

Reference: AF11/866; AR16/16392

5th May, 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, 10th May 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

_____ ☐ Council ☐ Committee ☐ Board
(insert full name of Committee/Sub-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, 10th May 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. ENVIRONMENTAL MANAGEMENT - Contract 460/11/05 - Supply, Emptying and Maintenance of Roll On Roll Off Bins - Ref. AF11/387
3. GOVERNMENT RELATIONS - Local Government Act 1999 Legislation and Regulations - Ref. AF11/1309
4. ENVIRONMENTAL MANAGEMENT - Committees - Blue Lake Capture Zone Working Group - Ref. AF15/393
5. HEALTH MANAGEMENT - Project Management - Public Health Week - Programmes - Ref. AF11/978
6. PROPERTY MANAGEMENT - Mount Gambier Aquatic Centre - Proposed Entrance Fees 2016/2017 - Ref. AF11/1451
7. PROPERTY MANAGEMENT - Advisory Group - Report of the Aquatic Centre Management Advisory Group meeting held Wednesday, 13th April 2016 - Ref. AF11/1370
8. COMMITTEES - Council Development Assessment Panel - Minutes of Meeting held 21st April 2016 - Ref. AF15/554

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 10th May 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, 12th April 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>
• Eagle Court drainage improvements	70%
• Old Hospital landscaping works (paths and culdesac)	80%
• Gordon Street footpath construction	20%
• Yeates Street / Locke Street roundabout (asphalt works)	5%
• Livingston Street / Davison Street drainage upgrade	5%
• Boandik Terrace blowhole drainage project (tree removal works)	5%

Railway Lands

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

Completed Tasks

- Wehl Street North road construction
- Tumut Drive footpath construction

moved the report be received.

seconded

2. ENVIRONMENTAL MANAGEMENT - Contract 460/11/05 - Supply, Emptying and Maintenance of Roll On Roll Off Bins - Ref. AF11/387

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.

Goal: Governance

Strategic Objective: Demonstrate innovative and responsive organisational governance.

The Director Operational Services reported:

- (a) The above contract has now expired, but includes a 3 year roll over clause subject to the agreement of both Council and the Contractor (Cleanaway);
- (b) Cleanaway have indicated they wish to exercise the roll over clause and their service over the life of the contract has been excellent;
- (c) the 3 year extension would be at the current rate (subject to rise and fall provisions in line with CPI).

moved it be recommended:

- (a) The report be received;
- (b) Council advise Transpacific Cleanaway Pty Ltd that pursuant to clause 4 of Contract 460/11/05 that it agrees to the implementation of the 3 year extension, with this contract now concluding on 31st March 2019.

seconded

3. GOVERNMENT RELATIONS - Local Government Act 1999 Legislation and Regulations - Ref. AF11/1309

Goal: Governance

Strategic Objective: Demonstrate innovative and responsive organisational governance.

The Director Operational Services reported:

Operational Services Committee Agenda for 10th May 2016 Cont'd...

- (a) The commencement date for the Accountability and Governance amendments to the Local Government Act 1999 was proclaimed in the SA Government Gazette on 31st March 2016;
- (b) provisions that directly affect Elected Members include:
 - Conflict of Interest/Disclosure provisions
 - Informal Workshops
 - Register of Interest/Ordinary Return provisions
- (c) Corporate and Community Services Report 24/2016 was provided at the Council Meeting on 20th April 2016 (copy attached) which outlined the above provisions and the effect on Elected Members.

moved it be recommended:

- (a) The report be received and noted for information.

seconded

4. ENVIRONMENTAL MANAGEMENT - Committees - Blue Lake Capture Zone Working Group - Ref. AF15/393

Goal: Environment

*Strategic Objective: Partner with the community to conserve and reduce the quantity of water use and improve the quality of water entering our groundwater and lakes system.
Plan and implement infrastructure to protect and enhance the natural and built environment, including in response to climate change influences.
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.
Use every opportunity to increase the level of community understanding and awareness of the necessity of environmental sustainability.*

The Director Operational Services reported:

- (a) Members will recall that for many, many years there was a very effective Committee called the Blue Lake Management Committee (BLMC) operating in the City;
- (b) originally (in the early 1990's) the "Committee" was 'informal' and largely driven by the Regional Manager of SA Water at that time. Organisations that had some level of interest in the Blue Lake typically had representation on the Committee. It operated such that Members would report back to their organisations on the activities of the Committee;
- (c) when the South East Natural Resources Management Board (SENRM) was formed the BLMC became a formal sub-committee of the Board. The BLMC had formal ownership for the first time. This arrangement continued for several years and when the SENRM "merged" with the State Government, the BLMC was formally 'wound up';

Operational Services Committee Agenda for 10th May 2016 Cont'd...

