

Reference: AF11/866

3rd March, 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, 8th March 2016 at 7:30 a.m.

An agenda for the meeting is enclosed.



Mark McSHANE
CHIEF EXECUTIVE OFFICER

OPERATIONAL SERVICES COMMITTEE

Meeting to be held on Tuesday, 8th March 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. COMMITTEES – City of Mount Gambier Building Fire Safety Committee – Minutes of Meeting held 24th February 2016 – Ref. AF15/571
3. OPERATIONAL SERVICES REPORT NO. 3/2016 – Development Control – Industry (Timber Mill) Zone Development Plan Amendment – City of Mount Gambier Development Plan – Ref. AF15/462
4. TENDER – Receival and Disposal of Organic Waste – Ref. AF16/37
5. TENDER – Supply and Delivery of Concrete Pavers for City Centre – Ref. AF16/21

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 8th March 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
Acting Director - Operational Services, Daryl Morgan
Manager Regulatory Services, Michael Silvy
Manager Business and Strategic Planning, Tracy Tzioutziouklaris
Administration Officer - Operational Services, Sarah Moretti

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, 9th February 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: (i) The identified needs of the community are met, through implementing Long Term Asset Management Plan 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>
• Eagle Court drainage improvements	10%
• Wireless Road East kerbing and widening	70%
• Penola Road – Wireless Road kerbing / footpath works (traffic signals)	50%
• Umpherston Street footpath construction	70%
• Wehl Street South kerbing	70%

Completed Tasks

- Lake Terrace East road reconstruction
- Holder Street road reconstruction
- Commercial Street West reconstruction
- Graham Road reconstruction
- Anthony Street reconstruction

moved the report be received.

seconded

2. COMMITTEES – City of Mount Gambier Building Fire Safety Committee – Minutes of Meeting held 24th February 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, 24th February 2016 be received;
- (b) the decisions made by the City of Mount Gambier Building Fire Safety Committee be noted.

seconded

3. OPERATIONAL SERVICES REPORT NO. 3/2016 – Development Control – Industry (Timber Mill) Zone Development Plan Amendment – City of Mount Gambier Development Plan – Ref. AF15/462

Goal: Building Communities

Strategic Objective: (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met.
(ii) Encourage the development of community facilities and infrastructure, community events, and active and safe community spaces through direct support, seeking funding, facilitation etc.

Goal: Securing Economic Prosperity

Strategic Objective: (i) Provide infrastructure and facilities that contribute to Mount Gambier being able to enhance its economic base and quality of life.
(ii) Develop and implement a dynamic planning process to meet emerging economic, social and environmental conditions.
(iii) Seek continuous improvement in long term master land use planning to guide sustainable development and activities.

Goal: Environment

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

moved it be recommended:

- (a) Operational Services Report No. 3/2016 be received;
- (b) Council acknowledges the submissions received in relation to the Industry (Timber Mill) Zone Development Plan Amendment as contained in Appendix 1.
- (c) The Summary of Consultations and Proposed Amendment report as required by the Development Act be prepared and form part of the approval package to be forwarded to the Minister for Planning.
- (d) Council certify that:
 - (1) it has complied with the requirements of section 25 of the Development Act 1993 and that the amendment or amendments are in a correct and appropriate form; and
 - (2) the amendment —
 - (i) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the report of the Council; and
 - (ii) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
 - (iii) complement the policies in the Development Plans for adjoining areas; and
 - (iv) satisfy the other matters (if any) prescribed under section 25(14)(b)(ii) of the Development Act 1993; and
 - (3) that the report by the Council sets out a comprehensive statement of the reasons for any failure to complying with any time set for any relevant step under section 25 of the Act; and
 - (4) that the following person or persons have provided professional advice to the Council for the purposes of section 25(13)(a) of the Act, namely Mr Frank McIntyre, Planning and Development Consultants and Tracy Tzioutziouklaris, Manager Business and Strategic Project Officer, City of Mount Gambier.
- (e) The DPA be finalized and submitted to the Minister for Planning for authorization.
- (f) The Manager Business and Strategic Planning be authorised to make any necessary minor amendments to the DPA prior to approval, as directed by the Department of Planning, Transport and Infrastructure and Local Government staff or the Minister for Planning.

