in the form of a fixed interest, fixed term loan over a 10 year period to be secured by a separate rate declared by Council on the properties that are unable or unwilling to meet their agreed share of costs at this time.

From documentation supplied by the Shack Owners representative, the total cost of the project is \$514,249 inclusive of GST. Shack owners have indicated the amount of finance required in total is \$181,643 and have provided a breakdown of funding required by each shack.

The group has determined by a majority vote (13-1) that all fourteen (14) shack owners are to contribute to the cost of the project. The same thirteen (13) shack owners have agreed on cost sharing amounts per property. Six (6) of these properties require access to funding from Council to meet part or all of their contribution to the project. Loans required have been calculated as total cost per shack owner less any amount paid directly by each shack owner. The single dissenter has been included by the group as one of the six (6) properties requiring access to funding from Council.

A summary of the funding requests by property is attached as Attachment 2 to this report.

This total project cost has been sourced by the group through a tender process and formal quotes were sourced with 13 of the 14 shack owners voting in favour of the submission from Geoff Wilde Earthmoving.

It should be noted that Council is not being requested to contribute to the project either financially or in a project management, or any other capacity. Council is not being asked to be responsible for the upkeep of any part of the sea wall in to the future, nor is it requested that Council accept any liability for risk or insurance relating to the sea wall. The request at this stage is simply for funding as outlined.

DISCUSSION

All shack owners, and other interested parties, were able to provide feedback during the consultation period carried out in accordance with Council Policy PO057 Public Consultation Policy. The consultation period commenced on Thursday 15th June 2017 at 8.30am and closed on Wednesday 5th July 2017 at 5.00pm. A public meeting was held on the evening of Wednesday 21st June at 6.00pm in the Minlaton Council Chamber to outline the proposal and allow discussion/debate on the matter. Only Mrs Caroline Roennfeldt attended this meeting.

Advice of the consultation period and the public meeting was via a public notice in the YP Country Times, on Council's web site, via Council social media, written advice to Progress Associations and by letter to all impacted shack owners at Point Turton.

The Public Consultation Report (included as Attachment 1 to this report) was made available to all interested parties on request during the consultation period.

A total of three (3) responses were received, (two (2) written responses and one (1) verbal response), and the table below details the issues/comments raised in these submissions:

Issue Raised	No of Responses
Supporting of request for funding for those unable or unwilling to fund their agreed share of costs from their own resources.	2
Accept decision of majority but register opposition in principal to any forced contribution by those unwilling to meet their share of costs	1

Mrs Caroline Roennfeldt has advised that the owner of shack 108 voted against the proposal. As such I invited the owner of shack 108 to submit any objection in writing and offered the opportunity for the owner to appear before Council on the matter. This offer was politely rejected with the owner stating that he accepts the decision of the majority and will not formally object. The owner advised of his intention to place his shack on the market and sought clarification in regard to the application of the separate rate upon sale.

If Council agree to provide the requested funding all advances would be funded via loan from the LGA Finance Authority at fixed interest over a fixed term with rates to be determined at the time of drawing down funds. Amounts to be drawn down will be paid by Council in to the bank account set up by the Shack Owners Association for the sole purpose of construction of

this sea wall. Council will not need to allocate any amounts from existing reserves or revenue streams.

As is the usual process, interest rates applicable to the loan are to be determined at the time of drawing down of funds however the following table is provided as indicative of repayments per \$10,000 borrowed for 10 year loans at an indicative rate of 4.25% p.a. (rate currently on offer)

Separate rates, when and if declared, will be calculated to recover 100% of these amounts plus any agreed associated costs. Each separate rate will be declared against each specific property for the 10 year period as per the agreed allocation.

Per \$10,000 Borrowed	10 year period Per Annum including Interest
\$10,000	\$1,237.94

Under Section 154(6) of the Local Government Act 1999, if Council decides at this meeting to agree to the funding requested, the declaration of a separate rate can be made at Councils meeting in August 2017 commencing in the 2017/18 financial year and for the agreed term of ten (10) years.

Local Government Act 1999 – Relevant Sections explained

Pursuant to **Section 154 of the Local Government Act 1999**, Council may declare separate rates on rateable land within a part of the area of the Council for the purpose of planning, carrying out, making available, supporting, maintaining or improving an activity that is, or intended to be or particular benefit to the land, or the occupiers of the land, within that part of the area. It is a charge on the land. A general rating principle is that a separate rate is an equitable targeted way of recovering the cost of the provision of services and infrastructure that are intended to primarily benefit a specific identifiable group of ratepayers.

Raising of Separate Rate

Section 154 of the Act permits Council to raise a separate rate on rateable properties, which will or which it is intended will benefit from a project or undertaking. The main legislative features of a separate rate are:

- It can be applied to rateable properties that benefit from the purpose of raising the separate rate;
- Money raised by these means cannot be put to any other use; and
- The separate rate must cease when the purpose has been completed and paid for.

In terms of the process, The Local Government Act, at **Section 151(5)(c)** provides that before the Council changes the imposition of rates on land by declaring a (new) separate rate, it is required to prepare a prescribed report on the proposed change and follow the steps set out in its public consultation policy. The report, which forms the basis of the consultation, is prescribed at **Section 151(6)** of the Act and is required to address at least:

- The reasons for the proposed separate rate;
- The relationship of the proposal to the Councils overall rates structures and policies;
- Insofar as is reasonably practicable, the likely impact on the ratepayers; and
- Issues concerning community equity.

This requirement was met via the Consultation Report made available during the consultation period and explained at the public meeting held.

Basis of Rating

A separate rate may be based on:

- (a) The value of land subject to the rate; or
- (b) **A proportional measure or other proportional basis related to the relevant land or the area, or to the estimated benefit to the occupiers of the land in the part of the area subject to the rate;** or
- (c) A fixed charge – this would be an equal contribution per allotment by spreading the cost equitably.

A Council may declare a separate rate in respect of a particular activity despite the fact that the activity is not directly undertaken or provided by Council.

In relation to the process and specifics of the Separate Rate:

- The separate rate can be declared for a specified period and may be declared for a period exceeding one year.
- Due to the amount of the separate rate, due to the larger amount of a proposed separate rate it would be suggested that the term of the rate would be 5-10 years.

Section 154(6) of the Local Government Act 1999 details – except where a separate rate is declared for more than one year, a separate rate must not be declared more than one month before the commencement of the financial year to which the rate relates.

Postponement of Payment

Once a rate is declared, either general or separate the following section provides Council with the option to review payment of rates in relation to hardship.

Section 182 of the Local Government Act 1999 details that if Council is satisfied on the application of a ratepayer that payment of rates in accordance with the Act would cause hardship, the Council may postpone payment on whole or in part for such period as the Council thinks fit.

Summary of Application to this Request

From analysis of the provisions of the Act it is evident that the request made by the Shack Owners Association, as submitted, can be legally facilitated by Council.

COMMUNITY ENGAGEMENT PLAN

Level 2 – Consult. Completed

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Corporate Management Team
- Manager Financial Services

In preparing this report, the following External Parties were consulted:

- Point Turton Shack Owners Association

POLICY IMPLICATIONS

PO057 Community Engagement Policy

BUDGET AND RESOURCE IMPLICATIONS

There are no expected costs for Council other than administration in setting up of loans, declaration of separate rates and collection of rates. These costs are not considered to be material and, if they were considered significant, could be recovered via the declaration of the separate rates on the properties concerned.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

In its current form the request does not impose risk or legal impositions on Council other than the normal risk associated with collection of rates.

Local Government Act 1999

Local Government (Financial Management) Regulations 2011

ATTACHMENTS

Attachment 1: Public Consultation Report – Point Turton Seawall Funding Request

Attachment 2: Request from Point Turton Shack Owners Association Representative inclusive of individual loan amounts required

Separate Cover: Letters of submission received during Public Consultation period



Yorke Peninsula Council

30th May 2017

Point Turton Sea Wall Separate Rate Consultation Report June 2017

Yorke Peninsula Council

Point Turton Sea Wall Separate Rate Consultation Report



DOCUMENT INFORMATION

Document Details

Document Title:	Point Turton Sea Wall Separate Rate Consultation Report
Document Version:	0.2
Document Date:	30/05/2017
File Name:	Consultation Report Point Turton Sea Wall

Document Authorisation

Prepared by:	David Harding – Director Corporate & Community Services
Authorised by:	Andrew Cameron – Chief Executive Officer
Consultation Endorsed by Council:	

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INTRODUCTION

Raising of Separate Rate

Section 154 of the act permits Council to raise a separate rate on rateable properties, which will, or which it is intended will, benefit from a project or undertaking. The main legislative features of a separate rate are:

- It can be applied to rateable properties that benefit from the purpose of raising the separate rate;
- Money raised by these means cannot be put to any other use; and
- The separate rate must cease when the purpose has been completed and paid for.

In terms of the process, The Local Government Act, at **Section 151(5)(c)** provides that before the Council changes the imposition of rates on land by declaring a (new) separate rate, it is required to prepare a prescribed report on the proposed change and follow the steps set out in its public consultation policy. The report, which forms the basis of the consultation, is prescribed at Section **151(6)** of the Act and is required to address at least:

- The reasons for the proposed separate rate;
- The relationship of the proposal to the Councils overall rates structures and policies;
- Insofar as is reasonably practicable, the likely impact on the ratepayers; and
- Issues concerning community equity.

This consultation report is provided as information for the proposed specific part funding by Council of the Point Turton Sea Wall project as requested by the Point Turton Shack Owners Group and the subsequent declaration of a separate rate against specific properties within the area impacted as agreed.

In effect this process involves the granting of a fixed rate, fixed term loan by Council to specific shack owners who are unable to, or unwilling to, meet their portion of the costs of construction as determined by the majority of the group with all principal, interest and associated costs to be recovered via a separate rate declared on those same properties.

The separate rate will constitute the mechanism through which Council can recover the principal loaned, interest and associated costs should Council agree to provide the requested funding.



Yorke Peninsula Council

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A public notice has been placed in the YP Country Times advising the proposed declaration of a separate rate and inviting interested parties to:

- Access and consider the content of this report;
- Provide a written submission to Council; and/or
- Provide feedback at a public meeting

The consultation period opens on Thursday 15th June 2017 at 8.30am with all submissions to be received by Wednesday 5th July 2017 at 5.00pm.

The public meeting is to be held in the Minlaton Council Chamber at 6.00pm on Wednesday 21st June 2017.

Advice of the consultation will also be made available on Council's web site and social media site as well as letters sent to Progress Associations in the district and to each shack owner affected at Point Turton.

BACKGROUND

A request has been received from the Point Turton Shack Owners group via their appointed representative Mrs Caroline Roennfeldt in regard to the proposed sea wall construction project for which plans have been submitted compliant with approved Development Application 544/1446/2016.

This seawall is seen by the vast majority of the shack owners as urgent and mandatory following damage sustained to the foreshore at Point Turton during recent storm events in May and September 2016. The damage suffered to the cliff face is very severe and, in their opinion, threatens the existence of a number of the local dwellings should preventative measures not be undertaken as a matter of urgency. The group is certainly keen to reach a resolution on the matter as soon as possible.

The group engaged a professional engineer to design the required sea wall and have held several meetings and discussions aimed at gaining agreement on both the sea wall construction and the sharing of all costs. The sea wall is to be constructed on Crown Land and has the approval of the Coastal Protection Board. A copy of the report prepared by the professional engineer is attached as Appendix 1 along with the design document as Appendix 2.

The request from the Shack Owners group to Council is specifically for funding to be provided to certain shack owners who have indicated they cannot, or will not, source their allocated share of the total cost from their own resources at this time. This funding is requested in the form of a fixed interest, fixed term loan over either a 10 or 15 year period to be secured by a separate rate declared by Council on the properties that are unable to meet their agreed share of costs at this time.

From documentation supplied by the Shack Owners representative the total cost of the project is \$514,249 inclusive of GST of which the shack owners group have indicated they need to borrow a

Yorke Peninsula Council

Point Turton Sea Wall Separate Rate Consultation Report



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total amount of \$181,643 incl. GST across 6 properties – costs for the remaining 8 shacks will be met directly by the shack owners.

The total project cost has been sourced by the group through a tender process and formal quotes have been received.

It should be noted that Council is not being requested to contribute to the project either financially or in a project management, or any other, capacity. Council is not being asked to be responsible for the upkeep of any part of the sea wall in to the future, nor is it requested that Council accept any liability for risk or insurance relating to the sea wall. The request at this stage is simply for funding as outlined.

Details of the funding required by the group and agreed by 13 of 14 members of the group, is attached as Appendix 3 to this report with Lot numbers and names removed for privacy reasons.



DISCUSSION

ACTIVITY

1. Should Council agree to provide funding as requested (to be decided at Council's July 2017 meeting) a separate rate is proposed to be declared on those properties requiring funding from Council. The purpose of the separate rate will be to recover all principal advanced plus interest at a rate to be determined over a 10 year period, plus any agreed associated costs. Should Council agree to provide funding as requested the funds will be borrowed from the LGA Finance Authority at a fixed interest rate to be determined at the time of borrowing over a fixed term of 10 years as requested by the group.

REASONS FOR THE PROPOSED SEPARATE RATE

2. The Point Turton Shack Owners group have approached Council in regard to providing funding to specific shack owners for the purpose of construction of the approved sea wall, which the majority of the group see as urgent and essential to ensure their properties are adequately protected against damage from further storm events.
3. The separate rate on those properties who receive funding from Council will be declared to recover all principal, interest and any associated costs over a period equal to the term of the loan from which funding will be sourced.
4. While the sea wall is to be built on Crown land, Council are assessing how they can assist members of the community by possibly providing funding for the project at no cost to Council.
5. Given the sea wall is to be constructed on Crown land Council will not consider undertaking any role in the construction of the sea wall. Council considers that the existing rates base is inadequate to meet any costs for this project.
6. As such Council looks to the separate rate on affected properties to meet costs of the borrowings in order to protect all existing ratepayers from any excessive rate increases that may evolve should Council consider meeting any costs associated with this project.

RELATIONSHIP TO COUNCIL'S OVERALL RATES STRUCTURE AND POLICIES

7. Council's existing rates structure cannot cater for the proposed build of this sea wall nor costs associated with any borrowings to fund specific shack owner's contributions to the project.
8. Current rating structures have historically funded existing Council services in place today.
9. Council will not accept any responsibility going forward for maintenance, upkeep, rehabilitation, insurance, public liability for the sea wall as to do so would place pressure on Council's financial sustainability and in turn on existing and future ratepayers.



10. The proposed separate rate is independent from, and in addition to, the existing rating structure and is being introduced for the single purpose of recovering all costs of any funding provided for specific shack owners to cover a proportion of overall project costs.

LIKELY IMPACT ON RATEPAYERS

11. The separate rate will be declared only if funding is approved by Council as requested.
12. The separate rate will be declared to apply from the 2017/2018 financial year.
13. The separate rate will be declared for a period of 10 financial years based on the term of the loan secured from the LGA Financing Authority.
14. The separate rate will be declared as an amount equal to the amount repayable on the loan from the LGA Financing Authority plus any associated costs agreed with the specific ratepayers requiring funding.
15. Only ratepayers specified in any funding agreement relative to the construction of the Point Turton Sea Wall will be required to pay this separate rate.
16. Should ratepayers dispose of any property which is subject to the separate rate the amount payable for the separate rate shall be apportioned between the seller and the buyer in the normal manner at settlement date. The buyer will then assume liability for the remaining period of the separate rate.

ISSUES CONCERNING COMMUNITY EQUITY

17. Reliance on the Benefits Received principle suggests that (all other things being equal) a person who receives more benefits should pay a higher share of tax. The proposed separate rate will be applicable only to ratepayers who accept funding from Council and will be commensurate with the amount of funding provided to each ratepayer.
18. The proposed split of costs for the sea wall among the fourteen (14) properties situated at Point Turton and receiving benefit from the project has been determined by the Point Turton Shack Owners group.
19. The amount of funding required by specific ratepayers is determined by subtracting from the determined share of costs for each ratepayer any amounts being met directly by each ratepayer.

FUNDING PROPOSAL (if approved)

20. If Council agree to provide the requested funding following the consultation period all advances would be funded via loan from the LGA Finance Authority at fixed interest over a fixed ten (10) with the applicable interest rate determined by the LGA Finance Authority. Council will not need to allocate any amounts from existing reserves or revenue.
21. As is the usual process, interest rates applicable to the loan are to be determined at the time of drawing down of funds however the following table is provided as indicative of



repayments per \$10,000 borrowed for 10 year loans at an indicative rate of 4.25% p.a. (rate currently on offer)

22. Separate rates, when and if declared, will be calculated to recover 100% of these amounts plus any agreed associated costs. Each separate rate will be declared against each specific property for the determined period as per the final agreed allocation.

Per \$10,000 Borrowed	10 year period Per Annum including Interest
\$10,000	\$1,237.94 p.a.

AREA

23. The separate rate shall be declared only for ratepayers who agree to specific funding agreements with Council or who decline to meet their designated share of costs for the proposed project.

BASIS OF CHARGING

24. The separate rate will be declared on a per allotment basis.
25. The separate rate will be declared to recover repayments including interest and any agreed associated costs in proportion with the amount of funding provided for each allotment.
26. The current proposed split of costs for the sea wall among the ratepayers situated at Point Turton is has been determined and agreed by the majority of the Point Turton Shack Owners group.
27. The amount of funding required by specific ratepayers is determined by subtracting from the determined share of costs for each ratepayer, any amounts being met directly by each ratepayer.

PERIOD OF RATING

28. To be discussed during the consultation period however will be equal to the term of any loan sourced from the LGA Finance Authority. This term has been requested by the representative of the Point Turton Shack Owners group to be ten (10) years.
29. The separate rate can be declared for a specified period (e.g. the term applicable to any relevant loan sourced for the purpose) and may be declared for a period exceeding one year.
30. It is proposed that the separate rate will be declared for the duration of the loan sourced to provide agreed funding as an equal charge each financial year.



POSTPONEMENT OF PAYMENT

31. It is not proposed that the separate rate will be postponed. It will be due and payable (annually or quarterly under normal conditions of payment of rates) immediately following declaration.
32. In accordance with usual conveyancing practices, if an allotment over which a separate rate has been declared is sold, the full year's rate will be adjusted as between the vendor and purchaser. The purchaser will then assume liability for any remaining separate rate amount for the term of the separate rate under the same conditions.
33. Should any ratepayer liable for the separate rate, at any time, believe that the payment of this rate causes undue hardship for them they can apply to Council for consideration under Section 182 of the Local Government Act 1999. Section 183 details that if Council is satisfied on the application of a ratepayer that payment of rates in accordance with the Act would cause hardship, the Council may postpone payment on whole or in part for such period as the Council thinks fit.
34. This application can only occur after the declaration of the separate rate.

REMISSION

35. No remissions shall apply to the separate rate once it is declared.

REBATES

36. A Council may grant a discretionary rebate of rates or service charges in specific circumstances on such conditions as the Council sees fit. Council will give reasonable consideration to the granting of rebates on merit. Council complies with the provisions in relation to the Local Government Act 1999 in regard to rebates and has an existing policy: PO 060 Rates Relief Policy.

CONSULTATION PLAN TIMETABLE

- | | |
|--|-----------------|
| • Council Meeting to endorse Community Consultation | 14 June 2017 |
| • Advertise consultation | 15 June 2017 |
| • Public Meeting as Information Forum and Debate | 21 June 2017 |
| • Additional Public Meeting | TBA if required |
| • Cut-off date for written submissions (at 5.00pm) | 5 July 2017 |
| • Council Meeting to Consider Feedback & Separate Rate | 12 July 2017 |

FEEDBACK ON PROPOSED FUNDING AND PROPOSED SEPARATE RATE(S)

Written submissions are being sought on the proposed declaration of separate rates on rateable land situated at Point Turton identified as requiring funding from Council to assist in meeting of costs as determined by the Point Turton Shack Owners group for the purpose of construction of



Yorke Peninsula Council

30th May 2017

a specified sea wall and associated infrastructure. Such separate rate will only be declared if Council agrees to provide such funding – to be determined at Council's July 2017 Council Meeting.

All submissions should be submitted to:

Point Turton Sea Wall Funding Consultation
Yorke Peninsula Council
PO Box 57, Maitland SA 5573

or:

admin@yorke.sa.gov.au With "Attention Director CCS – Point Turton Separate Rate" in the heading

By no later than 5.00pm on 5 July 2017

If you have any queries in relation to this Consultation Report please contact David Harding, Director Corporate & Community Services on 08 8832 000 or email: david.harding@yorke.sa.gov.au

ANDREW CAMERON

CHIEF EXECUTIVE OFFICER

Yorke Peninsula Council

Point Turton Sea Wall Separate Rate Consultation Report

COASTAL EROSION ASSESSMENT

at

90-124 NORTH COAST ROAD

POINT TURTON

for

SHACK OWNERS

Project No: 16254
September, 2016

GENERAL

The properties at 90-124 North Coast Road are located at the top of a cliff, facing north towards the sea. The beach is at the base of the cliff. The northern boundaries are 10-15m from the bottom of the cliff. Property frontages vary from 16m to 33m. North Coast Road runs approximately east/west at the rear (southern side) of the properties.

The houses are generally single storey of various constructions.

The majority of the properties have existing steps down the face of the beach. The bottom sections of many of these steps have been damaged due to erosion and wave action. There is significant erosion of the ground adjacent in a number of cases.

Some property owners have installed rocks or concrete at the base of the cliff in an effort to reduce erosion at the base of the cliff.

The entire cliff face and beach are located on crown land.



WATER LEVELS AT SITE

Water levels at site, as referenced from the Tide Tables for South Australian Ports published by Flinders Ports are:

	AHD
Mean Higher High Water	+ 0.44
Mean Sea Level	- 0.16
Lowest Astronomical Tide	- 0.96

The 1 in 100 year Average Return Interval (ARI) High Water level for the area is approximately 2.0m AHD.

These levels have been adjusted relative to Australian Height Datum (AHD).

The 1 in 100 year ARI High Water Level is the average highest water level which would occur once in a one hundred year period, or the level which has a probability of exceedance of 1% in any one year. It is determined from water level records by The National Tidal Facility of the Bureau of Facility.

These levels are in AHD, which is the same datum as the site levels shown on the attached survey by Mosel Steed Surveyors.

In addition to this, sea level rise at the site is expected to be 0.3m to 2050 and up to an additional 0.7m to 2100. These are additional to the figures above.

BEACH AND CLIFF FACE LEVELS

The top of the cliff face is at around 6 to 9m AHD. The base of the cliff at the beach is at around 1.2 to 2.65m AHD.

Generally the base of the cliff has a layer of harder sandstone approximately 0.5m thick, outcropping at the top of beach. This harder layer is undercut in some places.

ROCK/CLAY LAYER LEVELS

A geotechnical investigation was conducted to determine the depth to a solid stratum that will resist erosion, to found the base of the rock wall on. A suitable base is hard clay or rock. The level of this layer varied substantially along the beach, from -0.65m AHD to 1.9m AHD. Refer to geotechnical investigation and chainage sections on drawings 16254-7-8.

CURRENT EROSION OF CLIFF FACE

The following photos show the cliff face and the extent of the erosion damage in front of each property starting from the eastern end (at time of geotechnical investigation, 28th July 2016).



Figure 1- Severe erosion of lower half of cliff in front of the eastern carpark.



Figure 2- Severe erosion and undercutting adjacent the concrete steps in front of the eastern carpark.



Figure 3- Severe erosion in front of block 92 (Crown land).



Figure 4- Severe erosion in front of shack 94.



Figure 5- Severe erosion in front of block 96 (Crown land).



Figure 6- Temporary concrete protection in front of shack 98, some undercutting evident.



Figure 7- Rock/concrete retaining wall in front of shack 100, erosion adjacent.



Figure 8- Severe erosion of bottom half of cliff in front of shack 102.



Figure 9- Rock/concrete retaining wall in front of shack 104, slumping/erosion of cliff adjacent.



Figure 10- Severe slumping/erosion of bottom section of cliff in front of shack 106, lower section of concrete steps broken off.



Figure 11- Severe slumping/erosion of bottom section of cliff in front of Crown land and shack 108.



Figure 12- Erosion of cliff in front of shack 110. Cliff face is clay as oppose to sand. Many large rocks on beach around base of cliff.



Figure 13- Moderate erosion in lower section of cliff front of shack 112.



Figure 14- Moderate erosion in lower section of cliff front of shack 114.



Figure 15- Moderate erosion in lower section of cliff and undercut sandstone at base, in front of shack 116.



Figure 16- Moderate erosion in lower section of cliff and undercut sandstone at base, in front of shack 120 and in front of 118 (Crown Land) adjacent.



Figure 17- Severe erosion in lower half of cliff with rocks at base, in front of block 122 (Crown Land).



Figure 18- Moderate erosion in lower section of cliff and undercut sandstone at base, in front of shack 124.



Figure 19- Rock/concrete erosion protection at base of cliff in front of shack 126.

The cliff face generally is uncompacted dune sand. In these areas the lower half of the cliff is substantially unvegetated and is loose and collapsing sand. The upper half of the cliff face is either vegetated or covered in a loose rock scree.

The cliff face is generally 1:1 (horizontal:vertical) to 1:2 slope, but some local areas are steeper than 1:1. The steeper areas are a result of erosion of the lower half of the cliff, causing collapse of the cliff over. It is critical that these sections are protected from further erosion of the cliff.

The beach in front of the cliff is generally flat and shows a slope of 1 in 20 generally. The beach is sand with gravel over. There are large areas of sandstone outcropping that occurs on the beach as well as at the water line. Although it appears hard, the geotechnical investigation proved the layer could be broken through using hand drilling methods. This sandstone layer may not be erosion resistant during heavy wave action in the longer timeframe.

There are many areas of rocky reef on the beach, as shown on the survey on drawing 16254-2-5. This rocky reef is prominent at the eastern end in front of the carpark and at the western end in front of shack 124. The beach should not erode in these areas and provides a good place to tie in the seawall at the end.

