

	Order Making Policy <i>Policy No. ENVPOL 04</i>	Version No:	2.0
		Responsible Officer/s	Governance & Policy Officer
		Issued:	2 Feb 2015
		Next Review:	Feb 2019

1. Introduction

Section 254 of the Local Government Act 1999 provides Council with the power to make orders under certain circumstances.

The District Council of Grant is committed to using the order making powers available to it under the *Local Government Act 1999* in such a way as to facilitate a safe and healthy environment, to improve the amenity of the locality, and generally for the good governance of its area.

The District Council of Grant's Order Making Policy sets out the steps Council will take in the making of orders.

Council may make orders in relation to specified infringements, in accordance with the Local Government Act. Orders may require a person to do or to refrain from doing certain actions. The specified infringements are:

1. Unsightly condition of land.
2. Hazards on lands adjoining a public place.
3. Animals that may cause a nuisance or hazard (includes birds and insects).
4. Inappropriate use of vehicle.

(Refer Attachment 1)

2. Scope

Section 259 of the Local Government Act 1999 requires Council to take reasonable steps to prepare and adopt policies concerning the operation of Part 2 of Chapter 12 of the Act. Part 2 deals with the making of orders.

This Policy will apply to those circumstances listed in Section 254 which states that Council may order a person to do or refrain from doing a thing under certain circumstances, as specified in the table included within that Section of the Act (refer Attachment 1)

This Policy will also apply to:

Section 216 Power to order the owner of a private road to carry out specified roadwork to repair or improve the road.

Section 217 Power to order the owner of a structure or equipment installed in, on, across, under or over a road to carry out specified work by way of maintenance or repair or to move the structure or equipment to allow the Council to carry out roadwork.

Section 218 Power to order the owner of land adjoining a road to carry out specified work to construct, remove or repair a crossing place from the road to the land.

Section 262 Power to order an offender who engages in conduct that is a contravention of the Local Government Act 1999 to stop the conduct and to take specified action to remedy the contravention.

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Section 299 Power to order the owner or occupier of adjoining land to remove or cut back vegetation encroaching on to the relevant land.

3. Guiding Principles

In making orders within the scope of this policy the District Council of Grant will consider the following principles, which are considered central to effective resolution of local nuisances on private land:

Each case for the possible use of the order making powers will be considered on its merits. Factors that Council will consider include:-

- Severity or seriousness of the incident
- Extent of hazard/danger posed to the community
- Nature and level of risk to health/safety of the community
- Extent of detraction from the amenity of the locality
- Repeated occurrence of the activity/incident (eg duration, previous offences)
- Impact of any previous actions to overcome the problem
- Is the breach significant/substantial?
- Would an informal warning letter be sufficient?
- Are there any public interest issues?
- What evidence is available?
- Offenders attitudes?
- Number of complaints received in respect of the matter
- Implications of not taking any action

In the case of section 299 (Vegetation Clearance Orders) Council will only exercise its order making powers in the most extreme situations where threat of damage to persons or property exist and all other avenues for resolution of the dispute have been exhausted.

4. Process and Procedure

Except in the case of an emergency described below, Council will take reasonable steps, within available resources, to resolve cases of local nuisance by negotiation and agreement before issuing an order. This may include a personal approach by Council officers and/or an informal warning letter prior to commencing the formal order making process.

Except in the case of an emergency described below, before making an order Council will give notice of its intention to make an order in accordance with section 255 of the Act by:

Giving the person to whom an order is intended to be directed a notice in writing stating the:

- proposed action
- terms of the proposed order (i.e. what it requires the person to do or refrain from doing)
- period within which compliance with the order will be required
- penalties for non-compliance; and
- reasons for the proposed action; and

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Inviting the person notified of the opportunity to give reason/s, within a specified time, why the proposed action should not be taken.

Council will proceed to make an order without negotiation or notice, in accordance with section 255(12) where Council considers the circumstance or activity constitutes, or is likely to constitute:-

- a threat to life; or
- an immediate threat to public health or public safety; or
- an emergency situation.

5. Review Rights

Pursuant to section 256 any person to whom an order is issued (including an order issued under sections 254, 216, 217, 218 or 299 of the Act) has a right to appeal against the order. Any such appeal must be lodged within 14 days of that person's receipt of the order. The Council will ensure that reference to this right of review is included in any order issued.

6. Non-compliance with an Order

If an order is not complied with within the time fixed for compliance (or if there is an application for review, within 14 days after the determination of the review) the Council may (subject to the outcome of any review) take the action required by the order.

The reasonable costs and expenses incurred by Council in taking action under this section may be recovered by Council as a debt from the person who failed to comply with the requirements of the order.

