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**I hereby give notice that an Economic and Environment Committee Meeting will be held on:**

**Date: Monday, 3 May 2021**  
**Time: 5.30 p.m.**  
**Location: Council Chamber**  
**Civic Centre**  
**10 Watson Terrace**  
**Mount Gambier**

# **AGENDA**

## **Economic and Environment Committee Meeting 3 May 2021**

A handwritten signature in black ink, appearing to read 'Barbara Cernovskis', is placed over a light grey rectangular background.

**Barbara Cernovskis**  
**Acting Chief Executive Officer**  
**29 April 2021**

## Order Of Business

<b>1</b>	<b>Acknowledgement of Country .....</b>	<b>3</b>
<b>2</b>	<b>Apology(ies).....</b>	<b>3</b>
<b>3</b>	<b>Confirmation of Minutes.....</b>	<b>3</b>
<b>4</b>	<b>Questions without Notice.....</b>	<b>3</b>
<b>5</b>	<b>Reports .....</b>	<b>4</b>
5.1	Reserve - Corner of Wehl Street North and Wireless Road West – Report No. AR21/24351 .....	4
<b>6</b>	<b>Confidential Items.....</b>	<b>31</b>
<b>7</b>	<b>Meeting Close .....</b>	<b>33</b>
Attachments Item 3	Economic and Environment Committee Meeting - 2 November 2020.....	34



**1 ACKNOWLEDGEMENT OF COUNTRY**

**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.**

**2 APOLOGY(IES)**

That the apology(ies) from Cr Ben Hood be received.

**3 CONFIRMATION OF MINUTES**

[Economic and Environment Committee Meeting - 2 November 2020](#)

**RECOMMENDATION**

That the minutes of the Economic and Environment Committee meeting held on 2 November 2020 be confirmed as an accurate record of the proceedings of the meeting.

**4 QUESTIONS WITHOUT NOTICE**



## 5 REPORTS

### 5.1 RESERVE - CORNER OF WEHL STREET NORTH AND WIRELESS ROAD WEST – REPORT NO. AR21/24351

<b>Committee:</b>	<b>Economic and Environment Committee</b>
<b>Meeting Date:</b>	<b>3 May 2021</b>
<b>Report No.:</b>	<b>AR21/24351</b>
<b>CM9 Reference:</b>	<b>AF20/456</b>
<b>Author:</b>	<b>Tracy Tzioutziouklaris, Manager Development Services</b>
<b>Authoriser:</b>	<b>Tim Coote, General Manager City Growth</b>
<b>Summary:</b>	<b>Council has received a request to develop the reserve on the corner of Wehl Street North and Wireless Road West as an Urban Nature Park</b>
<b>Strategic Plan Reference:</b>	<b>Goal 1: Our People</b>
	<b>Goal 2: Our Location</b>
	<b>Goal 3: Our Diverse Economy</b>
	<b>Goal 4: Our Climate, Natural Resources, Arts, Culture and Heritage</b>
	<b>Goal 5: Our Commitment</b>

#### REPORT RECOMMENDATION

1. That Economic and Environment Committee Report No. AR21/24351 titled 'Reserve - Corner of Wehl Street North and Wireless Road West' as presented on 03 May 2021 be noted.
2. Council engage a suitably qualified landscape architect to prepare a design for the development of the reserve as proposed by the developer in consultation with the developer and for the further consideration of Council prior to its implementation.
3. Council contribute towards the proposed development as part of the required Open Space Contribution associated with the land division as recently approved by Council.



## **TYPE OF REPORT**

Other

## **BACKGROUND**

As part of the land division to create the residential allotments within the subject locality of Wehl Street North and Wireless Road West the developer was required (by the Development Act) to either:

1. Provide 12.5% in area of the land to be developed to be vested in the Council to be held as public open space; or
2. Make a monetary contribution prescribed by the Development Regulations.

When this locality was first developed the developer provided an amount of land available to be developed as a reserve on the corner of Wehl Street North and Wireless Road West. This land has been vested in Council and the land has been maintained to a low standard with minimal improvements for a lengthy period of time.

It is highlighted that the development of this area had not been completed due to a strategically located piece of land being in different ownership.

## **PROPOSAL**

The developer now owns all of the land within the subject locality and is now in a position to complete this area for residential development.

A land division has recently been approved creating 44 residential allotments (DA 381/D010/2020). A copy of the approved plan of division is attached for Members information.

As part of the approval for this land division the developer was required to pay \$137,104 into the Council Open Space Fund (44 allotment @ \$3,116/allotment) rather than the provision of additional land to be developed as open space.

The developer by letter dated 30<sup>th</sup> March, 2021 requested a meeting with Council to discuss a concept design for the reserve on the corner of Wehl Street North and Wireless Road West. A copy of the letter and a copy of the Concept design is also attached to this report for Members information and perusal. At this time the developer also requested if part of the open space fee could be reduced or contributed towards the proposed development of the reserve.

A meeting was held with the developer, the General Manager City Growth, Acting General Manager City Infrastructure, Manager Operations and Engineering and Manager Development Services on the 15<sup>th</sup> April, 2021 to discuss the proposal.

At this time the ability to develop the reserve as an urban nature park was discussed including the following features:

- A pond and overflow pond as part of the stormwater management for the area
- Nature play area; and
- Improved landscaping including trees, park seating

This would help to minimise the amount of regular maintenance required for the reserve including mowing and improve the amenity value and character of the subject locality.

Council is unable to reduce the payment to Council's Open Space Fund as this is a legislated requirement implemented as part of the development approval for the Land Division. However, Council is able to use the money within the Open Space Fund towards improvements and the development of public open spaces.



## **LEGAL IMPLICATIONS**

The design of the proposed urban nature park will need to be prepared through the receipt of appropriate landscape design to ensure any features are suitable to be placed within a public place to minimise any risk to Council.

## **STRATEGIC PLAN**

Open spaces are important as they provide places for people to meet, socialise, play and connect and access to these areas is associated with increased physical activity and improved mental health. The goals of the Strategic Plan which this proposal relates include Our People, Our Location and Our Diverse Economy and Our Climate, Natural Resources, Arts, Culture and Heritage. Prime references to the Strategic Plan include 1.2, 1.3, 1.4, 2.1, 3.2, 3.3, 4.2, 4.3 and 4.4.

## **COUNCIL POLICY**

Council is currently working on the preparation of a Sport, Recreation and Open Spaces Strategy. This strategy is currently on community consultation/engagement.

## **ECONOMIC IMPLICATIONS**

The development of the reserve will require an investment of money into the reserve. The benefits of undertaking an upgrade of this reserve will also have economic benefits through an improved urban environment and improved health and well being for the community.

## **ENVIRONMENTAL IMPLICATIONS**

Open spaces and reserves play an important role in minimising environmental impacts through the planting of trees and the management of the quality of stormwater

## **SOCIAL IMPLICATIONS**

Open spaces and reserves add value to the quality and amenity of the urban environment and provide opportunities for people to meet, socialise, play and connect.

## **CULTURAL IMPLICATIONS**

N/A

## **RESOURCE IMPLICATIONS**

Council is responsible for the ongoing maintenance of the reserve. The proposal to upgrade the reserve may involve a financial contribution from Council, however as part of the proposal it is hoped the final design could reduce the ongoing maintenance work required to be undertaken by Council.

Council currently uses money available through the Open Space Fund towards the upgrade of reserves and open spaces throughout the City.

## **VALUE FOR MONEY**

There is no current budget allocation for the upgrade of this reserve. Council could use the open space contribution to be paid by the developer towards this project. Council could also negotiate an agreement with the developer to jointly undertake this project.

## **RISK IMPLICATIONS**

Community risk can be managed through the development of an appropriate landscape design for a community/public space.

## **EQUALITIES AND DIVERSITY IMPLICATIONS**

As public open space, the community as a whole is able to access and use the reserve. An appropriate landscape design would include ways to manage these implications.

## **ENGAGEMENT AND COMMUNICATION STRATEGY**

N/A



### **IMPLEMENTATION STRATEGY**

This would be managed by a project plan and proposed timeline for work upon the satisfactory development of an appropriate landscape design/plan.

