

Reference: AF11/866; AR16/21094

9th June, 2016

MEMBERS

NOTICE is given that the Operational Services Committee will meet in the following Meeting Room on the day, date and time as follows:

Operational Services Committee
(Conference Room - Level 1):

Tuesday, 14th June 2016 at 7:30 a.m.

An agenda for the meeting is enclosed.



Mark McSHANE
CHIEF EXECUTIVE OFFICER

CONFLICT OF INTEREST DISCLOSURE FORM

I _____,
(insert name)

have received a copy of the agenda for the ☐ **ordinary** ☐ **special** meeting of the

(insert full name of Committee/Sub-Committee/Board) ☐ Council ☐ Committee ☐ Board

to be held on: _____
(insert date of meeting)

CONFLICT OF INTEREST DISCLOSURE

I consider that I have a:

☐ **material** conflict of interest pursuant to section 73 (complete and sign below)

☐ **actual** or ☐ **perceived** conflict of interest pursuant to section 74 (complete and sign overleaf)

of the *Local Government Act 1999* ("the LG Act") in relation to the following agenda item:

(insert details - include Agenda Item No, Report Number, Item/Report Subject Title)

which is to be discussed at that meeting.

MATERIAL

The nature of my **material** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why you (or a person prescribed in section 73(1) of the LG Act) stands to obtain a benefit or suffer a loss depending on the outcome of the consideration of the matter at the meeting of the Council in relation to the agenda item described above]:*

In accordance with section 74(1)(b) I will be leaving the meeting room while the matter is being discussed and voted on.

Signature

Date

In accordance with section 75A(2)(b) I propose ☐ to ☐ not to participate in the meeting in relation to the matter.

ACTUAL

The nature of my **actual** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why the conflict between your interests and the public interests might lead to a decision that is contrary to the public interest in relation to the agenda item described above]:*

Where I have proposed to participate in the meeting I intend to deal with my **actual** conflict of interest in the following transparent and accountable way *[ensure sufficient detail is recorded as to the manner in which you intend to deal with the actual conflict of interest in a transparent and accountable way].*

OR

PERCEIVED

The nature of the **perceived** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why you consider that an impartial fair-minded person could reasonably consider that you have a perceived conflict of interest in the matter].*

Where I have proposed to participate I intend to deal with the **perceived** conflict of interest in the following transparent and accountable way *[ensure sufficient detail is recorded as to the manner in which you intend to deal with the perceived conflict of interest in a transparent and accountable way].*

Signature

Date

OPERATIONAL SERVICES COMMITTEE

Meeting to be held on Tuesday, 14th June 2016 at 7.30 a.m.

AGENDA

1. COMMITTEES - Internal - Operational Services Committee - re Projects to be undertaken by the Operational Services Department, Engineering Division, during month - Ref. AF11/866
2. ANIMAL MANAGEMENT - Dog Control and Care Facilities - Ref. AF11/124
3. ANIMAL MANAGEMENT - South East Animal Welfare League - Request for Contribution to Capital Upgrade - Ref. AF11/126
4. INFRASTRUCTURE - Maintenance - Request for Removal of Street Tree - 11 Sherbrook Close - Ref. AF15/546
5. INFRASTRUCTURE - Maintenance - Request for Removal of Street Tree - Helloworld - James Street Car Park - Ref. AF15/546
6. INFRASTRUCTURE - Street Tree Planting Program 2017 - Ref. AF16/212
7. TRAFFIC MANAGEMENT - Regulating - Parking On-Street - Grant High School - Request for Extension of Bus Zone - Newsham Avenue (Northern Side) - Ref. AF11/1880
8. COMMITTEES - City of Mount Gambier Building Fire Safety Committee - Minutes of Meeting held 11th May 2016 - Ref. AF15/571
9. COMMITTEES - Council Development Assessment Panel - Minutes of Meeting held 19th May 2016 - Ref. AF15/554
10. COMMITTEES - Environmental Sustainability Sub-Committee - Minutes of Meeting held 7th June 2016 - Ref. AF12/377

OPERATIONAL SERVICES COMMITTEE

Meeting to be held in the Conference Room, Operational Services Area, Level One of Civic Centre, 10 Watson Terrace, Mount Gambier, on Tuesday 14th June 2016 at 7.30 a.m.

AGENDA

PRESENT: Cr D Mutton (Presiding Member)
Crs C Greco, P Richardson, F Morello and I Von Stanke

APOLOGIES: moved the apology received from be
accepted.

seconded

COUNCIL OFFICERS: Chief Executive Officer, Mark McShane
Director Operational Services, Daryl Sexton
Engineering Manager, Daryl Morgan
Team Leader Administration (Operational Services), Sally Wilson

COUNCIL MEMBERS

AS OBSERVERS:

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: moved the minutes of the previous meeting held on
Tuesday, 10th May 2016 be taken as read and confirmed.

seconded

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

1. **COMMITTEES - Internal - Operational Services Committee - re Projects to be undertaken by the Operational Services Department, Engineering Division, during month - Ref. AF11/866**

Goal: Building Communities

Strategic Objective: The identified needs of the community are met, through implementing Long Term Asset Management Plans and Infrastructure Plans.

The Engineering Manager reported the following works are to be undertaken/are currently being undertaken by the Operational Services Department, Engineering Division, during the month:

<u>Commenced Tasks</u>	<u>% Completed</u>
• Old Hospital landscaping works (paths and culdesac)	80%
• Gordon Street footpath construction	80%
• Boandik Terrace blowhole drainage project (tree removal works)	5%
• Davison Street retention basin (fencing)	5%
• Rail Trail - Pick Avenue to White Avenue	25%

Railway Lands

- Major art piece tracks (paving works)/signalling change 10%
- Heritage elements (fence and stobie poles) 20%

Completed Tasks

- Suttontown Road / Wireless Road (roundabout works)
- Eagle Court drainage improvements
- Yeates Street / Locke Street roundabout (asphalt works)
- Livingston Street / Davison Street drainage upgrade

moved the report be received.

seconded

2. ANIMAL MANAGEMENT - Dog Control and Care Facilities - Ref. AF11/124

Goal: Building Communities

Strategic Objective: 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.
Encourage the development of community facilities and infrastructure, community events, and active and safe community spaces through direct support, seeking funding, facilitation etc.

Goal: Governance

Strategic Objective: Evaluate the effectiveness of all service delivery initiatives against the returns and/or benefits to the community.

The Director Operational Services reported:

(a) Council, at its meeting of 15th March 2016 resolved:

“Director - Operational Services to prepare report regarding Dog and Cat Management minimum supply and support by Council, also including the cost and implication of Council running the South East Animal Welfare League facility.”

