



(Draft) Development Plan Amendment

CITY OF VICTOR HARBOR

Outer Retail Centres PAR

*Development Plan Amendment Report
by Council*

Statement of Intent

19 July 2006

STATEMENT OF INTENT

Background

On 18 October 2005 the Minister for Urban Development and Planning, the Hon Paul Holloway MLC, agreed to the City of Victor Harbor, Outer Retail Centres Statement of Intent (SOI). Since that time, significant work has been undertaken on preparing the draft PAR, however two private parties have recently approached the Victor Harbor Council wishing to establish a significant centre within the City of Victor Harbor, outside of existing Centre Zones.

Prior to this occurrence, initial investigations undertaken for the PAR, into the retail/commercial sector of Victor Harbor, indicate that there is a significant shortfall of retail/commercial floorspace within Victor Harbor to meet current demand and more critically, future growth. To this end, the City of Victor Harbor has the option of expanding its existing centre zones or establishing a new centre zone(s), or a combination of these, to accommodate current and forecasted demand. The establishment of a substantial 'new' centre may therefore be viable, however, further investigations are warranted as to how, where and when such a facility could best be accommodated.

It is therefore, both appropriate and timely to include the additional investigations required for identifying the location, size and nature of a substantial new centre within Victor Harbor into the existing Outer Retail Centres PAR.

The SOI is also amended to acknowledge that the PAR is now partially, privately funded, and that the issues and scope of investigations are expanded to provide a thorough analysis into the potential development of such a centre.

It is important to note that the Outer Retail Centres PAR is being run separately but concurrently with the Town Centre PAR, which is also having its SOI amended to consider the implications of introducing a new 'major' centre.

1. Introduction

In 2002, the City of Victor Harbor completed a Development Plan Review process in accordance with Section 30 of the Development Act, 1993. The review process identified a number of strategic planning issues relevant to the Council area that required further investigation and action. The key issues and priority Plan Amendment Reports (PARs) were detailed in Sections 7 and 8 of the '*Victor Harbor Development Plan Review*' report.

One of the issues which was identified by the review process, which Council now considers to be outstanding and of a high priority :

- Centres PAR

The Section 30 Review rated a Centres PAR as 'medium-high' priority as the Victor Harbor Development Plan contains an outdated Centres hierarchy, comprising a District Centre, Neighbourhood Centre and a number of Local Centre Zones. The current provisions require review with particular regard given to design, car parking, the amount of retail floor space desirable and appropriate land uses. Most importantly, the clear establishment of a retail Centre hierarchy within the City of Victor Harbor is required to provide a clear strategic policy framework for future Centre development.

The issues raised in the PAR investigations may subsequently necessitate significant policy changes to the existing Development Plan. The PAR will consider numerous studies and projects Council has either completed, or are due for near completion. The predominant projects to consider are as follows:

- The "South Coast Retail Centres Study" (A. Tutte, 1999)
- The "Victor Harbor Retail Profile for the City of Victor Harbor" (A. Tutte, currently draft form, due for completion in September 2005);
- The "City of Victor Harbor Town Centre Master Plan" (KBR/QED, currently draft form, due for completion in September 2005);
- The "Urban Stormwater Master Plan, Stages One and Two Report" (KBR, Stage one completed 2004, Stage 2 due for completion mid/late 2005);
- The "Victor Harbor Flood Plain Mapping" report (KBR, in progress and due end 2005);

- The Victor Harbor Social Plan, Vacant Allotment Study and Population Projections” (in progress, City of Victor Harbor, 2005);
- The “South Coast Study: Keeping Pace Reports A & B” (SA Centre for Economic Studies, 2001);
- The “Victor Harbor Directional Signage Strategy” (QED, 2003);
- The “Victor Harbor Urban Character Study” (Bechervaise & Assoc., 1997).