seconded

4. TENDER – Receival and Disposal of Organic Waste - Ref. AF16/37

The Director – Operational Services reported:

- (a) The current contract with Van Schaiks Bio Gro for the Receival and Disposal of Organic Waste concludes on 30th June 2016;
- (b) Council has invited public tenders for a new 5 year contract (for the period 1st July 2016 to 30th June 2021) for the Receival and Disposal of Organic Waste;
- (c) at the time tenders closed, Council received one conforming tender from Van Schaiks Bio Gro

For 2015/16 Council is paying the following:

Organic Waste delivered to Wandilo (kerbside) \$31.81 / tonne (+GST)
Processing and receival or Organic Waste at Waste Transfer Centre \$18.75 / m³ (+GST)

The tender price for the new contract is

Organic Waste delivered to Wandilo (kerbside) \$38.49 / tonne (+GST)
Processing and receival or Organic Waste at Waste Transfer Centre \$20.43 / m³ (+GST)

The new contract value is subject to annual CPI adjustment.

moved it be recommended:

- (a) The report be received;
- (b) Council accept the tender of Van Schaiks Bio Gro for the Receival and Disposal of Organic Waste as per tender specification AF16/37 at the following values (noting that annual CPI adjustments will apply).
 - Organic Waste delivered direct to Wandilo \$38.49 / tonne
+GST
 - Organic Waste Receival of Waste Transfer Centre (processed and removed) \$20.43 / m³
+GST

seconded

5. TENDER – Supply and Delivery of Concrete Pavers for City Centre - Ref. AF16/21

The Engineering Manager reported:

- (a) Council has recently called tenders for the supply and delivery of concrete pavers for various CBD projects. Approximately 2700m² of commercial grade concrete pavers are required to pave the footpath areas of the following streets:
 - Percy Street (Penola Road to Mitchell Street)
 - James Street (Bay Road to Gray Street)
 - Helen Street (Gray Street to Bay Road)
 - Gray Street (Helen Street to James Street)
- (b) In order to create a high quality urban design space equivalent to previous works such as Commercial Street, Railway Lands, Main Corner, Library Plaza, the pavers selected will need to be constructed to a high quality shot blast finish and be consistent in quality to the pavers used in recent projects.

- (c) Tenders were called for both 300 x 300 x 60mm and 400 x 400 x 60mm shot blast pavers in the colours creams / reds.
- (d) Three conforming tenders were received and these have been summarised in the table below:

Company	300 x 300 x 60 \$1m ² (exc GST)	400 x 400 x 60 \$1m ² (exc GST)	Total estimated project cost (exc GST)	Comments
Urbanstone	69.00	69.00	\$186,330	Used in Rail Lands and other CBD projects
Best Bricks & Pavers	67.00 (large format)	75.00 (large format)	\$183,300	Used in Gray Street but were 40mm and not 60mm pavers
	Or 80.00 (terrazzo)	90.00 (terrazzo)	\$219,000	
APC(Best)	65.50 (large format)	73.50 (large format)	\$179,250	Mount Gambier based company but purchases pavers from elsewhere
	78.50 (terrazzo)	88.50 (terrazzo)	\$214,950	
APC (Adbri Eurostone)	74.30	74.30	\$200,610	

Comments:

- The tender called for the tenderers to submit paver samples representing both colours and paver texture in order for Council to make an assessment of the product being offered.
Paver samples will be on display at the Ops meeting for Members to view.
- The pricing being offered by all tenderers is very competitive and there is not a great difference in the pricing between Urbanstone and APC (Best range).
- Council is familiar with the pavers supplied by Urbanstone as these were used in the Railway lands precinct and also at the library and Main Corner. The product is very consistent in thickness, texture and colour. Urbanstone pavers are manufactured in Perth (WA).
- APC (Best) pavers are manufactured by Best out of Adelaide. Whilst Council has used pavers supplied directly from Best in the past (ie 40mm pavers in Gray Street) the pavers being offered as part of this tender are 60mm thick and appear to be a high quality commercial grade paver, that is certainly worth considering.

