

CITY OF WEST TORRENS



Notice of Council & Committee Meetings

NOTICE IS HEREBY GIVEN in accordance with Sections 83, 84, 87 and 88 of the Local Government Act 1999, that a meeting of the

Council

and

- **Urban Services Prescribed Standing Committee**
- **Governance Prescribed Standing Committee**
- **Finance and Regulatory Prescribed Standing Committee**
- **Strategy and Community Prescribed Standing Committee**

of the

CITY OF WEST TORRENS

will be held in the Council Chambers, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

TUESDAY, 17 JANUARY 2017

at 7:00pm

**Terry Buss
Chief Executive Officer**

City of West Torrens Disclaimer

Please note that the contents of these Council and Committee Agendas have yet to be considered by Council and officer recommendations may be altered or changed by the Council in the process of making the formal Council decision.

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1 MEETING OPENED**1.1 Evacuation Procedures****2 PRESENT****3 APOLOGIES****4 DISCLOSURE STATEMENTS**

Elected Members are required to:

1. Consider Section 73 and 75 of the *Local Government Act 1999* and determine whether they have a conflict of interest in any matter to be considered in this Agenda; and
2. Disclose these interests in accordance with the requirements of Sections 74 and 75A of the *Local Government Act 1999*.

5 CONFIRMATION OF MINUTES**RECOMMENDATION(S)**

That the Minutes of the meeting of the Council held on 13 December 2016 be confirmed as a true and correct record.

6 MAYORS REPORT

(Preliminary report for the agenda to be distributed Friday 13 January 2017)

In the five weeks since the last Council Meeting of 13 December 2016, functions and meetings involving the Mayor have included:

Wednesday 14 December

12noon Attended the Italian Pensioners Christmas Lunch at Thebarton Community Centre.

6.00pm Attended the China Southern Launch dinner.

Thursday 15 December

6.00pm Launched author Peter Laffrey's, new book entitled "Gideon's Passage" at the Hamra Auditorium Gallery.

7.30pm Attended the Greek Orthodox Community Volunteers Christmas Dinner and presentation of Con Marinos Awards.

Friday 16 December

12noon Conducted a tour of Parliament House followed by lunch for a staff group.

Monday 19 December

11.00am Participated in a debate and interview with the City of West Torrens Local Government Management Challenge team.

12noon Attended lunch with the City's Social Support Group at Plympton Community Centre organised by the Home Support Services Team.

Tuesday 20 December

12noon Attended the Executive and Office of the Mayor and CEO Christmas lunch.

Wednesday 21 December

6.00pm Addressed the Cooperating Churches of West Adelaide Christmas Carols Festival at Mellor Park. Crs Rypp and Palmer also attended. The Henley & Grange / City of West Torrens Band performed under that transitional name.

Thursday 22 December

12.30pm Met with the CEO and Secretary of the SA Taxi Council.

Wednesday 28 December

9.00am Attended the City of Holdfast Bay 180th Proclamation Day Commemoration at the Old Gum Tree Reserve.

Saturday 7 January 2017

6.00pm With Cr Demetriou, observed the first of our Summer Festivals in The Park, which was quite well-attended (especially by children) in view of the very high temperatures that afternoon. The movie "The Jungle Book" was shown outdoors in a pleasant evening environment, and the CWT promotional classic car and tear-drop caravan made their first public appearance.

Sunday 8 January

12.15pm Attended the Greek Orthodox Archdiocese Blessing of the Waters Ceremony at Glenelg Jetty followed by the Greek Orthodox Community Blessing of the Waters Luncheon at Henley Beach.

Monday 9 January

10.00am Met with Tony Pederick OAM, Lions 201 C1 District Convention 2017 Chairman and David Parish, Zone Chairman of Western Suburbs Lions Clubs to discuss arrangements for the Convention being held at the Thebarton Community Centre and Kings Reserve from 6 to 8 October 2017.

Wednesday 11 January

11.00am Meeting with Brian Selby and Don Cameron of the National Malaya and Borneo Association to discuss placement of the Association's Memorial in the West Torrens Memorial Gardens. Unfortunately I was unable to attend this meeting due to a family illness, but Steve Watson met with them to discuss and agree on the arrangements.

Thursday 12 January

4.00pm Attended a farewell event for Matthew Miles who is moving on from his role as Executive Officer of the Australia Day Council of SA.

In addition, after the compilation of this report on Thursday evening as part of the distributed Agenda on Friday, the Mayor expects to have attended or participated in the following:

Monday 16 January

12.30pm With CEO Terry Buss, attending a lunch meeting with Martin Palmer of the Palmer Group and Leisha Bond from The Press Gallery to receive an update on the Palmer Group's development.

Tuesday 17 January

6.00pm Council dinner

7.00pm Council and all Standing Committees meeting

RECOMMENDATION

That the Mayor's Report be noted.

7 ELECTED MEMBERS REPORTS**8 PETITIONS**

Nil

9 DEPUTATIONS

Nil

10 ADJOURN TO STANDING COMMITTEES**RECOMMENDATION**

That the meeting be adjourned, move into Standing Committees and reconvene at the conclusion of the Strategy and Community Prescribed Standing Committee.

11 ADOPTION OF STANDING COMMITTEE RECOMMENDATIONS**11.1 Urban Services Committee Meeting****RECOMMENDATION(S)**

That the recommendations of the Urban Services Committee held on 17 January 2017 be adopted.

11.2 Governance Committee Meeting**RECOMMENDATION(S)**

That the recommendations of the Governance Committee held on 17 January 2017 be adopted.

11.3 Finance and Regulatory Committee Meeting**RECOMMENDATION(S)**

That the recommendations of the Finance and Regulatory Committee held on 17 January 2017 be adopted.

11.4 Strategy and Community Committee Meeting**RECOMMENDATION(S)**

That the recommendations of the Strategy and Community Committee held on 17 January 2017 be adopted.

12 ADOPTION OF GENERAL COMMITTEE RECOMMENDATIONS

Nil

13 QUESTIONS WITH NOTICE

Nil

14 QUESTIONS WITHOUT NOTICE**15 MOTIONS WITH NOTICE****15.1 Novar Gardens Character Policy Area 26**

Cr Demetriou has given notice of his intention to move the following motion:

MOTION

That Administration contact and discuss with the Department of Planning, Transport and Infrastructure requesting that the Character Area 26 for Novar Gardens South Australia 5040 be endorsed as was requested during the planning review of the area being wide frontage and no fences.

15.2 Community Infrastructure - Infill

Cr Woodward has given notice of his intention to move the following motion:

MOTION

That the City of West Torrens write to the Minister for Planning to express concern that the required community infrastructure for West Torrens is not aligned to the current and expected rate of infill and subdivision development in the parts of the City of West Torrens. In addition, to advise the Minister for Planning, that the low quality of new dwellings is contributing to over-use of the existing community infrastructure. The letter to also identify the significant recent and future contributions by the City of West Torrens to new and upgraded community infrastructure.

15.3 Beare Avenue Reserve Vandalism - Reward for Information

Cr Mangos has given notice of his intention to move the following motion:

MOTION

That Council offer a \$1,000 reward for information leading to the conviction of persons responsible for the vandalism and burning of play equipment at Beare Avenue Reserve Netley on or about 8 January 2017.

15.4 Staffing Community Development

Cr Mangos has given notice of his intention to move the following motion:

MOTION

That an additional 1.0FTE staff resource in the Community Development team be referred to the 2017/18 budget for consideration in recognition of the increased community development initiatives, programs, services and events being delivered by Council.

15.5 AdeLINK Tram Network Proposal

Cr Rypp has given notice of his intention to move the following motion:

MOTION

That the City of West Torrens writes to the Minister for Transport and Infrastructure, Stephen Mullighan MP to alert the State Government to the following and a copy of the letter be provided to local Federal and State MP's in the Western Suburbs as well:

1. The City of West Torrens acknowledges the work done to date from DPTI on the AdeLink Tram Network Study Group.
2. From the briefing session DPTI recently provided Elected Members; the City of West Torrens Council is concerned that Henley Beach Road has been identified as the preferred route to link up the Airport and Henley Beach due to the following concerns:
 - A. Henley Beach Road is too narrow to contemplate placing a two way Tram Line.
 - B. Henley Beach Road could move from 2 lanes of traffic down to 1 lane of traffic which would negatively impact on vehicle road users.
 - C. The option to heavily reduce or ban parking all together on Henley Beach Road will negatively impact on local businesses in our city and hence local employment.
 - D. There will be a huge increase in side street parking which will have a negative impact on our local residents.
 - E. If park and ride facilities are established, a big increase in people parking in our side streets is anticipated. This will have a huge impact on people being able to park in our side streets for the short term to support local businesses who will miss out as a result. This will have a big impact on local businesses in our city and hence local employment.
 - F. Local residents won't be able to turn right from Henley Beach Road onto many of the side streets off Henley Beach Road to access their homes. This will mean people will have to travel further down Henley Beach Road than they really need to so they can do a U-Turn to go back towards their street. This will result in further congestion of an already congested road.
 - G. There will be issues for cyclists and safety with a further congested road.
 - H. Our city's landscape could be denigrated with the removal of trees which will have an impact on our local environment.
3. Council considers Richmond Road especially and potentially Sir Donald Bradman Drive are better options to consider when linking up with the Adelaide Airport.
4. Council is keen to ensure DPTI undertakes further consultation with local residents, preferably in the form of direct mail.

16 MOTIONS WITHOUT NOTICE

17 REPORTS OF THE CHIEF EXECUTIVE OFFICER

17.1 Jafa Sponsorship Application for 2017 Kodomo no Hi Japan Festival

Brief

This report seeks endorsement for part sponsorship of the *Kodomo no Hi Japan Festival* being run by the Japan Australia Friendship Association (JAFA) and for further investigation into a partnership arrangement for future *Kodomo no Hi Japan Festivals*.

RECOMMENDATION(S)

It is recommended to Council that:

1. It approves the sponsorship application from the Japan Australia Friendship Association (JAFA) for \$6,000 for its *Kodomo no Hi Japan Festival* to be held at the Thebarton Community Centre and Kings Reserve on 7 May 2017.
2. A report be presented to a future meeting of the Civic Committee detailing a proposed ongoing partnership arrangement with JAFA for future (post 2017) *Kodomo no Hi Japan Festivals* to be held at the Thebarton Community Centre and Kings Reserve.

Introduction

The Japan Australia Friendship Association (JAFA) holds its annual *Kodomo no Hi Japan Festival* (Festival) which is Adelaide's largest Japanese festival attracting in excess of 5,000 people each year. In Japan, *Kodomo no Hi* (Children's Day) takes place in May each year. The day is set aside to:

- respect children's personalities;
- celebrate children's happiness; and
- represent parents' hopes for their children to grow up strong and healthy.

The Festival, held to promote friendship between Australia and Japan through the exhibition of Japanese culture in Adelaide, is family-friendly, multicultural and inclusive of people from all cultural backgrounds and of all ages. It attracts attendees from all over Adelaide, not just from the City of West Torrens however, Council has recognised and each year supported the Festival by way of a \$3,000 sponsorship and in kind assistance in addition to the \$10,000 per annum the Festival receives from Multicultural SA.

In 2013, the *Kodomo no Hi Japan Festival* won the City of West Torrens 'Community Event of the Year Award' and the Australia Day Council of South Australia 'Community Event of the Year Award'.

Discussion

While the Festival was initially held at Immanuel College, it has been held at Cowandilla Primary School (School) for many years. However, JAFA has been advised that due to upcoming construction work at the School, the Festival is not able to be held there this year or into the future due to curriculum changes and additional needs. Consequently, JAFA has approached Council seeking the use of the whole of Thebarton Community Centre (Centre) from 12pm Saturday 6 May 2017 to 7pm Sunday 7 May 2017 and part of Kings Reserve on 7 May 2017 for the Festival.

There is no fee associated with the use of Kings Reserve however, the cost of hiring the whole of Thebarton Community Centre for this span of time is in the region of \$3,000 (a tentative booking has been made for the Festival at the Centre on these dates). As JAFA is a not for profit organisation, it has advised that it does not have the funds to pay this so has asked that Council forgo the hire fees.

Forgoing the hire fees could create a precedent at the Centre so it would be cleaner and preferable, given the Festival's prestigious nature and to retain the Festival within West Torrens, for Council to consider providing sponsorship to cover the \$3,000 hire fee. Consequently, at the request of the Administration, JAFA has submitted an application (**Attachment 1**) for both its annual \$3,000 sponsorship from Council for general expenses along with the additional \$3,000 for the hire of the Centre.

This means that the total sponsorship requested is \$6,000 which, while Council has increased its maximum sponsorship to \$5,000, is \$1,000 over the maximum available however, Council has the ability to consider and fund any application in excess of the maximum amount on a case by case basis.

JAFA urgently needs confirmation of Council's approval of its application so that it can plan and hold the event at the Centre or find an alternative location, which may have to be outside of the City of West Torrens. Consequently, the application is presented directly to Council rather than the Civic Committee for consideration.

If Council approves the sponsorship application, JAFA has indicated it would like to permanently relocate the Festival to the Centre and Kings Reserve. If this is the case, it would be preferable to negotiate a partnership agreement from 2018 onwards on the basis that a partnership arrangement would mean that:

- JAFA does not have to submit annual sponsorship applications for the Festival;
- JAFA has surety on the use of the Centre and Kings Reserve and is able to plan the Festival accordingly;
- Council can include any conditions of funding in the agreement i.e. better promotional opportunities during the Festival;
- Council can elect any amount it wishes to provide to the Festival on an on-going basis.

If Council is supportive of this approach, prior to next year's Festival the Administration will work with JAFA on establishing a partnership agreement which would include annual funding of \$6,000 (or any amount Council resolved). A report to this end will be presented to a future meeting of the Civic General Committee.

Conclusion

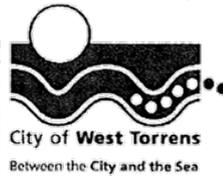
This report seeks endorsement for \$6,000 sponsorship to be provided to JAFA for general costs and venue expenses of the annual *Kodomo no Hi Japan Festival* and for the investigation of a partnership arrangement with JAFA for future *Kodomo no Hi Japan Festivals*.

Attachments

1. Sponsorship Application for Kodomo no Hi Japan Festival 2017

Sponsorship program application form

Civic Centre
 165 Sir Donald Bradman Drive
 Hilton, SA 5033
Tel (08) 8416 6333
Fax (08) 8443 5709
Email csu@wtcc.sa.gov.au
Website westtorrens.sa.gov.au



Note:

1. Read the Sponsorship guidelines before completing this application.
2. Please attach any additional information and supporting statements.
3. Please type or print legibly.
4. Applications must be completed in full or they will not be accepted.

1. Event and organisation details

Event name:	Kodomo no Hi Japan Festival
Event description:	Cultural festival
Date(s) of event:	Sunday 7th May 2017
Organisation / Group:	Japan Australia Friendship Association
ABN number:	59624182698
Date submitted:	

2. Organiser's contact details

Name: Mike Dunphy		
Position: President		
Organisation: J A F A		
Address: P.O. Box 582		P/Code: 5063
Fullarton		
Telephone:	Facsimile:	Email:
8370-8771		kaicho@jafa.asn.au

3. Event details

Type of event (you may select more than 1)

<input type="checkbox"/> Education	<input checked="" type="checkbox"/> Community	<input type="checkbox"/> Environment
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Sports	<input type="checkbox"/> Business
<input checked="" type="checkbox"/> Arts / Culture	<input type="checkbox"/> Charity	<input type="checkbox"/>

Event attendees (indicate the expected characteristics of your event attendees)

Age range

<input checked="" type="checkbox"/> Under 20	<input checked="" type="checkbox"/> 31 to 40	<input checked="" type="checkbox"/> 51 to 60
<input checked="" type="checkbox"/> 20 to 30	<input checked="" type="checkbox"/> 41 to 50	<input checked="" type="checkbox"/> 60 plus

Where will the attendees be travelling from?

<input type="checkbox"/> City of West Torrens	<input checked="" type="checkbox"/> Adelaide metropolitan area
<input type="checkbox"/> Western suburbs	<input type="checkbox"/> SA generally

Estimated total attendance? 5 - 6,000

4. Level of sponsorship requested (tick)

Type:

Naming rights

Joint sponsor

Minor support

Cash: \$ 6,000

In kind support (specify):

What will the funds be used for? Hire of venue, general expenses.

How many other sponsors are involved? One.

Who are they? Multicultural SA

What is their level of support? \$10,000

5. Promotional / media benefits

Provide details of the media types to be used:

Advertorials

Television

Public speaking

Advertising - newspaper

Signage

Other

Radio

Web site

Provide details of the level of coverage anticipated:

6. Research and evaluation of your event

Will you undertake research prior to or after the event?

Yes

No

If yes, how?

Through feedback from attendees & participants.

If not, why not?

How do you evaluate the effectiveness of your event?

Feedback from attendees.

Attendance figures.

Post event review of organization, performance.

Feedback from stallholders, exhibitors & performers.

7. Declaration	
I <u>Michael Dunphy</u> hereby certify that I have been authorised to prepare and submit this application on behalf of the above-mentioned group or organisation, and that the information contained in the application is true and correct to the best of my knowledge.	
Signature <u>M. Dunphy</u>	Date: / /
8. Where to send your completed application	
Return this application together with any attachments to: Administration Officer Community Services City of West Torrens 165 Sir Donald Bradman Drive Hilton SA 5033 Or email to csu@wtcc.sa.gov.au .	

17.2 Nominations for the Local Government Advisory Committee on the Implementation of the New Planning System

Brief

The Local Government Association is seeking nominations from Council for up to ten local government members to be considered for nomination to the Local Government Advisory Committee to provide guidance on the implementation of the new planning system.

RECOMMENDATION(S)

It is recommended to Council that:

1. Cr..... and Ms Hannah Bateman, Project Leader PDI, be nominated to the Local Government Association for nomination to the Local Government Advisory Committee.

Introduction

The Minister for Planning has written to the Local Government Association (LGA) advising of his intention to establish a Local Government Advisory Committee to provide guidance on the implementation of the new planning system.

Discussion

The implementation phase of the *Planning, Development and Infrastructure Act 2016* (New Act) is underway with a number of key initiatives. The *Statutes Amendment (Planning, Development and Infrastructure) Bill, 2016* which outlines the arrangements for moving from the current *Development Act, 1993* to the new legislation is currently progressing through Parliament.

The New Act provides that three advisory committees are to be established to support the implementation of the New Act. One of these is the 'Local Government Advisory Committee' which has the following objectives:

1. Meet the requirements set out in s 244 of the Act.
2. Provide advice on, and represent the interests of, local government in South Australia on matters related to the implementation of the New Act as referred to it by the Minister for Planning.
3. Act as a conduit for information and assist in the facilitation of engagement activities between local government and the Department of Planning, Transport and Infrastructure (DPTI) Planning Reform Project team through the implementation process.

A copy of the Terms of Reference for the Advisory Committee is attached (**Attachment 1**).

Appointments to the Advisory Committee are for a term not exceeding 12 months. The Advisory Committee will meet at least four times during that period with details to be confirmed following its finalisation. The Advisory Committee will only operate during the implementation phase of the new planning system. Membership is on a voluntary basis and therefore, there is no remuneration.

Nominees must be currently serving Council members or staff. No formal qualifications are required for this position. However knowledge and experience is required in both the Local Government Act and Development Act.

Nominations addressing the selection criteria (**Attachment 2**) must be forwarded to the LGA by close of business on 9 February 2017. A current resume is also required.

The LGA Executive Committee will consider nominations received at its meeting on 23 February 2017.

Advice indicates that a maximum of two nominees per council may be submitted. So, given that Hannah Bateman, Project Leader PDI, has extensive knowledge of the PDI Act and implementation, it is recommended that she be nominated by Council to be a member of the Advisory Committee. Council may also wish to submit a second nomination from an Elected Member.

Conclusion

The LGA is seeking nominations for local government representatives on the Local Government Advisory Committee by close of business 9 February 2017.

Attachments

1. **Terms of Reference for the Local Government Advisory Committee**
2. **Selection Criteria**

ECM 645997



Terms of Reference – Local Government Advisory Committee

OBJECTIVE

The objective of the Local Government Advisory Committee is to:

- Meet the requirements set out in Section 244 of the *Planning, Development and Infrastructure Act 2016* (the Act).
- Provide advice on and represent the interests of Local Government in South Australia on matters related to the implementation of the Act as referred to it by the Minister.
- Act as a conduit for information and assist in the facilitation of engagement activities between Local Government and the DPTI Planning Reform Project team through the implementation process.

PRINCIPLES

The Committee will work together to support the successful implementation of the Planning Reform Project by:

- Working with purpose and alignment to achieve quality outcomes for the new system;
- Creating an environment of participation, where honest, open and robust discussions are encouraged;
- Remaining open, acting with integrity and providing frank and fearless advice;
- Being professional on all fronts, including in the respectful recognition of differing views and opinions; and
- Recognising that Communication, information sharing and consultation are the keys to facilitating effective cooperation and a spirit of trust.

MEMBERSHIP

The Local Government Advisory Committee will be constituted of no more than 12 persons appointed by the Minister.

Each member will be appointed for a term not exceeding 12 months.



ECM 645997

Membership is on a voluntary basis and, as such, will not be remunerated.

Membership will include an independently appointed Chair, an Executive Officer from within DPTI and no less than 10 representatives from Local Government to be selected from a pool of nominees provided to the Minister by the Local Government Association. The membership of this Committee shall be broadly inclusive of all areas of the state, including regions, as far as practicable.

Presiding member (Chairperson)

The Minister will appoint an independent Member of the Committee to act as the Presiding Member (Chairperson).

