



Reference: AF11/868 SW

5 February 2015

## MEMBERS

**NOTICE** is hereby given that the Strategic Planning and Development Policy Committee will meet in the following Meeting Room on the day, date and time as follows:

**Strategic Planning and Development Policy Committee**  
(Conference Room - Level 1):

Tuesday, 10<sup>th</sup> February 2015 following the Operational Services Committee Meeting (which commences at 7:30 a.m.)

An agenda for the meeting is enclosed herewith.

**Mark MCSHANE**  
CHIEF EXECUTIVE OFFICER

STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE  
Meeting to be held on Tuesday, 10<sup>th</sup> February 2015 following the Operational Services Committee  
Meeting (which commences at 7:30 a.m.)

AGENDA

1. GOVERNANCE - Committees - Appointment of Strategic Planning and Development Policy Committee Presiding Member - Ref. AF11/858
2. GOVERNANCE - Committees - Strategic Planning and Development Policy Committee - Terms of Reference - Ref. AF14/283
3. STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 1/2015 - Development Control - Section 29 Amendment - City of Mount Gambier Development Plan - Ref. AF11/295
4. CONSIDERATION FOR EXCLUSION OF PUBLIC

STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE

Meeting to be held in the Conference Room, Operational Services Area, Level One of Civic Centre,  
10 Watson Terrace, Mount Gambier, on Tuesday, 10<sup>th</sup> February 2015 following the  
Operational Services Committee Meeting (which commences 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  
Strategic Project Officer, Tracy Tzioutziouklaris  
Administration Officer, Sarah Moretti

COUNCIL MEMBERS  
AS OBSERVERS:

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

MINUTES: moved the minutes of the previous meeting held on  
Tuesday, 21<sup>st</sup> January 2014 be taken as read and confirmed.

seconded

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

**1. GOVERNANCE - Committees - Appointment of Strategic Planning and Development Policy Committee Presiding Member - Ref. AF11/858**

*Goal: Governance*

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

The Director - Operational Services reported:

- (a) The existing Terms of Reference for the Strategic Planning and Development Policy Committee provide that the membership be comprised of the same Members as the Operational Services Committee.

moved it be recommended:

- (a) The report be received;
- (b) Cr Ian Von Stanke (as Presiding Member of the Operational Services Committee) be appointed to the position of Presiding Member of the Strategic Planning and Development Policy Committee.

seconded

**2. GOVERNANCE - Committees - Strategic Planning and Development Policy Committee - Terms of Reference - Ref. AF14/283**

- Goal:* Governance
- Strategic Objective:*
- (i) Establish measures for Council's performance and continually compare against community expectations
  - (ii) Engage with national, state, regional and local forums and partnerships to provide solutions and options to continually improve Councils service deliver and performance

The Director - Operational Services reported:

- (a) Council at its meeting of Tuesday, 25<sup>th</sup> November 2014 confirmed (Item 7 Corporate and Community Services Report No. 70/2014 - Council's Decisions Making Structure - Ref. AF14/283) that the Strategic Planning and Development Policy Committee, as required by the Development Act, form part of Council's Statutory Committee Structure;
- (b) this report recommends that the existing Terms of Reference for the Strategic Planning and Development Policy Committee be reviewed and formalised by Council staff for consideration at the next scheduled meeting.

moved it be recommended:

- (a) The report be received;
- (c) The Terms of Reference for the Strategic Planning and Development Policy Committee be reviewed and formalised by the Administration and presented to the Statutory Committee for consideration at the next scheduled meeting.

seconded

**3. STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 1/2015 - Development Control - Section 29 Amendment - City of Mount Gambier Development Plan - Ref. AF11/295**

- 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 tem master land use planning to guide sustainable development and activities

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

moved it be recommended:

- (a) Strategic Planning and Development Policy Committee Report No. 1/2015 be received;
- (b) Council proceed to prepare the Section 29 Correction and request the Minister for Planning to authorise the correction.

seconded

#### **MOTIONS WITHOUT NOTICE -**

#### **4. 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 items 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)(m) - information relating to a proposed amendment to a Development Plan under the Development Act 1993 before a Development Plan Amendment proposal relating to the amendment is released for public consultation under that Act.