This PAR will be initiated at the same time as the “Town Centre PAR”, also being initiated by Council in September 2005. There will be significant cost and time benefits to initiate these PARs at the same time and share retail data/urban growth projections etc. However, it is also considered important to keep them separate to avoid the more complicated issues involved with the District Centre.

In accordance with Section 25(1) of the Development Act, the Council must, before proceeding with an amendment to the Development Plan, prepare a Statement of Intent for agreement with the Minister. This Statement of Intent has been prepared by the Council in accordance with Regulation 9 of the Development Regulations for submission to the Minister and is intended to undertake a comprehensive PAR to address the issues and investigations mentioned above and as detailed further in following Section 2.

2. Issues and Investigations

The area affected and being considered by this PAR are the Centre Zones and immediate surrounding peripheral areas which may be considered appropriate for Centre creation or expansion. The PAR does not include a review of the District Centre Zone as this is concurrently being considered in the ‘Town Centre’ PAR initiated in September 2005. Investigations and outcomes from the ‘Town Centre’ PAR will however, be a useful reference to ensure continuity in the review and creation of a retail hierarchy.

2.1 Issues :

The following issues will be addressed in the draft Plan Amendment Report:

- Define a retail hierarchy within the Victor Harbor township and provide a clear strategic framework for future Centre development;
- Review the boundaries of the Centre Zones and Development Plan related policies to consider the appropriateness and level of retail and/or mixed use development within each Zone;
- Over time, certain commercial Zones within the Centre’s hierarchy have been developed with non-commercial uses. Similarly, some Centre development has historically occurred outside of Centre Zones. Subsequent amendments are therefore required to be made to the Zoning within the Development Plan to reflect existing circumstances relating to existing Centre development;
- Examine the potential establishment of a new ‘major’ centre zone within Victor Harbor in that it does not detrimentally compromise the District Centre Zone in terms of social, economic or environmental function;
- Ensure the potential introduction of a ‘major’ centre zone within Victor Harbor does not detrimentally affect the development potential within existing centre zones regarding each of their respective desired function, role and character;
- Consider possible impacts and associated functional hierarchy of other Centres
- Existing and new centre zone(s) should contain policy which compliments, and not compete, with the District Centre Zone.
- The development of a new centre zone(s) and/or the expansion of existing centre zones, should be undertaken/released in a timely manner to reflect demand and promote sustainable growth
- Develop a framework for future development for each identified Centre through the provision of appropriate infrastructure, pedestrian linkages and built form guidelines reflected by Development Plan policy;
- Establish appropriate planning policies within the Development Plan to achieve each of the Centre’s full development potential;
- Amend the Centre Zones and Development Plan hierarchy by improving its ‘user friendliness’ and providing a sound structure for further amendments, potentially considering the future ease and conversion into ‘Better Development Plan’ (BDP) format;
- Create or enhance supporting policy within the Development Plan to identify areas of distinctive and recognisable character;

- Where applicable, create a car parking fund to be introduced in accordance with Section 50A of the Development Act, 1993 for Victoria Street and other commercial Centres;
- Identify and introduce car parking 'catchment areas' (or similar) and relate such areas to desired projected land uses (supported by Development Plan policy) and the car parking provision;
- Where applicable, identify and incorporate opportunities for public car parking areas within each Centre for inclusion into the Development Plan and relate these areas to the car parking fund, 'catchment areas' and rates;
- Introduce a revised car parking supply Table within the Development Plan which relates to the most recent car parking studies, ratios and demand and, where/if applicable, relate this to a potential car parking fund and identified parking 'catchment areas';
- Create, delete, expand and reduce Centre Zones if deemed appropriate and where required;
- Re-zone Victoria Street (whole or portions of) to an appropriate Centre Zone with associated policy;
- Through Development Plan policy, identify, enhance and protect streetscapes with scenic and visual 'boulevards' orientated towards landscape features such as the coast, public realm open space, public art work or hills face back-drops;
- Within the Development Plan, introduce policy to encourage desired design outcomes (built form/scale/character etc) and targeted specific land uses. This may be achieved by introducing land use, car parking or urban design policy to promote desired change within each Centre (i.e. reduced car parking rates as an incentive to up-grade heritage listed places; additional building height allowances to meet desired land uses etc..).