Where an amount is recoverable by Council, Council may, by notice in writing to the person, fix a period, being not less than 28 days from the date of the notice, within which the amount must be paid and, if the amount is not paid by the person within that period, the person is liable to pay interest and Council may impose a charge over the land for the unpaid amount, together with interest, in accordance with section 257(5) of the Act.

Non-compliance with an order of Council is an offence for which a person may incur a statutory penalty provided for in the Act. Section 258 of the Act provides for a maximum penalty of \$2,500 and an expiation fee of \$210 for failure to comply with an order issued under the Act.

Where an order is issued under section 217, if the order is not complied with within the time specified in the order:-

- Council may carry out the action required by the order and recover the cost of doing so as a debt to the owner; and
- The owner is guilty of an offence and liable to a maximum penalty not exceeding \$5,000.

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7. Responsibilities and Delegations

7.1 The authority to issue orders in accordance with Section 254 of the Act is delegated to all authorised persons appointed by the Council pursuant to Section 260 of the Local Government Act, 1999 (or Section 82 of the Local Government Act, 1934), as specified in the record of Delegations of Powers of the Council.

7.2 In the event that the exercise of this delegated authority is to proceed to legal action as a result of non-compliance with the order, pursuant to Section 257 of the Act, the matter will be referred to the Chief Executive Officer or the Council to determine if legal action is to proceed.

8. Availability

The Policy is available for inspection without charge at the following locations during ordinary business hours:

- Principal Office, 324 Commercial Street West, Mount Gambier, 5290.
- Port MacDonnell Community Centre, corner Charles and Meylin Streets, Port MacDonnell, 5291.
- Council Web site : www.dccgrant.sa.gov.au

A copy of the Order Making Policy may be purchased from the Council Offices upon payment of a fee in accordance with Council's Schedule of Fees and Charges, or downloaded free of charge from the Council website.

Any enquiries regarding this Policy may be directed to the Chief Executive Officer.

9. Review and Evaluation

Any future amendment or alteration to the Policy, or substitution of a new Policy, will be subject to the public consultation provisions under Section 259(2) of the Act unless the alteration has only minor significance and is likely to attract little or no community interest.

The effectiveness of the Policy will be reviewed and evaluated every four years.

The next review is due within 12 months after the November 2018 periodical elections of the Council.

Action	Date	Minute Reference
Adopted by Council	7 August 2000	00239.5
Reviewed	3 September 2001	01245.9
Reviewed	19 August 2002	02242.6
Reviewed	8 October 2003	03313.7
Reviewed	20 June 2007	07191.5
Amended	20 June 2011	11164.4 & 11161.3
Reviewed	2 February 2015	15015.1

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Attachment 1

Local Government Act 1999

254—Power to make orders

- (1) A council may order a person to do or to refrain from doing a thing specified in Column 1 of the following table if in the opinion of the council the circumstances specified opposite it in Column 2 of the table exist and the person comes within the description opposite it in Column 3 of the table.

Column 1	Column 2	Column 3
To do or to refrain from doing what?	In what circumstances?	To whom?
1. Unsightly condition of land		
To take action considered by the council to be necessary to ameliorate an unsightly condition.	Land, or a structure or object on land, is unsightly and detracts significantly from the amenity of the locality in which the land is situated.	The owner or occupier of the land.
2. Hazards on lands adjoining a public place		
(1) To fence, empty, drain, fill or cover land (including land on which there is a building or other structure).	(1) A hazard exists that is, or is likely to become, a danger to the public.	(1) The owner or occupier of the land.
(2) To remove overgrown vegetation, cut back overhanging branches, or to remove a tree.	(2) The vegetation, branches or tree create, or are likely to create, danger or difficulty to persons using a public place.	(2) The owner or occupier of the land.
(3) To remove or modify a flag or banner, a flagpole or sign, or similar object or structure that intrudes into a public place.	(3) The relevant object or structure creates, or is likely to create, danger or difficulty to persons using a public place.	(3) The owner or occupier of the land.

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Column 1	Column 2	Column 3
To do or to refrain from doing what?	In what circumstances?	To whom?
(4) Where the public place is a road—to take action necessary to protect the road or to remove a hazard to road users.	(4) A situation exists that is causing, or is likely to cause, damage to the road or a hazard to road users.	(4) The owner or occupier of the land.

Examples—

- To fill an excavation, or to prevent drainage of water across the road.
- To construct a retaining wall or to remove or modify a fence.
- To fence land to prevent the escape of animals.
- To remove a structure or vegetation near an intersection.

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Column 1	Column 2	Column 3
To do or to refrain from doing what?	In what circumstances?	To whom?

3. Animals that may cause a nuisance or hazard

To do or to refrain from doing the thing specified in the order in order to abate a nuisance or a hazard to health or safety associated with a live or dead animal or animals, or otherwise to deal with an animal or animals.