The Council is satisfied that the information to be received, discussed or considered in relation to this item is information relating to an amendment under the *Development Act 1993* that should be considered in confidence so as to prevent land and development speculation before a Development Plan Amendment report relating to the amendment is released for public consultation under that Act.

<u>Item No.</u>	<u>Subject Matter</u>	<u>S90 (3) Grounds</u>
5.	<u>STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 2/2015</u> - Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290	(m)

seconded

The meeting closed at \_\_\_\_\_ a.m.

AF11/868  
SW

# STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 1/2015

6

SUBJECT: DEVELOPMENT CONTROL - Section 29 Amendment - City of Mount Gambier  
Development Plan - Ref. AF11/295

- 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*

## BACKGROUND

In July, 2010 the Boundary between the District Council of Grant and the City of Mount Gambier was adjusted.

The Urban Boundary Adjustment involved the transfer of land from the District Council of Grant to the City of Mount Gambier. The land transferred covered about 274 properties, was approximately 695 hectares in area and included a mix of residential, commercial, industrial and primary production land uses.

As a result of the Urban Boundary Adjustment Council commenced work on the Urban Boundary Adjustment Development Plan Amendment, which involved a review of the zoning of all of the land that was transferred from the District Council of Grant to the City of Mount Gambier.

The Urban Boundary Adjustment Development Plan Amendment was authorized by the Minister for Planning on 28<sup>th</sup> August, 2014 and was incorporated into the Development Plan.

## DISCUSSION

Upon the authorisation of the Urban Boundary Adjustment Development Plan Amendment it has been noted there are some minor errors on some of the mapping.

The errors are as follows:

Typo picked up on page 91...PDC 3 makes reference to Figure R/6....should be Figure R/7

Map MtG(C)/17      Hawkins Road has been incorrectly labelled as Dohleys Road  
Dohles Road has been incorrectly labelled as Dohleys Road

- Map MtG(C)/17      The Zone boundary between the Residential Zone and the Commercial Zone has moved approximately 50 metres to the south of the position of the original zone boundary.
- Map MtG(C)/6      The Industry (Timber Mill) Zone Boundary has been identified from the Environment Protection Authority licence and not from activity areas of the existing mill. This Zone Boundary should be altered so as to accommodate for the activity areas of the Mill.

Section 29 of the Development Act enables corrections to be made to a Development Plan. The type of allowable changes are limited, and must not alter the effect of an underlying policy reflected in the Development Plan.

Council may be able to use Section 29 of the Development Act to correct the errors identified on the maps as outlined within this report. Section 29 of the Act enables corrections to be undertaken to the Development Plan without the need to undertake a Development Plan Amendment.

It should be highlighted that the legislation provides no guarantee that a request for a Section 29 correction will be implemented as requests are subject to the Minister's discretion and/or limitations within the legislation.

### CONCLUSION

Council proceed to undertake a Section 29 Amendment to correct the errors identified on Maps MtG(C)/17 and Mt(G)/6.

### RECOMMENDATION

- (a) Strategic Planning and Development Policy Committee Report No. 1/2015 be received.
- (b) Council proceed to prepare the Section 29 Correction and request the Minister for Planning to authorise the correction.



**Tracy TZIOUTZIOUKLARIS**  
STRATEGIC PROJECT OFFICER

sighted:



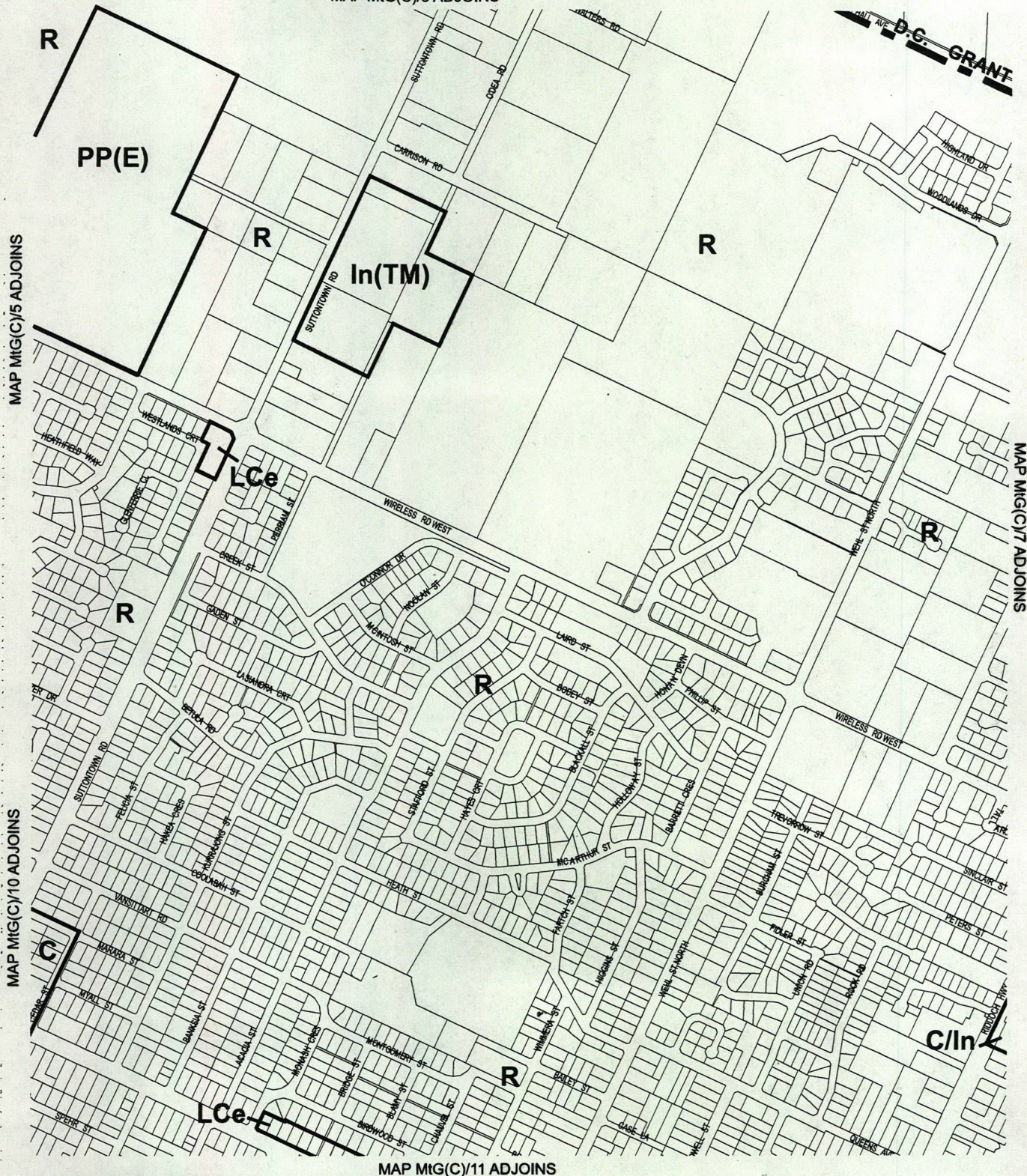
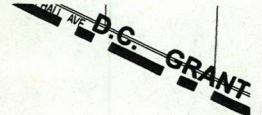
**Mark McSHANE**  
CHIEF EXECUTIVE OFFICER

2 February 2015  
SW

Attachment: Mapping to be corrected

(Refer Item      of Strategic Planning and Development Policy Committee Minutes)