ROLES & RESPONSIBILITIES

Minister

In accordance with the Act, the Minister will be responsible for determining:

- The membership of the Committee
- The procedures of the Committee
- The functions and scope of operation of the Committee; and
- Any other matters of interest.

Chairperson

The primary role and function of the Chairperson is to lead and manage the processes and practices of the Committee and ensure the effective delivery of the group's Objectives.

Executive Officer

An Executive Officer shall be assigned from the DPTI Planning Reform management team to support the Committee.

The Executive Officer will ensure agendas, minutes, including a record of agreed actions, and other appropriate documentation for each meeting are recorded, prepared and distributed.

The Executive Officer provides advice in relation to project management aspects of planning reform.

Guests

The Minister or Executive Officer may arrange for guests to attend or contribute to scheduled meetings for the purpose of providing specialised expertise or guidance on a particular item.

Conflict of Interest

Committee Members must declare any conflicts of interest at the start of each meeting or before discussion of the relevant agenda item. The Chairperson will determine whether the Committee member should:

- Not take part in any discussion by the Board relating to the matter; and
- Not vote in relation to the matter; and
- Be absent from the meeting room when any such discussion or voting takes place.

Independent Commission Against Corruption

In accordance with the Directions and Guidelines published by the Independent Commissioner Against Corruption, members of the Committee are classified as 'public officers' because they are:

- A person who is a member of a local government body; and
- A person who is an officer or employee of a local government body.

ECM 645997

In accordance with the Commissioner's Directions and Guidelines all 'public officers' have an obligation to report a matter that is reasonably suspected of involving corruption, misconduct or maladministration in public administration to the OPI. The process for reporting such a matter to the OPI is outlined in the Directions and Guidelines document and on the Independent Commissioner Against Corruption internet site at www.icac.sa.gov.au.

Confidentiality

Committee Members must ensure confidential information received in the process of acting as a Committee Member remains confidential and is not disclosed improperly to others.

Committee Members must refer all enquiries from all external parties (including media) directly to the Executive Officer for action.

MEETINGS & PROCEEDINGS

Meeting schedule

The Committee shall meet at least four times in a calendar year or more frequently as required by the Minister or his delegate.

Special meetings may be held at any time as required and agreed by the Minister or his delegate.

Agendas and supporting documentation

An agenda and any associated papers for prior reading will be distributed through the Executive Officer not less than one week (five working days) prior to the next scheduled meeting.

Proceedings

The Chairperson presides at meetings of the Committee. If the Chairperson is absent, an Acting (Alternate) Chairperson or a Committee Member chosen by the Committee Members present presides at the meeting.

A quorum of the Committee consists of a number ascertained by dividing the total number of appointed Members by half, ignoring any fraction resulting from the division, and adding one (and no business may be transacted at a meeting of the Board unless a quorum is present).

Meetings are carried out in such a manner as to ensure the fair and full participation of all Committee Members

If required, Committee business may be conducted 'out-of-session' by electronic correspondence between the Executive Officer on behalf of the Chairperson and Committee Members.

Proxy

If a Member is not able to attend a scheduled meeting, a proxy of appropriate level and experience may attend in their place, otherwise an apology is to be tendered.

Minutes

Minutes are to be collated and distributed electronically by the Executive Officer to the Minister's office, Chairperson and Committee Members no later than one week after the meeting was held.

REVIEW

These Terms of Reference, including membership composition, shall be reviewed:

- Every 12 months, or more frequently at the discretion of the Minister; and
- The review will include an assessment of the effectiveness of the Committee and individual members with particular reference to the group meeting its Objectives and its interface with the CAT.

ECM 645997

TERMS

Minister	Minister for Planning
DPTI	Department of Planning, Transport and Infrastructure
LGA	Local Government Association

ADOPTED

.....

Date: / /

ADOPTED by the Chairperson

Nominations to Outside Bodies**PART A**

Name of Body	Local Government Advisory Committee
Legal Status of Body	Advisory Committee
Summary Statement	<p>The objectives of the LGAC are to:</p> <ol style="list-style-type: none"> 1. Meet the requirements set out in Section 244 of the Planning Development and Infrastructure Act 2016 2. Provide advice on and represent the interests of local government in South Australia on matters related to the implementation of the Act as referred to it by the Minister 3. Act as a conduit for information and assist in the facilitation of engagement activities between local government and the DPTI Planning Reform Project team through the implementation process.
<u>SELECTION CRITERIA FOR MEMBERSHIP ON OUTSIDE BODIES</u> The following selection criteria must be addressed when completing Part B	
Qualifications Required <i>(formal qualifications relevant to the appointment)</i>	No formal qualifications required
Industry Experience	Experience and knowledge of the Local Government Act and Development Act.
Board / Committee Experience	n/a
Key Expertise	Description of likely contribution in terms of skills and experience with local government sector.
<u>LIABILITY AND INDEMNITY COVER</u> The LGA requires that representatives on outside bodies be appropriately insured throughout the period of their appointment and seeks to collect details of the insurances provided by that organisation (on an annual basis)	
Insurance information (Certificates of Currencies or equivalent) supplied by the Outside Body	Yes
Insurance Policies are Valid & Current	Yes

ECM 646052

17.3 Nominations for the State Records Council

Brief

This report seeks nominations for a local government member to the State Records Council.

RECOMMENDATION(S)

It is recommended to Council that, Crbe nominated as the local government member on the State Records Council.

Or

This report be received.

Introduction

State Records of South Australia has written to the Local Government Association (LGA) seeking nominations for a local government member on the State Records Council (SR Council) for a term of just under three years, commencing immediately and expiring on 22 November 2019.

Discussion

The role of the SR Council is to provide advice to the Minister or Director of State Records with respect to policies associated with record management or access to official records as well as to approve determinations made by the Director of State Records relating to the disposal of official records.

The SR Council has been established pursuant to the *State Records Act 1997 (Act)* and the terms of reference are set out in Part 4 of the Act.

The current approved fee structure for payment to members is a fee of \$206 per session (2-4 hours duration) plus \$51.50 per hour for every hour of preparation time beyond the third hour.

The SR Council meets every two months on a Tuesday. Meetings will be held at State Records, Pirie Street, Adelaide.

Nominees must be currently serving Elected Members or council staff. Formal qualifications are not required for this role however, the following criteria are desirable:

- Relevant knowledge of records management issues as they impact on local government.
- Practical knowledge of, and experience in, local government including processes, community consultation and the law as it applies to local government.
- Experience in the administration of legislation, particularly the Act.
- Knowledge of the policies as they relate to matters of records management and access to official records.

Nominations addressing the selection criteria (**Attachment 2**) must be forwarded to the LGA by close of business on 14 February 2017. Please note that it is also a requirement that a current CV be submitted with an application.

The LGA Executive Committee will consider nominations received at its meeting on Thursday 23 February 2017.

Conclusion

The LGA is seeking nominations for a local government member to the State Records Council by close of business on 14 February 2017.

Attachments

1. **Local Government Circular 1.4 - Nominations sought for the State Records Council**
2. **Selection Criteria - State Records Council**



Nominations sought for the State Records Council - Circular 1.4

To

**Chief Executive Officer
Corporate Services Staff
Elected Members
Governance Officers**

Date

4 January 2017

Contact

Jacqui Kelleher

Email: jacqui.kelleher@lga.sa.gov.au

Response Required

No

Summary

State Records of SA has written to the LGA requesting nominations for a local government member on the State Records Council for a term commencing immediately. Nominations must be forwarded to the LGA by COB 14 February 2017.

The State Records Council is pursuant to the [State Records Act 1997](#).

The role of the State Records Council is to provide advice to the Minister or Director of State Records with respect to policies relating to record management or access to official records as well as to approve determinations made by the Director of State Records relating to the disposal of official records. The terms of reference are set out in Part 4 of the Act.

The appointment to the State Records Council will be for a period of just under three years, commencing immediately and expiring 22 November 2019. The LGA was most recently represented by Ms Jane Fetherstonhaugh (District Council of Grant) whose term expired on 22 November 2016.

The current approved fee structure for payment to members is a fee of \$206 per session (2-4 hours duration) plus \$51.50 per hour for every hour of preparation time beyond the third hour.

The State Records Council meets every two months on a Tuesday. Meetings will be held at State Records, Pirie Street, Adelaide.

LGA nominations on outside bodies will, unless determined otherwise by the LGA Board or Executive Committee be currently serving council members or council staff. To view the LGA Nominations to Outside Bodies Policy [click here](#).

Nominations addressing the Selection Criteria provided in [Part A](#) for the State Records Council must be forwarded by councils to lgasa@lga.sa.gov.au using the attached [Part B](#) by close of business, Tuesday 14 February 2017. In addition to the Part B, the Department of Premier & Cabinet requires up to date fulsome CV's of candidates. Councils must provide these at the time of submitting nominations.

The LGA Executive Committee will consider nominations received at its meeting on Thursday 23 February 2017.

Nominations to Outside Bodies – Part A

Name of Body	State Records Council
Legal Status of Body	Council established under the State Records Act 1997
Summary Statement	The Council has the functions of: (a) approving determinations under the State Records Act 1997 relating to the disposal of official records; and (b) providing advice to the Minister or the Director, either on its initiative or at the request of the Minister or the Director, with respect to policies relating to record management or access to official records.
<u>SELECTION CRITERIA FOR MEMBERSHIP ON OUTSIDE BODIES</u> The following selection criteria must be addressed when completing Part B	
Qualifications Required <i>(formal qualifications relevant to the appointment)</i>	No formal qualifications required.
Industry Experience	Relevant knowledge of records management issues as they impact on local government.
Board / Committee Experience	Relevant experience serving on high level intergovernmental boards or committees is highly desirable.
Key Expertise <i>(other relevant experience i.e. those requirements established for a Board/Committee under an Act)</i>	<ul style="list-style-type: none"> • Practical knowledge of and experience in local government, including processes, community consultation and the law as it applies to local government. • Experience in the administration of legislation, particularly the State Records Act 1997. • Knowledge of policies as they relate to matters of records management and access to official records.
<u>LIABILITY AND INDEMNITY COVER</u> The LGA requires that representatives on outside bodies be appropriately insured throughout the period of their appointment and seeks to collect details of the insurances provided by that organisation (on an annual basis)	
Insurance information (Certificates of Currencies or equivalent) supplied by the Outside Body	Yes
Insurance Policies are Valid & Current	Yes

ECM 646435

18 LOCAL GOVERNMENT BUSINESS

18.1 Local Government Circulars

Brief

This report provides a detailed listing of current items under review by the Local Government Association.

RECOMMENDATION(S)

It is recommended to Council that the Local Government Circulars report be received.

Discussion

The Local Government Association (LGA) distributes a weekly briefing on a range of matters affecting the general functions, administration and operations of councils through a 'General Circular'.

The indices attached for Members' information in this report are numbers 49, 50, 51 (2016) and 1 (2017)

If Members require further information, they may contact the Chief Executive Officer's Secretariat. In some circumstances, it may then be appropriate for the Member to contact the relevant General Manager for more information.

Attachments

- 1. Local Government Circulars Weeks 49, 50, 51 and Week 1 (2017)**



Local Government Association of South Australia

- 49.1 Technical Reporting Transparency for Water Industry Entities Project**
The Technical Reporting Transparency for Water Industry Entities Project is a collaboration between the five South Australian water regulatory agencies.
- 49.2 State Local Government Infrastructure Partnership Briefing**
The LGA will be hosting a briefing on the new State Local Government Infrastructure Partnership at 2pm on Monday 12 December. More information is provided in this circular.
- 49.8 LG Research & Development Scheme - Draft 2017-18 Annual Business Plan**
The Local Government Research & Development Scheme Advisory Committee is seeking comment on its proposed 2017-18 Annual Business Plan, to steer the direction of research next financial year.
- 49.3 Historic Shipwrecks Regulations 2016 – draft for comment**
The Department of Environment, Water and Natural Resources is seeking feedback on draft Historic Shipwrecks Regulations, following proposed amendments to the Historic Shipwrecks Act currently before Parliament.
- 49.4 Nominations sought for the Power Line Environment Committee**
The Technical Regulator (under delegation from the Minister for Energy) has written to the LGA requesting nominations for a Local Government Member on the Power Line Environment Committee for a term commencing on 5 March 2017. Nominations must be forwarded to the LGA by COB Friday 13 January 2017.
- 49.5 2017 LG Professionals Australia, SA State Conference**
REGISTER NOW for a unique presentation you will never forget!
- 49.6 Registrations Closing Soon for the 2017 Professional Leaders Program**
Register Now for the 2017 Professional Leaders Program – Registrations Close 20 December!
- 49.7 Gateway open to improved planning system**
A new internet site marks the first step to a one-stop portal for the State's planning system as it goes through the biggest overhaul in more than 20 years.
- 49.9 State Government Contact Directory now available on Economic Development webpage**
A State Government Contact Directory has been developed and is now available for use by councils.
- 49.10 Informal Gatherings Model Policy - Update**
The LGA's model policy for informal gatherings has been updated and clarified following feedback from councils during training programs. A copy of the updated policy is available in this circular.
- 49.11 Expressions of Interest sought - LGA Working Group for vegetation management near powerlines**
The LGA Working Group is now looking at extending membership of the group to include an additional three member councils or regional LGAs.
- 49.12 Professional Development Session - 9 March 2017**
The LGA will be running a professional development session on 9 March 2017. Further information can be found in this Circular.



Local Government Association of South Australia

50.1 Private Member's Bill – Councillor Leave of Absence to Contest State Elections

The LGA is seeking feedback on a Bill proposed by Hon Tung Ngo MLC, that would amend the SA Constitution to require council members to take leave of absence if standing for election to the state parliament. The Bill also amends the Local Government Act to require councils to provide leave of absence to council members who are candidates in a state election.

50.2 Local Heritage

An update for Elected members and staff on local heritage reform

50.3 Delegations Updates – Local Nuisance and Litter Control Act and the Local Government Act

New delegations templates are now available for the Local Nuisance and Litter Control Act. The template for the Local Government Act has also been updated.

50.4 LG Professionals, SA Leadership Excellence Awards 2017

Local Government Professionals Australia, SA is seeking nominations for their 16th Annual Leadership Excellence Awards. Applications can be submitted at any time between now and Friday 20 January 2017.

50.5 Creative Commons Licensing - Information Paper

The LGA has prepared a guide for Councils about the application of Creative Commons Licensing. Councils will increasingly encounter this licensing option and may in future, through grant requirements, be required to license some documents in this way. Access to the information paper is provided via this circular.

50.6 Local Government Disaster Recovery Guide - Draft for Consultation

The guide is designed to help councils develop recovery plans for their organisations and communities. Councils are also invited to submit short case studies, no more than 180 words long, which may be included in the final version of the guide. The finalised guide should be available by the end of February 2017.

50.7 State Local Government Infrastructure Partnership - further information

A Frequently Asked Questions document and a presentation made by the Office of the Industry Advocate distributed at the SLGIP briefing this week are now available online.

50.8 Why Local Government Matters in SA - report

A new report based on public attitudes research has been published by the University of Technology Sydney: Centre for Local Government. A link can be found in this circular.

50.9 CWMS Accounting Principles - The Costing and Pricing of CWMS - Final Report

The LGA CWMS Management Committee is pleased to release the CWMS Accounting Principles: The Costing and Pricing of CWMS Final Report. Further details can be found in this circular.

50.10 LG Professionals, SA Australasian Management Challenge 2017

The Australasian Management Challenge is a sophisticated development program that provides real life problem solving experiences and produces outcomes that translate into relevant, tangible and enduring benefits for your people, your teams and your organisation. It's also good fun, great value and a hands-on approach to leadership development.

51.2 Public Health Online Short Course now available

The Public Health Online Short Course was recently launched at the Environmental Health Australia's 37th State Conference.

51.1 Review of Country Health Advisory Councils governance arrangements

The links between local communities and their regional health services are vital. The Health Performance Council (HPC) is revisiting its 2011 Review of Country HACs governance arrangements to check on health system improvements.



Local Government Association of South Australia

- 51.3 National Cricket Facilities Audit**
Cricket Australia and the state cricket associations are seeking council assistance as they conduct the National Cricket Facilities Audit of 8000 facilities around Australia. This circular provides further details.
- 51.4 Revision of 'Better Practice Model - Internal Financial Controls' - feedback sought**
The SA Local Government Financial Management Group is seeking comment on a proposed revision of the document which auditors must rely upon when reviewing each council's internal financial controls
- 51.6 Authorisation Templates under the Local Nuisance and Litter Control Act 2016**
The LGA has engaged Wallmans Lawyers to develop new templates for authorising officers under the Local Nuisance and Litter Control Act. The litter control parts of this Act are due to commence on 1 February 2017 and councils should ensure that officers are appropriately authorised in order to exercise any relevant powers under the Act.
- 51.7 Ombudsman's Audit Report on Councils' Internal Review Procedures**
Councils will be aware that the Ombudsman has released the report of the audit of 12 councils and their procedures for carrying out internal reviews of council decisions. The report makes seven recommendations, some of which apply to all councils, and responses are due by 31 March 2017. The LGA is working with the Ombudsman with a view to assisting councils in dealing with the issues raised.
- 52.1 2017 LGA Ordinary General Meeting - Notices of Motion & Appointment of Delegates**
The 2017 LGA Ordinary General Meeting is scheduled to be held on Friday 21 April at the Adelaide Convention Centre, North Terrace, Adelaide. This circular provides information about council Notices of Motion and the appointment of voting delegates.
- 51.9 Delegations Updates – Water Industry Act**
New delegations templates are now available for the Water Industry Act
- 51.10 Invitation to comment: Smart Cities and Suburbs Program draft guidelines**
Council feedback is sought on draft guidelines for Smart Cities and Suburbs program.
- 51.5 Call for nominations for the Local Government Advisory Committee on the Implementation of the new Planning System**
The Planning, Development and Infrastructure Act 2016 was assented to in April 2016, the Minister for Planning is now seeking nominations for membership to the Local Government Advisory Committee on the implementation of the new system, for a term not exceeding twelve months. Nominations must be forwarded to the LGA by COB Thursday 9 February 2017.
- 51.11 Senate Select Committee Resilience of Electricity Infrastructure in a Warming World**
The LGA is seeking feedback on councils to inform a sector response to the Senate inquiry into the role of storage technologies and localised, distributed generation to provide Australia's electricity networks with resilience.
- 51.12 Kerbside Performance Plus (Food Waste) Incentives - applications open**
Green Industries SA (GISA) has revised the Kerbside Performance Plus (Food Organics) Incentives program in response to consultation with local government. Councils are invited to apply for an incentive grant. Applications must be lodged with GISA by 5pm on Friday, 10 February 2017.
- 51.13 State Local Government Infrastructure Partnership update**
Councils are reminded to register interest in the infrastructure partnership. More information about the infrastructure partnership is now available.
- 51.8 Who Should Audit Local Government?**
The LGA has received a report examining the costs and benefits of having private sector auditors undertaking local government (council) financial audits, compared to the State Auditor-General taking responsibility. Council feedback is requested on the options canvassed in this report.



Local Government Association of South Australia

1.4 Nominations sought for the State Records Council

State Records of SA has written to the LGA requesting nominations for a local government member on the State Records Council for a term commencing immediately. Nominations must be forwarded to the LGA by COB 14 February 2017.

1.1 Power line undergrounding projects registrations of interest

Registrations of interest are being invited for proposals to underground power lines in specific locations.

1.2 Expressions of Interest – 2017 Council Best Practice Showcase

The LGA is asking for expressions of interest from councils to present at the 2017 Council Best Practice Showcase which is being held on 20 & 21 April 2017. Further information can be found in this Circular.

1.3 Local Government Professionals SA Leadership Excellence Awards 2017

Local Government Professionals Australia, SA is seeking nominations for their 16th Annual Leadership Excellence Awards. Applications can be submitted at any time between now and Friday 20 January 2017.

19 MEMBER'S BOOKSHELF

- Sport SA 2015/2016 Annual Report
- Unity Housing Company Annual Report 2015/16

RECOMMENDATION

That the additions to Member's bookshelf be noted.

20 CORRESPONDENCE

20.1 Adelaide and Mount Lofty Ranges Natural Resources Management Board Minutes

Correspondence has been received from the Adelaide and Mount Lofty Ranges Natural Resources Management Board, regarding the minutes of the Board meeting held on Thursday 27 October 2016 (**Attachment 1**).

20.2 Election of Deputy Member to the Local Government Association (LGA) Board

Correspondence has been received from the President of the Local Government Association, Mayor Lorraine Rosenberg, to congratulate Cr Arthur Mangos on his recent appointment to the position of Deputy Member to the LGA Board (**Attachment 2**).

20.3 Streamlining Transport related Development Referrals to DPTI

Correspondence has been received from the Department of Planning, Transport and Infrastructure regarding Streamlining Transport related Development Referrals with an Information Sheet providing advice about referrals of development applications to DPTI (**Attachment 3**).

RECOMMENDATION

That the correspondence be received.