### **CONCLUSION AND RECOMMENDATION**

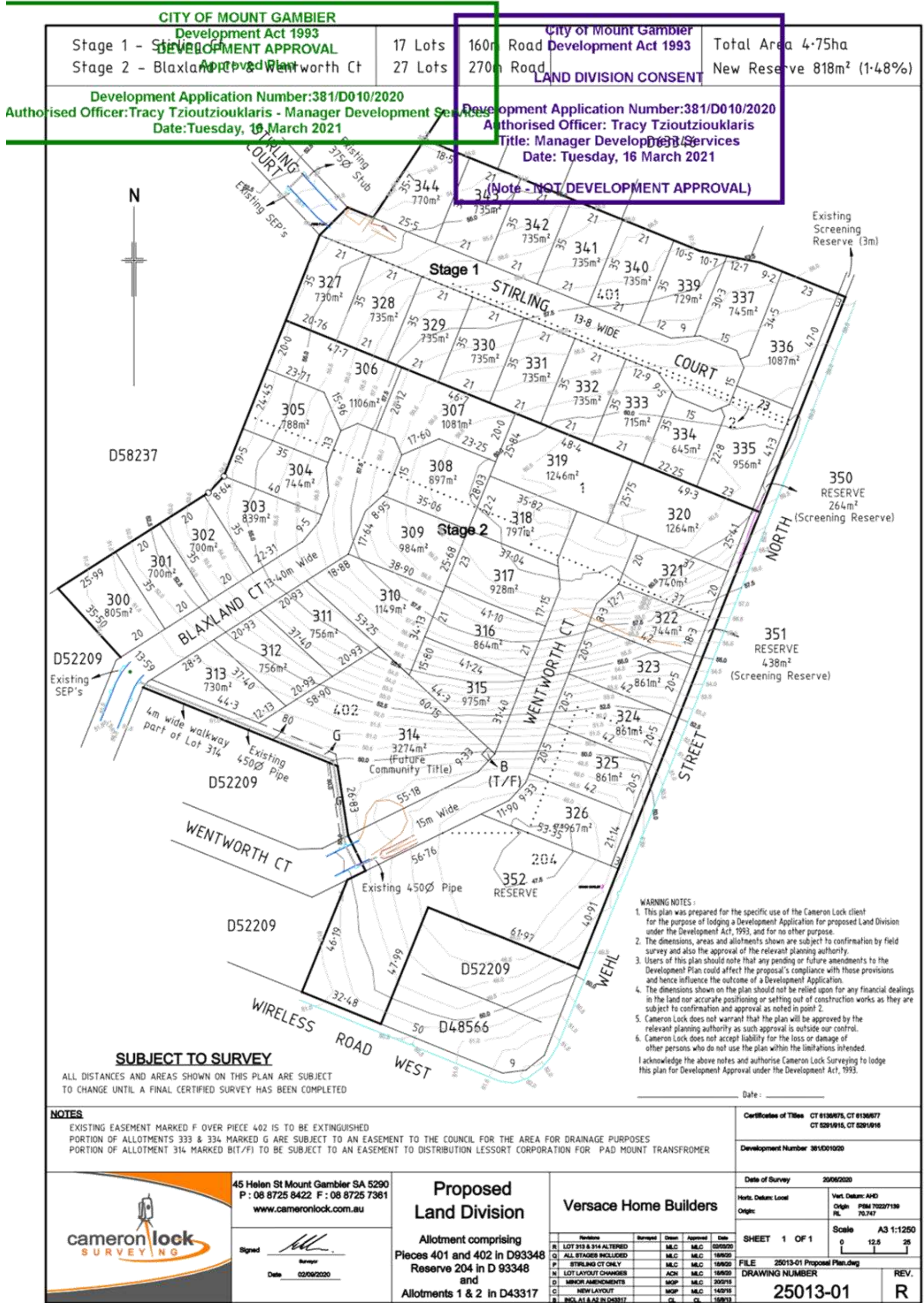
Open spaces and reserves are an important asset throughout the City. Council needs to determine if it is willing to upgrade the existing reserve as approached by the developer, and whether it is willing to contribute towards the proposed development as part of the required Open Space Contribution associated with the land division as recently approved by Council.

Prior to proceeding with the development of the reserve, Council engage a suitably qualified landscape architect to development a concept plan and design for the reserve including costs in consultation with the developer, Versace Home Builders.

### **ATTACHMENTS**

1. Approved Plans - DA 381/0393/2020 - DA 381/D010/2020 - 211 Wehl Street North, Mount Gambier [↓](#)
2. Request to Meet - Reserve - Corner of Wehl Street North and Wireless Road West, Mount Gambier - Versace Home Builders [↓](#)
3. Concept Plan - Reserve - Corner of Wehl Street North and Wireless Road West, Mount Gambier - Versace Home Builders [↓](#)

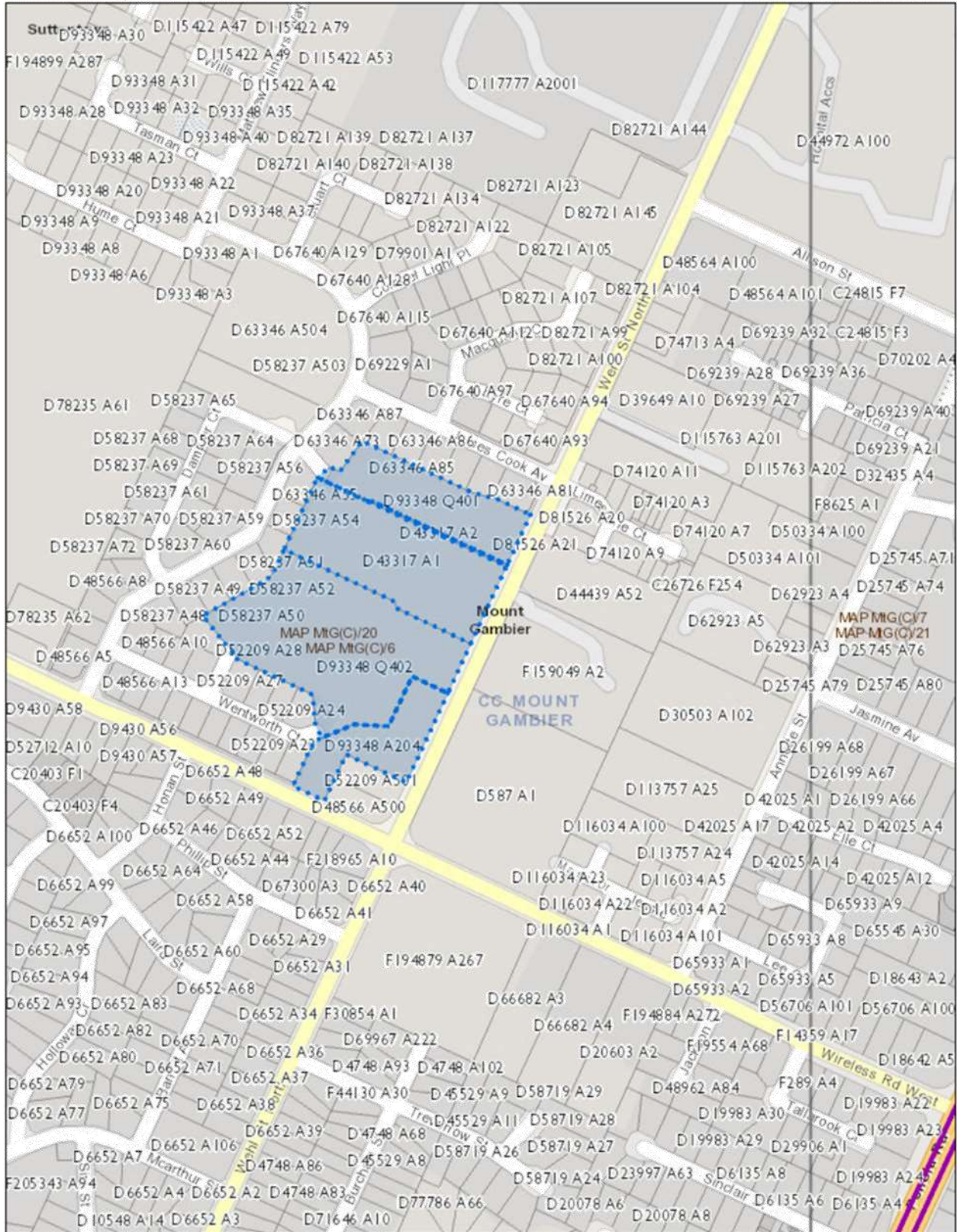






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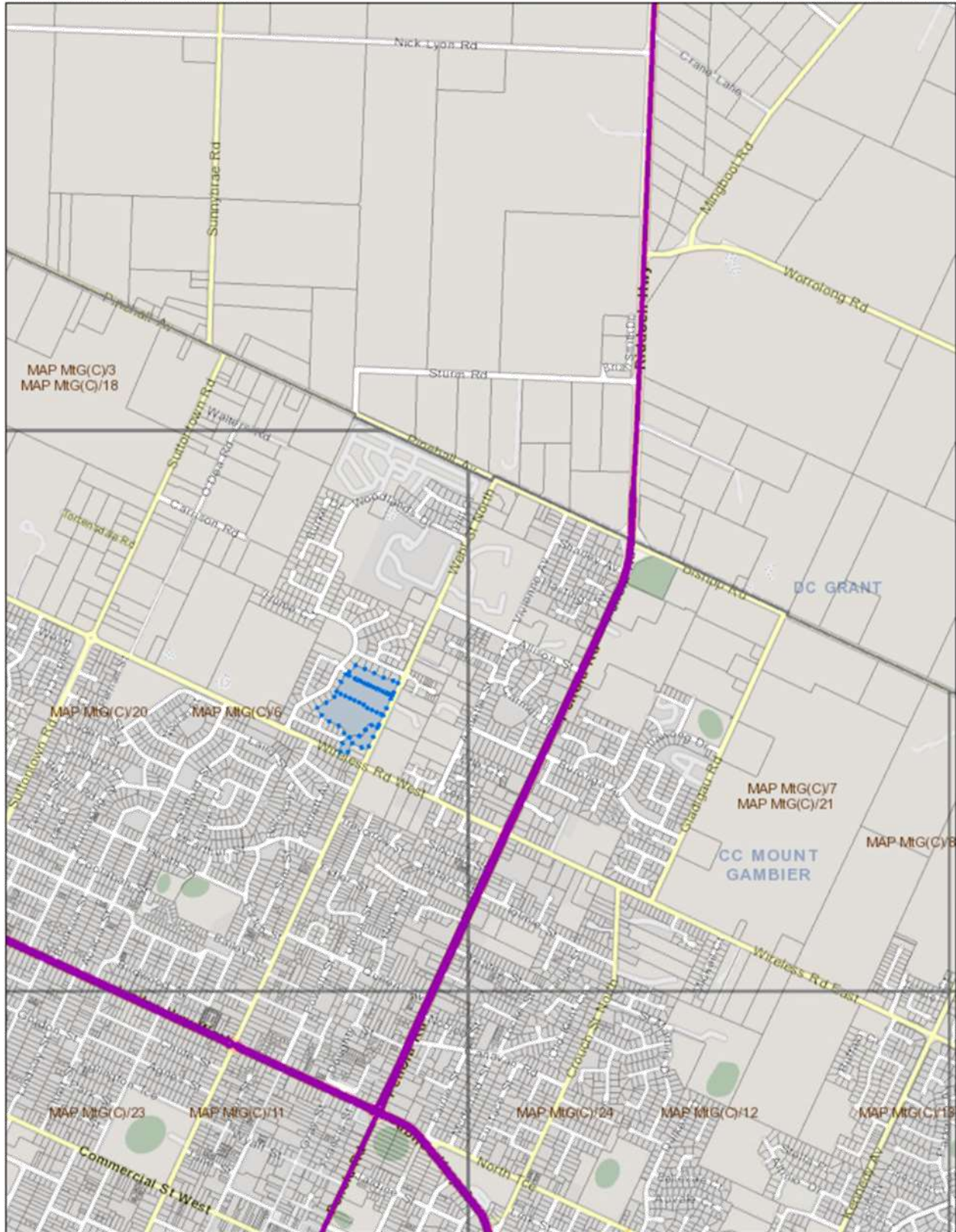
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## GOVERNMENT ADMINISTRATIVE INTERESTS

