



Reference: AF11/866 SW

8 October 2014

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 October 2014 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 October 2014 at 7.30 a.m.

AGENDA

1. STRATEGIC MANAGEMENT - Internal - Operational Services Committee - Business Arising Table - Ref. AF11/1900
2. COMMITTEES - Internal - Operational Services Committee - re Projects to be undertaken by the Operational Services Department, Engineering Division, during month - Ref. AF11/866
3. PROPERTY MANAGEMENT - Railway Lands - Construction of the Amphitheatre - AF11/1373
4. OPERATIONAL SERVICES REPORT NO. 25/2014 - Environmental Management - Unconventional Gas Mining - Ref. AF14/38
5. GOVERNANCE - Council Development Assessment Panel - Minutes of Meeting held 18th September 2014 - Ref. AF13/399

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 October 2014 at 7.30 a.m.

AGENDA

PRESENT: Crs M White (Presiding Member)
Crs I Von Stanke, B Shearing, P Richardson and D Mutton

APOLOGIES: moved the apology received from
be accepted.

seconded

COUNCIL OFFICERS: Chief Executive Officer, Mark McShane
Acting Director - Operational Services, 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, 9th September 2014 be taken as read and confirmed.

seconded

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

1. STRATEGIC MANAGEMENT - Internal - Operational Services Committee - Business Arising Table - Ref. AF11/1900

Goal: Governance
Strategic Objective: (i) *Develop an improved means of communication and engagement between Council and the community (including vulnerable communities) in the building of community capacity*

moved it be recommended that the Business Arising Schedule be recorded for information.

Date of Motion	Subject Matter	Action Required	Responsibility	Status	Comments
CORPORATE AND COMMUNITY SERVICES					
20/11/2012	Establishment of City Development Framework	<ul style="list-style-type: none">• Expressions of Interest Process• Council Report	Chief Executive Officer	In Progress	<ul style="list-style-type: none">• City Development Framework Sub-Committee established December 2013 to oversee project.• Professor John Martin engaged by Council• Draft Futures Paper being prepared,

Operational Services Committee Agenda for 14th October 2014 Cont'd...

					<p>Professor John Martin in Mount Gambier 12 - 16th May, 2014.</p> <ul style="list-style-type: none"> • May/June 2014 - consultation to commence to develop strategies. • Final Draft completed in July and desktop published for community consultation commencing 1st August - 29th August. • Integration of community feedback and completion of final document for Council endorsement October 2014.
20/08/2013	Umpherston Sinkhole	<ul style="list-style-type: none"> • Expressions of Interest Process • Council Report 	Governance Officer	In Progress	Negotiations continuing with potential operator.
17/09/2013	China Relationship	Further investigations/members workshop	Chief Executive Officer	In Progress	<ul style="list-style-type: none"> • Initial workshop held • Regional workshop scheduled on 5th December • Members Informal workshop on 6th December • Further workshop scheduled for 19th February 2014. • Council Report and resolution in March to proceed to further investigation. • Members Workshop with Sean Keenihan - 12th June, 2014
17/09/2013	Smoke Free areas	Implementation of	Operational Services, Governance Officer, Manager Community Services and Development	In Progress	Internal Review and report to be developed.
18/3/2014	Men's Shed	Convene Project Group to finalise arrangements for Men's Shed at Council Depot Site.	Chief Executive Officer, Governance Officer, Director - Operational Services	Completed	<ul style="list-style-type: none"> • Project Group convened. • Lease document finalised. • Work to commence July pending 2014/2015 Budget. • Work completed September, 2014.
OPERATIONAL SERVICES					
17/09/2013	Regional Development Assessment Panels	Support the focus of the proposal and review the recommendations at a later date	Strategic Project Officer	Ongoing	Waiting for outcomes of investigation by SELGA
18/03/2014	South East Animal Welfare League	Enter into a joint funding agreement with South East Animal Welfare League and District Council of Grant for a five (5) year term	Director - Operational Services	In Progress	Joint Funding Agreement Drafted - with SEAWL

Operational Services Committee Agenda for 14th October 2014 Cont'd...