Attachments

- 1. Adelaide and Mount Lofty Ranges Natural Resources Management Board Minutes**
- 2. Election of Deputy Member to the Local Government Association (LGA) Board**
- 3. Streamlining Transport related Development Referrals to DPTI**

**ADELAIDE AND MOUNT LOFTY RANGES
NATURAL RESOURCES MANAGEMENT BOARD**



Government
of South Australia

Adelaide and
Mount Lofty Ranges
Natural Resources
Management Board

MINUTES OF MEETING NO 124

**held from 1.00pm to 3.08 pm
on Thursday 27 October 2016
at AMLR NRM Board Office,
205 Greenhill Road, Eastwood**

- PRESENT:** Chair: Chris Daniels
- Members: Alexandra Kentish
Belinda Bramley
Rob Lewis
Russell Johnstone
Allison Bretones
James Crocker
Peter Pfennig
Trevor Bennett
- APOLOGIES:** Rachael Siddall
Joanna Andrew
Mark Searle
Karl Telfer
Julia Grant
- IN ATTENDANCE:** Brenton Grear, Regional Director
Lisien Loan, A/Manager Parks & Sustainable Landscapes
Marguerite Swart, Manager Business Support
Michaela Heinson, A/Manager Land Marine and Biodiversity Services
Steven Gatti, Manager Water Projects
Kim Krebs, Manager Community Engagement
Judy Borlase, Minute Secretary
- 271016-124-1.0 MEETING PROCEDURE**
- 271016-124-1.1 Welcome**
- The Chair opened the meeting and acknowledged that it was taking place on Kurna land and the Aboriginal peoples' ongoing and deep connection with the land. He welcomed all attendees to the meeting.
- 271016-124-1.2 Apologies**
- Apologies have been received from Rachael Siddall, Joanna Andrew, Mark Searle, Karl Telfer and Julia Grant.
- 271016-124-1.3 Declarations of Interest**
- There were no additional declarations of interest declared.

- 271016-124-1.4 Consent Schedule**
- The Board **confirmed** the items within the consent schedule be adopted.
- CARRIED**
- 271016-124-1.5 Minutes of Previous Meeting**
- The Board **confirmed** the minutes of meeting number 123 held on 24 September 2016 as a true and accurate record.
- CARRIED**
- 271016-124-1.6 Matters Arising from Previous Meetings**
- The Board **noted** the matters arising.
- CARRIED**
- 271016-124-1.7 Resolution Register**
- The Board **noted** the resolution register.
- CARRIED**
- 271016-124-2.0 PRESENTATION**
- 271016-124-2.1 Community Natural Resource Centres**
- The Board welcomed the Communications and Engagement Coordinator and the Manager Communities to the meeting for a presentation on the community natural resource centres.
- The Board received an update on the eight community natural resource centres, their inception and interaction. The Board noted the strong relationships with the community through these centres.
- The Board **notes** the information provided.
- CARRIED**
- 271016-124-3.0 BOARD MATTERS**
- 271016-124-3.1 30 year plan for Greater Adelaide – 2016 Update**
- The Manager Planning provided an update to the Board regarding recent conversations within the Department of Environment Water and Natural Resources and Department Planning Transport and Infrastructure (DPTI) regarding target 1 in the draft, and the opportunity to further emphasise the value of rural landscapes.
- It was noted that DPTI is supportive about adding clarification to the target to highlight the value of rural landscapes and that the region will continue to work with DPTI on that target.

The Board:

- 3.1.1 **endorses** the draft submission on the draft 30 year plan for greater Adelaide – 2016 Update, with the inclusion of sentences mentioned within the board meeting, as suitable for signing by the Presiding Member;
- 3.1.2 **recommends** that the signed submission be forwarded to DPTI by the closing date of 31 October 2016.

CARRIED

271016-124-3.2 North Arm East Stormwater Management Plan

Manager Water Projects provided an update to the Board on the stormwater management plan, noting that the plan has been underway for a number of year with staff being involved during the consultation and development phase.

The Board:

- 3.2.1 **notes** that a review completed by the Natural resources AMLR staff finds that the North Arm East Catchment Stormwater Management Plan contains appropriate provisions as required by the legislation and guidelines for identifying appropriate flood mitigation works, providing non-structural flood mitigation, water quality improvement, and water harvesting strategies, ensuring that stormwater quality is not allowed to deteriorate, and that stormwater reuse is encouraged; and
- 3.2.2 **advises** the Stormwater Management Authority that having considered the advice of NR AMLR staff, it is the Board's opinion that the North Arm East Catchment Stormwater Management Plan contains appropriate provisions as required by the legislation and guidelines for identifying appropriate flood mitigation works, providing non-structural flood mitigation, water quality improvement, and water harvesting strategies, ensuring that stormwater quality is not allowed to deteriorate, and that stormwater reuse is encouraged.

CARRIED

271016-124-3.3 Outcomes of the two year Water Sensitive Urban Design Policy Support Agreement

The Board:

- 3.3.1 **Notes** the significant achievement resulting from the 2 year Memorandum of Administrative Arrangement between the Board and Department of Environment Water and Natural Resources for water sensitive urban design policy support services;
- 3.3.2 **Notes** that all deliverables from the 2 year Memorandum of Administrative Arrangement between the Board and Department of Environment Water and Natural Resources for

water sensitive urban design policy support services are yet to be completed;

3.3.3 **Notes** that the finalisation of the updated stormwater management guidelines will need to be completed by the Department of Environment Water and Natural Resources at no additional cost to the Board;

3.3.4 **Approves** the extension of the Memorandum of Administrative Arrangement for up to a further and final 12 months, with 50% of costs met by the Board up to a maximum of \$60,000, and which is subject to the receipt of a detailed project plan that includes activities recommended to Natural Resources Adelaide and Mount Lofty Ranges staff.

CARRIED

271016-124-3.4 AMLR Surface Water Monitoring

The Board:

3.4.1 **notes** the intention to continue discussions between Natural Resources Adelaide and Mount Lofty Ranges and Department of Environment Water and Natural Resources Science Monitoring Knowledge Unit to provide clarity on roles, responsibilities and cost arrangements under the proposed network changes and bring recommendations to the December 2016 meeting.

CARRIED

271016-124-3.5 Phase 4 of the Declared Plant Review

The Board:

3.5.1 **endorses** the eight draft plant policies;

3.5.2 **notes** following endorsement by all eight regional NRM Boards, the next step is for Biosecurity SA to make a recommendation to the Minister for Sustainability, Environment and Conservation that he adopts the eight plant policies and varies the declarations under the Natural Resources Management Act 2004.

CARRIED

271016-124-3.6 Submissions for the Revision of the Australian Weeds and Pest Animal Strategies

The Board:

3.6.1 **approves** the draft submissions for the revision of the Australian Weeds and Pest Animal Strategies.

CARRIED

271016-124-3.7 ARC Industry Linkage Grant Proposal for Cassytha Pubescens Applied Research

The Board received an update on the proposal. It was noted that the Board needs to review its research prospectus and endorsed Rob Lewis to be its representative working with staff.

The Board:

3.7.1 **endorses** the proposed funding of \$30,000 over three years (July 2017 to June 2020) to support applied research for using a native parasitic plant (*Cassytha pubescens*) as a biological control agent to control Weeds of National Significance.

3.7.2 requested board member Rob Lewis meet with Manager Water Projects, A/Manager Parks and Sustainable Landscapes and A/Manager Land Marine and Biodiversity Services, to review the board's priorities and bring a future paper back on research priorities.

CARRIED

271016-124-3.8 Annual Report 2015-16

The Board:

3.8.1 **endorses** the Annual Report for 2015–16; and

3.8.2 **authorises** the Presiding Member and Regional Director to make any minor changes necessary and forward to the Minister prior to 30 November 2016.

CARRIED

271016-124-3.9 Regional NRM Planning for Climate Change in the AMLR Region

The Board:

3.9.1 **notes** the Deed of Variation in relation to the Regional Natural Resource management planning for Climate Change Fund (Stream 1).

3.9.2 **delegates** authority to the Presiding Member, or Board Member proxy, and Regional Director to sign the deed of variation under the Board's Common Seal.

CARRIED

271016-124-3.10 Urban River Torrens Recovery – Coastal River Recovery Program

The Board:

3.10.1 **delegates** authority to the Presiding Member or Board member proxy, and Regional Director to sign the Deed of Variation to extend the project completion date to 30 June 2017 for the funding agreement with the Commonwealth of Australia as represented by the Department of the Environment under the Board's common seal for the National Landcare Programme – National Heritage Trust project:

Urban River Torrens Recovery – Coastal River Recovery Programme.

CARRIED

271016-124-3.11 Willunga Lease Extension

The Board:

- 3.11.1 **delegates** authority to the Presiding Member, or Board member proxy, and Regional Director to sign the Memorandum of Extension of Lease for \$64,305.38 per annum + GST (increased by CPI) for the Willunga Office under the Board's Common Seal

CARRIED

271016-124-3.12 Board Meeting Schedule 2017

The Board:

- 3.12.1 **endorses** the proposed board meeting dates for 2017;
- 3.12.2 **notes** the changed date for the December 2017 meeting to 14 December 2017; and
- 3.12.3 **notes** the Department of Environment Water and Natural Resources will be running a NRM Board Induction on 28 February 2017.

CARRIED

271016-124-4.0 WATER PLANNING AND MANAGEMENT MATTERS

271016-124-4.1 Status of Water Allocation Planning within AMLR Region

The Board:

- 4.1.1 **notes** the status of water allocation planning in AMLR region's prescribed areas.

CARRIED

271016-124-5.0 COMMITTEE MATTERS

There are no committee matters for noting.

271016-124-6.0 FINANCE REPORT

The Manager Business Support provided the Board with a verbal update. The Board noted receipt of the official advice for use of its retained earnings for 2016-17. It was noted that the Service Level Agreement with the Department of Environment Water and Natural

Resources had been signed and provided to the Department for the Chief Executive's signature.

The Board **accepts** the financial report for the financial period ending 30 September 2016.

CARRIED

271016-124-7.0 REGION'S MONTHLY REPORT

271016-124-7.1 Regional Director's Update

The Regional Director provided an update on his current top of mind issues.

The Board **notes** the Regional Director's update.

CARRIED

271016-124-7.2 NRM Plan Project Status Report

The Board **notes** the NRM Plan Project Status update.

CARRIED

271016-124-8.0 PAPERS TO NOTE

271016-124-8.1 Register of Interests

271016-124-8.2 Usage of Common Seal

271016-124-8.3 Intermediate target report (July 2011 to June 2016)

8.3.1 notes the Intermediate Target Final Report – July 2011 to June 2016

CARRIED

271016-124-8.4 Safeguarding our Landscapes 90 day change project

8.4.1 notes progress on communication and networking activities for reporting to the community on outcomes from the Safeguarding our Landscapes 90 Day Change Project

CARRIED

271016-124-8.5 River Torrens Water Quality Improvement Project Summer 2016-17

8.5.1 notes that management of water quality in the lower River Torrens during summer 2016-17 includes the use of dilution flows as the primary management strategy, and continuing with targeted trialling of hydrogen peroxide based on regular water quality monitoring and assessment

CARRIED

271016-124-9.0 OTHER BUSINESS

There was no additional business noted.

271016-124-10.0 MEETING CLOSED

There being no further business, the Chair declared the meeting closed at 3.08 pm.

The next Board meeting will be held on Thursday 24 November 2016 at Barossa Council Public Library, Nuriootpa.

Chris Daniels
Presiding Member



Date: 24 / 11 / 2016



Local Government Association
of South Australia

The voice of local government.

In reply please quote our reference: ECM 646326 LT/DB

3 January 2017

Cr Arthur Mangos
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033



Dear Cr Mangos

Congratulations on your appointment as a Deputy Member to the LGA Board.

I look forward to working with you over the coming term, as we build on the achievements of the previous Board, and in particular, finalise some of the reforms currently underway.

This includes the review of the LGA's Schemes, as well as our governance arrangements.

I'm also keen to continue the work which we've commenced around improving the efficiency of our sector.

With the next State election fast approaching, and the Liberal Party committed to a rate capping policy, we need to show our communities that we're already the most efficient sphere of government.

The work we're currently undertaking around boundary adjustment reform, shared services, and benchmarking is evidence of the path the sector is on to provide the best value to rate payers.

We also need to continue to refine and expand on the value proposition of the LGA.

I appreciate your commitment to serving our sector through membership of the LGA Board and I'm confident that working together we can achieve great outcomes for local government in South Australia.

I look forward to our induction session and first meeting on 25 January. The LGA Chief Executive Officer, Matt Pinnegar will be in touch with you soon with further information about the arrangements for the day.

Yours sincerely

Mayor Lorraine Rosenberg
LGA President

Telephone: (08) 8224 2022

Email: lga-president@lga.sa.gov.au



Government of South Australia

Department of Planning,
Transport and Infrastructure

In reply please quote 2015/03998/01
Enquiries to Phil Lawes
Telephone 8204 8810

DEVELOPMENT DIVISION

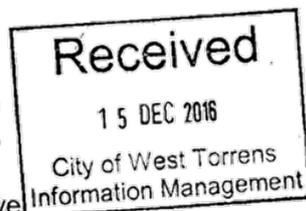
Roma Mitchell House
136 North Terrace
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Adelaide SA 5001

Telephone: 08 8343 2222
Facsimile: 08 8204 8740

ABN 92 366 288 135

Mr Terry Buss
Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033



Dear Mr Buss, *Terry*

STREAMLINING TRANSPORT RELATED DEVELOPMENT REFERRALS

The Department of Planning, Transport and Infrastructure (DPTI) is continually refining the operation of the planning system. As part of this process DPTI is seeking local planning authorities to discontinue the practice of informally referring applications to DPTI for advice in the absence of a statutory requirement.

Mandatory referrals of applications to DPTI are specified in Schedule 8 of the *Development Regulations 2008*, and are limited to matters critical to ensuring a safe and efficient road network.

A recent review found that DPTI receives many applications every year that are not required under Schedule 8. Many of these referrals relate to the incorrect identification of roads to which Schedule 8 applies, such as controlled-access roads, and uncertainty regarding the treatment of developments near mass transit corridors.

These non-mandatory referrals are contributing to delays in the processing of applications and the administrative burden of both Local Government and DPTI.

To streamline the development assessment process, I advise you that DPTI will no longer provide comment or advice on development or land division applications other than those required under Schedule 8.

The attached Information Sheet has been prepared to support planning authorities in undertaking assessments, and to improve awareness of when an application needs to be referred.

#9399560

1



INFORMATION SHEET

DEVELOPMENT APPLICATIONS - REFERRALS TO DPTI TRANSPORT

October 2016

REFERRAL OF DEVELOPMENT APPLICATIONS TO THE DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE – TRANSPORT PORTFOLIO

PURPOSE

The purpose of this advisory notice is to provide advice to applicants and councils about referrals to the transport portfolio of the Department of Planning, Transport and Infrastructure (DPTI Transport).

It explains what development applications need to be referred and what information is required from the applicant.

It also provides tools to help councils manage applications that may affect the transport network, but where a mandatory referral to DPTI Transport is not required.

KEY POINTS

- Development applications that must be referred to DPTI Transport (on behalf of the Commissioner of Highways) are described in *Development Regulations 2008* Schedule 8, Items 2, 3 and 4.
- In addition, applicants must seek permission from DPTI Transport as a property owner and/or transport operator for developments impacting on land, waters, facilities or transport operations for which the Minister for Transport is responsible¹.
- DPTI Transport has a policy that it will not provide comment or advice on development applications other than as required under the *Development Act* and in relation to developments likely to affect DPTI assets and/or operations.

¹ Including South Australian waters, marine navigation and operational matters; the public transport network and associated facilities; roads under the care, control and management of Commissioner for Highways; and railways owned and/or managed by the Rail Commissioner.

INFORMATION SHEET - REFERRALS TO DPTI TRANSPORT

How to identify properties affected by the Metropolitan Adelaide Road Widening Plan (Schedule 8 Item 3)

Affected properties are identified in the Metropolitan Adelaide Road Widening Plan, which is deposited with the Registrar-General. All councils have been provided with a copy of the plan along with guidelines for interpreting the plan to identify affected properties. DPTI has initiated a project to update and simplify the plan to make it easier to interpret, and potentially make it available online. In the meantime, applicants can contact either DPTI (DPTI.LandUseCoOrdination@sa.gov.au) or their local council to see if their property is affected by the plan.

What information do applicants need to provide

In addition to the information normally required for a development application (as per Schedule 5 of the [Development Regulations](#)), applications requiring a referral to the Commissioner for Highways should include the following information.

Information Requirements - land division adjacent to main roads

1.	Scaled site plans showing: <ol style="list-style-type: none"> any existing buildings or uses on the site on-site vehicle manoeuvring and parking areas the location of existing and proposed access points or junctions to arterial roads or controlled-access roads or within 25m of an arterial road or controlled-access road turning profiles showing that all vehicles can enter and exit the site in a forward direction the location of other major features on or along the road (such as stobie poles, kerbs, side entry pits, bus stops and major directional, warning or traffic control signs / devices, level crossings)
2.	Any planning reports or statements of support provided for the proposal
3.	A traffic impact statement land divisions that will, when developed, result in: <ol style="list-style-type: none"> the generation of over 100 additional vehicle movements in the peak hour, or the creation of a new junction with an arterial or controlled-access road

Information Requirements – development adjacent to main roads

1.	Scaled site plans showing: <ol style="list-style-type: none"> internal development layouts on-site vehicle manoeuvring and parking areas the location of existing and proposed access points or junctions to existing or proposed arterial roads or within 25m of an existing or proposed arterial road turning profiles showing that all vehicles can enter and exit the site in a forward direction the location of other major road features (such as stobie poles, kerbs, side entry pits, bus stops and major directional, warning or traffic control signs / devices, level crossings) the location of any proposed sign
2.	Any planning reports or statements of support provided for the proposal
3.	A traffic impact statement for developments that will result in the generation of over 100 additional vehicle movements in the peak hour.

INFORMATION SHEET - REFERRALS TO DPTI TRANSPORT

APPLICATIONS REQUIRING SEPARATE APPROVAL FROM A TRANSPORT LAND OWNER AND/OR AUTHORITY

Applicants must seek consent from DPTI Transport for developments that may encroach on or impact on land, waters or facilities owned, managed or controlled by the Minister for Transport (or equivalent, such as the Commissioner of Highways, Rail Commissioner), or impact on the operation of the transport network for which the Minister is responsible (eg safe navigation, public transport services).

Developments may require a license, lease or permit to undertake works impacting on transport lands, waters, infrastructure or operations. The applicant is responsible for funding any required works to the transport network as result of a development, such as road works to enable safe access to a property, or relocation of a bus stop or marine navigational aid.

These requirements derive from tenure and or other powers of the Minister for Transport, separate and additional to the *Development Act*. In these situations the issuing of development consent does not extinguish DPTI Transport's separate responsibilities as owner and/or manager of a significant proportion of South Australia's transport network.

Ownership and management of South Australia's transport network involves all levels of government and the private sector. In some cases the responsible transport authority is the body that owns the asset; in other cases it is the body that manages the operations of the asset; and in some cases it is both. These 'rules' are set out in a range of legislation.

The following is a quick guide as to when an applicant needs to seek consent from DPTI Transport regarding a development that is likely to impact on infrastructure or operations for which the Minister for Transport has responsibility.

Transport facilities, land, waters and operations that are NOT the responsibility of DPTI

If a development is likely to impact on the following facilities or their operation, applicants should seek permission from the appropriate owner and/or responsible authority:

- major commercial ports of Thevenard, Port Lincoln, Whyalla, Port Bonython, Port Pirie, Wallaroo, Ardrossan, Port Giles, Klein Point and Port Adelaide
- interstate/intrastate rail²
- airports and aerodromes
- local roads.

Generally, dedicated (off-road) cycling and walking paths such as greenways, bikeways and footpaths are the responsibility of councils. Some jetties and wharves are the responsibility of councils; this [webpage for government owned jetties or wharves in South Australia](#) provides a list.

² Except Snowtown-Wallaroo and Wolseley-Mount Gambier-Millicent-Heywood

INFORMATION SHEET - REFERRALS TO DPTI TRANSPORT

Marine / State waters

Council planners should familiarise themselves with who is responsible for maritime and navigation assets in their local area as it varies across the State.

In general, the Minister for Transport is responsible for:

- all land underlying coastal waters³ and other navigable waters in South Australia (with the exception of the River Murray), as well as associated easements, revetments and adjacent lands under the care, control and management of the Minister
- the safe navigation of vessels in all South Australian waters, regardless of location or ownership, including Coopers Creek when in flood and the River Murray
- jetties, wharves, docks and other structures as identified on the [SA Government website](#).

In accordance with the [Harbors and Navigation Act 1993](#), applicants must seek permission from the Minister for Transport regarding developments likely to encroach on or over lands, waters or facilities owned and/or managed by the Minister, (including easements, revetments and some land abutting sections of water) or impact on navigational aids, access channels or the operation of wharves, marina facilities etc.

Often such developments will require a licence or lease from the Minister. The applicant will be responsible for funding any necessary works required to maintain safe operations or other impacts on the Minister's property as a result of a development.

Detailed guidance on development assessment and planning policy associated with the coast is provided in the Coastal Planning Information Package available on the [Coast Protection Board's website](#). Guidance on preparing and assessing development applications for new marinas or mooring structures is available from the [SA Government website](#).

Other property

The Minister for Transport (or equivalent) owns a range of other properties and assets across the State. As with any other land holder, applicants must contact DPTI Transport if a proposed development is likely to impact on these assets in accordance with the requirements of the [Development Act 1993](#).

This includes in cases where proposed excavation works may affect the stability of an adjoining allotment, building, road, railway or maritime infrastructure that is the responsibility of the Minister for Transport. While not a common occurrence, the consequences for transport users could be catastrophic if the safety of the asset is compromised.

³ an area three nautical miles seaward of the mean high water mark and all waters of the Spencer Gulf and Gulf St Vincent

INFORMATION SHEET - REFERRALS TO DPTI TRANSPORT

What information is there about noise attenuation near major road and rail corridors and public transport interchanges?