- **Land Division interests**

381/D009/99 - withdrawn

- No Environmental Protection Act interests
- No State Heritage interests
- No Aboriginal Heritage interests

Record on the Property Interests System for this property at the date of lodgement of the application

Other Government Departments may have administrative interests recorded but this has not been searched by the Planning Services Branch of the Department of Planning, Transport and Infrastructure

NOTE: The Certificate of Title should be checked for registered interests e.g. Land Management Agreements





A COMMITTEE OF THE STATE PLANNING COMMISSION

Contact  
Telephone  
Email

Planning Services  
7109 7016  
[dldptipdclearanceletters@sa.gov.au](mailto:dldptipdclearanceletters@sa.gov.au)

State Commission  
Assessment Panel

Level 5  
50 Flinders Street  
Adelaide SA 5000

GPO Box 1815  
Adelaide SA 5001

08 7109 7061

10 September 2020

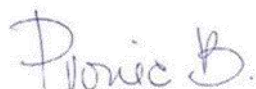
Chief Executive Officer  
City of Mount Gambier  
PO Box 56  
MOUNT GAMBIER SA 5290

Dear Sir/Madam

**Re: Proposed Development Application No. 381/D010/20 (ID 69192)  
for Land Division by Caroem Pty Ltd**

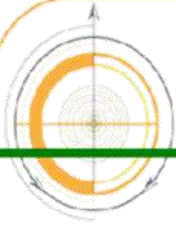
I refer to the enclosed application received at this office and advise that the State Commission Assessment Panel (SCAP) will, within the prescribed time, forward to Council its report in accordance with Regulation 29 of the Development Regulations and any requirements under Section 33 (1) (c) of the Development Act.

Yours faithfully



Biljana Prokic  
**LAND DIVISION COORDINATOR – PLANNING SERVICES**  
as delegate of the  
**STATE COMMISSION ASSESSMENT PANEL**





# WRIGHT CIVIL ENGINEERING

CITY OF MOUNT GAMBIER  
Development Act 1993  
DEVELOPMENT APPROVAL  
Approved Plan

Development Application Number: 381/D010/2020  
Authorised Officer: Tracy Tzioutziouklaris - Manager Development Services  
Date: Tuesday, 16 March 2021

## PRELIMINARY STORMWATER MANAGEMENT PLAN

PROJECT: PROPOSED DEVELOPMENT,  
BLAXLAND, WENTWORTH, AND  
STIRLING COURT DIVISION  
MOUNT GAMBIER

REF: SCDD 075  
PREPARED: TIM WRIGHT MIEAUST, CPENG  
ISSUE: 1  
DATE: NOVEMBER 2020

City of Mount Gambier  
Development Act 1993

LAND DIVISION CONSENT

Development Application Number: 381/D010/2020  
Authorised Officer: Tracy Tzioutziouklaris  
Title: Manager Development Services  
Date: Tuesday, 16 March 2021

(Note - NOT DEVELOPMENT APPROVAL)

Wright Civil Engineering Pty Ltd  
ABN 25 150 804 425

PO BOX 2243.  
BAKERY HILL VIC 3354



## Contents

<b>1</b>	<b>Introduction</b>	<b>2</b>
1.1	Background	2
1.2	EPA Requirements	2
1.3	Information Provided	2
<b>2</b>	<b>Assessment</b>	<b>3</b>
2.1	Site Analysis	3
2.2	Basin Design	4
2.3	Evaluation	5
2.4	Maintenance Responsibilities	6
2.5	Construction	6
	<b>Tables</b>	
Table 2.1	Basin Height-Area-Storage Relationship	4
Table 2.2	Water Quality Improvement Summary	6
	<b>Figures</b>	
Figure 2.1	Catchment Plan	3
Figure 2.2	Retention Basin Typical Section	4
Figure 2.3	The Meadows Estate MUSIC Model Arrangement	5
Figure 2.4	MUSIC Model Treatment Train Effectiveness	6
	<b>Appendices</b>	
	Appendix A Land Division Plan	
	Appendix B Environmental Management Plan	
	Appendix C Land Division Plan	
	Appendix D Catchment Spreadsheet	



# 1 Introduction

## 1.1 Background

The Blaxland, Wentworth and Stirling Court division creates 44 allotments, reserves, and road extensions north west of the intersection of Wireless Road West and Wehl Street North, Mount Gambier.

The aim of this report is to provide details on the ability of the site to manage the increased stormwater created by the division, and clarify ownership and maintenance obligations, in the form of a Preliminary Stormwater Management Plan.

The SWMP is developed to meet the performance criteria set out in the EPA publication 'EPA Guidelines for Stormwater Management in Mount Gambier'.

This is achieved by utilizing the natural limestone infiltration characteristics combined with the retention basin, infiltration bore and gross pollution traps to achieve 1:100 year retention (EPA require a minimum of 1:1 year retention) while also meeting the pollution reduction targets set out in the Guidelines.

## 1.2 EPA Requirements

The requirements of the EPA are outlined in their letter dated 13<sup>th</sup> April 2018, which also includes reference to:

- *EPA Guidelines for Stormwater Management in Mount Gambier* (EPA, 2007)
- *Water Sensitive Urban Design – Greater Adelaide Region Technical Manual* (Department of Planning and Local Government, 2010)
- *Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry* (EPA, 1999)

## 1.3 Information Provided

Our assessment is based on the following information provided:

- Proposed Land Division Plan (Cameron Lock, Rev O, June 2020)
- EPA letter 'Development Application Information Request', EPA Reference: 34906, Dated 21<sup>st</sup> October 2020
- Proposed Road and Drainage Works Plan, Overall Site Catchment Plan (Scott Campbell Design and Drafting, Rev 1, September 2020)
- Proposed Road and Drainage Works Plan, Concept Basin Design (Scott Campbell Design and Drafting, Rev 1, September 2020)



## 2 Assessment

### 2.1 Site Analysis

The proposed basin is in the South East corner of the estate, bounded by Wehl Street North, to the east, and Wireless Road West to the south.

The areas draining to the proposed retention basin are Catchments CA2, CA3, and CA4, while Catchment CA1 drains to an existing basin – refer to Figure 2.1 below. The total catchment to the proposed basin consists of 4.65 Ha of development area.

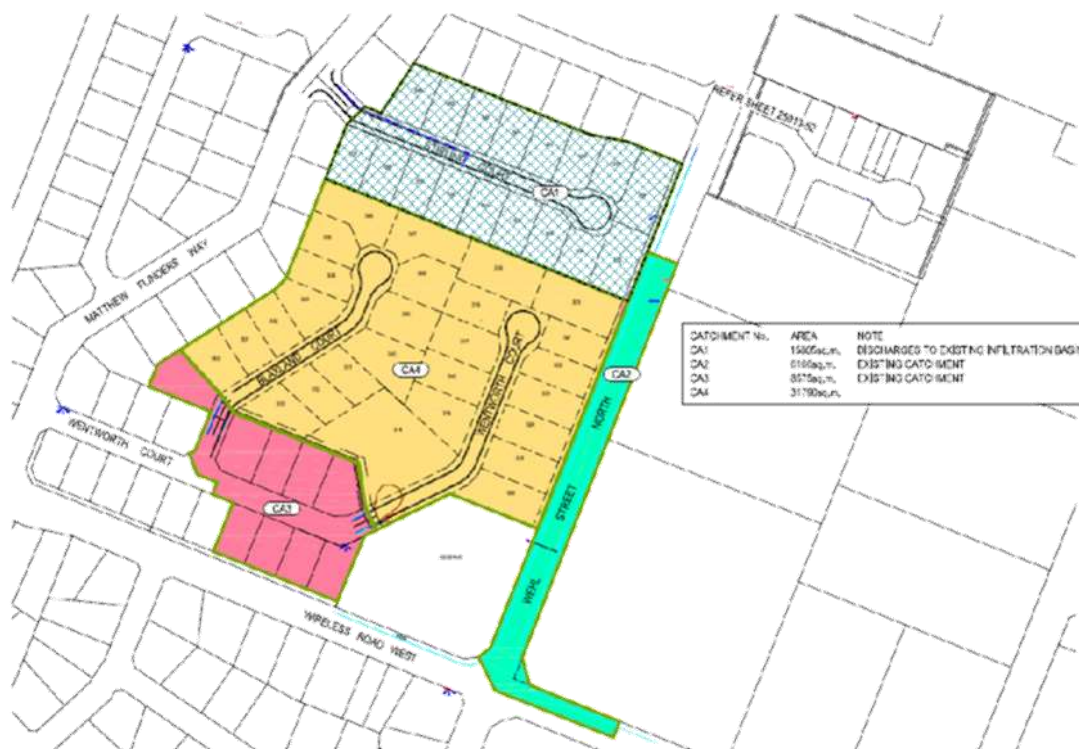


Figure 2.1 Wehl Street South East Basin Catchment Plan

The engineering survey of the existing basin has been examined to determine its height-area- storage relationship, as summarised in Table 2.1.

