



Reference: AF11/866 SW

9 April 2015

MEMBERS

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

Operational Services Committee
(Conference Room - Level 1):

Tuesday, 14th April 2015 at 7:30 a.m.

An agenda for the meeting is enclosed herewith.

Mark McSHANE
CHIEF EXECUTIVE OFFICER

OPERATIONAL SERVICES COMMITTEE

Meeting to be held on Tuesday, 14th April 2015 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. PROPERTY MANAGEMENT - Enquiries - Aquatic Centre - Ref. AF11/2252
3. STRATEGIC MANAGEMENT - Department of Planning, Transport and Infrastructure - Amendment to Commercial Zone Boundary and Development Application - Ref. 381/0057/2015, AF11/1956
4. TRAFFIC MANAGEMENT - Regulating - Parking On-Street - Bertha Street - Letter from St Martin's Kindergarten - Ref. AF11/1880
5. TRAFFIC MANAGEMENT - Regulating - Parking On-Street - Percy Street - Letter from The Border Watch - Ref. AF11/1880
6. COMMITTEES - Environmental Sustainability Sub-Committee - Minutes of Meeting held 7th April 2015 - Ref. AF12/377
7. COMMITTEES - Former Hospital Sub-Committee - Minutes of Meeting held 13th March 2015 - Ref. AF12/379
8. COMMITTEES - Dissolution of Former Hospital Sub-Committee - Ref. AF12/379
9. GOVERNANCE - Council Development Assessment Panel - Minutes of Meeting held 19th March 2015 - Ref. AF14/354

OPERATIONAL SERVICES COMMITTEE

Meeting to be held in the Conference Room, Operational Services Area, Level One of Civic Centre, 10 Watson Terrace, Mount Gambier, on Tuesday 14th April 2015 at 7.30 a.m.

AGENDA

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

APOLOGIES: moved the apology received from be
accepted.

seconded

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton
Engineering Manager, Daryl Morgan
Team Leader - Administration (Operational Services), Sally Wilson

COUNCIL MEMBERS
AS OBSERVERS:

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

MINUTES: moved the minutes of the previous meeting held on
Tuesday, 10th March 2015 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**

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>
• Railway Lands Paving Works	25%
• Commerce Place Redevelopment stage 2	50%
• Road Reconstruction Program (various roads)	15%
• Caroline Landfill Cell 1 & 2 capping	30%
• Wireless Road East construction and widening	0%

Completed Tasks

- Linemarking Program
- Wandaree Court drainage construction
- Tolmie Street / Law Street drainage works

moved the report be received

seconded

2. PROPERTY MANAGEMENT - Enquiries - Aquatic Centre - Ref. AF11/2252

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

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

The Director - Operational Services reported:

- (a) Barney McCusker has requested Council to consider extending the swimming season by opening two (2) weeks earlier than normal and remaining open one (1) month longer than normal. This is effectively a 42 day extension to the 'usual' swimming season;
- (b) this response has been prepared without the benefit of comments from the Aquatic Centre Manager (not contactable at the time of writing) but putting aside operational issues and pool preparation at the start of the season and availability of suitable staff in April, the key consideration is cost;
- (c) the Aquatic Centre costs Council approximately \$1,000 per day to manage (management fees, staffing, utilities etc) and a 42 day extension will cost an additional \$40,000 approximately. April is typically quite chilly and it would be reasonable to expect energy costs to be significantly higher in April than in the preceding summer months;
- (d) long history shows that when ambient temperature drops below 26°-27°, pool attendances decline (particularly with casual swimmers - lap swimmers tend to be more dedicated);
- (e) most people that would use the pool in the extended periods will likely be lap swimmers/fitness users who have season passes and therefore whilst Council will have increased additional costs it is unlikely this cost will be offset to any significant amount by increased revenues.

moved it be recommended:

- (a) The report be received;
- (b) Council prepare a single response to Mr McCusker's correspondence of 1st April 2015 incorporating the matters addressed in this report;
- (c) Council advise Mr McCusker that the Aquatic Centre start and closing date for 2015/2016 will not be altered.

seconded

3. STRATEGIC MANAGEMENT - Department of Planning, Transport and Infrastructure - Amendment to Commercial Zone Boundary and Development Application - Ref. 381/0057/2015, AF11/1956

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*

The Manager Strategic Projects reported:

- (a) A representative of the Department for Planning, Infrastructure and Transport (DPTI) by email dated 4th March 2015 advised Council that it was proposed to undertake a Section 29 Amendment aimed at addressing what appears to be an inconsistency in the Mount Gambier Development Plan;
- (b) The Section 29 amendment relates to the boundary of the Commercial Zone at the north western corner of Penola Road and Wyatt Street. The zone boundary at this location is not aligned with the property boundary. This inconsistency affects the 'On the Run' proposal the subject of Development Application 381/E002/2015, more particularly it makes this development a non-complying form of development;
- (c) The Section 29 amendment to Council's Development Plan was authorised and published in the Government Gazette on Thursday 17th March, 2015;
- (d) Council received notification dated on 23rd February, 2015 from the Development Assessment Commission that the State Coordinator determined that Development Application 381/0057/2015 (381/E002/2015) was of state significance and the Development Assessment Commission was appointed the relevant Authority instead of Council.