DISCUSSION- CAUSE OF EROSION ON SITE

The erosion on the cliff face in front of 90-124 North Coast Road is of two different types. The erosion at the base of the cliff is from wave action. This can be seen in the undercutting of the outcropping sandstone.

The tide levels in the area reach to 0.44m AHD at Mean Higher High Water, which is well below the bottom edge of the cliff face at the top of the beach. Hence, wave action will only reach the cliff base in times of severe storm action, when the water level is artificially raised and waves are superimposed onto this higher water level.

It should also be noted that the site is north facing and generally subject to locally generated wind waves from the northern quadrant. These will only occur when the northerly winds tend to push the water south, and out of the gulf. This will tend to lower the local water level. The site is well protected from approach by swell waves entering from the south through the mouth of Spencer Gulf.

The majority of the beach itself is well protected from further erosion by the outcropping of areas of sandstone and reef. This implies that the beach will not lower. However, the geotechnical investigation shows a number of sections of the beach to have fine grained sand in the top layer. This has the potential to erode and may lower the beach level in some areas. We have allowed for this when considering the maximum wave height at the base of the cliff.

The erosion further up the slope, generally from halfway down to the bottom of the slope is from slumping sand, de-vegetation and wind effects. This is generally destabilized sand dune, which is too steep to revegetate naturally. This slumping can be seen around the concrete steps in front of the carpark at the eastern end, and in front of shacks 92 to 96.

The erosion of the upper sections of the cliff face is exacerbated by the stormwater runoff over the top edge of the cliff, as can be seen in front of the carpark area.

RECOMMENDED WORKS

Due to the limited wave attack on the base of the cliff, the following is proposed:

1. Edge the base of the cliff in rock protection up to 3.0m AHD to prevent wave erosion. This is undertaken by:
 - Remove and dispose of existing steps and erosion protection (rocks/concrete) at base of cliff, as required.
 - installation of geofabric to prevent washout of sand under/behind the wall
 - installation of smaller secondary armour rock
 - installation of larger primary armour rock to resist wave attack.

This rock armour has been designed to resist wave attack of waves up to 1.0m high (above still water level) and a water level of 2m AHD. The waves in this instance are depth limited. Details of the rock armour are shown on our drawing 16254-6.

If sea level rises to the levels predicted to 2100, it will be possible to place additional geofabric, secondary armour and primary armour over the top of the wall when necessary. This will include removal of all private stairway access from the cliff top to the beach.

2. Stabilize the front cliff face generally as follows:
 - Add new compacted fill where required, to achieve a cliff slope of 1:1 or flatter.
 - add top soil to devegetated areas and on top of new fill.
 - seed the areas which have been top soiled and/or devoid of vegetation.
 - install a double thickness layer of Geofabrics Jute Mesh over the areas of slope which have had top soil added and/or are devoid of vegetation. Install Jute Mesh with propriety metal pins 30mm x 300mm x 4mm Ø, at the rate of 5 pins/m² ensuring that all laps of Jute are fully pinned
 - water to promote germination and plant growth.

Refer to Magryn drawings and technical specification for further details on landscaping/planting.

3. Upgrade the stormwater disposal from the eastern carpark (old swimming centre) as follows:
 - Add new compacted fill where required adjacent the western side of the existing concrete steps, to achieve a cliff slope of 1:1 or flatter.
 - Excavate trench for new concrete pipe, shotcrete bottom of trench to provide base for pipe.

- Install new 450x450mm concrete sump connected to a new 225mm diameter concrete stormwater pipe, discharge to toe of rock armour at the base of the cliff.
- Re-grade carpark area to collect runoff water to new pit.
- Provide a 3x3m rip rap apron on geotextile for scour protection at the pipe outlet.

Refer to Magryn drawings and technical specification for further details on stormwater.

For Magryn & Associates Pty Ltd



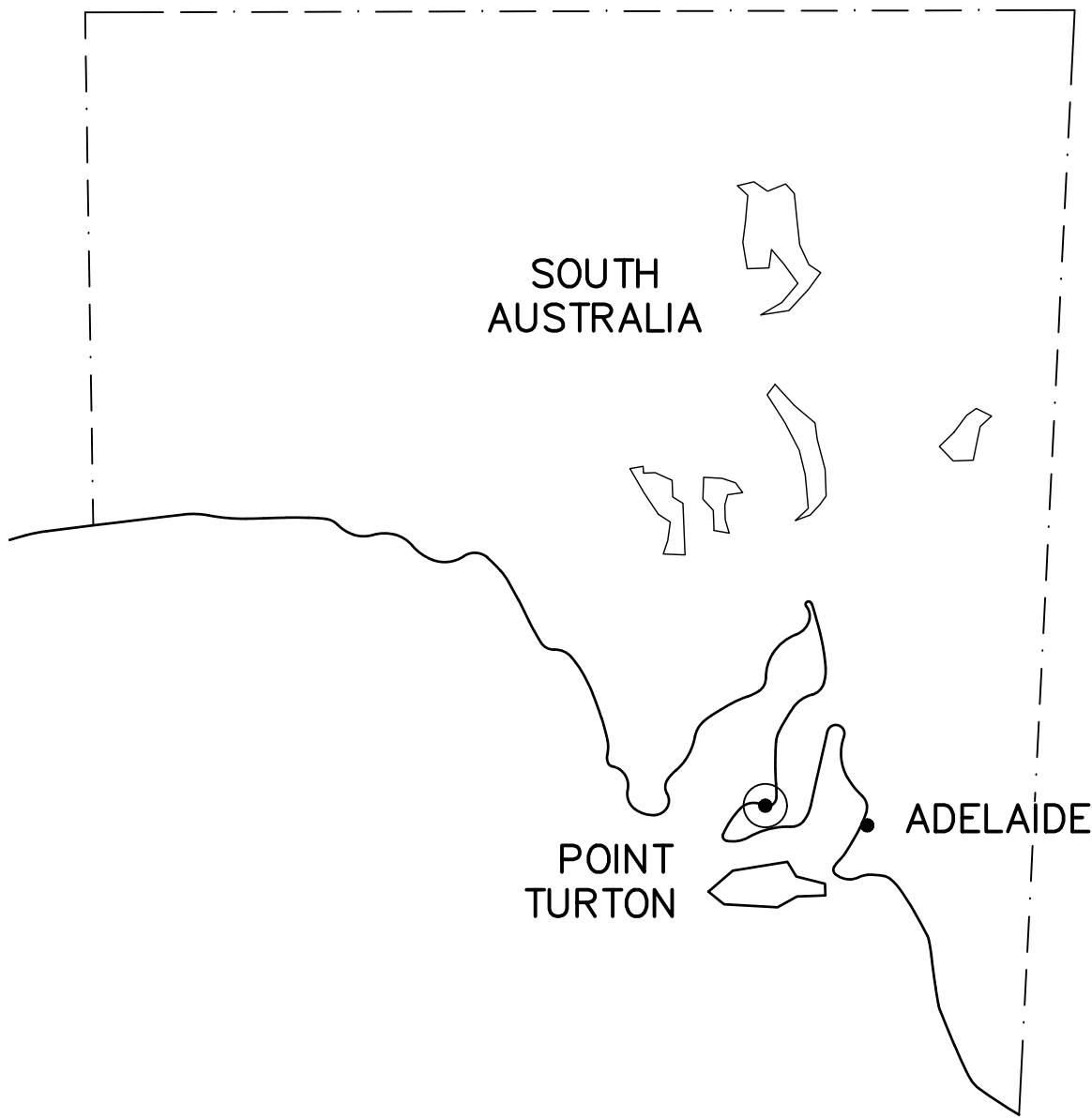
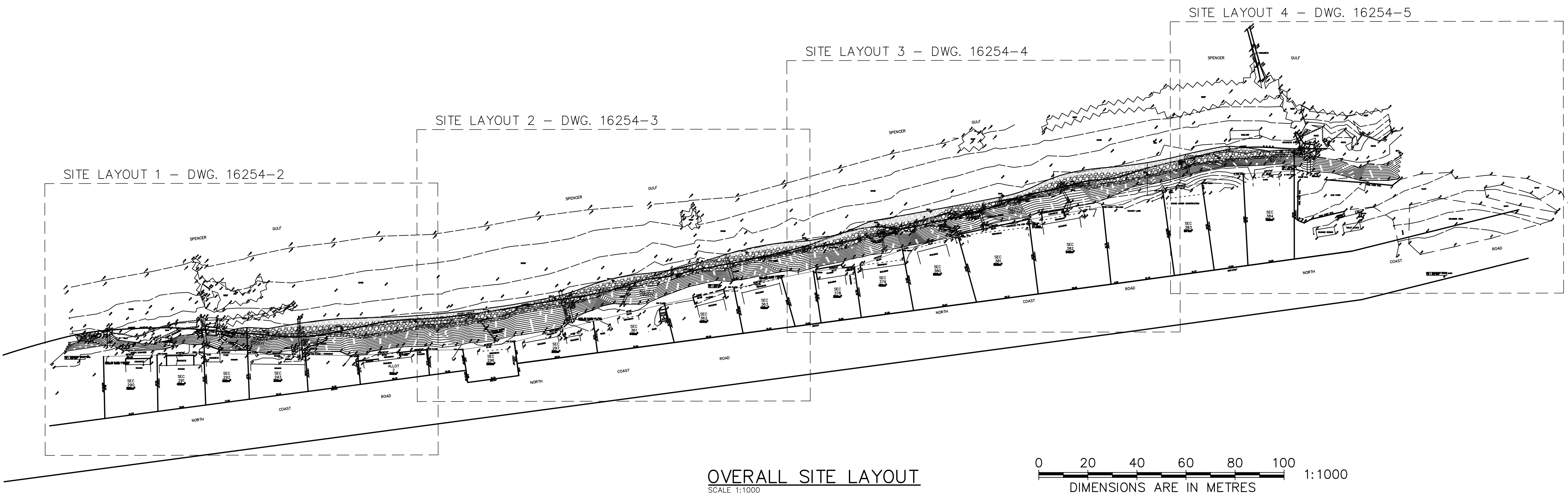
Will Souter
B.Eng

Attachments:

- Magryn drawing 16254-1-8 revision B, including base survey by Mosel Steed Surveyors.
- Magryn technical specification
- Geofabrics Jute Mesh & Pinning installation sheets

SEAWALL DESIGN

POINT TURTON, SOUTH AUSTRALIA.



- PROJECT DRAWINGS**
- 16254-0 REV D – COVER SHEET
 - 16254-1 REV D – NOTES
 - 16254-2 REV D – SITE LAYOUT 1
 - 16254-3 REV D – SITE LAYOUT 2
 - 16254-4 REV D – SITE LAYOUT 3
 - 16254-5 REV D – SITE LAYOUT 4
 - 16254-6 REV D – TYPICAL SECTION & DETAILS
 - 16254-7 REV D – CHAINAGE SECTIONS
 - 16254-8 REV D – CHAINAGE SECTIONS

D	NO CHANGES	WS 01.11.16
C	NO CHANGES	AW 12.10.16
B	NO CHANGES	TH 21.09.16
A	PRELIMINARY ISSUE	TH 30.08.16
ISSUE	AMENDMENTS	INT./DATE

PRELIMINARY

THE ARRANGEMENT SHOWN IS FOR DISCUSSION PURPOSES ONLY.
IT MUST NOT BE USED FOR CONSTRUCTION.

TITLE: OVERALL SITE LAYOUT			CLIENT: SHACK OWNERS GROUP		
CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO ANY OFF SITE FABRICATION.			PROJECT: SEAWALL		
DATE: AUG. 2016	SCALE: AS SHOWN	DESIGN: WS	PROJECT ADDRESS: 90-124 NORTH COAST ROAD, POINT TURTON		
REVISION: D	DRAWING NUMBER: 16254-0	SHEET SIZE: A1			

ENGINEERING CONSULTANTS

> MINING
> STRUCTURAL
> COASTAL
> CIVIL

267 BRIGHTON ROAD
SOMERTON PARK, SA 5044
TELEPHONE: (08) 8295 8677
www.magryn.com.au



GENERAL NOTES

- G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH SITE INSTRUCTIONS AS MAY BE ISSUED.
- G2. ANY DISCREPANCY BETWEEN DRAWINGS OR SPECIFICATIONS SHALL BE REPORTED TO THE SUPERINTENDENT BEFORE WORK PROCEEDS.
- G3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE, DRAWINGS SHALL NOT BE SCALED.
- G4. ALL CONSTRUCTION SHALL BE MAINTAINED IN A STABLE CONDITION DURING ERECTION AND OVERSTRESSING SHALL BE PREVENTED. WHERE NECESSARY PROVIDE ALL TEMPORARY BRACING. LEVELS ARE SHOWN TO AUSTRALIAN HEIGHT DATUM AND ARE IN METRES.
- G5. DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- G6. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE RELEVANT SAA CODES INCLUDING ALL AMENDMENTS, AND THE LOCAL STATUTORY AUTHORITIES EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- G8. NO SUBSTITUTIONS SHALL BE MADE OR SIZES OF STRUCTURAL MEMBERS VARIED WITHOUT OBTAINING THE APPROVAL OF THE ENGINEER, THE APPROVAL OF SUBSTITUTION FROM THE ENGINEER SHALL NOT BE AN AUTHORISATION FOR AN EXTRA. AUTHORISATION FOR ANY VARIATION SHALL BE OBTAINED FROM THE SUPERINTENDENT IN WRITING PRIOR TO ANY WORK COMMENCING.

CO–ORDINATION

THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION WITH GOVERNMENT INSTRUMENTALITIES AND PROVISION OF THEIR SERVICES (TELEPHONE, WATER SUPPLY, SEWER, ELECTRICITY) AND WITH THE SUPERINTENDENT.

- THE CONTRACTOR SHALL PROVIDE 24 HOURS NOTICE TO THE SUPERINTENDENT SO THAT HE MAY ARRANGE INSPECTION OF THE FOLLOWING STAGES OF WORK:
- COMPLETION OF EXCAVATION PRIOR TO PLACING OF FILL.
 - COMPLETION OF COMPACTED FILL AND PLACEMENT OF GEOTEXTILE, PRIOR TO PLACEMENT OF ROCK ARMOUR.
 - COMPLETION OF PLACEMENT OF ROCK ARMOUR.
 - AS OTHERWISE NOTED IN THE SPECIFICATION OR REQUESTED BY THE SUPERINTENDENT.
 - COMPLETION OF PLACEMENT OF FILL AND TOPSOIL ON EMBANKMENT, PRIOR TO PLACEMENT OF JUTE MESH.

SURVEY

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING SURVEY WORKS TO BE CARRIED OUT BY A LICENSED SURVEYOR:

- SETTING OUT THE WORKS.
- "AS CONSTRUCTED" SURVEY, WHICH SHALL BE SUBMITTED TO THE SUPERINTENDENT PRIOR TO DEMOBILISING FROM SITE.

THE CONTRACTOR SHALL SUPPLY A SET OF AS CONSTRUCTED DRAWINGS TO THE SUPERINTENDENT ELECTRONICALLY IN FORMAT AUTOCAD INDICATING ALL VARIATIONS AND DEPARTURES FROM THE CONTRACT DRAWINGS OR WHERE PARTICULAR LOCATIONS OR INFORMATION HAVE NOT BEEN SHOWN.

EXISTING SERVICES

ALL EXISTING SERVICES ARE TO BE LOCATED PRIOR TO CONSTRUCTION COMMENCING. ALL SERVICES TO EXISTING BUILDINGS MUST BE MAINTAINED AT ALL TIMES, EXCEPT WHEN IT BECOMES NECESSARY TO CUT INTO OR ALTER THEM; IN WHICH CASE THE CONTRACTOR WILL BE REQUIRED TO CONFER WITH THE SUPERINTENDENT TO OBTAIN THE MOST SUITABLE TIMES TO CARRY OUT SUCH WORK. THE CONTRACTOR MUST ALLOW FOR ALL COST, WHICH MAY BE INCURRED OR TEMPORARY SERVICES TO CARRY OUT THE ABOVE.

HOURS OF WORK

THE CONTRACTOR SHALL NOT UNDERTAKE WORK ON SITE PRIOR TO 7AM OR AFTER 6PM, OR ANYTIME ON A SUNDAY, OR PUBLIC HOLIDAY WITHOUT PRIOR WRITTEN PERMISSION FROM THE SUPERINTENDENT.

INSURANCES

THE CONTRACTOR SHALL OBTAIN ALL INSURANCES AS REQUIRED BY THE CONTRACT PRIOR TO COMMENCING ON SITE, AND SHALL FORWARD CERTIFICATES OF CURRENCY OF THESE TO THE SUPERINTENDENT PRIOR TO TAKING POSSESSION OF THE SITE.

FENCING AND SECURITY

THE CONTRACTOR SHALL ERECT FENCING AROUND THE SITE AND SHALL ENSURE IT IS SECURE FROM UNAUTHORISED ENTRY BY THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY.

SEAWALL NOTES

- B1. RUBBLE AND ROCK ARMOUR IS TO BE DURABLE, HARD, ANGULAR AND ROUGH BROKEN. A SAMPLE OF ROCK TO BE SUBMITTED FOR APPROVAL. (UNIT WEIGHT = 26kN/m³ MIN.)
- B2. ROCK SIZES SHOWN IN LAYER ARE NOMINAL MINIMUM SIZES.
- B3. ALL ROCK TO BE ROUGH STACKED AND RANDOMLY PLACED. CONTRACTOR IS TO AVOID EVEN OR SMOOTH PLACEMENT.
- B4. GEOTEXTILE IS TO BE PLACED OVER THE SURFACE PRIOR TO ARMOUR PLACEMENT IN ALL CASES.
- B5. GEOTEXTILE IS TO BE TERRAFIX 1200R OR EQUAL APPROVED.
- B6. LAP JOINTS OF GEOTEXTILE 400mm MINIMUM.

DEMOLITION NOTES

THE FOLLOWING IS TO BE DEMOLISHED BEFORE CONSTRUCTION OF THE SEAWALL.

- EXISTING ACCESS STEPS FROM PRIVATE PROPERTIES.
- BOAT LAUNCHING RAILS.
- EXISTING TEMPORARY EROSION CONTROL ALONG BASE OF CLIFF SUCH AS ROCKS, CONCRETE, RETAINING WALLS. CLEAN ROCK MAY BE REUSED IF SUITABLE.

ALL WASTE MATERIALS TO BE REMOVED FROM SITE AND DISPOSED OF APPROPRIATELY.

SITE WORKS

FILLING AND COMPACTION

- SW6. FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER, TREE STUMPS, ROOTS, RUBBISH, LARGE STONES, BUILDING MATERIAL AND EXCESSIVE CLAY OR SILT.
- SW7. QUARRY RUBBLE SHALL BE 40mm RUBBLE WHICH SHALL COMPLY IN ALL RESPECTS WITH THE TRANSPORT SA SPECIFICATION NUMBER PM3/40QG. FINE CRUSHED ROCK SHALL COMPLY IN ALL RESPECTS WITH THE TRANSPORT SA SPECIFICATION NUMBER PM1/20QG.
- SW8. COMPACTIONS NOTED ARE % MDD (MAXIMUM DRY DENSITY) (MODIFIED) IN ACCORDANCE WITH AS 1289.
- SW9. FILLING SHALL BE UNDERTAKEN IN LAYERS NOT EXCEEDING 200mm THICKNESS (COMPACTED DEPTH). QUARRY RUBBLE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY (MODIFIED). CRUSHED ROCK SHALL BE COMPACTED TO 98% DRY DENSITY (MODIFIED). EACH LAYER SHALL BE COMPACTED AND APPROVED PRIOR TO THE NEXT LAYER BEING LAID OVER. ALL COMPACTION TESTS TO AS1289.
- SW10. TO ACHIEVE THE ABOVE COMPACTION, VIBRATING SMOOTH DRUM ROLLERS (FOR GRANULAR MATERIAL) OF VIBRATING SHEEPS FOOT ROLLERS (FOR CLAYS) ARE REQUIRED. CONTRACTOR TO TAKE CARE WITH VIBRATING ROLLERS AROUND EXISTING STRUCTURES.
- SW11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUALITY CONTROL TO ENSURE THAT ALL WORKS COMPLY WITH THE DRAWINGS AND SPECIFICATION. WHEN, IN THE OPINION OF THE CONTRACTOR, THE SPECIFIED COMPACTION HAS BEEN ACHIEVED HE SHALL ARRANGE FOR COMPACTION TESTING TO BE UNDERTAKEN. THE SUPERINTENDENT SHALL HAVE THE RIGHT TO NOMINATE THE EXACT LOCATION AT WHICH SAMPLES SHALL BE TAKEN. THE COST OF ALL TESTING SHALL BE AT THE CONTRACTORS EXPENSE. THE TESTING SHALL BE UNDERTAKEN BY A NATA REGISTERED LABORATORY.
- SW12. NO RUBBLE SHALL BE PLACED UNTIL APPROVED BY THE SUPERINTENDENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL GRADING CURVES AND TECHNICAL INFORMATION AS REQUIRED.

SAFETY–IN–DESIGN REVIEW

MAGRYN & ASSOCIATES (MAGRYN) HAVE CONDUCTED A PRELIMINARY SAFETY–IN–DESIGN REVIEW OF THE DESIGN SHOWN ON THESE DRAWINGS. THE REVIEW IS BASED GENERALLY ON THE PROCEDURE OUTLINED IN THE SAFE WORK AUSTRALIA PUBLICATION "SAFE DESIGN OF STRUCTURES CODE OF PRACTICE"(JULY 2012).

THE DESIGN HAS NOT BEEN REVIEWED WITH A CONTRACTOR/BUILDER AT THE TIME OF ISSUE FOR TENDER OR CONSTRUCTION. CONSTRUCTION METHODS VARY BETWEEN CONTRACTORS SO IT IS NOT POSSIBLE FOR MAGRYN TO PERFORM AN EXHAUSTIVE SAFETY–IN–DESIGN OR SAFETY–IN–CONSTRUCTION REVIEW. ONCE APPOINTED, THE CONTRACTOR IS REQUIRED TO UNDERTAKE A THOROUGH REVIEW OF THE DESIGN WITH THEIR SUB–CONTRACTORS TO IDENTIFY SAFETY RISKS DURING CONSTRUCTION.

EXCAVATIONS

1. BATTER SLOPES SHALL BE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS AND SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER TO CONFIRM ADEQUACY (INCLUDING REVIEW OF PROPOSED DURATION OF BATTER).
2. EXCAVATIONS GREATER THAN 1.0m DEEP REQUIRE SHORING AND SHALL NOT BE ACCESSED BY PERSONNEL WITHOUT APPROPRIATE CONFINED SPACE TRAINING.
3. PROVIDE BARRIERS TO ALL EXCAVATIONS TO PREVENT FALLS.
4. ENSURE MEASURES TO PROTECT ADJACENT PROPERTY / STRUCTURES ARE FOLLOWED STRICTLY IN ACCORDANCE WITH THESE DRAWINGS. IF IN DOUBT CONTACT MAGRYN.
5. CONTACT MAGRYN AND THE GEOTECHNICAL ENGINEER IF GROUND WATER IS ENCOUNTERED DURING EXCAVATION.

VERIFICATION OF SOIL CONDITIONS

1. THE GEOTECHNICAL INVESTIGATION WAS BASED ON A LIMITED SURVEY VIA BORE HOLES IN DISCRETE LOCATIONS AROUND THE SITE (REFER TO THE GEOTECHNICAL REPORT REFERENCED ON THESE DRAWINGS). THE CONTRACTOR SHALL HAVE THE SOIL DESIGN PARAMETERS VERIFIED DURING EXCAVATION. ALLOW TO ENGAGE THE GEOTECHNICAL ENGINEER TO CONDUCT A REVIEW OF THE SOIL DURING CLEARING / EXCAVATION OF THE SITE.

PLANTING/LANDSCAPING NOTES

INSTALLATION OF JUTE MESH EROSION CONTROL MATTING

GEOFABRICS JUTE MESH SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER’S SPECIFICATIONS. INSTALL WITH PROPRIETARY METAL PINS 30MM X 300MM X 4MM Ø, AT THE RATE OF 5 PINS/M2 ENSURING THAT ALL LAPS OF JUTE ARE FULLY PINNED.

SITE PREPARATION FOR PLANTING

PLANTING AREAS INCLUDE SECTIONS OF THE EMBANKMENT ABOVE THE SEAWALL THAT ARE DE–VOID OF VEGETATION, AND WHERE NEW FILL/TOPSOIL HAS BEEN SPECIFIED FOR EROSION CONTROL. REFER TYPICAL SECTION ON DWG. 16254–6.

ALL PLANTS ARE TO BE PLANTED AS TUBE STOCK, AND PROTECTED WITH DRY, WELL WASHED SEAWED MULCH. PLANTS ARE TO BE PLANTED AT A RATE OF TWO PLANTS PER SQUARE METRE ON AVERAGE IN AREAS WITH NO VEGETATION. INFILL THE PLANTS BETWEEN EXISTING SHRUBS WHERE REQUIRED. DO NOT REMOVE OR DAMAGE EXISTING VEGETATION.

ALL PLANTS ARE TO BE WATERED AND TENDERED FOR THE FIRST SIX WEEKS AFTER PLANTING. ANY PLANTS WHICH ARE DISEASED OR DIE DURING THIS PERIOD ARE TO BE REPLACED.

REFER TO TECHNICAL SPECIFICATION FOR FURTHER DETAILS ON THE FOLLOWING:

- PREPARATION FOR PLANTING AREAS
- IMPORTED TOPSOIL REQUIREMENTS
- PLANT SUPPLY
- ESTABLISHMENT PERIOD
- MAINTENANCE CONTRACT

PLANT SPECIES GUIDE

GROUNDCOVERS, HERBS AND SMALL SHRUBS

MUNTRIES (KUNZEA POMIFERA)
GROUND–HUGGING SHRUB WITH BRANCHES EXTENDING OVER SEVERAL METRES. THICK BRIGHT GREEN LEAVES, SHOWY WHITE FLUFFY FLOWERS IN SPRING AND EARLY SUMMER. PURPLE BERRIES. SPACE FILLER. SUITABLE FOR POTS AND HANGING BASKETS. FULL–SUN TO SEMI–SHADE. RIPE FRUITS ARE EDIBLE.

