

CITY OF MOUNT GAMBIER

Meeting to be held at the Council Chamber, Civic Centre, 10 Watson Terrace, Mount Gambier
on Tuesday 28th January 2014 at 6.00 p.m.

AGENDA

MOTIONS WITH NOTICE - Nil

MOTIONS WITHOUT NOTICE

CONSIDERATION FOR EXCLUSION OF PUBLIC

moved that the following items 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>
1.	<u>STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 1/2014 - Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290</u>	(m)

seconded

IN CONFIDENCE

STRATEGIC PLANNING AND POLICY COMMITTEE – 21st January, 2014

1. STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 1/2014 – Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290

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) Foster the expansion of commerce and industry in a sustainable manner, considering industry, employment and climate change impacts, and enhance our positioning as the major centre for the region
(ii) Provide infrastructure and facilities that contribute to Mount Gambier being able to enhance its economic base and quality of life
(iii) Develop and implement a dynamic planning process to meet emerging economic, social and environmental conditions
(iv) Seek continuous improvement in long term master land use planning to guide sustainable development and activities

Goal: Environment

Strategic Objective: (i) Plan and implement infrastructure to protect and enhance the natural built environment, including in response to climate change influences
(ii) Support initiatives that value and preserve our unique environment and contribute to environmental sustainability
(iii) Support the preservation and enhancement of the City's unique natural and built heritage for future generations

Cr Shearing moved it be recommended:

- (a) Strategic Planning and Development Policy Report No. 1/2014 be received;**
- (b) the Department of Planning, Transport and Infrastructure be requested to confirm exactly which properties that require additional justification for listing;**
- (c) Jensen Planning and Design, as the project consultant be advised:**
 - 1. The Development Plan Amendment is based upon the Review of the Local Heritage Survey that was undertaken and completed by McDougal and Vines in 2007 and who are recognized heritage consultants.**
 - 2. At this time Council is unwilling to engage another heritage consultant to provide the additional justification as required by the Department of Planning, Transport and Infrastructure, in particular to the proposed John Street Historic Conservation Area. On this basis Council requests**

that the Development Plan Amendment proceed with the removal of the proposed new John Street Historic Conservation Area.

3. Council will also be requesting clarification as to exactly which properties require additional justification. Upon the receipt of this information, Council will proceed on the basis that the listings of these properties not be altered as part of the Development Plan Amendment.
- (d) The Development Plan Amendment, once amended, again be forwarded to the Minister for Planning for Interim Authorisation and to commence public consultation.

Cr Von Stanke 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 in relation to item 1 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>
1.	<u>STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 1/2014</u> - Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290	(m)	All details	Until Public Consultation commences

seconded

meeting closed at
FM

IN CONFIDENCE

STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 1/2014

SUBJECT: DEVELOPMENT CONTROL - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290

- 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) *Foster the expansion of commerce and industry in a sustainable manner, considering industry, employment and climate change impacts, and enhance our positioning as the major centre for the region*
 - (ii) *Provide infrastructure and facilities that contribute to Mount Gambier being able to enhance its economic base and quality of life*
 - (iii) *Develop and implement a dynamic planning process to meet emerging economic, social and environmental conditions*
 - (iv) *Seek continuous improvement in long term master land use planning to guide sustainable development and activities*
- Goal:* *Environment*
Strategic Objective:
- (i) *Plan and implement infrastructure to protect and enhance the natural built environment, including in response to climate change influences*
 - (ii) *Support initiatives that value and preserve our unique environment and contribute to environmental sustainability*
 - (iii) *Support the preservation and enhancement of the City's unique natural and built heritage for future generations*

BACKGROUND

Council at its meeting held in October, 2013 determined "Council seek authorisation from the Minister for Urban Development and Planning for Interim Authorisation for the Local Heritage and Lakes Zone Development Plan Amendment and to commence public consultation".