Relevant [SAPPL](#) module: *Noise and Air Emissions Overlay (where applicable)*

Relevant [SAPPL](#) module: *Interface between Land Uses*

Objectives

1. *Development located and designed to minimise adverse impact and conflict between land uses*
2. *Protect community health and amenity from adverse impacts of development.*
3. *Protect desired land uses from the encroachment of incompatible development.*

The 30-Year Plan for Greater Adelaide and the Integrated Transport and Land Use Plan envisage a new urban form centred on more housing and mixed land uses around public transport nodes, corridors and activity centres. Managing the interface between the transport system and residential developments will be critical to achieving this vision.

In 2012, the South Australian Government introduced complementary development plan policies (*Noise and Air Emissions Overlay*) and building rules (*Minister’s Specification SA 78B – Construction Requirements for the Control of External Sound*) to ensure that the new urban form supports the health and wellbeing of residents as well as the ongoing operation and functional performance of the transport network. Design guidelines for [Reducing noise and air impacts from road, rail and mixed land use](#) support the application of these new policies and rules.

What information is there regarding providing for cycling and walking?

Relevant [SAPPL](#) policy module: *Transportation and Access – Cycling and Walking*

Objectives

4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks that are connected to the public transport network.

Cycling Aspects of Austroads Guides 2014 helps engineers, planners and designers involved in the planning, design, construction and management of cycling facilities. It includes sections on bicycle parking provision rates and end of trip facilities. It can be downloaded from the [Austroads website](#). *The Streets for People Compendium of South Australian Practice* helps professionals and authorities create people-friendly streets in a South Australian context. It can be downloaded from the [SA Active Living Coalition website](#).

Further information

Department of Planning, Transport and Infrastructure

136 North Terrace
 GPO Box 1815
 ADELAIDE SA 5001
www.dpti.sa.gov.au

Operational Services

DPTI.LandUseCoOrdination@sa.gov.au

KNET: 9345722



9345722

21 CONFIDENTIAL

21.1 Public Lighting Service Delivery & Forward Strategic Plan

Reason for Confidentiality

The Council is satisfied that, pursuant to Section 90(3)(g) of the *Local Government Act 1999*, it is bound by a duty of confidence to the Local Government Association to receive, discuss or consider the Public Lighting Service Delivery and Forward Strategic Plan Report and attachments in a meeting not open to the public on the basis it is confidential information provided by, and relates to, the business of the Local Government Association and which the Local Government Association has requested be dealt with in confidence.

RECOMMENDATION(S)

It is recommended to Council that:

1. Pursuant to Section 90(2) of the *Local Government Act 1999*, Council orders, that the public, with the exception of the Chief Executive Officer, members of the Executive and Management Teams in attendance at the meeting, and meeting secretariat staff, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential report Item 21.1 Public Lighting Service Delivery & Forward Strategic Plan, attachments and any associated documentation submitted by the Chief Executive Officer, pursuant to the provisions of Section 90(3)(g), because Council has a duty of confidence to the Local Government Association on the basis that the information and documents contained in the report relate to the business of the Local Government Association and it has asked that the information and documents be dealt with in confidence.
2. At the completion of the confidential session the meeting be re-opened to the public.

22 MEETING CLOSE

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1 MEETING OPENED**2 PRESENT****3 APOLOGIES****4 DISCLOSURE STATEMENTS**

Committee Members are required to:

1. Consider Section 73 and 75 of the *Local Government Act 1999* and determine whether they have a conflict of interest in any matter to be considered in this Agenda; and
2. Disclose these interests in accordance with the requirements of Sections 74 and 75A of the *Local Government Act 1999*.

5 CONFIRMATION OF MINUTES**RECOMMENDATION(S)**

That the Minutes of the meeting of the Urban Services Committee Meeting held on 13 December 2016 be confirmed as a true and correct record.

6 COMMUNICATIONS BY THE CHAIRPERSON**7 QUESTIONS WITH NOTICE**

Nil

8 QUESTIONS WITHOUT NOTICE**9 MOTIONS WITH NOTICE**

Nil

10 MOTIONS WITHOUT NOTICE

11 URBAN SERVICES DIVISION REPORTS

11.1 Potential Road Closures - Craig Street, Richmond, and Tyson Street, Ashford

Brief

This report advises Elected Members that, following investigations, portions of road on the northern side of Craig Street, Richmond (being the northern 'extensions' of Weaver Avenue and Chambers Avenue), are recommended for closure.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The report be noted.
2. Council Administration be authorised to commence the process of closure of the identified portion of road (extension of Weaver Avenue) on the northern side of Craig Street, Richmond (as per Attachment 3).
3. Further reports be provided to the Council as, and when, appropriate milestones are reached and/or when any additional authorisation(s) may be required as part of the road closure process and sale of the extension of Weaver Avenue that is north of Craig Street
4. Consideration be given to the provision of budget funding to permit the development of a landscape treatment plan for the northern extension of Chambers Avenue (i.e. the portion north of Craig Street).

Introduction

At its meeting of 16 February 2016 Council considered a report regarding the potential closure of portions of the road at the intersection of Packard Street and Allchurch Avenue at North Plympton. During discussion in relation to this matter the Council requested that the Administration consider the feasibility of closure (and potential subsequent sale) of other portions of road/land generally, in particular two 'portions' of road in Craig Street, Richmond, and one in Tyson Street, Ashford.

Whilst Council's Administration will continue to investigate opportunities for the closure of roads/sale of land which may be determined to be surplus to Council's requirements, this report focusses on those portions of road identified by the Council at the meeting of 16 February 2016.

Discussion

Tyson Street

A portion of the allotment in Tyson Street is held by the Crown (Attachment 1). Whilst it may be possible to seek transfer of this land from the State Government, there are a number of processes that need to occur and approval may be required from a number of State Government agencies (background information from the relevant webpage is attached for the benefit of Members - **Attachment 2**).

Given the above, at this stage (but subject to any alternate direction from the Council) Council's Administration proposes to not deal with this land any further. (The land has recently been irrigated and seeded.)

Craig Street

Two allotments have been identified for potential disposal in Craig Street, Richmond. Both lie south of the drainage reserve on the northern side of Craig Street. The northern extension of Weaver Avenue is currently classified as road whilst the northern extension of Chambers Avenue was confirmed as closed (road) under the Roads Opening and Closing Act on 3 October 1963. The closed parcel was also excluded from the classification of Community Land by Council at its meeting of 5 November 2002 (refer **Attachment 3**).

Council's Administration suggests that consideration be given to closing the identified 'Weaver parcel' and, subject to confirmation of closure:

- the eastern most parcel (i.e. the northern 'extension' of Weaver Avenue) be sold; and that (a portion of) the proceeds arising from the sale of this parcel be utilised to landscape/upgrade the western parcel (i.e. the northern 'extension' of Chambers Avenue).

Please also note that the Council will need to resolve to exclude the eastern parcel of land from the classification of **Community Land** prior to the closure being finalised if Council's intention is for this land to be sold.

Whilst not subject to any existing formal arrangement, the eastern parcel is currently utilised by the adjoining owner(s) (and possibly others) for car parking and also to provide rear access to their premises, albeit both properties have vehicular access available directly from Craig Street. The Stobie pole and above ground power lines evident in the photographs on the eastern side of the roadway do not present a problem in regard to closure of this portion of the road (although there would/may be costs associated with its removal) (refer **Attachment 4**).

The owners/residents of the properties on the western and eastern sides of the northern extension of Chambers Avenue do not currently access the rear/sides of their properties from Chambers Avenue. Given that the status of this parcel is closed road Council may restrict vehicular access to this portion of "Chambers Avenue" at any time.

As may be evident from the aerial plan (and as is evident from the attached photographs) there is a bridge linkage at the northernmost end of Chambers Avenue that allows north-south pedestrian movement between Chambers Avenue and Wilson Street (and to Cowandilla Primary School) (refer **Attachment 5**).

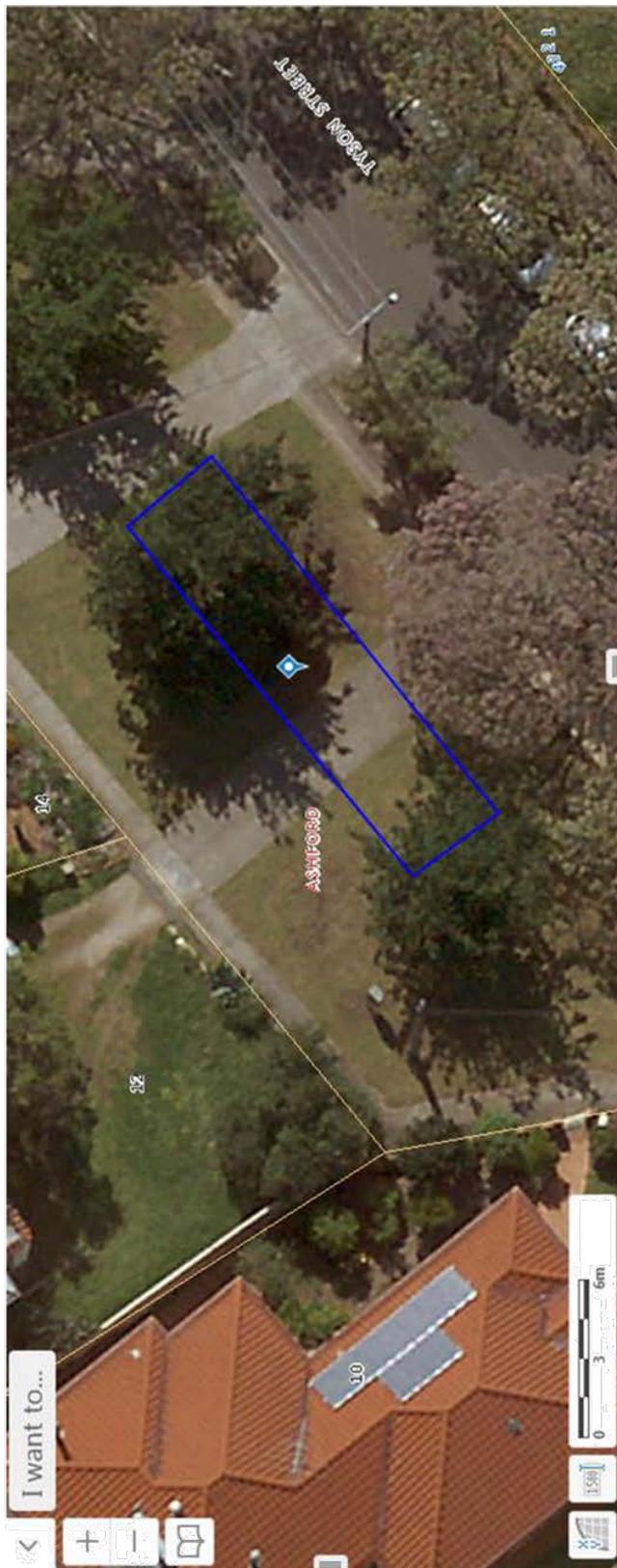
As indicated previously, although "legal" closure of this portion of Chambers Avenue has already occurred, actual closure of this portion will allow it to be landscaped, which will both enhance pedestrian safety and also provide a more visually appealing and aesthetic entry to/from the southern end of the Cowandilla Primary School and Wilson Street. It is suggested that a consultant be engaged to prepare a landscape plan for Council's consideration but that this not occur until such time as the road closure has been confirmed.

Conclusion

Council's Administration seeks approval to commence the process of road closure for the identified portion of road on the northern side of Craig Street, Richmond (being the northern 'extension' of Weaver Avenue). Should the closure be confirmed it will allow the eastern-most parcel to be sold and the closed portion of Chambers Avenue (north of Craig Street) to be landscaped using a portion of the funds obtained from this sale.

Attachments

1. **Tyson Street Aerial Map**
2. **Transfer of Crown Lands Information**
3. **Craig Street Aerial Map**
4. **Northern 'Extension' of Weaver Avenue**
5. **Northern 'Extension' of Chambers Avenue**



Across Council: COMMON SA 9999

Description	Hyperlinks	Details	Planning Applications	Sales Records	Mail Merge	Customer Service Requests
Address	Across Council					
Suburb	COMMON SA 9999					
Owner	THE CROWN					
Land Use	4530 - Median strips, plantations, road reserve, standpip					
Lots	Common Record for Highway Road					
Titles	CT-5485/204 CT-5465/56,CT-5465/55,CT-5464/776,CT-6037/121,CT-6125/880,CT-6088/780,CT-6103/913,CT-6088/783,CT-6061/826,CT-5360/846,CT-6066/925,CT-6066/931,CT-6146/658,CT-6149/181,CT-5105/163,CT-6066/925,CT-6066/93					
VG Number	N/A					
Assessment Number	22287 7					
Capital Value						
Pathway Area Estimated (m²)	0					
tpk/paprop	181674					
tpk/paparc	56772					

INFORMATION RE ACQUISITION OF CROWN LAND

You may be able to purchase Crown land that is considered surplus.

Land is only declared surplus after:

- The Department on Environment, Water and Natural Resources has considered the land is surplus to its requirements, meaning there is no significant conservation or heritage values that warrant retention of the land in Crown ownership
- strategic significance of the land has been assessed by the Department of Planning, Transport and Infrastructure
- other government agencies have had an opportunity to express interest in purchasing the land
- native title rights have been considered and deemed extinguished.

Once Crown land is considered surplus, it can be disposed of by:

- an open market disposal, by public auction, public tender or other open competitive process
- a direct sale where a custodian of dedicated land or a licensee has made significant improvements to the land.

Disposal of Crown land is published in the [Government Gazette](#) and relevant state and regional newspapers. Check with your local real estate agent.

How much does Crown land cost?

Purchase price plus document preparation fees apply. [Contact us](#) to find out more about fees.

Can I purchase Crown land that is not for sale?

If you know of a parcel of Crown land that you are interested in purchasing, you will need to complete the [Expression of Interest to purchase Crown land form](#). An assessment will be undertaken to determine if it is suitable for sale.

If the Crown land is adjoining your property, you can apply to purchase it by submitting the [Application by Adjoining Land Owner to Purchase Crown Land form](#)





Northern extension of Weaver Avenue



Properties adjacent to northern extension of Weaver Avenue



Side/rear access to properties from northern extension of Weaver Avenue



Northern extension of Chambers Avenue



Northern extension of Chambers Avenue (note no rear/side access to adjoining properties)



Path and bridge over stormwater channel at the northern end of Chambers Avenue

11.2 Proposed Footpath Installation - Horsley Street, Lockleys and Neptune Crescent, West Beach

Brief

This report seeks Council's endorsement to proceed with the scheduled footpath construction works on the eastern side of Horsley Street, Lockleys, and the western and southern side of Neptune Crescent, West Beach, as approved within the 2016/17 budget.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. Council's Administration proceeds with the scheduled footpath construction works on the eastern side of Horsley Street, Lockleys, as approved within the 2016/17 budget.
2. The Administration proceeds with the scheduled footpath construction works on the western and southern side of Neptune Crescent, West Beach, as approved within the 2016/17 budget.
3. The Administration advises the residents of Horsley Street and Neptune Crescent of Council's decision.

Introduction

As part of the approved 2016/2017 Capital Works Program it was proposed to construct a footpath in Horsley Street, Lockleys, from Durham Avenue to Frontage Road, and along the entire length of Neptune Crescent, West Beach. In facilitating this, notification advising of the pending works was distributed to the residents in Horsley Street and Neptune Crescent, dated 24 August 2016. As a result of the notifications, Council received a number of objections in regards to the proposed installation of footpaths. As a result of the concerns expressed from some residents, the Administration undertook further consultation with all the residents via a survey seeking residents' preference regarding installation of the footpath and inviting any other comments on the proposal. Subsequently a report to Council was presented at its meeting held 13 December 2016 and Council resolved the following:

"That the item be deferred until the next meeting of the Urban Services Standing Committee on 17 January 2017."

Background

Council adopted the updated Footpath Infrastructure & Asset Management Plan (FI&) at its meeting held 11 December 2012. The objective of the FI& is to provide a safe and practically manageable footpath network with an emphasis on the reduction of risk.

The Commonwealth Disability Discrimination Act 1992 (DDA) makes it unlawful to discriminate against any person, or their associates, on the grounds of disability. This means that people with a disability, or their associates, must be provided with equal access to services and facilities as well as being treated in a fair way and equitable manner by service providers. The DDA requires public organisations such as City of West Torrens to develop action plans to assist in eliminating, as far as possible, instances of discrimination towards people with all manner of disabilities.

In order to ensure that the Council manages its footpath assets in a manner most appropriate for the community and its users, the Council has committed to a management strategy based on the following goals:

- To proactively reduce trip steps by prioritising a patching program based on a risk profile.
- To responsibly renew existing footpaths commencing with replacing bitumen footpaths with concrete or block pavers, and
- To ensure that all developed road reserves have a paved or concrete footpath on at least one side of the road.

In line with Council's commitment, the Administration has to date developed annual footpath construction schedules based on the above methodology and has prioritised the works based on risk and a priority ranking system.

The installation of the footpath in Horsley Street, Lockleys, was identified within the 2016/2017 annual footpath construction schedule due to the following reasons:

- It is currently a road reserve with no hard standing footpath
- It was identified as a high priority due to the vicinity of the River Torrens Linear Park
- It provides a link between the existing footpath on Corona Avenue and the Linear Park shared path along Frontage Road, creating a footpath connectivity network within Lockleys.

The installation of the footpath in Neptune Crescent, West Beach, was identified within the 2016/2017 annual footpath construction schedule due to the following reasons:

- It is currently a road reserve with no hard standing footpath
- It was identified as a high priority due to the vicinity of the West Beach Primary School
- It provides a link between the existing footpath on Ingerson Street and the laneway leading to Woodhead Street, creating a footpath connectivity network within West Beach.

Discussion

Horsley Street, Lockleys

Horsley Street is classified as a local road as it serves to provide access only to properties within the immediate vicinity. It is lined with small-sized trees on the eastern side, and well-established trees on the western side within Linear Park. There is an existing path along Linear Park on the western side of Horsley Street; however, it is elevated to a height that does not satisfy DDA requirements of accessibility. Therefore, it was proposed that a footpath on the eastern side of Horsley Street be installed.

Council's Administration received several unfavourable responses following the initial notification, which noted the following concerns:

- Disturbance to well-maintained grass verges and therefore the street amenity
- Footpath not warranted due to existing path along the western side of Horsley Street within Linear Park being used regularly by pedestrians.

Council's Administration also received a response from a resident who is strongly in favour of the installation of a footpath. As some residents along Horsley Street rarely maintain the grass verge, it has created great difficulty for the resident to access their property from Corona Avenue and forces the resident to walk on the road which can be very unsafe.

Council's Administration later received a letter from a resident (**Attachment 1**) proposing an alternative solution for providing a footpath to the resident who requires a safe access to Corona Avenue, whilst not affecting the residents who are opposed to the footpath. The proposal was to install a footpath on Horsley Street, from Corona Avenue up to No. 6 Horsley Street, and install pram ramps to link the footpath to the existing path along Linear Park. After further investigation, it was determined that the alternative proposal is not achievable as it will not comply with the DDA requirement that a walkway must not be steeper than a grade of 5% (as per AS1428.1 - 2009).

As a result of the concerns expressed from some residents, the Administration undertook further consultation with all the residents via a survey seeking residents' preference regarding installation of the footpath and inviting any other comments on the proposal. The survey (**Attachment 2**) was distributed to all residents of Horsley Street, Lockleys, on 21 September 2016, with a request that it be completed and returned to Council by close of business on 7 October 2016.

Responses were received for all seven surveys distributed in the street. A summary of the responses is provided in the table below.

Footpath Proposal	Response
In Favour	4
Not in Favour	3

From the seven responses received, four of the responses were in favour of the installation of the footpath on the eastern side of Horsley Street. Several of the favourable responses included comments that they find the grass verge dangerous and difficult to walk through.

From the three responses not in favour of the installation of the footpath, the following comments were included in the response form:

- Ongoing pressure on limited resources (council and residents)
- Additional ongoing expense to the council to maintain another footpath
- Potential safety hazards caused by tree roots lifting the footpath
- Additional edge trimming will be required to maintain verge, increasing the cost for the lawn mowing contractors used by residents
- Hard paving surface will absorb and retain heat during summer months adding to the heat load at night
- Hard paving surface will increase surface water run-off and add more pressure to the stormwater drainage system
- Pink block pavers are not acceptable and will not enhance the street amenity (charcoal grey block pavers will be more acceptable)

As Council has committed to a management strategy to ensure that all developed road reserves have a paved or concrete footpath on at least one side of the road, and majority of residents on Horsley Street have stated that they would prefer to have a footpath, it is recommended that Council proceed with installing a brick paved footpath on the eastern side of Horsley Street, Lockleys.

Neptune Crescent, West Beach

Neptune Crescent is classified as a local road as it serves to provide access only to properties within the crescent. It is lined with several small sized trees, and one well-established tree, on both sides. In addition, several residents have established and maintained turf/landscaping on the council verge. It was proposed that a footpath be installed on the western and southern sides of Neptune Crescent as it directly impacts fewer residents and requires a footpath of shorter length compared to the opposite side. It also provides a link to West Beach Primary School via a pedestrian access way at the end of Neptune Crescent to Woodhead Street.

Council received an unfavourable response following the initial notification, which noted the following concerns:

- Disturbance to well-maintained grass verges and therefore the street amenity
- Footpath not warranted as Neptune Crescent is neither a main thoroughfare nor frequently used by anyone other than local residents.

As a result of the concerns expressed from the resident, Council's Administration undertook further consultation with all the residents via a survey seeking residents' preference regarding the installation of the footpath and inviting any other comments on the proposal. The survey (**Attachment 3**) was distributed to all residents of Neptune Crescent, West Beach, on 10 October 2016 requesting that it be completed and returned to Council by close of business on 21 October 2016.