MAP MtG(C)/3 ADJOINS



MAP MtG(C)/5 ADJOINS

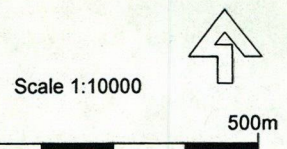
MAP MtG(C)/7 ADJOINS

MAP MtG(C)/10 ADJOINS

MAP MtG(C)/11 ADJOINS

NOTE: For Policy Areas see Map MtG(C)/20

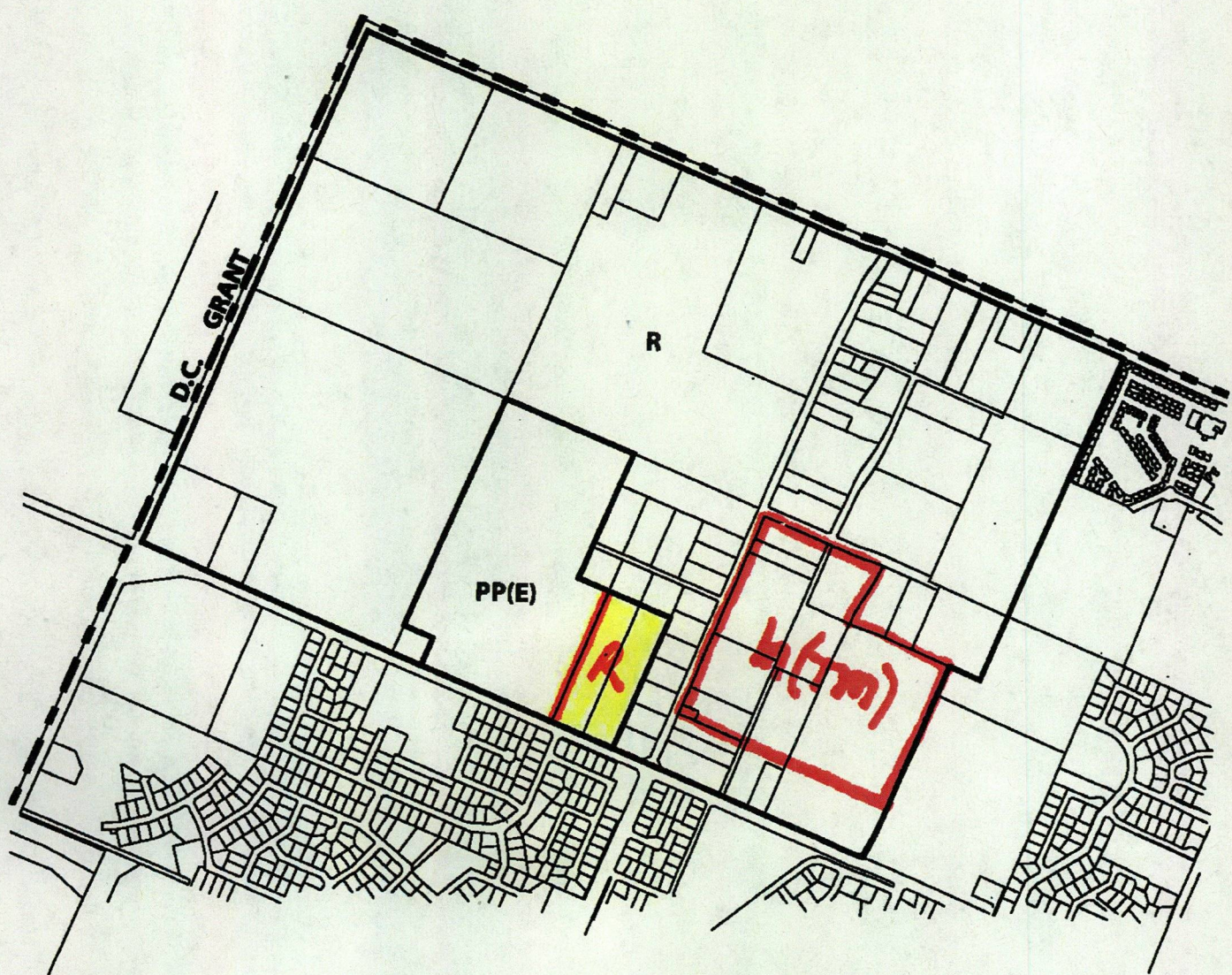
- C Commercial
- C/In Commerce/Industry
- In(TM) Industry (Timber Mill)
- LCe Local Centre
- R Residential
- PP(E) Public Purposes (Education)



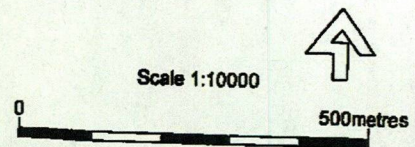
# MOUNT GAMBIER (CITY) ZONES MAP MtG(C)/6