- (d) the above is a very short version of events and the time lines are compressed but the reality is there is no longer a formal BLMC in operation;
- (e) following the formal winding up of the BLMC, several key staff from local organisations came together to discuss issues that are integral to the Blue Lake and this group formed a new 'informal' group called the Blue Lake Capture Zone Working Group (BLCZWG);
- (f) the BLCZWG has now met 2-3 times and has finalised its Terms of Reference (refer attached). As can be seen from the Terms of Reference, there is no official status for this group but it does provide an excellent forum for information sharing.

moved it be recommended:

- (a) The report be received;
- (b) Council note the involvement of the Director Operational Services (or his proxy) on the Blue Lake Capture Zone Working Group.

seconded

5. HEALTH MANAGEMENT - Project Management - Public Health Week - Programmes - Ref. AF11/978

Goal: Community Well-Being

Strategic Objective: Increase the local awareness and understanding of the range of health issues and needs of the community.

The Environmental Health Officer reported:

- (a) The inaugural Public Health Week was held this year from 4th-8th April 2016. This is an awareness program to promote what can be done collectively as a society to create conditions and environments that allow for the health and wellbeing of all South Australians and included the World Health Organisation's World Health Day on 7th April 2016;
- (b) services, programs and environments are run and created by many organisations within communities including SA Health, local councils and community groups that promote wellbeing, protect the health of the community and reduce the incidence of disease and injury;
- (c) Officers across Council were invited to include items and photos of events and environments created that fitted in with Public Health. A large display was held in the Library from 4th-10th April 2016 using these and SA Health resources;
- (d) Council contacted local schools, kindergartens and childcare centres and provided new brochures, fact sheets and an SA Health free resource list. They were invited to hold an event or include a relevant theme as part of the curriculum during Public Health Week and mark this annual event in their calendars for planning of future involvement;
- (e) promotion through local media and social media was used to promote the week and library display which saw a total of 7,319 door count, with the highest being 1,334 on Friday. A group of students from Gordon Education Centre attended the Library and used the display as part of their Food Safety studies;

Operational Services Committee Agenda for 10th May 2016 Cont'd...

- (f) Public Health Week aligns directly with Council's Regional Public Health Plan 2015-2020 and strategies for promoting public health;
- (g) it is recommended that Council continue to be actively part of Public Health Week and arrange and facilitate annual educational presentations/events.

moved it be recommended:

- (a) The report be received;
- (b) Council continue to participate in Public Health Week as set out in this report.

seconded

6. PROPERTY MANAGEMENT - Mount Gambier Aquatic Centre - Proposed Entrance Fees 2016/2017 - Ref. AF11/1451

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: Community Well-Being

Strategic Objective: Advocate for the health needs of the community by encouraging partnerships in the provision of affordable and viable facilities and infrastructure

The Director Operational Services reported:

- (a) Innovative Leisure Management (Managers of the Mount Gambier Aquatic Centre) have submitted their proposed fee schedule for the 2016/2017 financial year. The proposed fees are attached to the agenda and reflect CPI increases, rounded to the nearest 10c.

moved it be recommended:

- (a) The report be received;
- (b) Council endorse the fee schedule for the 2016/2017 swimming season as proposed by Innovative Leisure Management.

seconded

7. PROPERTY MANAGEMENT - Advisory Group - Report of the Aquatic Centre Management Advisory Group meeting held Wednesday, 13th April 2016 - Ref. AF11/1370

Goal: Building Communities

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

Operational Services Committee Agenda for 10th May 2016 Cont'd...

The Director Operational Services reported:

(a) The Aquatic Centre Management Advisory Group met on Wednesday, 13th April 2016 at 7:00 a.m. This meeting was attended by:

- Daryl Sexton, Director - Operational Services
- Peter Collins, Manager - Aquatic Centre

(b) the matters discussed were as follows:

1. Current Maintenance

- Painters are on site doing scheduled maintenance works.

2. Boiler

- Boiler maintenance contract - real benefit in engaging Mark Wiseman Heating on an annual contract because of his detailed knowledge of the boiler and his ability to maintain it from his depot. Annual cost approximately \$10,000.

3. Future Maintenance

- Pool painting required in 2017 (prior to start up).
- Heat exchangers need a service (Peter Collins to contact Paul Pfeifer).

