MID MURRAY COUNCIL

MINUTES OF THE MEETING OF THE MID MURRAY COUNCIL
STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE
HELD IN THE CADELL INSTITUTE, MCGUIRE TERRACE, CADELL,
ON MONDAY, 17 JUNE, 2013

PRESENT:
Cr Kevin Myers (Chairperson), Cr Kerry Yeates, Cr Jeff Howie, Cr Inez Bormann and Cr Jeff Hall

IN ATTENDANCE:
Mr Kelvin Goldstone, Director – Development & Environmental Services
Mr Geoff Parsons, Manager – Development Services

COMMENCEMENT AND WELCOME: 10.07 AM
The Chairperson welcomed all members.

APOLOGIES:
Mayor Dave Burgess

212/1 Cr Howie moved that the apology be received.
Seconded Cr Yeates.
CARRIED.

CONFIRMATION OF PREVIOUS MINUTES:
(Page 201 – 15/4/2013)

212/2 Cr Bormann moved that the Minutes of the Mid Murray Council Strategic Planning and Development Policy Committee Meeting held on 15 April, 2013, be taken as read and confirmed.
Seconded Cr Hall.
CARRIED.

STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT:
See Minute Book
Pages 215 - 226.

212/3 Cr Yeates moved that the report be received.
Seconded Cr Hall.
CARRIED.
10.10 AM Cr Myers declared an interest under Section 74 of the Local Government Act 1999 in the Cadell (Horticulture) Development Plan Amendment and left the Institute.

10.11 AM Cr Howie took the Chair.

**Cadell (Horticulture) Development Plan Amendment**

10.12 AM Mr David Altmann, Development Answers Pty Ltd, Council's planning consultant, in attendance.

The following persons addressed the Committee in support of their submissions relating to the Cadell (Horticulture) Development Plan Amendment:-

10.14 AM Mr Danny McGurgan addressed the Committee.

10.29 AM Mr McGurgan retired to the gallery.

10.30 AM Mr John Vandeleur addressed the Committee.

10.45 AM Mr Vandeleur retired to the gallery.

10.46 AM Mr Chris Bennett addressed the Committee.

11.11 AM Mr Bennett retired to the gallery.

11.12 AM Mr David Altmann, Development Answers Pty Ltd, Council's planning consultant, addressed the Committee.

11.19 AM David Altmann left the meeting.

11.20 AM The meeting adjourned.

11.35 AM The meeting resumed with Cr Myers in the Chair.

11.35 AM Cr Yeates declared an interest under Section 74 of the Local Government Act 1999 in the Myall Place Development Plan Amendment, left the Institute and did not return to the meeting.

**Myall Place Development Plan Amendment**

11.36 AM Mr John Outhred and Ms Michelle English, Outhred English & Associates Pty Ltd, Council's planning consultants, addressed the Committee.
STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT CONT’D:

Myall Place Development Plan Amendment cont’d

214/1 Cr Bormann moved that it be recommended to Council that:-

• the Myall Place Development Plan Amendment be endorsed;
• the Myall Place Development Plan Amendment be submitted to the Department of Planning, Transport & Infrastructure and the Minister for Planning for approval;
• the Chief Executive Officer be authorised to sign the Schedule 4b Certificate; and
• the Manager – Development Services be given delegated authority to authorise any minor amendments to the Myall Place Development Plan Amendment as may be necessary to facilitate on-going progression of the Development Plan Amendment.

Seconded Cr Hall. CARRIED.

11.47 AM John Outhred & Michelle English left the meeting.

OTHER BUSINESS:

Minimum Development Unit

214/2 Cr Howie moved that the matter of a review of the Minimum Development Unit Policy be listed on the agenda of the next Strategic Planning and Development Policy Committee meeting.

Seconded Cr Hall. CARRIED.

Development Plan Amendment Submissions

The Chair requested that in future submissions received in relation to Development Plan Amendment public consultation be tabled at a meeting of the Strategic Planning and Development Policy Committee prior to the holding of a public meeting.

NEXT MEETING:

To be advised.

CLOSURE:

11.53 AM The Chairperson declared the meeting closed.
A. **Cadell (Horticulture) Development Plan Amendment**

**Reporting Officer**  Geoff Parsons  
**Position**  Manager – Development Services

**Report Purpose**

To provide for the hearing of three persons who lodged submissions as part of the public consultation process for the Cadell (Horticulture) Development Plan Amendment.

**Introduction/Background**

The Development Plan Amendment has been presented to the Strategic Planning & Development Policy Committee on a number of occasions previously.