- Zone Boundary
- Development Plan Boundary





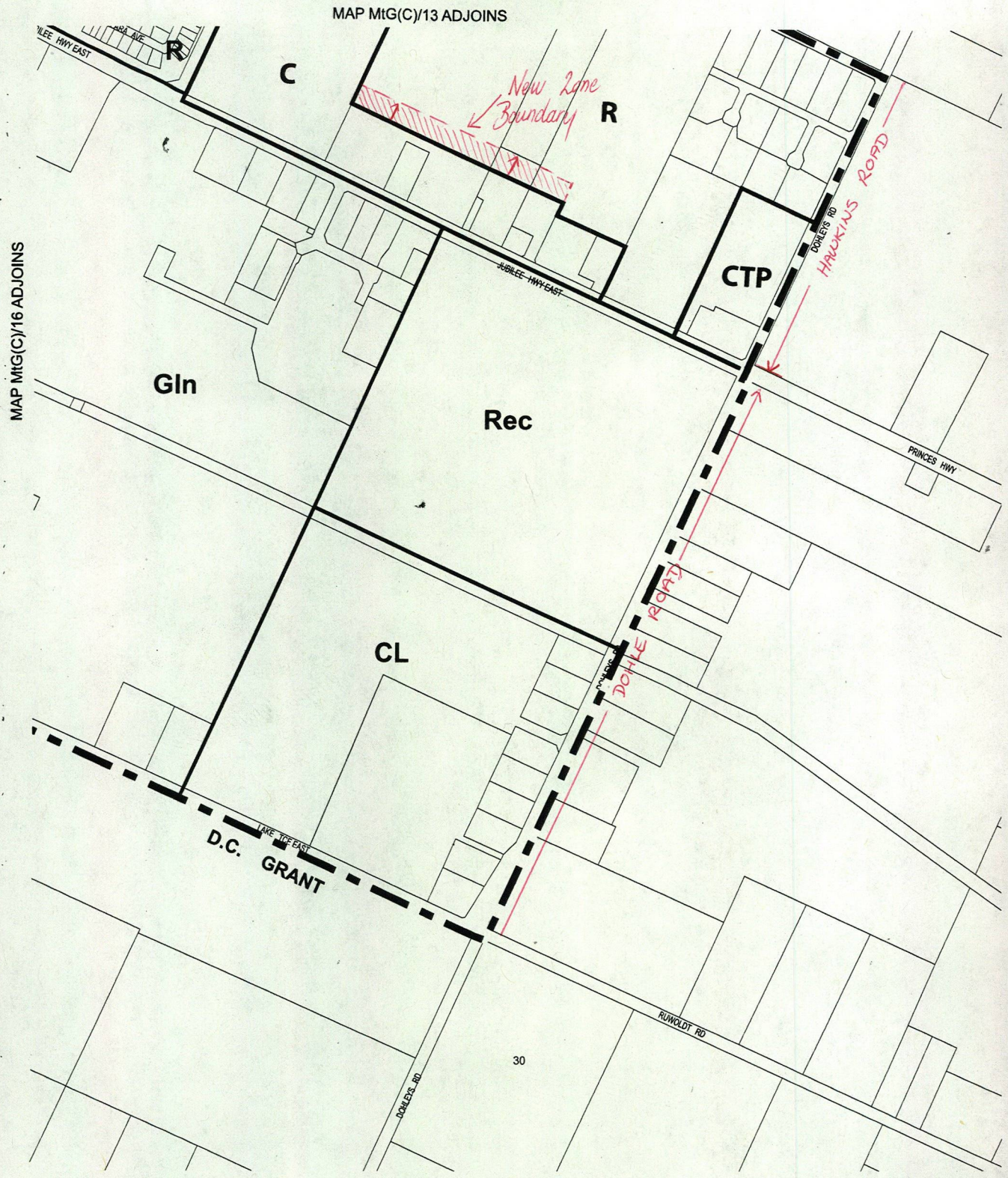
*In (tm)* Industry (Timber Mill)  
 PP(E) Public Purposes (Education)  
 R Residential



— Zone Boundary  
 - - - - - Development Plan Boundary

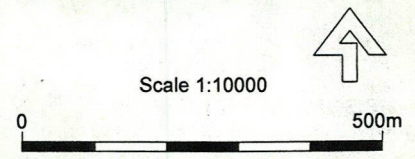
**MOUNT GAMBIER (CITY)  
 PROPOSED ZONES  
 MAP 2**

Maps produced for public and agency consultation purposes only



NOTE: For Policy Areas see Map MtG(C)/28

- CTP Caravan Park & Tourist Park
- C Commercial
- CL Country Living
- Gln General Industry
- Rec Recreation
- R Residential

