

**MINUTES OF THE MEETING OF THE
DISTRICT COUNCIL OF BARUNGA WEST
HELD AT THE BUTE COUNCIL CHAMBERS ON
OCTOBER 11th 2005 AT 7:00PM**

PRESENT:

Cr D Dolling (Chairman), Cr B. Rooney, Cr H. Daniel Cr I Burgess, , Cr T Schkabaryn, Cr G Simmons, Cr G O'Connor, Cr I Young, N Hand (District Manager), P Ward (Manager-Finance & Admin), M Marziale (Manager – Environmental Services), R Linke (Works Manager)

APOLOGIES:

Cr J Aitchison, Cr L Kerley,

CONFIRMATION OF MINUTES

Cr O'Connor moved, Cr Simmons seconded,

“that the Minutes of Meeting held on September 13th 2005 be confirmed as printed and supplied.

CARRIED

BUSINESS ARISING FROM THE MINUTES

1. No response has been received from the Department of Environment and Planning regarding the transfer of Allotment 413 Hd Ninnes to the Council.
2. The new ticketing machines for the boat ramps have been dispatched from Sydney and will be ready for installation. Arrangements will be made for the new sign detailing the fees, and an appropriate location for the machine at Fisherman's Bay needs to be resolved.

CONFLICT OF INTEREST

Nil

MEMBERS REPORTS

Cr. DOLLING

1. 30th Nov – Works, Audit and Machinery Committee meetings
2. Roads Conference at Port Pirie
3. AGM Local Government Association - Adelaide
4. 10th Birthday HACC celebration

Cr. YOUNG

1. 15th Sep – YP transport 10th Birthday celebration

Cr. SCHKABARYN

1. 21st – 23rd Sep – Roads Conference – Port Pirie
2. 29th Sep – Yorke Peninsula Tourism Association
3. 30th Sep – Fisherman's Bay Progress Association

4. 5th Oct – Works, Machinery and Audit Committee meeting
5. 5th – 7th – 8th – AGM Local Government Association Adelaide

Cr. G.SIMMONS

1. 15th Sep – Hacc 20 year celebration
2. 16th Sep – Bute 2000 meeting
3. 26th Sep – Barunga Village Meeting
4. 5th Oct – Works meeting
5. 6th Oct – Special Barunga Village Meeting
6. 8th Oct – Lions Club Yorke Peninsula Rail Meeting

Cr O’CONNOR

1. 5th Oct – Audit Meeting
2. 6th and 7th Oct – Local Government Conference
3. Kevins farewell drinks on the night of his retirement

Cr ROONEY

1. 5th Oct – Works, Machinery and Audit meetings
2. Roads Conference at Port Pirie

Cr DANIEL

1. 5th Oct – Audit, Machinery and Works committee meeting
2. 26th Sep – Meeting with Nigel and Mark re: Fisherman’s Bay Appeal

MEMBERS QUESTIONS

Cr Schkabaryn was asked about the future of the Yorke Peninsula Tourist Association, and advised that the Association is seeking a quorum at its next meeting. Failing that, the Association will be wound up.

REPORTS

Cr Daniel moved, Cr Burgess seconded

“All reports be received”.

CARRIED

WORKS COMMITTEE

Cr Daniel moved, Cr Simmons seconded

“That Recommendations No’s 1 – 10, of the Works Committee on the 5th October 2005, be adopted

1. *“that the Parks and Gardens Supervisor arrange for Gary Wilson to make a bike rack for Bute.”*
2. *“that the Jacaranda tree in South Terrace, Port Broughton be removed.”*
3. *“that the Works Manager obtain prices for the required street line marking in Bute and Port Broughton and then arrange a time table for this work to be undertaken.”*
4. *“that Council refuse the application of S and C Hein to crop the adjoining road reserve on the Kulpara Whitwarta Road (adjoining Section 267-9, 272-3 and 275-6 Hd Kulpara).”*

