DISTRICT COUNCIL OF GRANT
PLANNING AND DEVELOPMENT
COMMITTEE

Agenda for a Meeting of the Committee to be held

On 11th September 2017
At Council Chambers, 324 Commercial Street West, Mount Gambier
Commencing 5.30pm

OUR MISSION

“To provide a range of services which meet the environmental, social and economic needs of our community.”
NOTICE OF MEETING

Pursuant to Section 87(4) of the Local Government Act 1999, notice is hereby given that the Meeting of the Grant District Council Planning and Development Committee will be held on **Monday, 11 September 2017 at 5.30pm** at the Council Chambers, 324 Commercial Street West, Mount Gambier.

Leith McEvoy  
DIRECTOR OF ENVIRONMENTAL SERVICES

DISTRIBUTION LIST -

**COMMITTEE MEMBERS**

Mayor Richard Sage (Chairman)  
Cr Brian Collins (Council Member)  
Cr Barry Kuhl (Council Member)  
Cr Alan Hill (Council Member)  
Cr Gill Clayfield (Council Member)  
Cr Graham Slarks (Council Member)

**COUNCIL OFFICERS**

Chief Executive Officer, Mr Trevor Smart  
Director of Environmental Services, Mr Leith McEvoy  
Planning Officer, Ms Trudy Glynn
ORDER OF BUSINESS

1. OPENING & WELCOME
2. ATTENDANCE
3. APOLOGIES FOR ABSENCE
4. CONFIRMATION OF MINUTES OF PREVIOUS MEETING
   4.1 Committee Meeting held 28th November 2016
5. BUSINESS ARISING FROM THE MINUTES
6. REPORTS FROM OFFICERS
   6.1 Industrial Land Review and Master Plan – Industry Development Plan Amendment
7. INFORMATION BULLETIN
8. BUSINESS WITH NOTICE
   9.1 Planning, Development and Infrastructure Act 2016
   9.3 Port MacDonnell and Environs (Part 2) Cape Northumberland Lighthouse Development Plan Amendment
9. BUSINESS WITHOUT NOTICE
10. CONFIDENTIAL ITEMS
11. NEXT MEETING
12. CLOSURE
1. OPENING & WELCOME

2. ATTENDANCE

3. APOLOGIES FOR ABSENCE

4. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

4.1 Committee Meeting held 28th November 2016

Recommendation:
Moved Cr _____________ that the minutes of the District Council of Grant Planning and Development Committee meeting held 28th November 2016 be taken as read and confirmed as a true and accurate record of the proceedings of that meeting.
Seconded Cr _____________
5. BUSINESS ARISING FROM THE MINUTES

Nil
6. REPORTS FROM OFFICERS

6.1 Industrial Land Review and Master Plan – Industry Development Plan Amendment

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<tr>
<th>MEETING:</th>
<th>Planning and Development Committee</th>
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<tbody>
<tr>
<td>DATE:</td>
<td>11 September 2017</td>
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<tr>
<td>AUTHOR:</td>
<td>Leith McEvoy – Director of Environmental Services</td>
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<tr>
<td>RESPONSIBLE OFFICER:</td>
<td>Leith McEvoy – Director of Environmental Services</td>
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<tr>
<td>APPLICANT/PROPOSPENT:</td>
<td>Nil</td>
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<td>DISCLOSURE OF INTEREST:</td>
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<td>PREVIOUS MEETING REFERENCES:</td>
<td>Various Council and Planning &amp; Development Committee Meetings</td>
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<td>FILE NO:</td>
<td>4.3.2/6</td>
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<tr>
<td>ATTACHMENTS:</td>
<td>Nil</td>
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<td>IN CONFIDENCE:</td>
<td>No</td>
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PURPOSE OF REPORT:
This Report has been prepared to provide the Planning and Development Committee and Council with the opportunity to further consider the proposed Industry Development Plan Amendment (DPA), which follows the completion of the Industrial Land Review and Master Plan (October 2016) for the District Council of Grant.

BACKGROUND
Council commenced an Industrial Land Review and Master Plan for the whole of the Council area during March 2016. The project was undertaken over two (2) financial years.

Council engaged planning consultants, Urban and Regional Planning Solutions (URPS) to undertake the preparation of the Industrial Land Review and Master Plan (Stage 1). Stage 2 would be the subsequent preparation of the Industry DPA.

The Planning and Development Committee is overseeing the overall project.