moved it be recommended:

- (a) The report be received;
- (b) to be determined at the meeting.

seconded

MOTIONS WITHOUT NOTICE -

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

Meeting held on Wednesday 24th February 2016 at 12.00 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

MINUTES

- PRESENT: Mr Daryl Sexton (Director – Operational Services)
Mr Andy Sharrad (Metropolitan Fire Services)
Mr Grant Riches (Professional Building Services)
- APPOINTMENT OF ACTING PRESIDING MEMBER: Nominations were invited for the position of Acting Presiding Member for this meeting of the Building Fire Safety Committee due to the absence of Cr Ian Von Stanke.
- Mr Andy Sharrad nominated Mr Daryl Sexton to be Acting Presiding Member of this meeting.
- There being no further nominations. Mr Daryl Sexton was elected as Acting Presiding Member of the Building Fire Safety Committee for this meeting only.
- COUNCIL OFFICERS: Hayden Cassar – (Building Officer)
Chris Tully – (Building Officer)
- OTHER ATTENDEES: Mr Dave Collier – SA Regional Metropolitan Fire Service Manager
- APOLOGY/IES: Nil
- NOT PRESENT Cr Ian Von Stanke (Presiding Member)
- MINUTES: Mr Andy Sharrad moved that the Minutes of the Meeting held on Wednesday, 26th August 2015 be taken as read and confirmed.
- Mr 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 Acting Presiding Member reported:

- (a) The Building Fire Safety Committee at its meeting held on Wednesday, 26th August 2015 resolved:

“(a) the report be received

- (b) the Building Fire Safety Committee, pursuant to Section 71(3)(a) of the Development Act 1993 require the property owner of 7 Percy Street, Mount Gambier (as defined in attached plan) to submit a report no later than 30th November 2015. The required report is to be prepared by a suitably qualified and recognised fire safety expert and to address, as a minimum but not limited to, the following key issues.*

- door hardware
- thermal detection
- emergency lighting

- egress issues / emergency exits
 - hose reel coverage / commissioning
- (c) *the Building Fire Safety Committee vary its previous order of 7th December 2012 and allow, until the next meeting of the Building Fire Safety Committee, the operation of the kitchen (in its current location and without variation) and noting that access to other areas of the third level are locked (and such locks are to remain in place until the Building Fire Safety Committee determines otherwise) and that emergency lighting and exit signs have been provided. The existing fire extinguishers are to be serviced and remain in an operatable condition. Complying door hardware is to be installed on all doors forming part of an exit - to be done within seven (7) days of date of notification."*
- (b) in accordance with part (c) of the above resolution the complying door hardware was installed within seven (7) days of notification;
- (c) the owners have verbally advised that Chapman Herbert Architect have been engaged to provide the report to Council as part of the Section 71(3)(a) Notice;
- (d) at the time of issuing this agenda a formal report has not yet been received from Chapman Herbert Architects.

Mr Andy Sharrad moved:

- (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.**

Mr Grant Riches seconded

Carried

2. BUILDING FIRE SAFETY COMMITTEE - WEHL STREET THEATRE - 7 WEHL STREET SOUTH - Ref: AF15/631

The Acting Presiding Member reported:

- (a) Council requests the Building Fire Safety Committee to review the current building fire safety at Council's Wehl Street Theatre building, located at 7 Wehl Street South;
- (b) an inspection of the building is to be undertaken prior to the Building Fire Safety Committee meeting and a verbal report to be given at the meeting.