2.2 Investigations :

The following investigations, or similar, will be conducted and form part of the draft Plan Amendment Report to resolve the issues raised above:

- Address the findings of the South Coast Retail Centres Study (1999 and the secondary 'review' document in Sept. 2005);
- Research and create policies to stimulate appropriate private and public investment within the Centre Zones, where appropriate, so as to capitalise on each precinct's potential;
- Assemble a retail profile for the commercial Centres together with a socio-economic profile of the catchment area served by each Centre, including demographic factors, household income levels, population projections etc.;
- Investigate the potential, appropriateness and viability for development of retail uses out of the Centre Zones;
- Provide scope for policy change and analyse the relative impact this would have on the functionality of each Centre;
- Analyse Adelaide Retail Database records relating to existing and projected retail floor space, retail categories and vacancies for the Victor Harbor township and surrounding affected Fleurieu region;
- Establish a data base and GIS mapping layer of land uses, ownership and tenancies within each Centre;
- Assess the availability of car parking areas and the appropriateness of desired land use intensification, appropriate future use and goods delivery arrangements;
- Analyse the accessibility of each Centre for pedestrians, cyclists and vehicles;
- Consider the applicability of the PAR outcomes and related Development Plan structure into the 'Better Development Plan' (BDP) format;
- Establish the potential for expansion beyond the boundaries for each of the identified Centres;
- Investigate the potential to establish a new centre zone(s) with regional significance to accommodate a range of commercial, bulky goods and community facilities.
- Investigate co-location potential of a new centre zone(s) to incorporate the potential to include community/transport/recreation facilities.
- Undertake detailed site analysis of potential sites to accommodate a new centre(s) with the objective of identifying a preferred potential site, which is most appropriate, and develop detailed concept plans for insertion into the Victor Harbor (DC) Development Plan.
- Investigate the potential impact the introduction of a new centre zone(s), and in particular a new 'major' centre(s) may have on existing centre zones within Victor Harbor and surrounding Council areas.

- Investigate the regional impact of a new 'major' centre(s) zone on Victor Harbor and its surrounding communities.
- Consider residential growth areas and the likely sequence, land release and timing for subsequent development, to ensure the adequate and appropriate allocation and future distribution of accessible Centres;
- Review general retail trends, emerging patterns and market/consumer demand;
- Provide a proximity analysis to ensure that existing and future residential growth areas have adequate access to an appropriate range of retail facilities expected of a 'Regional Centre' and associated 'Centre' hierarchy services within Victor Harbor;
- Provide retail modelling to identify whether retail demand has changed in composition or extent;
- Investigate the potential, feasibility and benefits for introducing a car parking fund in accordance with Section 50A of the Development Act, 1993 for Victoria Street and other commercial Centres;
- Investigate re-zoning Victoria Street (whole or portions of) to an appropriate Centre Zone with associated Development Plan policy;
- Investigate and introduce policy incentives within the Development Plan to encourage desired design standards or targeted specific land uses using car parking or urban design trade-offs (or similar) to promote and instigate desired outcomes within each Centre;
- Review current Development Plan policy and change the provisions, where appropriate, to identify sites for mixed use, nominated building heights, setbacks, built form etc.

3. Planning Strategy Policies

The draft Plan Amendment Report will recognise and support the Planning Strategy for Regional South Australia (January, 2003).