CUSHION BUSH (LEUCOPYHTA BROWNII)
COMPACT, ROUNDED SHRUB TO 1M. SILVER–GREY FOLIAGE, PALE YELLOW BALL–SHAPED FLOWERS IN SUMMER. GREAT STRUCTURAL FORM, PROVIDES COLOUR AND TEXTURE CONTRAST. RESPONDS WELL TO REGULAR PRUNING. FULL–SUN.

NATIVE PELARGONIUM (PELARGONIUM AUSTRALE)
HERB TO KNEE HIGH. LARGE GREEN VELVETY LEAVES, PALE PINK FLOWERS WITH PURPLE STRIPE OCCUR SPRING TO SUMMER. PRETTY PLANT, GREAT IN COTTAGE OR BUSHLAND GARDEN. PRUNE AFTER FLOWERING. FULL–SUN TO SEMI–SHADE.

NATIVE PIGFACE (CARPOBROTUS ROSSII)
THICK, FLESHY GROUNDCOVER. GREEN LEAVES TRIANGULAR IN CROSS–SECTION, LARGE BRIGHT PINK FLOWERS OCCUR IN SPRING. ATTRACTIVE GROUND–COVER, SOIL STABILIZER. SUITABLE AS TRAILING PLANT FOR POTS OR DOWN WALLS. RIPE FRUITS ARE EDIBLE.

ROUND–LEAF PIGFACE (DISPHYMA CRASSIFOLIUM)
SUCCULENT GROUNDCOVER PLANT. GREEN LEAVES ROUNDED IN CROSS SECTION, BRIGHT PINK FLOWERS IN SPRING. ATTRACTIVE GROUND–COVER, SOIL STABILIZER. TRAIL OVER ROCK WALLS. TOLERATES SALINE SOILS. FULL–SUN TO SHADE.

RUBY SALT BUSH (ENCHYLAENA TOMENTOSA)
LOW SHRUB TO 1M. LEAVES SMALL, BLUE–GREEN, FLESHY. YELLOW TO RED FLESHY FRUITS PRODUCED THROUGH–OUT THE YEAR. ATTRACTS NATIVE WILDLIFE. RESPONDS WELL TO PRUNING (CAN PRUNE SEASONALLY IF STARTS TO DOMINATE GARDEN BED). FULL–SUN TO SEMI–SHADE. RIPE FRUITS ARE EDIBLE.

GRASSES AND SEDGES

WALLABY GRASS (AUSTRODANTHONIA SP)
CLUMPING GRASS TO KNEE HIGH, FLUFFY WHITE SEED HEADS IN SUMMER. PLANT IN CLUMPS, GOOD IN BUSH GARDEN SETTING. ATTRACTS WILDLIFE INCLUDING BUTTERFLIES.

KNOBBY CLUB–RUSH (ISOLEPIS NODOSA)
ATTRACTIVE EVERGREEN CLUMPING PLANT TO 1M HIGH. LEAVES DARK–GREEN, CYLINDRICAL AND UP–RIGHT, FLOWER HEADS BROWN BALL–SHAPED, OCCUR ALL YEAR. VERSATILE PLANT. USE AS ACCENT, GROUP PLANTINGS, POT–PLANTS, AROUND PONDS. TOLERATES SALT SPRAY AND WET ZONES. ATTRACTS BUTTERFLIES. FULL–SUN TO SEMI–SHADE.

COAST SPEAR–GRASS (AUSTROSTIPA SPP)
TUSSOCK GRASS SPECIES OF VARYING HEIGHTS, WITH FLOWERING STEMS TO 1M. USE COASTAL SPECIES A. FLAVESCENS (TALL) AND A. ELAGANTISSIMA (SMALL AND COMPACT). PLANT IN CLUMPS, SUITABLE FOR MASS PLANTINGS. SHOWY WHEN IN FLOWER. FILL IN SPACES OR BORDER PLANTINGS. ATTRACTS BUTTERFLIES.

SWORD SEDGE (LEPIDOSPERMA GLADIATUM)
SEDGE TO 1M HIGH WITH WIDE, FLAT LEAVES (LIKE A GLADIATOR’S SWORD!) BROWN FLOWER HEADS PRESENT WINTER TO SUMMER. PLANT IN LARGE OR SMALL CLUMPS. GOOD ACCENT PLANT, USE IN BORDERS, FOLIAGE CONTRAST. SUITABLE POT–PLANT. IF UNAVAILABLE, SUBSTITUTE WITH KNOBBY CLUB–RUSH OR SHORT–STEM FLAX–LILY.

COAST TUSSOCK–GRASS (POA POIFORMIS)
TUSSOCK GRASS GROWING TO KNEE HIGH. THIN BLUE–GREEN LEAVES, BLOWN–YELLOW FLOWER HEADS. TIGHT FOLIAGE. GREAT IN SMALL OR LARGE GROUP PLANTINGS, ALSO ROCKERIES, BORDERS AND POTS. FULL–SUN.

D	NO CHANGES	WS 01.11.16
C	NOTE UPDATE	AW 12.10.16
B	NO CHANGES	TH 21.09.16
A	PRELIMINARY ISSUE	TH 30.08.16
ISSUE	AMENDMENTS	INT./DATE

PRELIMINARY

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Yorke Peninsula Council

08 8295 8677

TITLE: NOTES			CLIENT: SHACK OWNERS GROUP		
CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO ANY OFF SITE FABRICATION.					
DATE: AUG. 2016		SCALE: AS SHOWN		DESIGN: WS	
REVISION: D		DRAWING NUMBER: 16254-1		SHEET SIZE: A1	
				PROJECT ADDRESS: 90-124 NORTH COAST ROAD, POINT TURTON	

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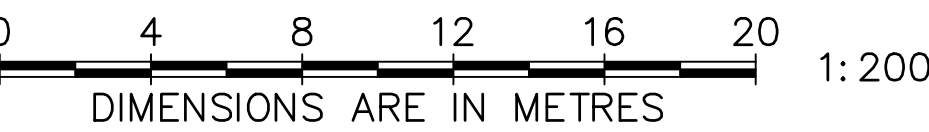


SEAWALL SETOUT TABLE

CHAINAGE	LEVEL OF TOE	WIDTH OF SEAWALL (m)	DISTANCE OF TOP OF SEAWALL FROM PROPERTY BOUNDARY (m)
15m	0.70 AHD	4.14	6.36
45m	-0.40 AHD	6.45	8.00
75m	0.20 AHD	5.24	9.19

LEGEND

- APPROX. BOREHOLE LOCATIONS
- SEAWALL, REFER TYPICAL SECTION AND CHAINAGES.
- SEAWALL, (UNDER SAND)



INV = INVERT	BUILDING	CONTOUR
CONC = CONCRETE	SHED	BOTTOM OF BANK
STOBIE POLE	VERANDAH/PERGOLA	TOP OF BANK
SIN	GUTTER/EAVES	G.I.FENCE
SIGN	EDGE OF CONCRETE	BOUNDARY
NATURAL SURFACE	EDGE OF PAVERS	ROCK/REEF
MP = METAL PIN	EDGE OF PATH	BOAT LAUNCHING RAIL
PSM = PERMANENT SURVEY MARK	RETAINING WALL	
NEW PEG	TRACK	

NOTES:
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DIMENSIONS ARE BY SURVER AND MAY VARY FROM CERTIFICATE(S) OF TITLE.
APPROXIMATE M.H.W.M PLOTTED FROM DBP69 HUNDRED OF PARA WURLIE.

SURVEY BY MOSEL STEED SURVEYING LAND SOLUTIONS

LEVEL DATUM AUSTRALIAN HEIGHT DATUM TAKEN FROM
PSM 6328/1538 RL4.55m

COORDINATE DATUM, MGA 94 ZONE 53 DERIVED PSM6328/1538

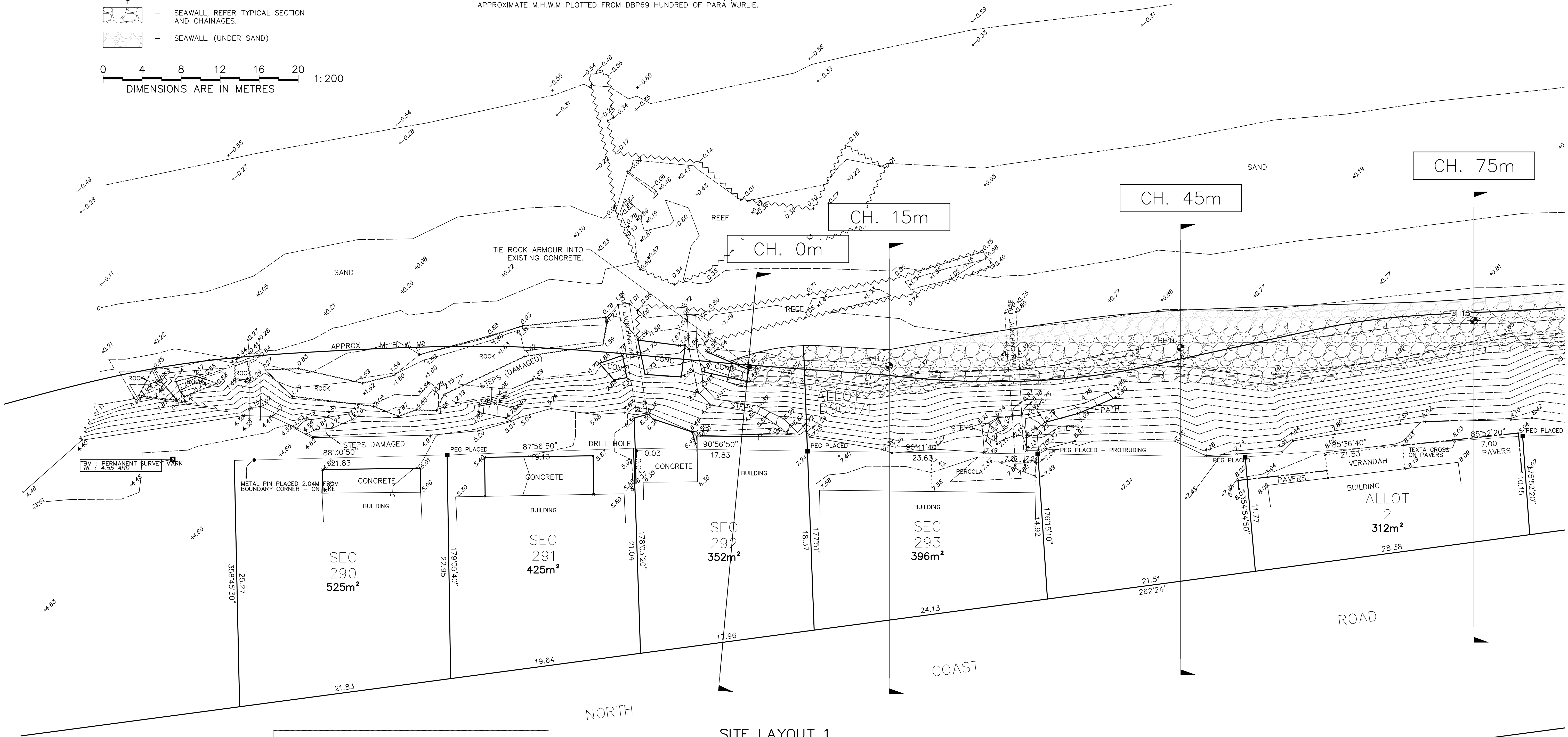
CONTOUR INTERVAL 0.5m

CONTOURS SHOWN ON THE STEEP CLIFF FACES ARE INDICATIVE
ONLY AS INSUFFICIENT DATA WAS RECORDED TO OBTAIN
A TRUE REPRESENTATION OF THE GROUND SURFACE.

IDENTIFICATION & SITE SURVEY

PART SECTIONS 290-293,
296, 297, 361-363, 378-384 &
PART ALLOTMENT 2 IN D90071
POINT TURTON
HUNDRED OF PARA WURLIE

SURVEY DATE: 04/07/16 & 05/07/16



SITE LAYOUT 1
SCALE 1:200

PRELIMINARY

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TITLE: SITE LAYOUT 1			CLIENT: SHACK OWNERS GROUP
CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO ANY OFF SITE FABRICATION.			PROJECT: SEAWALL
DATE: AUG. 2016	SCALE: AS SHOWN	DESIGN: WS	
REVISION: D	DRAWING NUMBER: 16254-2	SHEET SIZE: A1	PROJECT ADDRESS: 90-124 NORTH COAST ROAD, POINT TURTON

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C	NO CHANGES	AW 12.10.16
B	NO CHANGES	TH 21.09.16
A	PRELIMINARY ISSUE	TH 30.08.16
ISSUE	AMENDMENTS	INT./DATE





SEAWALL SETOUT TABLE

CHAINAGE	LEVEL OF TOE	WIDTH OF SEA WALL (m)	DISTANCE OF TOP OF SEAWALL FROM PROPERTY BOUNDARY (m)
105m	0.20 AHD	5.24	10.05
133m	0.80 AHD	3.99	10.14
158m	0.15 AHD	5.24	10.13
184m	0.90 AHD	4.14	9.20
214m	-0.20 AHD	6.36	8.63

INV = INVERT	BUILDING	CONTOUR
CONC = CONCRETE	SHED	BOTTOM OF BANK
SEWER IP	VERANDAH/PERGOLA	TOP OF BANK
STOBIE POLE	GUTTER/EAVES	G.I.FENCE
SIN	EDGE OF CONCRETE	BOUNDARY
SIGN	EDGE OF PAVERS	ROCK/REEF
NATURAL SURFACE	EDGE OF PATH	BOAT LAUNCHING RAIL
MP = METAL PIN	RETAINING WALL	
PSM = PERMANENT SURVEY MARK	TRACK	
NEW PEG		

NOTES:
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APPROXIMATE M.H.W.M PLOTTED FROM DBP69 HUNDRED OF PARA WURLIE.

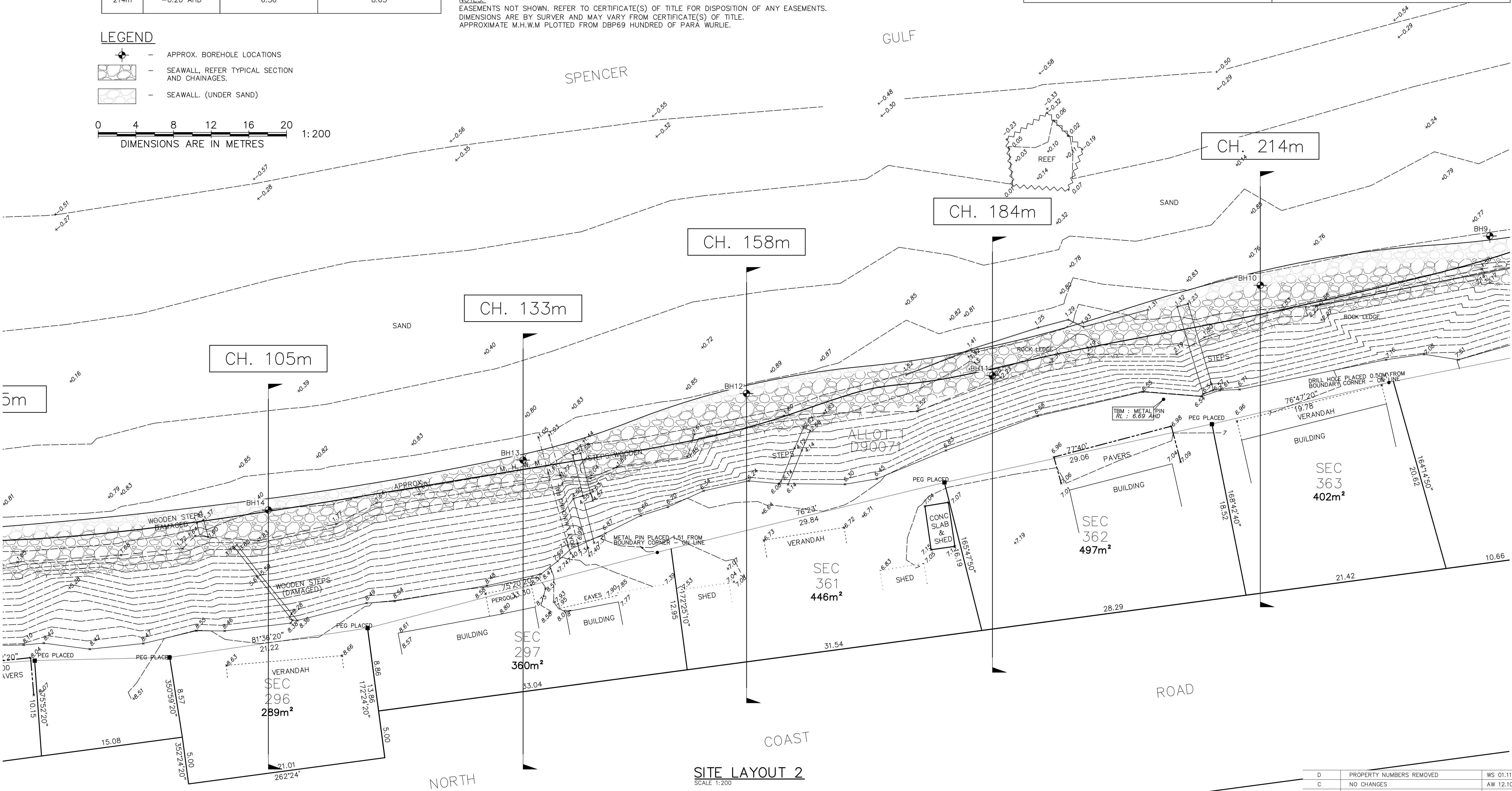
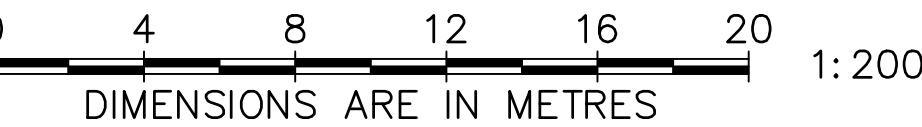
SURVEY BY MOSEL STEED SURVEYING LAND SOLUTIONS
LEVEL DATUM AUSTRALIAN HEIGHT DATUM TAKEN FROM
PSM 6328/1538 RL4.55m
COORDINATE DATUM, MGA 94 ZONE 53 DERIVED PSM6328/1538
CONTOUR INTERVAL 0.5m
CONTOURS SHOWN ON THE STEEP CLIFF FACES ARE INDICATIVE
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A TRUE REPRESENTATION OF THE GROUND SURFACE.

IDENTIFICATION & SITE SURVEY

PART SECTIONS 290-293,
296, 297, 361-363, 378-384 &
PART ALLOTMENT 2 IN D90071
POINT TURTON
HUNDRED OF PARA WURLIE
SURVEY DATE: 04/07/16 & 05/07/16

LEGEND

- APPROX. BOREHOLE LOCATIONS
- SEAWALL, REFER TYPICAL SECTION AND CHAINAGES.
- SEAWALL. (UNDER SAND)



D	PROPERTY NUMBERS REMOVED	WS 01.11.16
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DATE: AUG. 2016	SCALE: AS SHOWN	DESIGN: WS	PROJECT ADDRESS: 90-124 NORTH COAST ROAD, POINT TURTON		
REVISION: D	DRAWING NUMBER: 16254-3	SHEET SIZE: A1			

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SEAWALL SETOUT TABLE

CHAINAGE	LEVEL OF TOE	WIDTH OF SEA WALL (m)	DISTANCE OF TOP OF SEAWALL FROM PROPERTY BOUNDARY (m)
250m	-0.20 AHD	6.36	7.34
269m	-0.40 AHD	6.44	9.33
290m	-0.65 AHD	6.68	6.66
320m	0.60 AHD	3.96	7.68
351m	-0.35 AHD	6.44	9.77
381m	-0.20 AHD	6.36	6.75

INV = INVERT	BUILDING	CONTOUR
CONC = CONCRETE	SHED	BOTTOM OF BANK
SEWER IP	VERANDAH/PERGOLA	TOP OF BANK
STOBIE POLE	GUTTER/EAVES	G.I.FENCE
BIN	EDGE OF CONCRETE	BOUNDARY
SIGN	EDGE OF PAVERS	ROCK/REEF
NATURAL SURFACE	EDGE OF PATH	BOAT LAUNCHING RAIL
MP = METAL PIN	RETAINING WALL	
PSM = PERMANENT SURVEY MARK	TRACK	
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SURVEY BY MOSEL STEED SURVEYING LAND SOLUTIONS
LEVEL DATUM AUSTRALIAN HEIGHT DATUM TAKEN FROM
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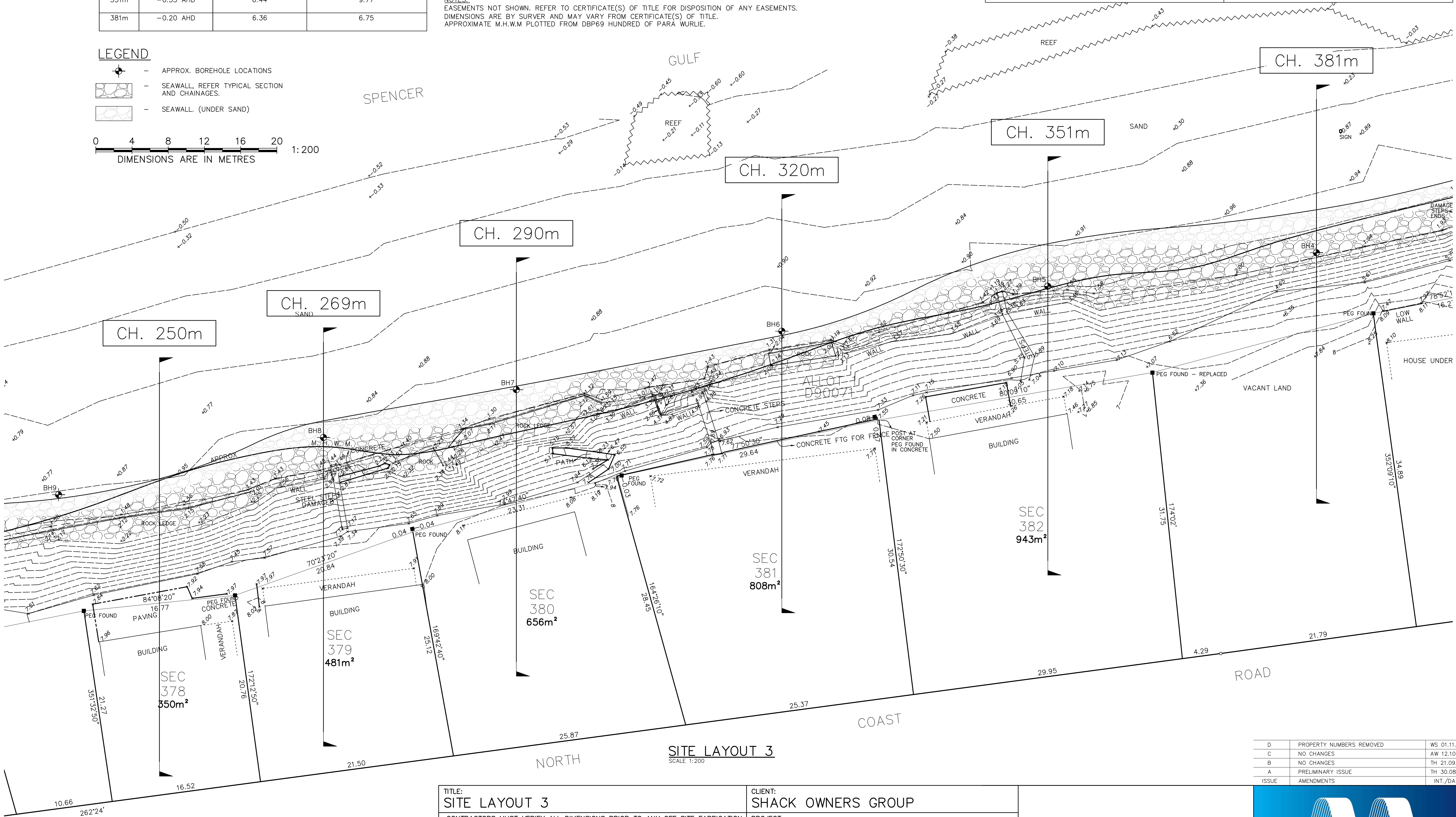
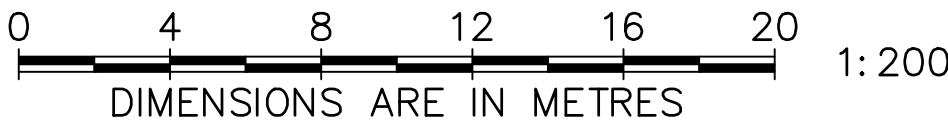
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HUNDRED OF PARA WURLIE

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LEGEND

- APPROX. BOREHOLE LOCATIONS
- SEAWALL, REFER TYPICAL SECTION AND CHAINAGES.
- SEAWALL. (UNDER SAND)