The Development Plan Amendment has already undergone Government Agency consultation, while the public consultation period recently closed on Wednesday 22 May 2013.

Over 30 submissions were received during the public consultation period.

**Discussion**

At the conclusion of the public notification period Council had received one submission indicating a willingness to be heard (but not requesting such) and one submission containing a link which could not be opened – hence the public meeting was cancelled.

Subsequent receipt of the submission which could not be opened (indicating a desire to be heard), together with other factors resulted in a decision to allow three parties to be heard in support of their submissions.

The Strategic Planning & Development Policy Committee will hear from the following persons in support of their submissions:-

1. Danny McGurgan;  
2. John Vandeleur; and  
3. Chris Bennett (Consultant appointed to manage the Cadell Revitilisation Project).

Copies of all submissions received together with a copy of the Development Plan Amendment document are attached for member’s information.  
Refer Appendix A.1 and A.2.
A. **Cadell (Horticulture) Development Plan Amendment cont’d**

As per Council’s standard format for the hearing of submissions, the meeting should not be considered a forum for public debate. It is instead an opportunity for those who made a submission to be heard in support of that submission, and to provide any further detail that Council should be considering.

Subsequent to the hearing of submissions, the Strategic Planning & Development Policy Committee may then wish to debate whether any changes should be made to the Development Plan Amendment.

A finalised draft of the Development Plan Amendment will be presented to a future meeting of the Strategic Planning & Development Policy Committee together with all associated documents (i.e. the Summary of Consultation and Proposed Amendments Report).

**References**

<table>
<thead>
<tr>
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<td>Goal 1.0</td>
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</table>

| Community      | Goal 2.0 – An enhanced, cooperative relationship within the community to achieve our shared vision. |

| Economy        | Goal 3.0 – An adaptable, sustainable, diverse economy attracting industry and employment opportunities, |
|----------------|Strategy 3.2 – Facilitate private sector investment for appropriate developments through proactive planning and a positive approach. |
|                | Strategy 3.3 – Ensure there is sufficient suitably zoned land to accommodate demand. |

| Budget         | Sufficient funds allocated in current budget. |


For information.
B. Myall Place Development Plan Amendment

**Reporting Officer**  Geoff Parsons  
**Position**  Manager – Development Services

**Report Purpose**

To seek a recommendation from the Strategic Planning & Development Policy Committee to Council that the Myall Place Development Plan Amendment be endorsed and sent to the Minister for Planning for approval.

**Introduction/Background**

The Myall Place Development Plan Amendment is a developer funded project which seeks to re-zone a parcel of land at the end of Myall Place (Allotment 1 in FP10460, Myall Place, Mannum, CT 5822/822) from River Murray Zone – Primary Production Policy Area to Residential Escarpment Zone.

This potential rezoning was first brought to Council’s attention during the Mannum Township Development Plan Amendment, however could not be included in such as it was identified too late in the process.

During the processing of the Mannum Township Development Plan Amendment, the land was purchased by a developer who agreed to undertake a developer funded Development Plan Amendment to facilitate the re-zoning of the land.

**Discussion**

The Development Plan Amendment process has been underway for a number of months with the agency and public notification processes recently having been completed.

A public meeting was held at the conclusion of the public notification process to hear those persons who wished to expand upon their submissions. The information put forward at the meeting has helped to inform and shape the final version of the Development Plan Amendment on which endorsement is now sought.

The Summary Response to Agency Submissions and the Summary of Consultation and Proposed Amendments Report (both attached) provide a record of the submissions received and the actions taken by Council in response to those submissions. Also attached is all other relevant documentation. Refer Appendix B.1.

Some of the more significant changes which have occurred in response to the agency and public submissions are as follows:-

- The Country Fire Service was consulted and raised concern regarding the risk of bushfires and their potential impact on development of the land.

  Instead of removing the land from areas of bushfire risk, the land was included in the Medium Bushfire Risk area. This assisted in resolving the concerns of the CFS.
B. **Myall Place Development Plan Amendment cont’d**

- Concerns were raised about the biodiversity of the land and its use as a habitat for local fauna.

  Despite already having commissioned a report into biodiversity on the land, Council’s Planning Consultants again consulted with the Department of Environment, Water and Natural Resources and consultants Australian Water Environments, both of whom advised that the development was still appropriate despite the presence of fauna on the land.

- In response to both submissions however, the concept plan was altered to reduce the total number of allotments by two, such that the most intact section of native vegetation could be protected for both biodiversity reasons, and to ensure it wouldn’t be removed due to bushfire protection measures.