(b) at this time, Council only administers dogs, but any discussion regarding owning and operating its own facility should at least have consideration to the likelihood of cat administration becoming a legal requirement;

(c) attached to the agenda is a simple concept plan for a suitable facility. Assuming Council has suitable land (e.g. Eucalypt Drive), the cost to establish the site is estimated at \$250,000. If Council needs to buy land, this will substantially increase the cost. The estimated cost to operate this facility (using paid staff) is estimated at \$170,000 per annum;

(d) cost sharing with the District Council of Grant and/or the use of volunteers may assist with cost reductions but at this time it is not possible to quantify any likely financial impact of one or both of these alternatives;

(e) Council’s resolution also addresses the issue of Council “running the South East Animal Welfare League (SEAWL) facility”. Obviously the costs (annual operating) will be in excess of the \$170,000 for a stand alone dog care facility, but the likely cost will depend on the level of service to be provided (e.g. opening hours, type of

animals to be catered for, any special needs for certain types of animals etc) and further work is required by Council to enable this cost to be established with any degree of confidence.

moved it be recommended:

- (a) The report be received and contents noted.

seconded

3. **ANIMAL MANAGEMENT - South East Animal Welfare League - Request for Contribution to Capital Upgrade - Ref. AF11/126**

Goal: Building Communities

*Strategic Objective: 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.
Encourage the development of community facilities and infrastructure, community events, and active and safe community spaces through direct support, seeking funding, facilitation etc.*

Goal: Governance

Strategic Objective: Evaluate the effectiveness of all service delivery initiatives against the returns and/or benefits to the community.

The Director Operational Services reported:

- (a) The South East Animal Welfare League (SEAWL) made a presentation to the Elected Members Workshop on 1st June 2016 and have requested Council contribute \$350,000 towards the significant upgrade to their Riddoch Highway Property. The estimated cost of the complete upgrade is \$1.7 million;
- (b) Council has also been presented with a report that details the estimated cost for Council to provide and operate its own stand alone dog pound facility (refer item 2 on this agenda);
- (c) the SEAWL have a very long history of providing care for animals in the district and they have provided impounding services to Council for a very long time;
- (d) the Leagues upgrade plans are very ambitious and they are to be commended on their vision and efforts to date to realise this vision;
- (e) this report will recommend that Council endeavour to meet their funding requests (paid over two financial years being 2017/2018 and 2018/2019) together with a requirement that the SEAWL enter into a long term agreement with Council to continue to provide impounding services (in line with the current agreement), which is due to expire in 2019;

moved it be recommended

- (a) The report be received;
- (b) Council commend the South East Animal Welfare League (SEAWL) on their vision for the upgrade to the Riddoch Highway facility;

- (c) Council refer an amount of \$175,000 to the 2017/2018 budget for consideration as its first contribution to the upgrade program noting that such funding will need to come from rates raised;
- (d) Council advise the SEAWL of this resolution and also advise the League that any funds provided will only be available if:
 - approved by Council in the 2017/2018 and 2018/2019 budgets, noting that the requests will be treated independently;
 - the works have substantially commenced;
 - the SEAWL have entered into an agreement with Council to provide impound services (in line with the current agreement) for a minimum 10 year period.

seconded

4. INFRASTRUCTURE - Maintenance - Request for Removal of Street Tree - 11 Sherbrook Close - Ref. AF15/546

Goal: Environment

*Strategic Objective: Support initiatives that value and preserve our unique environment and contribute to environmental sustainability
Support the preservation and enhancement of the City's unique natural and built heritage for future generations*

The Engineering Technical Officer reported:

- (a) Roger Cutting of 11 Sherbrook Close has contacted Council requesting the removal of the two large Plane trees located on the Conroe Drive side of his property;
- (b) Mr Cutting has expressed his concerns over the extent of damage the tree roots are causing to his property;
- (c) upon inspection it was found that the trees in question are located approximately 4.5 metres south of the house. The tree root zone consists mainly of open grass area with a concrete footpath 1.5 metres south of the trunk of the trees. The trees structure is good with no evidence of visible structural flaws, whilst the trees health was unable to be verified as they are deciduous and the foliage has fallen from them. There was no evidence of pest activity at the time of the inspection;
- (d) from the inspection it was evident that the trees are causing damage to the paved areas around the house. The tree roots have grown under the fence at a number of random locations uplifting the pavers along the rear of the house. One major root has grown almost the full length along the front of the property uplifting the path as it has grown. Council has also replaced two sections of concrete footpath south of where the trees are located due to tree roots uplifting the path. Given the trees will double in size, it is evident that their location is unsuitable;
- (e) it should be noted that the tree roots under the concrete footpath were pruned as there was no other way of replacing the concrete path due to their size. Given the number of roots that would be required to be pruned to remove the nuisance to the property, the trees health and stability would be dramatically compromised. The likelihood of impact to a target should the tree fail due to extensive root pruning is high, however without pruning the trees roots the problems to the property cannot be removed and will persist as the trees grow.

moved it be recommended

- (a) The report be received;
- (b) Council authorise the removal of the two Plane trees adjacent to 11 Sherbrook Close.

seconded

5. INFRASTRUCTURE - Maintenance - Request for Removal of Street Tree - Helloworld - James Street Car Park - Ref. AF15/546

Goal: Environment

*Strategic Objective: Support initiatives that value and preserve our unique environment and contribute to environmental sustainability
Support the preservation and enhancement of the City's unique natural and built heritage for future generations*

The Engineering Technical Officer reported:

- (a) Mr Grant Horrigan of Helloworld has written to Council expressing his concerns over the native trees located near the James street toilet carpark owned by Council;
- (b) Mr Horrigan's main concern are the large Eucalypt trees which he believes constantly drop large limbs, bark and gum nuts making the area dangerous and untidy;
- (c) an on-site inspection of the trees in the area was conducted and it was found that four trees are currently located in the median island that belongs to Council. Of the four trees, two were small Melaleuca species, a Eucalyptus botryoides and a Eucalyptus Viminalis;
- (d) the southernmost Melaleuca tree has good tree health as indicated by the dense foliage and colour; however it has poor structure as indicated by a minor split developing in the truncal area near the point of divergence of the three main branches, one of which has been removed in the past. The second Melaleuca tree is in poor health as indicated by the poor foliage density. The trees structure is also poor, as indicated by the number of tree wounds located throughout the tree, an indication that it has lost a number of limbs in the past. The main contributing factor to the trees poor health and structure is that the tree has been planted near the large Eucalyptus botryoides tree which is overshadowing the smaller trees space. It should also be noted that both of these trees are uplifting and causing damage to the surrounding kerbing;
- (e) the Eucalyptus botryoides is a large tree also located within the small median island and is clearly too big for its location. As a result, the kerbing is being uplifted by the extensive root system associated with a large tree. The tree health is considered poor as indicated by the foliage density and the yellowing of the leaves throughout the tree. The tree is also infested with pests as indicated by frass under the bark of the trunk and major branches. It should be noted that pest and disease within trees are generally associated with trees that are stressed such as this one;
- (f) the Eucalyptus viminalis is also located in the median island, and as a result the tree roots are also uplifting the kerbing and causing some minor cracking to the

pavement. It is evident that the tree is too large for its current location. It should be noted that the tree's health is good as indicated by the dense foliage and colour with no evidence of pest or decay at the time of the inspection. The tree's structure is also sound with no obvious notable flaws. There is some minor twiggy dieback which can be associated with some of the minor branches being shed, but this is part of the habit for this type of tree. The tree is also renowned for short fibrous bark throughout the stems which shed in long ribbons causing continual litter problems along with the gum nuts, both of which are not ideal in carpark areas.

moved it be recommended

- (a) The report be received;
- (b) Council authorise the removal of the southernmost Melaleuca tree given it has started to split;
- (c) Council authorise the removal and replacement of the remaining three trees as part of the 2016/2017 City Centre Redevelopment Project which includes the upgrade of the James Street carpark;
- (d) Council undertake the required routine pruning to the remaining trees and remove all existing deadwood and twiggy dieback to help ensure the trees are maintained in a safe manner until the carpark upgrade commences.

seconded

6. **INFRASTRUCTURE - Street Tree Planting Program 2017 - Ref. AF16/212**

Goal: Environment

Strategic Objective: Support initiatives that value and preserve our unique environment and contribute to environmental sustainability.
Support the preservation and enhancement of the City's unique natural and built heritage for future generations.