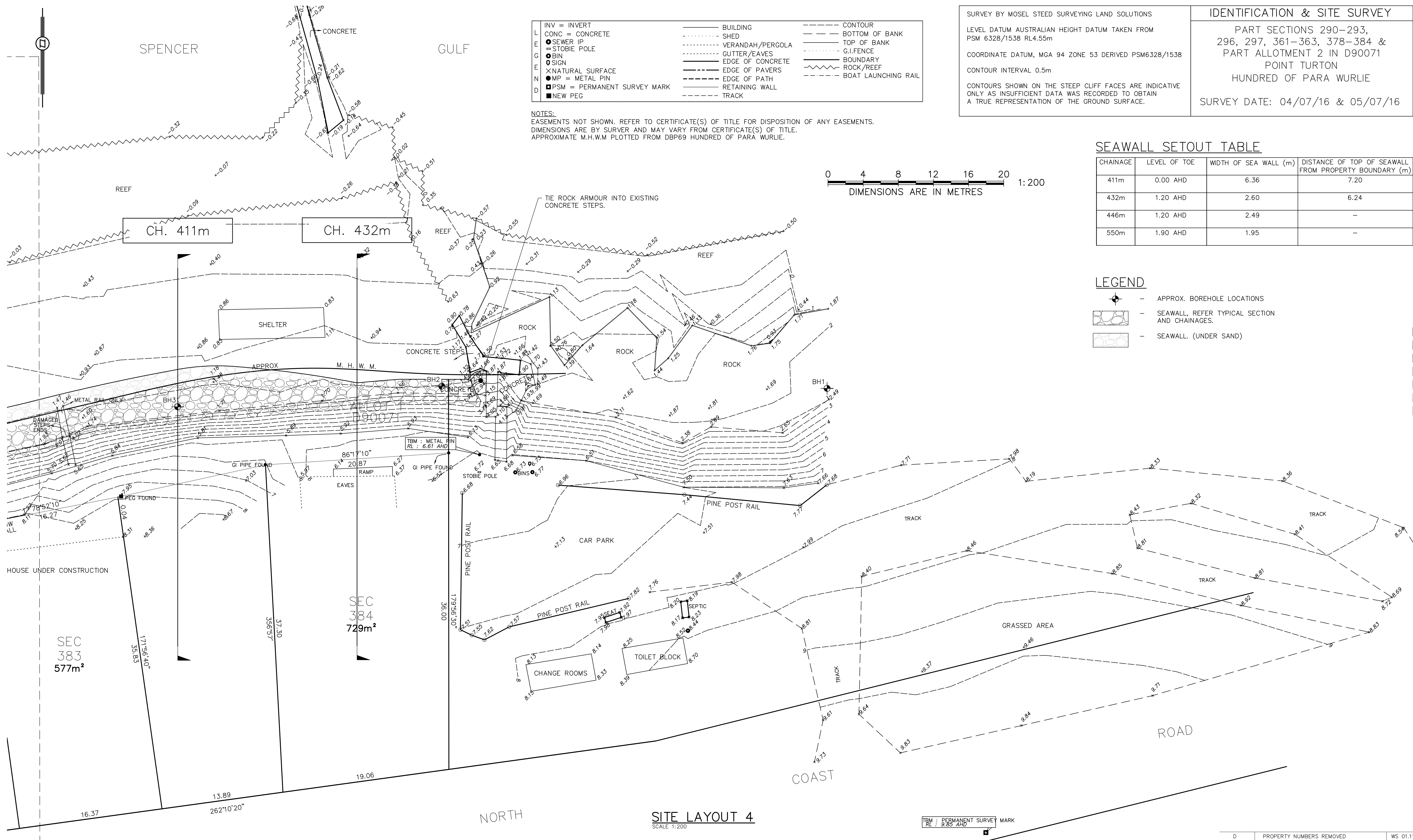
SITE LAYOUT 3
SCALE 1:200

TITLE: SITE LAYOUT 3			CLIENT: SHACK OWNERS GROUP		
CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO ANY OFF SITE FABRICATION.			PROJECT: SEAWALL		
DATE: AUG. 2016	SCALE: AS SHOWN	DESIGN: WS	PROJECT ADDRESS: 90-124 NORTH COAST ROAD, POINT TURTON		
REVISION: D	DRAWING NUMBER: 16254-4	SHEET SIZE: A1			

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C	NO CHANGES	AW 12.10.16
B	NO CHANGES	TH 21.09.16
A	PRELIMINARY ISSUE	TH 30.08.16
ISSUE	AMENDMENTS	INT./DATE





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TITLE: SITE LAYOUT 4			CLIENT: SHACK OWNERS GROUP		
CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO ANY OFF SITE FABRICATION.			PROJECT:		
DATE: AUG. 2016	SCALE: AS SHOWN	DESIGN: WS	SEAWALL		
REVISION: D	DRAWING NUMBER: 16254-5	SHEET SIZE: A1	PROJECT ADDRESS: 90-124 NORTH COAST ROAD, POINT TURTON		

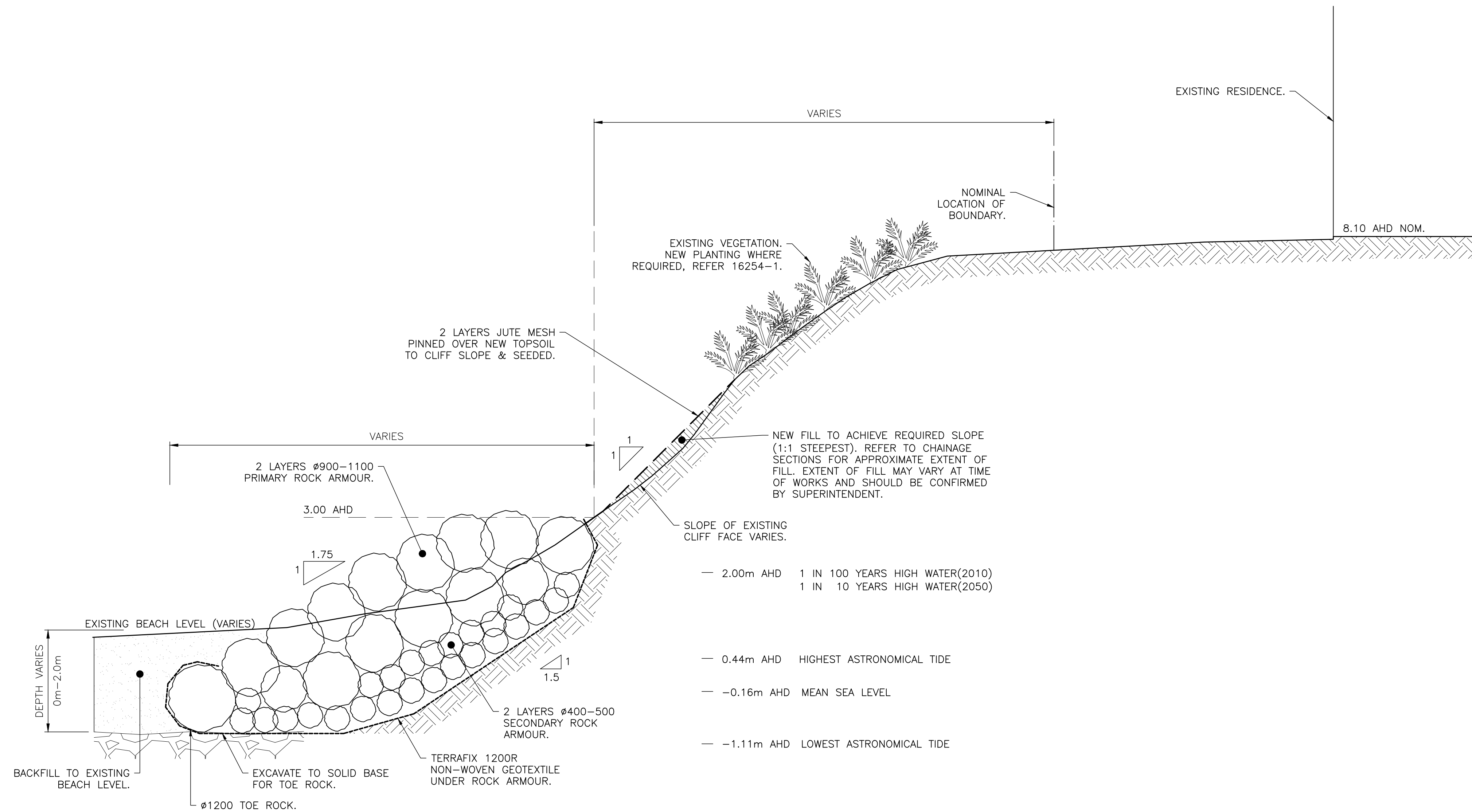
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B	NO CHANGES	TH 21.09.16
A	PRELIMINARY ISSUE	TH 30.08.16
ISSUE	AMENDMENTS	INT./DATE





TYPICAL SEAWALL SECTION

SCALE 1:50

NOTE: REFER TO CHAINAGE SECTIONS FOR ROCK WALL DIMENSIONS IN FRONT OF EACH PROPERTY. ROCK ARMOUR SHALL BE DURABLE, HARD, ANGULAR AND ROUGH BROKEN, WITH A MINIMUM DENSITY OF 2.6 TONNE/m³ (BLUESTONE).

NOTE: ALTERNATIVELY, LIMESTONE ROCK MAY BE USED (ALTHOUGH IT IS NOT RECOMMENDED). LIMESTONE ROCKS TO HAVE MINIMUM DENSITY OF 2 TONNE/m². 2 LAYERS PRIMARY ARMOUR ROCKS Ø1500-1700. 2 LAYERS SECONDARY ARMOUR ROCKS Ø700-800, Ø1800 TOE ROCK.

D	NO CHANGES	WS 01.11.16
C	AMENDMENT TO DETAILS	AW 12.10.16
B	ROCK SIZE AMENDED	TH 21.09.16
A	PRELIMINARY ISSUE	TH 30.08.16
ISSUE	AMENDMENTS	INT./DATE

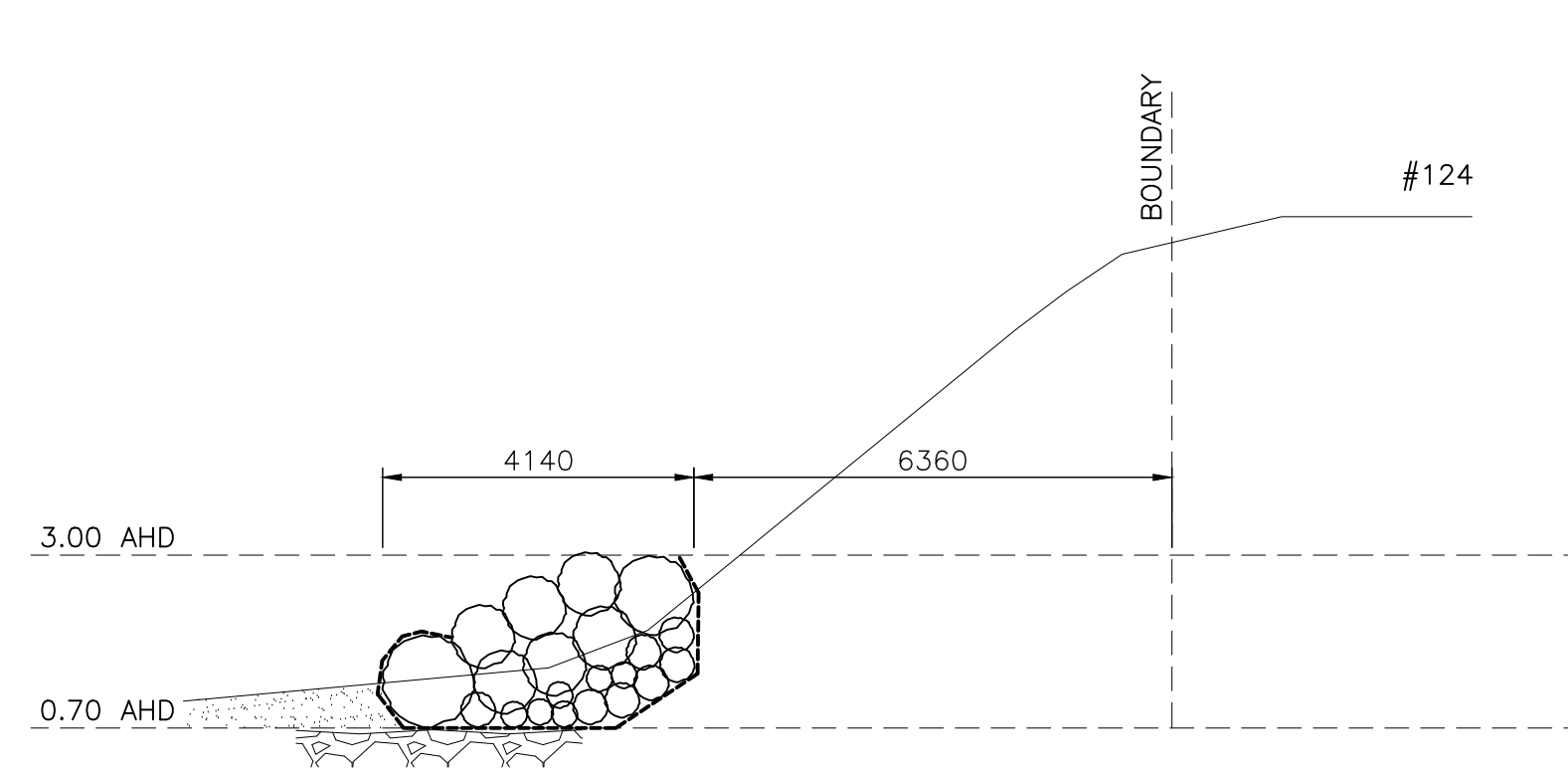
TITLE: TYPICAL SECTION & DETAILS			CLIENT: SHACK OWNERS GROUP	
CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO ANY OFF SITE FABRICATION.			PROJECT: SEAWALL	
DATE: AUG. 2016	SCALE: AS SHOWN	DESIGN: WS	PROJECT ADDRESS: 90-124 NORTH COAST ROAD, POINT TURTON	
REVISION: D	DRAWING NUMBER: 16254-6	SHEET SIZE: A1		

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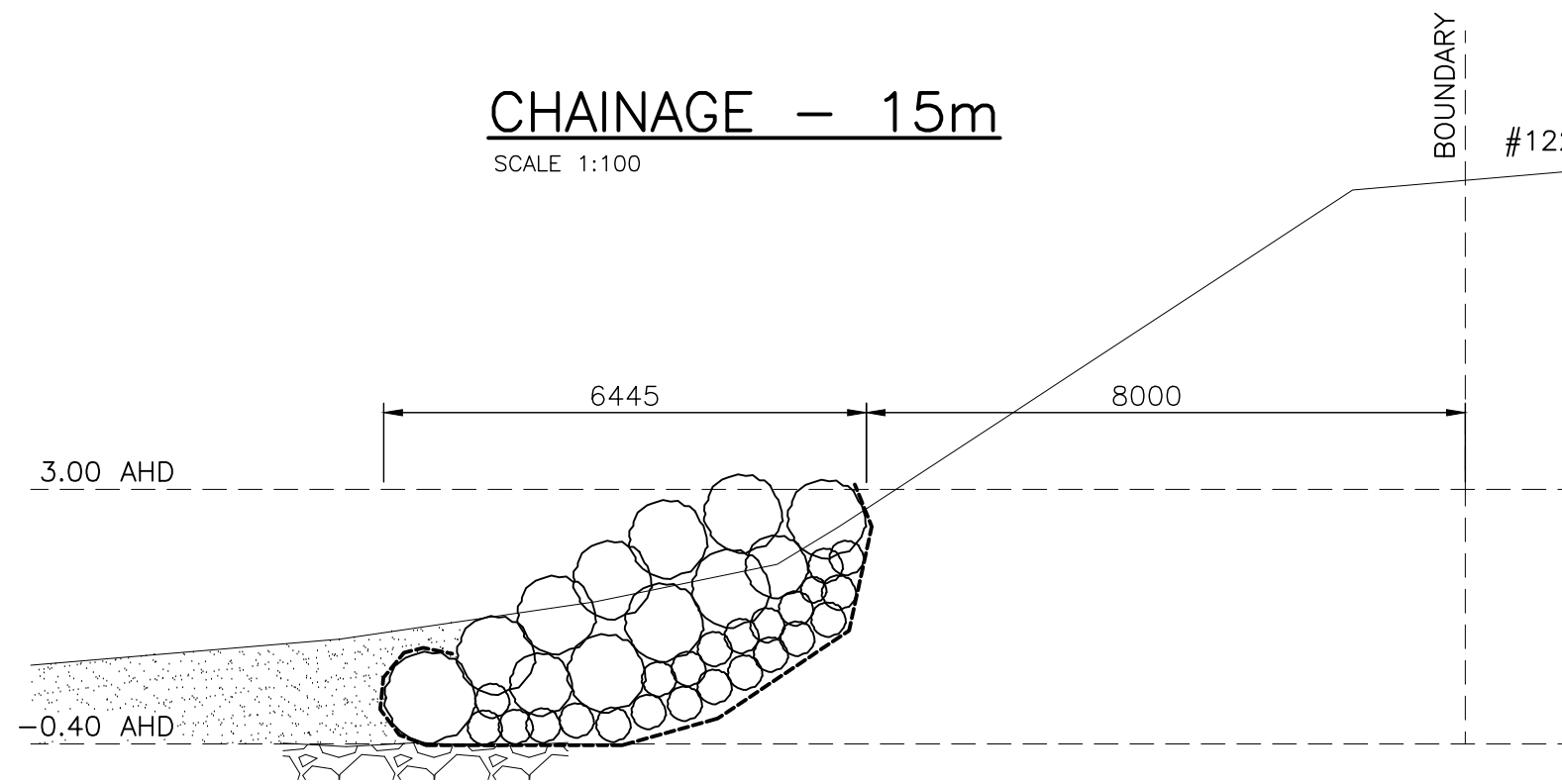