- Having two road entry/exit points into the development was raised as a safety issue. It has been clarified that two road entry/exit points do form part of the plan which ensures that people can exit the development in the event of an emergency, and that the development can be linked with development to the west in the future.

These alterations, amongst others, provide for a suitable outcome which should result in a development on the land which will be compatible with surrounding land uses.

**Conclusion**

Endorsement of the Development Plan Amendment, together with the additional attached documents will enable the Development Plan Amendment package to be sent to the Minister for Planning for approval.

If approved, the Development Plan Amendment will be consolidated into Council’s Development Plan and the developer will then have the opportunity to lodge a land division application over the land.

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<tr>
<td>Budget</td>
<td>Nil (developer funded). Staff time.</td>
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B. Myall Place Development Plan Amendment cont’d

**Recommendation**
Moved _______________________ Seconded _________________________
that it be recommended to Council that:-

- the Myall Place Development Plan Amendment be endorsed;
- the Myall Place Development Plan Amendment be submitted to the Department of Planning, Transport & Infrastructure and the Minister for Planning for approval;
- the Chief Executive Officer be authorised to sign the Schedule 4b Certificate; and
- the Manager – Development Services be given delegated authority to authorise any minor amendments to the Myall Place Development Plan Amendment as may be necessary to facilitate to on-going progression of the Development Plan Amendment.
C. **Work Schedule for Heritage Program**

**Reporting Officer**  
Josephine Henderson

**Position**  
Development Officer – Policy & Heritage

**Report Purpose**

To provide a brief outline of the current and future work schedule for the Heritage Program at Mid Murray Council.

**Introduction/Background**

The Mid Murray Council’s Heritage Program is run by Jo Henderson, Development Officer – Policy & Heritage, on a part time basis. I come from a heritage/architectural background, and have previously worked as a Development Assessment Officer for Council.

**Discussion**

**PROJECTS**

The following projects have been grouped based on their current work load priorities. As information, requests and budgets come in to play, these priorities do change. Each group is not listed in any prioritised order. A basic description or status report of each project is provided.

**High priority projects:**

- **Southern Heritage Places Development Plan Amendment**
  
  I am currently in negotiations with the Department of Planning, Transport and Infrastructure regarding requested changes to the amended Statement of Intent lodged with the Minister last year. Agency response is positive. I am reviewing the opportunity to proceed without using interim operation and conducting informal public consultation as part of the Investigative stage. Mick Baddack is preparing the information necessary to update Synergy and Exponare for these proposed places. Additional mapping requirements are likely to be necessary as part of this Amendment. It is anticipated this Amendment will be fully completed by 2015.

- **Heritage Education Package**
  
  I am creating and finalising the information sheets and guideline sheets for the Heritage Program and the Development Plan Amendments. These documents will be critical in the process of making the community aware that heritage is not a “bad word” and that Council are user-friendly, proactive and contemporary when it comes to heritage. This package must be completed prior to the Investigations stage of the Southern Heritage Places Development Plan Amendment commencing.
C. Work Schedule for Heritage Program cont’d

- **Morgan Railway Station & Station Master’s Residence Emergency Conservation Works & Toilet Addition**
  The completed April Workshop has allowed conservation works to commence on the station building. This workshop was a success. The remaining works include: awaiting budget approvals before commencing design and documentation of the proposed toilet block; seeking approval for the remainder emergency conservation works and proposed toilet block; then, construction of the proposed toilet block and carrying out and completing the remainder emergency conservation works. Subject to funding approval, it is anticipated the emergency conservation works will be completed by the end of 2013 and the proposed toilet block completed by the end of 2013-14 financial year.

- **Morgan Riverfront Precinct Redevelopment Project**
  This project is being headed by Deb Alexander (Marketing Officer). I will provide heritage guidance and advice to the project in relation to the railway yard, the Morgan Railway Station & Station Master’s Residence and the Wharf. I will assist in exploring options for how best to maximise the tourist potential of the railway heritage of the precinct. A basic Heritage Management Plan needs to be undertaken for the entire former Morgan railway yard to better assist the redevelopment project.

- **Morgan Riverfront Precinct Stormwater Design**
  I am awaiting budget confirmation before Council commission the design of an effective stormwater disposal system for the riverfront area. Once documented and approvals achieved, the system will need to be installed. It is anticipated this will be completed by the end of 2013-14 financial year. This project is intricately linked with the Morgan Railway Station and the Morgan Riverfront Precinct Redevelopment Projects, and the Works Department.