The Engineering Technical Officer reported:

- (a) In order for Council to receive specific tree species and cultivars for the 2017 Street Tree Program, it is necessary to reserve selected trees in advance. Without pre-ordering specific trees, there is no guarantee from nurseries that specific species, varieties or cultivars will be available in their preferred size and numbers when required;
- (b) it should be noted that a new species of tree not currently listed on Council's preferred list of street tree plantings has been selected to trial in the 2017 Street Tree Program. By measuring tree performance and correlating data to various site conditions we can examine which tree species are suitable to certain sites. This in turn will help build on the diversity of our current Street Tree listing which has now grown to 48 listed trees for selection;
- (c) the Designer Cherry, (*Prunus fruticosa* 'Globasa') is an attractive flowering cherry propagated onto a 'Standard'. This cultivar is used in a wide range of areas from small parks to narrow streets and median strips. It is not listed under SA Power Networks tree planting guide for plantings under powerlines, but given it grows to a mature height of approximately 5 metres it is more than suitable for planting under powerlines. The tree is listed under schedule 1 of the SA Water guide which allows trees to be planted in a street but not closer than two metres to any sewer

or connection without written approval from SA Water. It should be noted that all utilities as well as residents are notified by Council prior to any plantings in relation to the Street Tree Program and asked to comment upon;

- (d) Section 2.1 of Councils Street Tree Policy, outlines that Council has currently adopted to plant streets with the same species of tree, but tree species may vary from one side of the street to another. As a result of this, the removal of some trees may be necessary to gain street uniformity;
- (e) it is proposed to remove a total number of fourteen existing street trees as part of the 2017 Street Tree Program. It is proposed that four *Melaleuca* trees be removed from Somerset Close, as the trees will not be uniform with the trees selected for the new plantings. The three *Prunus* trees proposed for removal along Mahoney Avenue have passed their useful life expectancy and are showing signs of stress and decay. The Eucalypt tree adjacent to 14 Pearce Crescent is located under powerlines and is being lopped whilst the bottlebrush tree adjacent to 12 Mugford Street is structurally unsound. There are 5 Eucalypt trees located within the swale drain along Saint Martin's Drive. It should be noted that two had fallen over last year due to the high winds and constant wet ground typical of a swale drain during winter. The residents who live adjacent to the reserve approached Council at the time of the cleanup requesting that the trees be removed and replaced with a more suitable species away from the swale drain. This would be a good opportunity to remove the existing trees and replace them with the Japanese Zelkova which is located on the northern side so street uniformity is met.

moved it be recommended:

- (a) The report be received;
- (b) Council approves the proposed schedule of trees that have been selected for removal to allow for uniformity in the 2017 Street Tree Program as outlined in Policy T120;
- (c) Council notifies all residents and utilities affected by the plantings, and invite comment on same (in accordance with Councils Public Consultation Policy);
- (d) Council adopts the following program for the 2017 Street Tree Program so that the proposed species of trees selected may be pre-ordered:

COMMON NAME	BOTANICAL NAME	STREET NAME	TREES BEING RETAINED	PROPOSED REMOVALS	PROPOSED PLANTINGS	NET GAIN
Blackwood	<i>Acacia melanoxylon</i>	Pearce Crescent (South Side)	0	1	15	14
Blackwood	<i>Acacia melanoxylon</i>	Paull Street (East Side)	0	0	3	3
Blackwood	<i>Acacia melanoxylon</i>	Mugford Street (North Side)	0	0	5	5
Capital Pear	<i>Pyrus calleryana</i> 'Capital'	Ayers Street (East Side)	0	0	12	12
Designer Cherry	<i>Prunus fruticosa</i> 'Globasa'	Ayers Street (West Side)	0	0	10	10
Designer Cherry	<i>Prunus fruticosa</i> 'Globasa'	West Street	0	0	33	33
Edgewood Pear	<i>Pyrus calleryana</i> x <i>betulaefolia</i> 'Edgewood'	Grange Place	0	0	18	18
Edgewood Pear	<i>Pyrus calleryana</i> x <i>betulaefolia</i> 'Edgewood'	Skyline Place	0	0	16	16
Edgewood Pear	<i>Pyrus calleryana</i> x <i>betulaefolia</i> 'Edgewood'	Ridgeview Court	0	0	16	20
Gawler Hybrid Bottlebrush	<i>Callistemon viminalis</i> 'Harkness'	Pearce Crescent (North Side)	0	0	18	18

Gawler Hybrid Bottlebrush	<i>Callistemon viminalis</i> 'Harkness'	Paull Street (West Side)	0	0	3	3
Gawler Hybrid Bottlebrush	<i>Callistemon viminalis</i> 'Harkness'	Mugford Street (South Side)	0	1	6	5
Korean Sun	<i>Pyrus fauriei</i> 'Westwood'	Mahoney Street (East Side)	0	1	13	12
Southworth Dancer Pear	<i>Pyrus betulaefolia</i> 'Southworth' Dancer	Emerald Drive	0	0	52	52
Southworth Dancer Pear	<i>Pyrus betulaefolia</i> 'Southworth' Dancer	Longmire Terrace	0	0	25	25
Southworth Dancer Pear	<i>Pyrus betulaefolia</i> 'Southworth' Dancer	Mahoney Street (West Side)	0	2	12	10
Southworth Dancer Pear	<i>Pyrus betulaefolia</i> 'Southworth' Dancer	Silverbrook Drive	0	0	25	25
Southworth Dancer Pear	<i>Pyrus betulaefolia</i> 'Southworth' Dancer	Somerset Close	0	4	22	18
Japanese Zelkova	<i>Zelkova Serrata</i> 'Greenvase'	St Martins Drive	0	5	19	14
			0	14	323	309

seconded

7. **TRAFFIC MANAGEMENT - Regulating - Parking On-Street - Grant High School - Request for Extension of Bus Zone - Newsham Avenue (Northern Side) - Ref. AF11/1880**

Goal: Building Communities

Strategic Objective: 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.
The identified needs of the community are met, through implementing Long Term Asset Management Plans and Infrastructure Plans.

The Engineering Manager reported:

- (a) Council is in receipt of a letter from Grant High School regarding a number of issues. The first one being a request to extend the existing bus zone on the northern side of Newsham Avenue (by approximately 30 metres) towards Hosking Avenue. This request makes sense and will only displace 4-5 car parks;
- (b) Council Officers have attached a Parking Resolution and Traffic Impact Statement in support of this suggested change;
- (c) the second issue raised in the letter is that of traffic congestion along Newsham Avenue, whereby on-street parking (both sides of the road) is apparently causing congestion during pick up and drop off times. The author of the letter is suggesting a simple solution to this problem by removing on-street parking on one side of the road during certain times of the day or to consider making Newsham Avenue a one way street;
- (d) firstly, the suggestion to make Newsham Avenue one way is not supported by the Engineering Manager as this is likely to shift the problem elsewhere and cause more problems than it would solve. In addition, if Council was willing to consider one way streets in the vicinity of Grant High School, then it would require a more detailed study into traffic movements and likely congestion effects etc. At this stage there is no justification to warrant such a study;
- (e) the matter of removing parking on one side of Newsham Avenue also needs further consideration. If Council was going to consider this, matters such as:

- likely shift of parking elsewhere (to other side streets of similar width);
- effect of loss of parking for residents;
- effect of further congestion on other side streets that will receive this overflow parking.

