

ORDER MAKING POLICY

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Status	LGA Mandatory
Review Frequency	4 yearly or as required
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Responsible Division	Leadership
Related Documents	Alexandrina Council By-laws Nos. 1 – 6 Enforcement Policy Tree Management Policy Internal Review of Council Decision Policy
Applicable Legislation	<i>Local Government Act 1999 s216, s218, s254, s257, s258</i> <i>Local Nuisance and Litter Control Act 2016</i>

Introduction

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

This Order Making Policy is prepared and adopted pursuant to s.259 of the Act and sets out the steps Council will take in the making of orders.

Scope

S.259 of the Act requires each 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 s.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).

In accordance with the requirements of the Act, this Policy also applies in respect of orders issued by Council under s.216 (power to order the owner of private road to carry out specified roadworks) and s.218 (power to require owner of adjoining land to carry out specified work)¹. This policy will also apply to s.217 (power to order owner of infrastructure on road to carry out specified maintenance or repair work).

Local nuisances (other than those found in the Local Government Act) are also contained in the *Local Nuisance and Litter Control Act 2016*. Nuisance and littering actions that fall within the jurisdiction of the *Local Nuisance and Litter Control Act 2016* will be dealt with in accordance with the procedures set out in that Act.

Guiding Principles

When considering making an order within the scope of this policy, Alexandrina Council will consider the following principles, which are considered central to the effective resolution of local nuisances on private land:

- Severity of the incident

¹ See sections 216(2), 218(2) and 299(2)



- Hazard/danger posed to the community
- Risk to health/safety of the community
- 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
- Any public interest issues
- Whether there is sufficient evidence upon which Council may rely to exercise its order making powers
- The offender's attitude
- Number of complaints received in respect of the matter (if any).

Process

Except in the case of an emergency, Council will take reasonable steps, within available resources, to resolve cases of local nuisance by negotiation and agreement before issuing an order. Before making an order Council will give notice of its intention to make an order in accordance with s.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 (ie 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
 - reasons for the proposed action
- 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 s.255(12) where Council considers the circumstance or activity constitutes, or is likely to constitute:

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

Review Rights

Pursuant to s.256 any person to whom an order is issued (including an order issued under s.254, 216 or 218 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.

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 s.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. S.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.

Responsibilities & Delegations

This policy will be enforced by Authorised Persons who have been appointed (in writing) by the Council under s.260 of the Act²

Council may also choose to delegate the power to issue orders under s.254, 216 and 218 of the Act to Council staff, in which case, Council will ensure appropriate delegations are in place.

Availability of Policy

This Policy will be available for inspection at Council's principal office during ordinary business hours and on the Council's website www.alexandrina.sa.gov.au. Copies will also be provided to interested members of the community upon request, and upon payment of a fee in accordance with Council's Schedule of Fees and Charges.

² Authorised Persons have powers under section 261 of the Act to enforce breach of orders by way of expiation.



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.

1. To do or to refrain from doing what?		2. In what circumstances?	3. To whom?
Unightly 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.
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.
(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.			



1. To do or to refrain from doing what?	2. In what circumstances?	3. To whom?
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.		
Animals that may cause a nuisance or hazard		
Refer to <i>Local Nuisance and Litter Control Act 2016</i> .		
Inappropriate use of vehicle		
To refrain from using a caravan or vehicle as a place of habitation.	<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 (b) cause a threat of damage to the environment (c) detract significantly from the amenity of the locality. 	The owner or occupier of the land or a person apparently occupying the caravan or vehicle.

(2) A reference in the table to an animal or animals includes birds and insects.

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 (under subsection (1)) apply with respect to:
 - (a) any proposal to make an order
 - (b) if an order is made, any order.



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 (under subsection (1)) apply with respect to:*
 - (a) *any proposal to make an order*
 - (b) *if an order is made, any order.*