

Reference: AF11/866; AR16/29006

4th August, 2016

MEMBERS

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

Operational Services Committee
(Conference Room - Level 1):

Tuesday, 9th August 2016 at 7:30 a.m.

An agenda for the meeting is enclosed.



Mark McSHANE
CHIEF EXECUTIVE OFFICER

CONFLICT OF INTEREST DISCLOSURE FORM

I _____,
(insert name)

have received a copy of the agenda for the ☐ **ordinary** ☐ **special** meeting of the

_____ ☐ Council ☐ Committee ☐ Board
(insert full name of Committee/Sub-Committee/Board)

to be held on: _____
(insert date of meeting)

CONFLICT OF INTEREST DISCLOSURE

I consider that I have a:

☐ **material** conflict of interest pursuant to section 73 (complete and sign below)

☐ **actual** or ☐ **perceived** conflict of interest pursuant to section 74 (complete and sign overleaf)

of the *Local Government Act 1999* ("the LG Act") in relation to the following agenda item:

(insert details - include Agenda Item No, Report Number, Item/Report Subject Title)

which is to be discussed at that meeting.

MATERIAL

The nature of my **material** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why you (or a person prescribed in section 73(1) of the LG Act) stands to obtain a benefit or suffer a loss depending on the outcome of the consideration of the matter at the meeting of the Council in relation to the agenda item described above]:*

In accordance with section 74(1)(b) I will be leaving the meeting room while the matter is being discussed and voted on.

Signature

Date

In accordance with section 75A(2)(b) I propose ☐ to ☐ not to participate in the meeting in relation to the matter.

ACTUAL

The nature of my **actual** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why the conflict between your interests and the public interests might lead to a decision that is contrary to the public interest in relation to the agenda item described above]:*

Where I have proposed to participate in the meeting I intend to deal with my **actual** conflict of interest in the following transparent and accountable way *[ensure sufficient detail is recorded as to the manner in which you intend to deal with the actual conflict of interest in a transparent and accountable way].*

OR

PERCEIVED

The nature of the **perceived** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why you consider that an impartial fair-minded person could reasonably consider that you have a perceived conflict of interest in the matter].*

Where I have proposed to participate I intend to deal with the **perceived** conflict of interest in the following transparent and accountable way *[ensure sufficient detail is recorded as to the manner in which you intend to deal with the perceived conflict of interest in a transparent and accountable way].*

Signature

Date

OPERATIONAL SERVICES COMMITTEE

Meeting to be held on Tuesday, 9th August 2016 at 7.30 a.m.

AGENDA

1. COMMITTEES - Internal - Operational Services Committee - re Projects to be undertaken by the Operational Services Department, Engineering Division, during month - Ref. AF11/866
2. INFRASTRUCTURE - Maintenance - Request for Removal of Street Trees - Duigan Street and Swan Street, Mount Gambier - Ref. AF15/546
3. ENVIRONMENTAL MANAGEMENT - Advice - Solid Waste Levy - Proposed Fees effective 1st September 2016 - Ref. AF11/2159
4. COMMITTEES - Council Development Assessment Panel - Minutes of Meeting held 21st July 2016 - Ref. AF15/554
5. COMMITTEES - Environmental Sustainability Sub-Committee - Minutes of Meeting held 2nd August 2016 - Ref. AF12/377
6. OPERATIONAL SERVICES REPORT NO. 5/2016 - Property Management - 18 Ferrers Street (Former Red Cross) - Lease and Demolition of Building - Ref. AF11/1466
7. OPERATIONAL SERVICES REPORT NO. 6/2016 - Property Management - Enquiries - Approvals for use of Community Spaces - Ref. AF11/2421
8. CONSIDERATION FOR EXCLUSION OF PUBLIC

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 9th August 2016 at 7.30 a.m.

AGENDA

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

APOLOGIES: moved the apology received from be
accepted.

seconded

COUNCIL OFFICERS: Chief Executive Officer, Mark McShane
Director Operational Services, Daryl Sexton
Engineering Manager, Daryl Morgan
Team Leader Administration (Operational Services), Sally Wilson

COUNCIL MEMBERS

AS OBSERVERS:

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

MINUTES: moved the minutes of the previous meeting held on
Tuesday, 12th July 2016 be taken as read and confirmed.

seconded

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

1. COMMITTEES - Internal - Operational Services Committee - re Projects to be undertaken by the Operational Services Department, Engineering Division, during month - Ref. AF11/866

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>
• Davison Street - retention basin (fencing)	60%
• Rail Trail - Pick Avenue to White Avenue	80%
• Pine Tree removal - selective thinning	90%
• CBD Renewal - Percy Street paving works	10%
• Carinya Gardens road extension	5%

Railway Lands

• Major art piece tracks (paving works)/signalling change	90%
• Heritage elements (fence and stobie poles)	50%

Completed Tasks

- Old Hospital landscaping works (paths and culdesac)
- Holloway Crescent - concrete footpath construction
- Street Tree Program

moved the report be received.