(f) comments from Engineering Manager:

- the parking issues/congestion that is being experienced on Newsham Avenue/Hosking Avenue is nothing new and has occurred for many years;
- there is no history of accidents along this section of roadway and whilst the road may become congested at certain times, this congestion actually helps control (reduces) traffic speed (i.e. the more congestion, the slower the traffic speeds);
- on-street parking around schools is a perceived problem by parents/motorists at all schools yet the accident statistics do not support the comments Council tends to receive on these matters;
- unfortunately, Council cannot control the number of people who drive school children to and from school however Council is being proactive in this space by offering alternative modes of transport such as bike lanes, footpaths, Park & Stride and an extension to the existing bus zone;
- by extending the bus zone by approximately 30 metres this will, by default, lessen the effect from parking congestion.

moved it be recommended:

- (a) The report be received;
- (b) Council take no further action at this point in time with respect to removal of on-street parking on Newsham Avenue or consideration for Newsham Avenue to become one way;
- (c) the Traffic Impact Statement to extend the bus zone on Newsham Avenue (attached to the agenda) be endorsed by Council;
- (d) Council rescind the previous bus zone resolution on Newsham Avenue;
- (e) the City of Mount Gambier, pursuant to Ministerial delegation resolves the following:

Prohibited Area
2.1.085

BUS ZONE

NEWSHAM AVENUE (northern side) - from 10.0 metres east of the intersection with Hosking Avenue to 62.0 metres east of the said intersection, to apply at all times

To be effective on the installation of appropriate signage.

seconded

8. **COMMITTEES - City of Mount Gambier Building Fire Safety Committee - Minutes of Meeting held 11th May 2016 - Ref. AF15/571**

Goal:

Governance

Strategic Objective: (i) *Demonstrate innovative and responsible organizational governance*

moved it be recommended:

- (a) Minutes of the City of Mount Gambier Building Fire Safety Committee meeting held on Wednesday, 11th May 2016 be received;
- (b) the decisions made by the City of Mount Gambier Building Fire Safety Committee be noted.

seconded

9. COMMITTEES - Council Development Assessment Panel - Minutes of Meeting held 19th May 2016 - Ref. AF15/554

Goal: Governance

Strategic Objective: Demonstrate innovative and responsible organisational governance.

moved it be recommended:

- (a) Minutes of the Council Development Assessment Panel meeting held on Thursday, 19th May 2016 be received;
- (b) the decisions made by the Council Development Assessment Panel be noted.

seconded

10. COMMITTEES - Environmental Sustainability Sub-Committee - Minutes of Meeting held 7th June 2016 - Ref. AF12/377

Goal: Governance

Strategic Objective: Demonstrate innovative and responsible organisational governance.

moved it be recommended:

- (a) Minutes of the Environmental Sustainability Sub-Committee held on Tuesday, 7th June 2016 be received;
- (b) the following recommendations (number 1 to 5) of the Environmental Sustainability Sub-Committee be adopted by Council:

1. LOCAL GOVERNMENT ACT 1999 LEGISLATION AND REGULATIONS

- The report be received and noted for information.

2. ENVIRONMENTAL SUSTAINABILITY FILM CLUB

- The report be received and contents noted.

3. SOLAR PHOTOVOLTAIC SYSTEM UPDATE

- The report be received.

4. ORGANICS ATTITUDES AND PRACTICES SURVEY

- The report be received.

5. REPORTS FOR INFORMATION

- The current table outlining projects for 2016 (as attached to the Environmental Sustainability Sub-Committee agenda) be received and noted for information.