The PAR will cover most strategies held by the Planning Strategy however in particular, it will review, address, be consistent with, and implement, the following predominant strategies (which have been identified and prioritised under the main Planning Strategy headings):

Economic Activities

- *Align land use planning, natural resources planning and economic priorities with performance-based policies in Development Plans.*
- *Encourage sustainable tourism development.*
- *Align land use planning with specialty tourism development priorities.*
- *Improve the appeal of destinations by encouraging the development of attractions.*
- *Develop appropriate infrastructure and facilities for visitors.*
- *Ensure the interpretation of features of interest and understanding of tourist attractions.*
- *Encourage development in the services industry that is not constrained by distance.*
- *Promote a business environment conducive to private investment and capital attraction.*
- *Provide an efficient and responsive government process and regulatory system.*

The economic function of the Commercial Centres can be encouraged or facilitated by appropriate Development Plan Policy. By incorporating desirable policy incentives within the Development Plan, Council will be in a position to directly facilitate positive economic development in a proactive manner and ensure the regional hierarchical role of the Centres are not compromised.

Environment and Resources

- *Promote ecologically sustainable development principles and apply them in all aspects of development and revitalisation.*
- *Protect visually important areas from inappropriate development.*
- *Protect and manage coastal, marine and estuarine resources.*
- *Base land use planning and location decisions relating to development on coasts, rivers, streams and lakes on performance-based policies.*
- *Conserve places of Aboriginal and non-Aboriginal heritage value;*

Consideration will be given in the PAR process to retaining visual and aesthetic coastal environments/scenery and promoting future sustainable development. The PAR will create new Development Plan policy to encourage the protection of important environmental/tourist related vistas within Centre streetscapes and facilitate best practice sustainable development, particularly relating to built form/design and stormwater management

People, Towns and Housing

- *Provide for adequate accommodation for the aged in regional townships by providing a comprehensive range of aged housing alternatives at affordable prices.*
- *Develop higher residential densities close to services.*
- *Promote good design in public spaces.*
- *Establish urban design guidelines that reflect community values.*
- *Improve built environments through a focus on strategic urban design, in particular infrastructure links, open space, built form and scale, accessibility and environmental management.*
- *When investigating the potential growth of towns and cities consider the effect of regional growth issues.*
- *Establish environmentally responsible practices in urban development through joint ventures and other development activities.*
- *Assist declining communities and other small, static-to-declining towns and settlements to concentrate on self-help initiatives to maintain and develop a community of interest, and social support.*
- *Integrate the planning and management of urban infrastructure in an efficient manner, to conveniently locate facilities and to create an attractive, safe, inclusive and enjoyable place to live.*
- *Concentrate shops, offices, services, civic and community activities in towns and business centres.*
- *Ensure physical and social infrastructure is provided to growing towns and cities according to a coordinate and planned program.*

The PAR process will investigate the social demographics and future growth projections of Victor Harbor. It will consider catering for an ageing population as well as the need for encouraging economic development and employment to create a sustainable community. Mixed land uses, appropriate built form and the identification of sites for certain desirable land uses will be facilitated through Development Plan policy review and change as part of this PAR.

Water Resources

- *Plan for the sustainable economic and efficient use of water resources.*
- *Protect water resources while allowing sustainable economic development.*
- *Integrate water resource policies and local water planning with land use planning.*

It is perceived that a future "Sustainable Development/Stormwater PAR" (or similar) may be facilitated by Council in the future to address the above strategies in more detail however, it is perceived that this PAR will consider stormwater management and best practice of re-use and retention of water where possible.