Of the sixteen surveys distributed in the street, eleven responses were received. A summary of the responses is provided in the table below.

Footpath Proposal	Response
In Favour	7
Not in Favour	3
Neutral	1

Of the eleven responses received, seven of the responses were in favour of the installation of the footpath on the southern/western side. Several of the favourable responses included comments that the crescent is frequently used morning and afternoon by children walking to and from school. One response also included that incidents have occurred in which children have been close to being hit by a car reversing from their property due to children walking on the road. Of the seven favourable responses, four of the responses were from properties that are directly impacted by the installation of the footpath.

From the three responses not in favour of the installation of the footpath, the following comments were included in the response form:

- Pedestrians will continue to use the road regardless of whether a footpath is installed.
- Footpath will spoil the streets aesthetics.
- Footpath is not warranted due to minimal vehicle traffic.
- There is an alternative route that is fully paved so anyone using a pram or wheelchair can use the other route.
- Harder to maintain the grass verge with double the edging.

As Council has committed to a management strategy to ensure that all developed road reserves have a paved or concrete footpath on at least one side of the road, and majority of residents on Neptune Crescent have stated that they would prefer to have a footpath, it is recommended that Council proceed with installing a brick paved footpath on the western and southern side of Neptune Crescent, West Beach.

Conclusion

The construction of a footpath along the eastern side of Horsley Street, Lockleys and the western and southern sides of Neptune Crescent, West Beach have been identified and approved within the 2016/17 budget. The construction of these footpaths will help facilitate a safe and functional pedestrian environment by having a formalised footpath on one side of each road reserve, in line with Council's adopted Footpath Asset Management Plan.

The objective of the Plan is to provide a safe and practically manageable footpath network, with an emphasis on the reduction of risk. The Plan also assists Council in eliminating, as far as possible, instances of discrimination toward people with all manner of disability, and therefore a footpath was identified as warranted in Horsley Street, Lockleys and Neptune Crescent, West Beach.

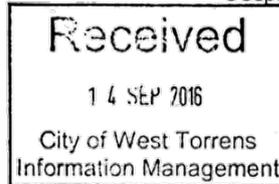
However, considering the concerns of residents from the initial notification of works, a survey of residents of both Horsley Street and Neptune Crescent was subsequently undertaken. The majority of the responses that Council received from the resident survey were in favour of the footpath installation for both Horsley Street and Neptune Crescent. Therefore, it is recommended for Council to proceed with the installation of a brick paved footpath along the eastern side of Horsley Street, Lockleys, and the western and southern sides of Neptune Crescent, West Beach.

Attachments

- 1. Letter from Resident Regarding Opposal to the Horsley Street Footpath Installation**
- 2. Horsley Street Footpath Consultation Letter & Survey Form**
- 3. Neptune Crescent Footpath Consultation Letter & Survey Form**

CITY OF WEST TORRENS
165 Sir Donald Bradman drive
HILTON
SA 5033
Attn: Mr Luke Boin

8 September 2016



Dear Sir

FOOTPATH INSTALLATION HORSELEY STREET LOCKLEYS

Thank you for your advanced notice on 24 August advising of the above.

Further to my telephone call on the 25 August, I confirm that I strongly oppose the Councils' decision to construct another footpath on the eastern side of Horsley Street. The existing footpath along the western side of Horsley Street and the northern side of Frontage Road is continuous, safe and accessible and used regularly by pedestrians.

My preference would be to extend the existing footpath along Corona Avenue connect it to the Linear Park shared path at the southern end of Horsley Street. However, following discussions with my neighbours, there is one resident in number four, whom is strongly in favour of another footpath, immediately in front of their residence.

Considering all points of view, I believe the approved proposal, with a minor adjustment, can be acceptable to all parties.

The Revised Proposal:

'A new section of paved footpath (not concrete) will provide a link between the existing footpath on Corona Avenue and the existing footpath along the western side of Horsley Street. The new section will continue past number four and six and connect to the existing footpath via new pram ramps at the bend of Horsley Street, (between number six and eight)'. Refer map attached.

The current road verge in front of numbers eight, ten and twelve will remain as is. Saving on unnecessary expense of extra footpath and costs of making good to the lawn, plantings and irrigation system along this section.

This new section of footpath at the southern end of Horsley Street will provide pedestrians' safe access in both directions connecting via pram ramps to a continuous network of existing footpaths leading to neighbours, letter boxes and bus stops beyond.

I would like to commend the Council and its staff on its continuous re-vegetation program, ongoing maintenance and recent upgrade to lighting along the Linear Park. This enhancing and improving of the amenity and security is greatly appreciated.

I do however, hope that any connecting pram ramps will reinstate any plants that need to be removed and that the final section of embankment between the southern end of Horsley Street and the Linear Park footpath, can be completed at some stage soon with suitable vegetation. I suggest this could be funded from the saving of the footpath not required at the norther end of the street. New vegetation on the embankment would further enhance the amenity and help contain and capture the leaf and tree litter from being blown onto the roadway. Which in turn would reduce the frequency of the street sweeper, saving further costs and resources.

I trust that this revised proposal will be given due consideration. It will save time and money, utilise existing footpath infrastructure. It is equivalent to the current proposal but further enhances the amenity with extra landscaping on the embankment. It also meets the DDA requirements, Council decision and the consideration of all residences.

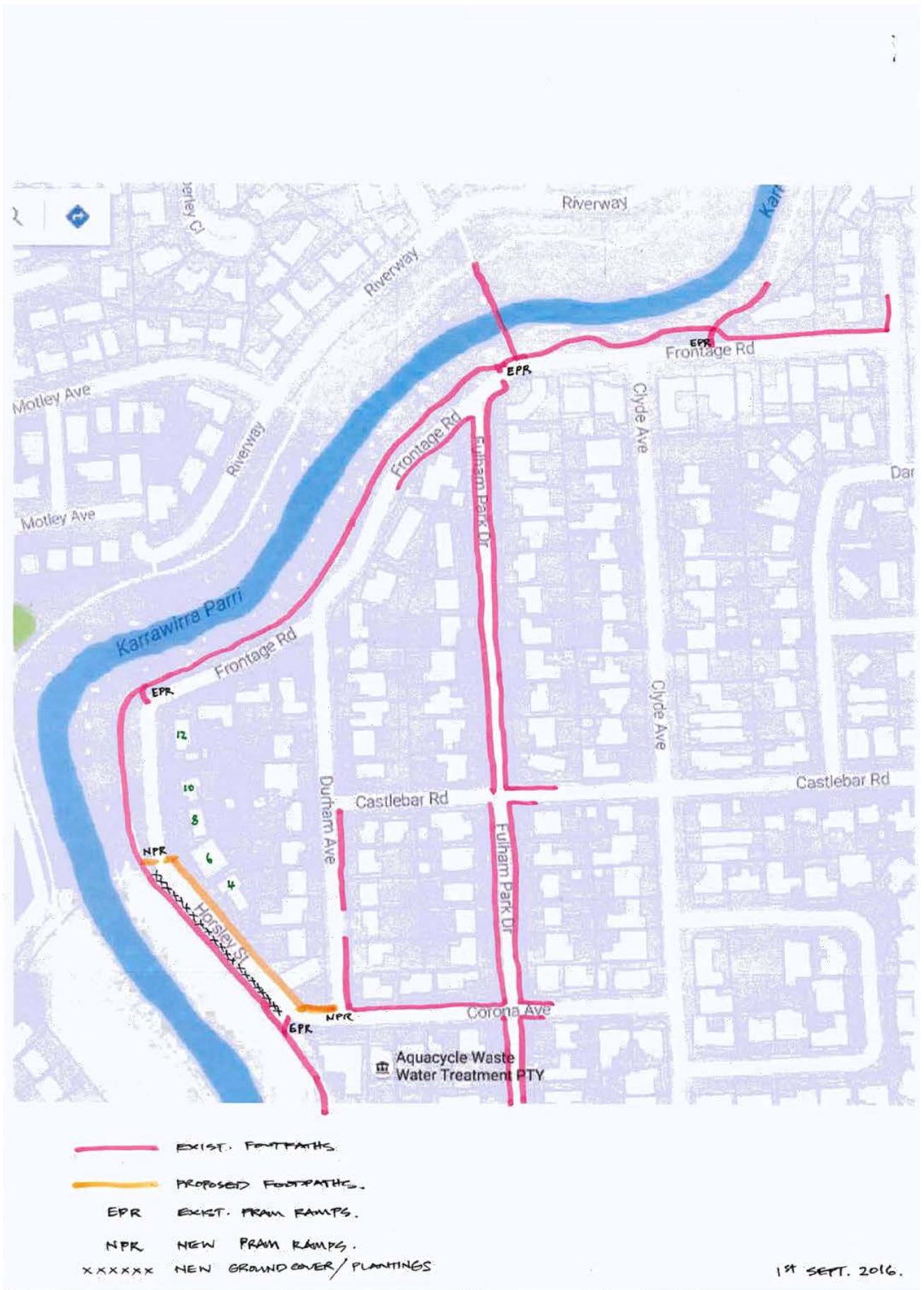
In anticipation of a favourable response.

Yours sincerely

A handwritten signature in black ink, appearing to read "Rob Hutson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

ROB HUTSON
12 Horsley St
LOCKLEYS
SA 5032

Attached: Sketch showing existing footpaths nearby and Revised Proposal



Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel 08 8416 6333
Fax 08 8443 5709
Email: csu@wtcc.sa.gov.au
Web: westtorrens.sa.gov.au



21 September 2016

HORSLEY STREET – LOCKLEYS PROPOSED FOOTPATH INSTALLATION

Dear Resident/Ratepayer,

Council has received mixed responses from the initial notification letter delivered on the 24th August 2016 regarding the proposed installation of the footpath on the eastern side of Horsley Street.

To assist Council in its consideration to proceed with the instalment of footpath, Council is requesting your comments on the proposed footpath. Please find enclosed a copy of a Survey Form together with a reply paid envelope. Based on the results of the Survey, Council Administration will provide a report to Council Elected Members for their deliberation.

In order for your response to be considered, please return your completed Survey Form to Council by Close of Business, Friday 7th October 2016 via the enclosed reply paid envelope. Once the survey is complete, Council will then be able to make an informed decision regarding the installation of a new footpath on the eastern side of Horsley Street, Lockleys.

Should you require further information, please contact me on 8416 6362.

Yours sincerely,

Luke Boin
Technical Officer - City Assets

CC: Ward Councillors Cr Kym McKay & Cr Steven Rypp



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Survey on footpath installation
Reply Form

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel 08 8416 6333
Fax 08 8443 5709
Email csu@wtcc.sa.gov.au
Website www.wtcc.sa.gov.au



<i>Horsley Street, Lockleys between Frontage Road and Durham Avenue</i>	
I/we (please print name)	
of (please print address)	
Am/are: Please ✕ your preference -	
<input type="checkbox"/> In favour; or <input type="checkbox"/> Not in favour	
Of a footpath to be installed along the Eastern side of Horsley Street, Lockleys between Frontage Road and Durham Avenue.	
Additional comments	
If you wish to make further comments, please do so below.	
Signed:	Dated:
Please return your completed form to the City of West Torrens by 5pm Friday 7th of October, 2016	



10 October 2016

NEPTUNE CRESCENT – WEST BEACH PROPOSED FOOTPATH INSTALLATION

Dear Resident/Ratepayer,

Council has received mixed responses from the initial notification letter delivered on the 24th August 2016 regarding the proposed installation of the footpath on the western and southern side of Neptune Crescent.

To assist Council in its consideration to proceed with the instalment of footpath, Council is requesting your comments on the proposed footpath. Please find enclosed a copy of a Survey Form together with a reply paid envelope. Based on the results of the Survey, Council Administration will provide a report to Council Elected Members for their deliberation.

In order for your response to be considered, please return your completed Survey Form to Council by Close of Business, Friday 21st October 2016 via the enclosed reply paid envelope. Once the survey is complete, Council will then be able to make an informed decision regarding the installation of a new footpath on the western and southern side of Neptune Crescent, West Beach.

Should you require further information, please contact me on 8416 6362.

Yours sincerely

Luke Boin
Technical Officer - City Assets

CC: Ward Councillors Cr Rosalie Haese & Cr Garth Palmer



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11.3 Cummins House Lease

Brief

This report advises Elected Members that the initial 20 year term of the lease for Cummins House, which was subsequently varied to provide an initial 30 year term by a Deed executed by the parties on 24 October 1991, expires on 30 June 2017. The report further advises that a renewal term of a further 20 years is provided within the lease and discusses a number of possible alternatives that may be considered by Council in regard to the property.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. Approval be sought from the Department of Planning Transport and Infrastructure (DPTI) for the grant of a short term extension of the current lease of Cummins House, on similar terms and conditions as the existing lease agreement, until 31 December 2018, or until such time as a final agreed position has been negotiated and determined by the parties
2. The Mayor and Chief Executive Officer be authorised to sign and seal such short term agreement.
3. The Administration be authorised to enter into formal negotiations with representatives from the the Department of Planning Transport and Infrastructure for the acquisition by Council of the Cummins House property.
4. A further report(s) be provided to Council should formal Council input be required throughout, or alternatively at the conclusion of, the negotiation process.

Introduction

The initial (varied) term of the existing lease for Cummins House expires on 30 June 2017. The lease provides for a right of renewal for a period of a further twenty (20) years. Under the terms of the lease agreement the right of renewal must be exercised in writing by Council no less than 3 months prior to the expiry of the initial term (i.e. the right must be exercised by Council before 31 March 2017).

Background

Cummins House is listed as a State Heritage Place in the SA Heritage Register. The original 5 roomed homestead was built on the original landholding of some 134 acres by Sir John Morphett in 1842 (and subsequently and substantially extended in 1854). The property currently comprises the main house and a number of outbuildings including laundry, ironing room, implement and machinery sheds. It is the former residence of the Morphett family and was acquired by the State Government circa 1976 for \$200,000. The purchase price also included purchase of a number of period items located on the property.

The property is located at 19-23 Sheoak Avenue in Novar Gardens. Originally the property's grounds extended to Anzac Highway to the south, Pine Avenue to the west and included the land upon which Camden Oval and Immanuel College are now situated.

Whilst the property was originally leased by the State Government to Immanuel College, the College sought early termination of the lease agreement within three years of commencement of its lease term. Council entered into a lease of the property in June 1987 for a nominal rental of \$1pa. The original lease provided an initial term of 20 years with a right of renewal for a further twenty years. Subsequent to executing this agreement the parties executed a deed in October 1991 to extend the initial term from twenty to thirty years.

Under the terms of the lease Council is responsible for ongoing maintenance of the property, property and public liability insurance and all operating costs (e.g. power, water, telephone). In addition the Council has undertaken some capital works on the property - these works have been principally associated with the attached caretaker's "flat" and/or caretaker's presence within the building and include upgrade of the bathroom and kitchen in the flat and installation/upgrade of an EWIS/fire system.

The current lease provides that the property can be used as/for "the purpose of a Museum and/or an Education, Exhibition, Reception and Performance Centre and any other purpose which the Lessor authorises in writing." Since the property has been held by Council it has been hired by the Community and commercial groups for a range of functions and activities including weddings, funerals, seminars and conferences, birthday parties, high teas and film shoots.

There are two main groups that assist with the operation of Cummins House.

The Cummins Society Inc

The Cummins Society Inc is a separately run and managed volunteering organisation (i.e. independent of the City of West Torrens volunteering structure) which provides considerable resources and assistance towards the operation of Cummins House. Principally this group is responsible for day to day management of the gardens, including plants, shrubs and lawns (but not tree maintenance), within the property and for organisation of tours, regular open days and Devonshire/afternoon teas. Of recent times the Society has also provided assistance and/or funding contributions to help address minor maintenance issues and has sought and financed independent expert advice in regard to the garden. The Society also seeks to raise the profile of the property (via e.g. appearances on radio talkback shows, participation in the annual Garden Shows and organisation of events during History Week) and manages the museum pieces which are displayed within the property. From time to time the Society also negotiates with the Morphet family and/or their relatives/descendants in regard to the acquisition or loan of relevant period pieces or belongings. No financial or other assistance is generally provided by Council to the Society other than reimbursement of its annual public liability premium (approximately \$1,450pa).

Caretaker/Managers

Council recruited and appointed independent caretaker managers to assist with the day to day management of bookings/hires and functions for Cummins House. Principally, the caretaker managers take enquiries and make bookings for the House, assist with setup for functions, undertake a number of day to day tasks and are responsible for cleaning and minor maintenance of the House. The caretaker managers have also been responsible for suggesting a number of marketing initiatives that have been subsequently implemented. The current caretaker managers of the House are Angela and Richard Castell. Fees for the hire and use of Cummins House are set and reviewed each year by Council as part of the Annual Review of Fees and Charges.

It should also be noted that the expiry of the existing caretaker contract for management of the Cummins House property coincides with the expiry of the initial lease term. An informal enquiry of the current caretaker managers indicates that they would be unlikely to consider a new or long term extension of their existing contract.

To act as a liaison point between the above parties, Council established an Administrative/Management group shortly after taking on the lease of the property. This group meets on 3 to 4 occasions per year to discuss and consider a range of matters relating to the management of the property and comprises representatives from the Cummins Society and a relevant Ward Councillor (currently Cr Demetriou). Administrative functions for the Board are provided by Council Administration.

Discussion

Council's Administration has held a number of meetings with, and sought information from, the relevant State Government agency (the Department of Planning Transport and Infrastructure) in regard to the future of Cummins House. Whilst there has been an exploration of a number of possible alternatives there has been no final agreed position between the parties. The progress of these negotiations has also been somewhat impacted by virtue of the fact that the departmental representatives responsible for the property management and leasing of Cummins House have changed on a number of occasions throughout this preliminary negotiation process.

As the initial (existing) lease term expires on 30 June 2017, and Council has not committed to the extension provided within the lease agreement, it has been unable to deal with the property (i.e. take bookings for hires) beyond this time. Whilst this has had no current budget impacts to the revenue stream received from these hires it will impact the 2017/18 revenue stream as wedding bookings (which deliver the highest hire fees) are generally made some considerable time in advance of the wedding day.

There are three broad alternatives that may be considered by Council in relation to the Cummins House property.

(a) Council determine to not exercise the right of renewal.

This would mean that operation of Cummins House would revert to the State Government. Under such an arrangement the venue would not be managed, or available for use, by Council or the public (unless the State Government provided opportunities for hire) and would mean that the existing revenue stream (of approximately \$30,000 pa) which is generated from hire of the facility would not be received by Council.

Additionally, the expenditure on the property currently incurred by Council would not be required to be made. In recent times this expenditure has been of the order of approximately \$100,000 pa (comprising caretaker fees of approximately \$18,000 pa, maintenance and capital costs of approximately \$22,000pa, insurance costs of approximately \$12,000 pa, usage costs (e.g. water, power, gas, telephone, security) of approximately \$35,000 pa and other miscellaneous costs of approximately \$13,000 pa.)

Should Council determine to not proceed with the lease renewal Council may also receive rates income (of approximately \$13,400 pa) from the property (on proviso that it is not occupied by a State Government department or agency or other party which may be entitled to a reduction or remission of Council rates).

Following an initial meeting between Council Administration and a representative from DPTI, the Chief Executive Officer contacted Members early last year seeking opinion regarding the longer term future of Cummins House and, in particular, whether Council should continue to have any involvement with the property following expiry of the initial lease term. At that time (albeit without any formal decision of the Council and financial analysis or background information) Members provided general support for Council's ongoing interest in the Cummins House property. On that basis the Administration sought to enter into preliminary discussions with DPTI. Based on this initial informal feedback it is considered that one of the following two options is likely to be more favourably considered by the Council.

(b) Council determines that it does wish to exercise the right of renewal.

Exercising the right of renewal will result in Council being able to continue to operate/hire the Cummins House property until 30 June 2037. As previously indicated, formal notice of this will need to be provided in writing to the Department by no later than 31 March 2017.

As indicted previously, should Council determine to proceed in this manner it is likely that the revenue received in the initial year of the renewed lease term will be considerably less than that

which has been received in recent years, as weddings and wedding receptions (which provide the highest fees) are generally booked a considerable time in advance. The envisaged reduction in revenue is principally due to the expiry of the current lease term, uncertainty as to whether Council would determine that the lease should be renewed once necessary and pertinent information had been received and considered, and the consequent inability to accept bookings beyond the expiry date of the initial lease term.

Given the decision of the current caretaker managers, the other matter that arises in relation to this scenario is that Council will either need to manage the property or a new (contract) manager(s) will need to be recruited and appointed to undertake this function, or alternatively consider and implement a different management model for the property.

Council should also seek an understanding and commitment from DPTI in regard to a time frame within which DPTI will address and rectify the matters identified within the updated dilapidation report.

Under this scenario the revenue and holding costs outlined above will continue to apply.

(c) Potential acquisition of Cummins House by Council

As indicated above, and also under this scenario:

- the revenue received in the 2017/18 financial year would be unlikely to be of comparable levels to that which has been received recently;
- Council would be required to manage, or recruit and appoint a contractor(s) to manage, the property; and
- the revenue and holding costs outlined above will continue to apply.

Preliminary discussions with the Department of Planning Transport and Infrastructure representatives, albeit not currently a formal departmental position, have indicated that should Council determine that it wishes to activate the renewal term the Government may consider disposal of the property to Council.

This rationale provided for this position is that, as the property lease is for a peppercorn/nominal rental, and given that the renewed lease term is for a period of 20 years, effectively the State Government "relinquishes ownership and control" of, and receives no revenue from, the property for this substantial time period.