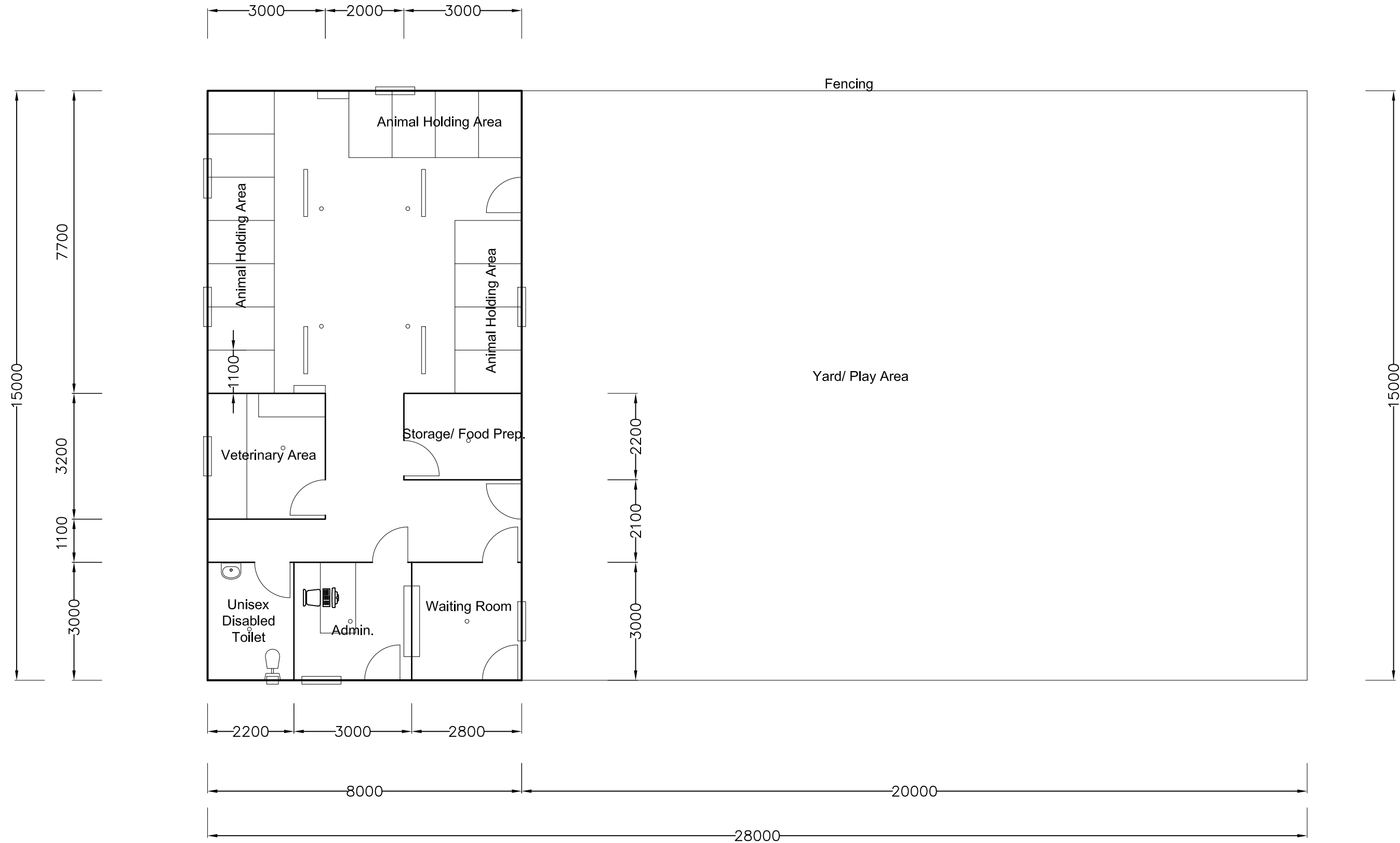
seconded

MOTIONS WITHOUT NOTICE -

The meeting closed at _____ a.m.
AF11/866
SW


Item/ Description	Units	Cost estimate
Site works - (Carpark / Hard Stand 24 x 10 = 240 square metres), Excavation and site levelling works	Prep = 420 square metres	\$2,000
	Bitumen=300 square metres	\$14 000
Shed Construction - 15x8x 3m Gable roof Colourbond shed		\$22,000
4 doors with locks		\$4,000
Windows - 7x 1x1m window openings, 2 x 600mm x 300mm toilet windows		\$7,000
Slab - 15 x 8 = 120 square metres with falls for drainage, including falls as required	13 cubic metres	\$7,000
Electrical - Connection of lights, switches, GPO's, Power box, meter, cable, excavations, including data and internet connections, materials and Labour		\$15,000
Electrical supply to site		\$5,000
Plumbing - 3 basins, 3 sets of taps, 2 hoses for washdown, 4 drains, 2 toilet drains, 3 x taps (internal and external), excavations, hot water service, materials and labour etc. 2 x WC		\$12,000
Plumbing supply to site		\$5,000
Carpentry - Stud frame walls = 36 square metres, 6 internal doors with locks, ceilings, skirtings, architraves, cornices, linings, plastering, insulation, bracing, materials and labour		\$12,000
Fencing - 55 lineal metres, 1.8 metres high mesh fencing, with gates for vehicle access	55 lineal metres	\$7,000
Dog Kennels - 15 x 1.7m x 1.1 m x 2m high constructed of concrete blocks, waterproofed with rendered finish, 15 x galv. Iron mesh doors/gates with locks and clamps, 30 x galv iron posts with shoes.	80 square metres of blockwork	\$18,000
	Plaster render	\$4,000
	Kennels - gates and posts	\$7,500
Joinery - 1 x desk, 3 x cabinets/shelves, 2 x cupboards (for veterinary and office) ,1 x bed for veterinary		\$6,000
Flooring - Toilets tiling - 7 square metres. Admin. - carpets - 10 square metres. Waiting Room - Carpets - 10 square metres. Veterinary - tiling - 10 square metres. Waterproofing and finishing wet areas in dog area including bunding	Tile floors including walls and carpets - 60 square metres	\$10,000
Air Conditioning - fitted for Administration, Waiting Room and Veterinary		\$12,000
Other - 1 x PC for office, connections for trade waste (SA water), Fire Safety and Emergency Lighting		\$10,000
Painting	Animal holding floors - 60 square metres	\$4,000
	Admin/vet/toilet walls/ceilings	\$3,000
Total		\$172,500

2. Additional Site Capital Works		
Site Services - sewer, water, power, data		\$10,000
Perimeter Fencing		\$5,500
Preperation and grassing of yard/ play area		\$6,000
Soft Furnishings		\$10,000
Yard Fencing (extra)		\$5,000
Total		\$36,500
Total (Site works and Building works)		\$209,000
Contingency (10%)		\$20,900
Total		\$229,900
Rounding		<u>\$230,000</u>
<u>Total</u>		<u>\$250,000</u>
4. Operational Costs (excluding current dog & Cat management costs)		
Administration		\$80,000
Consumables		\$20,000
Additional Vet Fees		\$9,000
Dog disposal Costs		
Cleaning Costs		\$4,000
Ground Maintenance		\$1,000
Asset Depreciation		\$10,000
Exercising dogs etc.		\$40,000
Site security		\$6,000
<u>Total</u>		<u>\$170,000 per annum</u>



PLAN

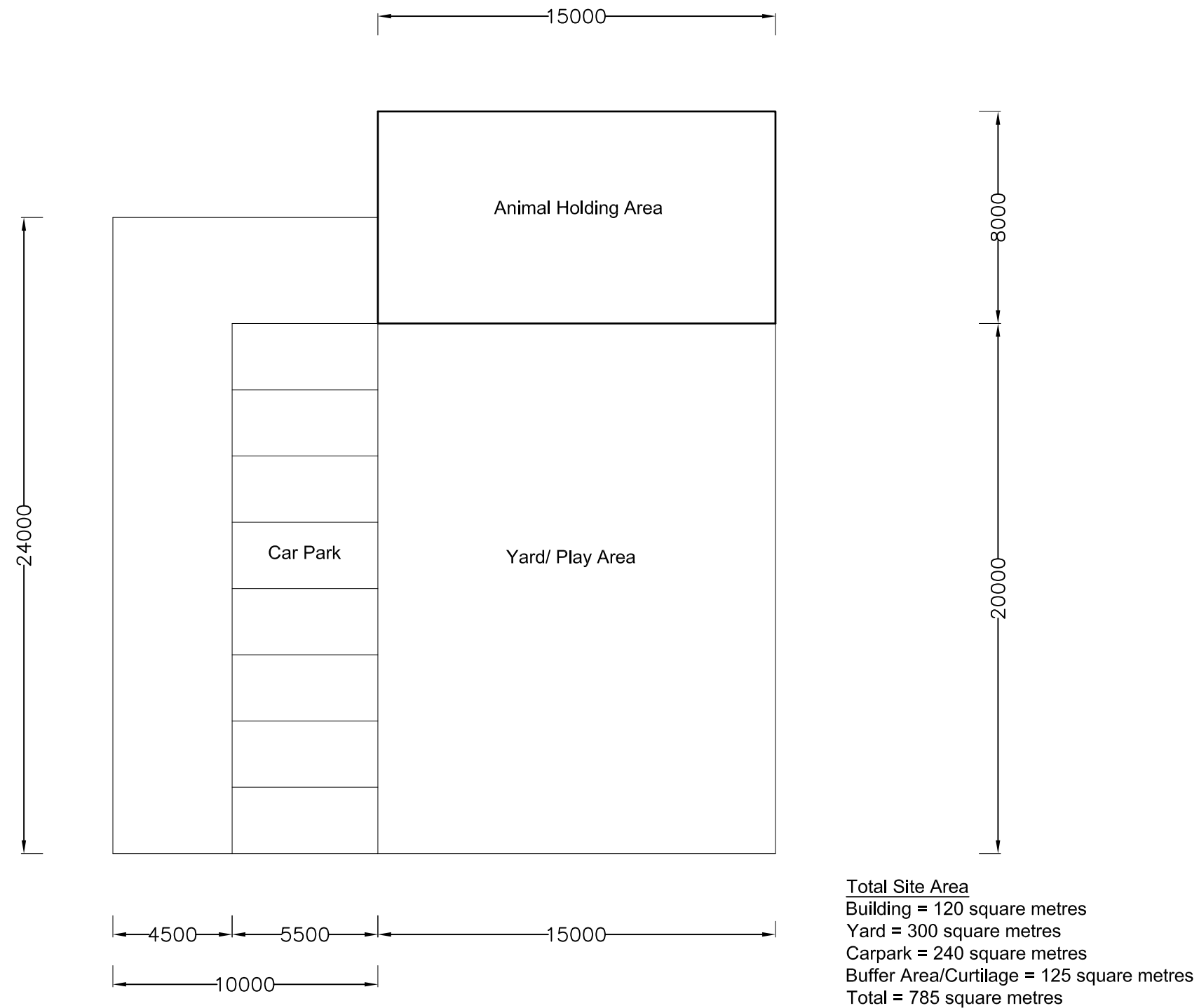
SCALE 1 : 1 0 0

	Approved by		
	Co-ordinates		
	Height Datum		
	Level book		
Drawn by	JW APR 2016	CAD ref	AUTOCAD 1516-18
Designed by	JW APR 2016	Sheet Size	A3


