

OPERATIONAL SERVICES COMMITTEE

Meeting held in the Conference Room, Operational Services Area, Level One of Civic Centre, 10 Watson Terrace, Mount Gambier, on Tuesday 8th March 2016 at 7.30 a.m.

MINUTES

PRESENT: Cr D Mutton (Presiding Member)
Crs F Morello and I Von Stanke

APOLOGIES: Cr Von Stanke moved the apology received from Cr C Greco be accepted.

Cr Morello seconded Carried

NOT PRESENT: Cr P Richardson

COUNCIL OFFICERS: Acting Director - Operational Services, Daryl Morgan
Manager Regulatory Services, Michael Silvy
Manager Business and Strategic Planning, Tracy Tzioutziouklaris
Manager Governance & Property, Michael McCarthy
Administration Officer - Operational Services, Sarah Moretti

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: Cr Morello moved the minutes of the previous meeting held on Tuesday, 9th February 2016 be taken as read and confirmed.

Cr Von Stanke seconded Carried

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

Question – Cr Morello

- Can we please have an update on the Railway Lands Artwork?

Answer – Manager Regulatory Services

- The rings have been delivered and should be installed tomorrow and the second piece is underway.

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

Goal: Building Communities

Strategic Objective: (i) The identified needs of the community are met, through implementing Long Term Asset Management Plan and Infrastructure Plans

The Presiding Member reported the following works are to be undertaken/are currently being undertaken by the Operational Services Department, Engineering Division, during the month:

Commenced Tasks

% Completed

- Eagle Court drainage improvements 10%
- Wireless Road East kerbing and widening 70%
- Penola Road – Wireless Road kerbing / footpath works (traffic signals) 50%
- Umpherston Street footpath construction 70%
- Wehl Street South kerbing 70%

Completed Tasks

- Lake Terrace East road reconstruction
- Holder Street road reconstruction
- Commercial Street West reconstruction
- Graham Road reconstruction
- Anthony Street reconstruction

Cr Mutton moved the report be received.

Cr Von Stanke seconded

Carried

2. COMMITTEES – City of Mount Gambier Building Fire Safety Committee – Minutes of Meeting held 24th February 2016 - Ref. AF15/571

Goal: Governance

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

Cr Mutton moved it be recommended:

- (a) Minutes of the City of Mount Gambier Building Fire Safety Committee meeting held on Wednesday, 24th February 2016 be received;**
- (b) the decisions made by the City of Mount Gambier Building Fire Safety Committee be noted.**

Cr Morello seconded

Carried

3. OPERATIONAL SERVICES REPORT NO. 3/2016 – Development Control – Industry (Timber Mill) Zone Development Plan Amendment – City of Mount Gambier Development Plan – Ref. AF15/462

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.*

Cr Von Stanke moved it be recommended:

- (a) Operational Services Report No. 3/2016 be received;**
- (b) Council acknowledges the submissions received in relation to the Industry (Timber Mill) Zone Development Plan Amendment as contained in Appendix 1.**
- (c) The Summary of Consultations and Proposed Amendment report as required by the Development Act be prepared and form part of the approval package to be forwarded to the Minister for Planning.**
- (d) Council certify that:**
 - (1) it has complied with the requirements of section 25 of the Development Act 1993 and that the amendment or amendments are in a correct and appropriate form; and**
 - (2) the amendment —**
 - (i) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the report of the Council; and**
 - (ii) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and**
 - (iii) complement the policies in the Development Plans for adjoining areas; and**
 - (iv) satisfy the other matters (if any) prescribed under section 25(14)(b)(ii) of the Development Act 1993; and**
 - (3) that the report by the Council sets out a comprehensive statement of the reasons for any failure to complying with any time set for any relevant step under section 25 of the Act; and**
 - (4) that the following person or persons have provided professional advice to the Council for the purposes of section 25(13)(a) of the Act, namely Mr Frank McIntyre, Planning and Development Consultants and Tracy Tzioutziouklaris, Manager Business and Strategic Project Officer, City of Mount Gambier.**

- (e) The DPA be finalized and submitted to the Minister for Planning for authorization.
- (f) The Manager Business and Strategic Planning be authorised to make any necessary minor amendments to the DPA prior to approval, as directed by the Department of Planning, Transport and Infrastructure and Local Government staff or the Minister for Planning.