This Development involved the demolition of the existing office at 21 Penola Road and the existing service station at 29 Penola Road and the construction of a new 'on the run' integrated service station complex including petrol filling station,

automated car wash with associated car vacuum facility, fast food outlet with associated drive through facility and associated signage.

- (e) Council by letter dated 5th March, 2015 advised DPTI that Council is unable to provide any comments on the Section 29 amendment as Council's administration do not have delegated authority to provide comments on an amendment to the City of Mount Gambier Development Plan. As such a more appropriate time frame of four to six weeks to enable this matter to be considered by Council was requested.

Council also expressed an opinion that an error has occurred in the determination of declaring the Development Assessment Commission as the relevant authority for this Development Application. As such Council requested further clarification as to on what basis this decision was made.

- (f) Council has received further advice from the DPTI both written and verbally which have provided further clarification in relation to these matters and the concerns/questions raised by Council. The further advice from DPTI is as follows:

"The Zone and Policy Area boundaries should be aligned draws support from:

- *the lack of logic in the current arrangement of the Zone boundaries in light of the Policy Area boundaries*
- *the fact that allotment 124 in File Plan 29743 is the only allotment that straddles the boundaries of the Commercial and Residential Zones*
- *the constraints in the way of putting that portion of allotment 124 in File Plan 29743 that sits in the Residential Zone to residential use – and the potential for such residential development to further land-lock allotment 125 in File Plan 29743*
- *the fact that the subject area of land that falls outside the Commercial Zone is currently put to commercial use*
- *the fact that allotment 125 in File Plan 29743 (the land locked allotment) is owned by the same party as allotment 123 and 124 in File Plan 29743 (De Bruin Nominees P/L).*

With respect to your assertion that Council, not the Development Assessment Commission, is the relevant authority in respect of DA 381/E002/15, I draw your attention to Schedule 10(20) of the Development Regulations. This empowers the State Coordinator General to appoint the DAC the authority in relation to any development where:

- a) *the total amount to be applied to any work, when all stages of the development are completed, exceeds \$3 000 000; and*
- b) *the State Coordinator-General determines, by notice in writing served personally or by post on the proponent, and sent to the relevant council or regional development assessment panel within 5 business days after the determination is made, that the development is*
 - (i) *a development of economic significance to the State; or*
 - (ii) *a development the assessment of which would be best achieved under a scheme established by the Department of the Minister to facilitate the assessment of such developments.*

The total amount to be applied to any work forming part of the subject development exceeds \$3m and the State Coordinator General has determined that this is of economic significance to the State.

The State Coordinator General has determined 15 of the Peregrine Group's projects (one of which is the Mt Gambier On the Run proposal) to be of economic significance to SA. Using conservative figures, these together have potential to generate approximately 450 ongoing jobs, 750 construction jobs and \$75M in investment (based on the Peregrine Group's advice that each new store employs between 15 and 50 people and involves up to 100 construction jobs).

The State Coordinator General also considered that there is benefit in the Development Assessment Commission being the planning authority for certain of the Peregrine Group's projects on the basis that a single assessment authority offers consistency in approach and interpretation of relevant Development Plans.

The above being said, the Mt Gambier On the Run proposal - as a discrete element of the Peregrine Group's portfolio of SA projects - was determined to be of economic significance to SA by the State Coordinator General in light of its potential to stimulate economic growth and increased employment."

moved it be recommended that the report be received and contents noted.

seconded

4. TRAFFIC MANAGEMENT - Regulating - Parking On-Street - Bertha Street - Letter from St Martin's Kindergarten - Ref. AF11/1880

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) The identified needs of the community are met, through implementing Long Term Asset Management Plans and Infrastructure Plans*

The Engineering Manager reported:

- (a) Council is in receipt of a letter of request from St Martin's Kindergarten to establish two 'no parking' areas either side of the carpark exit from the St Martin's Kindergarten on Bertha Street;
- (b) the request involves the removal of three (3) existing car parking spaces (one (1) on the south of the driveway and two (2) on the north of the driveway) for the periods 8:00 a.m. to 9:00 a.m. and 2:30 p.m. to 3:30 p.m. Monday to Friday. The reason for the request is to improve sight visibility for motorists exiting the carpark and to improve pedestrian and motorists safety;
- (c) Council Officer's have assessed this request using the Council approved "Checklist for Alterations to Parking Zones" (refer to attached);
- (d) this assessment returned a point score of 41/72 as part of the approved assessment checklist. Council Officer's have delegated authority to decline this request should the points score be less than or equal to 40. In the event that the points score is greater than 40 then the matter is to be referred to Council for determination following consultation;
- (e) Council's Parking Officer's have spoken to the following property owners regarding this request and their comments were recorded as follows:

Property	Supportive of request	Objecting to request	Comments
22 Bertha Street	Yes	-	Nil
24 Bertha Street	Yes	-	Good Idea
26 Bertha Street	Yes	-	No problem
13 Bertha Street	Yes	-	No problem

- (f) Based on there being no real objection from adjacent property owners and the proposed parking restriction being only in place for two (2) hours per day, five (5) days per week, and there being a possible increase in safety (particularly for children) the request is supported by Council Officers.

moved it be recommended

- (a) The report be received;
- (b) The Traffic Impact Statement attached to the Operational Services Committee agenda be endorsed by Council;
- (c) The City of Mount Gambier pursuant to Ministerial delegation resolves the following:

Prohibited Area
1.2.070

NO PARKING

BERTHA STREET - eastern side from 31.80 metres south of the intersection with Edward Street to 60.61 metres south of the said intersection to apply from 8.00 a.m. to 9.00 a.m. and 2.30 p.m. to 3.30 p.m. Monday to Friday.

to be effective on the installation of appropriate signage.

seconded

5. TRAFFIC MANAGEMENT - Regulating - Parking On-Street - Percy Street - Letter from The Border Watch - Ref. AF11/1880

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) *The identified needs of the community are met, through implementing Long Term Asset Management Plans and Infrastructure Plans*

The Engineering Manager reported:

- (a) Council is in receipt of a letter of request from The Border Watch to establish a 'no parking' area directly adjacent to the western side of the entrance/exit to their staff carpark on Percy Street;

Operational Services Committee Agenda for 14th April 2015 Cont'd...

- (b) the reason for the request is to improve sight visibility for motorists entering and exiting the carpark due to the narrowness of the road;
- (c) Council Officer's have assessed this request using the Council approved "Checklist for Alterations to Parking Zones" (refer to attached);
- (d) this assessment returned a point score of 20/72 as part of the approved assessment checklist and Council Officer's do have delegated authority to decline this request, however it is believed that this request does have merit due to the narrowness of the road;
- (e) Council's Parking Officer's have contacted the following property owners regarding this request and the outcome is detailed below:

Property	Supportive of request	Objecting to request	Comments
21 Percy Street	Yes	-	Voiced no concerns
23 Percy Street	Yes	-	Voiced no concerns
25 Percy Street	Yes	-	Voiced no concerns

- (f) based on there being no real objection from adjacent property owners and as this will increase sight visibility and safety for pedestrians and vehicles the request is supported by Council Officers.

moved it be recommended

- (a) The report be received;
- (b) The Traffic Impact Statement attached to the Operational Services Committee agenda be endorsed by Council;
- (c) The City of Mount Gambier pursuant to Ministerial delegation resolves the following:

Prohibited Area
1.2.070

NO PARKING

PERCY STREET - southern side from 31.0 metres east of the intersection with Hedley Street to 39.30 metres east of the said intersection to apply at all times

to be effective on the installation of appropriate signage.

seconded

6. COMMITTEES - Environmental Sustainability Sub-Committee - Minutes of Meeting held 7th April 2015 - Ref. AF12/377

Goal: Governance
Strategic Objective: (i) Demonstrate innovative and responsible organisational governance

moved to be recommended:

- (a) The minutes of the Environmental Sustainability Sub-Committee held on Tuesday, 7th April 2015 be received;

Operational Services Committee Agenda for 14th April 2015 Cont'd...

(b) the following recommendations (number 1 to 7) of the Environmental Sustainability Sub-Committee be adopted by Council:

1. CLEAN UP AUSTRALIA DAY 2015

- The report be received;
- Council continue to support this national environmental conservation event in 2016, in the same capacity as 2015.

2. EARTH HOUR 2015

- The report be received;
- Council continue to support this global sustainability event in 2016, in the same capacity as 2015.

3. BIOGAS BASICS SEMINAR

- The report be received.

4. NATIONAL TELEVISION AND COMPUTER RECYCLING SCHEME

- The report be received;
- Council write to Mr Tony Pasin MP, Federal Member for Barker, highlighting its issues and uncertainties regarding the National TV and Computer Recycling Scheme, and seeking assurances from the Federal Government regarding the questions raised in this report.

5. REPORTS FOR INFORMATION

(a) Environmental Sustainability program 2015 - Project Progress

- The report be received;
- item (a) as above be received and noted for information.

MOTIONS WITHOUT NOTICE

6. NATURAL STEP FRAMEWORK

- Council invite Dr Steb Fisher to a half day workshop for all Council Members and appropriate staff to revisit the Natural Step Framework and provide a general overview of the framework to Council Members and staff.

7. SOUTH EAST NATURAL RESOURCES MANAGEMENT BOARD

- Council convene an informal discussion with South East Natural Resources Management Board on the issue of water sustainability and community interaction (e.g. relationship of water sustainability to population growth).

seconded

7. COMMITTEES - Former Hospital Sub-Committee - Minutes of Meeting held 13th March 2015 - Ref. AF12/379

Goal: Governance

Strategic Objective: (i) Demonstrate innovative and responsible organisational governance

moved to be recommended:

(a) The minutes of the Former Hospital Sub-Committee held on Friday, 13th March 2015 be received;

(b) the following recommendations (number 1 to 6) of the Former Hospital Sub-Committee be adopted by Council:

1. ELECTION OF PRESIDING MEMBER

- The report be received;
- the above process to appoint the Presiding Member for the Former Hospital Redevelopment Sub-Committee be adopted.

2. CALL FOR NOMINATIONS OF PRESIDING MEMBER

- The report be received;
- Cr Mutton be appointed to the position of Presiding Member of the Former Hospital Redevelopment Sub-Committee.

3. BUDGET UPDATE AND WORKS IN PROGRESS

- The report be received and contents noted.

4. CENTENARY OF LIONS

- The report be received;
- Council hold discussions with Lions Club representative to further develop a concept for a Centenary Lions Park at the rear of the old laundry.