Infrastructure

- *Plan for water infrastructure.*
- *Provide enhanced communications infrastructure to support cost effective provision of internet services to regional customers.*
- *Plan for and encourage growth of electronic service industry and back office functions to locate in regional areas.*
- *Advance economic growth in key industry sectors through electronic information systems.*
- *Support increased use of electronic information systems by developing mechanisms to minimise or standardise access charges across regions.*
- *Promote opportunities for providing services from or to Government within regions in a more responsive and cost effective manner than through a capital city based approach.*
- *Enable the safe and efficient movement of people and goods.*
- *Facilitate the development of road transport with minimal impacts on the natural environment and townships.*
- *Progressively improve the environment surrounding the road transport system.*
- *Develop an integrated transport system that provides access for all users.*
- *Encourage the development of an efficient and competitive road transport system that supports businesses.*
- *Ensure the transport system is accessible and provides for consistent and reliable travel.*
- *Ensure the road transport system supports tourism.*

In relation to 'infrastructure', the PAR must investigate and consider the functionality of each 'Centre' regarding 'access'. Access includes pedestrian and vehicular movement, transport options, equity etc... The PAR will consider access and the movement of people and goods throughout the Centres and, as a result of investigations conducted, will identify the potential for Development Plan policy change to facilitate and adopt a more desirable functional framework. This may also include the potential creation of a car parking fund and identified car parking 'catchment areas' to encourage the future provision of public parking areas (likely to be appropriate for certain areas only). Infrastructure is also required to be investigated as part of the PAR in relation to access to the provision of services which may reflect where desirable developments may be encouraged to occur.

Inner Region Planning & Development Area – Southern Fleurieu Economic Strategies

- *Provide appropriately located serviced land for industrial and commercial purposes.*

- *Encourage the tourism industry with attractions and facilities that relate to the natural, cultural and agricultural resources of the area.*

The PAR will investigate the commercial viability and functionality of each existing and proposed Centre, research future retail growth patterns and identify desirable Development Plan Policy change to achieve the desirable outcomes. It will also investigate the potential to encourage activity and hence commercial growth.

Infrastructure Strategies

- *Ensure infrastructure is coordinated with the sequencing of development.*
- *Develop a flexible, integrated passenger transport system that is safe, accessible, equitable and viable.*
- *Develop an environmentally friendly road system that is in keeping with the natural, rural and built character of the area.*
- *Develop a road network that assists in the economic development of the area.*
- *Ensure a high standard of stormwater and wastewater management to minimize environmental impacts.*

The PAR investigations involving the introduction of a Car Parking Fund (potentially for certain areas only), car parking 'catchment' areas and revision of the Car Parking Supply Table within the Development Plan is intended to incorporate infrastructure considerations.

Environmental & Resource Strategies

- *Preserve the visual backdrop of the coastal hills face of towns at the south coast and include in the open space network.*
- *Identify, conserve and manage places of cultural and built heritage value.*

The PAR will review Development Plan policies relating to building heights, set backs and adopt appropriate good design techniques to protect valuable streetscapes and visual back-drops.

People, Towns and Housing Strategies

- *Preserve the unique historic character of the seaside towns as a focus for the community and visitors.*
- *Investigate the area's medium to long-term retailing needs.*
- *Support provision of regional recreation and sport facilities in Victor Harbor.*
- *Ensure that social infrastructure, including health care services, are provided to cater for the increasing demands of a growing and aging population.*
- *Encourage infill housing development within existing town boundaries.*

The PAR will identify opportunities for mixed land use, consider population projections/growth patterns for the region, and enhance retail precincts and streetscapes. The PAR is intentionally a broad commercial review to enable Council to identify current and future trends in all commercial aspects and reflect the desired outcomes through the creation of Development Plan policy.

Victor Harbor Strategies

- *Develop Victor Harbor as the principal town centre for the area and facilitate a strong and diverse economic base that delivers a variety of good quality services and products to residents and the surrounding community.*
- *Preserve the visual backdrop of the hills face of Victor Harbor.*
- *Increase the range of retail, commercial and industrial uses in the town ensuring appropriate separation distances to avoid land use conflicts*
- *Preserve the unique seaside character of Victor Harbor and enhance key tourism and recreational focal points including:*
 - . *Granite Island*
 - . *Rosetta Head*
 - . *Victor Harbor Soldiers Memorial Gardens and Warland Reserve*
 - . *Encounter Bay Recreation Reserve.*

Comment on the Strategy mentioned above has been adequately addressed in the broader comments identified within other strategies previously mentioned.