5. *“that approval be granted for C Routley to trim trees on the “closed” road, east of Dale road for 600 metres towards Pattingale Road, and that works to, be undertaken be done so in accordance with the Native Vegetation Guidelines and under the supervision of the Parks and Gardens Supervisor.”*
6. *“that the Manager – Works inspect the corner of Park and West Park Terrace and report to the next Works Committee meeting, on any new requirements for signs on the corner.”*
7. *“that the Manager – Works inspect Cameron Road and undertake any necessary repairs.”*
8. *“that approval be granted for the removal of three trees on the corner of Fourth Street and Broughton Terrace, Tickera, to allow for the placement of a transportable dwelling, under the supervision of the Parks and Gardens Supervisor.”*
9. *“that Council agree to the repair of the Fisherman’s Bay Boat Ramp and that the Fisherman’s Bay Progress Association offer to pay 50% of the cost be accepted, subject to the review by the Manager – Works.”*
10. *“that J Green be authorised to utilise the rubble from Green’s pit to do the Boundary Road and that the pit be reinstalled.”*

CARRIED

Cr Daniel moved, Cr Simmons seconded

“that Council agree to close the Fisherman’s Bay Garbage Truck transfer station as from 30th November and that appropriate public notice be given.”

CARRIED

Cr Schkabaryn moved, Cr Simmons seconded

“that Council remove the three trees in front of Mrs Cavenette’s property in Everard Street after ETSA next do any tree trimming from power lines, and that they be replaced with a suitable species of tree.”

MACHINERY COMMITTEE

- **Noted**

AUDIT COMMITTEE

Cr O'Connor moved, Cr Daniel seconded

“That Recommendations No’s 1 – 3, of the Audit Committee on the 5th October 2005, be adopted

1. *“that the District Manager and Deputy District Manager be authorized to determine a suitable contract employment time frame and fee with Debora Scott, to cover the period that Chantelle Axford is on maternity leave.”*
2. *“that the working hours of the Bute Post Office staff be amended to include two staff working every morning and one staff member working in the afternoon, with the ability to change this depending on the availability of the Works Manager, and that this situation be reviewed at the end of December 2005.”*
3. *“that the District Manager be permitted to cash out 2 weeks of accrued Long Service Leave, in accordance with Council policy.”*

CARRIED

Cr Burgess moved, Cr Young seconded

“that Council advertise for expressions of interest to clean the Port Broughton foreshore toilets on a daily basis, and empty the rubbish bins on weekends as required, both duties on a fixed contract basis, and that the District Manager investigate the cost of recruiting a trainee and that this is further discussed at the November Audit Committee meeting.”

CARRIED

OFFICER'S REPORTS

DISTRICT MANAGER'S REPORT

Cr Schkabaryn moved, Cr Burgess seconded

“that the District Manager’s report be received.”

1. **Local Government Financial Sustainability Review**

Following discussion with Peter Ward, who raised the issue of Council’s continuing detail of Grants Commission funding for our Council and the effect that it has on Council’s financial sustainability in the future, I have approached Wendy Campona from the LGA to seek her help in considering this issue (see attached).

At our recent Regional CEO’s Forum I asked that this issue be placed on the agenda at the forthcoming Regional AGM (14th October) for discussion. Wendy is scheduled to be at this meeting and I will be asking her to give a report.

As can be seen from the information prepared by Peter, there are a lot of Council’s throughout the State that are affected by the declining grant.

- **Noted**

2. **LGA STED Advisory Committee**

My nomination to the Association's STED Advisory Committee (SAC) was considered and I have been appointed as a proxy to Mark Goldstone (from Clare & Gilbert Valley). I have been invited to attend the SAC meeting on a monthly basis, and these are held on the fourth Wednesday of each month.

- **Noted**

3. Central Region CEO's Forum

On Friday 30th September 2005, I attended a CEO's Forum at Kadina and several issues were discussed and these included:

- Regional Broadband Aggregation Project
- Central Region STEDS project
- Regional Waste Project
- Compliance with Local Government Act (Ombudsman Audit)
- Proposed NRM Levy Collection process
- Regional Transport Infrastructure Planning Committee and the concern of the Port Pirie Regional Council (details attached)

The new Executive Officer, Anita Crisp has now commenced duties with the Region.

- **Noted**

4. Meetings

A list of meeting attended to during the month was presented at the meeting.

- **Noted**

Cr O'Connor moved, Cr Young seconded

"that Mr Phillip Harris be appointed as Council's representative on the Yorke Peninsula Regional Development Board."