Table 2.1 Retention Basin Height-Area-Storage Relationship

Height (mAHD)	Surface Area (m <sup>2</sup> )	Volume (m <sup>3</sup> )
47.4	700	0
47.9	1024	430





## 2.2 Basin Design for Retention and Treatment

The proposed basin will provide both retention and stormwater treatment to be compliant with the *EPA Guidelines for Stormwater Management in Mount Gambier* (EPA, 2007). This basis of design calls for the following:

- Storage and disposal of 'everyday' minor rainfall events, up to the 1 year ARI 1 hour duration event, via infiltration through the basin floor
- Disposal of flows in excess of this threshold via a drainage bore, with sufficient storage within the basin to contain the 100 year ARI event.

A typical section of this arrangement is shown below.

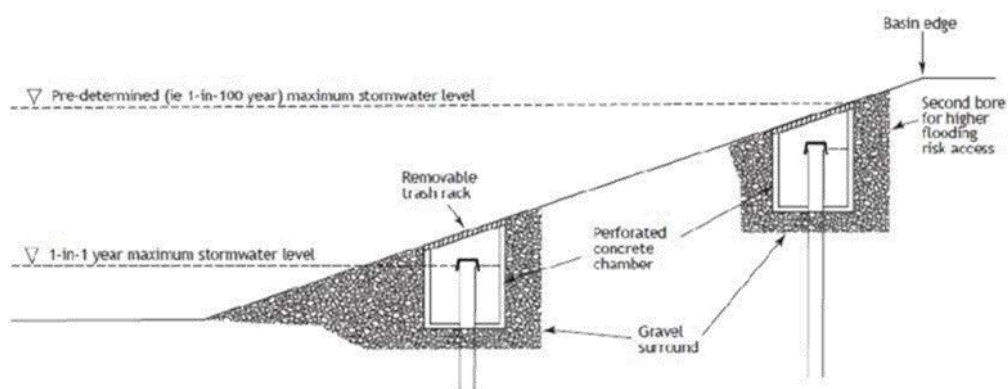


Figure 2.2 Retention Basin Typical Section (EPA, 2007)

For this Preliminary SWMP we have calculated the 1:100-year retention volume to be 403 m<sup>3</sup>. We propose to calculate the 1:1 volume during detailed design, which will set the level of the lower of the two bores shown in Figure 2.2 above.

- High Level Outlet (1:100-year event): To achieve retention volume of 403m<sup>3</sup> for major rainfall events, is approximately 47.9 AHD.
- Low Level Outlet (1:1-year event): To be confirmed during detailed design (and reported in the Final SWMP)

To achieve the 1:100-year retention volume the basin will be approximately 200mm deep.



## 2.3 Evaluation

### 2.3.1 Minor storm retention, disposal by infiltration

A MUSIC stormwater model has been established to evaluate the long-term performance of the proposed arrangement.

6 minute rainfall data recorded at Mount Gambier Aerodrome (Station 026021, Jan 1942 – July 2010) was selected as an input to the model. The MUSIC model was established to reflect the basin as an infiltration basin, with overflows passing through a proposed gross pollutant trap (SPEL Stormceptor), with the receiving node representing the existing drainage bore.

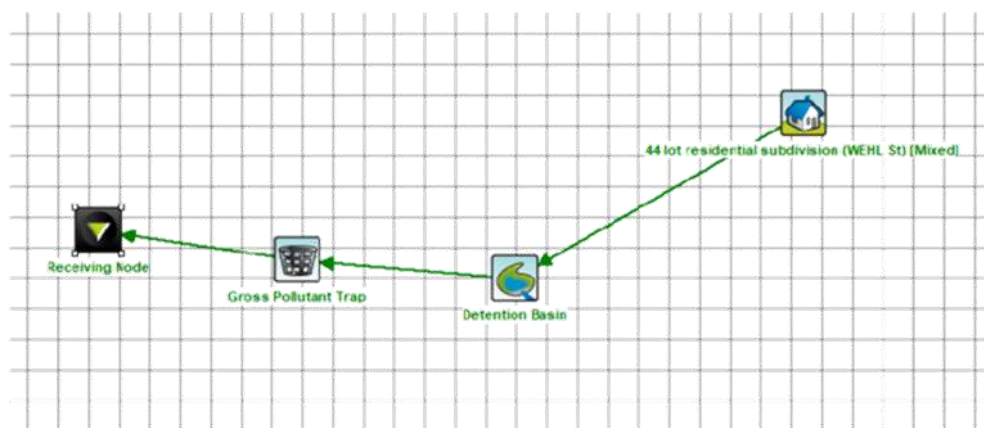


Figure 2.3 Meadows Estate MUSIC Model Arrangement

A conservative infiltration rate of 3.6 mm/hr was adopted for the basin. We believe the actual infiltration rates will be closer to 30mm/hr but will adopt 3.6mm/hr at this stage until we have the actual infiltration results.

The MUSIC model found that 69% of the total flow volume is disposed by infiltration (i.e. only 31% disposed via the drainage bore).

### 2.3.2 Water Quality Improvement

The MUSIC modelling results confirms that the water quality improvement prior to drainage bore discharge would be achieved as summarised in Table 2.2.

Table 2.2 Water Quality Improvement Summary

Pollutant	Reduction Achieved	EPA Target
Total Suspended Solids	84.2%	80%
Total Phosphorus	93%	60%
Total Nitrogen	70.9%	45%
Gross Pollutants	100%	90%



	Sources	Residual Load	% Reduction
Flow (ML/yr)	19.1	5.94	68.9
Total Suspended Solids (kg/yr)	3610	572	84.2
Total Phosphorus (kg/yr)	7.52	0.523	93
Total Nitrogen (kg/yr)	54	15.7	70.9
Gross Pollutants (kg/yr)	814	0	100

Figure 2.4 MUSIC Model Treatment Train Effectiveness at Receiving Node

### 2.3.3 Major Storm Retention

The proposed basin has a storage volume of 430m<sup>3</sup> available at an AHD of 47.9m (0.2m deep).

Stormwater Retention computations have been carried out based on maintaining Pre-Development flows and determining the retention volume based on the site’s Time of Concentration.

Please refer to Appendix C – Stormwater Retention Basin Layout Plan

And Appendix D – Catchment Spreadsheet

### 2.4 Maintenance Responsibilities

The existing basin and associated drainage assets will be under the care, control, and ownership of the City of Mount Gambier. There may be a 12 – 18-month maintenance period immediately after completion of works before the City of Mount Gambier accept ownership.

### 2.5 Construction

A preliminary Environmental Management Plan has been prepared to provide guidance on the measures that should be considered during construction to mitigate against adverse impacts during the land development and building construction stages.

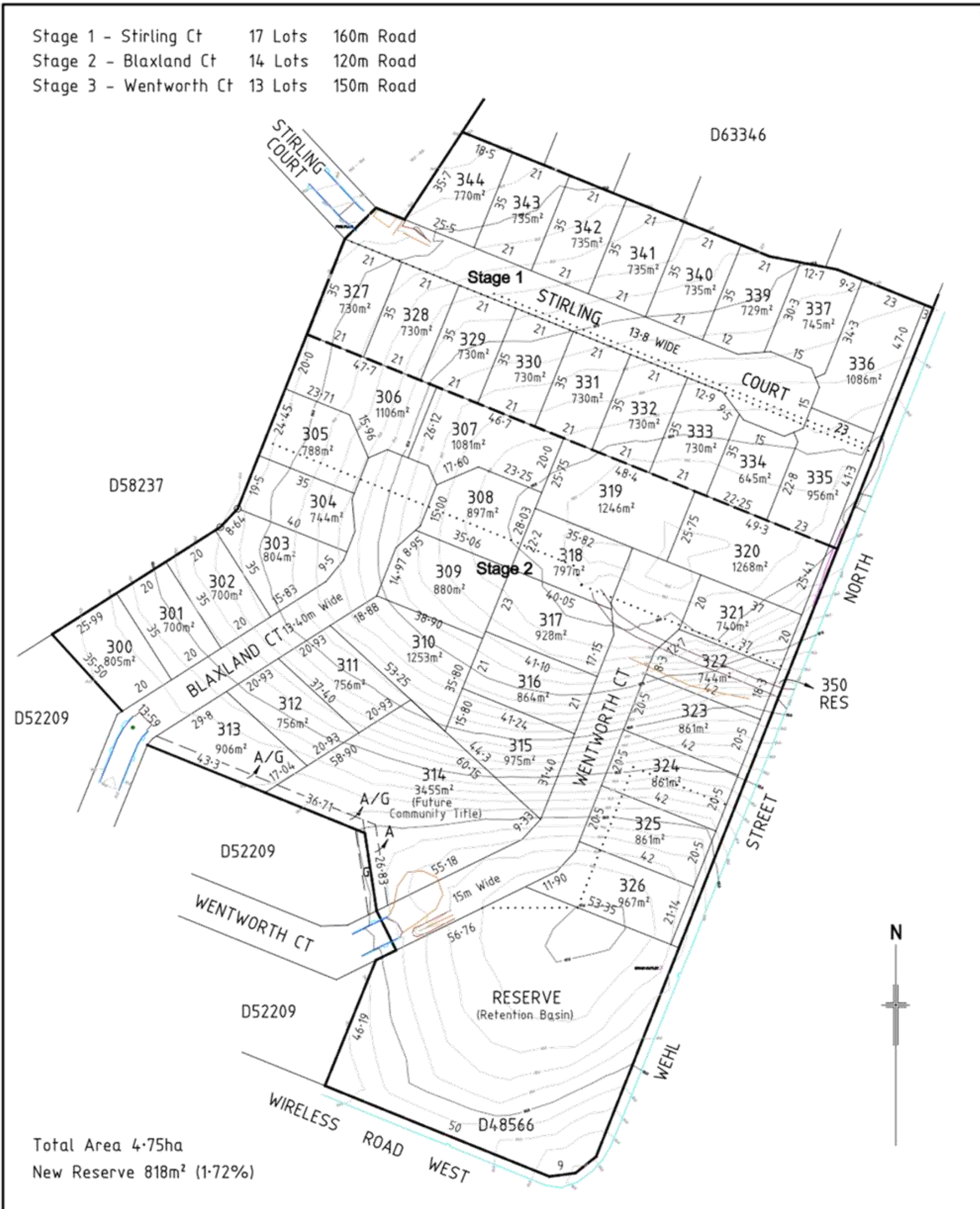
This plan is contained in Appendix B.