Mr Grant Riches moved:

- (a) **The report be received;**

- (b) **The Building Fire Safety Committee advise Council that it recommends the sprinkler system in the Wehl Street Theatre remains in place and be correctly maintained and monitored and that the external sprinkler system to the adjacent classroom could be removed.**
- (c) **The sprinkler booster coupling be changed to comply with the appropriate standard.**

Mr Andy Sharrad seconded

Carried

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

The Acting Presiding Member reported:

- (a) Council has received a request from the Rotary Market for a building fire safety inspection of the building currently leased by the Rotary Market, at 4 & 4B Kennedy Avenue (formerly known as Fletcher Jones);
- (b) the floor area is approximately 1050m² and has two (2) floors (the ground floor is currently leased by the Rotary Market). The first floor is currently unoccupied (at the time of inspection) and not accessible by the Rotary Market;
- (c) an initial inspection carried out by Council found a number of anomalies in regards to building fire safety. The Rotary Market was advised at the time to address these anomalies (exit signage, appropriate door handles/lock on exit doors and emergency lighting) and the building in question would be referred to the Building Fire Safety Committee at its next meeting;
- (d) an inspection of the building is to be undertaken prior to the Building Fire Safety Committee meeting and a verbal report to be given at the meeting.

Mr Daryl Sexton moved:

- (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.**

Mr Grant Riches seconded

Carried

City of Mount Gambier Building Fire Safety Committee Minutes held on 24th February 2016 cont'd....

MOTIONS WITHOUT NOTICE

1. BUILDING FIRE SAFETY COMMITTEE - INTERNATIONAL MOTEL - 300 JUBILEE HIGHWAY WEST - Ref: AF11/255

Mr Grant Riches moved:

- (a) The owner of the International Motel, Jubilee Highway West, be advised that the Building Fire Safety Committee requires the installation of the external fire hydrant no later than 30th April 2016.**

Mr Andy Sharrad seconded

Carried

GENERAL BUSINESS

- (a) The next Building Fire Safety Meeting is to be held Wednesday, 11th May 2016 at 12:00 p.m.**

The meeting closed at 12:32 p.m.

Ref: AF15/571
25th February 2016
KMA

SUBJECT: DEVELOPMENT CONTROL – Industry (Timber Mill) Zone Development Plan Amendment – City of Mount Gambier Development Plan - Ref. AF15/462

- | | |
|----------------------|---|
| Goal: | <i>Building Communities</i> |
| Strategic Objective: | <ul style="list-style-type: none"> (i) <i>Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met.</i> (ii) <i>Encourage the development of community facilities and infrastructure, community events, and active and safe community spaces through direct support, seeking funding, facilitation etc.</i> |
| | |
| Goal: | <i>Securing Economic Prosperity</i> |
| Strategic Objective: | <ul style="list-style-type: none"> (i) <i>Provide infrastructure and facilities that contribute to Mount Gambier being able to enhance its economic base and quality of life.</i> (ii) <i>Develop and implement a dynamic planning process to meet emerging economic, social and environmental conditions.</i> (iii) <i>Seek continuous improvement in long term master land use planning to guide sustainable development and activities.</i> |
| | |
| Goal: | <i>Environment</i> |
| Strategic Objective: | <ul style="list-style-type: none"> (i) <i>Support initiatives that value and preserve our unique environment and contribute to environmental sustainability.</i> (ii) <i>Support the preservation and enhancement of the City's unique natural and built heritage for future generations.</i> |

INTRODUCTION

Council at it's meeting in November, 2015 determined:

- “(a) *Operational Services Committee Report No. 21/2015 be received;*
- (b) *Council seek authorisation from the Minister for Urban Development and Planning for Interim Authorisation for the Industry (Timber Mill) Zone Development Plan Amendment and to commence public consultation.”*

DISCUSSION

The Development Plan Amendment has been on public consultation from Thursday 24th December, 2015 until Wednesday 24th February, 2016. Council was only required to have this Development Plan Amendment on consultation for a period of 4 weeks. Council provided additional time in which people could make a submission to accommodate and allow for the Christmas/New Year period as well as school holidays.

The public consultation involved notices in the Border Watch as well as letters to land owners and/or occupiers directly affected by the DPA including land owners and/or occupiers adjacent to the rezoning.

The public consultation also involved the provision of letters to the Government Agencies and other bodies identified within the Statement of Intent as having some interest in the proposed rezoning.

