

OPERATIONAL SERVICES COMMITTEE

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

MINUTES

PRESENT: Cr I Von Stanke (Presiding Member)
Crs C Greco, D Mutton, F Morello and Mayor A Lee

APOLOGIES: Cr Von Stanke moved the apology received from Cr P Richardson be accepted.

Cr Morello seconded Carried

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

COUNCIL MEMBERS

AS OBSERVERS: Nil

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, 10th March 2015 be taken as read and confirmed.

Cr Greco seconded Carried

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

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

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:

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

Completed Tasks

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

Cr Von Stanke moved the report be received

Cr Mutton seconded

Carried

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

Goal: Building Communities

Strategic Objective: (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met

Goal: Securing Economic Prosperity

Strategic Objective: (i) Provide infrastructure and facilities that contribute to Mount Gambier being able to enhance its economic base and quality of life

The Presiding Member reported:

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

Cr Von Stanke moved it be recommended:

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

Cr Mutton seconded

Carried

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

Goal: Building Communities

Strategic Objective:

- (i) *Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met*
- (ii) *Encourage the development of community facilities and infrastructure, community events and active and safe community spaces through direct support, seeking funding, facilitation etc*

Goal: Securing Economic Prosperity

Strategic Objective:

- (i) *Provide infrastructure and facilities that contribute to Mount Gambier being able to enhance its economic base and quality of life*
- (ii) *Develop and implement a dynamic planning process to meet emerging economic, social and environmental conditions*
- (iii) *Seek continuous improvement in long term master land use planning to guide sustainable development and activities*

Goal: Environment

Strategic Objective:

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

The Presiding Member reported:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Cr Morello seconded

Carried

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

Goal: Building Communities

Strategic Objective:

- (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met*
- (ii) The identified needs of the community are met, through implementing Long Term Asset Management Plans and Infrastructure Plans*

The Presiding Member reported:

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

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- (e) Council's Parking Officer's have spoken to the following property owners regarding this request and their comments were recorded as follows:

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

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

Cr Von Stanke moved it be recommended

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

**Prohibited Area
1.2.070**

NO PARKING

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

to be effective on the installation of appropriate signage.

Cr Mutton seconded

Carried

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

Goal:

Building Communities

Strategic Objective:

- (i) *Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met*
- (ii) *The identified needs of the community are met, through implementing Long Term Asset Management Plans and Infrastructure Plans*

The Presiding Member reported:

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

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

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

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

Cr Von Stanke moved it be recommended

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

Prohibited Area **NO PARKING**
1.2.070

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

to be effective on the installation of appropriate signage.

Cr Mutton seconded

Carried

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

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

Cr Von Stanke moved to be recommended:

- (a) The minutes of the Environmental Sustainability Sub-Committee held on Tuesday, 7th April 2015 be received;
- (b) the following recommendations (number 1 to 7) of the Environmental Sustainability Sub-Committee be adopted by Council:

1. **CLEAN UP AUSTRALIA DAY 2015**

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

2. **EARTH HOUR 2015**

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

3. **BIOGAS BASICS SEMINAR**

- The report be received.

4. **NATIONAL TELEVISION AND COMPUTER RECYCLING SCHEME**

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

5. **REPORTS FOR INFORMATION**

(a) Environmental Sustainability program 2015 - Project Progress

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

MOTIONS WITHOUT NOTICE

6. **NATURAL STEP FRAMEWORK**

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

7. **SOUTH EAST NATURAL RESOURCES MANAGEMENT BOARD**

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

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

Goal: Governance

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

Cr Mutton moved to be recommended:

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

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

1. ELECTION OF PRESIDING MEMBER

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

2. CALL FOR NOMINATIONS OF PRESIDING MEMBER

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

3. BUDGET UPDATE AND WORKS IN PROGRESS

- The report be received and contents noted.

4. CENTENARY OF LIONS

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

5. NAMING OF FORMER HOSPITAL SITE

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

6. SCHEDULING OF MEETINGS

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

Cr Greco seconded

Carried

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

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

The Presiding Member reported:

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

Cr Von Stanke moved it be recommended:

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

Cr Morello seconded

Carried

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

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

Cr Von Stanke moved it be recommended:

- (a) Minutes of the Council Development Assessment Panel meeting held on Thursday, 19th March 2015 be received;
(b) the decisions made by the Council Development Assessment Panel be noted.

Cr Greco seconded

Carried

MOTIONS WITHOUT NOTICE - Nil

CONFIRMED THIS

DAY OF

2015.

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PRESIDING MEMBER

The meeting closed at 7:40 a.m.
AF11/866
SW