# APPENDIX A

## LAND DIVISION PLAN






Total Area 4.75ha  
New Reserve 818m<sup>2</sup> (1.72%)

**NOTES**

PORTION OF ALLOTMENTS 306, 328, & 338 MARKED F ARE SUBJECT TO AN EASEMENT TO THE DISTRIBUTION LESSOR CORPORATION FOR ELECTRICITY SUPPLY PURPOSES  
PORTION OF ALLOTMENTS 333 & 334 MARKED G ARE SUBJECT TO AN EASEMENT TO THE COUNCIL FOR THE AREA FOR DRAINAGE PURPOSES  
EXISTING EASEMENT MARKED F OVER PIECE 402 IS TO BE EXTINGUISHED

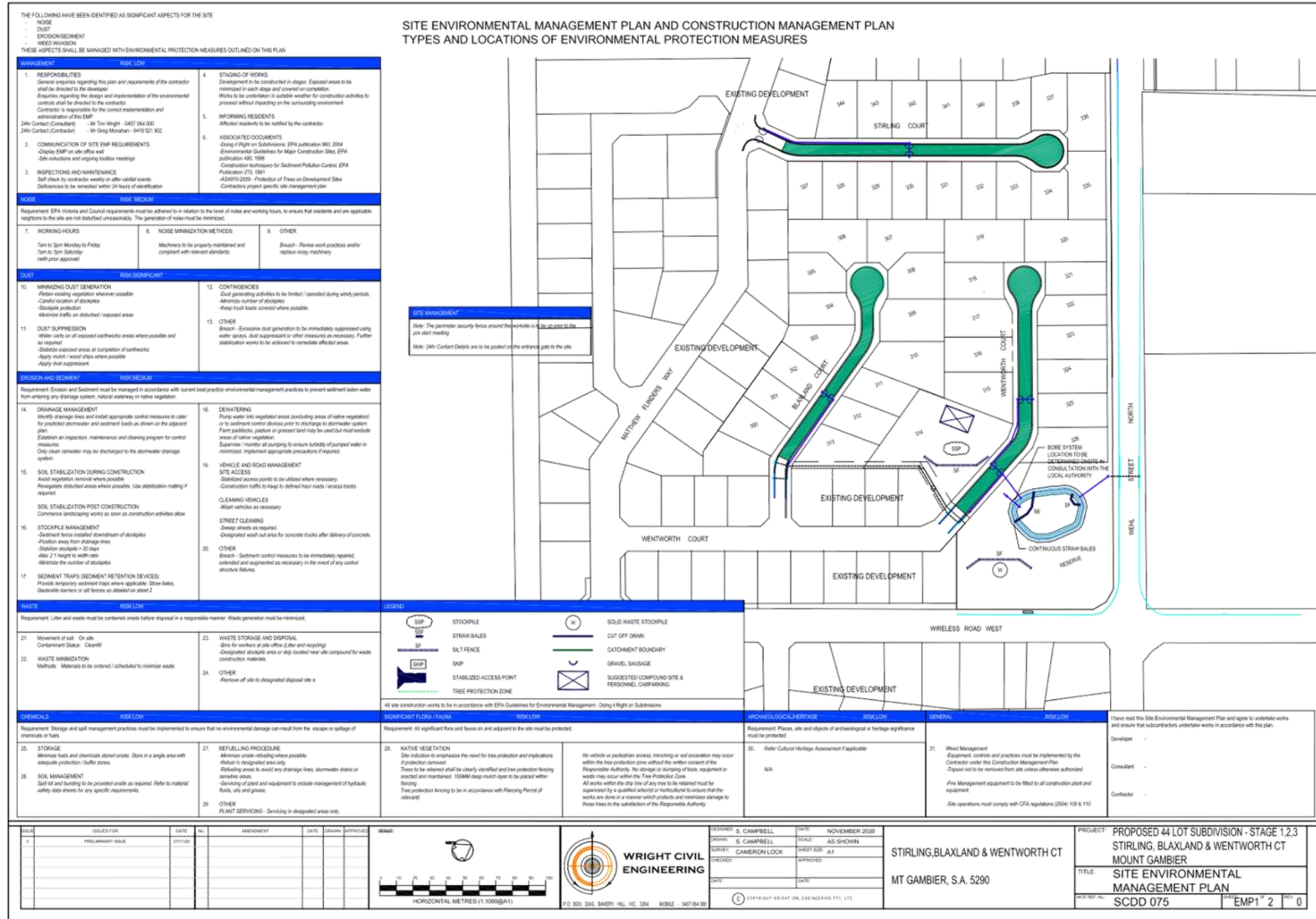
	45 Helen St Mount Gambier SA 5290 P : 08 8725 8422 F : 08 8725 7361 www.cameronlock.com.au	<h3>Proposed Land Division</h3> <p>Allotment comprising Pieces 401 and 402 in D93348 and Allotments 1 &amp; 2 in D43317</p>	<h3>Versace Home Builders</h3>	Date of Survey: 11/7/14																																								
	Signed: _____ Date: _____			Horiz. Datum: _____ Origin: _____ Scale: A3 1:1250 0 12.5 25																																								
Revision Table: <table border="1"> <thead> <tr> <th>Revision</th> <th>Survised</th> <th>Drawn</th> <th>Approved</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>O</td> <td>ALL STAGES INCLUDED</td> <td>M.L.C.</td> <td>M.L.C.</td> <td>18/02/20</td> </tr> <tr> <td>P</td> <td>STIRLING CT ONLY</td> <td>M.L.C.</td> <td>M.L.C.</td> <td>18/02/20</td> </tr> <tr> <td>N</td> <td>LOT LAYOUT CHANGES</td> <td>ACH</td> <td>M.L.C.</td> <td>18/02/20</td> </tr> <tr> <td>D</td> <td>MINOR AMENDMENTS</td> <td>MGP</td> <td>M.L.C.</td> <td>20/2/15</td> </tr> <tr> <td>C</td> <td>NEW LAYOUT</td> <td>MGP</td> <td>M.L.C.</td> <td>14/2/15</td> </tr> <tr> <td>B</td> <td>INCL A1 &amp; A2 IN D43317</td> <td>CL</td> <td>CL</td> <td>16/2/13</td> </tr> <tr> <td>A</td> <td>ORIGINAL PLAN</td> <td>CL</td> <td>CL</td> <td>14/2/13</td> </tr> </tbody> </table>				Revision	Survised	Drawn	Approved	Date	O	ALL STAGES INCLUDED	M.L.C.	M.L.C.	18/02/20	P	STIRLING CT ONLY	M.L.C.	M.L.C.	18/02/20	N	LOT LAYOUT CHANGES	ACH	M.L.C.	18/02/20	D	MINOR AMENDMENTS	MGP	M.L.C.	20/2/15	C	NEW LAYOUT	MGP	M.L.C.	14/2/15	B	INCL A1 & A2 IN D43317	CL	CL	16/2/13	A	ORIGINAL PLAN	CL	CL	14/2/13	SHEET 1 OF 1 FILE 25013-01 Proposal Plan.dwg DRAWING NUMBER <h2>25013-01</h2> REV. <b>O</b>
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B	INCL A1 & A2 IN D43317	CL	CL	16/2/13																																								
A	ORIGINAL PLAN	CL	CL	14/2/13																																								