At the conclusion of the public consultation period, Council received six submissions from Government Agencies. One of these submissions was received by Council after the conclusion of the public consultation process as identified within the summary of submissions table. A summary of the issues raised in the submissions and the recommended policy action is contained in the attached Summary of Submissions.

Operational Services Report No. 3/2016 Cont'd...

As the six submissions generally supported the Development Plan Amendment, no policy changes are proposed and it is recommended that the Development Plan Amendment proceed in its current form.

CONCLUSION

No amendments are recommended to be undertaken to the Development Plan Amendment.

The Industry (Timber Mill) Zone Development Plan Amendment be forwarded to the Minister for Planning for authorization and incorporation into the Development Plan.

RECOMMENDATION

- (a) Operational Services Report No. 3/2016 be received.
- (b) Council acknowledges the submissions received in relation to the Industry (Timber Mill) Zone Development Plan Amendment as contained in Appendix 1.
- (c) The Summary of Consultations and Proposed Amendment report as required by the Development Act be prepared and form part of the approval package to be forwarded to the Minister for Planning.
- (d) Council certify that:
 - (1) it has complied with the requirements of section 25 of the Development Act 1993 and that the amendment or amendments are in a correct and appropriate form; and
 - (2) the amendment —
 - (i) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the report of the Council; and
 - (ii) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
 - (iii) complement the policies in the Development Plans for adjoining areas; and
 - (iv) satisfy the other matters (if any) prescribed under section 25(14)(b)(ii) of the Development Act 1993; and
 - (3) that the report by the Council sets out a comprehensive statement of the reasons for any failure to complying with any time set for any relevant step under section 25 of the Act; and
 - (4) that the following person or persons have provided professional advice to the Council for the purposes of section 25(13)(a) of the Act, namely Mr Frank McIntyre, Planning and Development Consultants and Tracy Tzioutziouklaris, Manager Business and Strategic Project Officer, City of Mount Gambier.
- (e) The DPA be finalized and submitted to the Minister for Planning for authorization.

Operational Services Report No. 3/2016 Cont'd...

- (f) The Manager Business and Strategic Planning be authorised to make any necessary minor amendments to the DPA prior to approval, as directed by the Department of Planning, Transport and Infrastructure and Local Government staff or the Minister for Planning.

sighted:



Tracy TZIOUTZIOUKLARIS
MANAGER BUSINESS AND STRATEGIC PLANNING



Mark McSHANE
CHIEF EXECUTIVE OFFICER

Appendix 1: Summary of submissions
Appendix 2: Copies of submissions

26 February 2016
SM

(Refer Item of Operational Services Committee Minutes)

City of Mount Gambier

Industry (Timber Mill) Zone Development Plan Amendment

Agency Submissions Summary

No.	Name and Address	Response Summary	Comments	Recommendations
1.	Mr Nathan Warburton Senior Real Estate Advisor SA Power Networks	Any infill or green field development will necessarily require a corresponding upgrade of the electricity distribution network. Prospective developers and those approving developments should give consideration to the current network capacity, the long lead times in meeting any increased load demand, and the requirement for developers to contribute towards augmentation of the upstream electricity network along with funding direct costs associated with extension/connection of electrical infrastructure specifically for their development.	No changes to the policy direction were recommended.	No action required.
2.	Mr Peter Houston PIRSA Strategic Policy Unit South Australian department of Primary	It appears to be a common sense change to the Plan that will assist the	No changes to the policy direction were recommended.	No action required.

	Industries & Regions (PIRSA)	operations of the mill and provide guidance for its future development.		
3.	Sally Smith General Manager, Investment Management Development Division Department of Planning, Transport and Infrastructure	Have no further comments to make at this stage.	No changes to the policy direction were recommended.	No action required.
4.	Bronwyn Killmier Assistant Commissioner State Operations Service South Australia Police	There is nothing in the proposed amendment that will impact on the delivery of police services in Mount Gambier.	No changes to the policy direction were recommended.	No action required.
5.	Kym Pluck Principle Adviser, Planning Policy and Projects Environment Protection Authority	The EPA has been involved in the preparation of the DPA and have noted the policy amendments as specified. As a result the EPA is satisfied with the DPA as presented and offers no further comment.	No changes to the policy direction were recommended.	No action required.
6.	Late Submission Tim Collins Regional Director Natural Resources	The proposed policies are adequate to protect the environment and support the requirement for acoustic treatment to be incorporated into any development.	No changes to the policy direction were recommended.	No action required.