seconded

2. INFRASTRUCTURE - Maintenance - Request for Removal of Street Trees - Duigan Street and Swan Street, Mount Gambier - Ref. AF15/546

The Engineering Technical Officer reported:

- As part of Council's 2016/2017 Road Works Schedule, the full length of Duigan Street and Swan Street will be reconstructed (refer to attached photographs). It should be noted that there are 13 large Desert Ash trees (*Fraxinus angustifolia*), planted along Duigan Street that are causing damage to both the kerbing and road adjacent to a number of properties. The trees in question are located on both sides of the road. The 26 large Eucalypt trees located on the northern side of Swan Street are causing significant damage to the kerbing and road also. The trees location is one of the reasons both road assets have failed and require reconstruction;
- the trees located on the eastern side of Duigan Street are all located under powerlines and are being severely topped on a regular basis by SA Power Networks. Topping is the cutting of tree branches to stubs or lateral branches and is normally carried out to reduce the size or height of the crown of a tree. This method of pruning is not recommended as it can harm the structure and eventually health of the tree;
- upon inspection it was evident that the subject trees are poor in health as indicated by their exposure to disease. Their structure is also poor as indicated by structural flaws in their canopy due to topping. Examples of these structural flaws include crossing branches, re-shoots, pruning wounds and co-dominant stems. As a result the natural branching structure has become disfigured and will never recover to their original natural form. The trees are unbalanced and also offer minimal aesthetic value;
- the Desert Ash trees on the western side of the road as well as the Eucalypt trees along Swan Street have grown so large that the root systems have grown to a point where they are damaging the kerbing and growing under the road. Without removing these roots there is no way of repairing the damage to the kerbing and road. The option of re-directing the kerbing around these main roots is not possible due to the extent of the root systems that have formed across the width of the road;
- the tree roots that have grown around the kerbing are large structural roots which begin at the base of the tree and prevent it from falling. Removing these roots will compromise the stability of the trees which can lead to the trees falling in high winds or heavy rain. A number of feeder roots which are small fibrous roots that are responsible for taking up water and nutrients will also be damaged due to the road works. The more of these that are cut, the more the trees ability to feed itself becomes impaired which in turn leads to the demise of the tree over time. It should be noted that cutting roots creates entryways for harmful insects and

diseases that can harm or kill the tree in the long term. When trees become stressed they become more vulnerable to these infections including root systems;

- (f) it should be noted that the likelihood of these trees impacting a target such as a house or pedestrian should they fail is high with the consequence of the impact being severe. It is recommended that all the Desert Ash trees be replaced with a more suitable species of tree such as the Designer Flowering Ash (*Fraxinus ornus* 'Meczek') or Gawler Hybrid Bottlebrush (*Callistemon viminalis* 'Harkness'), depending on availability of trees at the time of their replacement. It should also be noted that 14 Eucalypt trees (*Angophora costata*), were planted approximately 5 years ago on the reserve adjacent to the existing trees to help soften the removal of the existing trees once the road was scheduled to be reconstructed.

moved it be recommended

- (a) The report be received;
- (b) Council notifies all residents affected by the plantings and invite comment on same (in accordance with Council's Public Consultation Policy).

seconded

3. **ENVIRONMENTAL MANAGEMENT - Advice - Solid Waste Levy - Proposed Fees effective 1st September 2016 - Ref. AF11/2159**

The Director Operational Services reported:

- (a) Council's 2016/2017 Budget was prepared on the understanding that the State Government imposed solid waste levy (i.e. a levy on waste going to Caroline Landfill) would be \$31.00 per tonne. Account 6410.0892 shows this to be estimated at \$600,000 for 2016/2017;
- (b) attached to the agenda is correspondence from the Environment Protection Authority (EPA) dated 27th June 2013 which shows the proposed levies for the period 2013 to 2017. The last three years levy has been as indicated in this advice;
- (c) the LGA informal advice (refer attached email correspondence) on 5th July 2016 advises that the solid waste levy for the period 1st September 2016 to 30th June 2017 would be \$37.00 per tonne - a substantial and unfunded increase. Whilst Council does not appear to have received any official notification of this increase, a search of the EPA website shows the higher charges become effective from 1st September 2016 (refer attached);
- (d) the impact of this unexpected increase is substantial. Council's kerbside waste collection accounts for approximately 6,500 tonnes per annum and the unbudgeted levy increase will add approximately \$45,000 to the cost of this service;
- (e) Council's landfill customers will also need to pay the additional levy.

moved it be recommended:

- (a) The report be received;

- (b) Council increase its waste disposal fees as indicated in the following table, noting that all fees are GST inclusive, with the increased fees to be effective from 1st September 2016:

General Public	1st July 2016	1st September 2016 (GST inclusive)
Single garbage bag	\$5.00 per bag	\$5.00 per bag
Minimum Fee (small loads, e.g. car boot)	\$22.00 per load	\$23.00 per load
Small trailer or utility	\$38.00 per standard load \$48.00 per heaped load \$51.00 per caged load	\$40.00 per standard load \$50.00 per heaped load \$52.00 per caged load
Tandem Trailer	\$64.00 per standard load \$79.00 per heaped load \$86.00 per caged load	\$65.00 per standard load \$81.00 per heaped load \$88.00 per caged load
Truck or large trailer	\$125.00 per tonne	\$132.00 per tonne
Mattresses (regardless of size)	\$26.00 each	\$26.00 each
Inspection fee - empty pesticide container	\$7.00 each	\$7.00 each
Degassing of appliances	\$22.00 per unit	\$22.00 per unit
Senior's Card/Aged Pensioners Card/Health Card		
On production of Seniors Card/Aged Pensioners Card/Health Card		
Single garbage bag	\$4.00 per bag	\$4.00 per bag
Limit car boot load only	\$15.00 per load	\$16.00 per load
Private Contractors		
Charge per tonne at Waste Transfer Centre	\$125.00 per tonne	\$132.00 per tonne
Charge per tonne via Waste Transfer Centre	\$116.00 per tonne	\$123.00 per tonne
Disposal by arrangement (direct to landfill)	\$188.00 per tonne	\$195.00 per tonne
Minimum Charge	\$125.00	\$132.00
Minimum charge for roll on roll off bin (based on volume of bin)	\$59.00 per m ³	\$61.00 per m ³
Minimum charge for Account Customers	\$62.00 per visit	\$65.00 per visit
Organic (Greenwaste) Collection		
Fortnightly Service (Applied on Pro-Rata Basis from 1 st July 2016)	\$81.90 (applied pro-rata)	\$81.90 (applied pro-rata)

- (c) Council advise all of its landfill customers of this increase and include the renewed fee schedule for the period 1st September 2016 to 30th June 2017.

seconded

4. COMMITTEES - Council Development Assessment Panel - Minutes of Meeting held 21st July 2016 - Ref. AF15/554

moved it be recommended:

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

seconded

5. **COMMITTEES - Environmental Sustainability Sub-Committee - Minutes of Meeting held 2nd August 2016 - Ref. AF12/377**

moved it be recommended:

- (a) Minutes of the Environmental Sustainability Sub-Committee held on Tuesday, 2nd August 2016 be received;
- (b) the following recommendations (number 1 to 7) of the Environmental Sustainability Sub-Committee be adopted by Council:

1. **SOLAR SYSTEMS AT COUNCIL FACILITIES**

- The report be received.

2. **EDIBLE PLANTS (FRUIT TREES) - HASTINGS CUNNINGHAM RESERVE**

- The report be received.
- Plant five fruit trees on the northern boundary of Hastings Cunningham Reserve, in order for fruit to be accessible to users of the Rail Trail.

3. **KITCHEN CADDY ROLL OUT PROGRAM**

- The report be received.

4. **RECYCLE RIGHT BIN TAGGING PROGRAM**

- Environmental Sustainability Report No. 4/2016 be received.
- Council continue the Bin Tagging Program and provide incentives for improving the recycling behaviour of participating households; including 10 gift vouchers worth \$20.00 each.
- Council continue to enhance the waste and recycling education strategy through continued promotional material and increased local media activity.

5. **EDUCATION PROGRAM - OATMILL CINEMA ADVERTISING**

- The report be received and contents noted.

6. **SUSTAINABILITY INNOVATION FUND**

- The report be received.
- Council endorse the activation of the Environmental Sustainability Innovation Fund and in accordance with the recommendation actions in the report.

7. **REPORTS FOR INFORMATION**

- The current table outlining projects for 2016 (as attached to the Environmental Sustainability Sub-Committee agenda) be received and noted for information.

seconded

6. OPERATIONAL SERVICES REPORT NO. 5/2016 - Property Management - 18 Ferrers Street (Former Red Cross) - Lease and Demolition of Building - Ref. AF11/1466

moved it be recommended:

- (a) Operational Services Report No. 5/2016 be received;
- (b) Council proceed with the demolition of the former Red Cross building located at 18 Ferrers Street, with costs to be debited to Account 7900.3999;
- (c) Council refer an amount of \$58,000 to the 2017/2018 budget for consideration of the construction of an off street carpark on the site referred to in part (b);
- (d) the family of Mr & Mrs E Krull be thanked for their interest in obtaining the memorial plaque at 18 Ferrers Street and Council advise that it intends to maintain the plaque and other commemorative items on site as historical records of the past community contribution and use.

seconded

7. OPERATIONAL SERVICES REPORT NO. 6/2016 - Property Management - Enquiries - Approvals for use of Community Spaces - Ref. AF11/2421

moved it be recommended:

- (a) Operational Services Report No. 6/2016 be received;
- (b) Council impose a \$150 application fee (non refundable) on all applications by commercial operators or for events designed to generate a commercial profit for the organiser and as assessed by the Chief Executive Officer or Director Operational Services;
- (c) Council authorise the Chief Executive Officer, Director Operational Services, Director Corporate Services and Manager Community Services & Development to impose a bond up to the value of \$500 on any commercial application to use a community space, which may be refunded in full or part, or if required it may be retained by Council to repair any damage, site clean up or the like in the event the applicant does not fulfill their obligations as part of the application approved.

seconded

MOTIONS WITHOUT NOTICE -

8. CONSIDERATION FOR EXCLUSION OF PUBLIC

moved that the following items be received, discussed and considered in confidence by excluding the public pursuant to Section 90 (2) of the Local Government Act 1999, and an order be made that the public (with the exception of other Council Members and Council Officers now present) be excluded from the meeting in order for the item to be considered in confidence as the Council is satisfied that the item is a matter that can be considered in confidence pursuant to the grounds referenced in Section 90 (3) of the said Act as follows:

- S.90(3)(d) - commercial information of a confidential nature (not being a trade secret) the disclosure of which:
 - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
 - (ii) would, on balance, be contrary to the public interest.
- S.90(3)(k) - tenders for the supply of goods, the provision of services or the carrying out of works.

The Council is satisfied that the information to be received, discussed or considered in relation to this item is information that the author has given to Council of a Commercial in Confidence nature.

<u>Item No.</u>	<u>Subject Matter</u>	<u>S90 (3) Grounds</u>
9.	FINANCIAL MANAGEMENT - Contract - Design and Construction of Civic Centre Flytower Façade System - Ref. AF15/133	(d)(i)(ii)(k)

seconded

The meeting closed at _____ a.m.

AF13/66

SW

Attachment - Item 2
Operational Services Committee agenda - 9 August 2016

Duigan Street



Duigan Street kerb uplifting



Swan Street



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

Dear Sir/Madam

SOLID & LIQUID WASTE LEVIES 2013-2017

As part of the 2013-14 Budget, Government has set increases to the solid and liquid waste levies, to be implemented in stages to enable business to forecast costs and budget for the next four financial years.

The increase to the liquid waste levy is the first in a managed incremental increase to realign the levy value (in relative terms) with the solid waste depot levy over the short to medium term.

The table below sets out the exact solid and liquid waste levy amounts for 2013-14 and the approximate amounts for the following three years. These amounts will be reviewed on an annual basis to consider adjustments such as CPI.

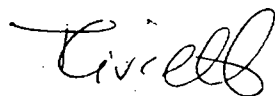
Financial year	Solid waste – non metropolitan (per tonne)	Solid waste – metropolitan (per tonne)	Liquid waste (per kilolitre)
2013-14	\$23.50	\$47.00	\$17.95
2014-15	\$26.00	\$52.00	\$24.00
2015-16	\$28.50	\$57.00	\$29.00
2016-17	\$31.00	\$62.00	\$35.00

These increases are part of SA Government's ongoing commitment to reducing waste and encouraging reuse across the state. The waste levy is one of the tools the Government is using to support South Australia's Strategic Plan target of a 35% reduction of waste to landfill by 2020.

Consistent with our usual financial processes, further information will be provided to local councils and those businesses that pay the waste levy regarding 2013-14 solid waste levy contributions and monthly return forms.

For more information on this matter, please contact me on (08) 8204 2047.

Yours sincerely



Tony Circelli
DEPUTY CHIEF EXECUTIVE
ENVIRONMENT PROTECTION AUTHORITY

27/6/13

Sally Wilson

From: June Saruwaka <wmc@lclga.sa.gov.au>
Sent: Wednesday, 6 July 2016 10:04 AM
To: Andrew Pollock; Bob Bates; Daryl Sexton; Lauren Oxlade; Nicole Dodds; Nick Brown; Peter Halton; Steve Bourne
Subject: FW: Waste Levy and Waste to Resources Fund

Good morning All,

Please see the email below.

Regards

June

From: Dominic Testoni [<mailto:eo@lclga.sa.gov.au>]
Sent: Tuesday, 5 July 2016 2:39 PM
To: June Saruwaka ; Michaela Bell
Subject: FW: Waste Levy and Waste to Resources Fund

FYI

Dominic Testoni
 Executive Officer

152 Jubilee Highway East Mount Gambier
 P 08 8723 1057 M 0438 321 415
 PO Box 1445 Mount Gambier SA 5290
 EMAIL eo@lclga.sa.gov.au

www.lclga.sa.gov.au



From: Matt Pinnegar [<mailto:Matt.Pinnegar@lga.sa.gov.au>]
Sent: Tuesday, 5 July 2016 8:11 AM
Cc: Stephen Smith <stephen.smith@lga.sa.gov.au>; Darren Hunter <darren.hunter@lga.sa.gov.au>
Subject: Waste Levy and Waste to Resources Fund

To : Mayors & CEOs

Copy to: Regional LGA Executive Officers

The state government announced a schedule of increases to the Solid Waste Levy yesterday that will see an increase for metro councils from \$62 to \$76 a tonne on 1 September, 2016, before rising progressively to \$103 by 2019/20. The levy will be half this amount in regional areas.