PROJECT

# APPENDIX B

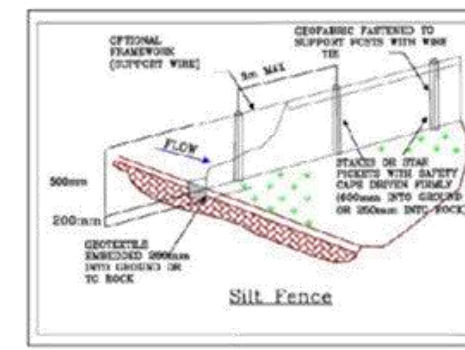
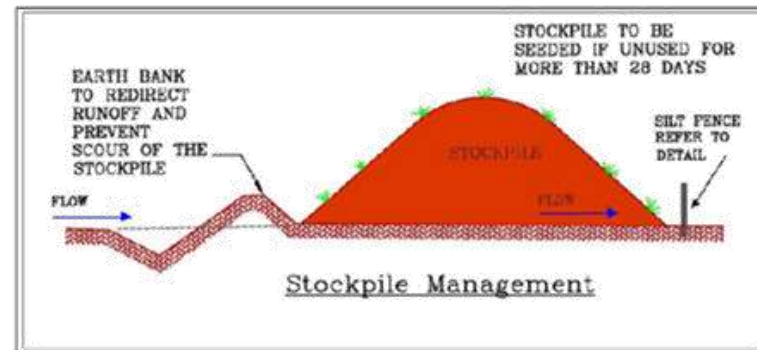
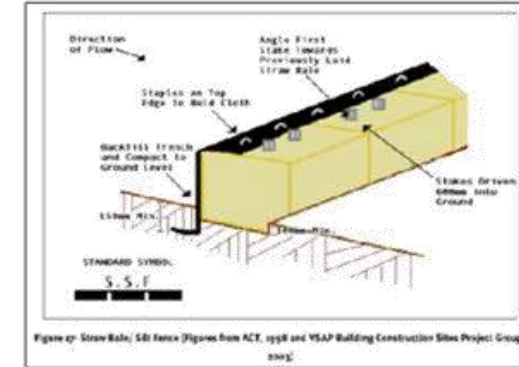
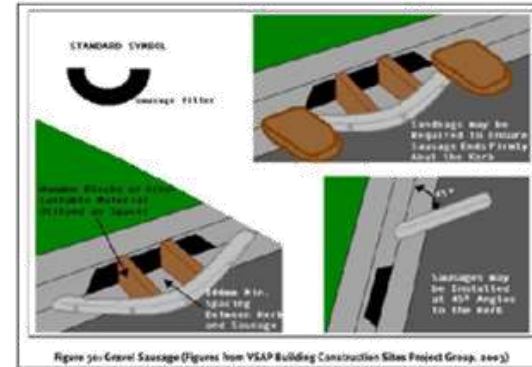
## ENVIRONMENTAL MANAGEMENT PLAN





RISK ASSESSMENT CHECKLIST		
<b>NOISE</b>		
ISSUES	<ul style="list-style-type: none"> <li>Nature of noise generating works: Construction Machinery / equipment</li> <li>Potential Noise Receptors: Residential Properties</li> <li>Proximity of works to noise receptors: Within 100metres</li> </ul>	LIKELIHOOD: CERTAIN CONSEQUENCE: MODERATE OVERALL RISK: MODERATE
<b>DUST</b>		
ISSUES	<ul style="list-style-type: none"> <li>Dust Source: Construction activity eg: excavation, placement of soil etc.</li> <li>Potential Dust Receptors: Neighbouring Residents</li> <li>Proximity of works to dust receptors: Within 100metres</li> <li>Extent of exposed earth and duration of time exposed: Minimum area required for construction activity. Exposed area to be hydromulched on completion</li> <li>Wind Conditions: Predominantly westerly</li> </ul>	LIKELIHOOD: LIKELY CONSEQUENCE: MODERATE OVERALL RISK: MODERATE
<b>EROSION AND SEDIMENT</b>		
ISSUES	<ul style="list-style-type: none"> <li>Erosion and Sediment Sources: Earthworks and trenching</li> <li>Potential Erosion and Sediment Receptors: Fallow Road</li> <li>Proximity of Works to Erosion and Sediment Receptors: Through and adjacent to site</li> <li>Extent of Exposed Earth and Duration of Time Exposed: Area under road, easement trenches and fill areas</li> <li>Exposure time: 4-6 weeks</li> <li>Soil Type and Consistency: Sands and clay</li> <li>Slope: 1:100 average</li> <li>Site Drainage Regime: Cut off drain to sediment control if required</li> <li>Rainfall: Approx 45mm per month on average</li> <li>Vehicle Movements On and Off Site: Regular and controlled</li> </ul>	LIKELIHOOD: LIKELY CONSEQUENCE: MODERATE OVERALL RISK: MODERATE
<b>WASTE</b>		
ISSUES	<ul style="list-style-type: none"> <li>Nature of Waste to be Generated: Construction material eg: pipe offcuts, concrete, wrappings etc.</li> <li>Presence of Waste On Site Prior to Work Commencement: Nil</li> <li>Quantity of Waste Anticipated: Minimal</li> <li>Potential Waste Receptors: Nil, contained onsite</li> <li>Proximity to Potential Waste Receptors: Nil</li> </ul>	LIKELIHOOD: RARE CONSEQUENCE: MODERATE OVERALL RISK: LOW
<b>CHEMICALS</b>		
ISSUES	<ul style="list-style-type: none"> <li>Types of Chemicals and Fuels Used and/or Stored On Site: Solvents, paint, grease, oil and fuel</li> <li>Quantities of Chemicals and Fuels Used and/or Stored On Site: Minimal, as required</li> <li>Potential Chemical Receptors: Nil</li> <li>Proximity to Potential Chemical Receptors: Nil</li> </ul>	LIKELIHOOD: RARE CONSEQUENCE: MODERATE OVERALL RISK: LOW
<b>SIGNIFICANT FLORA / FAUNA</b>		
ISSUES	<ul style="list-style-type: none"> <li>Types of Flora / Fauna: Native Trees</li> <li>Vulnerability of Flora / Fauna: High - to be removed</li> <li>Proximity of Flora / Fauna to Works: Close</li> <li>Work Activities Which May Threaten Flora / Fauna: Excavation and vehicle movements</li> <li>Potential Impacts on Flora / Fauna: Removal of trees on sewer line on Lot 16</li> </ul>	LIKELIHOOD: LIKELY CONSEQUENCE: MODERATE OVERALL RISK: MODERATE
<b>MICROBIOLOGICAL / HERITAGE</b>		
ISSUES	<ul style="list-style-type: none"> <li>Traditional Land Owners Consulted? Yes</li> <li>Survey or Assessment Conducted? Yes</li> <li>Probability of Encountering Archaeological / Heritage Items During Works: Unlikely</li> <li>Types of Archaeological / Heritage Items On Site: None</li> <li>Proximity of Archaeological / Heritage Items to Works On Site: None</li> <li>Work Activities Which May Threaten Archaeological / Heritage Items: Excavation</li> <li>Potential Impacts on Archaeological / Heritage Items: Minimal</li> </ul>	LIKELIHOOD: RARE CONSEQUENCE: MODERATE OVERALL RISK: LOW

SITE ENVIRONMENTAL MANAGEMENT PLAN AND CONSTRUCTION MANAGEMENT PLAN  
TYPES AND LOCATIONS OF ENVIRONMENTAL PROTECTION MEASURES



NO.	ISSUED FOR	DATE	BY	AMENDMENT	DATE	ISSUED	APPROVED
1	FINAL REPORT ISSUE	27/1/20					



**WRIGHT CIVIL ENGINEERING**  
P.O. BOX 204, BARDY HILL, VIC 3584. MOBILE - 045724100

DESIGNED: S. CAMPBELL DATE: NOVEMBER 2020  
 DRAWN: S. CAMPBELL SCALE: AS SHOWN  
 SURVEYED: CAMERON LOCK SHEET SIZE: A1  
 CHECKED: APPROVED: DATE: DATE:

STIRLING, BLAXLAND & WENTWORTH CT  
MT GAMBIER, S.A. 5290

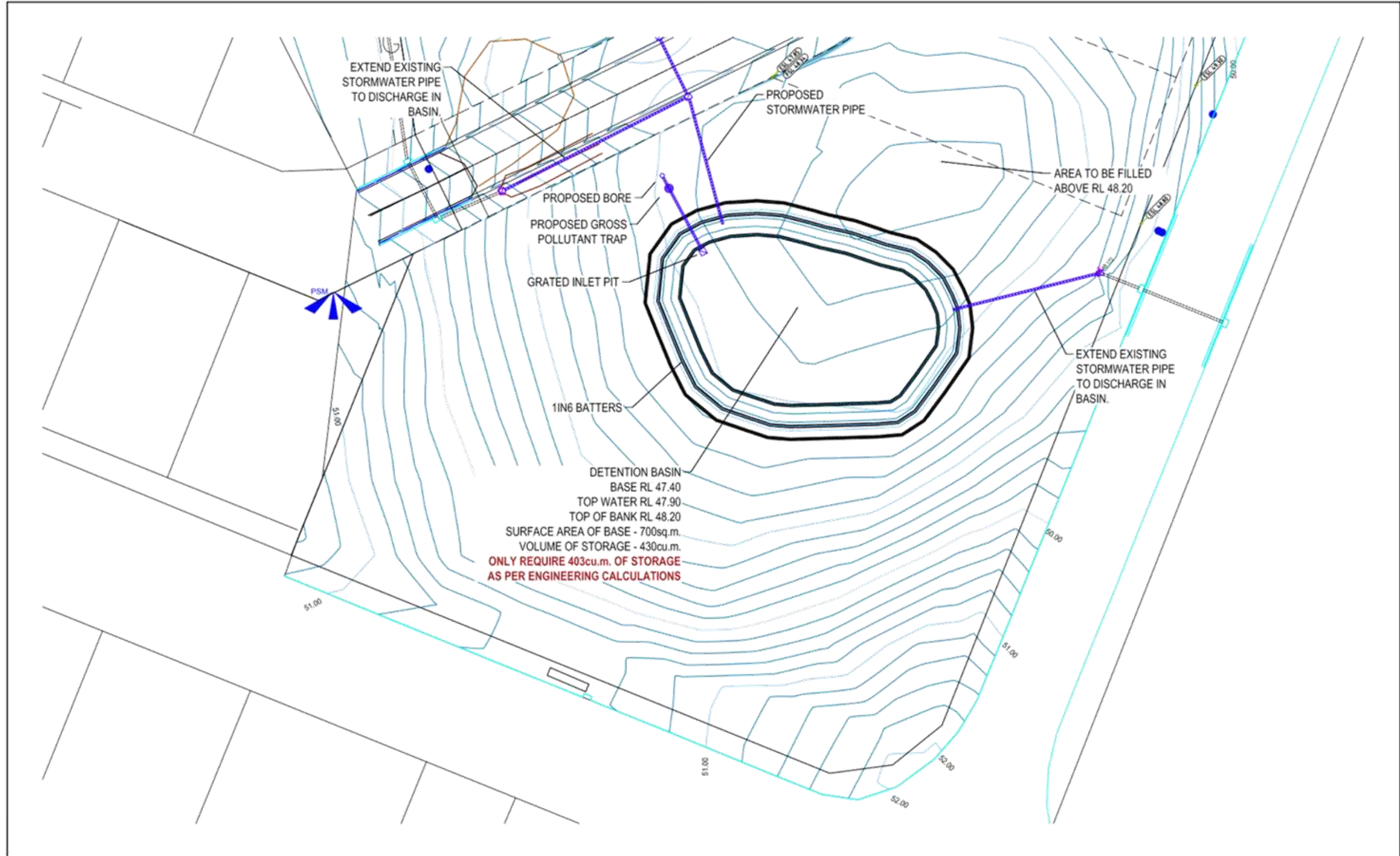
PROJECT: PROPOSED 44 LOT SUBDIVISION - STAGE 1,2,3  
 STIRLING, BLAXLAND & WENTWORTH CT  
 MOUNT GAMBIER  
 TITLE: SITE ENVIRONMENTAL MANAGEMENT PLAN  
 PROJECT NO.: SCDD 075  
 SHEET: EMP2 OF 2  
 REV: 0


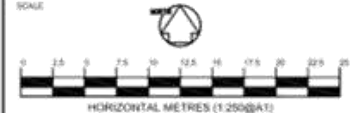


# APPENDIX C

## STORMWATER RETENTION BASIN LAYOUT PLAN





 <p>45 Helen St Mount Gambier SA 5290                  P: 08 8725 8422 F: 08 8725 7361                  www.cameronlock.com.au</p>	<p>Designed by:  <b>Scott Campbell Design &amp; Drafting Pty. Ltd.</b>                  Civil Design and Drafting Services                  45 Branchline Court                  Miners Rest, Vic., 3352                  Mobile: 0419 106 264                  scott@kingsford.net.au</p>	<p>SCALE:                    HORIZONTAL METRES (1:250@A1)</p>	<p>STIRLING COURT                  PROPOSED ROAD &amp; DRAINAGE WORKS                  DEVELOPMENT No. DA XXX/XXX/XX                  CONCEPT BASIN DESIGN</p>	Revisions 1 PRELIMINARY ISSUE Surveyed CAMLOCK Drawn S.C. Approved - Date 09/20	Date of Field Survey: - Scale N/A Vert. Datum: SITE DATUM Horiz. Datum: SITE DATUM Origin:	
				FILE 0000.dwg DRAWING NUMBER <b>25013-DB1</b>	SHEET BD1 OF 1	REV <b>1</b>



# APPENDIX D

## CATCHMENT SPREADSHEET



CATCHMENT SPREADSHEET: WEHL STREET NORTH, MOUNT GAMBIER

Catchment	Area m <sup>2</sup>	Note
CA1	15805	Debtages to existing infiltration basin
CA2	6136	Existing road reserve catchment
CA3	8575	Catchment from previous stage
CA4	31790	Current stage catchment
<b>Total</b>	<b>46481</b>	<b>(not including CA1)</b>

Lot No.	Size m <sup>2</sup>
300	905
301	700
302	700
303	804
304	744
305	788
306	1106
307	1081
308	897
309	880
310	1153
311	756
312	756
313	906
314	3455
315	975
316	864
317	928
318	797
319	1246
320	1268
321	740
322	744
323	861
324	861
325	861
326	967
327	730
328	730
329	730
330	730
331	730
332	730
333	730
334	645
335	956
336	1086
337	745
339	729
340	735
341	735
342	735
343	735
344	770

Total lot area 39724 Pre-Development C = 0.3  
Ave size 908 Post-Development C = 0.7

Detention calculations

**Pre-Development**  
Tc = 20min  
 $R_{1,1} = 82 \text{ mm/hr}$   
Pre-Development Q = 318 L/s

**Post-Development**  
Lot = 6 min  
80m kerb = 80 sec = 1.33min  
200m pipe = 200 sec = 3.33min  
Tc = 10.7, say 15min  
 $R_{1,1} = 115 \text{ mm/hr}$   
Pre-Development Q = 1089 L/s

Detention Volume Calculation

Tc	Qpost	Qpre	T1	T2	Va	Vb	Vc
11	1089	318	3.4	18.6	330.2	72.8	403.0
0	0	0	0.0	0.0	0.0	0.0	0.0

Reserve Area = approx 80m x 80m = 6,400m<sup>2</sup>  
Volume of a pyramid: 50m x 50m x 0.5m deep = 417m<sup>3</sup>





30<sup>th</sup> March 2021

City of Mount Gambier  
PO Box 56  
MOUNT GAMBIER SA 5290

Attention: Tracy Tzioutziouklaris

Dear Tracy,

Re: Reserve – Corner of Wehl Street North & Wireless Road West

Further to our recent meeting and conversation about my concept design for the reserve on the corner of Wehl Street North and Wireless Road West for consideration; I would like to meet with yourself and any interested parties to discuss and negotiate options and workability for this reserve. I refer to the concept sketch I provided to you on Monday 29<sup>th</sup> March 2021.

I also request consideration to a reduction in the Greenspace fee should this concept be received favourably.

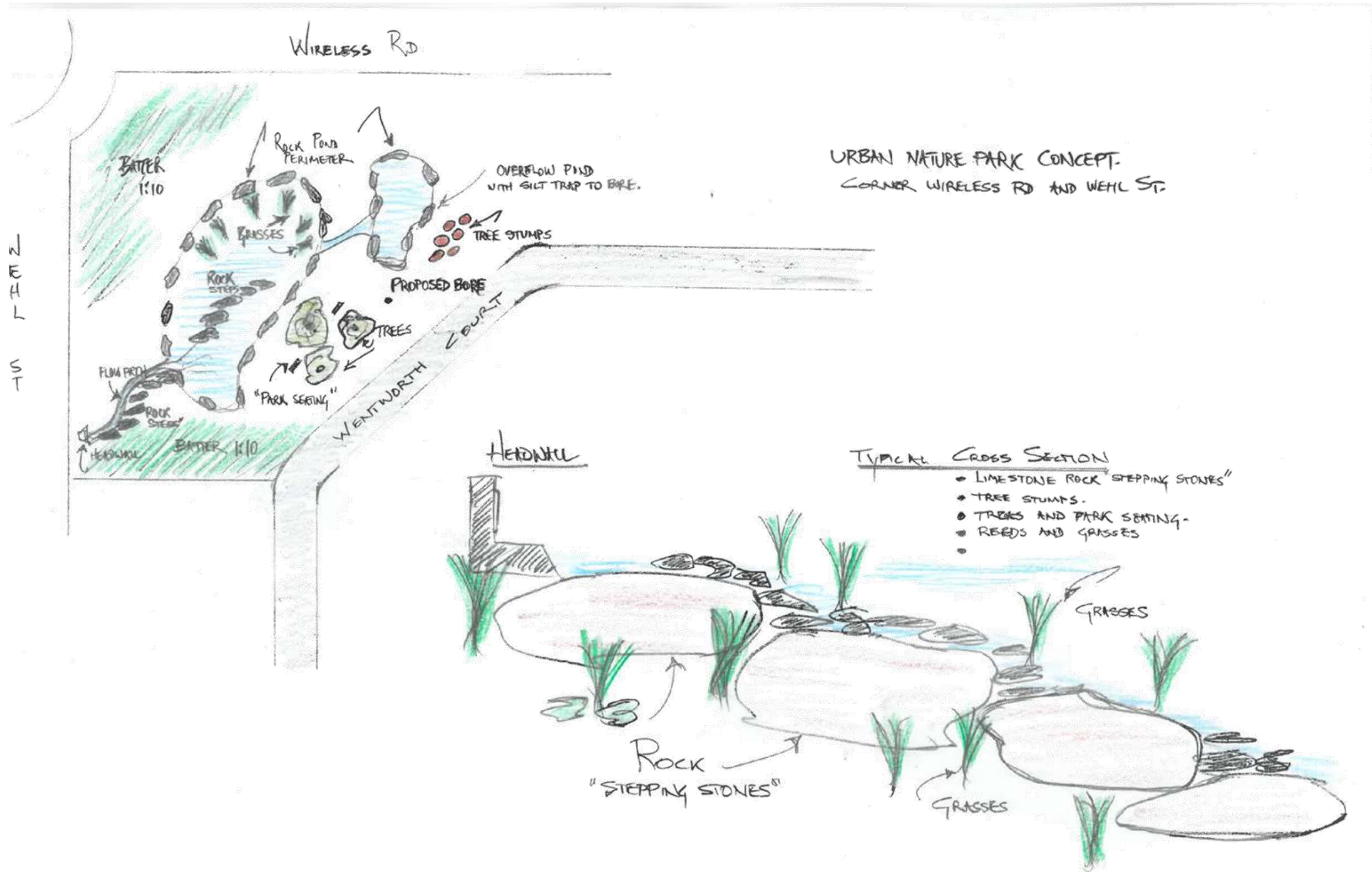
Please give me a call on 0408 656 096 to arrange a time at your earliest convenience.

