

CITY OF MOUNT GAMBIER

Meeting to be held at the Council Chamber, Civic Centre, 10 Watson Terrace, Mount Gambier
on Tuesday, 18th August, 2015 at 6.00 p.m.

AGENDA

OPERATIONAL SERVICES COMMITTEE MINUTES – 11th August, 2015

CONSIDERATION FOR EXCLUSION OF PUBLIC

moved that the following item be received, discussed and considered in confidence by excluding the public pursuant to Section 90 (2) of the Local Government Act 1999, and an order be made that the public (with the exception of other Council Members and Council Officers now present) be excluded from the meeting in order for the items to be considered in confidence as the Council is satisfied that the item is a matter that can be considered in confidence pursuant to the grounds referenced in Section 90 (3) of the said Act as follows:

- S.90(3)(m) - information relating to a proposed amendment to a Development Plan under the Development Act 1993 before a Development Plan Amendment proposal relating to the amendment is released for public consultation under that Act.

The Council is satisfied that the information to be received, discussed or considered in relation to this item is information relating to an amendment under the *Development Act 1993* that should be considered in confidence so as to prevent land and development speculation before a Development Plan Amendment report relating to the amendment is released for public consultation under that Act.

<u>Item No.</u>	<u>Subject Matter</u>	<u>S90 (3) Grounds</u>
16.	<u>OPERATIONAL SERVICES REPORT NO. 16/2015</u> - Development Control - Regulating - Section 29 Amendment and Proposed Industry (Timber Mill) Zone Development Plan Amendment - City of Mount Gambier Development Plan - Ref. AF11/295	(m)

seconded

IN CONFIDENCE

16. OPERATIONAL SERVICES REPORT NO. 16/2015 - Development Control - Regulating - Section 29 Amendment and Proposed Industry (Timber Mill) Zone Development Plan Amendment - City of Mount Gambier Development Plan - Ref. AF11/295

Goal: Building Communities

Strategic Objective: (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met

(ii) Encourage the development of community facilities and infrastructure, community events and active and safe community spaces through direct support, seeking funding, facilitation etc

Goal: Securing Economic Prosperity

Strategic Objective: (i) Provide infrastructure and facilities that contribute to Mount Gambier being able to enhance its economic base and quality of life

(ii) Develop and implement a dynamic planning process to meet emerging economic, social and environmental conditions

(iii) Seek continuous improvement in long term master land use planning to guide sustainable development and activities

Goal: Environment

Strategic Objective: (i) Support initiatives that value and preserve our unique environment and contribute to environmental sustainability

(ii) Support the preservation and enhancement of the City's unique natural and built heritage for future generations

Cr Richardson moved it be recommended:

- (a) Operational Services Committee Report No. 16/2015 be received;**
- (b) Council proceed to undertake a Development Plan Amendment to investigate the boundaries of the Industry (Timber Mill) Zone, should the expansion of the zone not be supported as part of the existing Section 29 Amendment which is currently before the Minister for Planning;**
- (c) funding for the Development Plan Amendment be sourced from existing allocations for Development Plan Amendment projects contained within the 2015/2016 budget;**
- (d) a Statement of Intent be prepared by Council Officer's and be forwarded to the Minister for Planning for Agreement.**

Cr Morello seconded

Carried

CONSIDERATION FOR KEEPING MATTERS CONFIDENTIAL

moved that an order be made pursuant to Section 91 (7) of the Local Government Act, 1999 that the document(s) in relation to the following item which has been considered by the Council on a confidential basis pursuant to Section 90 (3) be kept confidential as follows:

<u>Date</u>	<u>Subject Matter</u>	<u>S.90(3) Grounds</u>	<u>Element To Be Kept Confidential</u>	<u>Duration</u>
16.	<u>OPERATIONAL SERVICES REPORT NO. 16/2015</u> - Development Control - Regulating - Section 29 Amendment and Proposed Industry (Timber Mill) Zone Development Plan Amendment - City of Mount Gambier Development Plan - Ref. AF11/295	(m)	All details	Until Public Consultation commences

seconded

Resume open session

IN CONFIDENCE

OPERATIONAL SERVICES REPORT NO. 16/2015

SUBJECT: DEVELOPMENT CONTROL - Regulating - Section 29 Amendment and Proposed Industry (Timber Mill) Zone Development Plan Amendment - City of Mount Gambier Development Plan - Ref. AF11/295

- Goal:* *Building Communities*
- Strategic Objective:*
- (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met*
 - (ii) Encourage the development of community facilities and infrastructure, community events and active and safe community spaces through direct support, seeking funding, facilitation etc*
- Goal:* *Securing Economic Prosperity*
- Strategic Objective:*
- (i) Provide infrastructure and facilities that contribute to Mount Gambier being able to enhance its economic base and quality of life*
 - (ii) Develop and implement a dynamic planning process to meet emerging economic, social and environmental conditions*
 - (iii) Seek continuous improvement in long term master land use planning to guide sustainable development and activities*
- Goal:* *Environment*
- Strategic Objective:*
- (i) Support initiatives that value and preserve our unique environment and contribute to environmental sustainability*
 - (ii) Support the preservation and enhancement of the City's unique natural and built heritage for future generations*

INTRODUCTION

Council at its meeting in February, 2015 considered a proposed Section 29 Correction to correct errors that were carried into the Development Plan as a result of the Urban Boundary Adjustment Development Plan Amendment.