17/06/2014	Civic Centre maintenance - external cladding	Release Expression of Interest (in conjunction with Country Arts SA)	Director - Operational Services	In Progress	Not started as yet
12/08/2014	Request for alterations to on-street parking - Bailey Street	Advise Courtney Jones of parking amendments, arrange for installation of amended parking restrictions	Team Leader - General Inspector	Completed	Linemarking completed and signage has been installed
12/08/2014	Request for alterations to on-street parking - Subway - Mitchell Street	Advise Subway of parking amendments, arrange for installation of amended parking restrictions	Team Leader - General Inspector	Completed	Signage has been installed
09/09/2014	Street Tree Planting Program 2015	Invite comment from residents and utilities affected by the plantings	Engineering Technical Officer	In Progress	Letters will be issued in November and a report provided at the December Council Meeting
09/09/2014	Railway Lands - Artistic Balustrade Design	Advise successful (Laura Wills) and unsuccessful submissions	Manager - Regulatory Services	Completed	Correspondence emailed on 18/09/2014

seconded

2. 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>
• Caroline Landfill (Cell construction only)	on hold
• Streetscaping / Paving City Centre (Ferrers Street to Compton Street)	80%
• Kennedy Avenue concrete footpath construction	65%
• Commerce Place Carpark Redevelopment	25%

Completed Tasks

- O'Leary Road (Calula Drive to Wireless Road West) kerbing and widening

moved it be recommended the report be received.

seconded

3. PROPERTY MANAGEMENT - Railway Lands - Construction of the Amphitheatre - AF11/1373

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*

The Manager - Regulatory Services reported:

- (a) An invitation to provide quotations was recently sent to five (5) suitably qualified local contractors for the Construction of the Amphitheatre in the Railway Lands precinct;

Operational Services Committee Agenda for 14th October 2014 Cont'd...

- (b) SMB Civil, Gambier Earth Movers, Dycer Constructions, Andrae Builders and DeBruin Group were invited to quote/tender the project as they are currently pre-qualified local contractors capable of successfully undertaking the works;
- (c) all companies were provided with a detailed construction drawing and a scope of works that specified that the quotation needed to include excavation, drainage (Drainwell modular system) and concrete works only. Supply and laying pavers to the area was not to be included;
- (d) three (3) quotations were received from the following contractors:

Contractor	Total Price (ex GST)	Comments
SMB Civil	\$102,534	Price excludes the supply and placement of the drainwell system
Gambier Earth Movers	\$249,249.22	Allowance of \$210,320 included for concrete construction works.
Dycer Constructions	\$135,126	PC Sum allowed for drainage grate and Drainwell modules (\$2,000)

- (e) Andrae Builders withdrew from supplying a quotation and DeBruin Group did not provide a quotation;
- (f) the current Railway Lands Project budget allowance for the construction of the amphitheatre is \$140,000 so the lowest two (2) quotations fall within this figure;
- (g) given Council is currently in 'Caretaker' mode, the maximum amount allowable for budget spending approval is \$100,000 or 1% of rate revenue (\$170,000), whichever is greatest.

moved it be recommended:

- (a) The report be received;
- (b) Council accept the quotation supplied by SMB Civil at the cost of \$102,534 plus GST and authorise the Council Officers to negotiate the final price including the supply and placement of the Drainwell system (estimated at \$5,000) within the budget allowance of \$140,000 for that component of the Railway Lands project.

seconded

4. OPERATIONAL SERVICES REPORT NO. 25/2014 - Environmental Management - Unconventional Gas Mining - Ref. AF14/38

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

moved it be recommended:

- (a) Operational Services Report No. 25/2014 be received and noted.

seconded

5. GOVERNANCE - Council Development Assessment Panel - Minutes of Meeting held 18th September 2014 - Ref. AF13/399

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, 18th September 2014 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