CITY OF MOUNT GAMBIER

ANIMAL COMPOUND

Scale	Sheet No
AS SHOWN	
Plan No	
1516-18	



s i t e
P L A N
S C A L E 1 : 2 0 0

 City of Mount Gambier BLUE LAKE CITY	Approved by		
	Co-ordinates		
	Height Datum		
	Level book		
Drawn by	JW APR 2016	CAD ref	AUTOCAD 1516-18
Designed by	JW APR 2016	Sheet Size	A3

CITY OF MOUNT GAMBIER	
A N I M A L C O M P O U N D	

Scale	Sheet No
AS SHOWN	
Plan No	
1516-18	

City of Mount Gambier

TREE ASSESSMENT

Location of Tree: 11 Glenbrook close Tree ID: n/a
 Name Of Complainant: Roger Cutting
 Written Complaint Received: ☐ Yes ☒ No Other: Telephone (0428 382 272)

Date Received: 01/06/2016

Nature of Complaint: tree roots falling limbs encroaching vegetation

other: _____

Description of Tree: Species: Plane Trees
 Height: small medium large
 Trunk Size: small medium large

Previous History: ☒ Yes ☐ No If Yes, describe:

Upstated footpath to Council has trimmed some roots to repair ground surface

Inspection Type

TREE CONDITION

Evidence Found of:	Roots		Trunk		Major Scaffold		Branches	
	YES	NO	YES	NO	YES	NO	YES	NO
Root Problems	<input checked="" type="checkbox"/>							
Excessive Lean				<input checked="" type="checkbox"/>				
Hollows & Cavities				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Wounds			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Poor Attachments				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Cracks, Faults				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Pests, Disease, Decay				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Deadwood				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Epicormic Growth				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Cankers, Galls				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

COMMENTS:

The two trees consists of a single trunk whereby smaller stems support ascending branches which form the upper portion of the trees. The trees are approximately 6-7 m in height and their general height from ground level is in excess of 25m. The tree root zone consists of an irregular area with the house located 4-4.5m to the north and the road 5-5.5m to the south. It should be noted that Council has taken out repairs to the adjacent footpath by trimming roots & repairing the concrete path. The tree roots from these trees have now grown under the fence and are uprooting & causing damage to the fence in 5-6 areas with particular concern to one particular root which has grown approximately 15m across the front of the house. Given we have already pruned the roots in the north direction pruning more main roots could compromise the stability & health of the tree and cause it to fail. Its proximity to the house and high pedestrian use puts it at a high risk to both the public & property should it fail. The problem will be ongoing as has been the continual repairs taken out to the footpath. The tree

Risk to Public: low medium high

Risk to Property: low medium high

Severity of Problems: 1 2-3 4-5 excessive

Action Required: leave tree prune tree remove tree other: _____

Completed by: Name: Simone Jorgensen Title: ETO
 Signature: [Signature] Date: 03/06/2016
 Request No: _____ Letters: _____

PTO.

City of Mount Gambier

TREE ASSESSMENT

Location of Tree: _____ Tree ID _____

Name Of Complainant: _____

Written Complaint Received: ☐ Yes ☐ No

Other _____

Date Received _____

Nature of Complaint: tree roots falling limbs encroaching vegetation

other: _____

Description of Tree: Species: _____

Height: small medium large

Trunk Size: small medium large

Previous History: ☐ Yes ☐ No If Yes, describe: _____

Inspection Type _____

TREE CONDITION

Evidence Found of:	Roots		Trunk		Major Scaffold		Branches	
	YES	NO	YES	NO	YES	NO	YES	NO
Root Problems								
Excessive Lean								
Hollows & Cavities								
Wounds								
Poor Attachments								
Cracks, Faults								
Pests, Disease, Decay								
Deadwood								
Epicormic Growth								
Cankers, Galls								

COMMENTS:

is also causing a nuisance by the amount of leaves it is dropping onto the road. The trees health is considered good as indicated by the foliage density & colour some months ago before it lost its leaves. The trees structure is also good with no obvious structural flaws. However the trees have a long way to go to mature in both height and width. They are too big for their proximity to the house and will keep causing ongoing problems. It should be removed & replaced with a more suitable species. Roger has taken out repairs to the pavers a couple of times and needs to do it again for a third which is now becoming a nuisance. It should be noted logging the tree is not an option as it can promote root growth which we don't want.

Risk to Public: low medium high

Risk to Property: low medium high

Severity of Problems: 1 2-3 4-5 excessive

Action Required: leave tree prune tree remove trees other: _____

Completed by: Name: Deborah Spangin Title: ETO

Signature: [Signature] Date: 02/06/2016

Request No: _____ Letters: NO





Sally Wilson

From: Grant (helloworld Mt Gambier) <grant.mtgambier@helloworld.com.au>
Sent: Wednesday, 4 May 2016 4:51 PM
To: City Emails
Subject: James St Car Park

To the Director of Operational Services

I am currently the tenant of 49 Commercial St West, helloworld Mt Gambier, and we use a variety of car parks for our staff parking.

However, I have concerns about one car park in particular that is council owned and is in need of some attention due to the large gum trees that are located Within the car park surrounds.

Of concern is the car park located behind the James St toilets and adjacent to Keatley Real Estate, # 18, and also leading into the adjacent car park, # 24.



Our major concern is the large gum & native trees located in the middle of these 2 car parks which are constantly dropping large limbs, barks and gum nuts.

It is of particular concern of windy days, whereby a number of cars have received minor damage due to falling branches.

I understand we park within this area at our own risk, but we are prohibited from parking in any of the other Tenant Car parks in the area, and there is a general lack of parking otherwise.

I feel there will come a time whereby serious damage to persons or vehicles will occur due to the falling of larger branches or limbs from the very old & tall gum tree in particular.

Is it possible for Council to monitor this area and even perhaps have a general clean up of existing branches and bark in the car park to minimise any harm to pedestrians or further damage to vehicles.

If you do have any queires or require clarificaton please do not hesitate to contact me.

Kind Regards



Grant Horrigan | Owner / Manager

helloworld Mt Gambier

49 Commercial Street West, Mount Gambier SA 5290



+61 (8) 8723 2611



+61 (8) 8723 2622



mtgambier@helloworld.com.au



GRANT HIGH SCHOOL

ENGAGING EVERY STUDENT IN DYNAMIC LEARNING

Hosking Avenue 26
Mount Gambier
South Australia 5290

Post Office Box 8221
Mount Gambier East
South Australia 5291

Telephone 08 8726 3100
Facsimile 08 8725 0173

Email dl.0928_info@schools.sa.edu.au
Website www.granth.ssa.edu.au

City of Mt Gambier
Attention: Mr Daryl Sexton
PO Box 56
MOUNT GAMBIER SA 5290

1 June 2016

Dear Daryl,

It has been drawn to our attention that the school bus zone located on Newsham Avenue has enough room just outside the designated zone for 1-2 cars to park legally on the Hosking Avenue end of the zone. When cars are parked in this area during drop off and pick up times, it is impossible for the buses to access the bus zone. After discussion with a representative from your office, it appears that the solution to the issue would be to extend the bus zone to the corner of Newsham and Hosking Avenue. We request that this be done as soon as practically possible. In addition, if cars are parked both sides of Newsham Avenue back to the highway during pick up and drop off times, traffic congestion occurs as there is not enough room for 2 way traffic. A solution to this would be to restrict parking on one side of the street during drop off and pick up times, or to make Newsham Avenue a one way street.