5. NAMING OF FORMER HOSPITAL SITE

- The report be received;
- the Former Hospital Sub-Committee recommend that Council initiate a 2 stage consultation process to formally name the area:
 - Stage 1 (seek suggestions for a name from the wider community)
 - Stage 2 (Council select its preferred names from the suggestions received from Stage 1 and these names be placed on further consultation for the community to select the final name)

6. SCHEDULING OF MEETINGS

- The Sub-Committee recommends to the Operational Services Committee that the Former Hospital Sub-Committee wind up immediately.

seconded

8. COMMITTEES - Dissolution of Former Hospital Sub-Committee - Ref. AF12/379

Goal: Governance

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

The Director - Operational Services reported:

- (a) At its meeting held on Friday, 13th March 2015 the Former Hospital Sub-Committee recommended that this Sub-Committee be wound up immediately.

moved it be recommended:

- (a) The report be received;
(b) the Former Hospital Sub-Committee be disbanded immediately.

seconded

9. GOVERNANCE - Council Development Assessment Panel - Minutes of Meeting held 19th March 2015 - Ref. AF14/354

Goal: Governance

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

moved it be recommended:

- (a) Minutes of the Council Development Assessment Panel meeting held on Thursday, 19th March 2015 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

Mr Barney McCusker FRACS (ORTHO), F.A.ORTH.A.

Provider No : 133433L

13 Crouch St South
(P.O. Box 1998)
MOUNT GAMBIER S.A. 5290
Phone : 08 8725 0144
Fax : 08 8725 8368

ORTHOPAEDIC SURGEON

BJM:JLJ

April 1 2015

Cr Steve Perryman
City of Mt Gambier
P.O. Box 56
MT GAMBIER SA 5290

Dear Councillor,

On Tuesday, 31st March 2015 the Margaret Street pool once again closed for this season.

It is due to open again on Monday, 12th October 2015.

I would ask you to support a move to have the opening date of this pool brought forward to Thursday, 1st October 2015, which would then make it a six-month open/six-month closed pool.

I would also ask you to give consideration, for next year, to have the closing date moved from 31st March 2016 to 30th April 2016, which would then make it a pool that is open for seven months of the year and would hopefully take in the Easter break.

I would also ask you for your personal reflections on how you view the progress towards having a year-round swimming facility at this venue.

I would be grateful if you could write back to me personally on this issue, giving me your own reflections on these three matters.

Yours sincerely,

Barney

Sally Wilson

From: Lee Humphries <lph@debruingroup.com.au>
Sent: Wednesday, 18 March 2015 6:11 PM
To: City Emails
Subject: St Martin's Lutheran Kindy - Traffic Management

Dear Sir/Madam

I write as President of the St Martin's Lutheran Kindergarten in Mount Gambier to ascertain the process required to enable St Martin's Kindy to make application to the City of Mount Gambier/Transport SA to consider traffic management for safety reasons by way of zoning parking either side of our Bertha Street exit as follows:

- First Car Park to the left on Bertha Street – No Parking Monday to Friday 8am to 9 am and 2:30 pm to 3:30 pm
- First and second car parks to the right on Berth Street – No Parking Monday to Friday 8am to 9am and 2:30 pm to 3:30 pm.

In addition to our request to the City of Mount Gambier, we will also be approaching St Martin's Lutheran Church to consider placing a 'Stop' sign and a request for 'all traffic to turn left only' just inside the Bertha Street exit.

As parents are delivering their children to St Martin's Kindy between 8am and 9am and collecting them again between 2:30 pm and 3:30 pm, along with parents of children at other education facilities in the area, traffic flow is significantly increased during these times of day.

Some parents with children at neighbouring education facilities park on the Bertha Street roadway allowing their children to walk the remaining distance – a great health option. When the Kindy carpark is full, some Kindy parents also utilise the Bertha and Edward Street roadways for parking. It is our experience that vehicles parked in the 3 Bertha Street parking spaces for which we seek consideration for restricted parking conditions, significantly reduce driver and pedestrian visibility thereby compromising the safety of both vehicle and pedestrian traffic.

We thank you for considering our request and look forward to working with you to achieve a safe outcome for all.

Kind regards
Lee Humphries
President - St Martin's Kindergarten

Lee Humphries
HR & Compliance Manager
Rehabilitation & Return to Work Coordinator
EA to Adrian de Bruin, Chairman

de bruin

G R O U P

☎ +61 8 8721 3002 ☎ +61 8 8725 8003

📍 23 Penola Rd, Mount Gambier, SA 5290

✉ lph@debruingroup.com.au 🌐 www.debruingroup.com.au

📮 PO Box 52, Mount Gambier, SA 5290

TRAFFIC IMPACT STATEMENT

Installation of No Parking Areas
Bertha Street (eastern side)

Part A - Traffic Management

It is the view of the undersigned that the installation of three (3) no parking bays on Bertha Street (eastern side) will not be detrimental to traffic management in the area.

Part B - Road Safety Effects

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

Conclusion

It is the opinion of the undersigned that the proposal for three (3) no parking bays on Bertha Street (eastern side) will not have negative impacts on traffic management or road safety and is therefore deemed appropriate for the area.