**Remainder** priority projects:

- **Drystone Walling Documentation and Listing**
  I am exploring options into how best to document and list approximately 52km (as the birds fly) of drystone walling, stretching between Palmer and Truro. I am currently pursuing aerial photography options. Due to the complexity of this project, it is likely it will need to be handled as a separate Development Plan Amendment. It can commence once the necessary detailed information becomes available.

- **Northern Heritage Places Development Plan Amendment**
  This Amendment will essentially be a duplication of the Southern Heritage Places Development Plan Amendment, but minimal new policy will be introduced. It is anticipated this Amendment will formally proceed once the Southern Heritage Places Development Plan Amendment has concluded the Public Consultation stage.

- **Mannum Main Street Heritage Promotional Project**
  I am designing and documenting a streetscape heritage montage of Randell Road, and utilising this process to introduce heritage positively to the Mannum main street owner’s. This graphic project can then be used for branding and promoting heritage, Mannum as a town, and the Council itself to the public. It would be preferable to instigate this project before commencing the Investigative stage of the Southern Heritage Places Development Plan Amendment.
C. Work Schedule for Heritage Program cont’d

- **On-line Heritage Database**
  I have set up a prototype on Council’s website, which will enable anyone to view the public information electronically that Council has for heritage places. This site is currently inactive and only limited to State heritage places. Once the various heritage Development Plan Amendments have been finalised, local heritage places would also be placed on this database, as well as those items on the Historic Places Register and archival recordings. As time allows, information currently available out in the community (such as via history groups) will also be copied and uploaded where consent is given.

- **Historic Places Register**
  Items that have been recommended for local heritage place listing in the Heritage Survey (by McDougall & Vines), but have not been proposed in the final list submitted to the Department of Planning, Transport & Infrastructure, have been placed on a Historic Places Register. The Register is non-legislative and will be viewable to the public via the on-line Heritage Database. If additional items of interest arise, they can also be placed on this Register.

- **Archival Recordings**
  In a bid to record deteriorating/disappearing local heritage of the area, archival recordings will be undertaken. This will typically be intended for ruins. This information will then be made available on the on-line Heritage Database.

- **Asset Management & Maintenance of Council Owned Proposed Local Heritage Places & State Heritage Places**
  Council have a number of assets that are either State heritage listed or are proposed to be local heritage place listed. There is a current review underway to establish a basic management and maintenance regime for all Council assets. Mainstream maintenance and management techniques typically do not make allowance for the specific needs of a historic structure. It is important to ensure appropriate heritage focused management and maintenance regimes are incorporated into the bigger assets program to ensure costly or irreversible damage is not done to these heritage items.

- **Heritage Branding – Selling The Story**
  I am holistically looking at the bigger picture of heritage in the Mid Murray area and how it can be positively sold to the community and tourists alike. I am pursuing the idea of establishing some form of heritage “branding” that feeds into Council at many layers, particularly tourism, media, built development and streetscape development – presenting a uniform and enticing image to the wider world of what Mid Murray is all about from a heritage perspective.
C. **Work Schedule for Heritage Program cont’d**

**Routine** priority projects:
- General heritage enquiries.
- Maintaining an in-house only paper version of the Heritage Database via a heritage filing system for (proposed) local heritage places, State heritage places, the Historic Places Register and archival recordings.
- Randell House Project – privately owned dwelling that is State heritage listed. The owners are seeking to do extensive conservation works to the building.
- Palmer Community Association Group Heritage Tours – Tentative enquiries have been made by the Group to create a pull in information bay in Palmer and also have a signed heritage walking tour. I am currently waiting for the Group to formally submit their concept.
- Grant availability.
- Heritage promotion and awards.
- Heritage staff education and training.

**STAFF AVAILABILITY**
- Currently I have the capacity to work up to 2.5 days a week (0.5 full time equivalent).
- I would possibly be able to increase working hours up to 3 days a week (0.6 full time equivalent) in the future, to allow for when certain projects require an intensive amount of time.
- My long term intention is to aim for full time work by 2016.