CARRIED

Cr Schkabaryn moved, Cr O'Connor seconded

"that the storm damage repairs for the Port Broughton Hall include the installation of an upgraded, new bull-nose verandah roof to replace the damaged flat roof, at a cost to Council in the order of \$8,000 more than the replacement insurance covers."

CARRIED

Cr Daniel moved, Cr Rooney seconded

"that the guttering of the Port Broughton Hall be replaced at an estimated cost of \$1,600."

CARRIED

ENVIRONMENTAL HEALTH OFFICER'S REPORT

1. Annual report under the public and environmental health act 1987 for the year ending 30th June 2005

Purpose

To inform Council of its operations under the Public & Environmental Health Act 1987 and seek Council's endorsement of the Report.

Background

Council is required under Section 44 of the Public and Environmental Health Act 1987 to prepare and consider this yearly report outlining Councils activities under the Act, and authorise its release to the Public and Environmental Health Council.

Please find a copy of the Annual Report attached.

Cr Schkabaryn moved, Cr Daniel seconded

*“that Council receives and adopts the **Annual Report for the 2004/2005 Under the Public and Environmental Health Act 1987**, and further authorises a copy of the Annual Report to be forwarded to the Public and Environmental Health Council”.*

CARRIED

2. **Towns and Townships Plan Amendment Report – Desired Character Statements.**

Purpose

To inform the Councils of the progress of the Towns and (Minor) Townships PAR, and consider for adoption the proposed Desired Character Statements.

Background

The Minister for Urban Development and Planning granted Council approval to proceed with the PAR to the stage of completion of its investigations and preparation of the draft PAR, on the 1 March 2005. Council’s consulting policy planners QED have drafted the skeleton Desired Character Statements for Council’s comments and input.

In the text box below are Planning SA’s suggestions for what should be contained in the Desired Character Statement –

The Desired Character Statement should further detail the vision for the zone. As a guide, imagine the zone into the future and describe the following:

- the role of the zone within the council area
- the natural environment including major topographic features
- activities occurring within zone—types of land uses, amenity and ‘feel’ of area
- the physical environment including:
 - built form—design, density, height
 - urban design issues—vistas, orientation, building edges
 - major landmarks/key buildings
- circulation/movement within area—pedestrian and vehicular activity, transport nodes
- linkages to adjoining areas.

Discussion

Below are the draft Desired Character Statements for the PAR, written by QED and Planning SA for Council’s consideration and comments.

Desired Character Statements

Township (Bute) Zone

Bute provides a number of key facilities and services to the local and surrounding community. It supports the rural economy by the provision of services and facilities

such as transportation, handling and storage of farm commodities in bulk. Bute is the only town in the council area located on a rail line giving it prominence as a tourist train.

Bute lies on an undulating plain. It has a very low relief and very gentle slope. It is surrounded by arable land used primarily for the cropping of wheat and cereals.

The built form in Bute is characterised by a single story low density predominantly residential area, surrounded on three sides by recreational uses. To the south of the built up area is an Agricultural Bulk handling facility with a rail connection.

Circulation in the area is primarily through use of the grid style road network.

Access to Bute from Adelaide is most directly via Port Wakefield and Kulpara.

Country Township Zone

The Country Township Zone encompasses the towns of Alford, Kulpara, Melton, Mundoorra and Tickera. These towns typify the small but important townships which are located both within Barunga West and the surrounding council areas. The townships are generally located within the farming areas of the council area, and provide a limited service and accommodation role for those residents and surrounding farm owners.

The Country Townships with the District Council Barunga West contain a range of land uses including, community facilities, educational establishments, commercial and service facilities, recreational areas, and residential accommodation.

The Country Town zoning recognises the original surveyed layouts of a number of the townships when they were first conceived.

The townships generally contain low density development with predominantly single storey buildings with limited number of two storey buildings.

Country Living Zone

QED's - DCS

The Country Living Zone encompasses select areas around the towns of Alford, Kulpara Bute and Port Broughton. The predominant character is created by the large allotments, with a mix of low-scale low intensity rural activities. Within this area there are detached dwellings on these allotments associated with the non-residential activities.

The Country Living typifies the interface areas surrounding these small townships.

These areas generally contain a limited number of detached dwellings on small land holding associated with low scale rural activities.