Yours sincerely,

Dr Peter Fairchild
Deputy Principal



Government of South Australia
Department for Education and
Child Development

RESPECT TRUST COMMITMENT

TRAFFIC IMPACT STATEMENT

Extension to Bus Zone - Grant High School
Newsham Avenue (northern side)

Part A – Traffic Management

It is the view of the undersigned that an extension to the existing bus zone on Newsham Avenue (northern side), by approximately 30 metres, will not be detrimental to traffic management in the area.

Part B – Road Safety Effects

It is anticipated that the proposal will not have any negative impacts on road safety.

Conclusion

It is the opinion of the undersigned that the proposal to extend the existing bus zone will not have negative impacts on traffic management or road safety and is therefore deemed appropriate for the area.



.....
Daryl MORGAN
ENGINEERING MANAGER

7th June, 2016
Ref. AF14/52
SW

Proposed Extension to Bus Zone - Newsham Avenue (northern side)



Plot Date: 7th June, 2016



CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

Meeting held on Wednesday 11th May 2016 at 12.00 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

MINUTES

- PRESENT: Cr Ian Von Stanke (Presiding Member)
Andy Sharrad (Metropolitan Fire Service)
Grant Riches (Professional Building Services)
- APOLOGIES: Cr Ian Von Stanke moved the apology received from Daryl Sexton be received.

Andy Sharrad seconded Carried
- COUNCIL OFFICERS: Chris Tully (Building Officer)
Tania Hassan (Building Officer)
Sally Wilson (Team Leader Administration - Operational Services)
- OTHER ATTENDANCES: Dave Colliar - SA Regional Metropolitan Fire Service Manager
- MINUTES: Cr Von Stanke moved that the Minutes of the Meeting held on Wednesday, 24th February 2016 be taken as read and confirmed.

Grant Riches seconded Carried
- QUESTIONS: (a) With Notice - nil submitted.
(b) Without Notice - nil received.

1. BUILDING FIRE SAFETY COMMITTEE - OATMILL COMPLEX - 7 PERCY STREET - Ref. AF11/2131

The Building Officer (Chris Tully) reported:

- (a) The Building Fire Safety Committee at its meeting held on Wednesday, 24th February 2016 resolved:
- “(a) *the report be received*
- (b) *The verbal report from Mr Hayden Cassar advising the meeting that the property owner has cancelled the S71 report previously required by the Committee because he has no tenants for the upper floors of the building be received.*
- (c) *The Building Fire Safety Committee requires the property owner place new covers over two existing Exit Lights so that they become Emergency Lighting.*
- (d) *The Building Fire Safety Committee withdraw the request of 27th August 2015 for the owner to supply a report under S71(3)(a) of the Act.*
- (e) *The Building Fire Safety Committee advise the property owner that under no circumstances is there to be any occupation of the upper floors of the building until such time as a report pursuant to S71(3) of the Development Act is prepared, submitted, considered by the Building Fire Safety Committee and all requirements of the Building Fire Safety Committee have been met.”*
- (b) An inspection was carried out by Council on the 4th May 2016, in response to the directive (item (c)) given to the owner by the Building Fire Safety Committee to replace

the two (2) directional exit light sign covers (identified from the previous inspection/report) to become emergency lighting only.

- (c) The inspection found that the two (2) exit signs in question have now been replaced with clear covers and are emergency lighting only.

Cr Von Stanke moved it be recommended:

- (a) The report be received;
- (b) Further to the resolution of the Building Fire Safety Committee meeting held on 24th February 2016, the owner be advised of the following:
1. the Building Fire Safety Committee is satisfied that part (c) of the resolution requiring *“the property owner to place new covers over two existing Exit Lights so that they become Emergency Lighting”* has been satisfactorily addressed and the matter is now closed.
 2. in accordance with part (e) of the 24th February 2016 resolution the owner is reminded that *“under no circumstances is there to be any occupation of the upper floors of the building until such time as a report pursuant to S71(3) of the Development Act is prepared, submitted, considered by the Building Fire Safety Committee and all requirements of the Building Fire Safety Committee have been met”*.

Andy Sharrad seconded

Carried

2. BUILDING FIRE SAFETY COMMITTEE - ROTARY MARKET - 4 & 4B KENNEDY AVENUE
- Ref. AF15/632

The Building Officer (Chris Tully) reported:

- (a) The Building Fire Safety Committee at its meeting held on Wednesday, 24th February 2016 resolved:
- “(a) The verbal report from Mr Chris Tully be received and the following noted:
- an existing exit door is currently padlocked
 - two external hydrants (one capped) are provided
 - two internal hydrants are provided
- (b) The Building Fire Safety Committee require a pressure and flow test be conducted for all hydrants and the test results submitted to Council no later than 15th April 2016. The capped outlet to one hydrant be removed and the hydrant be made fully serviceable.
- (c) The padlock to the existing emergency exit door be removed immediately, the passage way forming the path of travel to this door have a minimum one metre clear width at all times and two additional directional signs be provided directing people to this emergency exit.
- (d) The owner of the property be advised that the onsite inspection carried out on 24th February 2016 did NOT include the upstairs area of the building.”
- (b) Council has been contacted by the owner of 4 Kennedy Avenue (Rotary Market location) in regards to the letter received from the Building Fire Safety Committee and the fire safety matters in question.

- (c) Council was advised by the owner of the property, that the current occupants of the building (Rotary Market) would address the issues raised by the Building Fire Safety Committee.
- (d) Recent contact with the Rotary Market found that the fire safety matters concerned had not been addressed, as they had not been informed by the owner.
- (e) These matters are now being addressed by the Rotary Market and an inspection will be carried out prior to the Building Fire Safety Committee meeting and a verbal report on the inspection to be given at the meeting.

Cr Von Stanke moved it be recommended:

- (a) **The verbal report from Mr Chris Tully be received and the following noted:**
 - **Council was unable to arrange an onsite inspection prior to the Building Fire Safety Committee meeting.**
 - **Rotary Market advised by telephone that they have received the report advising of the building fire safety matters and will respond to Council following their WHS meeting scheduled to be held on 11th May 2016.**
- (b) **The matter be adjourned to the next scheduled Building Fire Safety Committee meeting and an inspection to be carried out by the Building Fire Safety Committee prior to the meeting.**

Andy Sharrad seconded

Carried

3. BUILDING FIRE SAFETY COMMITTEE - LAKES APARTMENTS - 3 LAKE TERRACE WEST - Ref. AF11/2445

Dave Colliar vacated the meeting at 12:19 p.m. (noting that he is not an appointed member of the Building Fire Safety Committee) while this item was discussed as he is an occupant of the site.