.....
Daryl MORGAN
ENGINEERING MANAGER

25 March 2015
Ref. AF14/52
SW



Proposed Parking Restrictions - Bertha Street (Request by St Martin's Kindergarten)



Plot Date: Wednesday, 25 March 2015



CHECKLIST FOR ALTERATION TO PARKING ZONES

Version 1.00

CATEGORIES

AR15/10346 Bertha St parking removal request.
ST Martins Kindergarten

1. Road Safety Test

Question	Yes	No
Is the request primarily to address a road safety issue?	✓ +10	nil
Are the beneficiaries of the proposed changes elderly and/or disabled drivers/pedestrians?	✓ +10	nil
Is there a traffic accident history that is directly related to this proposal?	+10	✓ nil
Are traffic volume and/or traffic mix (i.e. % heavy vehicles) a <u>significant</u> contributor to the perceived issue?	✓ +10	nil

TOTAL 30

2. Commercial Interest Test

Question	Yes	No
Will the proposal give a direct advantage or improvement to an adjacent business/businesses?	-6	✓ nil
Is the proposal supported (in writing) by adjacent and/or other owners/occupiers in reasonable proximity to the site?	+6	✓ nil
Do businesses in the vicinity have off street parking?	✓ -6	nil
Are businesses in the vicinity <u>required</u> to provide off street parking?	✓ -6 (-3)	✓ nil
Is there any evidence of the area being used for longer term parking (e.g. nearby businesses, staff etc)?	+6	✓ nil

TOTAL -9

3. Sustainability / Public Transport Test

Question	Yes	No
Does the proposal provide a direct advantage for either public transport or alternate transport (e.g. walking, cycling)?	✓ +20	nil

TOTAL 20

4. Disadvantage Test

Question	Yes	No
Does any other person (e.g. nearby occupier, pedestrians etc) suffer a disadvantage due to this proposal?	-10	✓ nil

TOTAL 41

TOTAL POINTS

Maximum score = 72

Minimum score = 28

If Total Score is ≤ 40 Officers are delegated authority to decline the request

If Total Score is > 40 the request is to be placed before Council for determination following consultation

HOW TO USE THE CHECKLIST FOR ALTERATION TO PARKING ZONES

The simple philosophy behind the checklist is that there are four (4) categories of "tests":

- Road Safety Test
- Commercial Interest Test
- Sustainability / Public Transport Test
- Disadvantage Test

The checklist is not designed to provide an absolute answer, it merely sets out a methodical approach to assessing requests to alter parking zones and will aid Officers and Elected Members in their decision making.

Ultimately, clear thinking and regard to actual circumstances are paramount and should underline the use of this checklist.

Each test is given a 'weighting' i.e.:

Road Safety	40% - maximum score 40, minimum score 0
Commercial Interest	30% - maximum score 12, minimum score -8
Sustainability/Public Transport	20% - maximum score 20, minimum score 0
Disadvantage	10% - maximum score 0, minimum score -10

Overtime, and with experience, it may be necessary to alter the overall weighting, add or delete 'test' categories or add more factors into each test.

This checklist should be seen as an evolving document.

With each test there are a number of questions that either add to a final score (i.e. they are considered to substantiate the request for the alteration, are neutral to the request and therefore score 'nil' or detract from the request and therefore score a negative score). Like the rest of the document, this section will require refinement over time.

BRIEF EXPLANATION OF EACH TEST CATEGORY

1. Road Safety Test

Road Safety is considered to be the highest order test and is weighted accordingly (i.e. 40%).

The questions within this test attempt to identify and give an advantage to 'at risk' road users (e.g. elderly, disabled) and it also recognises that traffic volume and traffic users (e.g. % of heavy vehicles) has an influence on road safety.

2. Commercial Interest Test

It is estimated that at least 95% of the parking restrictions in the City of Mount Gambier relate to "Commercial" zones and clearly on street parking is a necessary consideration of this process.

The questions in this category try to ensure that parking restrictions do not give a direct advantage to a particular business (noting that an adjacent property owner/occupier has no legal right to dedicated parking on the adjacent roadway) and that any parking restrictions should provide a general benefit to the localised area.

Other questions seek to encourage a proponent to gather the support of other affected parties in the vicinity (this has a twofold benefit in reducing the amount of consultation required by Council and also gain a good indication of the level of support for the proposal at a very early stage).

The questions do look at planning requirements that relate to businesses in the general vicinity and also the proximity to off street parking.

3. Sustainability/Public Transport Test

Council has a broad philosophy of sustainability and promotion of public transport as sustainable transport (e.g. walking, cycling) should be negotiated accordingly. Any parking proposal that gives a benefit to sustainability and/or public transport is seen as a substantial positive.

4. Disadvantage Test

This test is designed to identify if the parking restrictions will result as a disadvantage to any person and applies a weighting accordingly. This will require a qualitative assessment by the assessor.

OPERATIONAL SERVICES REPORT NO. 37/2010

SUBJECT: PARKING - Checklist for Alteration to Parking Zones - Ref. 315/2/2

Goal: *Commerce and Industry*
Strategy: *Infrastructure*

COPY

- (i) *Provide and maintain the essential public infrastructure and facilities that contribute to Mount Gambier being able to grow its economic base and quality of life to retain our existing population and attract new residents.*

Council has requested consideration of the development of an assessment tool for the methodical consideration of requests to alter parking restrictions, with a view to reducing the number of requests that are actually referred to Council.

Council has indicated that many requests should, for a variety of reasons, be decided at an early stage.

To aid Council in considering these issues, a "Checklist for Alteration to Parking Zones" has been drafted, together with a brief explanatory 'how to use' document. This is attached to this report.