Planning SA's - DCS

The zone is situated in the eastern and southern parts of the township of Port Broughton. It also serves as a buffer between the town's urban area and its general farming area.

Due to its character, current use and size of the allotments, marginal agricultural value, land in the zone lends itself for semi-rural development. The area is attractive in that it offers undulating country, pleasant views of the parklands and the sea, and an alternative lifestyle to living in the urban area.

Endeavours should be made to retain the semi-rural character and amenity of the area as derived from trees and other native vegetation scattered on the land and locality, undulating character of the land and its existing rural uses.

Industry Zone

Important regional centres like Port Broughton and Bute should provide sufficient and a specific area for light and service industry and other related activities rather than let such development be scattered around the town. Due to the current light industrial activity in the area, the land lends itself to be used for light and service industry. It is, however, important that the supply of land is matched with the demand.

Port Broughton

An area of land to the east of the township, with frontage to Port Pirie Road, is growing as an industrial area, with a mixed industrial development, such as transport depots, manufacturing of machinery, including farm machinery. It is desirable that this area be allowed to grow, within its defined boundaries, for the economic good of the district and the State.

It is desirable that extensive landscaping be undertaken around and within the zone to improve its appearance and to help screen future development, particularly along Bute Road and Port Pirie Road frontages.

Essentially, development within the townships should be the main location for light and service industry and other related activities, with minimal disturbance to the community and adjoining residential development. Development of the Industry Zone outside townships should be the location for a mix of light and heavy industry with utmost regard for the traffic safety and the local environment.

Bute

An area of land immediately south of the Ausbulk site has been identified as an area where industrial development should be encouraged. This site is in close proximity to the main township which is buffered by the Commercial (Bulk Handling) Zone.

The area to the south east of the town is to be developed for light industry. Development in this part of the zone should primarily consist of light industry uses which does not impact on nearby residential or other sensitive land uses.

Community Zone

The zone occupies prominent positions in many of the towns and country townships within the council area. It has given the towns and country townships in the area an open and attractive character, and contributed to the infrastructure. The land is used for a variety of community and educational activities. It is therefore desirable that the open nature of the zone is not prejudiced and any new development is carefully integrated with the existing use of the land and its character. Care should be taken to ensure that this open and attractive character is not prejudiced or overwhelmed by new development around the zone.

Commercial (Bulk Handling) Zone

Facilities for the transportation, handling and storage of agricultural commodities in bulk are an essential component of the rural economy. Bute contains essential infrastructure for the bulk handling and storage of farm commodities. The facilities are integral to the rural economy and should be protected from encroachment by

incompatible development or activities likely to be affected by continued operation of them, particularly residential development.

Facilities for the transportation, handling and storage of farm commodities in bulk are an important component of the rural economy of the northern Yorke Peninsula. The town of Bute contains the necessary infrastructure for the handling of farm commodities.

The existing Ausbulk grain silo facilities in Bute are an important facility for the grain growing industry of the district. The buildings and land are not always required on a continuous basis as the industry is dependent on a range of conditions including climate. However, it is important that the silos, as a land use, are protected and that the zoning enables other compatible uses to operate, thus ensuring the best utilization of the land and resources, such activities could include warehousing and machinery sales/storage.

Industry development providing services to the farming and agriculture community is important to the rural economy. Such facilities should be agglomerated in one location to protect from encroachment of incompatible development and to promote a hub of agriculture businesses for the region.

Cr Simmons moved, Cr Daniel seconded

“that, Council approves the Desired Character Statements, contained in this Manager- Environmental Services report 11 October 2005, item 8.2.2, subject to the amendments submitted at the Meeting, for inclusion in the draft Towns and Townships PAR”

CARRIED.

ANIMAL & PLANT CONTROL OFFICER’S REPORT

1. Branched Broomrape

The first two weeks of the broomrape survey’s were cancelled due to the late season at Murray Bridge. I now will only have to do 1 week at Murray Bridge from October 31st to November 4th.

- Noted

2. Regional NRM Board Tour

The Regional Animal and Plant NRM Tour was held on Wednesday September 14th. The day was used to highlight the variety of work undertaken by Animal and Plant Boards, and also some of the problems faced by the various Boards throughout the region.