The final version of the Industrial Land Review and Master Plan (October 2016) was received by Council on 8 November 2016.

The final Industrial Land Review and Master Plan (October 2016) was considered “In Confidence” by the Planning and Development Committee on 28 November 2016, with the Committee Minutes being endorsed by Council on 5 December 2016. The Council resolution was as follows:


2. Council receive the final Industrial Land Review and Master Plan (October 2016), and the draft Master Plan Map.
3. Council endorse the final Industrial Land Review and Master Plan (October 2016) as the general basis of an Industry Development Plan Amendment.

4. Council acknowledge and thank URPS for undertaking the preparation of the Industrial Land Review and Master Plan (Stage 1); and seek a Service and Fee Proposal from URPS to undertake the preparation of a subsequent Industry Development Plan Amendment (Stage 2).

5. Council notify all landowners specifically affected by the final, still confidential, Industrial Land Review and Master Plan (October 2016) of the recommendations with respect to their land; and advise that Council intends to proceed with the subsequent preparation of an Industry Development Plan Amendment (DPA) to amend the Council’s Development Plan accordingly, which would involve a public and Government Agency consultation process.

6. Council authorise the Chief Executive Officer and/or the Director of Environmental Services to take any other actions considered necessary in relation to this project.

All of the land owners affected by the Industrial Land Review and Master Plan were advised of the then still confidential recommendations from the Report with respect to their land.

The Industrial Land Review & Master Plan was made a public document on Monday 22 May 2017.

COMMENTS
The Industrial Land Review and Master Plan was prepared to guide the future zoning of land for industrial purposes, and future sustainable industrial development activity, within the Council area over the next 10-15 years. The project was intended to positively shape future directions for industrial development and growth within the Council area. The development of the industry Master Plan and industrial land strategy is an important element in ensuring, as far as possible, that the industrial land supply is adequate for future needs.

As Members are aware, any proposed changes to Council’s Development Plan can only be undertaken by way of a DPA. The final Report included recommendations which would require amendments being made to the Development Plan.

An allocation of $35,000 has been made in the 2017/2018 Council Budget to undertake the preparation of an Industry DPA (Stage 2) to implement the various recommendations contained in the final Industrial Land Review and Master Plan. It is intended that the strategies identified will result in the supply of industrial land that is better located to service any future development and growth within the Council area.

Council has received Service and Fee Proposals from URPS and MasterPlan to undertake the preparation of the Industry DPA (Stage 2). Council is yet to engage a consultant to undertake the preparation of the Industry DPA due to being unable to receive approval from the Minister for Planning to proceed further and prepare the DPA.
DPTI has advised that the Minister for Planning will not agree to any new DPA’s given the new Planning, Development and Infrastructure Act 2016 (new planning legislation), and the changes from the current Development Plan to the new Planning and Design Code. The Government will also go into ‘caretaker’ mode in late 2017 prior to the State Government Election in March 2018.

At this time the new Planning and Design Code is not proposed to come into operation until 2020. The current DPA process is to be changed to a new Code Amendment process.

Consideration is now being given as to how best to carry over the Master Plan into the new Planning and Design Code.

Some of the processes generally being proposed by DPTI include the following:

- DPTI to ensure a collaborative work program with Councils;
- DPTI Officers to be appointed for each Region to individually assist all Councils in each Region. No DPTI Officer has yet made contact with the District Council of Grant;
- DPTI to assist all Councils during late 2017/early 2018 with DPTI led theme papers to undertake a Council audit/review of the Council’s Development Plan and required planning provisions/policies;
- All current DPA’s to be finalised by December 2017;
- DPTI and Councils to commence the preparation of transition plans for the new Planning and Design Code in mid-2018. This process may link to the proposed new Community Engagement Charter. At this time it is uncertain what existing and/or new planning provisions/policies can be incorporated into the new Code.

In relation to the proposed audit/review process and the preparation of transition plans, Council may be able to incorporate those recommendations from the Industrial Land Review and Master Plan (2016).

Due to these changes with the planning system Council is unable to proceed with an Industry DPA, which has an allocation of $35,000 in the 2017/2018 Council Budget.

Council has also deferred proceeding with a Heritage Survey and subsequent Heritage DPA until the new planning and heritage systems/processes are finalised.

As a consequence of these circumstances, the Planning and Development Committee and Council may wish to consider reallocating the $35,000 Budget allocation towards another planning project.