The errors identified were as follows:

Typo picked up on page 91...PDC 3 makes reference to Figure R/6....should be Figure R/7

- | | |
|---------------|--|
| Map MtG(C)/17 | Hawkins Road has been incorrectly labeled as Dohleys Road
Dohles Road has been incorrectly labeled as Dohleys Road |
| Map MtG(C)/17 | The Zone boundary between the Residential Zone and the Commercial Zone has moved approximately 50 metres to the south of the position of the original zone boundary. |
| Map MtG(C)/6 | The Industry (Timber Mill) Zone Boundary has been identified from the Environment Protection Authority licence and not from activity areas of the existing mill. This Zone Boundary should be altered so as to accommodate for the activity areas of the Mill. |

DISCUSSION

The Section 29 Amendment was forwarded to the Minister of Planning for authorisation in March, 2015. Council provided further information in support of the Section 29 Amendment in May and then July, 2015.

Through discussion with Council Officers, Planning SA have advised that the Minister is likely to support the expansion of the Industry (Timber Mill) Zone to the north and south so as to accommodate existing areas used in association with the Timber Mill.

The Minister, however, is unlikely to support the proposed extension to the Industry (Timber Mill) Zone to the east as proposed within the Section 29 Amendment. It is considered that this expansion exceeds the intent of the 29 amendment process which is for the correction of minor errors identified within the Development Plan.

It is more likely that the Minister would agree to the land to the east being included within the Industry (Timber Mill) Zone if undertaken as part of a Development Plan Amendment.

The owner and operators of the existing timber mill have expressed concerns that the existing zone boundary within the Development Plan would effectively mean they won't be able to operate the mill as intended through recent upgrades to the main industrial activities of the mill. These upgrades were supported through the provision of substantial grants from the State Government.

It is not intended to expand the industrial activities of the mill, with these activities being restrained within the existing operational areas, but rather they need additional land to be able to store the final timber product. The availability of additional land for the storage of timber is required to accommodate for an increase in production achieved from the manufacturing upgrades the subject of the grant funding. It is also envisaged by the mill owner/operator that a further 5 million would be invested into the operation of the mill, and as such will be a significant boost to the local and state economy.

It is also intended to undertake appropriate work to minimize the potential impact upon adjoining owners of the expansion of an area for the storage of timber. A Development Application has been submitted to Council seeking to establish the storage area for timber. Given the current zoning of the land, it is likely this Development Application will be processed as a non-complying form of development.

Concurrent to this process, the owner/operator of the mill has also commenced negotiations with the Environment Protection Authority to amend the area identified within the Environment Protection Authority licence for the existing timber mill.

CONCLUSION

Further investigations need to be undertaken to investigate and examine the boundaries of the Industry (Timber Mill) Zone. This will be required to be undertaken as part of a Development Plan Amendment, should it not be able to be undertaken as a Section 29 Amendment.

Council would be able to undertake this Development Plan Amendment internally without the use of external consultants. It should be noted that there is no budget allocation as part of the 2015/2016 budget to undertake this Development Plan Amendment. The proposed cost envisaged for this Development Plan Amendment is approximately \$1000.00 to have the necessary maps developed in the format required by the Department of Planning Transport and Infrastructure and a further \$1000.00 for the public consultation process.

Operational Services Report No. 16/2015 Cont'd...

RECOMMENDATION

- (a) Operational Services Committee Report No. 16/2015 be received;
- (b) Council proceed to undertake a Development Plan Amendment to investigate the boundaries of the Industry (Timber Mill) Zone, should the expansion of the zone not be supported as part of the existing Section 29 Amendment which is currently before the Minister for Planning;
- (c) funding for the Development Plan Amendment be sourced from existing allocations for Development Plan Amendment projects contained within the 2015/2016 budget;
- (c) a Statement of Intent be prepared by Council Officer's and be forwarded to the Minister for Planning for Agreement.



Tracy TZIOUTZIOUKLARIS
MANAGER BUSINESS AND STRATEGIC PLANNING

sighted:



Mark McSHANE
CHIEF EXECUTIVE OFFICER

3 August 2015
SW

(Refer Item of Operational Services Committee Minutes)

MINUTES OF THE MEETING OF THE CITY OF MOUNT GAMBIER HELD AT THE COUNCIL
CHAMBER, CIVIC CENTRE, 10 WATSON TERRACE, MOUNT GAMBIER ON TUESDAY,
18TH AUGUST, 2015 AT 6.00 P.M.

OPERATIONAL SERVICES COMMITTEE MINUTES – 11th August, 2015

CONSIDERATION FOR EXCLUSION OF PUBLIC

Cr Greco moved that the following item be received, discussed and considered in confidence by excluding the public pursuant to Section 90 (2) of the Local Government Act 1999, and an order be made that the public (with the exception of other Council Members and Council Officers now present) be excluded from the meeting in order for the items to be considered in confidence as the Council is satisfied that the item is a matter that can be considered in confidence pursuant to the grounds referenced in Section 90 (3) of the said Act as follows:

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Cr Richardson seconded

Carried

IN CONFIDENCE

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Goal: Environment
Strategic Objective:

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Cr Richardson moved it be recommended:

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- (d) a Statement of Intent be prepared by Council Officer's and be forwarded to the Minister for Planning for Agreement.

Cr Morello seconded

Carried

Cr Mutton moved the recommendation of the Operational Services Committee as contained in item 16 be adopted.

Cr Greco seconded

Carried

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Cr Lovett seconded

Carried

Cr Greco moved to resume open session

Cr Lovett seconded

Carried