- Noted

3. Paskeville Field Days

A display was organised for the recent Field Days and manned by Officers from the region. This event serves as a good public relations exercise for the Boards.

- Noted

FINANCE REPORT

1. BANK RECONCILIATION

The bank reconciliation for September 30 2005 was presented at the meeting.

Cr Daniel moved, Cr Schkabaryn seconded

“that the Bank Reconciliation for September 2005 be accepted.”

CARRIED

2. CHEQUE LISTING

A cheque listing for payments made in September 2005 was presented at the meeting. Cheques numbered 11300-11305 were cancelled.

Cr Daniel moved, Cr Schkabaryn seconded

“that cheques numbered 11202-11315 totalling \$294,750.60, and payroll EFTs totaling \$47,635.43 be approved for payment.”

CARRIED

3. LGFA INVESTMENTS

A listing of all LGFA Reserves as at 30 September 2005 was presented at the meeting.

- Noted

4. AUDITOR

Bob Foster attended the office on 6 October 2005 for the Audit, and his report will be available for the next Council meeting.

- Noted

5. RTC FEES & COMMISSIONS

We are awaiting advice from ANZ in relation to a new fee structure. They have advised that they are inflexible on the matter of Commissions Paid, and this will have to be reviewed prior to signing the next agreement.

- Noted

CORRESPONDENCE

Cr Rooney moved, Cr Burgess seconded

“that the correspondence be received”.

CARRIED

1. Ombudsman

Advising that he is looking to undertake an audit review of 15 Councils to look at a range of issues relating to the Local Government Act and the Development Act. (These relate to delegations, meeting procedures and native vegetation).

- Noted

2. Director of Fisheries

Responding to Council's request for the replacement of the two missing marker poles that define the Port Broughton – Fisherman's Bay closure to net fishing and advising that they will not replace them, but are happy for Council to do so.

Cr Daniel moved, Cr Burgess seconded

“that the District Manager approach the relevant Progress Association's to seek their views on a proposal that they share the cost of replacing the two missing marker poles that define the Port Broughton – Fisherman's Bay closure to net fishing.”

CARRIED

3. Local Government Association of SA

(a) Forwarding information on the progress of the

- Local Government (Finance Management and Rating) Amendment Bill 2005
- Development (sustainable Development) Amendment Bill 2005
- Electoral Act 2005 and
- Financial Sustainability of Local Government Report

(b) Forwarding LGA Circulars Nos 36-39

- Noted

CHANGE OF OWNERSHIP

Cr Simmons moved, Cr Schkabaryn seconded

ASSES S No	ADDRESS	SELLER	BUYER
A20545	Sect 234c Bews Road, Hundres Wiltunga	RE. Wade	JE Lymn
A13639	42 Whiting Road, Fisherman's Bay	RD. Pine	MR Oretel
A12835	12/14 Dolphin Road, Fisherman's Bay	GJ. Price	TM Redding
A14370	64 Trevally Road, Fisherman's Bay	BJ & LE Taylor	GR & CE Finlay
A5438	93 Fisherman's Bay Rd, Port Broughton	FM & PM Gray	GW & SM Welke
A29688	Lot 5 East Terrace, Mundoora	FA Wilson	AJ Buckoke
A4012	151 John Lewis Drive, Port Broughton	PJ & GJ Jackman	GR Smith
A4319	30 John Lewis Drive, Port Broughton	DJ White	BJ & SJ Jolly
A345	8 Mildren Avenue, Port	AD Tancock	SA Norton

PETITIONS, MEMORIALS, NOTICES OF MOTION - NIL

TENDERS - NIL

GENERAL BUSINESS

Cr Simmons that during the recent rainfall on Friday October 7, 2005, the new gutters at the Bute office had overflowed. The District Manager and Cr O'Connor advised that the installer is looking at other options for direction of flow.

Cr O'Connor advised that he had not seen any of the promised quarterly reports from the YP Regional Development Board. The District Manager advised that all Councillors should receive one soon.

Cr O'Connor requested that an item be inserted in the council Newsletter advising ratepayers that he is no longer a Council employee, and listing the names of council officers who handle dog and cat control matters,

DEPUTATION

CLOSURE

The Chairman declared the meeting closed at 8.20pm.

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D.DOLLING
CHAIRMAN