**FUTURE PROJECTS**
- Provide an internal referral system to the planning staff for all development applications that involve a heritage listed property. Heritage works of a major nature may be an exclusion to this. In this instance, I would assess the application myself.
- Advisory service for heritage matters and pre-DA advice.
- Practical and theoretical heritage seminars and workshops for interested ratepayers and the Mid Murray community.
- Heritage Incentive Schemes: financial grants, advisory services, basic Heritage Management Plans (as part of a grant system), heritage seminars/workshops, archival recordings, and so on.
- Consider an in-house management and maintenance team for all Council heritage listed assets. This team could also be beneficially employed to carry out maintenance on other Council assets. Some existing staff have a construction/building maintenance background and have also participated in the Morgan workshop, which is a good basis to work from for a future in-house heritage maintenance team.
- Creating heritage walks/tours for most proposed local and State heritage places, including booklet(s) that provides the user with some historical context.
- Non heritage work: assist with Better Development Plan conversion of Council’s Development Plan.
C. Work Schedule for Heritage Program cont’d

RESOURCES & FUNDING
A general summary of the likely resources and funding for the Heritage Program currently is proposed as follows:

• **Staff Resourcing & Funding**
  I am currently 0.5 full time equivalent with a possible increase to 0.6 full time equivalent. It is my intention to use these additional hours during peak working times. My wages cover all in-house heritage and policy work, and will include development assessment and part of the advisory/grants service. The proposed additional working hours will need to be funded.

• **Once Off Projects**
  The projects that are once off typically require budget bids and a set amount of my time that is not spread out. Once the major scope of works is completed on these types of projects, some will default back to being on-going projects that only need routine maintaining/work. These projects include:
  - Southern Heritage Places Development Plan Amendment – approximately $15,000.00 currently set aside for project expenses. Costs for mapping requirements are currently unknown. This is an in-house Amendment, therefore staff time is covered in my wages.
  - Northern Heritage Places Development Plan Amendment – funding will need to be set aside at a later date for this project. It will be done in-house.
  - Drystone Walling (Documenting and Listing) – funding will need to be set aside at a later date for this project. It will be done in-house. Some external assistance may be sought (via various universities participating in the project) if aerial photography proves problematic.
  - Heritage Education Package – likely media/printing costs. Previous quotes approved by Council need to be updated.
  - Morgan Riverfront Precinct Redevelopment Project – budget bid currently in place for 2013-14 financial year.
  - Mannum Main Street Heritage Promotional Project – costs currently unknown, likely to predominantly be staff time only.
  - Better Development Plan conversion (non-heritage) – in-house project, to be negotiated by budget bids at a later date.

• **On-Going Projects**
  The projects that are on-going will typically require an annual amount set aside for them in the budget and will require my time on a regular basis, which can be spread out. These projects include:
  - The Heritage Program – an annual amount to cover cost of setting up and running program; purchase of incidentals typically associated with projects such as the Historic Places Register and archival recordings; or to cover advertising/media/publication costs.
  - On-line Heritage Database – costs will be dependent on how much storage room the database takes on-line.
  - Historic Places Register – part of staff salary and general program costs.
C. **Work Schedule for Heritage Program cont’d**

- Archival Recordings – part of staff salary and general program costs.
- Asset Management & Maintenance of Council Owned Proposed Local Heritage Places & State Heritage Places – additional staff time and equipment required and possible general program costs.
- General heritage enquiries – part of staff salary.
- Council heritage incentive grant scheme – yet to be determined fixed amount to be set aside for financial grants. The remainder proposed incentive schemes would form part of staff salary and general program costs (for advertising and incidentals).
- Heritage Branding – staff time and either minimal additional budget requirement or possibly part of program costs.
- Routine priority projects (as outlined earlier in this report) – typically staff time.

**Conclusion**

There is no shortage of work for the Heritage Program for the foreseeable future. The problem is establishing a healthy balance between working as much as possible, whilst raising children in their early years. I will strive to ensure all high prioritised projects are appropriately carried out and completed.

As the Heritage Program was previously non-existent, there is much that needs to be done. Once the local heritage place listing is completed, it is anticipated the Heritage Program will have better capacity to take on more work of a varied nature.

**References**

**Strategic Plan**

**Natural and Built Environment**

Goal 1.0 - An orderly and sustainable planning, management and development approach to all aspects of our natural and built environment.

Strategy 1.12 – Ensure planning policies provide adequate levels of protection to heritage places and guidance to facilitate new development that is compatible with adjoining historic buildings.

Infrastructure, Asset and Facility Management

Strategy 4.5 – Encourage the adaptive re-use of historic buildings to assist in retaining the heritage character of the townships.

**Budget**

Budget impacts to be determined.

**Legislation**


For information only.
D. **Planning Policy Program Update**

**Reporting Officer**  Geoff Parsons  
**Position**  Manager – Development Services

Please find attached an update on the current status of Council’s Planning Policy Program.

Refer Appendix D.1.

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Kelvin Goldstone  
**Director - Development & Environmental Services**