Our Ref: REB 003.16

1st February 2016



city@mountgambier.sa.gov.au

Dear Sir/Madam

CITY OF MOUNT GAMBIER, INDUSTRY (TIMBER MILL) ZONE DEVELOPMENT PLAN AMENDMENT – AGENCY CONSULTATION

Thank you for providing the opportunity to SA Power Networks to comment on the above project

SA Power Networks may be impacted by proposed zoning changes in its capacity as operator of the State's electricity distribution network or, alternatively, as a landowner/occupier. Irrespective of the tenure arrangement, all of SA Power Networks' land interests will be directly related to the operation of the electricity distribution network.

It is not practical for SA Power Networks to review every DPA to the extent necessary to comment on its individual property ownerships/occupations or infrastructure impacts. Accordingly, this response has been prepared to draw attention in a general way to the matters which SA Power Networks believes should be taken into consideration in progressing the proposal.

SA Power Networks takes its obligations to meet future electricity demand very seriously. You will appreciate that any infill or green field development will necessarily require a corresponding upgrade of the electricity distribution network (which may involve the setting aside of land for a new substation in, say, a residential area).

Whilst the DPA may flag potential development of this nature, prospective developers and those approving developments should give consideration to the current network capacity, the long lead times in meeting any increased load demand, and the requirement for developers to contribute towards augmentation of the upstream electricity network along with funding direct costs associated with extension/connection of electrical infrastructure specifically for their development. Developers should contact SA Power Networks' Builders and Contractors line directly in this regard on phone number: 1300 650 014.

It is preferred that developers refer to the SA Power Networks Distribution Annual Planning Report for up to date augmentation information. This is a public report available at the following link,
http://www.sapowernetworks.com.au/centric/industry/our_network/annual_network_plans/distribution_annual_planning_report.jsp

If requiring further clarification or information please contact Jane Jusup, Real Estate Support Officer on 8404 5262, thank you again for the opportunity to comment.

Yours sincerely

A handwritten signature in black ink, appearing to read "Nathan Warburton".

Nathan Warburton
Senior Real Estate Advisor

Tracy Tzioutziouklaris

From: Houston, Peter (PIRSA) <Peter.Houston@sa.gov.au>
Sent: Thursday, 28 January 2016 11:13 AM
Subject: Industry (Timber Mill) Zone Development Plan Amendment

Attention: Tracy Tzioutziouklaris

Dear Tracy,

I've circulated this DPA to our Limestone Coast Regional Coordinator and our Forestry Group. We're agreed that it seems to be a common sense change to the Plan that will assist the operations of the mill and provide guidance for its future development on this site. As such, PIRSA supports the DPA.

regards

Peter Houston
PIRSA Strategic Policy Unit
South Australian Department of Primary Industries & Regions (PIRSA)
Tel. (08) 8429 0112
peter.houston@sa.gov.au

PLEASE NOTE: I work Wednesday-Friday and alternate Tuesdays.

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Government of South Australia

**Department of Planning,
Transport and Infrastructure**

*In reply please quote
Enquiries to David Gibson
Telephone 7109 7032*

Development Division

**Roma Mitchell House
136 North Terrace
Adelaide SA 5000**

**GPO Box 1815
Adelaide SA 5001**

**Telephone: 08 7109 7007
ABN 92 388 288 135**

<http://www.dpti.sa.gov.au>

**Mr Mark McShane
Chief Executive Officer
City of Mount Gambier
PO Box 56
MOUNT GAMBIER SA 5290**

Attention: Ms Tracy Tzioutziouklaris

Dear Mr McShane,

**CITY OF MOUNT GAMBIER – INDUSTRY (TIMBER MILL) ZONE DEVELOPMENT
PLAN AMENDMENT**

Thank you for providing the Department of Planning, Transport and Infrastructure (the Department) with an opportunity to comment on the Industry (Timber Mill) Zone Development Plan Amendment (DPA).