OPERATIONAL SERVICES REPORT NO. 25/2014

SUBJECT: ENVIRONMENTAL MANAGEMENT - Unconventional Gas Mining - AF14/38

Goal: Governance

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

BACKGROUND

In May 2014 the Council considered the matter of unconventional gas mining resulting in the following resolution:

- ***“The City of Mount Gambier opposes the possible unconventional gas exploration and operations within the South East region of South Australia;***
- ***Council calls on the State Government to impose at least a two (2) year moratorium on unconventional gas exploration and mining (including hydraulic fracturing) in the South East to enable detailed analysis and community understanding of the issues involved, particularly:***
 - ***Environmental risks for use and contamination of surface and underground water resources, and the use and application of harmful chemicals***
 - ***Geological risks associated with hydraulic fracturing***
 - ***Impact on land use, and potential impacts on agricultural industries and food security***
 - ***Social and personal impacts (such as those already evident in Eastern states)***
 - ***Potential impact on tourism and related industries***
 - ***Potential impact on the Premier’s Clean Green Food strategy which has been identified within the State Strategic Plan as one of the key economic drivers***
 - ***The applicability of existing State Government regulations to the South East region***
- ***Council calls on the State Government to recognise that there is a strong case for adopting different regulations regarding unconventional gas mining in the South East, respecting both community sentiment and the potential risks this technology poses for the region;***
- ***Council calls on SELGA to adopt a clear stance on the matter supporting a moratorium to allow careful independent analysis and advice.”***

The consideration of this matter followed a number of information sessions provided to Council and the community and significant opportunity for Councillors to review and consider the impact of unconventional gas mining in our region.

A letter was sent on 27th May, 2014 to the State Premier (attachment 1) noting this Council’s concerns regarding unconventional gas mining. A response was received from Hon Tom Koutsantonis, MP Minister for Mineral Resource and Energy dated 25th August received by Council on 17th September (attachment 2). The content of the letter does not require comment excepting the offer for a presentation by an officer of Department of State Development, Mr Malavazos to present to Council. Councillors may recall that Mr Malavazos was one of a number of presenters to a SELGA meeting on unconventional gas mining earlier this year attended by the majority of Councillors. Further Mr Malavazos has also presented to Community information sessions arranged by SELGA. While the offer has been made for a further presentation it may not add further to Councillor’s understanding or cause any reconsideration of Council’s clear views on unconventional gas mining as detailed in the formal resolution.

Operational Services Report No. 25/2014 Cont'd...

RECOMMENDATION

- (a) Operational Services Report No. 25/2014 be received and noted;

A handwritten signature in black ink, appearing to read 'Mark McSHANE', written in a cursive style.

Mark McSHANE
CHIEF EXECUTIVE OFFICER

5 August 2014
TLG

File Ref: AF14/38 PR:LD

27th May, 2014

The Hon Jay Weatherill
Premier of South Australia
GPO Box 2343
ADELAIDE SA 5001

Dear Premier,

Opposition to Unconventional Gas Mining and Exploration in the South East

There has been considerable community concern and unrest about the commencement of exploratory drilling by Beach Energy for unconventional gas in the South East. All South East regional Councils, including the City of Mount Gambier, have received a significant amount of correspondence from residents expressing their concern regarding the risks to the environment and community resulting from the drilling process, particularly hydraulic fracturing (commonly referred to as "fracking").

Council responded accordingly to this concern and has been involved in a process of informing itself and the community on facts and issues of unconventional gas extraction. In part this has been undertaken through the South East Local Government Association as the matter has impacts across the region and across our community.

The South East relies almost completely on groundwater; there are no significant bodies of surface water that are not connected to an aquifer. This includes the city of Mount Gambier (the largest city outside of Adelaide) that derives its drinking water from the local aquifer via the Blue Lake.

The biggest risk of hydraulic fracturing in the South East is the contamination of groundwater, a process that could not be reversed. The risk of contamination may be small, but the consequences are potentially catastrophic for the local community. The long term integrity of wells cannot be guaranteed and whilst they may not fail in the short term, they may fail and cause contamination for future generations. All levels of government are obliged to not only consider issues in the present, but also with regard to future generations.