PRELIMINARY

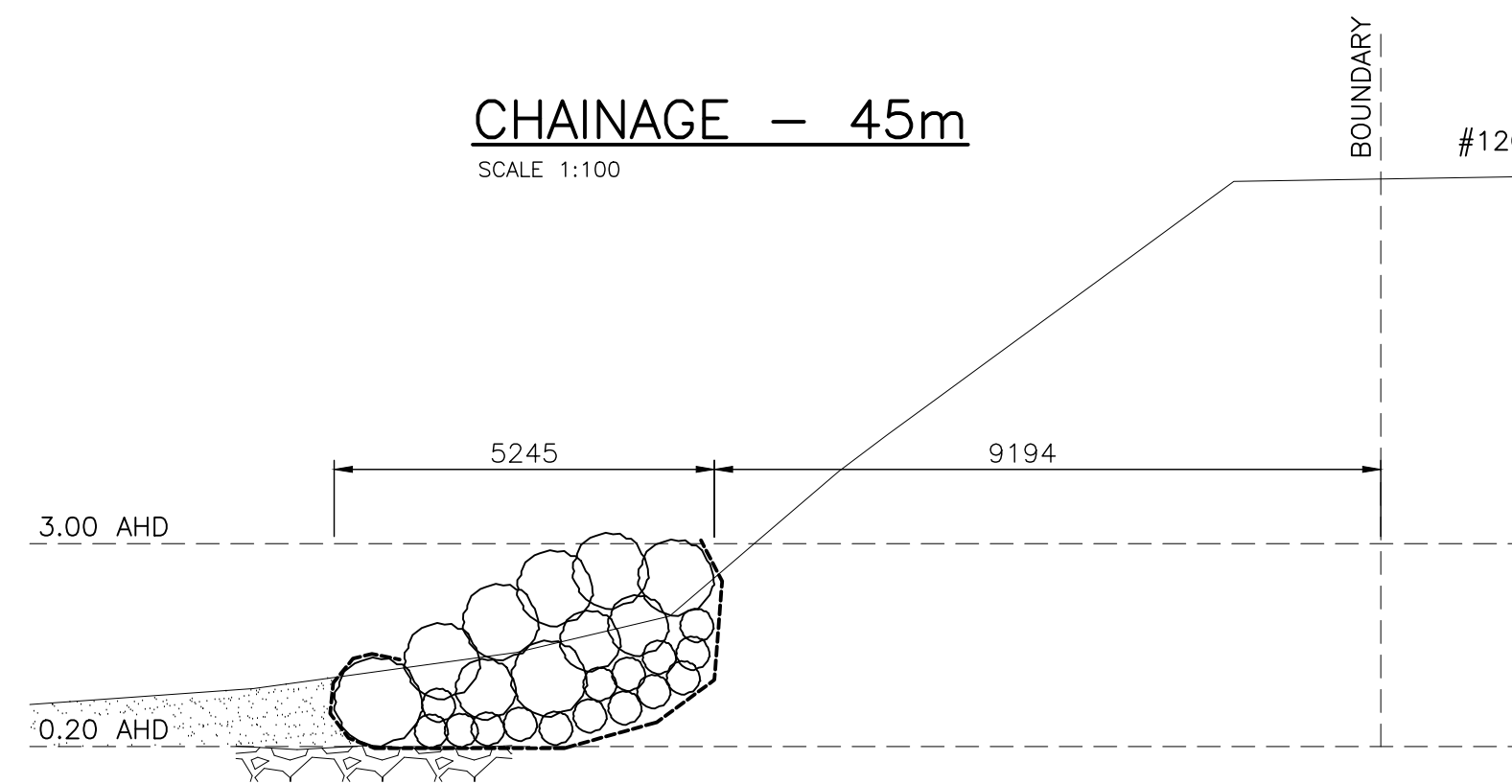
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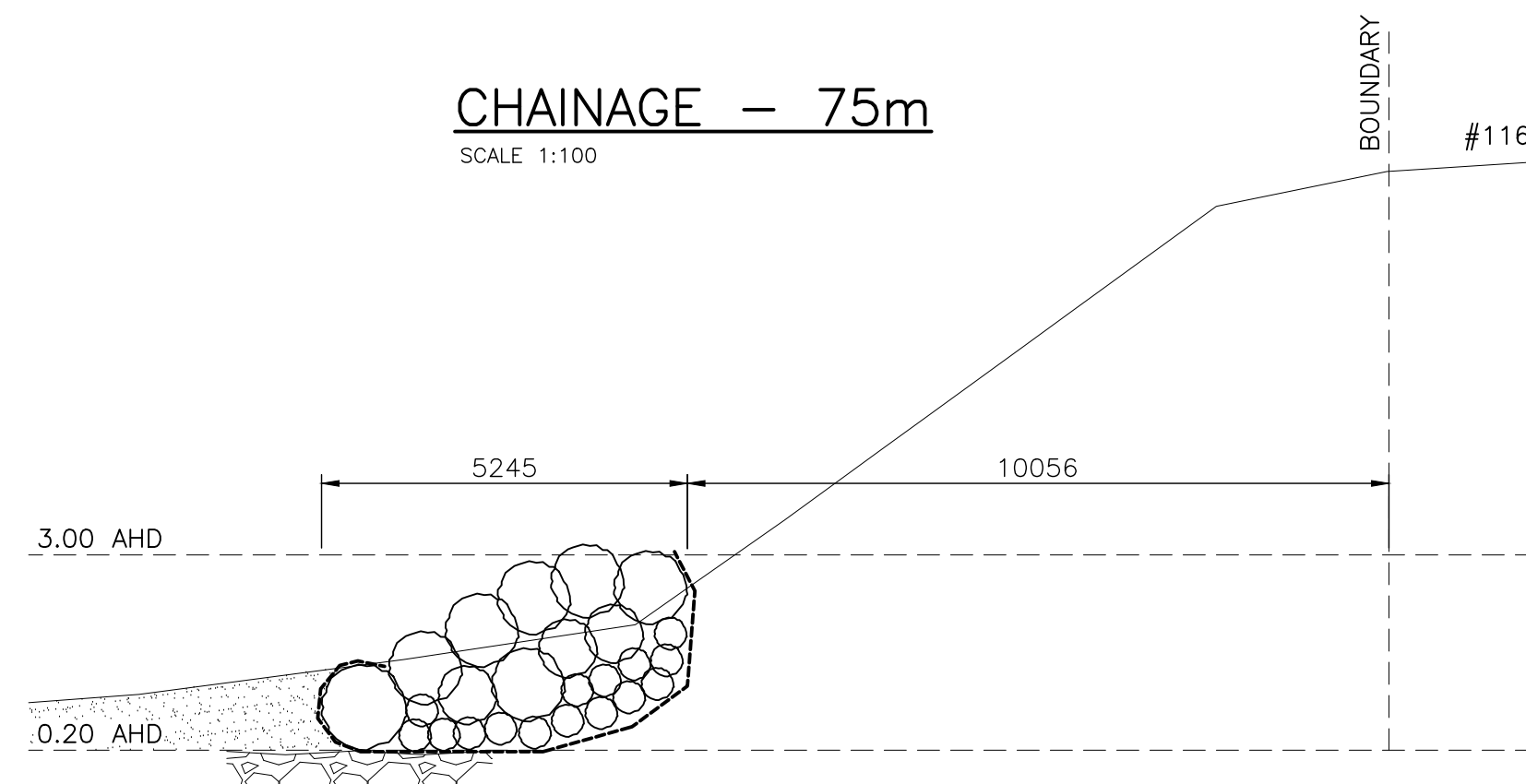
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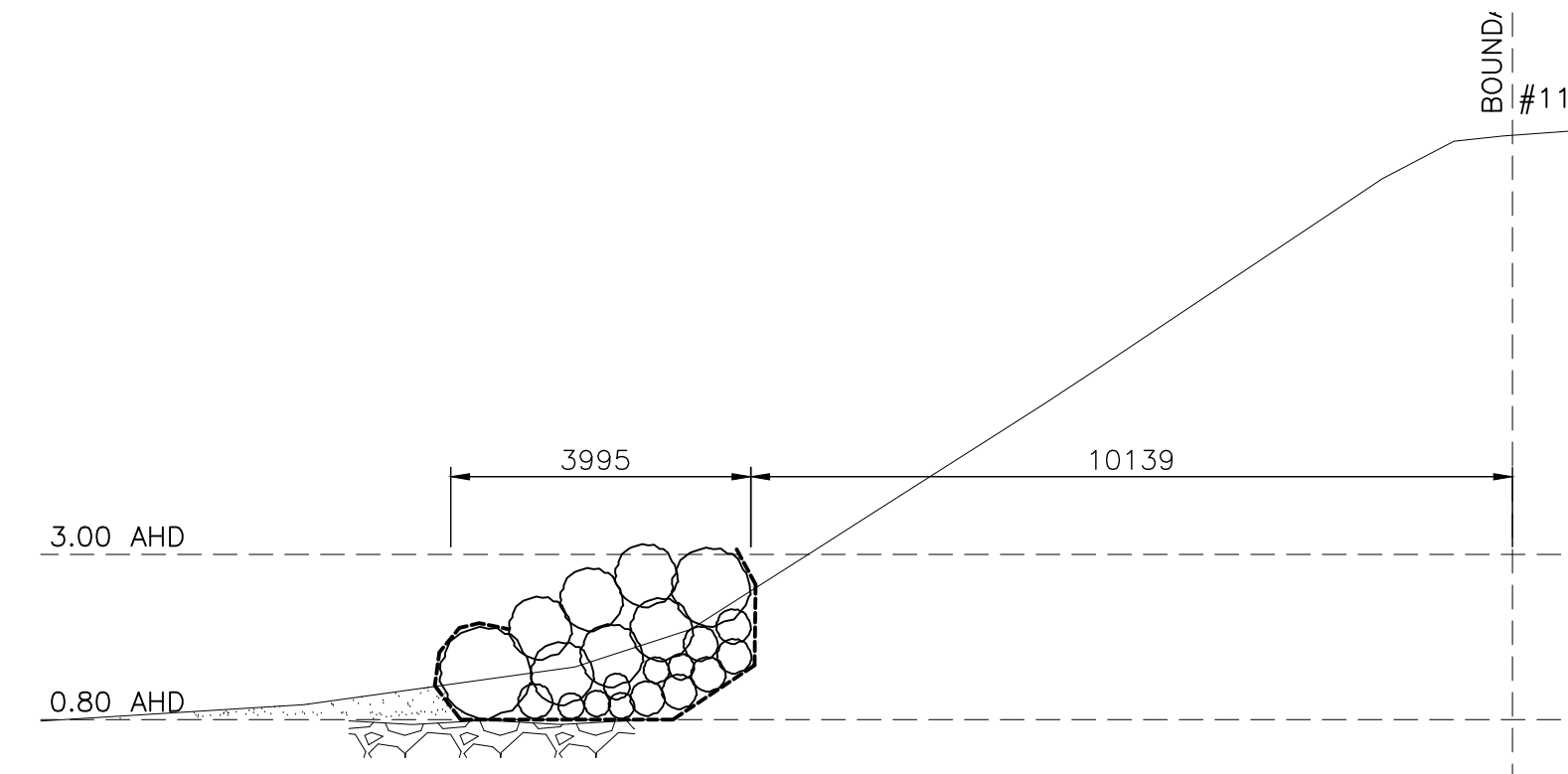
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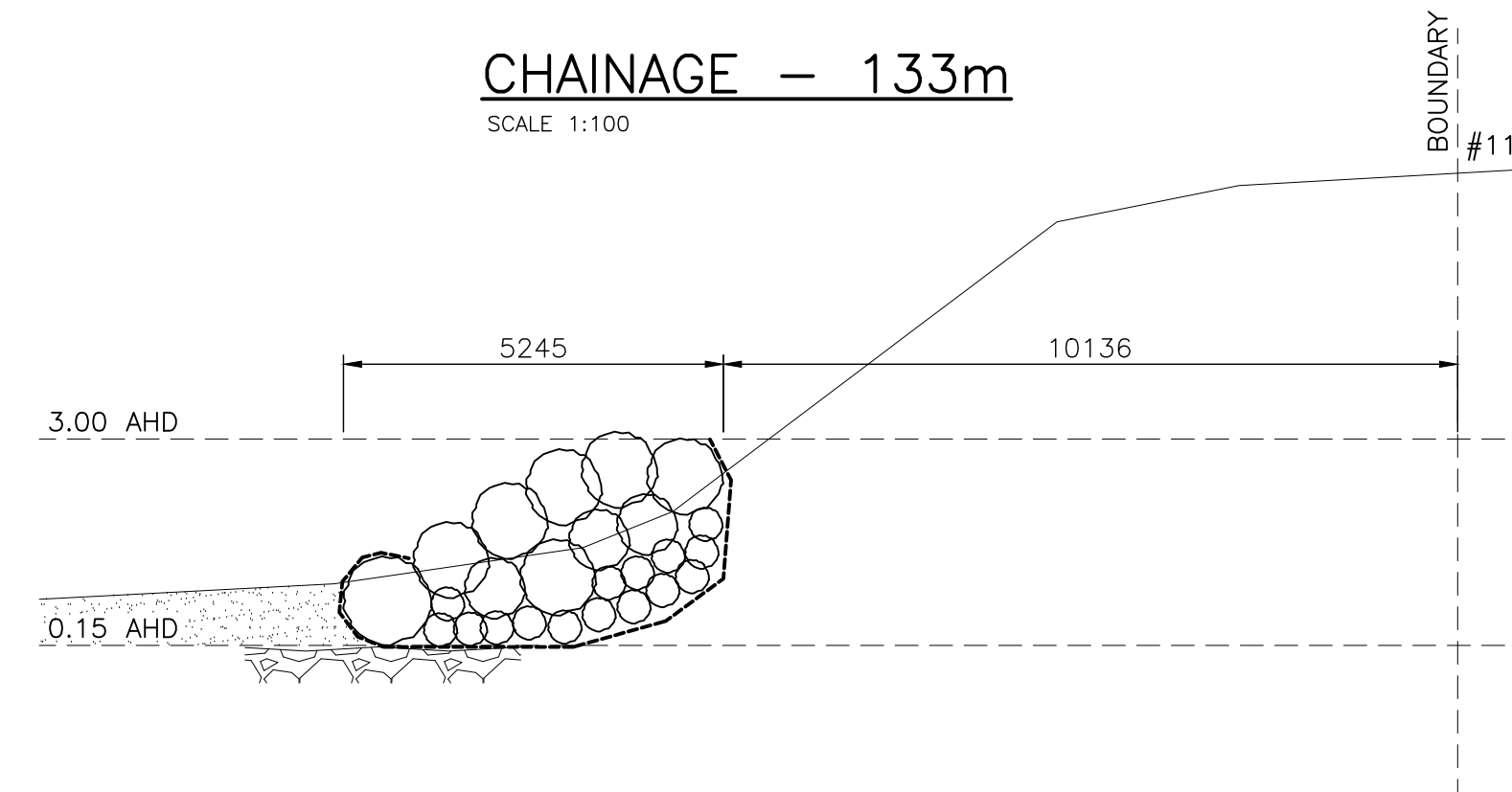
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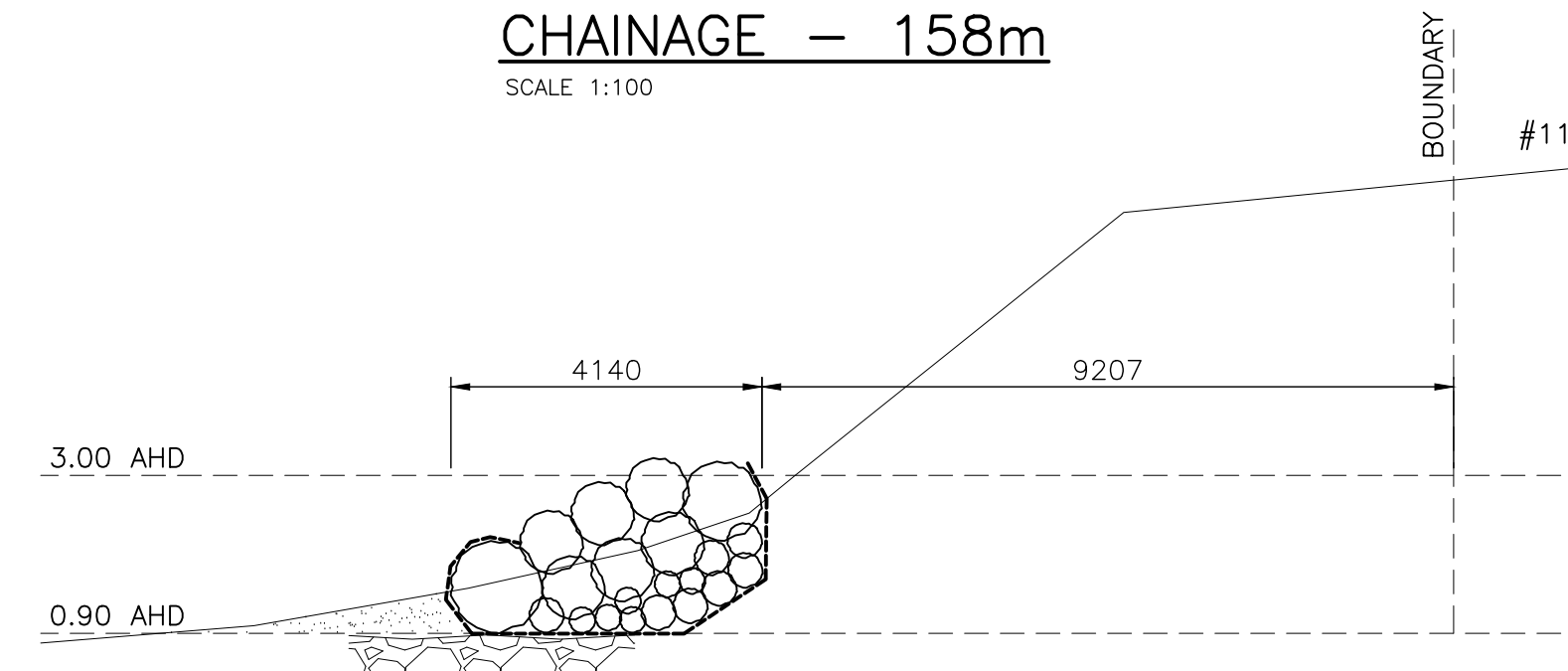
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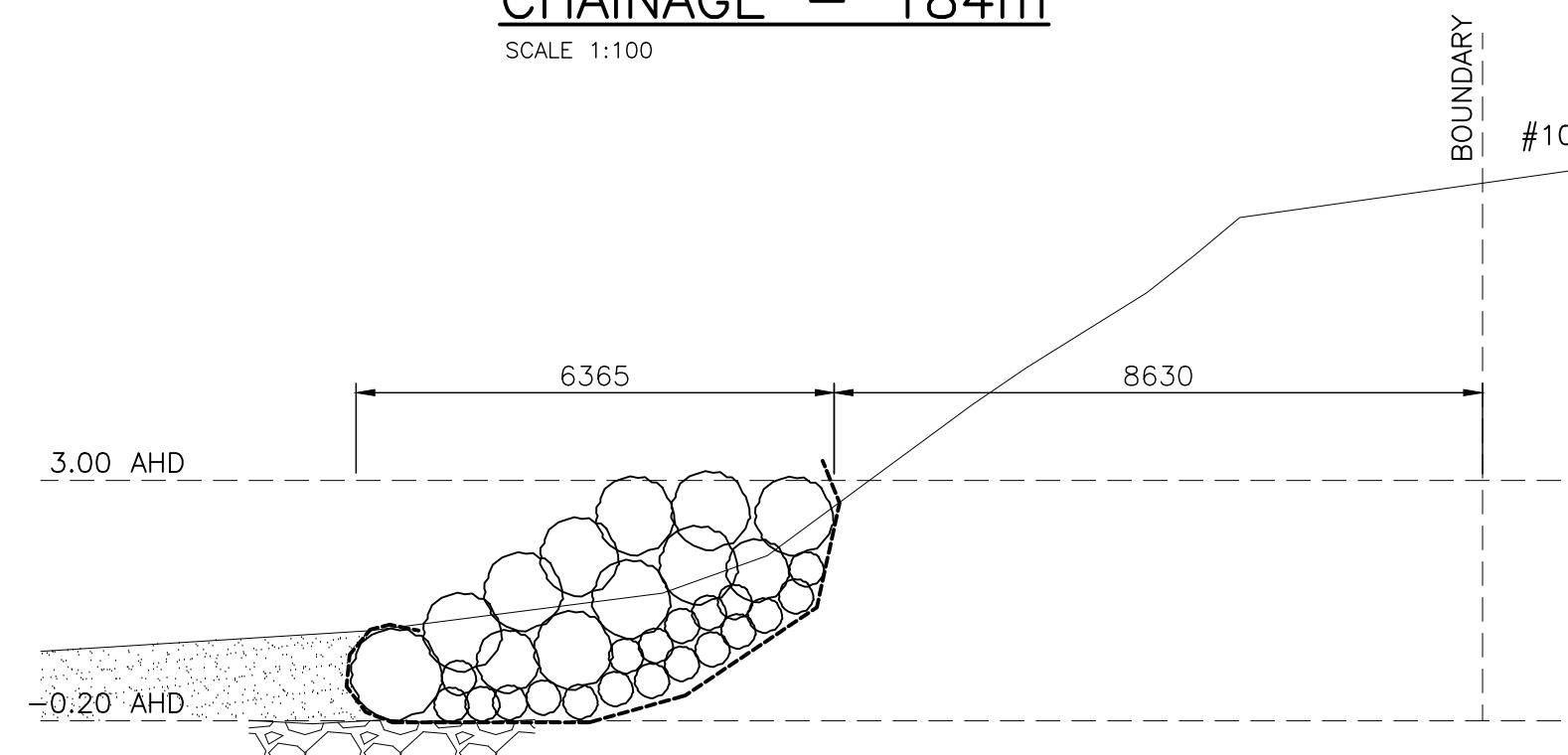
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SCALE 1:100



CHAINAGE – 184m
SCALE 1:100



CHAINAGE – 214m
SCALE 1:100

LEGEND

- EXISTING BEACH SAND TO BE BACKFILLED TO MATCH EXISTING BEACH LEVEL.
- NEW COMPACTED FILL ON EMBANKMENT TO ACHIEVE 1:1 SLOPE (STEEPEST). INSTALL TOPSOIL, JUTEMESH AND RE-VEGETATE AS PER TYPICAL SECTION AND PLANTING NOTES.

PRELIMINARY

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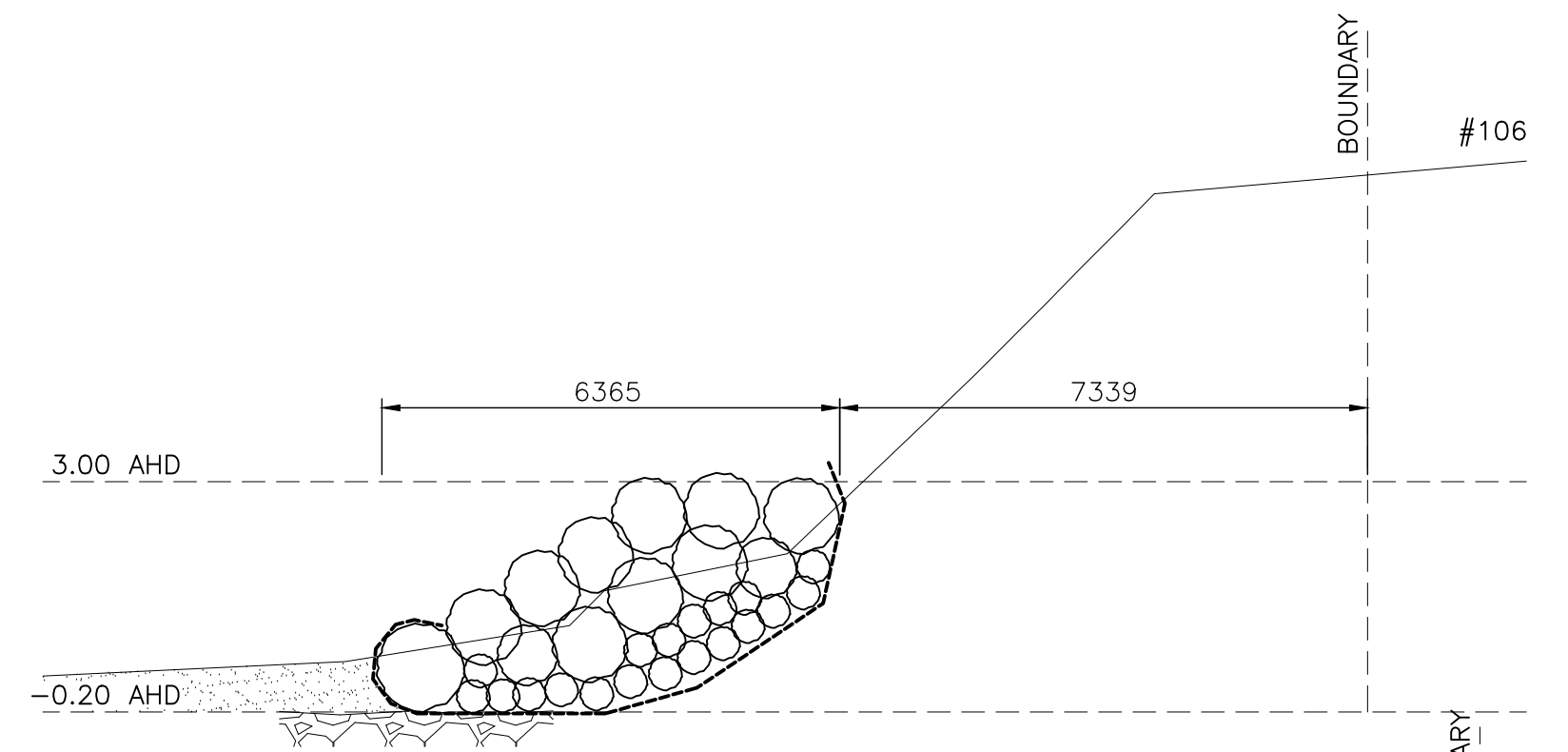
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REVISION: D	DRAWING NUMBER: 16254-7	SHEET SIZE: A1

CLIENT: SHACK OWNERS GROUP
PROJECT: SEAWALL
PROJECT ADDRESS: 90-124 NORTH COAST ROAD, POINT TURTON

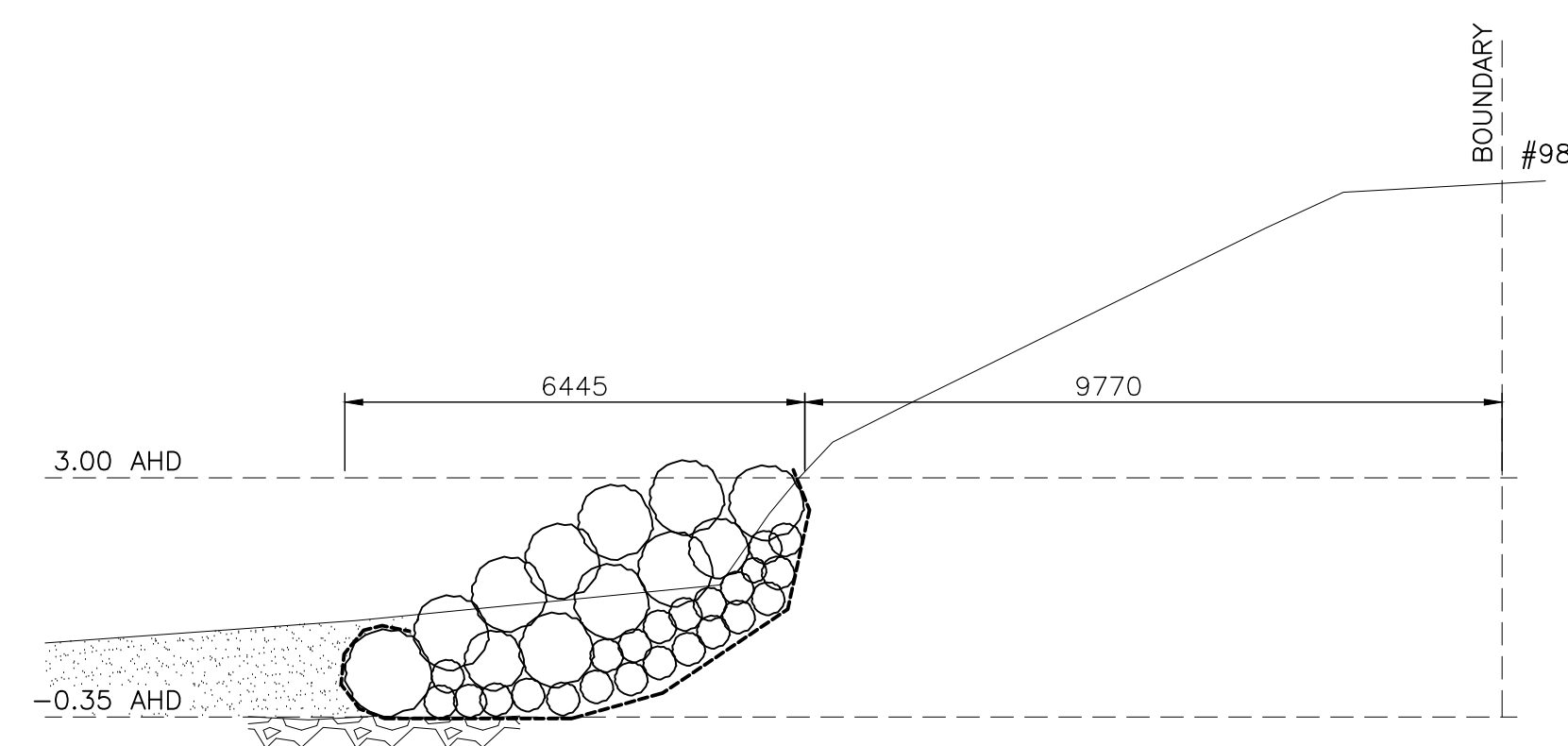
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> MINING
> STRUCTURAL
> COASTAL
> CIVIL
267 BRIGHTON ROAD
SOMERTON PARK, SA 5044
TELEPHONE: (08) 8295 8677
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D	NO CHANGES	WS 01.11.16
C	NO CHANGE	AW 12.10.16
B	ROCK SIZE AMENDED	TH 21.09.16
A	PRELIMINARY ISSUE	TH 30.08.16
ISSUE	AMENDMENTS	INT./DATE