Prior to proceeding with any proposed or actual transfer of the property to Council ownership, the Department would be required to undertake a number of governance and due diligence processes, including seeking interest for the use of Cummins House from other State Government Departments and Agencies. Further, the Department would also need to seek and receive the approval of the relevant Minister.

Nevertheless, and given this possibility, the Administration requested that the Department update the previous dilapidation report for the property (undertaken in 2002) and provide a copy of the updated report to Council. Consultants appointed by the Department inspected the property in late October 2016 and a copy of the updated report was provided to the Administration in late November 2016.

The report indicates that expenditure of approximately \$400,000 is required on the buildings to address maintenance and other issues. In addition advice was sought by the inspecting consultant from a suitably qualified building certifier in regard to building non-compliances. This latter report indicates that there are a number of matters to be addressed, however costings to address these matters were not sought by the consultant/Department and have consequently not been obtained. (Advice provided by Council's building staff suggests that the costs of addressing these compliance matters are likely to be in the order of \$150,000.)

Members should also note that these estimated costs, whilst costed by an independent cost estimator, are high level costings and have not been determined following a full and comprehensive building/engineering inspection. Given this, and prior experiences, the Administration would suggest that the works required may be more significant and consequently the actual costings may be determined to be considerably higher than these estimates.

Whilst there have also been no formal discussions in relation to a potential disposal price Council Administration would suggest that, in the initial instance, the Department be advised that Council would like to further explore this option on condition that:

- the property be transferred to Council for no consideration (other than disposal charges, e.g. stamp duty and preparation of contracts etc - estimated costs of \$80,000);
- the property continue to be operated by Council in a similar fashion to that in which it is currently operated;
- the Council undertake the necessary and identified works contained within the updated dilapidation report within an agreed period; and
- Council continues to be responsible for all ongoing maintenance and improvement of the property.

The property currently has a capital value, as assessed by the Valuer-General, of \$2.125 million.

Given the relatively imminent expiry of the current lease term, the need of Council to provide formal written notification to the Department prior to 31 March 2017, and the inability of Council to deal with the property subsequent to the 30 June 2017 expiry date it is suggested that, at this time, approval be sought from the Department for a short term extension of the lease (e.g. until 31 December 2018) to enable ongoing management and hire of the property. Such an extended period will allow the Council to continue to operate Cummins House in the intervening period and until such time as negotiations with the Department have been completed, and a final position determined and agreed between the parties.

Conclusion

The current term of the lease for Cummins House expires on 30 June 2017. Should Council seek to activate the renewal term (of a further 20 years) which is provided within the lease agreement it will formally need to write to the Department of Planning, Transport and Infrastructure (DPTI) by no later than 31 March 2017. Rather than proceeding in this manner at this time it is suggested that a short term lease (under the same/similar terms and conditions as the existing lease) be sought from DPTI to enable further discussion and negotiation in regard to possible acquisition of the Cummins House property by Council.

Attachments

Nil

11.4 Private Parking Area Agreement - Charter Hall

Brief

To approve an agreement for Council's Compliance Officers to police a private parking area in Torrensville.

RECOMMENDATION(S)

The Committee recommends to Council that the Mayor and Chief Executive Officer be authorised to sign and seal any documentation to enter into an agreement with Charter Hall Limited under the Private Parking Areas Act to police the private parking area at 38 South Road Torrensville.

Introduction

Council has been requested to assist a property owner/manager by policing parking within their private car park.

Under the Private Parking Areas Act, 1986, Council may undertake policing of a private parking area by entering into a formal agreement with the property owner or lease-holder for that purpose.

Discussion

Charter Hall Limited is the property owner and operations manager of the Brickworks shopping centre site at 38 South Road Torrensville and has requested to enter into a Private Parking Area Agreement with Council (**Attachment 1**). The site car park comprises 670 parking spaces of mainly customer parking, including 15 spaces reserved for disabled driver permit holders and an area for site staff parking (**Attachment 2**).

Council policing of their car park has been requested to regulate unauthorized parking to ensure the maximum on-site parking space is available for customer access.

City Assets and Compliance staff have met on-site with the Operations Manager of Charter Hall to assess the site, determine the type and level of policing required and to ensure that all parking signs installed are of the correct type and sited in accordance with the requirements of the Private Parking Areas Act.

Compliance staff already police disabled parking areas and the Manager Regulator Services has advised that policing of the additional private parking area can be accommodated by current staff within existing work schedules.

As with existing Private Parking Area agreements, Compliance staff will undertake policing on an "as and when available" basis under the proposed agreement as part of their routine patrols within the adjacent area.

Waiving of expiation notices will be solely at Council's discretion in accordance with the Expiation of Offences Act. The Private Parking Areas Act specifies that all expiation fees or fines recovered in accordance with the agreement are retained by Council.

Current operational budget allocations will cover the resources required.

Conclusion

It would be appropriate for Council to enter into an agreement with Charter Hall Limited to assist with management of the Woolworths Shopping Centre car park site to ensure the maximum on-site parking space is available for customer access.

Attachments

1. Letter from Charter Hall
2. Brickworks carpark plan



16 December 2016

West Torrens City Council
165 Sir Donald Bradman Drive
Hilton SA 5033

Bleson Pty. Ltd
ACN 110 465 168
Suite 604, 147 Pirie Street
Adelaide SA 5000
T +61 8 8417 5900
www.charterhall.com.au

Attention: Joe Lelasi

Dear Joe

Charter Hall the owners of The Brickworks Market Place would like to take this opportunity to request that Charter Hall and West Torrens City Council enter into an agreement to manage the car park at our centre, on the corner of South Road and Ashwin Parade.

We understand that this is a formal request only and that all conditions of the agreement would still need to be outlined and agreed to, in a formal documented process.

Moving forward we would like to arrange a meeting at your convenience to structure this agreement that would be beneficial to both parties.

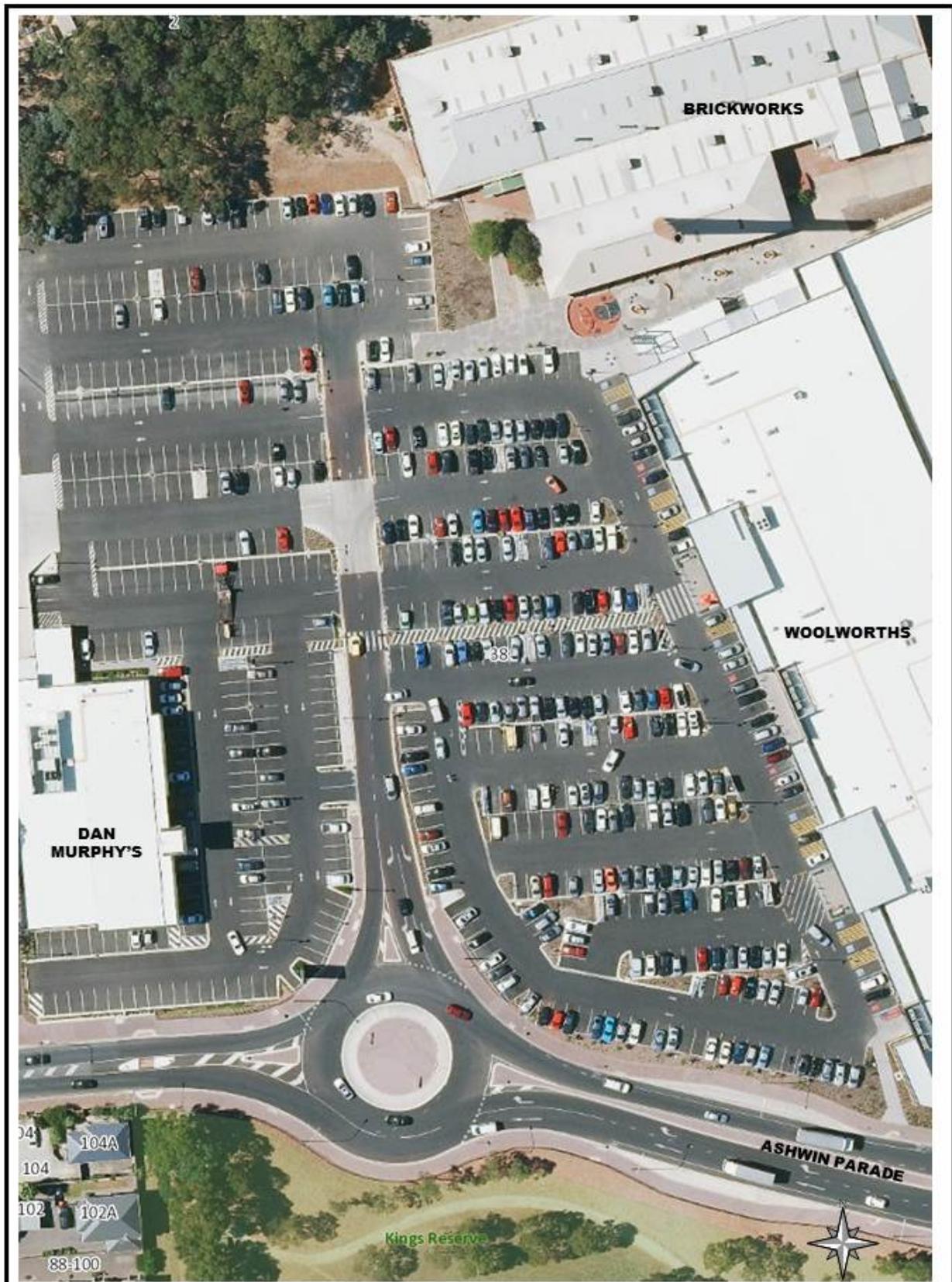
Could you please contact the undersigned at your convenience to discuss this matter further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Figallo', with a small checkmark at the end.

Michael Figallo
Operations Manager

T +61 8 8489 0203
M +61 407 425 787
E michael.figallo@charterhall.com.au



CITY OF WEST TORRENS		SCALE: NOT TO SCALE
PARKING CONTROL		DRAWN: <i>A Gourlay</i>
BRICKWORKS / WOOLWORTHS SITE		DATE: 10/02/2016
		DRAWING No. N/A

11.5 George Street & Dew Street Roundabout - Land Acquisition

Brief

This report is to seek the Common Seal of the City of West Torrens for land acquisition related to the George Street roundabout proposal.

RECOMMENDATION(S)

The Committee recommends to Council that the Chief Executive Officer and the Mayor be authorised to sign and seal any future documentation required for the acquisition of land for the George Street roundabout project.

Introduction

The George Street and Dew Street roundabout project in Thebarton was one key outcome of the Torrensville/Thebarton Local Area Traffic Management program. Previous reports to Council on this project advised that Council's funding submission to the State Black Spot Programme was successful.

Discussion

George Street is classified as a Major Collector Road under Council's Transport Strategy and acts as a public transport and pedestrian route in the Thebarton area. Dew Street is classified as a local road that also has high pedestrian traffic. These roads intersect with traffic travelling along George Street having right of way over traffic travelling along Dew Street.

An intersection or junction qualifies for State Black Spot funding where more than three (3) crashes, resulting in casualties, have occurred over the last five (5) year period. At the intersection of George Street and Dew Street, there were five (5) crashes, resulting in injuries, during the period 2008-2012.

For this reason, the application for funding was submitted for the proposed construction of a roundabout that will reduce the frequency and severity of crashes while also reducing vehicle speeds and improving pedestrian crossing facilities at the intersection.

In the community surveys conducted as part of the ongoing Torrensville/Thebarton Local Area Traffic Management (LATM) scheme, a relatively high number of concerns were raised by the community regarding the speeds of vehicles in George Street (5 responses) and the lack of a pedestrian crossing facility at the intersection of George Street/Dew Street (8 responses). These community concerns would be addressed with the proposed construction of the roundabout.

Plans for roundabout construction have been finalised and the required land acquisition from nearby property owners has been agreed upon and is in the final stages of documentation. To finalise the acquisition, the Common Seal of the City of West Torrens is required for the Application for Deposit of Plan Division ("Application"), **Attachment 1**. The Application provides for Allotments 18 and 19 to vest to Council as road when the Plan of Division is deposited.

Conclusion

The Common Seal of the City of West Torrens is required to finalise land acquisition for the George Street and Dew Street roundabout project in Thebarton.

Attachments

1. Document for Common Seal

14 December 2016

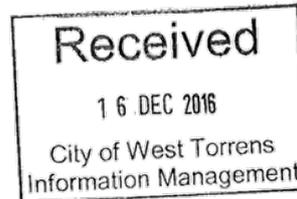


Ref No. A1947234

16 DEC 2016

SCANNED

Mr Joe Ielasi
 Manager City Assets
 City of West Torrens
 165 Sir Donald Bradman Drive
 HILTON SA 5033



Dear Joe

RE: GEORGE STREET THEBARTON, ROAD WIDENING

I am pleased to advise that an Application for Deposit of Plan of Division ("Application") has been signed by the owners of the properties impacted by the proposed road widening at the intersection of Dew Street and George Street, Thebarton.

I enclose the Application and the copy Plan of Division. The Application provides for Allotments 18 and 19 (as shown on the Plan of Division) to vest to Council as road when the Plan of Division is deposited. Please arrange for Council to sign and seal the Certificate of Consent which acknowledges that Council agrees to the vesting of the roads.

Once signed, please return the Application to me so I can arrange for the owners' bank's consent to the Application.

Once all consents are in place, I will arrange stamping and lodging of the Application. In the meantime, please do not hesitate to contact me if you anything requires clarification.

Yours sincerely

MALONEY FIELD SERVICES

FIONA THOMPSON

Manager – Regulation Compliance & Land Tenure

Enc

Address all correspondence to:

Adelaide Head Office
 Level 1, 215 Greenhill Rd
 Eastwood SA 5063
 P (08) 8378 8111
 F (08) 8378 8122

Brisbane
 Level 9, 241 Adelaide St
 Brisbane QLD 4000
 P (07) 3107 1386
 F (07) 3107 1391

North Sydney
 Level 14, 275 Alfred St
 North Sydney NSW 2060
 P (02) 8541 1896

Darwin
 Unit 7, 14 Winnellie Rd
 Winnellie NT 0820
 P (08) 8378 8111
 F (08) 8378 8122

Maloney Field Services
 (Australia) Pty Ltd
 ABN 13 109 359 560
 info@maloney.com.au
 www.maloney.com.au

Established 1970

CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION

CONSENTING PARTY (Full Name and Address)

City of West Torrens of 165 Burbridge Road, Hilton SA 5033

NATURE OF ESTATE OR INTEREST HELD

Registered Proprietor of Public Roads

STATEMENT OF EFFECT ON ESTATES OR INTERESTS OF CONSENTING PARTIES

ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
Allotment 18	Vesting of Allotment 18 as public road pursuant to Section 223lf of the Real Property Act 1886	
Allotment 19	Vesting of Allotment 19 as public road pursuant to Section 223lf of the Real Property Act 1886	

I/We the consenting party

- (1) Certify my/our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office.
- (2) Acknowledge that the deposit of the plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel.

EXECUTION BY CONSENTING PARTY

DATED x Leave BLANK

SEAL

The COMMON SEAL of
CITY OF WEST TORRENS
was hereunto affixed
in the presence of:

X.....
Mayor

X.....
Chief Executive Officer

12 MEETING CLOSE

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 Nil

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1 MEETING OPENED**2 PRESENT****3 APOLOGIES****4 DISCLOSURE STATEMENTS**

Committee Members are required to:

1. Consider Section 73 and 75 of the *Local Government Act 1999* and determine whether they have a conflict of interest in any matter to be considered in this Agenda; and
2. Disclose these interests in accordance with the requirements of Sections 74 and 75A of the *Local Government Act 1999*.

5 CONFIRMATION OF MINUTES**RECOMMENDATION(S)**

That the Minutes of the meeting of the Governance Committee Meeting held on 13 December 2016 be confirmed as a true and correct record.

6 COMMUNICATIONS BY THE CHAIRPERSON**7 QUESTIONS WITH NOTICE**

Nil

8 QUESTIONS WITHOUT NOTICE**9 MOTIONS WITH NOTICE**

Nil

10 MOTIONS WITHOUT NOTICE

11 GOVERNANCE REPORTS

11.1 LGA Ordinary General Meeting 2017 - Notices of Motion and Appointment of Voting Delegates

Brief

This report provides notice of the 2017 Local Government Association Ordinary General Meeting to be held on Friday 21 April 2017 at the Adelaide Convention Centre, North Terrace, Adelaide.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The recommended process for the lodgement of Notices of Motion for the April 2017 Local Government Association Ordinary Meeting, contained within this report, be approved.
2. Council delegates the authority to the Chief Executive Officer to finalise the wording of any Notices of Motion and submit them to the LGA.
3. Expenses be reimbursed in accordance with Council policy.

Introduction

The Local Government Association (LGA) has advised of its upcoming 2017 Ordinary General Meeting (OGM) to be held on Friday 21 April 2017 at the Adelaide Convention Centre, North Terrace, Adelaide and is calling for Notices of Motion (Motions) for the OGM (**Attachment1**).

Discussion

Voting Delegates

The LGA has advised that the nominated Council voting delegates as notified for the 2016 LGA Annual General Meeting held in October 2016 will remain the same unless Council advises otherwise. These were Mayor Trainer and Councillor Demetriou (proxy) and it is proposed that they remain as voting delegates for the upcoming OGM. However, to ensure no confusion, a recommendation to this end will form part of the report back to Council at its 10 March 2017 providing the Motions received for Council's consideration.

Notices of Motion

The LGA is calling for Motions for the OGM which are to be received by close of business on Friday 10 March 2017.

In line with previous practice, it is recommended that the process outlined below be followed if Elected Members wish to lodge Motions for the April 2017 LGA OGM:

1. Draft Motions to be provided to the Chief Executive Officer (CEO) by **Friday 10 February 2017**.
2. Administration to discuss the draft Motions with the relevant LGA Policy Officer, ensuring that issues of concern are not raised elsewhere, as required by the LGA.
3. Draft Motions to be presented to the **Tuesday 21 February 2017** Council Meeting for approval.
4. The CEO to subsequently finalise the wording of any Motions to facilitate changes of a practical nature without the need to refer back to a formal meeting of Council.
5. Administration to provide approved Motions to the LGA by close of business on **Friday 10 March 2017**.

Conclusion

The LGA has advised of its upcoming OGM on 21 April 2017 and is calling for Notices of Motion and voting delegates for the meeting.

Attachments

1. **Notice of LGA Ordinary General Meeting 2017**



2017 LGA Ordinary General Meeting - Notices of Motion & Appointment of Delegates - Circular 52.1

To

**Chief Executive Officer
Corporate Services Staff
Elected Members
Governance Officers**

Date

23 December 2016

Contact

Jacqui Kelleher
Email: jacqui.kelleher@lga.sa.gov.au

Response Required

No

Summary

The 2017 LGA Ordinary General Meeting is scheduled to be held on Friday 21 April at the Adelaide Convention Centre, North Terrace, Adelaide. This circular provides information about council Notices of Motion and the appointment of voting delegates.

The 2017 Ordinary General Meeting of the LGA will be held on Friday 21 April at the Adelaide Convention Centre, North Terrace, Adelaide. Councils are invited to submit notices of motion for inclusion in the meeting agenda. Councils are also reminded to confirm voting delegates for the meeting.

Notices of Motion (due Friday 10 March 2017)

Pursuant to Clause 25 of the LGA Constitution (available here: <http://www.lga.sa.gov.au/corpdocs>) "*any ordinary member may give the LGA notice of a motion it proposes to move at a General Meeting. Notices of Motion must be received by the LGA no later than 42 days prior to the meeting.*"

The template to submit a Notice of Motion is available here: [2017 LGA Ordinary General Meeting - Council Notice of Motion form](#). The LGA is happy to assist Councils in the development of proposed notices of motion. This assistance can include advice on endorsed policy positions of the LGA and any other relevant factors in support of a motion. Notices of Motion must be received by the LGA COB Friday 10 March 2017.

Late notices of motion may be submitted, noting that Clause 25.5 of the LGA Constitution provides for absolute discretion of the LGA President to determine that a late notice of motion may be dealt with at the (October 2017) Annual General Meeting.

Voting Delegates (due Friday 7 April 2017)

Clauses 36 & 37 of the LGA Constitution outline the qualifications and appointment of voting delegates. Unless contrary advice is provided to the LGA, the nominated Council voting delegate as notified for the LGA Annual General Meeting held in October 2016, remains the same. Councils may appoint new voting delegates by completing and returning the form below by COB Friday 7 April 2017.

[2017 LGA Ordinary General Meeting - Appointment of Council Delegate form](#)

11.2 Legislative Progress Report - December 2016

Brief

This report provides an update on the status of proposed legislative changes affecting local government either dealt with in Parliament, by the Local Government Association or contained in the Government Gazette during the preceding month.

RECOMMENDATION(S)

The Committee recommends to Council that the 'Legislative Progress Report - December 2016' be received.

Introduction

This report provides a monthly update on the progress of Bills through Parliament, using Parliament's defined stages, as well as items contained within the Government Gazette that relate to the City of West Torrens. It also contains information provided by the Local Government Association (LGA) relating to proposed amendments to legislation or other relevant matters.

Please note, the last parliamentary sitting days for both the House of Assembly and the Legislative Council were Thursday 1 December 2016 and Wednesday 7 December 2016 respectively.

Discussion

Government Gazette Notices

Independent Commissioner Against Corruption (Miscellaneous) Amendment Act 2016

The Independent Commissioner Against Corruption (Miscellaneous) Amendment Act 2016 (Amendment Act) was proclaimed on 15 December 2016.

The Amendment Act was introduced for the purposes of improving and refining the operation of the *Independent Commissioner Against Corruption Act 2012* (the ICAC Act).