The long term benefits to the South East of extracting unconventional gas will be minimal whilst the consequences of any incident have the potential to be catastrophic. Agriculture is an essential component of the social fabric of the region and also a significant contributor to the State's economy. Council strongly believes that the risk that unconventional gas poses to agriculture and local communities is unacceptable.

Council considers that the environmental and community risks far outweigh any potential benefits and urges the State Government to put an immediate stop to the exploration for unconventional

gas in the South East. Council is also calling for at least a two year moratorium on unconventional gas exploration and mining (including hydraulic fracturing) in the South East.

Communities of the South East are the ones who will be directly impacted if an incident occurs and the strong community sentiment in opposition to unconventional gas mining and exploration must be respected.

At the Council meeting held on Tuesday 20th May 2014, the City of Mount Gambier unanimously passed the following resolutions:

- ***“The City of Mount Gambier opposes the possible unconventional gas exploration and operations within the South East region of South Australia;***
- ***Council calls on the State Government to impose at least a two (2) year moratorium on unconventional gas exploration and mining (including hydraulic fracturing) in the South East to enable detailed analysis and community understanding of the issues involved, particularly:***
 - ***Environmental risks for use and contamination of surface and underground water resources, and the use and application of harmful chemicals***
 - ***Geological risks associated with hydraulic fracturing***
 - ***Impact on land use, and potential impacts on agricultural industries and food security***
 - ***Social and personal impacts (such as those already evident in Eastern States)***
 - ***Potential impact on tourism and related industries***
 - ***Potential impact on the Premier’s Clean Green Food strategy which has been identified within the State Strategic Plan as one of the key economic drivers***
 - ***The applicability of existing State Government regulations to the South East region***
- ***Council calls on the State Government to recognise that there is a strong case for adopting different regulations regarding unconventional gas mining in the South East, respecting both community sentiment and the potential risks this technology poses for the region;”***

The support of the Government of South Australia to implement the actions called for in the resolutions is anticipated.

Yours sincerely,

Penny RICHARDSON
DEPUTY MAYOR

cc: Tom Koutsantonis MP, Minister for Mineral Resources and Energy
Troy Bell MP, Member for Mount Gambier



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PREM14D02799

Treasurer
Minister for Finance
Minister for State
Development
Minister for Mineral
Resources and Energy
Minister for Small Business
Level 8
State Administration Centre
200 Victoria Square
Adelaide SA 5000
GPO Box 2264
Adelaide SA 5001
DX 56203 Victoria Square
Tel 08 8226 1866
Fax 08 8226 1896
minister.koutsantonis@sa.gov.au

Ms Penny Richardson
Deputy Mayor
City of Mount Gambier
PO BOX 56
MOUNT GAMBIER SA 5290

Dear Deputy Mayor

Thank you for your letter to the Premier, the Hon Jay Weatherill MP, regarding the exploratory drilling for deep natural gas from unconventional reservoirs in the South East of South Australia. The Premier has asked that I respond to you as this matter falls within my portfolio responsibilities as the Minister for Mineral Resources and Energy.

While I am pleased to hear that the City of Mt Gambier has been informing itself and the community of the facts, it is disappointing that the Council unanimously passed a resolution opposing unconventional gas operations and calling for a moratorium on 20 May 2014.

I would like to reassure you that both public health and safety and the environment are critical priorities for the Government and that stringent, robust protections are in place for all petroleum operations – whether for shale gas exploration or conventional oil exploration anywhere in the State – and have been in place for decades.

Petroleum and geothermal energy exploration and production are regulated under the *Petroleum and Geothermal Energy Act 2000* (PGE Act) and *Petroleum and Geothermal Energy Regulations 2000*. The Energy Resources Division within the Department of State Development (DSD) is the lead regulator, and works closely with the Environment Protection Authority (EPA), the Department of Environment, Water and Natural Resources (DEWNR) and the Department of Primary Industries and Regions (PIRSA), as required.