4. Business Plan

- Peter Collins to prepare his next two year business plan and submit (include next years entry fee schedule).

5. Hydrochloric Acid Containment

- Prefer to store externally, avoids moving large containers of acid. Pricing for alternative storage being sought.

moved it be recommended:

(a) The report be received;

(b) Council engage Mark Wiseman Heating on a three year contract to provide scheduled maintenance (2x annual visits) to the Aquatic Centre Biomass Boiler including help desk support (40 hours per annum) at an annual estimated cost of approximately \$10,500 (plus GST).

seconded

8. **COMMITTEES - Council Development Assessment Panel - Minutes of Meeting held 21st April 2016 - Ref. AF15/554**

Goal: Governance

Strategic Objective: Demonstrate innovative and responsible organisational governance.

moved it be recommended:

Operational Services Committee Agenda for 10th May 2016 Cont'd...

- (a) Minutes of the Council Development Assessment Panel meeting held on Thursday, 21st April 2016 be received;
- (b) the decisions made by the Council Development Assessment Panel be noted.

seconded

MOTIONS WITHOUT NOTICE -

The meeting closed at _____ a.m.

AF11/866

SW

CORPORATE AND COMMUNITY SERVICES REPORT NO. 24/2016

**SUBJECT: GOVERNMENT RELATIONS - ADVICE - LOCAL GOVERNMENT ACT 1999
LEGISLATION AND REGULATIONS INCLUDING AMENDMENTS**

REF: AF11/1309

Goal: Governance

Strategic Objective: Demonstrate innovative and responsive organisational governance.

The commencement date for the Accountability & Governance amendments to the Local Government Act 1999 was proclaimed in the SA Government Gazette on 31st March 2016 together with new regulations, with each taking immediate effect.

Attention is brought to those provisions that impact directly on Elected Members.:

New Conflict of Interest/Disclosure provisions

Two (2) training sessions were held on Tuesday 23rd February 2016 on the new Conflict of Interest/Disclosure provisions for Elected Members and (non-elected) Committee Members. Training resources from these sessions were circulated to all affected Members.

The new provisions provide for:

- Material, Actual & Perceived Interests
- Exemptions for 'Ordinary Business as prescribed by regulation that include:
 - a. *the conduct and consideration of a review under section 12 of the Act;*
 - b. *the adoption or alteration of a training and development policy under section 80A of the Act;*
 - c. *the adoption or amendment of a strategic management plan under section 122 of the Act;*
 - d. *the adoption or revision of an annual business plan or budget under section 123 of the Act;*
 - e. *the declaration of rates (other than a separate rate) or a charge with the character of a rate.*

and the exemptions further clarify that:

"a matter to be discussed at a meeting of the council that relates to a matter within the ambit of paragraphs (a) to (e) (for example, a discussion relating to the preparation of a strategic management plan) is prescribed."

New Informal Workshop provisions

The legislative amendments provide that Council may only hold informal workshops/gatherings in accordance with a policy on the holding of such informal gatherings Council adopted updated policy provisions for informal workshops/gatherings in Council Policy C410 – Conduct of Meetings at the 15th March 2016 Council meeting.

Further information on informal workshops/gatherings was also provided at an Elected Member Workshop on 23rd March 2016 and circulated to all Members via the Friday Edition.

New Register of Interest/Ordinary Return provisions:

Amendments to the legislative provisions relating to Member Interests (Primary/Ordinary Returns) now require that:

- a Member must advise the Chief Executive Officer of any change to their interests within 1 month of the change

Corporate and Community Services Report No. 24/2016 cont'd...

- certain information from the Register of Members Interests to be published on the Council website, namely:
 - Member's income sources and employer
 - Name of any political party, any body or association formed for political purposes or any trade or professional organisation of which the Member is a member.
 - Any gifts received by the Member that are required to be included in the information entered in the Register
- the Register of Members Interests is available for public inspection and purchase

RECOMMENDATION

- (a) Corporate and Community Services Report No. 24/2016 be received and contents noted.



Michael McCARTHY
MANAGER GOVERNANCE & PROPERTY

Sighted:



Grant HUMPHRIES
ACTING CHIEF EXECUTIVE OFFICER

4th April, 2016
MMcC

Blue Lake Capture Zone Working Group

Terms of Reference

Vision

To work together for the betterment of the Blue Lake environments.