The Amendment Act clarifies that the primary objective of the Commissioner is to investigate serious and systemic corruption in public administration. Incidents of maladministration or misconduct in public administration, unless it is serious or systemic, will be referred to an inquiry agency, public authority or public officer.

On 1 April 2017 the following amendments to the *Independent Commissioner Against Corruption Act 2012* will commence:

- **Definition of Corruption, Misconduct and Maladministration**
The definition of 'corruption' will be amended to include offences against the *Lobbyists Act 2015* and to clarify that a breach of a statement of principles applicable in relation to the conduct of Members of Parliament cannot be investigated by the Commissioner.
- **Office of Public Integrity (OPI)**
The OPI is now able to refer appropriate complaints and reports to inquiry agencies, public authorities and public officers without having to make a recommendation to the Commissioner. This was introduced in order to manage complaints more efficiently.

- **Police Officers**

The Commissioner may now issue a warrant authorising a police officer to enter and search a place or vehicle and seize items. Previously, only an investigator appointed under the ICAC Act was able to be authorised for such purposes.

- **Ombudsman SA**

Formerly, if the Commissioner referred a matter to the Ombudsman SA, the Commissioner was responsible for overseeing the investigation of the matter.

The oversight provisions have been deleted as part of the Amendment Act. The Commissioner will now be required to consult with the Ombudsman SA prior to referring a matter to the Ombudsman SA. The matter will then be deemed to be a complaint under the *Ombudsman Act 1972* and dealt with accordingly.

- **Commissioner's Power to Report**

The Commissioner has been given broader powers to prepare public reports regarding completed investigations or other matters that the Commissioner considers to be in the public interest to disclose.

This means councils will be kept informed of any investigation and subsequent report into a potential issue of maladministration or misconduct in public administration which pertains to a public officer for which it is responsible. The identity of the public officer will not be published without that officer's consent.

- **Confidentiality**

A new confidentiality clause has been inserted into the ICAC Act which means that a person (or council) will no longer be required to obtain an authorisation to disclose confidential information, as long as the disclosure of that information is for the purposes of obtaining legal advice or legal representation, or for the purposes of determining whether a person is entitled to an indemnity for legal costs.

- **Claims of Privilege**

A new schedule has been included in the ICAC Act to make provision for claims of privilege when search powers are exercised pursuant to a warrant.

When a claimant raises such a claim the searcher must cease exercising the power under the warrant in relation to the claim. Where the item remains in dispute the Supreme Court is to determine the claim of privilege.

- **Reviews of the Commissioner**

The Amendment Act provides wider provisions for the review of the operations of the Commissioner and the OPI. A mechanism for requesting a review of how a complaint was handled has also been included in the amendments.

This section of the Act will be proclaimed at a later date, yet to be determined.

Bills previously reported on where status remains unchanged

- *Public Interest Disclosure Bill* (adjourned in the Legislative Council at its 2nd reading on 18 October 2016).
- *Liquor Licencing (Small Venue Licence) Amendment Bill 2016* (adjourned in the Legislative Council at its 2nd reading on 27 July 2016).
- *Local Government (Mobile Food Vendors) Amendment Bill 2016* (adjourned in the Legislative Council at its 2nd reading on 15 November 2016).
- *Statutes Amendment (Planning, Development and Infrastructure) Bill 2016* (adjourned in the Legislative Council at its 2nd reading on 3 November 2016).

Acts Assented to but Not Yet Commenced

- *Planning, Development and Infrastructure Act 2016* - Received assent on 21 April 2016 - staged commencement of the Act is expected to commence in 2017.
- *Dog and Cat Management (Miscellaneous) Amendment Act 2016* - Received assent on 6 July 2016 and is yet to commence.
- *Local Nuisance and Litter Control Act 2016* - Proclaimed on Thursday 21 July 2016 for staged commencement; 1 February 2017 for litter provisions and 1 July 2017 for local nuisance provisions

Conclusion

This report on legislative amendments is current as at 30 December 2016.

Attachments

Nil

12 MEETING CLOSE

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1 MEETING OPENED**2 PRESENT****3 APOLOGIES****4 DISCLOSURE STATEMENTS**

Committee Members are required to:

1. Consider Section 73 and 75 of the *Local Government Act 1999* and determine whether they have a conflict of interest in any matter to be considered in this Agenda; and
2. Disclose these interests in accordance with the requirements of Sections 74 and 75A of the *Local Government Act 1999*.

5 CONFIRMATION OF MINUTES**RECOMMENDATION(S)**

That the Minutes of the meeting of the Finance and Regulatory Committee Meeting held on 13 December 2016 be confirmed as a true and correct record.

6 COMMUNICATIONS BY THE CHAIRPERSON**7 QUESTIONS WITH NOTICE**

Nil

8 QUESTIONS WITHOUT NOTICE**9 MOTIONS WITH NOTICE**

Nil

10 MOTIONS WITHOUT NOTICE

11 FINANCE AND REGULATORY REPORTS

11.1 Creditor Payments

Brief

This report tables a schedule of creditor payments for December 2016.

RECOMMENDATION

The Committee recommends to Council that the schedule of creditor payments for December 2016 be received.

Discussion

A schedule of creditor payments totalling \$4,201,310.46 (\$4,530,554.89 in November 2016) is attached for the information of Elected Members. Notable items include:

- A payment to Solo Resource Recovery for both waste collection and disposal for November 2016 of \$426,579.51 (refer ref. no. 360);
- A payment to Camco SA Pty Ltd of \$403,536.75 for various road, footbridge and drainage works (refer ref. no.94);
- A payment to SEM Civil Pty Ltd of \$314,446.50 for Tennyson Street reconstruction (refer ref. no 353);
- A payment to Blubuilt Constructions Pty Ltd of \$297,057.85 for the Holland Street Plaza streetscape (refer ref. no.79);
- Payments to M & B Civil Engineering Pty Ltd of \$134,180.94 and \$179,216.70 for various footpath works (refer ref. nos. 245 and 246);
- A payment to Marshall & Brougham Constructions Pty Ltd of \$162,051.62 for Hoffman Kiln remedial works (refer ref. no 257);
- A payment to Unique Urban Built Pty Ltd of \$138,710.33 for office refurbishment (refer ref. no 417).

Conclusion

A Schedule of creditor payments for December 2016 is provided for Elected Members' information and review.

Attachments

1. Creditor payments for the month of December 2016

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 JANUARY 2016**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
1	EFT42920	A & R Castell	Cummins Caretaker	1,508.93
2	EFT42996	A Noble & Son Ltd	Depot Supplies	650.44
3	059181	A Tsutsulis	Thebarton Community Centre Bond Return	1,000.00
4	EFT42789	Aboto	Staff Training	2,200.00
5	EFT42889	Academy Services Pty Ltd	Cleaning	2,346.63
6	EFT43061	ACH Group	Refund Overpayment	500.00
7	EFT42898	ACT Works Pty Ltd	Roadworks	72,843.98
8	EFT42787	Adami's Sand & Metal	Depot Supplies	1,925.72
9	EFT42877	Adami's Sand & Metal	Depot Supplies	825.88
10	EFT42887	Adams Cleaning & Maintenance Services	Cleaning	10,096.01
11	EFT42691	Adamscape Constructions Pty Ltd	Roadworks	22,126.50
12	EFT42790	Adamscape Constructions Pty Ltd	Roadworks	1,738.00
13	EFT42697	Adcorp Australia Ltd	Advertising	2,308.74
14	EFT42895	Adcorp Australia Ltd	Advertising	2,337.64
15	EFT42781	Adelaide & Metropolitan Malayalee Assoc	Thebarton Community Centre Bond Return	500.00
16	EFT42686	Adelaide Chainwire & Domestic Fencing Pty Ltd	Fencing	5,298.92
17	EFT42884	Adelaide Chainwire & Domestic Fencing Pty Ltd	Fencing	2,554.20
18	EFT42894	Adelaide Commercial Building & Property Services	Building Maintenance	10,500.00
19	EFT42788	Adelaide EWP Inc SA Diesel & Hydraulics	Plant Maintenance	249.05
20	EFT42879	Adelaide EWP Inc SA Diesel & Hydraulics	Plant Maintenance	1,791.49
21	EFT42892	Adelaide Isuzu	Vehicle Maintenance	972.35
22	EFT42696	Adelaide Pipeline Maintenance Services	Drainage	4,531.45
23	EFT42792	Adelaide Pipeline Maintenance Services	Drainage	715.00
24	EFT42890	Adelaide Pipeline Maintenance Services	Drainage	9,524.74
25	EFT42791	Adelaide Sewing Centre	Service Sewing Machines	61.95
26	EFT42893	Adelaide Signs Group Pty Ltd	Depot Supplies	3,325.72
27	059201	Adelaide Tamil Association	Thebarton Community Centre Bond Return	1,000.00
28	EFT42688	Adelaide Unique Surrounds & Distinguished Gardens	Landscaping	4,342.69
29	EFT42882	Adelaide Waste & Recycling Centre	Rubbish Disposal	15,524.75
30	EFT42883	Adshel Street Furniture Pty Ltd	Bus Shelter Maintenance	13,172.52
31	EFT42687	Advam Pty Ltd	Transaction Fees	283.27
32	059205	Advertiser Newspapers Ltd	Advertising	666.35
33	059168	AGL South Australia Pty Ltd	Power	1,759.81
34	059204	AGL South Australia Pty Ltd	Power	4,839.85
35	EFT42689	Aish Solutions Pty Ltd	Stationery	208.45
36	EFT42741	AJ & CA Mackintosh	Weed Spraying	2,110.90
37	EFT42897	Alchemy Technology	Software Maintenance	5,768.40
38	EFT42891	Alinta Energy Retail Sales Pty Ltd	Street Lighting	20,616.53
39	EFT42878	All Laundry & Linen Pty Ltd	Contract Linen	290.11
40	EFT42793	All4cycling Pty Ltd	Bike Repair Station	6,509.80
41	EFT42881	Allin Towbars Pty Ltd	Vehicle Maintenance	900.00
42	EFT42685	Allsurv Engineering Surveys Pty Ltd	Field Surveys	4,818.00
43	EFT42690	Alsco Pty Ltd	Dry Cleaning	123.71
44	EFT42974	Amanda Johnston	Reimburse Expenses	150.00
45	EFT42701	Amy Bruckman	Reimburse Expenses	150.00
46	EFT42692	Animal Management Services Pty Ltd	Doggy Bags	1,914.00
47	EFT42684	Animal Welfare League SA	Impound Dogs	1,000.10
48	EFT42693	Answering Adelaide Pty Ltd	After Hours Answering Service	839.69
49	EFT42896	API Locksmiths	Keys	86.18
50	EFT42899	Aquarium Aid	Library Aquarium Maintenance	106.00
51	EFT42695	Aroma Fresh SA Coffee	Tea & Coffee Supplies	156.00
52	EFT42880	Artcraft Pty Ltd	Depot Supplies	3,821.40
53	EFT42888	Asset Engineering Pty Ltd	Consultants	9,157.50
54	EFT42694	Attorney-General's Department	Expiation Lodgement Fees	2,879.80
55	EFT42698	Aussie Digging	Roadworks	9,146.50

ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 JANUARY 2016

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
56	EFT42683	Australia Post	Postage	6,389.30
57	EFT42876	Australia Post	Postage	7,782.56
58	EFT42901	Australia Post	Agency Collection Fees	7,008.49
59	EFT42886	Australian Motors	Vehicle Maintenance	252.00
60	059184	Australian Water Quality Centre	Install Service	2,980.00
61	EFT42868	B & R Bleby	Refund Overpaid Rates	350.95
62	EFT42699	Back Centre & Specialty Seating	Office Furniture	156.00
63	EFT42796	Bakjac Consulting	Consultants	1,298.00
64	EFT42795	Banh Mi Cafe	Catering	183.80
65	EFT42906	Bartco Traffic Equipment Pty Ltd	Equipment Maintenance	2,004.20
66	059200	Bartercard Adelaide	Thebarton Community Centre Bond Return	1,000.00
67	EFT42908	Battery World Hilton	Batteries	658.00
68	EFT42909	BCE & CJ Electrical	Electrical	31,132.21
69	EFT42905	Belair Turf Management Pty Ltd	Richmond Oval Turf Management	27,354.80
70	EFT42912	Bells Pure Ice	Depot Supplies	37.40
71	EFT42904	Best Signs	Signage	1,078.00
72	EFT42850	Beth Strongman	Reimburse Expenses	205.18
73	EFT42902	Bianco Construction Supplies	Depot Supplies	319.00
74	EFT42915	Bianco Walling Pty Ltd	Depot Supplies	9,278.50
75	EFT42704	BioBag World Australia Pty Ltd	Bio Bags	3,143.58
76	EFT42875	BJ Easson	Refund Overpaid Rates	21,948.30
77	EFT42846	BL Shipway & Co Pty Ltd	Depot Supplies	98.43
78	EFT42919	Blackwood Locksmiths	Locks	1,399.20
79	EFT42910	Blubuilt Constructions Pty Ltd	Holland Street Plaza Streetscape	297,057.85
80	EFT42706	Bob Jane T Mart - Brooklyn Park	Tyres	4,679.00
81	EFT42913	Bob Jane T Mart - Brooklyn Park	Tyres	2,563.00
82	EFT42830	Bob May Workplace Emergency Training	Safety Inspection	935.00
83	EFT42794	BOC Limited	Depot Supplies	439.96
84	EFT42700	Bone Timber Industries	Timber Supplies	193.01
85	EFT42702	BPF Equipment	Depot Supplies	425.15
86	059208	Brenton Gill	Reimburse Volunteer Expenses	44.96
87	EFT42986	Bucher Municipal Pty Ltd	Vehicle Maintenance	2,822.94
88	EFT42703	Bundaleer Apiaries	Wasp Removal	320.00
89	EFT42907	Bundaleer Apiaries	Wasp Removal	320.00
90	EFT42931	C&RVS	Vehicle Maintenance	770.00
91	EFT42797	Cabcharge Australia Pty Ltd	Cab Fares	784.46
92	EFT42711	Calypso Tree Co Pty Ltd	Tree Maintenance	11,188.65
93	EFT42929	Calypso Tree Co Pty Ltd	Planning Advice	2,640.00
94	EFT42917	Camco SA Pty Ltd	Roadworks	403,536.75
95	EFT42712	Camden Athletic Club	Sponsorship	5,000.00
96	059203	Cancelled		
97	EFT42918	Canon Australia Pty Ltd	Copier Charges	26.31
98	059179	Caroline Hoare	Worm Farm Rebate	34.00
99	EFT42803	Cash Security Services Pty Ltd	Banking	689.70
100	EFT42933	Castle Capers	Library Program	690.00
101	059171	Central Adelaide Local Health Network	Food and Enviro Testing	1,072.50
102	059186	Central Adelaide Local Health Network	Food and Enviro Testing	907.50
103	EFT42806	Charmans Spray & Powder Equipment	Plant Maintenance	1,483.90
104	EFT42810	Chubb Fire & Security Ltd	Security	6,754.99
105	EFT42934	Chubb Fire & Security Ltd	Security	165.00
106	EFT42805	City Circle Newsagents	Library Magazines	19.45
107	EFT42927	City Circle Newsagents	Library Magazines	83.07
108	059172	City of Tea Tree Gully	Transfer Personal Leave Entitlements	1,902.85
109	059169	City of West Torrens Petty Cash	Petty Cash	2,476.65
110	059206	City of West Torrens Petty Cash	Petty Cash	2,185.60

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 JANUARY 2016**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
111	EFT42714	Cleanaway Pty Ltd	Rubbish Disposal	523.68
112	EFT42715	Cleanaway Pty Ltd	Rubbish Disposal	526.02
113	EFT42807	Cleanaway Pty Ltd	Rubbish Disposal	372.74
114	EFT42808	Cleanaway Pty Ltd	Rubbish Disposal	592.39
115	EFT42710	Clever Patch Pty Ltd	Library Supplies	645.04
116	EFT42930	Climbing Tree	Consultants	4,598.00
117	EFT42914	Clive Beere Agencies	Stationery	252.00
118	EFT42707	Coca-Cola Amatil (SA) Pty Ltd	Refreshments	221.25
119	EFT42801	Combined Fire Systems Pty Ltd	Fire Safety	171.60
120	EFT42925	Combined Fire Systems Pty Ltd	Fire Safety	250.80
121	EFT42799	Combo Industries	Vehicle Maintenance	572.00
122	EFT42923	Combo Industries	Vehicle Maintenance	9,376.73
123	EFT42809	Community and Yoga	Yoga Classes	176.00
124	EFT42802	Conquest Solutions Pty Ltd	Software Support	1,958.00
125	EFT42922	Consolidated Bearing Co	Depot Supplies	50.60
126	EFT42924	Cooke Precast Concrete	Depot Supplies	693.00
127	059170	Cooperating Churches of West Adelaide Inc	Sponsorship	3,300.00
128	059185	Cooperating Churches of West Adelaide Inc	Sponsorship	3,300.00
129	EFT42926	Comes Toyota	Vehicle Maintenance	295.25
130	EFT42708	Coromandel Native Nursery	Plants	1,199.00
131	EFT42928	Cowandilla Primary School	Workshop	1,100.00
132	EFT42743	Cr AC Mangos	Reimburse Expenses	360.00
133	EFT42937	Daimler Trucks Adelaide	Vehicle Maintenance	1,324.66
134	EFT42720	Dallas Equipment	Clean Drains	1,815.00
135	EFT42812	Dallas Equipment	Clean Drains / General Maintenance	7,975.00
136	EFT42943	Dallas Equipment	Clean Drains / Plant Maintenance	9,086.00
137	EFT42851	Daniels Health Services Pty Ltd	Immunisation	86.96
138	EFT42716	Database Consultants Australia	Repair Printer	199.10
139	EFT42935	Davalan Industries Pty Ltd	Roadworks	70,123.14
140	EFT42811	David Hawke Counselling and Facilitation	Staff Training	2,900.00
141	EFT42941	Deloitte Access Economics	Professional Fees	19,998.00
142	EFT42717	Deloitte Touche Tohmatsu	Professional Fees	5,500.00
143	EFT42936	Deloitte Touche Tohmatsu	Professional Fees	5,500.00
144	EFT42766	Department of Planning, Transport and Infrastructure	Street Lighting	11,762.84
145	EFT42858	Department of Planning, Transport and Infrastructure	Vehicle Searches	4,354.00
146	EFT43038	Department of Planning, Transport and Infrastructure	Street Lighting	11,126.57
147	EFT42719	Des's Minibus	Bus Hire	360.00
148	EFT42942	Direct Comms Pty Limited	TXT2U Messages	389.66
149	EFT42938	Direct Mix Concrete Sales	Concrete	24,022.49
150	EFT42939	Donna Ferretti & Associates Pty Ltd	Consultants	8,085.00
151	EFT42865	Downer EDI Works Pty Ltd	Asphalt	905.08
152	EFT43056	Downer EDI Works Pty Ltd	Asphalt	465.85
153	EFT43062	E & I Rebellato	Refund Overpaid Rates	1,000.00
154	059178	Efrosini Panagiotidis	Rainwater Tank Rebate	300.00
155	EFT42946	Environmental Health Australia (SA) Inc	Staff Training	315.00
156	EFT42721	Esar Home Care	Home Support Services	1,731.71
157	EFT42945	Evelyn Pollard	Reimburse Expenses	360.00
158	EFT42813	Excelerate Learning & Development Australia Pty Ltd	Consultants	4,290.00
159	EFT42723	Fazz Plumbing	Plumbing	110.00
160	EFT42814	Fazz Plumbing	Plumbing	418.00
161	EFT42948	Fazz Plumbing	Plumbing	110.00
162	EFT42722	Finsbury Green	Printing	753.48
163	059223	Fire Protection Assoc Australia	Thebarton Community Centre Bond Return	200.00
164	EFT42726	First Degree Commercial Refrigeration	Refrigeration Services	193.60
165	EFT42727	Fishop Falcons	Vehicle Maintenance	465.00