Council’s Strategic Plan 2016 – 2020 adopted on 4 April 2016 has also identified under ‘Goal 2 – Economic Development Opportunities Pursued & Promoted’, the need to Undertake Country Rural Living review including township zones and boundaries. It should be noted that Council’s Development Plan no longer has a Country Living Zone, but rather only a Rural Living Zone – which includes 13 overlaying Precincts and 1 overlaying Country Living Policy Area.
In accordance with Council’s Strategic Plan the preparation of a ‘Rural Living and Township Zones and Boundaries Review, and Master Plan’ could be undertaken, and when finalised the recommendations endorsed by Council be incorporated into the new Planning and Design Code – similar to the recommendations from the Industrial Land Review and Master Plan.

The Planning and Development Committee and/or Council may wish to also reallocate the Budget funding to another project.

**POLICY REQUIREMENTS:**
Proposed planning policy amendments to the Council’s current Development Plan, and future Planning and Design Code.

**LEGISLATIVE REQUIREMENTS:**
At this time no specific legislative requirements to undertake the preparation of a Rural Living and Township Zones and Boundaries Review, and Master Plan.

**STRATEGIC IMPLICATIONS:**
Council’s Strategic Plan 2016-2020
Goal 2 – Economic Development Opportunities Pursued and Promoted
Services – Economic Development; and Land Development
Outcome – Land developed to meet future needs and demands
Strategies – Undertake Industrial Development Plan Amendment; and Undertake Country Rural Living review including township zones and boundaries.

**FINANCIAL IMPLICATIONS:**
Funding allocation of $35,000 in the 2017/2018 Council Budget.

**CONSULTATION:**
The project would involve appropriate consultation with the local community, State Government Agencies, adjoining Councils, and other relevant parties. The final Report may require further consultation processes, and/or notification to affected landowners. The new Planning, Development and Infrastructure Act 2016 and the proposed Community Engagement Charter may also have additional requirements into the future.

**STAFF RECOMMENDATION:**
*The Planning and Development Committee recommend to Council that:*

1. **Council receive and note the Report.**

2. **At this time Council not proceed any further to undertake the preparation of an Industry Development Plan Amendment.**

3. **Council reallocate the $35,000 in the 2017/2018 Annual Budget from the Industry Development Plan Amendment (Industrial Land Review and Master Plan) towards undertaking the preparation of a Rural Living and Township Zones and Boundaries Review, and Master Plan.**
4. Council undertake a selective Request for Quote process seeking submissions and fee proposals from appropriate consultants to undertake the preparation of a Rural Living and Township Zones and Boundaries Review, and Master Plan.

5. Council authorise the Planning and Development Committee to oversee this project.

6. Council authorise the Chief Executive Officer and/or the Director of Environmental Services to take any other actions considered necessary in relation to progressing this project.
7. INFORMATION BULLETIN

Nil
9. BUSINESS WITH NOTICE

9.1 Planning, Development and Infrastructure Act 2016

Attachments: Copy of Department of Planning, Transport and Infrastructure’s Discussion Paper entitled ‘The Community Engagement Charter’

The Director of Environmental Services reported that Councillor Alan Hill and Councillor Julie Reis and the Director participated in the Local Government Association session via livestream on the proposed Community Engagement Charter on Wednesday, 23 August 2017. The Community Engagement Charter forms an integral part of the new Act. The Committee through Council may wish to make a submission on the Discussion Paper.

STAFF RECOMMENDATION:
That the Discussion Paper be received and noted.


STAFF RECOMMENDATION:
That the letter and Report from the National Trust of South Australia be received and noted.

9.3 Port MacDonnell and Environs (Part 2) Cape Northumberland Lighthouse Development Plan Amendment

The Director of Environmental Services reported that the public and Government Agency consultation process for the Port MacDonnell and Environs (Part 2) Cape Northumberland Lighthouse Development Plan Amendment (For Consultation – September 2017) will commence on Tuesday 12 September 2017 until Thursday 9 November 2017, with a Public Meeting (if required) being held at the Port MacDonnell Community Complex on Tuesday 14 November 2017, commencing at 5.30 pm.

STAFF RECOMMENDATION:
That the report be received and noted.
10. BUSINESS WITHOUT NOTICE

11. CONFIDENTIAL ITEMS

Nil

12. NEXT MEETING

The next meeting of the District Council of Grant Planning and Development Committee will be held on Monday, 27th November 2017 unless otherwise determined.

13. CLOSURE