Cr Morello seconded

Carried

4. TENDER – Receival and Disposal of Organic Waste - Ref. AF16/37

The Presiding Member reported:

- (a) The current contract with Van Schaiks Bio Gro for the Receival and Disposal of Organic Waste concludes on 30th June 2016;
- (b) Council has invited public tenders for a new 5 year contract (for the period 1st July 2016 to 30th June 2021) for the Receival and Disposal of Organic Waste;
- (c) at the time tenders closed, Council received one conforming tender from Van Schaiks Bio Gro

For 2015/16 Council is paying the following:

Organic Waste delivered to Wandilo (kerbside) \$31.81 / tonne (+GST)

Processing and receival or Organic Waste at Waste Transfer Centre \$18.75 / m³ (+GST)

The tender price for the new contract is

Organic Waste delivered to Wandilo (kerbside) \$38.49 / tonne (+GST)

Processing and receival or Organic Waste at Waste Transfer Centre \$20.43 / m³ (+GST)

The new contract value is subject to annual CPI adjustment.

Cr Mutton moved it be recommended:

- (a) The report be received;
- (b) Council accept the tender of Van Schaiks Bio Gro for the Receival and Disposal of Organic Waste as per tender specification AF16/37 at the following values (noting that annual CPI adjustments will apply).
 - Organic Waste delivered direct to Wandilo \$38.49 / tonne
+GST
 - Organic Waste Receival of Waste Transfer Centre (processed and removed) \$20.43 / m³
+GST

Cr Von Stanke seconded

Carried

5. TENDER – Supply and Delivery of Concrete Pavers for City Centre - Ref. AF16/21

The Presiding Member reported:

- (a) Council has recently called tenders for the supply and delivery of concrete pavers for various CBD projects. Approximately 2700m² of commercial grade concrete pavers are required to pave the footpath areas of the following streets:
 - Percy Street (Penola Road to Mitchell Street)

- James Street (Bay Road to Gray Street)
 - Helen Street (Gray Street to Bay Road)
 - Gray Street (Helen Street to James Street)
- (b) In order to create a high quality urban design space equivalent to previous works such as Commercial Street, Railway Lands, Main Corner, Library Plaza, the pavers selected will need to be constructed to a high quality shot blast finish and be consistent in quality to the pavers used in recent projects.
- (c) Tenders were called for both 300 x 300 x 60mm and 400 x 400 x 60mm shot blast pavers in the colours creams / reds.
- (d) Three conforming tenders were received and these have been summarised in the table below:

Company	300 x 300 x 60 \$1m ² (exc GST)	400 x 400 x 60 \$1m ² (exc GST)	Total estimated project cost (exc GST)	Comments
Urbanstone	69.00	69.00	\$186,330	Used in Rail Lands and other CBD projects
Best Bricks & Pavers	67.00 (large format) Or 80.00 (terrazzo)	75.00 (large format) 90.00 (terrazzo)	\$183,300 \$219,000	Used in Gray Street but were 40mm and not 60mm pavers
APC(Best)	65.50 (large format)	73.50 (large format)	\$179,250	Mount Gambier based company but purchases pavers from elsewhere
	78.50 (terrazzo)	88.50 (terrazzo)	\$214,950	
APC (Adbri Eurostone)	74.30	74.30	\$200,610	

Comments:

- The tender called for the tenderers to submit paver samples representing both colours and paver texture in order for Council to make an assessment of the product being offered.
Paver samples will be on display at the Ops meeting for Members to view.
- The pricing being offered by all tenderers is very competitive and there is not a great difference in the pricing between Urbanstone and APC (Best range).
- Council is familiar with the pavers supplied by Urbanstone as these were used in the Railway lands precinct and also at the library and Main Corner. The product is very consistent in thickness, texture and colour. Urbanstone pavers are manufactured in Perth (WA).
- APC (Best) pavers are manufactured by Best out of Adelaide. Whilst Council has used pavers supplied directly from Best in the past (ie 40mm pavers in Gray Street) the pavers being offered as part of this tender are 60mm thick and appear to be a high quality commercial grade paver, that is certainly worth considering.

Cr Mutton moved it be recommended:

- (a) The report be received;

(b) Council purchase the pavers from Urbanstone as per the pavers inspected.

Cr Von Stanke seconded

Carried

MOTIONS WITHOUT NOTICE –

1. CONSIDERATION FOR EXCLUSION OF PUBLIC

Cr Mutton moved that the following item 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>
MWON 2.	<u>DEVELOPMENT CONTROL</u> - Regulating – District Centre Zone Development Plan Amendment - City of Mount Gambier Development Plan - Ref. AF16/69	(m)

Cr Morello seconded

Carried

The meeting closed at 8:55 a.m.

AF11/866

SM

CONFIRMED THIS

DAY OF

2016.

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PRESIDING MEMBER