It is important to recognise that such a tool is not absolute (i.e. the 'answer' derived may not always be the best action) but will provide guidance to Elected Members and staff.

This report suggests that a "score" of forty (40) points or less should result in Officers using delegated authority to decline a request to alter current parking restrictions and a score above forty (40) being referred to Council for consideration and a decision. Obviously as the tool is used, refinements may be necessary, but the process has to start somewhere.

In circumstances where a proposal is to be referred to Council for determination, Council will undertake localised consultation with properties generally within sixty (60) metres (or the next cross street) of the extremities of the affected areas (and including those properties immediately adjacent to the affected zone). The results of this consultation will form a part of the report to the Council.

RECOMMENDATION

- (a) Operational Services Report No. 37/2010 be received;
- (b) Council endorse the use of the 'Checklist for Alteration to Parking Zones' (version 1.00) for the assessment of requests received to alter current parking restrictions or to implement new parking restrictions;
- (c) Council delegate to the Chief Executive Officer, Director – Operational Services and Engineering Manager the authority to decline requests for the alteration to parking restrictions or establishment of new parking restrictions if the use of the 'Checklist for Alteration to Parking Zones' results in a score of forty (40) or less;
- (d) in all other instances not covered by (c) of this resolution, the request will be presented to Council for determination, together with the results of localised consultation.



Daryl SEXTON
DIRECTOR – OPERATIONAL SERVICES

Sighted:



Greg MULLER
CHIEF EXECUTIVE OFFICER

2 August 2010
SW

Sally Wilson

From: Robin Reid <robin.reid@tbw.com.au>
Sent: Thursday, 19 March 2015 12:22 PM
To: City Emails
Subject: Closure of one car parking space

Attention Mark McShane,

Mark I spoke to Darryl Morgan as per your advice and Darryl suggested I send you this email and you may then delegate somebody to investigate the situation.

We have had numerous close calls with staff exiting the Border Watch car park at the rear of the building. The problem is the huge increase in the number of cars now parking on both sides of Percy Street due to changes in business activity in that region. The region I refer to runs along the Northern side of the Border Watch. Percy street is a narrow street and with cars parked on both sides there is only room for one car at a time down the middle. This is ok however when you get cars parked along both sides of Percy street and right up to the edge of the entrance to the Border Watch both east and west there is practically no visibility either way but more so to the west. Because of the building you have zero visibility looking west as you approach the car park exit and to pull out into what is a single lane without knowing if it is safe to do so is definitely going to end in grief. We have 40 staff plus couriers coming and going daily and it is quite often a game of Russian Roulette especially if there is a 4WD or van parked immediately to the west of the exit.

I understand everybody needs parking but I believe with relatively recent changes in business activity in this precinct, a very dangerous situation has evolved. My request is to put a no parking space the size of one car immediately to the west of the Border Watch entrance on the southern side of Percy street. This will enable people exiting the Border Watch car park half a chance to ensure it is safe to do so.

Regards

Robin Reid

General Manager

Phone: 08 87241505

Mobile: 0408 849 242

Fax: 08 87241551

Email: robin.reid@tbw.com.au

The Border Watch | **The South Eastern Times** | **THE PENNANT**



Delivering more local news to your community

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TRAFFIC IMPACT STATEMENT

Installation of No Parking Area
Percy Street (southern side)

Part A - Traffic Management

It is the view of the undersigned that the installation of one (1) no parking bay on Percy Street (southern side) will not be detrimental to traffic management in the area.

Part B - Road Safety Effects

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

Conclusion

It is the opinion of the undersigned that the proposal for one (1) no parking bay on Percy Street (southern side) will not have negative impacts on traffic management or road safety and is therefore deemed appropriate for the area.



.....
Daryl MORGAN
ENGINEERING MANAGER

8 April 2015
Ref. AF14/52
SW



City of Mount Gambier

Proposed Parking Restrictions - Percy Street (Request by The Border Watch)



Plot Date: Wednesday, 25 March 2015



CHECKLIST FOR ALTERATION TO PARKING ZONES

Version 1.00

CATEGORIES

percyst parking removal request AR15/10529

1. Road Safety Test

Question	Yes	No
Is the request primarily to address a road safety issue?	<input checked="" type="checkbox"/> +10	<input type="checkbox"/> nil
Are the beneficiaries of the proposed changes elderly and/or disabled drivers/pedestrians?	<input type="checkbox"/> +10	<input checked="" type="checkbox"/> nil
Is there a traffic accident history that is directly related to this proposal?	<input type="checkbox"/> +10	<input checked="" type="checkbox"/> nil
Are traffic volume and/or traffic mix (i.e. % heavy vehicles) a <u>significant</u> contributor to the perceived issue?	<input checked="" type="checkbox"/> +10	<input type="checkbox"/> nil

TOTAL *20*

2. Commercial Interest Test

Question	Yes	No
Will the proposal give a direct advantage or improvement to an adjacent business/businesses?	<input type="checkbox"/> -6	<input checked="" type="checkbox"/> nil
Is the proposal supported (in writing) by adjacent and/or other owners/occupiers in reasonable proximity to the site?	<input type="checkbox"/> +6	<input checked="" type="checkbox"/> nil
Do businesses in the vicinity have off street parking?	<input checked="" type="checkbox"/> -6	<i>(-3)</i> <input checked="" type="checkbox"/> nil
Are businesses in the vicinity <u>required</u> to provide off street parking?	<input checked="" type="checkbox"/> -6	<i>(-3)</i> <input checked="" type="checkbox"/> nil
Is there any evidence of the area being used for longer term parking (e.g. nearby businesses, staff etc)?	<input checked="" type="checkbox"/> +6	<input type="checkbox"/> nil