Exploration for naturally occurring petroleum (oil and gas) in unconventional reservoirs in the Otway Basin in the South East of South Australia commenced in 2014. Beach Energy drilled its two deep exploration wells (Jolly 1 and Bungaloo-1) without incident and the associated exploration drilling operations concluded in June 2014. This drilling entails low risk operations, as demonstrated by the thousands of petroleum wells drilled in the State since 1866 (when the country's and state's first oil exploration well was drilled near Salt Creek), and the more than 130 petroleum wells have already been drilled in the onshore Otway Basin over the last century.



In the present instance it is important to note that the geologic formations being explored are at approximately 3-4km depth. That is well below aquifers used for human water supply and irrigation (the Gambier Limestone and Dilwyn Formation). Those potable water resources are generally at depths no more than 500 metres in the South East. There is no evidence of any harm to water resources from the production of gas near Katnook that started in 1987. This manifests proper well construction and the natural impermeable barriers that are present between petroleum reservoirs and potable water resources in the South East of South Australia.

Only after potential risks to social, natural and economic environments during all phases of petroleum operations (including drilling) are robustly addressed, and effective risk mitigation strategies are required to be implemented, are any upstream petroleum operations approved pursuant to the PGE Act.

The PGE Act assessment process entails consultation with potentially affected people and enterprises in developing Environmental Impact Reports (EIRs) and Statements of Environmental Objectives (SEOs). In effect, South Australia bans all on-ground upstream petroleum operations with a chance to cause significant damage until after a detailed and robust risk assessment process. Only activities that are demonstrably manageable to reduce risks to as low as reasonably practical and meet community expectations for net outcomes are approved by the State Government. For your reference, all approved SEOs and EIRs can be accessed on DSD's website.

In the event natural gas or oil is discovered in unconventional reservoirs in the South East, and the operator determines fracture stimulation operations are justified on technical and commercial criteria, then before any such operations can be undertaken in the South East, the relevant PEL operator will be required to prepare an EIR and SEO for fracture stimulation as a precedent to the State's regulator considering whether or not to approve fracture stimulation.

Prior to submitting the EIR and SEO to DSD for regulatory assessment, the PEL holders are required to undertake extensive, effective consultation with potentially affected people, organisations (including the local Council) and enterprises to assure these documents robustly address community concerns.

DSD have considered and found that some information presented by some interest groups to people, organisations and enterprises in the South East is rather misleading. Indeed, the context for exploration and the development of shallow coal seam gas (CSG) in Queensland and New South Wales is very different (from South East South Australia) in terms of potential risks to water resources and potential deleterious impacts on pre-existing enterprises and life-styles.

Exploration activities in the Otway Basin are targeting deep natural gas reservoirs 3 to 4 km below the surface, not shallow CSG targets. The very important shallow aquifers that are essential to people and valuable enterprises in the South East are separated from the deep gas targets by thousands of metres of sealing rock which prevents natural upwards migration of fluids and gases. Aquifers are isolated and protected (from cross-flow between formations) by steel casing (pipe) that is cemented in wells. The effectiveness of isolating aquifers to prevent cross-flow of fluids and/or gases between formations is the subject of intense regulatory scrutiny to ensure companies comply with well integrity requirements from the inception of constructing wells through the life-cycle of wells into the future.

Natural gas remains a critical form of energy for thousands of Australian families, businesses (including agriculture) and industry – whether through direct gas supply, or via electricity generated from natural gas or as feedstock for fertiliser and other products widely required for Australian enterprises. You may be surprised to know that in 2013, 52% of the State's electricity was generated from natural gas¹.

Using natural gas as thermal fuel in preference to coal to generate power is a means to mitigate greenhouse gas emissions. Indeed, evidence from the USA over the last few years shows that shale gas production has significantly reduced that country's greenhouse gas emissions because less coal is being burnt to generate electricity. This is a major environmental dividend resulting from exploration and production of shale gas. Furthermore, natural gas has been supplied to South Australian homes, businesses and industry for decades with no major environmental impacts, due in part to our robust regulatory environment.