4. Region-wide Policies

The Development Plan incorporates region-wide policies into the council-wide section. The following region-wide policies are considered relevant to the proposed PAR and will not be amended and additional policies will be consistent with these existing provisions.

- General

- Form of Development
- Movement of People and Goods
- Conservation
- Appearance of Land and Buildings
- Coastal Development
- Land Division
- Community Facilities
- Commercial and Industrial Development
- Public Utilities
- Heritage
- Local Heritage Places
- State Heritage Places
- Open Space
- Advertisements
- Appearance of Land and Buildings
- Building Set-back
- Car Parking
- Form and Scale of Buildings
- Amenity
- Preservation of Scenic, Heritage and other Values
- Maintenance of Public Access
- Hazard Risk Minimisation
- Protection of Physical and Economic Resources
- Settlements, Tourist Facilities, Marinas and other development in appropriate Zones
- No Premature Development
- Re-Development of Unsatisfactory Areas

The draft Plan Amendment Report will also promote greater certainty for the community and proponents by incorporating standardised policies and expression, which will include the use of the current definitions and consistent use of definitions, based on the following:

- Dictionary definition and/or clear policy expression ;
- Definitions as provided for within the Development Act and Regulations

5. Related Policies

The draft Plan Amendment Report will address all related policies affecting the Development Plan. In particular it will ensure that consistency is achieved and that repetition, ambiguity and conflict are avoided in regard to the most relevant Development Plan.

5.1 Ministerial Policies

In preparing the Plan Amendment Report Council will have regard to Ministerial policies contained within the Development Plan. Where such policies are proposed to be amended, they will be specifically identified in the Statement of Investigations and their amendment justified by reference to the Planning Strategy.

6. Consultation

Based on the range of issues to be addressed in the proposed draft Plan Amendment Report, statutory consultation with agencies and the public will be undertaken in accordance with the one step consultation process (concurrent agency and public consultation) set out in Section 25(5).

6.1 Agency Consultation

The following Agencies will be consulted:

- *Department for Environment and Heritage*
 - Heritage SA Branch
 - The Office of Sustainability
- *Department for Transport, Energy and Infrastructure*
 - Transport Services Division and Transport Planning Division
 - Division of State Aboriginal Affairs

- Planning SA
- *Department of Human Services*
 - Environmental Health Services
- *Environment Protection Authority*
- *Department for Business Manufacturing and Trade*
- *SA Water*
- *ETSA Corporation*
- *Department for Administrative and Information Services*
- *Office of Economic Development*
 - SA Tourism Commission
- *Fleurieu Regional Development Board*
- *SA National Trust*
- *Adjacent/adjoining Councils*
 - Alexandrina Council
 - Yankalilla Council
- *Bodies for comment:*
 - Small Retailers Association of SA
 - Retail Trader Association of SA
 - Victor Harbor Business Association

6.2 Public Consultation

The statutory Public Consultation on the draft Plan Amendment Report will be undertaken in accordance with Section 25(6) and associated Regulation 11. Consultation will also be undertaken with the local State Member of Parliament and the Conservation Council of SA.

6.3 Consultation Summary

The summary of agency and public consultation submissions and Council's proposed response for the Section 25(5) process will be summarised in a tabular form as set out in the Plan Amendment Report Guide.

7. Planning Procedures

The professional advice and project management required during the preparation of this draft Plan Amendment Report, under Section 25(3) of the Development Act, will be provided by David Read, Principal Planner for the City of Victor Harbor and Brenton Burman, Principal, HASSELL Limited, engaged as the consultant for the project.. David and Brenton satisfy the professional advice requirements of Section 101 of the *Development Act* and will be directly involved in the project management of the investigations, policy preparation, certification and assessment of consultation comment stages of the PAR process.