This is very disappointing for our sector, especially given that most councils have ratified budgets for the coming financial year. Ratepayers have contributed around \$110 million to the Waste Levy over the past decade. With the increases announced today our sector's contribution will grow to more than \$35 million per annum by 2019/20.

A positive in today's announcement is that there will again be a pathway for councils to access funding through the Waste to Resources fund, with a \$14 million grant program over four years to support local Government infrastructure investment, waste education programs and household hazardous waste collection. It is good to see that our advocacy on this issue has resulted in a release of funds for the purpose for which they were collected.

Councils will also be able to apply for other funding streams announced by the state government to the total of \$64 million. The government will also release funds for a \$12.4 million grant program for the waste sector as well as contribute \$15.7 million to the EPA and \$21.9 million for climate change initiatives.

If you have any concerns or questions, as always please don't hesitate to contact me.

Regards

Matt Pinnegar • Chief Executive Officer • **Local Government Association**

matt.pinnegar@lga.sa.gov.au • www.lga.sa.gov.au • [@LGAofSA](https://twitter.com/LGAofSA)

T: 08 8224 2022 • M: 0403 431 011 • 148 Frome St Adelaide • GPO Box 2693 Adelaide SA 5001



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Waste levy

Section 113 of the Environment Protection Act 1993 requires the payment of prescribed levy by the holder of a licence to conduct a waste depot in respect of waste received at the depot. Regulation 70 of the Environment Protection Regulations 2009 prescribes the waste levy payable. Information on measuring and reporting requirements are set out in the [Waste Levy Guidelines](#).

Waste levy rates 2016–17

The Government announced on 4 July that a levy increase will occur on 1 September 2016.

The solid waste depot levy for waste produced in **metropolitan Adelaide** is to be:

- 1 July–31 August 2016: **\$62** per tonne
- 1 September–30 June 2017: **\$76** per tonne

The solid waste depot levy for waste produced in **non-metropolitan Adelaide** is to be:

- 1 July–31 August 2016: **\$31** per tonne
- 1 September–30 June 2017: **\$38** per tonne

The liquid waste levy for 2016–17 is to **\$35** per kilolitre.

Reduced levy for asbestos

It was also announced on 4 July a reduced levy will apply for the disposal of particular asbestos waste between 1 September 2016–30 June 2017:

- Metropolitan Adelaide: **\$31** per tonne
- Non-metropolitan Adelaide: **\$15.50** per tonne

Scrap metal recovery

Between 1 September 2016–30 June 2017, defined scrap metal recovery activities will have the levy effectively applicable for their residual waste maintained at **\$62** per tonne (non-metropolitan **\$31** per tonne). The EPA will be liaising directly with relevant operators regarding this measure.

COUNCIL DEVELOPMENT ASSESSMENT PANEL

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

MINUTES

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

APOLOGY/IES: Nil

COUNCIL OFFICERS: Director – Operational Services, Daryl Sexton
Senior Planner, Simon Wiseman
Project Officer, Josh Wilson
Administrational Officer - Operational Services, Sarah Moretti

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

MINUTES: Cr Von Stanke moved that the minutes of the Meeting held on Thursday, 19th May 2016 be taken as read and confirmed.

Cr Lovett seconded

Carried

- | | | |
|----|------------------------|--|
| 1. | Development Number: | 381/0197/2016 |
| | Applicant: | Blackbird Industries |
| | Owner: | C J Gosden |
| | Description: | To construct a garage in association to an existing dwelling |
| | Address: | 22 Maxwell Street, Mount Gambier |
| | Nature of Development: | Consent / Category 1 |
| | Zoning: | Residential |
| | Report: | Council Development Assessment Panel Report No. 10 / 2016 |
| | Correspondence: | Correspondence from Applicant, Letter from Applicant |

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 10 / 2016 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is considered not to be at serious variance with Council's Development Plan and be granted Development Plan Consent subject to the following condition:
 - 1. The development shall be carried out in accordance with the Plan/s as approved by Council.
 - 2. The garage shall only be used for purposes associated with the existing residential land use of the subject property
- (c) The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:

1. To ensure orderly and proper development.
2. It is not at serious variance with Council's Development Plan.

Carried

2. Development Number: 381/0205/2016
 Applicant: Parham Constructions Pty Ltd
 Owner: C J & M P Neave
 Description: To construct a garage in association with an existing dwelling
 Address: 69 Pinehall Avenue, Suttontown
 Nature of Development: Consent / Category 1
 Zoning: Residential
 Report: Council Development Assessment Panel Report No. 11 / 2016
 Correspondence: Letter from Applicant

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 11 / 2016 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development be adjourned as the Panel does not support the size and height of the proposed garage in its current form.