I trust you will find this response informative, and I have requested that Mr Malavazos, Director of Engineering Operations in DSD to contact you to further discuss your concerns. Recently, Mr Malavazos visited the Mayor and Chief Executive of the District Council of Grant to address a number of queries the Council had. I also understand that the Council will invite Mr Malavazos to a forthcoming Council meeting to present to other Councillors as well. I am sure that Mr Malavazos would welcome a similar invitation from the City of Mount Gambier if it chooses. In the meantime, if you have any further queries please feel free to contact Mr Malavazos directly on (08) 8463 3245.

Yours sincerely



Hon Tom Koutsantonis MP
Minister for Mineral Resources and Energy

25th August 2014

¹ For details, refer to <http://www.aemo.com.au/Electricity/Planning/South-Australian-Advisory-Functions/South-Australian-Electricity-Report>

COUNCIL DEVELOPMENT ASSESSMENT PANEL

Meeting held on Thursday, 18th September 2014 at 5.45 p.m. in the Conference Room, Level One - Operational Services, Civic Centre

MINUTES

PRESENT: Mrs E Travers (Presiding Member)
Cr D Mutton, Cr M White, Cr I Von Stanke, Mr B Beumer, Ms E Finnigan and Mr P Seebohm

APOLOGY/IES: Nil

COUNCIL OFFICERS: Senior Planner, Simon Wiseman
Planning Officer, Jessica Porter
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, 21st August 2014 be taken as read and confirmed.

Mr Beumer seconded

Carried

REPRESENTATIONS: The Presiding Member read the following statement to the 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: 381/0176/2014

- Mrs June Kain (Owner / Applicant), spoke in relation to her application at 5.51 p.m.

1. Development Number: 381/0261/2014
Applicant / Owner: Mr. Bradley Cutting
Description: To construct a detached dwelling
Address: 32 Jubilee Highway East, Mount Gambier
Nature of Development: Consent / Category 1
Zoning: Residential
Report: Council Development Assessment Panel Report No. 31 / 2014

Correspondence: Correspondence from Department of Planning, Transport and Infrastructure L.57

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 31 / 2014 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, that proposed development is considered not to be seriously at variance with the Mount Gambier (City) 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 Council and with the Conditions of Approval.
 - 2. The Applicant shall submit a Works and Service application to establish the new inverts and crossovers between the subject land and the carriageway in accordance with the plan approved by Council at the Applicants expense.
 - 3. The existing invert where the old gate/access to the be removed and reinstated to kerb and water table to the Applicant's expense.
- (c) The Applicant and Owner be advised that the reasons for Councils Conditions of Development Plan Consent are:
 - 1. To ensure that the proposed development is used for purposes associated with the existing residential land use of the subject site;
 - 2. To ensure orderly and proper development;
 - 3. The proposed development is not at serious variance to Councils Development Plan.

Carried

2. Development Number: 381/0242/2014
 Applicant / Owner: Mr. Craig Dixon
 Description: To construct a detached dwelling and a 189 square metre garage with a wall height of 3.6 metres.
 Address: 46-48 Dohle Road, Mount Gambier
 Nature of Development: Consent / Category 2
 Zoning: Country Living Zone
 Report: Council Development Assessment Panel Report No. 32 / 2014
 Correspondence: Letter from Applicant L.58

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 32 / 2014 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, that proposed development is considered not to be seriously at variance with the Mount Gambier (City) 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 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.

3. Dense landscaping shall be established on the eastern and western ends of the garage to provide a screen/buffer between the development and adjacent properties and to minimize the impact to any views from the Dohle Road.