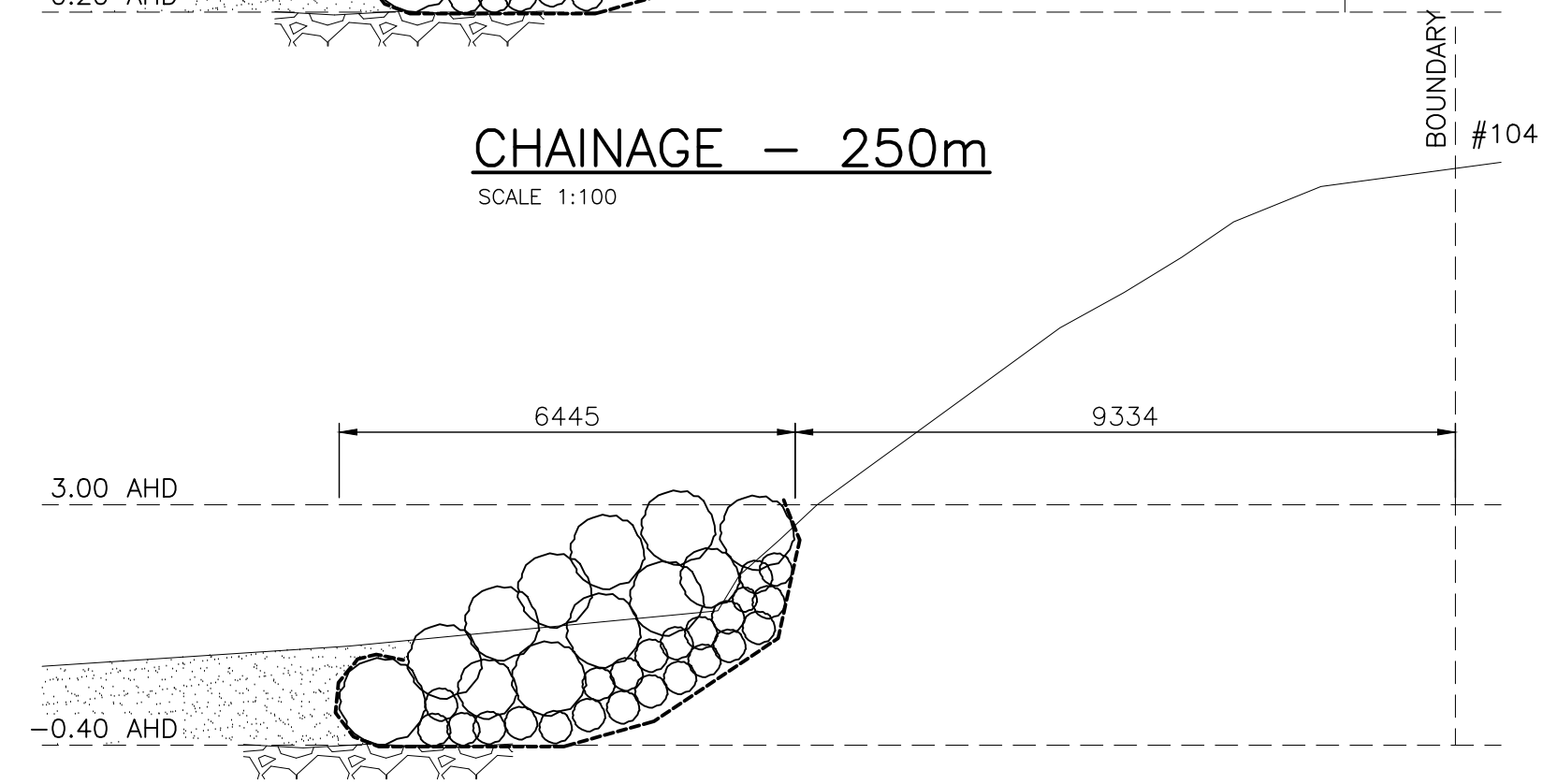




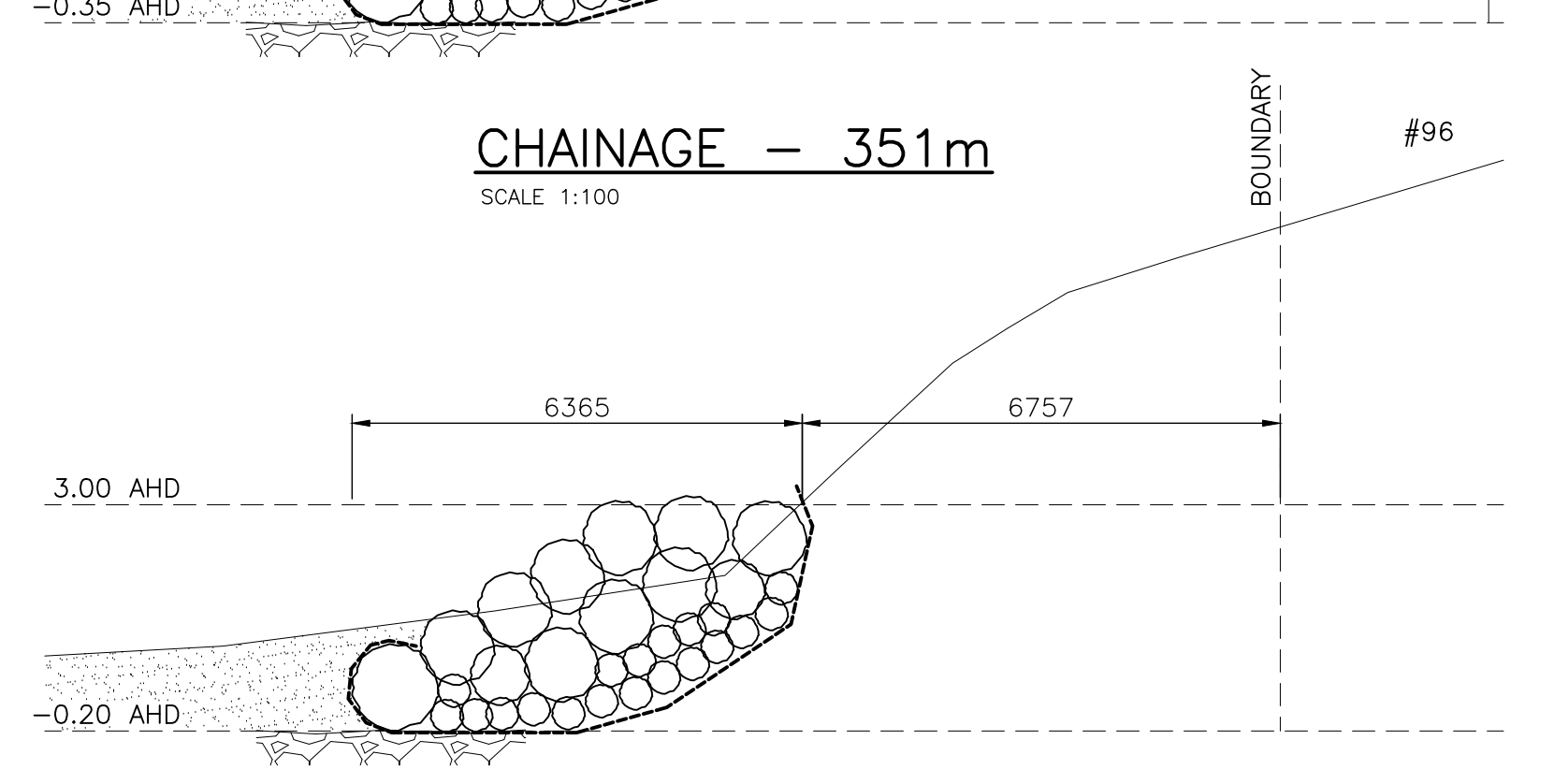
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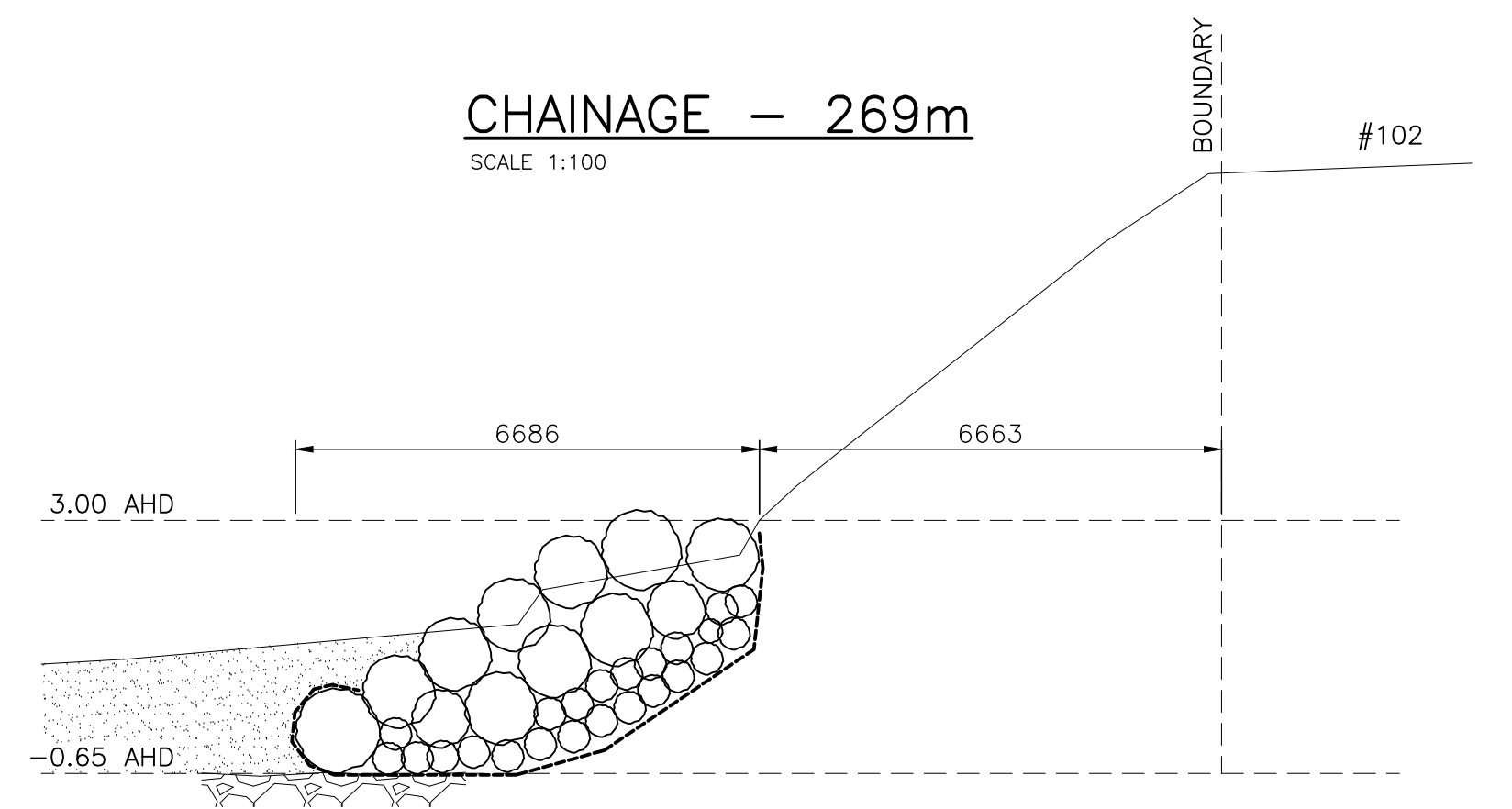
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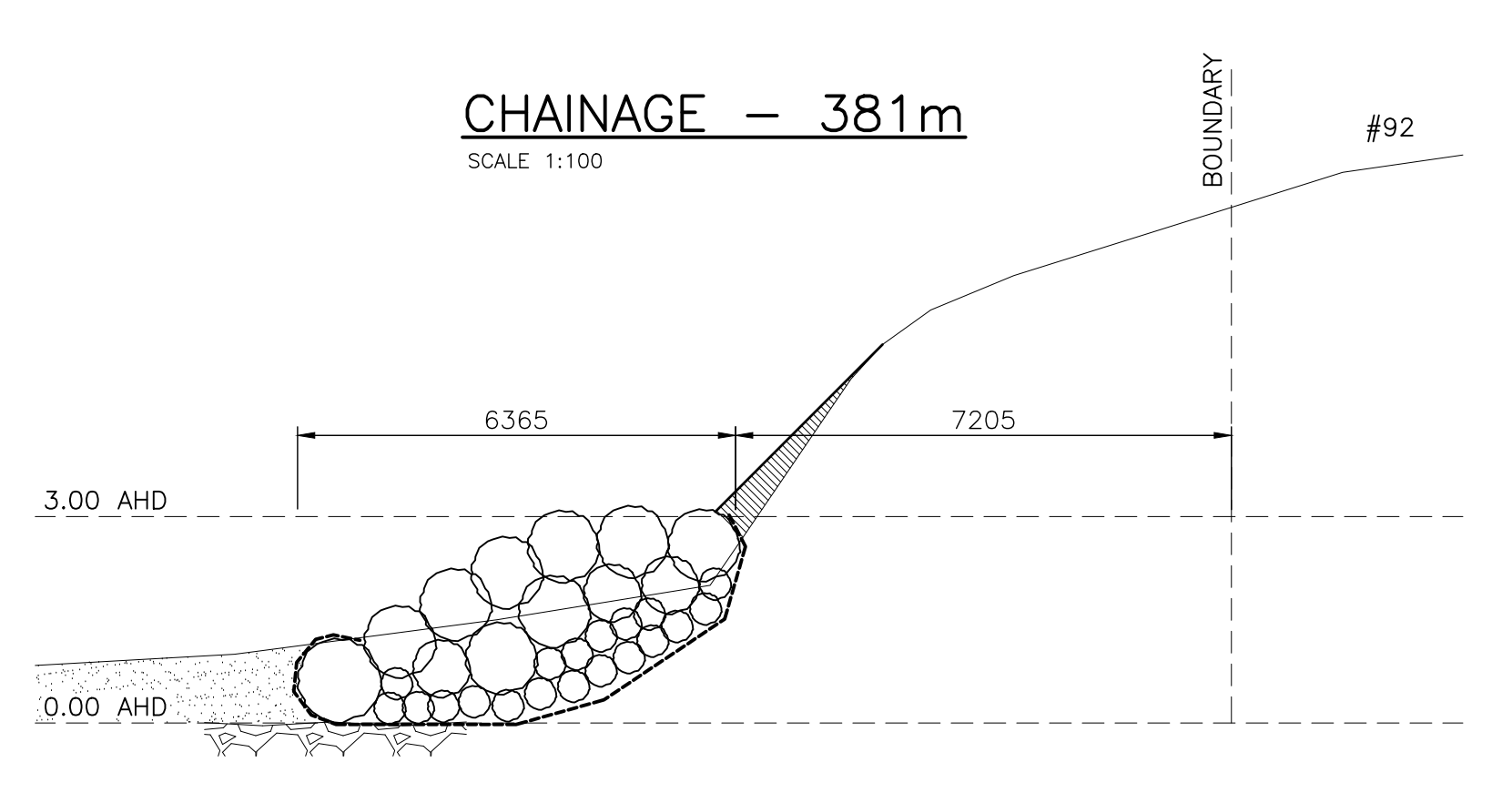
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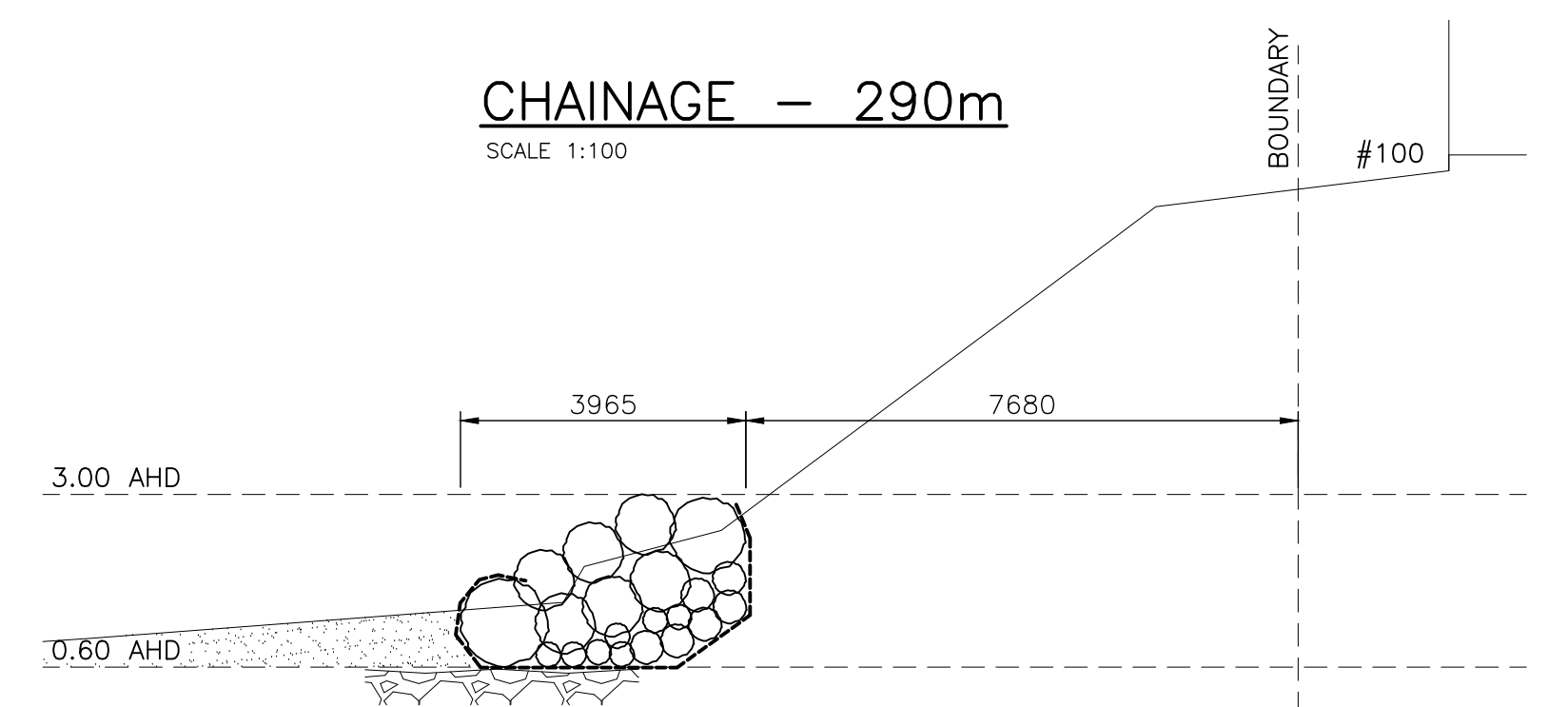
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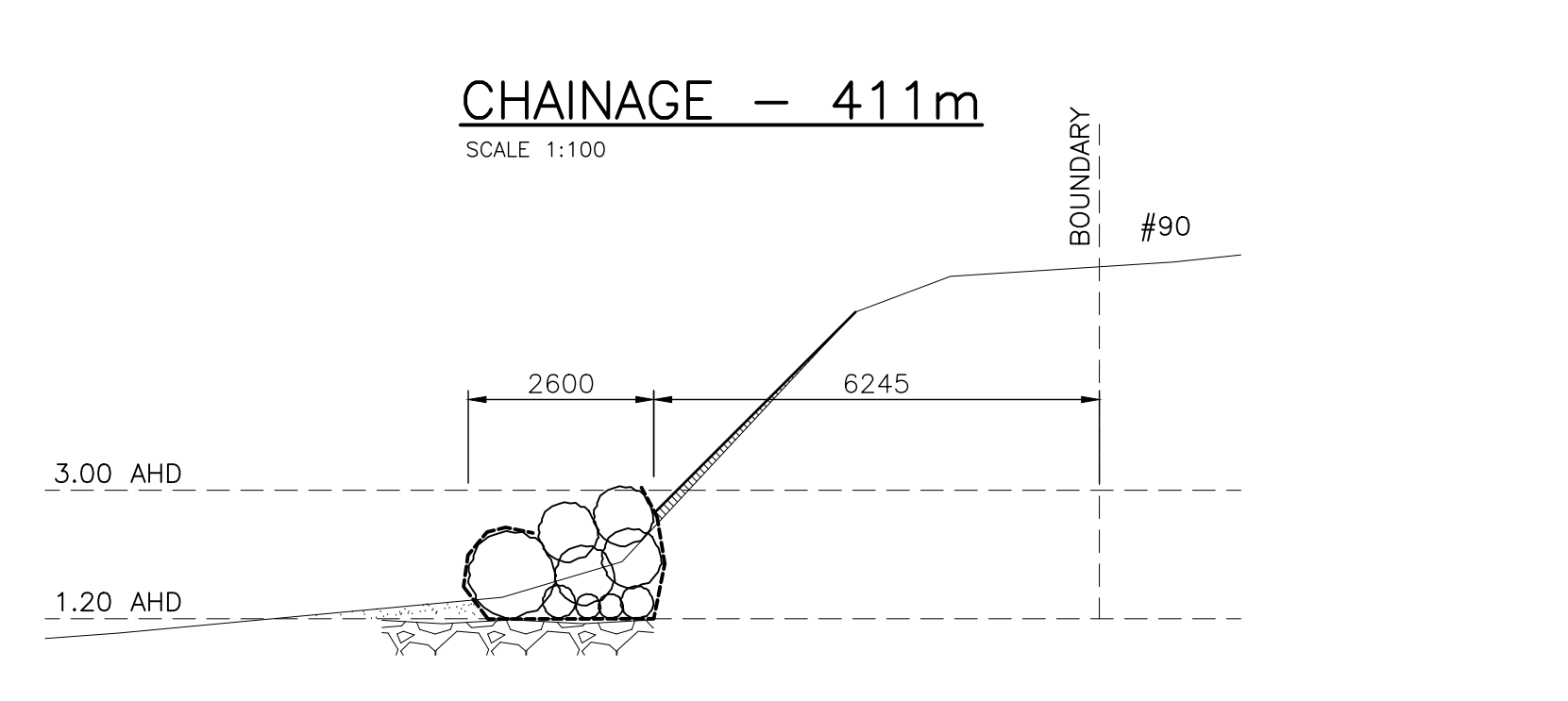
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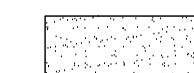



CHAINAGE — 320m
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CHAINAGE — 432m
SCALE 1:100

LEGEND

-  - EXISTING BEACH SAND TO BE BACKFILLED TO MATCH EXISTING BEACH LEVEL.
-  - NEW COMPACTED FILL ON EMBANKMENT TO ACHIEVE 1:1 SLOPE (STEEPEST). INSTALL TOPSOIL, JUTEMESH AND RE-VEGETATE AS PER TYPICAL SECTION AND PLANTING NOTES.

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CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO ANY OFF SITE FABRICATION.			PROJECT: SEAWALL
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Property	Loan amount requested
1	0
2	\$20 000
3	\$35 000
4	0
5	\$30 000
6	\$30 000
7	0
8	\$34 413
9	\$32 230
10	0
11	0
12	0
13	0
14	0

We wish to apply to loan for a period of 10 years.

Thank you,

Caroline Roennfeldt

On behalf of Residents,

90 – 124 North Coast Road

Point Turton

Address		Owner	Loan amount
92 North Coast Road	H13 1300 S384	Tothill	0
94 North Coast Road	H13 1300 S383	Pilkington	\$20 000
98 North Coast Road	H13 1300 S382	Jose	\$35 000
100 North Coast Road	H13 1300 S381	Lazarevik	0
102 North Coast Road	H13 1300 S380	Stringer	\$30 000
104 North Coast Road	H13 1300 S379	Hardy	\$30 000
106 North Coast Road	H13 1300 S378	Roennfeldt	0
108 North Coast Road	H13 1300 S363	Martin	\$34 413
110 North Coast Road	H13 1300 S362	Brine	\$32 230
112 North Coast Road	H13 1300 S361	Trevena	0
114 North Coast Road	H13 1300 S297	Sherriff	0
116 North Coast Road	H13 1300 S296	Collins	0
120 North Coast Road	D90071 A2	Spry	0
124 North Coast Road	H13 1300 S293	Weidenbach/Droegemuller	0

We wish to apply to loan for a period of 10 years.

Thank you,

Caroline Roennfeldt

On behalf of Residents,

90 – 124 North Coast Road

Point Turton

DIRECTOR CORPORATE AND COMMUNITY SERVICES

DA/ITEM 6.2

2. PO051 COUNCIL CARAVAN PARKS POLICY

PURPOSE

To seek endorsement and approval from Council for the updated PO051 Council Caravan Parks Policy.

RECOMMENDATION

That Council endorse and adopt the updated PO051 Council Caravan Parks Policy, as presented for inclusion in Council's policy manual and on the website.

LINK TO STRATEGIC PLAN

Goal: 5 Responsible Governance

Strategies: 5.3 Meet all legislative requirements and compliance with Council's internal controls
5.8 Continuous improvement of Council processes

BACKGROUND

Policy has been updated to better outline the way caravan parks manage advance bookings.

DISCUSSION

The PO051 Council Caravan Parks Policy has been updated to standardise the way all of Councils managed Caravan Parks attend to advanced booking requests (refer Attachment 1).

The major change in the policy is the inclusions of the following statement;

4.5 Site Bookings

Advanced Bookings

No bookings will be taken more than twelve months in advance.

Right of Renewal

During peak periods there is often a waiting list for sites. The party who holds the booking for that site has the first option to renew their booking whilst they are still in the park.

If they leave the park without re-booking, that site then becomes open to the next party on the waiting list.

COMMUNITY ENGAGEMENT PLAN

Level 1 - Inform

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Manager Business and Public Relations
- Corporate Services Officer

In preparing this report, the following External Parties were consulted:

- Nil

POLICY IMPLICATIONS

PO051 Council Caravan Parks Policy

BUDGET AND RESOURCE IMPLICATIONS

Not applicable

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Local Government Act 1999

Minister's Specification SA 76A

Residential Parks Act, 2007

Workplace Health and Safety Act, 2010

ATTACHMENTS

Attachment 1: PO051 Council Caravan Parks Policy



COUNCIL POLICY

Council Caravan Parks

Policy Number:	PO051		
Strategic Plan Objective	Offer a range of accessible community facilities, programs, events and activities 1.3 Improve visitor experiences, infrastructure, signage, information and support		
Policy Owner:	Director Corporate & Community Services	File Number:	16.63.1
Responsible Officer:	Corporate Services Officer Director Corporate & Community Services	Minute Reference:	083/2014 (14/05/2014)
Date Adopted:	14/05/2014	Next Review Date:	May 2017 May 2020

1. POLICY OBJECTIVES

This policy sets out the principles for the ongoing management of Council owned and operated Caravan Parks (Parks).

Council is committed to delivering an efficient, consistent and sustainable system for operating its Parks, to benefit both locals and visitors to the area, whilst identifying and maximising available financial opportunities.

2. SCOPE

This policy applies to the following Parks owned and operated by Council:

- Marion Bay Caravan Park
- Point Turton Caravan Park
- Port Vincent Foreshore Caravan Park
- Yorketown Caravan Park
- Black Point Camping Ground

3. DEFINITIONS

Site	includes the site currently occupied by the Site Licence Holder and includes any site occupied in the future.
Relevant Parties	may include, but not limited to, Council, Park Managers or Site Licence Holders.

4. POLICY STATEMENT

Council will produce a variety of procedures to support this Policy statement, and all applicable procedures will reference this Policy Document.

4.1 Caravan Park Site Assignment

Council Parks are Tourist Parks, provided for short-term holiday accommodation only. This accommodation may be as a casual tourist who can occupy any one site for a maximum of 59 consecutive nights or an Annual Site Licence holder, who has use the

exclusive use of one site for a twelve month period, but can stay no more than 59 consecutive nights at any one time.

There will be no additional permanent residents accepted. Where a site is currently occupied by a permanent resident, upon their vacating the site, the site shall revert to a Casual Tourist Site. At the discretion of the Director Corporate and Community Services, in consultation with all relevant parties, the site may be considered for an Annual Site Licence site.

4.2 Sale of Caravans and Annexes in Caravan Parks

No caravans, fixed annexes or any other structures are permitted to be sold on site at any Park, by Site Licence holders. Exceptions may be considered on a case by case basis by the Director Corporate and Community Services, following application by the Site Licence holder and consultation with all relevant parties.

Caravans and annexes that are no longer required must be dismantled and sold off site and away from the Park.

4.3 Site Licence Termination

Notification Requirements

1. Annual Site Licences may be terminated by Council upon written notification, in accordance with the specifications as detailed within the Annual Site Licence Agreement.
2. The Site Licence holder must notify the Park Manager(s) in writing that the site is being vacated and the site licence is being terminated.
3. The Park Manager(s) must notify Council in writing that the site is being vacated.

Dismantling Requirements

1. Caravans and/or annexes that are no longer required must be dismantled and removed from the site by the Site Licence holder within two months of the notification being given to the Park Manager(s).
2. Any underground sillage or water tanks are to be removed from the Site by the Licence holder within two months of the notification being given to the ~~park-Park~~ managerManagers(s).
3. The site is to be left in a clean, tidy and levelled condition, with all rubbish, concrete rubble and any materials removed off site from the Park by the Site Licence holder. Any costs incurred by the Council to clean the site after the site has been vacated, will be passed onto the responsible person(s) who held the Site Licence.