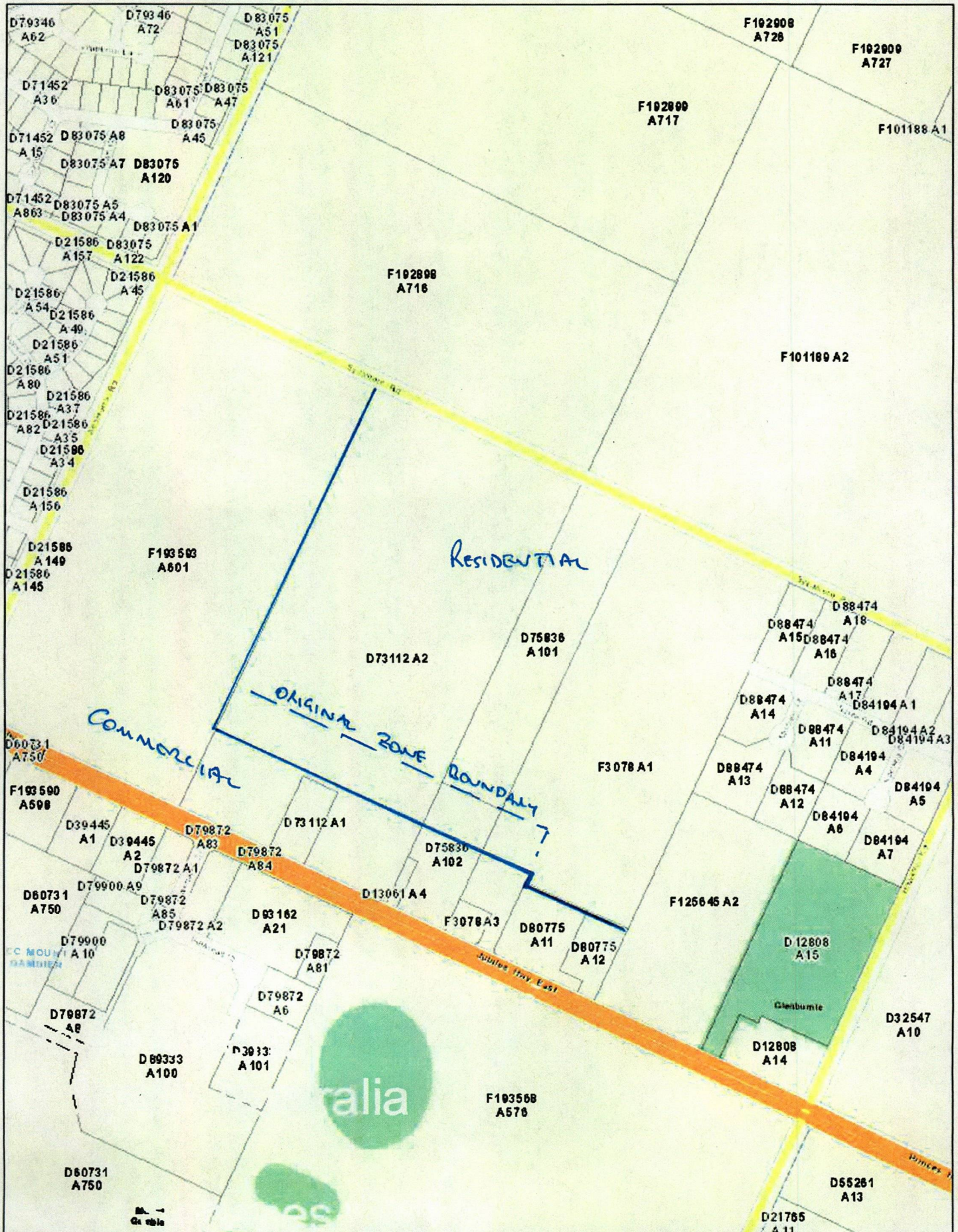
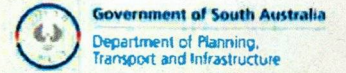


# MOUNT GAMBIER (CITY) ZONES MAP MtG(C)/17

- Zone Boundary
- Development Plan Boundary

# Land Services Group

The Property Location Browser is available on the Land Services Group Website: [www.sa.gov.au/landservices](http://www.sa.gov.au/landservices)



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