A person is keeping or dealing with (or failing to deal with) an animal or animals (whether the animal or animals are alive or dead) so as to cause, or to be likely to cause, a nuisance or a hazard to health or safety.

The owner or occupier of land or any person apparently engaged in promoting or conducting an activity.

A person is the owner or occupier of land where an animal or animals are located which may cause, or be likely to cause, a nuisance or a hazard to health or safety, or otherwise to become a pest.

Examples—

- (1) The slaughtering of animals in a town or urban situation.
- (2) Keeping an excessive number of insects, birds or other animals.
- (3) Keeping bees in close proximity to other property.
- (4) Keeping animals so as to generate excessive noise, dust or odours, or to attract pests or vermin.

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Column 1	Column 2	Column 3
To do or to refrain from doing what?	In what circumstances?	To whom?
	(5) Keeping an aggressive animal, or keeping an animal in a situation where it cannot be adequately contained or may cause danger to the public. (6) Failing to deal with a wasp's nest	

4. Inappropriate use of vehicle

<p>To refrain from using a caravan or vehicle as a place of habitation.</p>	<p>A person is using a caravan or vehicle as a place of habitation in circumstances that—</p> <ul style="list-style-type: none"> (a) present a risk to the health or safety of an occupant; or (b) cause a threat of damage to the environment; or (c) detract significantly from the amenity of the locality. 	<p>The owner or occupier of the land or a person apparently occupying the caravan or vehicle.</p>
<p>(2) A reference in the table to an animal or animals includes birds and insects.</p>		

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216—Power to order owner of private road to carry out specified roadwork

- (1) A council may, by order in writing to the owner of a private road, require the owner to carry out specified roadwork to repair or improve the road.
- (2) Divisions 2 and 3 of Part 2 of Chapter 12 apply with respect to—
 - (a) any proposal to make an order; and
 - (b) if an order is made, any order,
 under subsection (1).

217—Power to order owner of infrastructure on road to carry out specified maintenance or repair work

- (1) A council may, by order in writing to the owner of a structure or equipment (including pipes, wires, cables, fittings and other objects) installed in, on, across, under or over a road, require the owner—
 - (a) to carry out specified work by way of maintenance or repair; or
 - (b) to move the structure or equipment in order to allow the council to carry out roadwork.
- (2) If the order is not complied with within a reasonable time fixed in the order—
 - (a) the council may itself take the action required by the order and recover the cost of doing so as a debt from the owner; and
 - (b) the owner is guilty of an offence and liable to a penalty not exceeding \$5 000.
- (3) Subsection (1) and (2) do not apply to the owner of electricity infrastructure, public lighting infrastructure or gas infrastructure if the Commission has determined, on application by the owner, that there are reasonable grounds for not requiring the owner to take the action specified in the order.
- (4) In this section—

Commission means the Essential Services Commission established under the *Essential Services Commission Act 2002*;

electricity infrastructure has the same meaning as in the *Electricity Act 1996*;

gas infrastructure has the same meaning as in the *Gas Act 1997*, but does not include a transmission pipeline within the meaning of the *Petroleum Act 2000*;

owner of a structure or equipment includes a lessee or licensee;

public lighting infrastructure has the same meaning as in the *Electricity Corporations (Restructuring and Disposal) Act 1999*.

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218—Power to require owner of adjoining land to carry out specified work

- (1) A council may, by order in writing to the owner of land adjoining a road, require the owner to carry out specified work to construct, remove or repair a crossing place from the road to the land.
- (2) Divisions 2 and 3 of Part 2 of Chapter 12 apply with respect to—
 - (a) any proposal to make an order; and
 - (b) if an order is made, any order,
under subsection (1).

262 - Power of Enforcement

- (1) If a person (*the offender*) engages in conduct that is a contravention of this Act or a by-law under this Act, an authorized person may order the offender -
 - (a) if the conduct is still continuing - to stop the conduct; and
 - (b) whether or not the conduct is still continuing - to take specified action to remedy the contravention.
- (2) A person must comply with an order under this section.
Maximum penalty: \$5,000.
- (3) If a person does not comply with an order, the authorized person may take action reasonably required to have the order carried out.
- (4) However, an authorized person may not use force against an offender under this section.

299—Vegetation clearance

- (1) A council may, on the application of the owner or occupier of the land (*the relevant land*), by order under this section, require the owner or occupier of adjoining land to remove or cut back vegetation encroaching on to the relevant land.
- (2) Divisions 2 and 3 of Part 2 of Chapter 12 apply with respect to—
 - (a) any proposal to make an order; and
 - (b) if an order is made, any order,
under subsection (1).