Site Re-allocation

1. Council, in consultation with the ~~park-Park managers~~ Managers, will determine how the site can be best utilised in the future.
2. Should it be decided that the site will continue to be let out, the first person on the waiting list, held and maintained by Council, will be offered the site. If the offer is declined, the second person on the waiting list will be offered the site and so on until the site is allocated.
3. If the park is under redevelopment/restructure and a new site becomes available, it may be offered to an existing Site Licence holder at the discretion of the Director Corporate and Community Services. Priority will be given to long-term Site Licence holders.

4. A Site Licence Agreement must be entered into by any person(s) seeking to occupy a site prior to any caravans and/or annexes being erected.
5. All Site Licence holders must comply with Council's building and planning requirements and building approval must be obtained, where required, prior to any caravans, annexes and/or materials being placed on site.

4.4 Refund of Caravan Park Deposits

1. Deposits on bookings cancelled **21 days or more** prior to arrival will be refunded.
2. Where a cancellation is made **less than 21 days** before arrival, no refund of deposits will be given.
3. All refunds are subject to a 20% administration fee.
4. All requests for refunds must be forwarded to the Park Manager(s) in writing, who will forward the request to Council for consideration
6. Booking refunds **must** be made by Council cheque – under NO circumstances should Park Managers make cash refunds.
7. A surcharge may be applied to one night bookings.

4.5 Site Bookings

Advanced Bookings

No bookings will be taken more than twelve months in advance.

Right of Renewal

During peak periods there is often a waiting list for sites. The party who holds the booking for that site has the first option to renew their booking whilst they are still in the park.

If they leave the park without re-booking, that site then becomes open to the next party on the waiting list.

4.65 Park Rules

Park Rules are set out in Attachment 1, and form part of this policy.

The Park Rules provide for the minimum standard required.

Failure to comply with the park rules may result in eviction from the Park and Council reserves the right to cancel any permit at any time.

Additional Park Rules may apply as determined by Park Manager(s) requirements, and in consultation with Council.

5. **COMPLAINTS**

All complaints relating to this policy can be made to the Director Corporate and Community Services, in accordance with Councils Complaints Policy, PO147.

6. **REVIEW**

This policy will be reviewed every 3 years or as deemed necessary in consideration of any changes to legislation and relevant standards, codes of practice and guidelines.

7. TRAINING

Council is committed to supporting staff in compliance with this policy.

Training needs will be reviewed during individual performance reviews and as necessary in consideration of any changes to legislation, relevant standards, codes of practice and guidelines.

8. RELATED COUNCIL POLICIES AND DOCUMENTS

PO 010 Caravan Annexes in Caravan Parks

PO 147 Complaints Policy

PO 091 Risk Management Policy

PR069 ~~–~~ YPC Financial Reporting in Council Controlled Caravan Parks

9. REFERENCES AND LEGISLATION

- Local Government Act, 1999
- Minister's Specification SA 76A
- Residential Parks Act, 2007
- Workplace Health and Safety Act, 2010

10. ~~10.~~ COUNCIL DELEGATION

Delegate:	Chief Executive Officer
Sub Delegate:	Director Corporate and Community Services

11. ~~11.~~ VERSION HISTORY

Archived Policy Name	Policy Number	Date Adopted	Last Reviewed
Caravan Park Site Assignment	PO 124	13/11/2007	08/06/2010
Sale of Caravans and Annexes in Caravan Parks	PO 099	12/05/2004	08/06/2010
Change of site licence agreements in Council Caravan Parks	PR 051	12/05/2001	24/04/2004
Refund of Caravan Park Deposits	PO 066	07/04/2003	11/07/2012
<u>Council Caravan Parks</u>	<u>PO 051</u>	<u>14/05/2014</u>	<u>14/05/2014</u>

Attachment 1 – Minimum Park Rules

VEHICLES

The speed limit for any vehicle is walking pace of up to a maximum of 10kmph. Only registered vehicles may enter the park.

PETS

Pets are not permitted in cabins.

Pets are allowed, under strict control when using your own van / tent at the discretion of Park Managers.

- Dogs must be kept on a leash at all times
- Dogs must not be left unattended in the park
- Dogs must not disturb other patrons
- Owners must clean up after their pets immediately

SITES

The number of persons on any site is limited to 6 persons. One caravan and annex or one tent plus one vehicle are allowed.

CABINS

Numbers accommodated in a cabin may not exceed the number of beds provided in the cabin. All cabins are non-smoking.

FIRE REGULATIONS

For safety reasons, drawbars for vans must face the roadway.

SMOKING

The Park has a non-smoking policy in all shared areas. This includes cabins, camp kitchen, barbecue area, swimming pool area, playgrounds, amenities block etc. Smokers are asked to respect other guests when smoking.

RUBBISH

All rubbish must be disposed of appropriately. Paper, cardboard, cans and bottles should be placed in allocated recycling bins. All household waste, fish offal, and disposable nappies must be placed in rubbish bins provided.

CONDUCT

Noise should not be excessive, and for the comfort of other tenants must cease between 10.00pm and 7.00am.

Should there be any damage caused by guests or their visitors, Council reserves the right to charge guests for any costs associated with these damages.

CHILDREN

Children must be supervised by a responsible adult at all times, and in all areas of the park, including playground and amenities block.

BIKES ETC

Helmets must be worn when riding bicycles, skate boards, roller blades etc. All road rules apply in the park. For safety reasons no bicycles, skate boards etc are to be used after sunset.

ANNEXES

To minimise damage to the grass, floors are not permitted in annexes.

CAR / BOAT WASH

Car and boat washing is not permitted in the park.

Failure to comply with the park rules may result in eviction from the park.
Management reserves the right to cancel any permit at any time.

Additional Park Rules may apply according to individual park requirements.

Printed copies are considered uncontrolled.

Before using a printed copy, verify that it is the current version.

DIRECTOR ASSETS AND INFRASTRUCTURE SERVICES

DA/ITEM 6.3

1. DRAFT COMMUNITY WASTEWATER MANAGEMENT SYSTEM (CWMS) ASSET MANAGEMENT PLAN

PURPOSE

This report requests Council endorsement to undertake public consultation of the draft Community Wastewater Management System (CWMS) Asset Management Plan (provided under separate cover).

RECOMMENDATION

That Council endorse the draft Community Wastewater Management System (CWMS) Asset Management Plan as presented for public consultation.

LINK TO STRATEGIC PLAN

Goal:	2	Community Connected through Infrastructure
Strategy:	2.1	Develop and deliver on Asset Management Plans for all asset classes
	2.5	Explore provision of new infrastructure

BACKGROUND

As required by the Local Government Act 1999 Council must develop and adopt an Infrastructure and Asset Management Plan, relating to the management and development of infrastructure and major assets by Council for a period of at least ten (10) years.

The draft Community Wastewater Management System (CWMS) Asset Management Plan is presented as a way forward in managing CWMS assets. It includes the following:

- levels of service;
- future demand;
- lifecycle management;
- financial summary;
- planned improvement; and
- a proposed ten (10) year capital renewal works program.

DISCUSSION

The draft Community Wastewater Management System (CWMS) Asset Management Plan has been developed to demonstrate responsive management of CWMS assets, including the services provided from these assets; compliance with regulatory requirements; and to communicate the funding needed to provide the required levels of service over the ten (10) year planning period.

The draft Community Wastewater Management System (CWMS) Asset Management Plan takes into account Council's Asset Management Policy (PO128), Strategic Management Plan, Long Term Financial Plan (LTFP), Annual Business Plan and budget.

The Yorke Peninsula Council owns and maintains eighteen (18) Community Wastewater Management Schemes (CWMS) across the Council area. These Schemes enable the extraction, treatment and disposal of wastewater in accordance with industry standards.

CWMS assets were categorised and uploaded into Conquest, Council's Asset Management software, as part of a revaluation process in August 2015. These assets have a replacement value of \$25.4 million.

The draft Community Wastewater Management System (CWMS) Asset Management Plan shows that the projected outlays necessary to provide CWMS services; including operations, maintenance, renewal and upgrade of existing assets over the ten (10) year planning period is \$10.8 million, or an average of \$1.08 million per year. The estimated available funding included in the LTFP for this period is \$10.02 million, or an average of \$1 million per year. This equates to 93% of the cost to provide these services, which results in a funding shortfall of an average of \$78,000 per year.

At a workshop in February 2017, Elected Members were briefed on the CWMS Costing and Pricing Model. This model was developed by the Local Government Association (LGA) to aid councils in meeting the Essential Services Commission of South Australia's guidelines in relation to CWMS costing and pricing. According to the LGA CWMS accounting principles "the service charge for a particular year should be set based on the medium to long run expected expenses and revenues with a view to ensuring that, over time, the full cost (whole-of-life) of the CWMS will be recovered and that where increases in the service charge are needed to recover the full cost, that sharp increases will be avoided as far as possible". It was highlighted to Elected Members that the current pricing of Council's CWMS service charge was below that required to ensure full cost (whole-of-life) recovery in relation to CWMS assets. As such, it was recommended that a steady year on year rise in the CWMS service charge, as modelled, be considered by Council to address this shortfall and avoid the need for sudden sharp increases in future. Based on this model the 2017/18 service charges were set at \$484 for occupied properties and \$360 for vacant allotments.

The draft Community Wastewater Management System (CWMS) Asset Management Plan will be used as a guide for Council to develop future budgets and capital works programs. In addition, further development of the asset condition profile of the CWMS network and the continued review of useful lives of each asset category will enhance the planning of capital renewal and replacement programs.

Advertisements will be placed in the Yorke Peninsula Country Times, and on Council's website and Facebook page to inform the public that copies of the draft Community Wastewater Management System (CWMS) Asset Management Plan is available for public comment.

COMMUNITY ENGAGEMENT PLAN

Level 2 Consult – Public Notice placed in the Yorke Peninsula Country Times, and on Council's website and Facebook page.

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Corporate Management Team
- Asset Manager
- Infrastructure Manager
- Manager Financial Services

- Accountant Financial Operations

In preparing this report, the following External Parties were consulted:

- Nil

POLICY IMPLICATIONS

PO128 Asset Management Policy

BUDGET AND RESOURCE IMPLICATIONS

The draft Community Wastewater Management System (CWMS) Asset Management Plan has been developed using the current LTFP. The expenditure and valuation projections in the draft Community Wastewater Management System (CWMS) Asset Management Plan are based on best available data.

The draft Community Wastewater Management System (CWMS) Asset Management Plan provides Council with a guide to ensure that sufficient funding is available to maintain the CWMS network at an appropriate level over a ten (10) year planning period.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Local Government Act 1999

ATTACHMENTS

Attachment 1: Under Separate Cover – Draft Community Wastewater Management System (CWMS) Asset Management Plan

DIRECTOR DEVELOPMENT SERVICES

DA/ITEM 6.4

1. PORT VICTORIA (GULFVIEW) CARAVAN PARK – LEASE TERM

PURPOSE

For Council to give consideration to public consultation in regard to extending the Port Victoria Caravan Park lease to a twenty five year term.

RECOMMENDATION

That Council:

1. give permission to commence the Community Engagement process for amending the lease term of the Port Victoria (Gulfhaven) Caravan Park to allow for four, five year rights of renewal resulting in an overall lease term of twenty five years.
2. authorise the Mayor and Chief Executive Officer to sign and affix the Council seal to the relevant documents necessary to execute the lease amendment.

LINK TO STRATEGIC PLAN

Goal: 1 Economically Prosperous Peninsula

Strategy: 1.6 Identify opportunities to advocate on behalf of key industries (e.g. agriculture, tourism etc.)

1.9 Efficient delivery of permits, leases and licences

BACKGROUND

The Port Victoria Caravan Park (the Park) is situated over two sections of land, being Section 269 and Allotment 200.

Section 269 CR 5757/276 is currently under lease from Council to Nick Pipicella of Nick's Hairdressing (Whyalla) Pty Ltd for a five year term with one five year right of renewal.

Allotment 200 CT 5988/962 is owned freehold by Mr Pipicella.

Mr Pipicella intends to sell the leasehold over Section 269. While he will still retain ownership of Allotment 200, he intends to lease this freehold property in conjunction with Section 269.

DISCUSSION

The lessee has appointed Murray Fielder, a Caravan Park Broker, to make representations to Council on his behalf.

Mr Fielder has indicated that the current five year plus one five year renewal lease term will deter a possible sale of the lease and has therefore requested on behalf of the lessee, that Council consider offering the five year lease with four, five year rights of renewal to attract a quality operator for the Park.

The Park is in very poor condition and needs to attract a new lessee who is prepared to invest a significant amount of money for such work as general maintenance / repairs,

cabin and site upgrades as well as new infrastructure. There has been an interested party contemplating extensive improvements over a period of years which includes but not limited to, new cabins and laundry, swimming pool, ensuite sites and improved powerheads and sullage.

With the additional rights of renewal, a potential lessee would be prepared to invest in the Park knowing that they will see a return on their investment, in the long term.

COMMUNITY ENGAGEMENT PLAN

Community Engagement Plan - Level 2 Consult

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Director Corporate and Community Services
- Property Tenure Officer
- Corporate Services Officer

In preparing this report, the following External Parties were consulted:

- Mr Murray Fiedler
- Mr Nick Pipicella

POLICY IMPLICATIONS

PO057 Community Engagement Policy

BUDGET AND RESOURCE IMPLICATIONS

Solicitor's cost for lease preparation will be 100% responsibility of the Lessee being \$360.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Local Government Act 1999 Section 202 – Alienation of community land by lease or licence.

ATTACHMENTS

Attachment 1: Community Engagement Plan



COMMUNITY ENGAGEMENT PLAN

SF215

Responsible Officer: Business Improvement Officer

Issue Date: 10th June 2015

Next Review Date: June 2019

PROJECT NAME: PORT VICTORIA CARAVAN PARK LEASE EXTENSION

Stakeholders	Level 2 CONSULT	Responsibility	Start Date	End Date	Status	Evaluation Method
Entire community	Public Notice	Property Tenure Officer	18/07/2017	8/08/2017	NS	Report to Council with any submissions received.
Entire community	Website	Property Tenure Officer	18/07/2017	8/08/2017	NS	Elected members to make informed decision

DIRECTOR DEVELOPMENT SERVICES

DA/ITEM 6.4

2. AUTHORISATION TO SIGN LAND MANAGEMENT AGREEMENT

PURPOSE

To seek authorisation from Council for the Mayor and Chief Executive Officer to execute a Land Management Agreement relating to proposed development at 80 James Well Road, James Well.

RECOMMENDATION

That Council authorise the Mayor and Chief Executive Officer to sign and affix the Common Seal on the relevant documents relating to the Land Management Agreement over land at 80 James Well Road, James Well and described in Certificate of Title Volume 5430 Folio 440 as Section 394 in the area named James Well in the Hundred of Muloowurtie.

LINK TO STRATEGIC PLAN

Goal: 3 Valued and Restored Environment

Strategy: 3.9 Integrate environmental sustainability consideration in land use planning and development

BACKGROUND

Louise Marie Weir ("the Owner") has requested Council execute documents to permit a Land Management Agreement (LMA) to be registered on the Certificate of Title of the land to permit the future development (subject to lodgement and approval of a Development Application) of a bathroom to the ground floor of the existing dwelling on the site.

The subject land is Section 394 Hundred of Muloowurtie and held in Certificate of Title Volume 5430 Folio 440 ("the Land"), commonly known as 80 James Well Road, James Well.

The LMA is offered as part of a proposed development which will have a floor height less than that prescribed in the Development Plan.

DISCUSSION

The Land is within the Settlement Zone in the Yorke Peninsula Council Development Plan. Due to the proximity of the Land to the coast, any development may be at risk of long-term coastal erosion and/or storm surge flooding and/or sea level rise.

The LMA commits the applicant to removal of the proposed building work from the Land if, in the reasonable opinion of the Council, the Land is subject at any time to an unacceptable risk of damage.

The LMA will be registered on the Certificate of Title of the Land and will be binding on the current and future owner of the Land.

COMMUNITY ENGAGEMENT PLAN

Community Engagement Plan - Level 1 Inform: Providing information to assist understanding of how decisions were made.

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Senior Development Officer

In preparing this report, the following External Parties were consulted:

- Nil

POLICY IMPLICATIONS

Not applicable

BUDGET AND RESOURCE IMPLICATIONS

Costs associated with the registration of the LMA on the Certificate of Title are borne by the land owner. There are no immediate or ongoing costs to Council other than the administration issues associated with signing the relevant documents.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Development Act, section 57

Local Government Act, section 38(1)

ATTACHMENTS

Attachment 1: Locality Plan

Attachment 2: Land Management Agreement

Locality Plan

80 James Well Road, James Well



Tuesday, 27 June 2017



THIS DEED is made the day of 2017

BETWEEN:

YORKE PENINSULA COUNCIL of 8 Elizabeth Street Maitland SA 5573 ('Council') of the one part **AND**

THE PERSONS NAMED IN ITEM 1 OF THE SCHEDULE of the address specified in item 1 of the Schedule (hereinafter with her successors and assigns, as the case may be, referred to as 'the Owner') of the other part.

BACKGROUND

RECITALS:

- A. The Owner is the registered proprietor of an estate in fee simple in the whole of the land specified in item 2 of the Schedule ('the Land').
- B. Save and except the Owner and the person(s) specified in item 3 of the Schedule, if any, as at the date of this Deed no other person has any legal interest in the Land.
- C. The Owner has sought Development Plan consent from the Council pursuant to the provisions of the Development Act 1993 ('the Act') to construct a ground floor bathroom on the Land in accordance with the plans described in item 4 of the Schedule ('the bathroom').
- D. The Council is prepared to grant provisional Development Plan consent for the bathroom provided the Owner agrees to remove the bathroom from the Land, if, in the reasonable opinion of the Council, the bathroom becomes subject to an unacceptable risk of damage as a consequence of coastal erosion and/or storm surge flooding and/or sea level rise or other such risk as identified in clause 3 of this Deed.

- E. The Owners have obtained independent legal advice as to the content and effect of this Deed.
- F. Pursuant to the provisions of section 57A(1) of the Act the Owner has agreed with the Council to enter into this Deed relating to the future development, management, preservation and conservation of the Land subject to the terms and conditions that follow.

OPERATIVE PART

NOW THIS DEED WITNESSES and IT IS AGREED by and between the parties;

1. RECITALS

- 1.1. The parties acknowledge and declare both that the matters referred to in the recitals to this Deed are true and correct in every particular and that the recitals shall form part of this Deed.

2. DEFINITIONS AND INTERPRETATION

2.1. Definitions

In this Deed, unless the context otherwise requires, the following words and expressions shall have the following meanings:

- 2.1.1. 'the Council' means the Yorke Peninsula Council and includes any lawful successor to it;
- 2.1.2. 'the Land' means the land specified in Item 2 of the Schedule and includes any improvements situated thereon;
- 2.1.3. 'the Owner' means the person named in Item 1 of the Schedule as the Owner and includes all persons who at any time during the Term are registered as the proprietor of an estate in fee simple in the Land;
- 2.1.4. 'the Schedule' means the Schedule attached to this Deed;
- 2.1.5. 'the Term' means the period commencing on the date of execution of this Deed and continuing until this Deed is mutually surrendered by an agreement between the Owner and the Council.

2.2. Interpretation

Subject to any inconsistency of subject or context the following rules of construction shall be used in the interpretation of this Deed:

- 2.2.1. Words and phrases used in this Deed that are defined in the Act, or in the regulations made under the Act, have the meanings ascribed to them by the Act or the regulations as the case may be.
- 2.2.2. References to any statute or subordinate legislation include all statutes and subordinate legislation amending, consolidating or replacing the statute or subordinate legislation referred to;
- 2.2.3. The term 'person' includes a corporate body;
- 2.2.4. The term 'the bathroom' shall mean the development proposed to be constructed on the Land described in the plans in item 4 of the Schedule and which has or will be an approved development under the Act;
- 2.2.5. Words importing the singular number or plural number are to be taken to include the plural number and the singular number respectively;
- 2.2.6. Words importing any gender include both genders;
- 2.2.7. Where two or more persons are bound hereunder to observe or perform any obligation or Deed whether express or implied they are bound jointly and each of them severally.
- 2.2.8. Clause headings are provided for reference purposes only and are not to be resorted to in the interpretation of the Deed.
- 2.2.9. The requirements of the Deed are at all times to be construed as additional to the requirements of the Act and any other legislation affecting the Land.
- 2.2.10. Nothing contained in this Deed shall fetter the Council in the exercise of its discretion as the Relevant Authority under the Act.

3. ACKNOWLEDGMENTS OF THE OWNER:

- 3.1. The Owner acknowledges that a development approval to construct a building or structure on the Land does not provide any assurance of safety or imply that the land is safe in any way from any of the risks specified in clause 3 of this Deed or from any other risk which may occur in relation to the Land or on or in the vicinity of the Land.
- 3.2. The Owner acknowledges that prior to entering into this Deed it has inspected the Land and it further acknowledges that she is aware that the full risks of and/or associated with the Land and/or its state and condition are unknown.
- 3.3. The Owner acknowledges that, by virtue of the nature and situation of the Land, the

Land is or may be subject to many risks which the Owner acknowledges may occur on or in respect of the Land at any time, such risks include, but are not limited to the following, namely:-

- 3.3.1. the risk of flooding, inundation or deluge of the Land and/or any improvements, vehicles, boats, other vessels, facilities or services situated on the Land (whether such flooding, inundation or deluge is caused or contributed to by the act or omission of man or occurs as a result of a natural process or both);
- 3.3.2. the risk of erosion to and of the Land and/or to any of the improvements and/or natural features on, adjacent to or in the vicinity of the Land, whether such erosion is caused or contributed to by the act or omission of man or occurs as a result of a natural process or both, (including, but not limited to, erosion of river banks, sea walls, revetments, levees, embankments, retaining walls, groynes, breakwaters on, adjacent to or in the vicinity of the Land);
- 3.3.3. the risk of loss of life, injury, loss or damage to person or property on, in or in the vicinity of the Land (including damage to any improvements situated in, on, or in the vicinity of the Land and including loss of amenity or value of the Land or any improvements situated thereon) howsoever caused including, not limited to, by:
 - 3.3.3.1 the occurrence of either or both of the risks specified in subclauses 3.2.1 and 3.3.2;
 - 3.3.3.2 any undermining or loss of support to any structures, facilities, improvements, services, vehicles, boats or other vessels situated in, on or in the vicinity of the Land due to sand/soil drift or the blowing out of sand/soil from under or the accumulation of sand/soil on, against or over such structures, facilities, improvements, services, vehicles, boats or other vessels;

3.3.3.3 dislodgement, throwing up, washing up and/or deposition of material, rocks, debris, timber, concrete and/or construction material or any structure, vehicle, boat or other vessel or part thereof;

3.3.3.4 the collapse or partial collapse of any structure or objects or debris from any structure or objects (including, but not limited to, locks, weirs, seawalls, revetments, retaining walls, groynes, breakwaters, jetties, ranges, walkways, wharves, boardwalks, buildings, fences, outbuildings, vehicles, boats or other vessels) situated in, on or in the vicinity of the Land howsoever caused, whether such collapse, partial collapse or debris arises or occurs before, during or after a storm or high tide or otherwise.

3.4. The Owner acknowledges that prior to entering into this Deed she has received independent legal advice as to the content and effect of this Deed.

4. UNDERTAKINGS OF THE OWNER:

4.1. If, in the reasonable opinion of the Council, the Land including the bathroom is subject at any time to an unacceptable risk of damage as a consequence of coastal erosion and/or storm surge flooding and/or sea level rise, the Owner shall at the reasonable direction of the Council:

4.1.1 remove the bathroom from the Land, and

4.1.2 remove any other nominated building or structure from the Land within a reasonable time stipulated by the Council.

4.2. The costs and expenses incurred by the Owner in relation to any action taken by the Owner pursuant to clause 4.1 of this Deed shall be borne by the Owner.

4.3. The Owner shall at all times during the Term and at its expense comply with and meet all requirements of the Department of Health (or such other body or agency who from time to time determines the required standards for septic tanks and waste control systems) in respect of any septic tank and/or waste control systems situated or installed on the Land either at or after the date of this Deed (including, but not limited to, the making of any alterations, additions or replacement to and the maintenance of such septic tank or waste control systems to the extent time to time required by the Department of Health (or such other body or agency who from time to time determines the required standards for septic tanks and waste control systems)).

4.4. The Owners shall at all times during the Term use its best endeavours to minimise the risk referred to in clause 3 of this Deed (including, but not limited to, undertaking such protective and/or protection measures and/or works as the circumstances from time to time reasonably require) **PROVIDED ALWAYS THAT** the Owner shall have no obligations under clause 4.4 if the necessary approvals for any proposed works to minimise the said risks have been refused under the relevant statute by the relevant authority.

5. RELEASE

5.1 The Owner uses, occupies and keeps the Land at the risk in all things of the Owner and the Owner hereby releases to the full extent permitted by the law the Council and its officers and servants from all past, present and future claims, demands, actions, losses, costs and expenses which the Owner has, may have had or may assert in respect of the Land and/or in respect of any loss of life, injury, loss or damage to person or property suffered or occurring in, on or in the vicinity of the Land howsoever caused and/or in respect of the occurrence in, on or in the vicinity of the Land of any of the risks referred to in clause 3 of this Deed.

6. INDEMNITY

6.1. The Owner shall indemnify and keep indemnified the Council, its officers and servants against all past, present and future claims made by the Owner or by any persons who are not parties to this Deed and against all demands, actions, proceedings, judgements, orders, damages, costs, losses and expenses which the Council, its officers or servants may suffer or incur rising out of the use, occupation or ownership of the Land (including, without limitation, the risks referred to in clause 3 of the Deed) howsoever caused (whether directly or indirectly or by negligence or otherwise).

7. OPERATION OF THIS DEED

7.1. The parties expressly declare and agree that the provisions of the Deed shall not be binding or impose any obligation upon them unless and until the Deed is registered and a memorial thereof entered on the Certificate of Title for the Land pursuant to the provisions of section 57A(14) of the Act in priority to any other registrable interest in the land save and except for the estate and interest of the Owner therein.