(c) The Applicant and Owner be advised that the reasons for Councils Conditions of Development Plan Consent are:

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

Carried

3. Development Number: 381/0208/2014
 Applicant / Owner: A R Norman
 Description: To construct an outbuilding (10.8m x 7.8m x 3.0m) on the site of an existing dwelling
 Address: 32 Willow Avenue, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 33 / 2014
 Correspondence: Letter from Applicant L.59

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 33 / 2014 be received;
- (b) The applicant and owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is refused Development Plan Consent.
- (c) The applicant and owner be advised that the reasons for Council's refusal are:
 1. The total floor area of the proposed outbuilding exceeds 60 square metres in floor area.
 2. The proposed outbuilding exceeds the maximum total building height parameter and is closer to the public road than the minimum setback guidelines as contained within the Mount Gambier (City) Development Plan consolidated 10 May 2012.
 3. The proposed outbuilding will be highly visible to the streetscape and locality and will dominate the associated and adjoining dwellings.

Carried

4. Development Number: 381/035/2014
 Applicant: Sawley Lock Pty Ltd
 Owner: Quickmix Industries Pty Ltd
 Description: To create 230 residential allotments with associated roads and reserves – Stage 1 only, to create 29 residential allotments and associated roads and reserves
 Address: 1 and Section 268 Wireless Road West, Suttontown
 Nature of Development: Consent / Category 1
 Zoning: Residential / Low Density Residential Policy Area 7
 Report: Council Development Assessment Panel Report No. 34
 Correspondence: Letter from Applicant L.60

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 34 / 2014 be received;
- (b) The Applicant and Owner be advised that the amended Stage 1 plans, received by Council 4 September 2014, are considered to be a minor amendment to the overall subdivision and meet the provisions as contained within the Grant (DC) Development Plan – consolidated 17 January 2013.
- (c) Having regard to the provisions of the Development Plan and all supporting documentation, the Council Development Assessment Panel resolves to accept the amended plan for Stage 1, subject to the following Requirements and Conditions:

REQUIREMENTS OF THE DEVELOPMENT ASSESSMENT COMMISSION

1. The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water 90009/14).

The necessary easements shall be granted to the SA Water Corporation free of cost.
2. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

CONDITIONS OF THE ENVIRONMENTAL PROTECTION AUTHORITY

1. Prior to construction commencing, a Construction Environmental Management Plan must be developed to address the mitigation or minimisation of impacts (especially from dust, noise and waste) during the construction phase. The plan must be prepared to the satisfaction of the planning authority and submitted to the planning authority prior to the commencement of site works.
2. Prior to construction commencing, a Soil Erosion and Drainage Management Plan must be prepared to the satisfaction of the planning authority. This document must be prepared in accordance with the Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry, to prevent soil sediment leaving the site or entering the stormwater management infrastructure during development of the site or construction of dwellings.

NOTES OF THE ENVIRONMENTAL PROTECTION AUTHORITY

- The applicant is reminded of its general environmental duty, as required by Section 25 of the Environmental Protection Act, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- Any information sheets, guidelines documents, codes of practices, technical bulletins, etc that are referenced in the EPA's correspondence dated 4 April 2014, can be accessed on the following website: <http://www.epa.sa.gov.au>
- Construction must be undertaken in accordance with Division 1 of part 6 of the *Environmental Protection (Noise) Policy 2007* at all times.

REQUIREMENTS OF THE CITY OF MOUNT GAMBIER

1. A 1.5 metre wide concrete footpath shall be established along both sides of Springview Drive up to the out limit of Stage 1, that is, the eastern boundary of Allotment 171 and part of Reserve 1001.