Background

The Blue Lake Management Committee (BLMC) was a subcommittee of the South East Natural Resources Management Board from 2006 to 2014. The BLMC was dissolved in 2014 under the Premier's review of SA Boards and Committees. Former Members of the BLMC met on March 31 2015 and the consensus was that the function of the former BLMC was important and needed to continue but in a non-formal capacity. Money that the previous stakeholders had invested in the BLMC was returned.

Group Membership

A technical or management representative from each of the following organisations:

- City of Mount Gambier;
- District Council of Grant;
- SA Water;
- Natural Resources South East (Department of Environment, Water and Natural Resources(DEWNR));
- Science Monitoring and Knowledge (DEWNR);
- Environment Protection Authority (EPA) (SE Region);
- EPA (Water Quality).

Group Member organisations will work together to support the operation and purpose of the group.

Group Governance

The group will meet at least once every six months with any additional meetings as required.

It will be served by a rotating Chair who will be one of the Group Members. The Chair of the meeting will host the meeting, including organising the venue, chair the meeting, prepare an agenda for the meeting, record decisions of the Group and develop an action list with Members nominated to complete each action.

The Chair for the next meeting will be confirmed at the close of each meeting.

The Group is not a statutory Group and does not have its own funds. Funds will be requested as needed from each organisation to support projects identified by the Group.

Purpose of the Group

For the Member organisations to work collaboratively and cooperatively together to achieve the following aims:

- To support the management of the Blue Lake and the capture zone to ensure high quality drinking water is available, including stormwater management.
- To promote better understanding of hydrogeology/geology/water quality.
- To support the education of community, business and industry about the importance of looking after our capture zones.

- To develop opportunities to fund projects that further the vision for the Blue Lake.
- To acknowledge and respect the tourism and other community values of the Blue Lake and its environments.

Operating Procedures

The minimum attendance for meetings will be four (4) nominated representatives, with proxy Members allowed.

Members may attend in person, or by video or telephone link.

An agenda will be prepared by the nominated Chair and distributed to Group Members at least one week before each meeting.

Decisions will be made via general consensus.

Actions and decisions of the Group will be recorded, with some brief context where required.

Actions and decisions of the Group will be circulated to the Group Members and confirmed out of session soon after the meeting.

There will be no observers at the meetings, although guest speakers or others may be invited to give advice or presentations.

No Members will be paid sitting fees and the cost of attending and preparing for meetings will be borne by the individual group Member or the Member's employer.

All discussions and materials will remain confidential, for official use only. The Group will identify any issues that are to remain strictly confidential.

Media

No individual Member can speak on behalf of the Group.

2016/2017 FINANCIAL YEAR PLANNING

PROPOSED ADMISSION FEES AND CHARGES

		CURRENT FEES 2015/2016	PROPOSED FEES 2016/2017
<u>Aquatic</u>			
Adult		\$6.20	\$6.50
Child		\$5.20	\$5.50
Spectator		\$3.00	\$3.00
Family (2+2/3 or 1+3/4)		\$22.00	\$23.00
Baby		N/A	N/A
Pensioner		\$4.80	\$5.00
Fitness/laps		\$5.00	\$5.50
Vouchers	Adult	\$54.00	\$55.00
(10 swims)	Pensioner	\$44.00	\$45.00
	Child	\$46.00	\$50.00
Season Pass	Adult	\$230.00	\$240.00
	Pensioner	\$180.00	\$190.00
	Child	\$250.00	\$250.00
Family (1/2 adults + 2 children)		\$540.00	\$550.00
	(1 + 3)	\$570.00	\$590.00
	(2 + 3)	\$600.00	\$620.00
	(1 + 4)	\$620.00	\$640.00
	(2 + 4)	\$650.00	\$670.00
	(2 + 5)	\$700.00	\$720.00

Notes:

- Most prices have increased in line with the forecast CPI rate.

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting held on Thursday, 21st April 2016 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

MINUTES

PRESENT: Mrs E Travers (Presiding Member)
Cr I Von Stanke, Cr C Greco, Cr M Lovett, Ms E Finnigan and Mrs M Trotter

APOLOGY/IES: Nil

NOT PRESENT: Mr P Seebohm

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: Cr Von Stanke moved that the minutes of the Meeting held on Thursday, 17th March 2016 be taken as read and confirmed.