Yours faithfully

A handwritten signature in black ink, appearing to read 'V. Versace', written over a light blue horizontal line.

Vince Versace





## 6 CONFIDENTIAL ITEMS

### 6.1 SALE OF LAND FOR NON-PAYMENT OF RATES – REPORT NO. AR21/12850

#### CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the *Local Government Act 1999* the Economic and Environment Committee orders that all members of the public, except Mayor L Martin, Councillors C Greco, K Amoroso, M Bruins, P Jenner, S Mezinac, F Morello and S Perryman and Council Officers B Cernovskis, D Barber, T Coote, M McDonald, M McCarthy and S Wilson be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 6.1 AR21/12850 Sale of Land for Non-Payment of Rates.

The Economic and Environment Committee is satisfied that, pursuant to section 90(3) (a) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

- information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead)

The Economic and Environment Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the item includes information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

#### CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the report 6.1 AR21/12850 Sale of Land for Non-Payment of Rates and its attachments, the discussion and the resolution/s and minutes arising from the report, having been considered by the Council in confidence under Section 90(2) & (3) (a) be kept confidential and not available for public inspection until the later of:- 12 months or the matter being settled.
2. Further that Council delegates the power to review, revoke, but not extend the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

## 6.2 SALE OF LAND FOR NON-PAYMENT OF RATES – REPORT NO. AR21/13122

### CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the *Local Government Act 1999* the Economic and Environment Committee orders that all members of the public, except Mayor L Martin, Councillors C Greco, K Amoroso, M Bruins, P Jenner, S Mezinec, F Morello and S Perryman and Council Officers B Cernovskis, D Barber, T Coote, M McDonald, M McCarthy and S Wilson be excluded from attendance at the meeting for the receipt, discussion and consideration in confidence of Agenda Item 6.2 AR21/13122 Sale of Land for Non-Payment of Rates.

The Economic and Environment Committee is satisfied that, pursuant to section 90(3) (a) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

- information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead)

The Economic and Environment Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the item includes information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

### CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the report 6.2 AR21/13122 Sale of Land for Non-Payment of Rates and its attachments, the discussion and the resolution/s and minutes arising from the report, having been considered by the Council in confidence under Section 90(2) & (3) (a) be kept confidential and not available for public inspection until the later of:- 12 months or the matter being settled.
2. Further that Council delegates the power to review, revoke, but not extend the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.



**7 MEETING CLOSE**



**MINUTES OF CITY OF MOUNT GAMBIER  
ECONOMIC AND ENVIRONMENT COMMITTEE MEETING  
HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE, 10 WATSON TERRACE, MOUNT  
GAMBIER  
ON MONDAY, 2 NOVEMBER 2020 AT 5.30 P.M.**

**PRESENT:** Mayor Lynette Martin (OAM), Cr Christian Greco, Cr Max Bruins, Cr Paul Jenner, Cr Sonya Meziniec, Cr Frank Morello, Cr Steven Perryman

<b>OFFICERS IN ATTENDANCE:</b>	Acting Chief Executive Officer	- Ms B Cernovskis
	General Manager City Infrastructure	- Mr N Serle
	Manager Governance and Property	- Mr M McCarthy
	Executive Administration Officer	- Mrs F McGregor
	Executive Administrator City Infrastructure	- Ms S Wilson

**1 ACKNOWLEDGEMENT OF COUNTRY**

**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.**

**2 APOLOGY(IES)**

**COMMITTEE RESOLUTION**

Moved: Cr Christian Greco  
Seconded: Cr Paul Jenner

That the apology from Cr Kate Amoroso and Cr Ben Hood be received.

**CARRIED**

**3 CONFIRMATION OF MINUTES**

**COMMITTEE RESOLUTION**

Moved: Cr Christian Greco  
Seconded: Cr Max Bruins

That the minutes of the Economic and Environment Committee meeting held on 7 September 2020 be confirmed as an accurate record of the proceedings of the meeting.

**CARRIED**

**4 QUESTIONS WITHOUT NOTICE**

Nil



## 5 REPORTS

### 5.1 REMOVAL OF PARKING SPACES AND INSTALLATION OF LOADING ZONE ON FERRERS STREET AND COMPTON STREET

#### COMMITTEE RESOLUTION

Moved: Cr Christian Greco

Seconded: Cr Frank Morello

1. That Economic and Environment Committee Report No. AR20/62259 titled 'Removal of Parking Spaces and Installation of Loading Zone on Ferrers Street and Compton Street' as presented on 02 November 2020 be noted.
2. The Traffic Impact Statement attached to the Economic and Environment Committee Report be endorsed by Council.
3. That the following parking restrictions become effective upon the installation of appropriate signage;
  - (a) The City of Mount Gambier, pursuant to Ministerial delegation resolves the following:
  - (b) Amend Resolution, 1.1.505  
FERRERS STREET (Western Side) - From 44 metres to 55 metres South of the intersection with Commercial Street East.  
Prohibited area NO STANDING  
From 9.00pm to 8.00am
  - (c) FERRERS STREET (Western Side) - From 62 metres to 75 metres South of the intersection with Commercial Street East.  
Prohibited area NO STOPPING  
1.1.509
  - (d) FERRERS STREET (Eastern Side) - From 77 metres to 84 metres South of the intersection with Commercial Street East.  
Prohibited area NO STOPPING  
1.1.510
  - (e) COMPTON STREET (Western Side) - From 161 metres to 174 metres South of the intersection with Commercial Street East.  
Prohibited area LOADING ZONE  
2.2.080
4. Upon completion of the Coles Supermarket project Council engage the services of a traffic engineer to assess and provide recommendations to Council on traffic management in the Compton Street precinct.

**CARRIED**



## 5.2 2021 STREET TREE PROGRAM

### COMMITTEE RESOLUTION

Moved: Cr Christian Greco

Seconded: Cr Paul Jenner

1. That Economic and Environment Committee Report No. AR20/59494 titled '2021 Street Tree Program' as presented on 02 November 2020 be noted.
2. That Council approves the proposed schedule of trees that have been selected for removal to allow for uniformity in the 2021 Street Tree Program as outlined in Policy T120 (Tree Policy).
3. That Council notifies all residents and utilities affected by the plantings and invite comment on same (in accordance with Councils Public Consultation Policy).
4. That Council adopts the 2021 Street Tree Program as outlined in the discussion so that the proposed species of trees may pre-ordered.

**CARRIED**

## 5.3 NO STANDING ZONE - PINACEAE COURT

### COMMITTEE RESOLUTION

Moved: Cr Christian Greco

Seconded: Mayor Lynette Martin

1. That Economic and Environment Committee Report No. AR20/69513 titled 'No Standing Zone - Pinaceae Court' as presented on 02 November 2020 be noted.
2. The Traffic Impact Statement attached to the Economic and Environment Committee Report be endorsed by Council.
3. That the following parking restrictions become effective upon the installation of appropriate signage;
  - (a) The City of Mount Gambier, pursuant to Ministerial delegation resolves the following:  
PINACEAE COURT (Northern Side) - From 48 metres to 90 metres east of the intersection with Provenance Drive  

Prohibited area	NO STANDING
1.1.511	
To apply at all times	

**CARRIED**



#### 5.4 REVIEW OF ADVERTISING AND SIGNAGE POLICY A170

##### COMMITTEE RESOLUTION

Moved: Cr Sonya Mezinac  
Seconded: Cr Christian Greco

1. That Economic and Environment Committee Report No. AR20/71013 titled 'Review of Advertising and Signage Policy A170' as presented on 02 November 2020 be noted.
2. That, having considered its position on the erection of advertising and sponsorship signage on leased properties, Council hereby revokes Advertising and Signage Policy A170.
3. That Council grants 'deemed consent' for the installation of signage by community and sporting lessees occupying land owned by Council.

For clarity, 'deemed consent' applies only to occupants with exclusive possession, and does not apply to licensees, permit holders, casual users, or any occupants of Crown Land.

**CARRIED**

#### 6 MOTIONS WITH NOTICE

##### 6.1 NOTICE OF MOTION - STRUCTURE OF COMMITTEES

##### COMMITTEE RESOLUTION

Moved: Cr Steven Perryman  
Seconded: Cr Paul Jenner

1. That Economic and Environment Committee Report No. AR20/71247 titled 'Notice of Motion - Structure of Committees' as presented on 02 November 2020 be noted.
2. Council refers to an Elected Member's workshop, Council's committee structure and meeting schedule, noting the issue of Standing Committees meeting only every 2 months, and having the full membership appointed to each Standing Committee.

**CARRIED**

##### 6.2 NOTICE OF MOTION - ADDITIONAL COMMONWEALTH FUNDING

**WITHDRAWN**

#### 7 MEETING CLOSE

The Meeting closed at 6:12pm.

The minutes of this meeting were confirmed at the Economic and Environment Committee held on

.....  
**PRESIDING MEMBER**