Carried

3. Development Number: 381/0201/2016
 Applicant / Owner: B R Rowett
 Description: To construct a carport with a wall height of 3.4 metres and constructed within 600 millimeters of a property boundary on the site of a Local Heritage Place
 Address: 14 Power Street, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential Zone
 Report: Council Development Assessment Panel Report No. 12 / 2016
 Correspondence: Correspondence from Richard Woods

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 12 / 2016 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is considered not to be at serious variance with Council's Development Plan and be granted Development Plan Consent subject to the following condition:
 1. The development shall be carried out in accordance with the Plan/s as approved by Council.
 2. The carport shall only be used for purposes associated with the existing residential land use of the subject property.
- (c) The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:
 1. To ensure orderly and proper development.

2. It is not at serious variance with Council's Development Plan.

Carried

4. Development Number: 381/0186/2016
 Applicant: Thomson Bilt
 Owner: N J & J A Wright
 Description: To construct a garage 77 square metres in area
 Address: 17 Buffalo Crescent, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential Zone
 Report: Council Development Assessment Panel Report No. 13 / 2016
 Correspondence: Correspondence from Applicant

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 13 / 2016 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is considered not to be at serious variance with Council's Development Plan and be granted Development Plan Consent subject to the following condition:
1. The development shall be carried out in accordance with the Plan/s as approved by Council.
 2. The garage shall only be used for purposes associated with the existing residential land use of the subject property.
- (c) The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:
1. To ensure orderly and proper development.
 2. It is not at serious variance with Council's Development Plan.

Carried

5. Development Number: 381/0204/2016
 Applicant: Thomson Bilt
 Owner: I R & M A Little
 Description: To construct a garage with a floor area of 75 square metres on a property boundary within the Doughty Street Historic (Conservation) Policy Area and to demolish a garage
 Address: 29 Doughty Street, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential Zone
 Report: Council Development Assessment Panel Report No. 14 / 2016
 Correspondence: Correspondence from Richard Woods, Correspondence from Applicant

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 14 / 2016 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is considered not to be at serious

variance with Council's Development Plan and be granted Development Plan Consent subject to the following condition:

1. The development shall be carried out in accordance with the Plan/s as approved by Council.
 2. The garage shall only be used for purposes associated with the existing residential land use of the subject property.
- (c) The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:
1. To ensure orderly and proper development.
 2. It is not at serious variance with Council's Development Plan.

Carried

6. Development Number: 381/0198/2016
 Applicant: Thomson Bilt
 Owner: K L Pratt
 Description: To construct a garage 80 square metres in area, with a wall height of 3.3 metres and a total height of approximately 5 metres and demolish a garage on the site of a Contributory Heritage Place
 Address: 54 Bertha Street, Mount Gambier
 Nature of Development: Consent / Category 1
 Zoning: Residential Zone
 Report: Council Development Assessment Panel Report No. 15 / 2016
 Correspondence: Correspondence from Richard Woods, Correspondence from Applicant

The Council Development Assessment Panel moved it be recommended:

- (a) Council Development Assessment Panel Report No. 15 / 2016 be received;
- (b) The Applicant and Owner be advised that having regard to the Development Plan and all supporting documentation, the proposed development is considered not to be at serious variance with Council's Development Plan and be granted Development Plan Consent subject to the following condition:
 1. The development shall be carried out in accordance with the Plan/s as approved by Council.
 2. The garage shall only be used for purposes associated with the existing residential land use of the subject property.
- (c) The Applicant and Owner be advised that the reasons for Council's Condition of Consent are:
 1. To ensure orderly and proper development.
 2. It is not at serious variance with Council's Development Plan.

Carried

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

MOTIONS WITHOUT NOTICE - Nil

The meeting closed at 6:10 p.m.

22 July 2016
AF15/554
SM

CONFIRMED THIS

DAY OF

2016.

.....
PRESIDING MEMBER

OPERATIONAL SERVICES REPORT NO. 5/2016

SUBJECT: PROPERTY MANAGEMENT - 18 FERRERS STREET (FORMER RED CROSS) - LEASE AND DEMOLITION OF BUILDING

REF: AF11/1466

Overview

At its meeting held on 17th September 2015 Council resolved as follows:

- “(a) Corporate and Community Services Report No. 63/2015 be received;*
- (b) To facilitate Red Cross transitioning to new facilities the following lease arrangements be made:*
 - (i) One Year Lease commencing 4th September 2015*
 - (ii) Monthly tenancy from 4th September 2016;*
 - (iii) No further renewal/tenancy beyond 3rd September 2017*
- (c) The Mayor and Chief Executive Officer be authorised to affix the Council Seal to any documentation necessary to give effect to lease arrangements in resolution (b).*
- (d) A further report providing an update on Red Cross relocation activities be presented as further information becomes available.”*

Members were advised by memorandum in the Friday Edition on 15th July 2016 that Red Cross had proposed to handover the premises to Council on 26th August 2016.

Report

Whilst Red Cross have remained in occupation of 18 Ferrers Street since its sale to Council in 2009, Council's purpose in purchasing the site was to demolish and consolidate land holdings in the Civic Centre vicinity and provide additional off street car parking. This property was also excluded from classification as community land (Council resolution of 21st April 2009) in anticipation of such use.