8. RESCISSION

8.1. If any development authorisation obtained for the Development is not granted, or if granted, lapses or expires by virtue of the provisions of the Act without being implemented by the Owner, the Council agrees to rescind the Deed at the request of the Owner and the reasonable costs of and incidental to the preparation, stamping

and registration of the Deed of Rescission shall be borne by the Owner.

9. COMPLIANCE

9.1. The Owner shall at all times during the Term use its best endeavours to ensure that all occupiers, lessees and/or licensees from time to time of the Land comply with the provisions of this Deed.

10. COUNCIL'S POWERS OF ENTRY

10.1. The Council or any employee or authorised officer of the Council may at any time enter into or upon the Land for the purposes of:

- 10.1.1. inspecting the Land or any building thereon;
- 10.1.2. exercising any other powers of the Council under this Deed or pursuant to law.

11. VARIATION AND WAIVER

11.1. This Deed may not be varied except by a supplementary Deed signed by the Council and the Owner,

11.2. The Council may waive compliance by the Owner with the whole or any part of the obligations of the Owner herein contained but no such waiver is effective unless expressed in writing and signed by the Council.

12. NOTICES

12.1. Any direction from the Council under clause 4.1 shall be in writing and shall be deemed to be served upon the Owner if it is served in accordance with clause 12.2 of the Deed.

12.2. Notice for the purpose of this Deed is to be taken to be properly served on the Owner if it is:

- 12.2.1. posted to the Owner at the Owner's last address known to the Council; or
- 12.2.2. any method prescribed by the Development Regulations 2008 for the service of a notice.

13. NOTING OF THIS DEED

13.1. Each party must do and execute all such acts, documents and things as are necessary to ensure that as soon as is possible after the execution of this Deed by all necessary parties, this Deed is noted by the Registrar-General against the

14. COSTS

- 14.1. The Owner is to bear the costs of and incidental to the negotiation and preparation of this Deed and the stamping and registering to note this Deed on the Certificate of Title to the Land.
- 14.2. The Owner hereby agrees to indemnify the Council and keep the Council forever indemnified in respect to the whole of its costs and expenses (including without limitation legal costs and expenses) of and incidental to the implementation of this Deed including the enforcement of its terms.

15. GOVERNING LAW

- 15.1. The law governing the interpretation and implementation of the provisions of this Deed is the law of South Australia.

16. GENERAL PROVISIONS

- 16.1 If any provision of the Deed shall be found by a court of competent jurisdiction to be invalid or unenforceable in law then and in such case the parties hereby record that it is their intention that such provision be severed from this Deed and that the remaining provisions are to be effective and enforceable according to their terms.
- 16.2 This Deed contains the whole Deed between the parties in respect of the matters referred to herein.

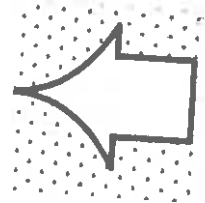
17 REGISTRATION

- 17.1 The Owner hereby consents to and requests registration of this Deed pursuant to Section 57A(14) of the Development Act, 1993

EXECUTED as a Deed

THE COMMON SEAL of the YORKE
PENINSULA COUNCIL was hereunto affixed
in the presence of:

)
)
)



**SIGN
HERE**

.....
Mayor

.....
Chief Executive Officer

EXECUTED by LOUISE MARIE WEIR in the)
presence of:)

)
L M Weir

.....
Witness

The person named in item 3 of the Schedule, if any, who has a legal interest in the Land by virtue of the interest specified therein **HEREBY CONSENTS** to the Owner entering into this deed.

N/A

THE OWNER HEREBY CERTIFIES pursuant to Section 57A(12) of the Act that no other person has a legal interest in the land.

EXECUTED by LOUISE MARIE WEIR in the)
presence of:)
)


.....
Witness


.....
L M Weir

SCHEDULE

- ITEM 1** **Full Name of Owners:**
Louise Marie Weir
Address of Owner:
46 Norseman Avenue Westbourne Park SA 5041
- Item 2** **Land Description:**
The whole of the land comprised within Certificate of Title Register Book
Volume 5430 Folio 440 being Section 394 in the area named James Well in
the Hundred of Muloowurtie
- Item 3** **Full Name of person with legal interest in the Land (if any) and details of
interest in the Land**
N/A
- Item 4** **The plans for the Development**
Attached hereto

STAGE	DATE
CONTRACT	07/05/15
PCV 2	16/06/15

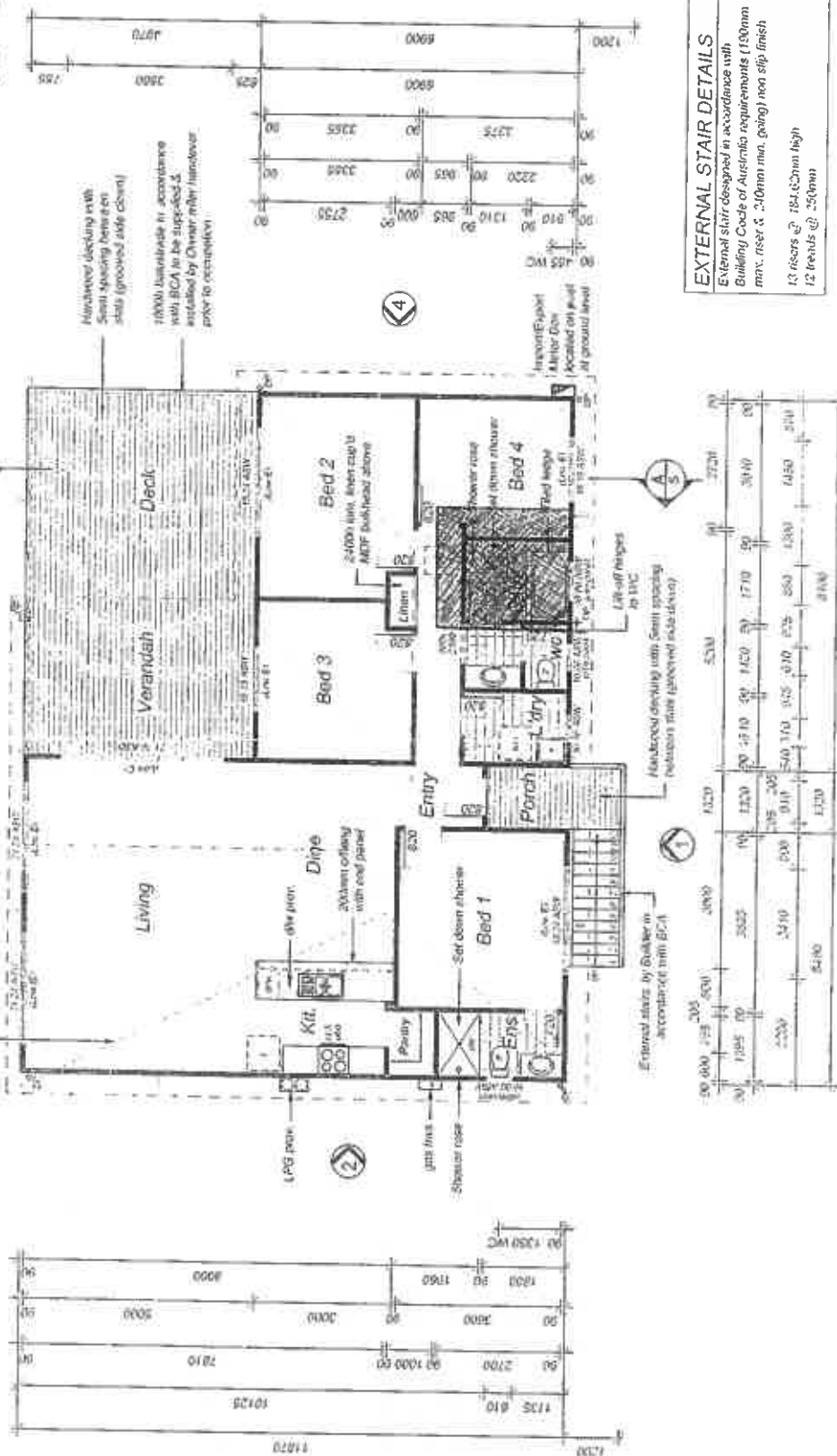
OWNER

BUILDER

DATE



Roof / cladding design to accommodate solar panels for power to enter after handover (single lighting)



EXTERNAL STAIR DETAILS

External stair designed in accordance with Building Code of Australia requirements (1500mm max. rise & 210mm max. going) non slip finish
12 risers @ 184.5mm high
12 treads @ 250mm

Floor Plan

 SARAH HOMES LONGRIDGE GROUP PTY LTD 115 Railway Terrace, Moles End SA 5001 Tel: 08 8341 2233 Fax: 08 8341 2234 www.sarahhomes.com.au E: info@sarahhomes.com.au	Nolan 4E - Modified Physical dimensions shall take precedence over all other drawings. Verbal dimensions and layout belong to the architect. The design and details shown herein are the property of the architect and may not be used or copied in part or whole without written approval of Sarah Homes. @CyrilHill_Russelland	AREA: M	1/1/1/1	134.00	New Driveway (Slip Bull) Section 304, Mo. 60 James Wall Road James Wall L. & K. Wall
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DATED

2017

BETWEEN:

YORKE PENINSULA COUNCIL

- and -

LOUISE MARIE WEIR

LAND MANAGEMENT AGREEMENT BY DEED

CLELANDS LAWYERS

Solicitors

208 Carrington Street

Adelaide SA 5000

Telephone: (08) 81775888

Facsimile: (08) 81775899

APPLICATION TO TO NOTE LAND MANAGEMENT AGREEMENT (Pursuant to s 57A(14) of the Development Act 1993)

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

LAND DESCRIPTION

The whole of the land in Certificate of Title Register Book **VOLUME 5430 FOLIO 440**

ESTATE & INTEREST

Estate in fee simple

APPLICANT (Full name and address)

LOUISA MARIE WEIR of 46 Norseman Avenue Westbourne Park SA 5041

SPECIFY NATURE OF APPLICATION

The applicant applies pursuant to s 57A(14) of the Development Act 1993 to note the attached Land Management Agreement against the land above described.

DATED 2017

CERTIFICATION **Delete the inapplicable*

Applicant(s)

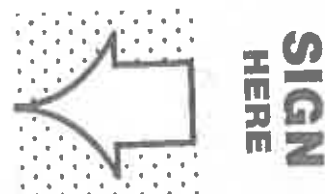
THE COMMON SEAL of **YORKE PENINSULA COUNCIL**
was hereunto affixed In the presence of:

.....
Mayor

.....
Print full name

.....
Chief Executive Officer

.....
Print full name



LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA
APPLICATION

FORM APPROVED BY THE REGISTRAR-GENERAL

PRIORITY NOTICE ID	
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SERIES NO	PREFIX
	AG

**BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY**

AGENT CODE

LODGED BY:
Clelands Lawyers CLEL

CORRECTION TO:
Clelands Lawyers CLEL

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

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CORRECTION	PASSED
REGISTERED	
REGISTRAR-GENERAL	

DIRECTOR DEVELOPMENT SERVICES

DA/ITEM 6.4

3. BUSH CAMPING WORKING PARTY

PURPOSE

For Council to receive the Minutes of Council's Bush Camping Working Party meeting, held 14th June 2017.

RECOMMENDATION

That Council receive the Minutes of the Bush Camping Working Party meeting held on Wednesday 14th June 2017.

LINK TO STRATEGIC PLAN

Goal: 1 Economically Prosperous Peninsula

Strategy: 1.3 Improve visitor experiences, infrastructure, signage, information and support

BACKGROUND

As a result of an internal audit and subsequent recommendations from the Audit Committee in September 2014, the Bush Camping Working Party was established in April 2016, to address the recommendations.

DISCUSSION

Attached are the Minutes of the Bush Camping Working Party meeting held on 14th June 2017.

COMMUNITY ENGAGEMENT PLAN

Level 1 – Inform. Minutes will be available on Councils website.

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Manager Development Services
- Senior Compliance Officer

In preparing this report, the following External Parties were consulted:

- Bush Camping Working Party

POLICY IMPLICATIONS

Not applicable

BUDGET AND RESOURCE IMPLICATIONS

Consistent with the 2016/17 budget allocation.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Local Government Act 1999

National Competition Policy - 1995 Competition Principles Agreement

Council must ensure competitive neutrality principles are applied in accordance with 1995 Competition Principles Agreement.

ATTACHMENTS

Attachment 1: Bush Camping Working Party Minutes



Yorke Peninsula Council

Minutes of the Meeting of the Bush Camping Working Party

Held on Wednesday 14th June 2017
In the Council Chambers
57 Main Street Minlaton commencing at 3.30pm
(Subject to confirmation)

ITEM 1

1.1 WELCOME

Chairperson Adam Meyer welcomed everyone to the meeting and declared the meeting open at 3.34pm.

1.2 PRESENT

Councillors, Naomi Bittner, Tania Stock, Adam Meyer and Scott Hoyle

Mayor Ray Agnew

Mick Cartwright Acting Director Development Services

Phil Herrmann Senior Compliance Officer

Stephen Goldsworthy Operations Manager

Anne Hammond Manager of Business and Public Relations

Wendy Story Visitor information Services Coordinator

Maddy Pulling Minute Secretary

1.3 LEAVE OF ABSENCE

1.4 APOLOGIES

Roger Brooks

1.5 MINUTES OF THE PREVIOUS MEETING - for confirmation.

Cr Adam Meyer moved Cr Tania Stock seconded

That the minutes of the Bush Camping Working Party meeting held on 12th April 2017 as circulated, be confirmed as a true record.

CARRIED

ITEM 2 VISITORS TO THE MEETING

Nil

ITEM 3 CORRESPONDENCE

Correspondence dated 24th April 2017, from Don Sarah was tabled. The correspondence expressed concerns in relation to an incident at Easter, whereby the CFS and SAPOL were called to the designated camp location of Foul Bay to extinguish a fire, reportedly to have been caused from the hot coals left behind by a camper's camp fire.

Cr Meyer advised that he would not make comment in relation to the correspondence because he attended the incident whilst on duty with SAPOL. It was acknowledged by the Party that Don Sarah does a lot of work to take care of Foul Bay. Phil Herrmann advised that a Council Ranger attended the fire incident at Foul Bay. The Party agreed it is not necessary to implement any changes to camping and camp fire permit conditions. The Rangers will continue educating campers and enforcing the rules and conditions in regard to bush camping and camp fires. Phil Herrmann to make contact with Don Sarah to advise him of the new weekend Ranger who will be overseeing the bush camping and making regular visits to Foul Bay.

ITEM 4

4.1 The Easter bush camping figures and graphs were presented. Phil Herrmann advised, as there were so many campers, it took considerable time to check the bush camping permits and to educate campers on obtaining permits. The figures confirmed that Easter was a busier holiday period than Christmas 2016. Wendy Story advised staff processed 90 camping permits from the VIC on the Thursday prior to Easter long weekend. Mick Cartwright advised that all campers who had not obtained a permit, did so after a visit from the Ranger. The total figure for bush camping permits from September 2016 to date is \$56,000. The Party are extremely pleased with the result.

4.2 Mick Cartwright advised he has commenced consultation with the Lessee's of the Minlaton Town Oval in regard to the location for the dump point facility. The Minlaton Progress Association have advised that they are happy with the location. Consultation will continue with other Lessee's.

4.3 Stephen Goldsworthy advised he has consulted with all communities in regard to the bin placement, with exception to Minlaton. The Edithburgh community has indicated some concerns in regard to the bins overflowing and the timing of rubbish collection. It was agreed with the Edithburgh community to trial the bins for a period. Stephen advised he is still waiting to hear back from the Warooka Progress Association. The bin framework/stands have been made and the signage is underway. Cr Meyer commented that the Warooka Oval is leased by the Sports Club, not the Progress Association and that may be the reason Council has not had a reply in regard to the bin placement. Mick to follow up with Property Tenure Officer to confirm who the leaseholder of the Warooka Oval is and advise Stephen Goldsworthy so that he can complete the consultation. Stephen Goldsworthy consulted and asked the Party if they would prefer a certain coloured bin lid for the bin banks. The Party responded by saying that the standard red lid will be satisfactory.

4.4 Mick Cartwright confirmed the Blackwood Heritage survey report has been received, for the installation of the Enviro toilets at Parara and Port Minlacowie. The report states that Council must have an observer present at the sites whilst work is underway. The planning consent has been completed and the process will now move forward. Stephen Goldsworthy commented that the Berry Bay toilets have been functioning really well and there has been no need to pump the toilets since they were installed. Mick also commented that the waste control approval has been approved for the toilets.

4.5 Mick Cartwright advised that public consultation for the road side signage has been completed. The planning consultant will have the report ready next week. The report will then be presented to the Development Assessment Panel and then to the Development Assessment Commission for concurrence.

4.6 Stephen Goldsworthy advised that discussions are currently being held with relevant staff to determine the establishment or the combination of coastal infrastructure meetings in

conjunction with the BCWP. It was noted that Cr Headon would like to be part of coastal infrastructure meetings.

Cr Meyer requested an overall operating figure for bush camping be presented to the Party for consideration in the 2017/2018. Stephen Goldsworthy to present figure to the Party. Stephen Goldsworthy indicated he would like Council to take advantage and apply for some grants and use some of the 2017/2018 bush camping budget allocation to try and help facilitate these grants. Stephen Goldsworthy to determine future infrastructure improvement costs and submit the Party for consideration on the 2017/2018 budget.

4.4.1 Matters Raised

Nil

ITEM 5 GENERAL BUSINESS

Anne Hammond presented eight online bush camping surveys which have been received since the commencement of the online bush camping permits.

Stephen Goldsworthy asked the Party if consideration should be given to entering bush camping in the 2019 South Australia Tourism Awards. Cr Bittner enquired from Anne Hammond how many staff hours it takes to complete a submission. The Party discussed the pros and cons of making a submission and concluded that the amount of hours and financial cost to Council does not warrant any of the possible outcomes. Stephen Goldsworthy advised that it might be beneficial to just enter the 2018 local tourism awards, which the Party were in agreement to.

Cr Hoyle shared a newspaper article called 'Leisure wheels lead the kings of our roads' published in the 16th April 2017 Sunday Mail, referring to Yorke Peninsula as being a great coastal retreat. It was agreed by the Party that this is great publicity for bush camping.

ITEM 6 NEXT MEETING

9th August 2017 at 3.30pm

ITEM 7 CLOSURE

The meeting closed at 4.47pm

.....
Chairperson – Mr Adam Meyer
Wednesday, 9th August 2017

DIRECTOR DEVELOPMENT SERVICES

DA/ITEM 6.4

4. BEACH ACCESS SECTION 303 BALGOWAN

PURPOSE

For Council to consider an appropriate tenure arrangement over Section 303, Balgowan.

RECOMMENDATION

That Council submit an Application to Dedicate Crown Land to the Department of Environment, Water and Natural Resources for the care, control and management of Section 303 Balgowan, Plan 130600, Crown Record: Volume 5766 Folio 914 subject to the proposed beach access works gaining Development Approval and Council committing to the project.

LINK TO STRATEGIC PLAN

- | | |
|-----------|--|
| Goal: | 3 Valued and Restored Environment |
| Strategy: | 3.9 Integrate environmental sustainability consideration in land use planning and development. |
| Goal: | 5 Responsible Governance |
| Strategy: | 5.3 Meet all legislative requirements and compliance with Council's internal controls. |

BACKGROUND

As previously reported, the beach access ramp located north of the Balgowan township has been severely damaged during recent storm events. Any works proposed for the beach access requires Development Approval and an engineered design.

The Department, Environment, Water and Natural Resources (DEWNR) has considered the Development Application and noted that the development impacts on un-alienated Crown land and therefore have recommended that the Council secure appropriate tenure over the land before any upgrading proceeds.

DISCUSSION

The DEWNR has recommended that the form of tenure be dedication of the land under the care, control and management of Council. This allows Council to manage the land consistent with other community land and attracts no ongoing fees. It also best reflects the community's interest in the land and their desire to have the access road maintained.

The disadvantages of dedication is that the dedication is issued over the entire Section 303 and a fee will apply for the Application to Dedicate Crown Land.

Another option is to apply for an Application for a Licence over Crown Land. The advantages of a Licence is that it allows Council to undertake the works and subsequently perform any necessary maintenance is flexible and tailored to suit the use of the land and can be issued over a portion of a section of land.

However, a Licence contains more conditions with regard to responsibilities for the management of the land such as:

- the Minister may at any time by written notice, vary the terms and conditions of the Licence; and
- is not a title nor does it confer any rights of ownership over the licenced area; and
- does not grant an exclusive right to the area.

If there is no tenure of Section 303, DEWNR has advised that Council has no authority to undertake the works.

COMMUNITY ENGAGEMENT PLAN

Not Applicable

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Director Asset & Infrastructure
- Manager Development Services
- Property Tenure Officer

In preparing this report, the following External Parties were consulted:

- Department of Environment, Water and Natural Resources

POLICY IMPLICATIONS

Not applicable

BUDGET AND RESOURCE IMPLICATIONS

DEWNR \$416.00 Application to Dedicate Crown Land

DEWNR \$416.00 Application for a Licence over Crown Land

Annual Licence Fee payable to Department of Environment, Water and Natural Resources range from \$171.00 to \$430.00

Costs to be absorbed within current budget.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Crown Land Management Act 2009

- Section 18 Dedicated Land
- Section 20 Care, Control and Management of Dedicated Land

Local Government Act 1999

ATTACHMENTS




Attachment 1: Location Map

Attachment 2: DEWNR Correspondence

Attachment 1 Location Plan Section 303 Balgowan



Attachment 2 – DEWNR Correspondence

			Government of South Australia Department of Environment, Water and Natural Resources
DEWNR: 00009617			
Date: 22 February 2017			
Michael Cartwright Yorke Peninsula Council Po Box 57 MAITLAND SA 5573		Crown Lands Program Economic and Sustainable Development Department of Environment, Water and Natural Resources Level 8, 81-95 Waymouth St, Adelaide, SA, 5000 GPO Box 1047, Adelaide, SA, 5001 environment.sa.gov.au	
Dear Mr Cartwright			
Re: Development No. 544/1012/2017 Beach Access Roadway, Seawall & Cliff Stabilisation			
I refer to your correspondence of 1 February 2017 regarding proposed developments at Balgowan, as described in DA544/1012/2017.			
The Crown Lands Program, Department of Environment, Water and Natural Resources has reviewed the Development Application provided. The proposed development impacts on unalienated Crown land, being Section 303 in the Hundred of Kilkerran.			
It is recommended that Council secure appropriate tenure over the land before development proceeds. Based on the information supplied, the recommended form of tenure is dedication of the land under the care, control and management of Council. This recommendation is subject to approval from the appropriate Ministerial delegate.			
To apply for a dedication please complete and return the attached forms together with the application fee to: DEWNR.crownlandenquires@sa.gov.au			
The Department would like to note that the Council is responsible for obtaining all other necessary approvals regarding the proposed development. It is also noted the Coastal Protection Board will provide comment on this development application.			
As a signatory of the Narungga Indigenous Land Use Agreement (ILUA) the Department would expect Council to adhere to the requirements of that ILUA in relation to development. This advice does not absolve the applicant of any responsibility to comply with the <i>Aboriginal Heritage Act 1988</i> .			
For further information on this matter please contact Lucy McMurtrie on 08 8463 6633 or lucy.mcmurtrie@nt.gov.au .			
Yours sincerely 			
Lucy McMurtrie Property Officer, Crown Lands			

DIRECTOR DEVELOPMENT SERVICES

ITEM 8 - CONFIDENTIAL

1. SECTION 100 HUNDRED OF RAMSAY – LAND TENURE

PURPOSE

For Council to consider the tenure over a portion of Section 100, Hundred of Ramsay being a portion of land at the Ramsay Transfer Station property.

RECOMMENDATION

Section 90(3)(d) Order

1. That pursuant to Section 90(3) 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, Director Assets and Infrastructure, Manager Development Services, Executive Assistant to Director Development Services and Executive Assistant to Director Corporate Community Services.

The Council is satisfied that, pursuant to section 90(3)(d) of the Act, the information to be received, discussed or considered in relation to agenda item 8 Tenure of Section 100, Hundred of Ramsay being portion of land at the Ramsay Transfer Station;

(d) confidential information relating to commercial information of a confidential nature (not being a trade secret) the disclosure of which;

(1) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party: and

(2) would, on balance, be contrary to the public interest

Accordingly, the Council is satisfied that the principle which states 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 Tenure of Section 100, Hundred of Ramsay being portion of land at the Ramsay Transfer Station in confidence under section 90(3) and (d) of the Local Government Act 1999, the Council, pursuant to section 91(7) of that Act orders that the agenda report, and supporting documentation relevant to agenda item 8 Tenure of Section 100, Hundred of Ramsay being portion of land at the Ramsay Transfer Station be retained in confidence for a period of 12 months.

LINK TO STRATEGIC PLAN

- Goal: 1 Economically Prosperous Peninsula
- Strategy: 1.9 Efficient delivery of permits, leases and licences
- Goal: 5 Responsible Governance
- Strategy: 5.3 Meet all legislative requirements and compliance with Council's internal controls
- 5.4 Seek alternate income streams and ensure financial sustainability

BACKGROUND

As per Council's PO072 Disposal of Land and Other Assets Policy, this report is called for following an Expression of Interest to Lease process over a portion of Section 100, Hundred of Ramsay. Council resolution is required.

DISCUSSION

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

COMMUNITY ENGAGEMENT PLAN

Community Engagement Plan - Level 2

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- Corporate Management Team
- Operations Manager
- Operations Coordinator
- Infrastructure Manager
- Lead Worker South
- Property Tenure Officer

In preparing this report, the following External Parties were consulted:

- Landmark Minlaton

POLICY IMPLICATIONS

PO072 Disposal of Land and Other Assets

PO057 Community Engagement Policy

BUDGET AND RESOURCE IMPLICATIONS

Not applicable

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Local Government Act 1999 Section 202 – Alienation of community land by lease or licence

ATTACHMENTS

Nil