The Building Officer (Chris Tully) reported:

- (a) The Building Fire Safety Committee at its meeting held on Wednesday, 27th August 2014 resolved:
 - “(a) The report be received;*
 - (a) Council write to the owner of the Lakes Apartment, seeking clear and concise details of his/her intentions to complete works as required by the Building Fire Safety Committee including timeframes. On receipt of the required information the Building Fire Safety Committee will reconsider its position in light of the advice received. Advice to be received with 28 days of the date of the letter.”*
- (b) Council has received correspondence in relation to the accepted recommendations and proposed upgrades to the Lakes Apartments from System Solutions Engineering, to advise that all works as proposed have now been completed (copy attached to agenda).

Grant Riches moved it be recommended:

- (a) **The report be received.**
- (b) **The Building Fire Safety Committee accept the report prepared by System Solutions Engineering dated 26th April 2016.**

- (c) The owner be advised that the Building Fire Safety Committee is satisfied that all matters previously raised have been satisfactorily addressed and the matter is now closed.

Andy Sharrad seconded

Carried

Dave Colliar returned to the meeting at 12:21 p.m.

4. BUILDING FIRE SAFETY COMMITTEE - KALGANYI CARAVAN PARK - 250 PENOLA ROAD - Ref. AF16/175

The Building Officer (Chris Tully) reported:

- (a) Council attended a site inspection with the Metropolitan Fire Service after they received a concern from the public, in regards to fire safety.
- (b) The inspection found that fire extinguishers had not been serviced since December 2011 and some fire extinguishers were missing from existing locations.
- (c) A smoke detector was found to be faulty in one cabin inspected (only one (1) cabin inspected during the inspection)
- (d) As a consequence of the inspection, the current operators of the caravan park were advised that the fire extinguishers would need to be serviced and missing ones replaced and to check all smoke detectors, replace batteries (where required) and where smoke detectors are found to be faulty replaced.
- (e) Due to a number of fire safety anomalies noted during the inspection, the operators were advised that an inspection of the whole site would be carried out, at the next meeting of the Building Fire Safety Committee.
- (f) An inspection time has been arranged for Wednesday 11th May 2016 at 10:30 a.m.

Andy Sharrad moved it be recommended:

- (a) The verbal report from Mr Chris Tully be received and the following noted:
- A random inspection of cabins on the site found that some smoke detectors (working when tested) were hard wired and some were only battery operated and appeared not to be powered by a 10-year life battery (it should also be noted that the smoke detector inspected from the previous inspection and found to be faulty, had not been replaced and was no longer working).
 - The inspection of the cabins also found that the majority of the cabins had gas or electrical cooking appliances and at the time of the inspection, only one cabin was noted to have a fire blanket located for use in the event of a fire.
 - The inspection also found that the site does not contain any on site fire hydrants, fire hose reels or permanently connected garden hoses, equipped with nozzles suitable for firefighting at the incipient stage of a fire.
 - As noted from the previous inspection, the existing fire extinguishers have not been serviced since 2011 and some were missing from existing locations.
 - The operator of the caravan site advised the Building Fire Safety Committee on arrival that he had contacted a company to service the existing fire extinguishers located on site, but to date they were yet to attend and carry out this service.

- (b) Pursuant to Section 71(3)(b) of the Development Act 1993, the property owner of 250 Penola Road, Mount Gambier be required to carry out a programme of works to address the Building Fire Safety of the buildings, with such works to be completed within ten (10) days of the date of the notice (and Council notified for an inspection upon completion).

The works to be undertaken to address the issues are listed below:

1. Existing fire extinguishers to be serviced and where missing from existing locations to be replaced.
2. All smoke alarms (detectors) are to comply with Australian Standard AS 3786 and shall be fitted to either the consumer mains power or powered by a 10-year life non-replaceable, non-removable permanently connected battery and serviced in accordance with AS 1851.
3. Fire blankets are to be fitted in all cabins containing gas or electrical cooking appliances.

- (c) Pursuant to Section 71(3)(a) of the Development Act 1993, the property owner of 250 Penola Road, Mount Gambier be required to submit a report, prepared by an appropriately qualified person, to address the Building Fire Safety of the buildings, with such report to be provided to Council within two (2) months of the date of the notice.

The notice should pay particular attention to the issues listed below:

1. A plan to be submitted for locations of permanently connected garden hoses 15 metre (minimum) long, to be provided at a ratio of one (1) hose per two (2) sites and located between each site.
2. The garden hoses will also be required to be equipped with nozzles suitable for firefighting at the incipient stage of a fire.

- (d) The current operators of the Kalganyi Caravan Park be included in the above correspondence for their information.

Cr Von Stanke seconded

Carried

MOTIONS WITHOUT NOTICE - Nil

GENERAL BUSINESS

- (a) Next Building Fire Safety Committee meeting to be held on Wednesday, 17th August 2016 at 12 noon.

The meeting closed at 12:45 p.m.

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting held on Thursday, 19th May 2016 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

MINUTES

PRESENT: Mrs E Travers (Presiding Member) - *by telephone*
Cr M Lovett, Ms E Finnigan, Mrs M Trotter and Mr P Seebohm

APOLOGY/IES: Cr Lovett moved the apology received from Cr I Von Stanke and Cr C Greco be accepted.

Mr Seebohm seconded

COUNCIL OFFICERS: Senior Planner, Simon Wiseman
Project Officer, Josh Wilson
Administrational Officer - Operational Services, Sarah Moretti

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF 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 THE LAND.

MINUTES: Mrs Trotter moved that the minutes of the Meeting held on Thursday, 21st April 2016 be taken as read and confirmed.

Ms Finnigan seconded

Carried

- | | | |
|----|------------------------|---|
| 1. | Development Number: | 381/0123/2016 |
| | Applicant: | K Shanks |
| | Owner: | K Shanks |
| | Description: | To construct a garage 92 square metres in area, with a wall height of approximately 4.3 metres and a total height of approximately 5.8 metres |
| | Address: | 135 Penola Road, Mount Gambier |
| | Nature of Development: | Consent / Category 1 |
| | Zoning: | Residential Zone |
| | Report: | Council Development Assessment Panel Report No. 8 / 2016 |
| | Correspondence: | Letter from Applicant |

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 8 / 2016 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is considered not to be at serious variance with Council's Development Plan and be granted Development Plan Consent subject to the following condition:
 - 1. The development shall be carried out in accordance with the Plan/s as approved by Council.
 - 2. The garage shall only be used for purposes associated with the existing residential land use of the subject property.

Council Development Assessment Panel Meeting Minutes held Thursday 19th May 2016 Cont'd....

3. Vehicles shall be stored within garages and screened from public view, to the reasonable satisfaction of Council.
- (c) The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:
 1. To ensure orderly and proper development.
 1. It is not at serious variance with Council's Development Plan.

Carried

MOTIONS WITHOUT NOTICE

1. Development Number: 381/0145/ 2016
 Applicant: Thomson Bilt/Diamond Garage Doors
 Owner: Taysco Pty Ltd
 Description: To construct a garage with a wall height greater than 3 metres
 Address: 11 King Grove, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 3 / 2016
 Correspondence: Letter from Applicant

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 9 / 2016 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is considered not to be at serious variance with Council's Development Plan and be granted Development Plan Consent subject to the following condition:
 1. The development shall be carried out in accordance with the Plan/s as approved by Council.
 2. The garage shall only be used for purposes associated with the existing residential land use of the subject property
- (c) The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:
 1. To ensure orderly and proper development.
 2. It is not at serious variance with Council's Development Plan.

Carried

The meeting closed at 6:00 p.m.

20 May 2016
 AF15/554
 SM

CONFIRMED THIS

DAY OF

2016.

.....
 PRESIDING MEMBER