The Department has reviewed the DPA and at this juncture has no further comments to make. The Department will be guided by the comments and advice of other agencies at the approval stage.

Please note that there may be instances where discrepancies arise between the views of one government agency and another on certain issues. In such instances, please contact the Department so it can assist Council in resolving these issues (once all agency submissions have been received).

Following the consultation period, Council is required to consider submissions made and determine whether Council wishes to proceed with the DPA, and if so any changes that are proposed.

As noted in the Statement of Intent, government agencies must be provided with a summary of their submission and Council's response. In this regard, a copy of the relevant excerpt from the submission summary table would be appropriate.

Further, if Council intends to make the agency's comments publicly available, Council should seek each agency's approval in writing, prior to release.

Approval Package

The approval package to the Minister should consist of the following documents:

- a covering letter
- the Amendment
- summary of Consultation and Proposed Amendments Report
- summary and response to agency submissions
- hard copy of all submissions
- a copy of the amendment instructions in track changes showing the changes made in response to consultation.

More information on the documents that are required to be submitted at the final approval stage can be found at the following web address:

www.sa.gov.au/planning/practitionersguide

The information can then be accessed by referring to the *Practitioners Guide to Preparing Development Plan Amendments* PDF document and by accessing the *templates and guides* hyperlink.

Please also note that, prior to submitting the final approval package to the Minister, you should submit all maps in Adobe Illustrator format and a copy of the Amendment Instructions to the DPA Mapping Coordinator (email: **DPTI.PDDPAMappingCoordinator@sa.gov.au**). Authorised PDF maps will be returned to Council to submit as part of the approval package to the Minister.

Council is also required to ensure that the Local Member of Parliament has been consulted on the DPA. If the Local MP changes following consultation, a copy of the approval DPA should be forward to the current MP for comment, prior to lodging the final approval package.

Hand-over meeting

The Department encourages Council and/or Consultant to arrange a meeting with the relevant Planning Officer to discuss and hand over the approval package. This will ensure all documentation is included in the package and provides Council the opportunity to discuss the key issues arising out of the process.

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If you have any questions on this matter, please contact David Gibson by phone on 7109 7032 or email at David.Gibson@sa.gov.au.

Yours sincerely



Sally Smith
GENERAL MANAGER, INVESTMENT MANAGEMENT
DEVELOPMENT DIVISION
DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE

3 / 2 / 2016



SOUTH AUSTRALIA POLICE
KEEPING SA SAFE

Your Ref: AF15/462
Our Ref: DOC 15/4205
Enquiries
Telephone:
Facsimile:

8 February 2016

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

Dear Sir

**Re: City of Mount Gambier, Industry (Timber Mill) Zone Development Plan
Amendment – Agency Consultation**

I write in response to the City of Mount Gambier request for agency consultation and comment regarding the proposed amendment to the 'Timber Mill' Zone Redevelopment.

Superintendent Trevor Twilley, Office in Charge Limestone Coast Local Service Area has reviewed the consultation paper provided and I am advised there is nothing in the proposed amendment that will impact on the delivery of police services in Mount Gambier.

It is noted that an investigation and analysis on the impact upon traffic and road safety was undertaken and identified that the road network within the vicinity of the mill is sufficient to cater for increased traffic volumes.

Thank you for the opportunity to comment. Superintendent Twilley can be contacted on 8735 1010 should you require any further information.