Maintenance and repair by the tenant over the past 7 years has been limited to works necessary to support their continued occupancy. The building is understood to experience frequent leaking and inundation in high rainfall events and requires a full electrical upgrade. Accordingly, it is considered unsuitable for any further occupation without significant maintenance work and upgrades.

Further, Council has received a request for a memorial plaque located on the front of the building to be given to the descendants of Mr & Mrs E Krull whose family donated the land for the Red Cross building. Whilst respectful of this family connection and interest, this report recommends that any foundation stones/commemorative plaques contained within the building be protected in the case of demolition and maintained on site as a historical marker and record of its past use.

Summary

Attached to the agenda is a plan of how a new carpark could integrate with the existing carpark. The estimated cost of the new carpark (post building demolition and site clearing) is \$58,000. Council can refer \$58,000 to the 2017/2018 budget for the carpark construction, but could also move forward with the building demolition and site clearing once vacated by Red Cross.

Operational Services Report No. 5/2016 cont'd...

The demolition of the existing building would be subject to quotation and include salvage rights for any reusable materials. The costs of the demolition, whilst not funded in the 2016/2017 budget, could be funded from the CBD renewal project.

RECOMMENDATION

- (a) Operational Services Report No. 5/2016 be received;
- (b) Council proceed with the demolition of the former Red Cross building located at 18 Ferrers Street, with costs to be debited to Account 7900.3999;
- (c) Council refer an amount of \$58,000 to the 2017/2018 budget for consideration of the construction of an off street carpark on the site referred to in part (b);
- (d) the family of Mr & Mrs E Krull be thanked for their interest in obtaining the memorial plaque at 18 Ferrers Street and Council advise that it intends to maintain the plaque and other commemorative items on site as historical records of the past community contribution and use.



Daryl SEXTON
DIRECTOR OPERATIONAL SERVICES

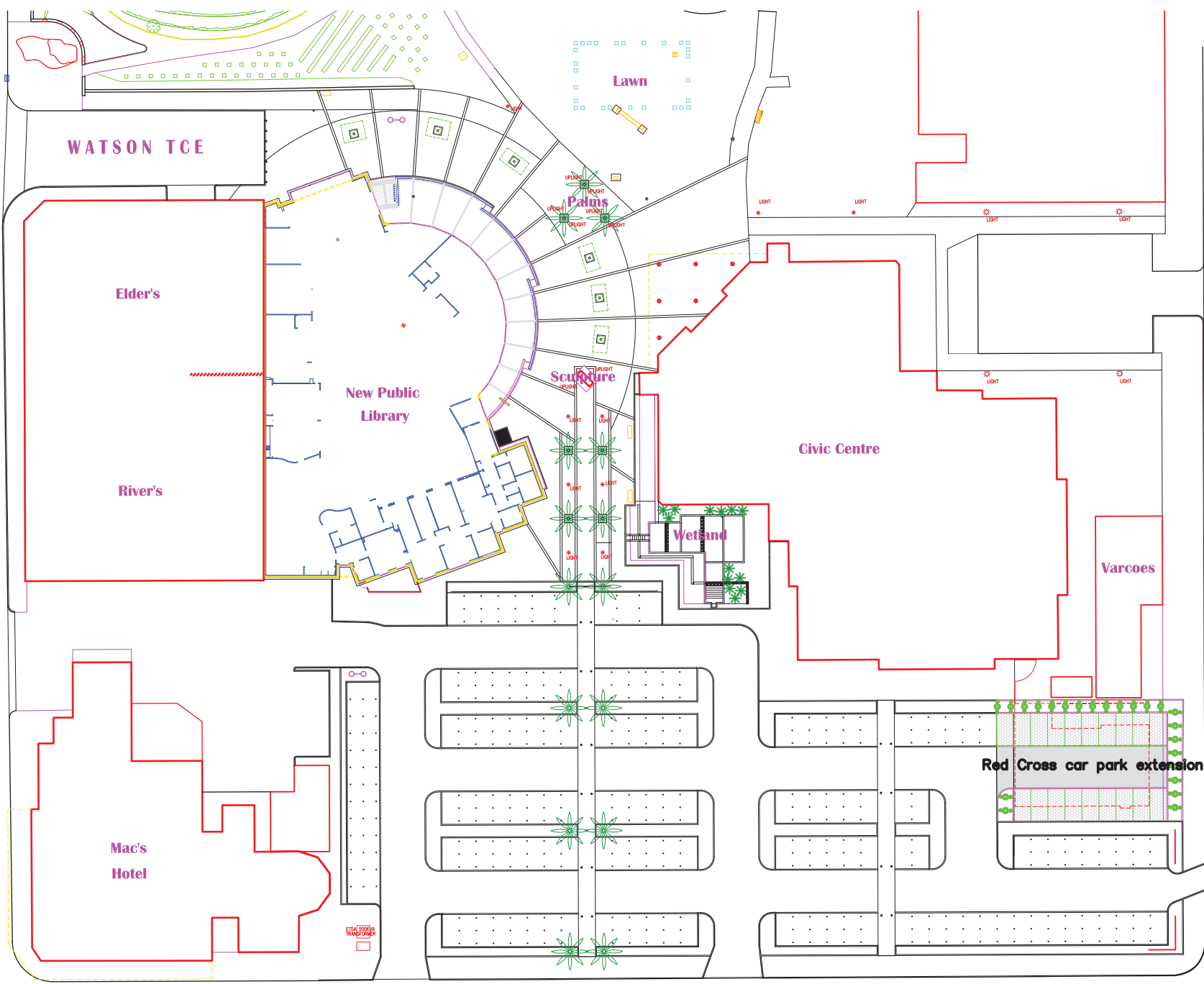
sighted:



Mark McSHANE
CHIEF EXECUTIVE OFFICER

Enc. Plan 0708.02 - Proposed Carpark Extension

1st August, 2016
SW




FERRERS STREET

STURT STREET

REVISION A - 27.02.09



 CITY OF MOUNT GAMBIER BLUE LAKE CITY	Approved by	
	Co-ordinates	
	Height Datum	
	Level book	
Drawn by	MS FEB 2009	ALD/CAD 0785-02
Designed by	MS FEB 2009	Survey ref

CITY OF MOUNT GAMBIER
PUBLIC LIBRARY
LANDSCAPE ARRANGEMENT

Scale	Sheet No
1:200	1 OF 9
Plan No	0708-02

OPERATIONAL SERVICES REPORT NO. 6/2016

SUBJECT: PROPERTY MANAGEMENT - APPROVALS FOR USE OF COMMUNITY SPACES

REF: AF11/2421

Introduction

Over the course of a year Council receives numerous requests from a wide range of individuals and organisations to use community spaces for a vast array of activities.

Council has in place a number of processes to deal with these requests and typically they are processed efficiently and without much fuss.

The activation of the Mount Gambier Railway Lands precinct over the past several months has added a new dimension to the use of community spaces.

Use of Spaces

In broad terms, community spaces, when utilised for some form of event can be categorised into one of four groups, namely:

1. an event organised, run and controlled by Council (no permits required to use the community space);
2. a not for profit event organised, run and controlled by a third party but sponsored, to some extent, by Council (permits required, organisers can accept sponsorship as cash, in kind support or a combination of both);
3. a not for profit event organised, run and controlled by a third party with no Council sponsorship (permits required);
4. a for profit event, such as a commercial activity (permits required).

The first three event types listed above are quite common and Council has well developed procedures to deal with these type of activities.

The fourth category, events that are for profit (e.g. pop up bars, restaurants etc) are a new challenge and proved popular last summer at the Mount Gambier Railway Lands (noting that these events were substantially organised by Council).

The Future

It is anticipated that Council will receive requests from commercial operators to use community spaces (e.g. pop up bars, restaurants etc) and in doing so will require exclusive ad-hoc use of significant areas (e.g. Mount Gambier Railway Lands) and Council should consider how such applications are to be dealt with.

Council needs to be mindful that the National Competition Policy could impact on such commercial events and also Council has an "obligation" to local business operators that are in competition to "pop up" type uses to ensure there is no commercial advantage afforded to applicants.

Modern work health safety practices require occupiers to have a site induction (by Council) and there is also a requirement to have a site ready for occupation (i.e. clean, tidy, no obvious safety issues) and to also ensure the site is returned to Council in a similar condition.

This induction process is costly, and for profit driven events, these costs should be recovered, in addition to a charge for the use of the land (akin to a local business paying rates to Council).

Operational Services Report No. 6/2016 cont'd...

This report will recommend that for any commercial application for use of community spaces, a \$150 application fee be applied (to cover costs of induction, pre and post inspections and a land use fee) together with a bond (which may vary depending on the extent and level of infrastructure proposed to be put on the site), likely in the order of \$300-\$500 per application, which is fully refundable when the site is returned to Council, within the specified time frame and in the same condition as it was at site handover.

Obviously, private operators will need to meet all the required insurance standards.

RECOMMENDATION

- (a) Operational Services Report No. 6/2016 be received;
- (b) Council impose a \$150 application fee (non refundable) on all applications by commercial operators or for events designed to generate a commercial profit for the organiser and as assessed by the Chief Executive Officer or Director Operational Services;
- (c) Council authorise the Chief Executive Officer, Director Operational Services, Director Corporate Services and Manager Community Services & Development to impose a bond up to the value of \$500 on any commercial application to use a community space, which may be refunded in full or part, or if required it may be retained by Council to repair any damage, site clean up or the like in the event the applicant does not fulfill their obligations as part of the application approved.



Daryl SEXTON
DIRECTOR OPERATIONAL SERVICES

sighted:



Mark McSHANE
CHIEF EXECUTIVE OFFICER

4th August, 2016
SW