Cr Greco seconded

Carried

REPRESENTATIONS: The Presiding Member read the following statement to the Representor and Applicant that attended the meeting:

- Every Council is required to establish a Development Assessment Panel to determine and make decisions on development applications as delegated to the Panel.
- The Panel Operates under the Development Act.
- When the Panel is considering an application, it must assess the proposal against Council's Development Plan.
- This will involve a judgement based on whether or not the proposed development meets and satisfies planning principles.
- The Development Assessment Panel consists of four (4) Independent Members and three (3) elected Council Members.
- The meeting itself is informal, however all decisions made by the Development Assessment Panel are formal.
- There will be no talking or interacting from the public gallery. If there is, you may be asked to leave.
- Once the Panel has heard your representation we will ask you to leave as the Development Assessment Panel reaches its decision in confidence. You may ring your Council tomorrow afternoon to find out the results of tonight's meeting.
- You will each have five (5) minutes to make your presentation.

Development Application No: 381/01/2016

- Gabriela Castignani, the Representor, spoke in relation to this matter at 5:52 p.m.
- David Hutchison (Access Planning), the Applicant, spoke in relation to this matter at 5:55 p.m.

1. Development Number: 381/058/2016
Applicant: S K Home Builders Pty Ltd

Council Development Assessment Panel Meeting Minutes held Thursday 21st April 2016 Cont'd....

Owner: M A Steen
 Description: To construct a detached dwelling and an associated garage with a wall height greater than 3 metres
 Address: 11 Buffalo Crescent, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential Zone
 Report: Council Development Assessment Panel Report No. 5 / 2016
 Correspondence: Letter from Applicant

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 5 / 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

2. Development Number: 381/061/2016
 Applicant: Eaglehawk Developments
 Owner: M G & K E Barry
 Description: To construct a carport in association with an existing detached dwelling
 Address: 3 Stiles Street, Mount Gambier
 Nature of Development: Consent/ Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 6 / 2016
 Correspondence: Letter from Applicant

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 6 / 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. Dense Planting shall be established along the side (Leray Avenue side) and rear property boundaries of the site so as to provide a screen/buffer between the development and adjacent properties.
- (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

3. Development Number: 381/01/2016
 Applicant: Access Planning- David Hutchison
 Owner: C J Ansink
 Description: To demolish an existing dwelling and to construct a carpark extension to an existing McDonalds Restaurant
 Address: 5 Jubilee Highway West, Mount Gambier
 Nature of Development: Non Complying / Category 3
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 7 / 2016
 Correspondence: Statement of Effect, DPTI comments, Statement of Representation from Emilio Castignani, Statement of Representation from Noel Fox, Statement of Representation from Kirby Fox, Response letter from Applicant

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 7 / 2016 be received;
- (b) Having regard to the provisions of the relevant Development Plan and all supporting documentation, Development Plan Consent be granted upon receipt of concurrence from the Development Assessment Commission subject to the following Conditions (and including any DAC conditions that may be applicable):
1. The development shall be carried out in accordance with the plan/s as approved by the Council and with the Conditions of Approval.
 2. The land shall not be used for purposes other than those approved by Council.
 3. Provision shall be made for the onsite management and disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
 4. A solid masonry fence shall be constructed along the southern boundary as per the approved plans.
 5. A solid masonry fence to a minimum of 1.5 meters to be constructed along Francis Street to the Northern end of the parking bay.
 6. Dense planting shall be established along the western boundary (adjacent Francis Street) and southern boundary to help create a buffer/screen to adjacent sites.
 7. Landscaping shall be undertaken and maintained at all times.
 8. All of the commercial wastes accumulated on the allotment shall be removed on a regular basis to the reasonable satisfaction of Council.

9. The use of the property shall not create a nuisance and/or disturbance for any person/s and property in the immediate area.
 10. Any lights on the subject land must be directed and screened so that overspill of light into nearby properties is avoided.
 11. The car park and surroundings shall be maintained in a state of good repair and tidy condition at all times.
 12. The landscaping and fencing should not impair any vision for vehicles accessing / egressing Francis Street or McDonalds entrance / exit on Jubilee Highway West.
 13. No vehicles or pedestrian access on to Frances Street.
- (c) The Applicant and Owner be advised that the reasons for Councils Conditions of Consent are:
1. The proposed development is not at serious variance to the relevant Development Plan.
 2. The proposed development improves and enhances the amenity and character of the subject site and the area.
 3. To ensure orderly and proper development.
- (d) All relevant plans, reports and documentation be forwarded through to the Development Assessment Commission seeking their concurrence for the granting of the Development Plan Consent.

CarriedMOTIONS WITHOUT NOTICE - NilThe meeting closed at 6:27 p.m.

26 April 2016
 AF15/554
 SM

CONFIRMED THIS

DAY OF

2016.

.....
 PRESIDING MEMBER