Yours faithfully

(Bronwyn Killmier)
Assistant Commissioner
STATE OPERATIONS SERVICE



**Government
of South Australia**



Environment Protection Authority

www.epa.sa.gov.au



GPO Box 2607 Adelaide SA 5001
250 Victoria Square Adelaide SA
T (08) 8204 2000 F (08) 8204 2020
Country areas 1800 623 445

EPA 154701

Mr Mark McShane
Chief Executive Officer
City of Mount Gambier

Via email city@mountgambier.sa.gov.au

Dear Mr McShane

RE: City of Mount Gambier Industry (Timber Mill) Zone DPA

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the City of Mount Gambier Industry (Timber Mill) Zone Development Plan Amendment (DPA).

It is understood the DPA proposes to rezone the land currently owned and operated by the McDonnell & Sons Suttontown Mill (the mill). Currently the part of the mill is zoned Industry (Timber Mill) Zone and part Residential Zone. This DPA proposes to rezone those residentially zoned parts of the mill land holdings to Industry (Timber Mill) to reflect the mill land holdings and activities.

The McDonnell & Sons Suttontown Mill is licenced by the EPA (#2391) for wood preservation work, wood processing works and activities producing listed waste. The current zoning of the site correlates with EPA licenced area. However, the EPA only licences the mill components of the operation and as a result the full operations of the mill extend further beyond the EPA licenced area and hence beyond the Industry (Timber Mill) Zone.

It is not expected that the mill, following rezoning, will expand further. The mill has undertaken works onsite and with equipment to improve the noise and other environmental issues onsite and to increase capacity. Further work, namely an acoustic mound and maintenance of a separation distance (buffer), is required to finalise these works.

The EPA was consulted through the preparation of the DPA and provided feedback at that stage, in particular it suggested the addition of wording to the desired character statement reflect the need for acoustic treatment be incorporated into the final design. The EPA notes these comments have been included.

The EPA also notes that policy has been added to ensure protection of the mill from encroachment in the future and vice versa from residential development.

As a result the EPA is satisfied with the DPA as presented and offers no further comment.

For further information on this matter, please contact Kym Pluck on 08 8204 9289 or kym.pluck@sa.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K. Pluck', with a stylized flourish at the end.

Kym Pluck

**PRINCIPAL ADVISOR, PLANNING POLICY AND PROJECTS
SCIENCE, ASSESSMENT & PLANNING
ENVIRONMENT PROTECTION AUTHORITY**

Date: 23/2/16

LATE SUBMISSION**Natural Resource**

22 February 2016

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

Natural Resources Centre

11 Helen Street
 Mount Gambier SA 5290

PO Box 1046
 Mount Gambier SA 5290

Tel 08 8735 1177
 Fax 08 8735 1135

dewnr.naturalresourcesSE@sa.gov.au

www.naturalresources.sa.gov.au/southeast

Dear Mark,

Re: Industry (Timber Mill) Zone Development Plan Amendment

Thank you for providing the Department of Environment, Water and Natural Resources with the opportunity to comment on the Industry (Timber Mill) Zone Development Plan Amendment (DPA).

It is understood that the purpose of the DPA is to alter the boundaries of the Industry (Timber Mill) Zone to include additional land to accommodate all of the activities of the existing timber mill operated by N.F. McDonnell & Sons on Suttontown Road.

The land in question is not located in an ecologically sensitive area and it is noted that there is no remnant native vegetation on the site. There are no surface water features, such as watercourses or lakes, present on or near the site. The existing Objectives and Principles of Development Control in the Development Plan relating to Natural Resources (including principles 1-4 and the principles relating to water sensitive design and soil conservation) and the Objectives and Principles of Development Control relating to the Industry (Timber Mill) Zone, are expected to adequately protect underground water and soils on the site. In addition, we support the proposed amendment to the Desired Character of the Industry (Timber Mill) Zone relating to the requirement for acoustic treatment (including a buffer distance) to be incorporated into the final design.

The Department of Environment, Water and Natural Resources therefore has no objection to the proposed Industry (Timber Mill) Zone Development Plan Amendment.

Should you require further information on this matter, please contact Ms Jennifer Peterson, Senior Project Officer (Planning) on 8735 1158 or jennifer.peterson@sa.gov.au

Yours sincerely

Tim Collins
REGIONAL DIRECTOR



Government of
 South Australia