TOTAL *0*

3. Sustainability / Public Transport Test

Question	Yes	No
Does the proposal provide a direct advantage for either public transport or alternate transport (e.g. walking, cycling)?	<input type="checkbox"/> +20	<input checked="" type="checkbox"/> nil

TOTAL *0*

4. Disadvantage Test

Question	Yes	No
Does any other person (e.g. nearby occupier, pedestrians etc) suffer a disadvantage due to this proposal?	<input type="checkbox"/> -10	<input checked="" type="checkbox"/> nil

TOTAL *20 ?*

TOTAL POINTS

Maximum score = 72

Minimum score = 28

If Total Score is ≤ 40 Officers are delegated authority to decline the request

If Total Score is > 40 the request is to be placed before Council for determination following consultation

HOW TO USE THE CHECKLIST FOR ALTERATION TO PARKING ZONES

The simple philosophy behind the checklist is that there are four (4) categories of "tests":

- Road Safety Test
- Commercial Interest Test
- Sustainability / Public Transport Test
- Disadvantage Test

The checklist is not designed to provide an absolute answer, it merely sets out a methodical approach to assessing requests to alter parking zones and will aid Officers and Elected Members in their decision making.

Ultimately, clear thinking and regard to actual circumstances are paramount and should underline the use of this checklist.

Each test is given a 'weighting' i.e:

Road Safety	40% - maximum score 40, minimum score 0
Commercial Interest	30% - maximum score 12, minimum score -8
Sustainability/Public Transport	20% - maximum score 20, minimum score 0
Disadvantage	10% - maximum score 0, minimum score -10

Overtime, and with experience, it may be necessary to alter the overall weighting, add or delete 'test' categories or add more factors into each test.

This checklist should be seen as an evolving document.

With each test there are a number of questions that either add to a final score (i.e. they are considered to substantiate the request for the alteration, are neutral to the request and therefore score 'nil' or detract from the request and therefore score a negative score). Like the rest of the document, this section will require refinement over time.

BRIEF EXPLANATION OF EACH TEST CATEGORY

1. Road Safety Test

Road Safety is considered to be the highest order test and is weighted accordingly (i.e. 40%).

The questions within this test attempt to identify and give an advantage to 'at risk' road users (e.g. elderly, disabled) and it also recognises that traffic volume and traffic users (e.g. % of heavy vehicles) has an influence on road safety.

2. Commercial Interest Test

It is estimated that at least 95% of the parking restrictions in the City of Mount Gambier relate to "Commercial" zones and clearly on street parking is a necessary consideration of this process.

The questions in this category try to ensure that parking restrictions do not give a direct advantage to a particular business (noting that an adjacent property owner/occupier has no legal right to dedicated parking on the adjacent roadway) and that any parking restrictions should provide a general benefit to the localised area.

Other questions seek to encourage a proponent to gather the support of other affected parties in the vicinity (this has a twofold benefit in reducing the amount of consultation required by Council and also gain a good indication of the level of support for the proposal at a very early stage).

The questions do look at planning requirements that relate to businesses in the general vicinity and also the proximity to off street parking.

3. Sustainability/Public Transport Test

Council has a broad philosophy of sustainability and promotion of public transport as sustainable transport (e.g. walking, cycling) should be negotiated accordingly. Any parking proposal that gives a benefit to sustainability and/or public transport is seen as a substantial positive.

4. Disadvantage Test

This test is designed to identify if the parking restrictions will result as a disadvantage to any person and applies a weighting accordingly. This will require a qualitative assessment by the assessor.

OPERATIONAL SERVICES REPORT NO. 37/2010

SUBJECT: PARKING - Checklist for Alteration to Parking Zones - Ref. 315/2/2

Goal: Commerce and Industry
Strategy: Infrastructure

COPY

- (i) *Provide and maintain the essential public infrastructure and facilities that contribute to Mount Gambier being able to grow its economic base and quality of life to retain our existing population and attract new residents.*

Council has requested consideration of the development of an assessment tool for the methodical consideration of requests to alter parking restrictions, with a view to reducing the number of requests that are actually referred to Council.

Council has indicated that many requests should, for a variety of reasons, be decided at an early stage.

To aid Council in considering these issues, a "Checklist for Alteration to Parking Zones" has been drafted, together with a brief explanatory 'how to use' document. This is attached to this report.

It is important to recognise that such a tool is not absolute (i.e. the 'answer' derived may not always be the best action) but will provide guidance to Elected Members and staff.

This report suggests that a "score" of forty (40) points or less should result in Officers using delegated authority to decline a request to alter current parking restrictions and a score above forty (40) being referred to Council for consideration and a decision. Obviously as the tool is used, refinements may be necessary, but the process has to start somewhere.