2. A 1.5 metre wide concrete footpath shall be established along southern side of Reserve 1004 up to the out limit of Stage 1, that is, the eastern boundary of Reserve 1004.
3. All services associated with the plan of division shall be constructed to the outer limits of the development, that is, the eastern boundary of Allotment 171, and the eastern boundary of Reserve 1001.
4. Council having designated the whole of the land in this application an underground mains area, the requirements of Section 33(1)(c)(iii) and (v) of the Development Act 1993 and Regulations 30(4) and 54(5) of the same Act, to be met.
5. Binding arrangements to be made between the Applicant, Council and SA Power Networks for the installation of street lighting.
6. Binding arrangements shall be made between the Applicant and Council for the construction of roads, disposal of stormwater, construction of watertables and kerbing and profiling of footpaths in accordance with Council Policy – L130 – Land Divisions and to the reasonable satisfaction and specification of Council.
7. A landscaping and street tree schedule for the landscaping of screening reserves and reserves 1004 and 1001 and planting of trees along each roadway shall be submitted to Council for approval, prior to Section 51 Clearance being issued.
8. Street names must be considered by and approved by Council, prior Section 51 Clearance being issued.

CONDITIONS OF THE CITY OF MOUNT GAMBIER

1. The stormwater management shall be in accordance with the Wright Civil Engineering Stormwater Management Plan, Issue 1, dated March 2014.
2. Landscaping shall be established and maintained in accordance with the landscaping and street tree schedule approved by Council and shall incorporate the use of established trees and shrubs, if available or such variations to the landscaping design, numbers and selection of species as may be requisite to meet the conditions of availability at the relevant time.
3. Landscaping must be completed in the first planting season concurrent with or following 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, to shall be forthwith replaced.
4. The new road with access from Wireless Road West shall be called Springview Drive.
5. The new road which forms an extension to Springview Drive shall be called Carey Court.

Carried

5. Development Number: 381/0259/2014
 Applicant: City of Mount Gambier
 Owner: Minister of Water Resources
 Description: To install eighty-four (84) solar powered lights around the perimeter of the Blue Lake and within the Lakes State Heritage Area
 Address: 115 Bay Road, Mount Gambier
 Nature of Development: Consent / Category 3

Zoning: Lakes/Lakes State Heritage Policy Area
 Report: Council Development Assessment Panel Report No. 35 / 2014
 Correspondence: Statement of Representation from D Jordan L.61, Correspondence from Department of Environment, Water and Natural Resources - State Heritage Unit L.62, Correspondence from Applicant L.63

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 35 / 2014 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, that proposed development is considered not to be seriously at variance with the Mount Gambier (City) Development Plan and is granted Development Plan Consent and Development Approval, 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 illumination from the lighting shall not spill over into adjacent residential areas.
 3. The illumination from the lighting shall not cause distraction to passing motorists.
- (c) The Applicant and Owner be advised that the reasons for Councils Conditions of Development Plan Consent are:
 1. To ensure orderly and proper development.
 2. The proposed development is not at serious variance to Councils Development Plan.

Carried

MOTION WITHOUT NOTICE

1. Development Number: 381/0176/2014
 Applicant / Owner: J E Kain
 Description: To construct a single storey detached dwelling with an associated 1.8 metre high masonry wall (along part of the northern property boundary) and within a Commercial Zone
 Address: 32 John Street, Mount Gambier
 Nature of Development: Non-complying / Category 3
 Zoning: Commercial
 Report: Council Development Assessment Panel Report No. 36 / 2014
 Correspondence: Statement of Effect from Access Planning L.64

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 36 / 2014 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 building and land shall not be used for purposes other than those approved by Council.

- 3. Provision shall be made for the disposal of stormwater and surface drainage to the reasonable satisfaction of Council.
 - 4. The footpath crossover area/s shall be constructed in accordance with Council Policy F175 – Footways & Crossovers.
 - 5. The Applicant shall submit a works and service application to establish the new inverts and crossovers between the subject land and the road carriageway, and close the existing invert/s and crossover/s in accordance with the plans approved by Council and reinstate to footpath at the Applicant’s expense and to the satisfaction of Council.
 - 6. All fences shall be constructed in accordance with the approved plans and be maintained in a useable condition at all times.
- (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 and therefore Development Approval of the development application.

Carried

The meeting closed at 6.25 p.m.

19 September 2014
AF13/399
SM

CONFIRMED THIS DAY OF 2014.

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PRESIDING MEMBER