The City Manager for the City of Victor Harbor will ensure that the draft policies implement the Planning Strategy, that all procedures have been completed within the statutory requirements and draft policy and that the mapping is correct prior to issuing a certificate in accordance with Sections 25(6)(b) and 25(14)(b). If this is not the case, the Council will take responsibility for the draft PAR until the matter has been resolved.

8. PAR Funding

Council will receive external payment for the part cost of this PAR from two parties who have an interest in land within the designated area of investigation. The following table identifies those making a financial contribution.

Party
Makris Group
Leasecorp

In accordance with the Planning SA, *Guide to Preparing Plans (December 2002)*, Council has prepared a Deed for the receipt of funds that delineates the obligations of signatories and ensures that the above parties are not in a position to directly influence the content and outcome of the PAR.

9. Document Production

The draft Plan Amendment Report (including the structure and mapping format) will be prepared in accordance with the *Guide to Development Plan Amendments* issued by Planning SA and any templates, except as mutually agreed.

To ensure certainty as to the correct version of the PAR, the draft PAR will contain a version number and date/time footer (e.g. *version 1- 17 July 2005 3.30pm*). The footer will be located on every page of the draft PAR including the proposed amendments (including mapping).

All illustrative mapping, including concept plans, figures, structure plans and zone and policy area maps will be prepared in Adobe Illustrator format. Council will obtain electronic copies of all the affected maps and/or figures from Planning SA prior to the commencement of mapping amendments to ensure all mapping is amended based on current map bases.

The draft Plan Amendment Report maps will be prepared to a high standard for consultation, in line with the general structure and drafting requirements prescribed in the *Technical User Guide for the production of Development Plan Mapping*. Council will provide an electronic copy of all mapping at the draft PAR consultation stage with all such maps containing a version letter and date/time footer.

Amendments to maps will be undertaken and provided on disc in Adobe Illustrator format to Planning SA following consultation with the Planning SA Implementation Branch.

10. Timetable

The following timetable for the preparation of the draft Outer Retail Centres Plan Amendment Report has been established after taking into account the funding resources allocated to this policy review and the Council administrative arrangements to facilitate discussion on the policy issues to be considered.

The timetable has been amended to accommodate the additional scope and investigations to be completed prior to the draft PAR being placed on consultation.

The timetable is based on the one-step concurrent consultation (Section 25(5)) process to the general public and Government Departments and/or Agencies.

Draft PAR Timetable

STEPS	Responsibility	Duration	Completion
1 Draft Statement of Intent (SOI) submitted to Minister and the Minister and Council reach agreement on the final SOI.	Council & Planning SA	5 weeks	12 Sept '05
2 Brief done, consultant chosen	Council	4 weeks	10 Oct '05
3 Amended draft Statement of Intent (SOI) submitted to Minister and the Minister and Council reach agreement on the final SOI.	Council & Planning SA	Desire to be agreed as soon as possible	As soon as possible
4 Investigations completed and draft PAR prepared	Council	44 weeks	2 October 2006
5 Concurrent Agency and public consultation on draft PAR	Council	9 weeks	12 January 2007
6 Public Hearing, submissions summarised and draft PAR amended in accordance with Council's assessment of submissions. Council submits package to Minister for approval	Council	8 weeks	9 March 2007
7 Final assessment and review of PAR. Report prepared for Minister.	Planning SA	5 weeks	13 April 2007
8 Minister agreement to draft PAR and gazettal	Planning SA	4 weeks	11 May 2007
9 ERD Committee resolution	ERD Committee	4 weeks	8 June 2007

Pursuant to Section 25 (1) of the Development Act 1993, this Statement of Intent forms the agreed basis for the preparation of the proposed Plan Amendment.

.....
Graeme Maxwell, City Manger
City of Victor Harbor
19 July 2006

.....
MINISTER FOR URBAN DEVELOPMENT AND PLANNING (or DELEGATE)