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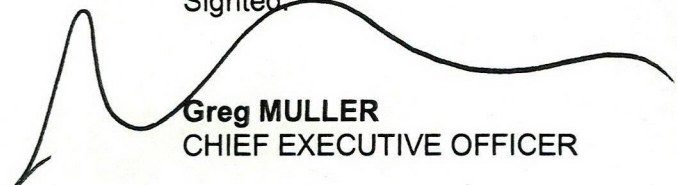
RECOMMENDATION

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- (b) Council endorse the use of the 'Checklist for Alteration to Parking Zones' (version 1.00) for the assessment of requests received to alter current parking restrictions or to implement new parking restrictions;
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- (d) in all other instances not covered by (c) of this resolution, the request will be presented to Council for determination, together with the results of localised consultation.



Daryl SEXTON
DIRECTOR – OPERATIONAL SERVICES

Sighted:



Greg MULLER
CHIEF EXECUTIVE OFFICER

2 August 2010
SW

(Refer Item of Operational Services Committee Minutes)

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting held on Thursday, 19th March 2015 at 5.45 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

MINUTES

PRESENT: Cr C Greco, Cr M Lovett, Ms E Finnigan, Mrs M Trotter and Mr P Seebohm

APPOINTMENT OF
ACTING PRESIDING
MEMBER: The Senior Planner invited nominations for the position of Acting Presiding Member for this meeting of the Council Development Assessment Panel due to the absence of Mrs E Travers.

Mrs M Trotter nominated Ms E Finnigan to be Acting Presiding Member of this meeting.

There being no further nominations, Ms E Finnigan was elected as Acting Presiding Member of the Council Development Assessment Panel for this meeting only.

The Acting Presiding Member took the Chair for the following business:

APOLOGY/IES: Cr M Lovett moved the apology received from Mrs E Travers and Cr I Von Stanke be accepted.

Cr C Greco seconded

Carried

COUNCIL OFFICERS: Senior Planner, Simon Wiseman
Planning Officer, Jessica Porter
Administration Officer - Operational Services, Sarah Moretti
Administration Officer - Operational Services, Elisa Solly

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

MINUTES: Mrs M Trotter moved that the minutes of the Meeting held on Thursday, 19th February 2015 be taken as read and confirmed.

Mr P Seebohm seconded

Carried

1. Development Number: 381/045/2015
Applicant: Steeline
Owner: P J & A M Fraser
Description: To construct a garage with a wall height greater than 3 metres and a floor area of 120 square metres
Address: 1 Mulcahy Court, Glenburnie
Nature of Development: Consent/ Category 2
Zoning: Residential (Low Density Policy Area 18)
Report: Council Development Assessment Panel Report No. 6 / 2015
Correspondence: Correspondence from Applicant L.12

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 6 / 2015 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 seriously at variance with Councils Development Plan and be granted Development Plan Consent subject to the following Conditions:

1. The development shall be carried out in accordance with the Plan/s as approved by Council and with the Conditions of Approval.
2. The garage shall only be used for purposes associated with the existing residential land use of the subject property.

Please Note: The garage is not to impede on setbacks for waste water disposal system as per the Onsite Wastewater Code.

(c) The Applicant and Owner be advised that the reasons for Councils approval are:

1. It is not at serious variance with Councils Development Plan.
2. It is to be used for residential use/ storage and by no means Commercial use/ storage.

Carried

2.	Development Number:	381/013/2015
	Applicant:	Whiteheads Timber Sales Pty Ltd
	Owner:	D J & M A & K A & S E Whitehead
	Description:	To construct a machinery storage building (56m x 30m x 6m) on the site of an existing timber mill
	Address:	2 Eucalypt Drive, Mount Gambier
	Nature of Development:	Consent / Category 2
	Zoning:	General Industry
	Report:	Council Development Assessment Panel Report No. 7 / 2015
	Correspondence:	Correspondence from Applicant L.13

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 7 / 2015 be received;
- (b) The applicant and owner be advised that having regard to the Development Plan and all supporting documentation, that the proposed development is considered not to be at serious variance with the relevant Development Plan and is granted Development Plan consent, subject to the following conditions:
 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 building and land shall not be used for purposes other than those approved by Council.
 3. The use of the property shall not create a nuisance and/ disturbance for any person/s and/or property in the immediate area.
 4. All of the buildings, excluding the roof, shall be constructed of a colour coated metal or other similar finish.
 5. The Applicant shall be required to make satisfactory arrangements with Council in relation to the disposal of storm water and surface drainage, which may involve the

connection to existing street drain and incorporate an inspection/access pit, at the Applicant's expense.

- 6. Any lights on the subject land must be directed and screened so that overspill of light into nearby premises is avoided and drivers are not distracted.
- 7. Landscaping shall be established in accordance with the plan/s approved by Council and shall incorporate the use of established trees.
- 8. Landscaping must be completed within the first planting season concurrent with or following the commencement of the use of this development and shall be maintained in good heart and condition at all times. Should any tree, shrub, ground cover or other plant die, become diseased or otherwise fail to thrive at any time, it shall be forthwith replaced.
- 9. The buildings and surroundings shall be maintained in a state of good repair and tidy condition at all times.

(c) The applicant and owner be advised that the reasons for Council's Conditions of Development Plan Consent are:

- 1. To ensure that the proposed development is used for purposes associated with the existing industrial land use of the subject site.
- 2. To ensure orderly and proper development.
- 3. The proposed development is not at serious variance to Council's Development Plan.

Carried

The meeting closed at 5:52 p.m.

20 March 2015
AF14/354
LM

CONFIRMED THIS DAY OF 2015.

.....
PRESIDING MEMBER