DISCUSSION

Council has received advice from the Department of Planning, Transport and Infrastructure (DPTI) outlining that there are some issues that require clarification and/or amendment in regard to the Local Heritage and Lakes Zone Development Plan Amendment (DPA).

Through discussions with David Barone of Jensen Planning and Design, the project consultant, the majority of the issues as raised by DPTI can be easily resolved and accommodated.

It has been raised that Council will require specialist input from a heritage consultant in regards to the following issues raised by DPTI:

- An explanation of Heritage Significance of proposed places; and

Strategic Planning and Development Policy Report No. 1/2014 Cont'd...

- An explanation of the Heritage Significance of the proposed new John Street Historic Conservation Area.

It is important to note that this Development Plan Amendment is based upon the Review of the Local Heritage Survey that was undertaken and completed by McDougal and Vines in 2007. McDougal and Vines are recognized heritage consultants and it was always envisaged that their work to review the Heritage Survey would form the basis for any amendment to the Development Plan.

All of the work undertaken by Jensen Planning and Design in the preparation of the Development Plan Amendment was based upon the recommendations as identified by McDougal and Vines in the review of the Local Heritage Survey completed in 2007.

Council has already invested considerable resources into both the review of the Heritage Survey in 2007 and the preparation of the draft Development Plan Amendment. There is no money available within the current Council budget to engage another heritage consultant to provide additional explanation of the heritage significance of proposed places.

It is also necessary to confirm as to which heritage places the DPTI are seeking further explanation on.

CONCLUSION

The Department of Planning, Transport and Infrastructure have requested additional explanation on the heritage significance of proposed places and the new John Street Historic Conservation Area.

This explanation should have already been covered within the review of the Local Heritage Survey completed by McDougal and Vines on behalf of Council which was completed in 2007.

This is not an anticipated cost for this project and as such no budget allocation has been made to undertake this work.

RECOMMENDATION

- (a) Strategic Planning and Development Policy Report No. 1/2014 be received;
- (b) the Department of Planning, Transport and Infrastructure be requested to confirm exactly which properties that require additional justification for listing;
- (c) Jensen Planning and Design, as the project consultant be advised:
 1. The Development Plan Amendment is based upon the Review of the Local Heritage Survey that was undertaken and completed by McDougal and Vines in 2007 and who are recognized heritage consultants.
 2. At this time Council is unwilling to engage another heritage consultant to provide the additional justification as required by the Department of Planning, Transport and Infrastructure, in particular to the proposed John Street Historic Conservation Area. On this basis Council requests that the Development Plan Amendment proceed with the removal of the proposed new John Street Historic Conservation Area.
 3. Council will also be requesting clarification as to exactly which properties require additional justification. Upon the receipt of this information, Council will proceed on the

Strategic Planning and Development Policy Report No. 1/2014 Cont'd...

basis that the listings of these properties not be altered as part of the Development Plan Amendment.

- (d) The Development Plan Amendment, once amended, again be forwarded to the Minister for Planning for Interim Authorisation and to commence public consultation.



Tracy TZIOUTZIOUKLARIS
STRATEGIC PROJECT OFFICER

sighted:



Mark McSHANE
CHIEF EXECUTIVE OFFICER

9 January 2014
SW

(Refer Item of Strategic Planning and Development Policy 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 28TH JANUARY 2014 AT 6.03 P.M.

CONSIDERATION FOR EXCLUSION OF PUBLIC

Cr Smith moved that the following items 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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<u>Item No.</u>	<u>Subject Matter</u>	<u>S90 (3) Grounds</u>
1.	STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 1/2014 - Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290	(m)

Cr White seconded

Carried

IN CONFIDENCE

STRATEGIC PLANNING AND POLICY COMMITTEE – 21st January, 2014

1. STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 1/2014 – Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290

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
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Goal: Securing Economic Prosperity

Strategic Objective: (i) Foster the expansion of commerce and industry in a sustainable manner, considering industry, employment and climate change impacts, and enhance our positioning as the major centre for the region
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Goal: Environment

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Cr Shearing moved it be recommended:

- (a) Strategic Planning and Development Policy Report No. 1/2014 be received;
- (b) the Department of Planning, Transport and Infrastructure be requested to confirm exactly which properties that require additional justification for listing;
- (c) Jensen Planning and Design, as the project consultant be advised:

1. The Development Plan Amendment is based upon the Review of the Local Heritage Survey that was undertaken and completed by McDougal and Vines in 2007 and who are recognized heritage consultants.
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 3. Council will also be requesting clarification as to exactly which properties require additional justification. Upon the receipt of this information, Council will proceed on the basis that the listings of these properties not be altered as part of the Development Plan Amendment.
- (d) The Development Plan Amendment, once amended, again be forwarded to the Minister for Planning for Interim Authorisation and to commence public consultation.

Cr Von Stanke seconded

Carried

Cr White moved the recommendation of the Strategic Planning and Development Policy Committee as contained in item 1 be adopted.

Cr Von Stanke seconded

Carried

CONSIDERATION FOR KEEPING MATTERS CONFIDENTIAL

Cr White moved that an order be made pursuant to Section 91 (7) of the Local Government Act, 1999 that the document in relation to item 1 which has been considered by the Council on a confidential basis pursuant to Section 90 (3) be kept confidential as follows:

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1.	<u>STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 1/2014</u> - Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290	(m)	All details	Until Public Consultation commences

Cr Von Stanke seconded

Carried

STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE

Meeting held in the Conference Room, Operational Services Area, Level One of Civic Centre,
10 Watson Terrace, Mount Gambier, on Tuesday, 21st January 2014 at 7:54 a.m.

MINUTES

- PRESENT: Crs M White (Presiding Member), I Von Stanke and B Shearing
- APOLOGIES: Cr Von Stanke moved the apology received from Cr D Mutton be accepted.
- Cr Shearing seconded Carried
- COUNCIL OFFICERS: Chief Executive Officer, Mark McShane
Director - Operational Services, Daryl Sexton
Governance Officer, Michael McCarthy
Team Leader - Administration (Operational Services), Sally Wilson
Administration Officer, Sarah Moretti

COUNCIL MEMBERS

AS OBSERVERS: Cr A Lee

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR INDIGENOUS PEOPLES HAVE WITH THIS LAND.

- MINUTES: Cr Von Stanke moved the minutes of the previous meeting held on Tuesday, 12th November 2013 be taken as read and confirmed.
- Cr Shearing seconded Carried

- QUESTIONS: (a) With Notice - nil submitted.
(b) Without Notice - nil received.

MOTIONS WITHOUT NOTICE - Nil

1. CONSIDERATION FOR EXCLUSION OF PUBLIC

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Cr Von Stanke seconded

Carried

IN CONFIDENCE

2. STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 1/2014 – Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290

Goal: Building Communities

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Goal: Environment

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Cr Shearing moved it be recommended:

- (a) Strategic Planning and Development Policy Report No. 1/2014 be received;**
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Strategic Planning and Development Policy Committee Minutes of 21st January 2014 Cont'd...

3. Council will also be requesting clarification as to exactly which properties require additional justification. Upon the receipt of this information, Council will proceed on the basis that the listings of these properties not be altered as part of the Development Plan Amendment.

(d) The Development Plan Amendment, once amended, again be forwarded to the Minister for Planning for Interim Authorisation and to commence public consultation.

Cr Von Stanke seconded

Carried

3. CONSIDERATION FOR KEEPING MATTERS CONFIDENTIAL

Cr Von Stanke moved that an order be made pursuant to Section 91 (7) of the Local Government Act, 1999 that the document in relation to item 2 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>
2.	STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 1/2014 - Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290	(m)	All details	Until Public Consultation commences

Cr Shearing seconded

Carried

The meeting closed at 8:00 a.m.

AF13/66

SW