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 JANUARY 2016**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
166	EFT42949	Flightpath Architects Pty Ltd	Consultants	3,753.75
167	EFT42724	Forpark Australia (SA)	Playground Equipment	275.00
168	EFT42947	Frank Siow Management Pty Ltd	Traffic Management Consultants	22,484.00
169	EFT43003	Fulton Hogan Industries Pty Ltd	Roadworks	11,297.40
170	EFT42959	Garrard's Pty Ltd	Rat Bait	671.44
171	059213	Gary J Smith First National	Refund Overpaid Rates	54.55
172	EFT42731	GD Creative	Printing	1,000.00
173	EFT42816	Genpower Australia Pty Ltd	Generator Service	754.71
174	EFT42818	Gilbarco Australia Ltd	Plant Maintenance	410.70
175	EFT42733	Gleam Team Domestic Services	Home Support Services	407.61
176	EFT42729	GLG GreenLife Group Pty Ltd	Verge Mowing	13,159.51
177	EFT42954	GLG GreenLife Group Pty Ltd	Verge Mowing	6,558.20
178	EFT42732	Grace Records Management (Aust) Pty Ltd	Records Storage	3,269.34
179	EFT42769	Graham Tapscott	Reimburse Volunteer Expenses	175.20
180	EFT42956	Graphic Print Group	Printing	1,246.30
181	EFT42953	Green Team Paper	Paper Recycling	341.00
182	EFT42951	Greene Eden Watering Systems Pty Ltd	Irrigation	27,282.20
183	EFT42728	Greening Australia (SA) Ltd	Landscaping	44,231.00
184	EFT42815	Greening Australia (SA) Ltd	Landscaping	1,984.40
185	EFT42958	Greenway Turf Solutions	Depot Supplies	2,046.00
186	EFT42955	GRH Supplies	Depot Supplies	7,872.33
187	EFT42870	H Gibbons	Thebarton Community Centre Bond Return	500.00
188	EFT42962	Hall & Baum Pty Ltd	Plumbing	104.50
189	EFT42961	Hancock & Just Wheel Alignment	Vehicle Maintenance	701.51
190	EFT42736	Health & Immunisation Management Services	Temp Immunisation Staff	827.75
191	EFT42960	Hi-Line Hardware Distributors Pty Ltd	Home Support Services	2,262.50
192	EFT42734	Hilton Hemz	Clothing Alterations	450.00
193	EFT42944	Hip Pocket Workwear & Safety	Safety Clothing	38.50
194	EFT42735	Hoban Recruitment	Temp Staff	123.75
195	EFT42965	Hoban Recruitment	Temp Staff	247.50
196	EFT42820	Hood Sweeney Technology Pty Ltd	Computer Equipment	1,909.38
197	EFT42967	Hood Sweeney Technology Pty Ltd	Computer Equipment	645.92
198	EFT42819	Husqvarna Australia Pty Ltd	Depot Supplies	128.68
199	EFT42966	Hypernet Computer Distribution	Computer Equipment	88.00
200	EFT42782	Inclusive Sports SA	Thebarton Community Centre Bond Return	1,000.00
201	EFT42968	Industrial First Aid Service	First Aid Supplies	1,761.32
202	EFT42821	Innovative Window Films	Vehicle Maintenance	268.00
203	EFT42871	Intercultural Connections	Thebarton Community Centre Bond Return	500.00
204	059175	Internode Pty Ltd	Internet Connection	719.20
205	059188	Internode Pty Ltd	Internet Connection	99.90
206	EFT42969	iSentia Pty Ltd	Media Monitoring	753.50
207	EFT42857	ISS Facility Services Aust Limited	Cleaning	3,588.92
208	EFT43052	J & H Williams Holdings Pty Ltd	Depot Supplies	3,213.58
209	EFT42903	J Blackwood & Son Ltd	Depot Supplies	25.94
210	EFT43057	Jacob Scott	Junior Development Grant	612.48
211	EFT42964	James Hay	Reimburse Expenses	60.00
212	EFT42970	Jasol Australia	Cleaning Chemicals	1,620.81
213	059196	Jennifer Soggee	Refund Parking Permit Fee	35.00
214	EFT42730	Jerry Durnin	Reimburse Volunteer Expenses	129.60
215	EFT42973	JF Mobile Catering	Catering	1,236.00
216	059199	Jody McGregor	Refund Permit Fee	91.00
217	EFT42980	John Kruger	Photography	187.50
218	EFT42737	JPE Design Studio Pty Ltd	Consultants	110.00
219	EFT42822	Jungle George	Home Support Services	132.00
220	EFT42778	Kathleen Karagiannis	Thebarton Community Centre Bond Return	500.00

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 JANUARY 2016**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
221	EFT42976	Kelley Jones Lawyers	Legal Fees	12,957.45
222	EFT42979	Kellogg Brown & Root Pty Ltd	Professional Fees	31,163.00
223	EFT42824	Kennards Hire Pty Ltd	Plant Hire	615.00
224	EFT42823	Kent Civil Pty Ltd	Roadworks	11,350.00
225	EFT43045	Kerry Taylor	Reimburse Volunteer Expenses	89.79
226	EFT42777	Kon Zouboulkos - Fencing	Fencing	1,850.20
227	059220	KR Mangan	Refund Overpaid Rates	200.00
228	EFT42977	Kubpower Earthmoving & Construction Equipment Co	Depot Supplies	2,795.28
229	EFT42705	Kym Strelan	Home Advantage Program	956.25
230	EFT42911	Kym Strelan	Home Advantage Program	575.50
231	059180	L Bahr	Thebarton Community Centre Bond Return	500.00
232	EFT42984	L&H Lawrence & Hanson	Electrical Supplies	851.02
233	EFT42985	Land Services Group	Searches	1,298.04
234	EFT42981	Laserworks	Depot Supplies	300.30
235	EFT42829	Leading Edge Town Planners Pty Ltd	Consultants	4,950.00
236	059224	Leighton York Joint Venture	Thebarton Community Centre Bond Return	930.45
237	059197	Leighton York Joint Venture	Refund Park Hire Bond	500.00
238	EFT42983	Living Colour Nursery Pty Ltd	Plants	1,144.00
239	EFT42740	Local Government Income Protection Fund	Insurance Premium	3,102.57
240	EFT42827	Local Government Professionals SA Inc	Staff Training	198.00
241	EFT42982	Local Government Professionals SA Inc	Staff Training	11,264.00
242	EFT42828	Lone Workers Australia Pty Ltd	Personal Safety Devices Monitoring	1,573.00
243	059194	Lynn Thompson	Reimburse Volunteer Expenses	58.40
244	EFT42785	M & B Civil Engineering Pty Ltd	Roadworks	40,422.80
245	EFT42747	M & B Civil Engineering Pty Ltd	Roadworks	134,180.94
246	EFT42990	M & B Civil Engineering Pty Ltd	Roadworks	179,216.70
247	059221	M Steedman	Refund Overpaid Rates	200.00
248	EFT43058	Madison Scott	Junior Development Grant	344.00
249	EFT42780	Mahamevnawa Buddhist Mediation Centre	Thebarton Community Centre Bond Return	1,112.70
250	EFT42869	Main St Holdings Pty Ltd	Refund Overpaid Rates	6,617.20
251	059202	Make A Wish Adelaide	Thebarton Community Centre Bond Return	500.00
252	EFT42746	Maps Consulting Services Pty Ltd	Transportation Consulting	4,477.00
253	EFT42744	Marino Uniforms	Uniforms	240.00
254	059211	Mario & Marie Industrial Rag	Depot Supplies	423.50
255	059195	Marjorie Tuckfield	Reimburse Volunteer Expenses	165.96
256	EFT42832	Mark Bowman Consulting Pty Ltd	Consultants	6,930.00
257	EFT42748	Marshall & Brougham Constructions Pty Ltd	Hoffman Kiln Remedial Works	162,051.62
258	EFT42993	Marshall & Brougham Constructions Pty Ltd	Hoffman Kiln Remedial Works	81,164.05
259	059191	Mary Sherlock	Reimburse Expenses	218.70
260	EFT42831	Materne Pennino Hoare Architects	Professional Fees	6,336.00
261	EFT42745	Maxima Group Training	Temp Depot Staff	4,356.66
262	EFT42987	Maxima Group Training	Temp Depot Staff	2,803.10
263	EFT42765	Maxima Tempskill	Temp Depot Staff	4,080.99
264	EFT42855	Maxima Tempskill	Temp Depot Staff	22,286.84
265	EFT43035	Maxima Tempskill	Temp Depot Staff	11,268.87
266	EFT42859	Mayor John Trainer	Mayoral Allowance	6,483.00
267	EFT42988	Mechanical Vegetation Solutions Pty Ltd	Tree Maintenance	4,400.00
268	EFT42742	Metro Holden	Purchase Vehicle	42,040.60
269	EFT42713	Michael Craig Consulting	Consultants	198.00
270	EFT42932	Michael Craig Consulting	Consultants	396.00
271	EFT42833	Midfield Food Services Pty Ltd	Catering	215.67
272	EFT42991	Mt Compass Landscape Supplies	Landscaping Supplies	357.50
273	EFT42989	Mt Compass Sand & Loam	Depot Supplies	2,227.50
274	EFT42872	Muscular Dystrophy Association	Thebarton Community Centre Bond Return	500.00
275	059210	Music SA	Advertising	550.00

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 JANUARY 2016**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
276	EFT42751	National Credit Management Ltd	Debt Collection	479.90
277	EFT42749	National Malaya & Borneo Veterans' Assoc Aust Inc	Donation	500.00
278	EFT42997	NCH Australia Pty Ltd	Depot Supplies	929.87
279	EFT42835	Neat N Trim Uniforms Pty Ltd	Corporate Wardrobe	1,291.15
280	EFT42995	Nelson Locksmiths Pty Ltd	Locks	914.00
281	EFT42834	Neverfail Springwater Ltd	Spring Water	97.25
282	EFT42750	Norman Waterhouse	Legal Fees	2,172.97
283	EFT42998	Norman Waterhouse	Legal Fees	5,934.33
284	EFT42752	Oaklands Road Mower Centre	Mower Repairs / Purchases	1,699.00
285	EFT42999	Oaklands Road Mower Centre	Mower Repairs / Purchases	504.45
286	EFT42754	Objective Corporation Limited	Objective Implementation	22,000.00
287	EFT43001	Objective Corporation Limited	Objective Implementation	31,029.63
288	059183	Office of Steve Georganas MP	Thebarton Community Centre Bond Return	500.00
289	EFT43059	Olivia Huggett	Junior Development Grant	222.95
290	059189	Optus Billing Services Pty Ltd	Telephone	19.94
291	EFT43000	Opus International Consultants Ltd	Consultants	25,043.98
292	EFT42753	Orana	Home Advantage Program	1,938.60
293	EFT42755	Origin Energy Electricity Limited	Power	2,597.37
294	EFT43002	Origin Energy Electricity Limited	Power	34,604.61
295	EFT42804	Outfront Concepts Pty Ltd	Playground Equipment	231.00
296	EFT42784	Outside School Hours Care SA	Thebarton Community Centre Bond Return	120.00
297	EFT43053	Owen Wheeler	Reimburse Volunteer Expenses	21.90
298	EFT42725	P & A Fragomeli Excavations	Roadworks	8,570.76
299	EFT42950	P & A Fragomeli Excavations	Roadworks	15,236.32
300	EFT42837	Pacific Hydro Retail Pty Ltd	Green Power Sales	116.59
301	EFT42759	Pavement Asset Services Pty Ltd	Pavement Services	25,740.00
302	EFT42994	PayTec Technology That Counts	Support	422.47
303	EFT42771	Pegi Williams Book Shop	Library Books	1,255.28
304	059198	Peter Betts	Rainwater Tank Rebate	100.00
305	EFT42840	Peter Kittle Motor Company	Purchase Vehicle	42,063.00
306	EFT42758	Platters Plus Catering Pty Ltd	Catering	570.20
307	EFT42839	Platters Plus Catering Pty Ltd	Catering	470.20
308	EFT43006	Platters Plus Catering Pty Ltd	Catering	451.25
309	EFT42757	Playmazing	Playground Equipment	55,495.88
310	EFT42841	PMP Distribution	Distribution	1,329.52
311	EFT43010	PMP Distribution	Distribution	1,329.52
312	059190	Powerdirect Pty Ltd	Power	89.27
313	EFT42779	Prashant Sarin	Thebarton Community Centre Bond Return	1,000.00
314	EFT43004	Prengo Equipment Pty Ltd	Depot Supplies	1,243.00
315	EFT42885	ProAV Solutions	Computer Equipment	38.50
316	EFT42756	Professional Linemarking Pty Ltd	Linemarking	2,167.00
317	EFT42873	Professionals - Tripodi & Associates	Refund Overpaid Rates	221.70
318	EFT42838	Proludic Pty Ltd	Playground Equipment	119,971.06
319	EFT43005	Proludic Pty Ltd	Playground Equipment	99,468.60
320	EFT42836	Property & Advisory Pty Ltd	Consultants	2,347.90
321	EFT43008	Prosonics Service	Equipment Repairs	213.45
322	EFT43007	Pump Technology Services (SA) Pty Ltd	Pump Maintenance	1,683.00
323	EFT43044	R/T Towing	Vehicle Tow	150.00
324	EFT43013	Raeco International Pty Ltd	Library Supplies	325.98
325	EFT42764	Randstad Pty Ltd	Temp Staff	2,284.55
326	EFT42844	Randstad Pty Ltd	Temp Staff	2,420.03
327	EFT43020	Randstad Pty Ltd	Temp Staff	4,426.90
328	EFT42761	Raptek Pty Ltd	IT Supplies	1,925.00
329	EFT42763	Realport Traders Pty Ltd	Depot Supplies	203.50
330	EFT43012	Reece Pty Ltd	Irrigation	1,474.96

ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
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Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
331	EFT42843	RelianSys Pty Ltd	Subscription	5,500.00
332	EFT42783	Rema Fathi	Thebarton Community Centre Bond Return	500.00
333	EFT43018	Rentokil Initial Pty Ltd	Pest Control	506.00
334	EFT43011	Rentokil Tropical Plants	Indoor Plant Hire	589.11
335	EFT42874	Rhythm Dance and Events	Thebarton Community Centre Bond Return	500.00
336	EFT43019	Ricoh Australia Ltd	Copy Charges	5,526.99
337	EFT42760	Roadrunner Couriers	Couriers	386.48
338	EFT43016	Roadrunner Couriers	Couriers	542.03
339	059212	Roads Corporation	Vehicle Searches	399.90
340	EFT43021	Roadshow Films Pty Ltd	Library Film Showing	275.00
341	EFT43015	Roadside Services & Solution	Depot Supplies	2,521.36
342	EFT43014	Rocla Pipeline Products	Depot Supplies	61,310.54
343	EFT43017	Roofing Constructions	Building Maintenance	4,263.60
344	EFT42762	Rundle Mall Plaza Newsagency	Library Magazines	493.91
345	EFT42842	Rundle Mall Plaza Newsagency	Library Magazines	466.64
346	EFT42845	SA Local Govt Financial Management Group	Staff Training	375.00
347	059214	SA Power Networks	Power	28,965.65
348	059193	SA Water	Water	71.60
349	EFT42992	Sandra McCue	Reimburse Volunteer Expenses	73.00
350	EFT42847	Seaton Mower Service	Mower Repairs / Purchases	106.00
351	EFT43025	Seaton Mower Service	Mower Repairs / Purchases	45.00
352	EFT43032	Securatrak Holdings Pty Ltd	Support	551.49
353	EFT43029	SEM Civil Pty Ltd	Roadworks	314,446.50
354	059192	Sensis Pty Ltd	Yellow Pages Listing	27.83
355	059222	SM Ramchandani	Thebarton Community Centre Bond Return	200.00
356	EFT43023	Smart Systems SA Pty Ltd	Building Maintenance	104.50
357	EFT42848	Snake-Away Services	Snake Removal	245.00
358	EFT43028	Snap Hilton	Printing	2,175.80
359	EFT43022	Solo Resource Recovery	Rubbish Removal	142.56
360	EFT43024	Solo Resource Recovery	Garbage Collection & Waste Disposal	426,579.51
361	EFT42709	Southern Cross Protection	Patrol Service	4,081.81
362	EFT42800	Southern Cross Protection	Patrol Service	83.38
363	EFT43031	Southland Supply Group	Depot Supplies	304.92
364	059176	Sparkling Diamonds Inc	Community Grant	700.00
365	EFT42854	Spray Shop	Depot Supplies	1,150.50
366	EFT42916	Staples Australia Pty Ltd	Stationery	563.36
367	EFT43026	Star Safety	Depot Supplies	2,309.39
368	EFT42963	Steffen Helgerod	Reimburse Expenses	40.00
369	EFT42853	Streamline Plumbing SA Pty Ltd	Plumbing	178.75
370	EFT43033	Struktura	Consultants	1,683.00
371	EFT42849	Studio Nine	Consultants	5,558.74
372	EFT43034	Stumpy Stumps	Grind Stumps	950.00
373	059215	Suez Environnement Recycling & Waste Recovery	Rubbish Removal	712.53
374	EFT43027	Sunny Industrial Brushware	Sweeper Brooms	1,336.50
375	EFT42852	Sync Cabling Solutions Pty Ltd	Linear Park Lighting	7,007.00
376	EFT43030	Sync Cabling Solutions Pty Ltd	Linear Park Lighting	72,523.00
377	EFT43060	Tahlia McPherson	Junior Development Grant	500.00
378	EFT43041	Taylor Cullity Lethlean	Consultants	6,600.00
379	059177	Telstra	Telephone	52.04
380	059217	Telstra	Telephone	7,804.82
381	EFT43043	Telstra Store	Computer Equipment	170.00
382	EFT42856	Terrain Group Pty Ltd	Irrigation	34,047.20
383	EFT43037	Terrain Group Pty Ltd	Irrigation	1,246.32
384	EFT42900	The Adelaide Tree Surgery	Tree Maintenance	12,617.00
385	EFT42798	The Charlotte Trust	Contractor	1,188.00

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 JANUARY 2016**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
386	EFT42921	The Charlotte Trust	Contractor	1,608.75
387	059207	The Cummins Society	Reimburse Insurance Premium	1,447.22
388	EFT42940	The Defib Shop Pty Ltd	Defibulator	2,514.95
389	EFT42718	The Department for Correctional Services	Litter Collection	660.00
390	059219	The Estate of Dorothy Byerlee	Refund Overpayment	200.00
391	EFT42957	The Good Guys	Electrical Appliances	1,069.00
392	059173	The Grainhouse Cafe	Catering	100.10
393	059187	The Grainhouse Cafe	Catering	192.50
394	059209	The Grainhouse Cafe	Catering	442.70
395	059174	The Hub Men's Shed	Equipment Grant	999.00
396	EFT42972	The Jam, The Mix, The Gig Inc	Library Entertainment	300.00
397	EFT42739	The Kooyonga Golf Club Inc	Christmas Function	11,100.00
398	EFT42826	The Kooyonga Golf Club Inc	Christmas Function	250.00
399	EFT43009	The Paper Bahn	Stationery	6,822.62
400	EFT42738	Tom Klocke	Flip Screening Service	528.00
401	EFT42825	Tom Klocke	Flip Screening Service	528.00
402	EFT42978	Tom Klocke	Flip Screening Service	528.00
403	EFT42971	Tomas Jelinek Jim's Mowing (Cowandilla)	Mowing	45.00
404	EFT42767	Tom's Car Wash	Vehicle Maintenance	4,102.05
405	EFT43036	Toro Australia Pty Ltd	Mower Repairs	462.09
406	EFT43039	Torrens Safety	Depot Supplies	4,708.92
407	EFT42860	Total Tools Thebarton	Depot Supplies	316.40
408	EFT43040	Total Tools Thebarton	Depot Supplies	409.85
409	EFT42952	Totally Workwear Richmond	Safety Clothing	3,498.36
410	EFT42975	Tracey Beaumont	Catering	1,343.00
411	059216	Training for Learning Company	Staff Training	3,295.00
412	EFT42786	Transponder Technologies	Depot Supplies	495.00
413	EFT42862	Tree Care Machinery	Depot Supplies	1,600.00
414	EFT43042	Trims	Clothing	1,686.31
415	EFT42768	Triple Cherry Coffee	Coffee Supplies	250.00
416	EFT42861	Truck Hydraulics SA	Vehicle Maintenance	964.96
417	EFT43046	Unique Urban Built Pty Ltd	Office Refurbishment	138,710.33
418	EFT42863	United Landscaping	Depot Supplies	588.00
419	EFT43047	Urban & Regional Planning Solutions	Consultants	3,377.00
420	EFT42770	UrbanVirons Group Pty Ltd	Tree Maintenance	7,524.00
421	EFT43050	Valspar Paint (Australia) Pty Ltd	Paint	791.28
422	EFT42817	Vanessa Green	Reimburse Expenses	150.00
423	059182	Variety the Children's Charity	Thebarton Community Centre Bond Return	1,000.00
424	EFT43048	Vintek Pty Ltd	Computer Equipment	1,499.48
425	EFT43049	VIP Commercial Cleaning Melrose Park	Window Cleaning	100.00
426	EFT42864	Wallmans Lawyers	Legal Fees	176.00
427	EFT43051	Walter Brooke & Associates Pty Ltd	Consultants	22,497.20
428	EFT42773	Wavesound Pty Ltd	Library Supplies	942.15
429	EFT42867	WC Convenience Management Pty Ltd	Public Toilet / BBQ Cleaning	14,215.82
430	EFT43054	Web Safety Pty Ltd	Clothing	5,315.39
431	EFT42772	West Adelaide Footballers Club	Senior's Christmas Lunch	9,755.50
432	EFT43063	West Adelaide Footballers Club	Volunteer's Christmas Lunch	9,148.20
433	EFT43055	Westside Services (SA) Pty Ltd	Airconditioner Maintenance	4,511.21
434	059218	Wholesale Plants and Products Pty Ltd	Plants	2,195.05
435	EFT42775	Willshire Motor Trimmers Pty Ltd	Vehicle Maintenance	745.00
436	EFT42776	Workzone Traffic Control Pty Ltd	Traffic Control	2,291.85
437	EFT42866	Workzone Traffic Control Pty Ltd	Traffic Control	584.10
438	EFT42774	Worlds Best Specialised Cleaning	Graffiti Removal	4,026.00
				\$ 4,201,310.46

11.2 Property Leases

Brief

This report provides information on overdue property lease payments that are greater than \$2,000.

RECOMMENDATION(S)

The Committee recommends to Council that the report be received.

Introduction

This report provides information on the property lease payments that are overdue, pursuant to the requirements of a Council resolution of 21 June 2016.

Discussion

The following lease amounts have been invoiced and were overdue as at 31 December 2016. A comparison is provided with the situation as at 30 September 2016 and 30 June 2016.

Debtor	As at 30 Jun 2016	As at 30 Sep 2016	As at 31 Dec 2016	Variance
Weslo Holdings	10,596.94	47,275.73	43,242.66	-4,033.07
Adelaide Baseball Club	0.00	0.00	3,152.83	3,152.83
Adelaide Cobras Soccer Club	0.00	2,159.14	0.00	-2,159.14
Total	10,596.94	\$49,434.87	\$46,395.49	-\$3,039.38

Weslo Holdings

The amount currently outstanding is made up of four overdue monthly lease payments for the premises at 164-166 South Road. Weslo have entered into an agreement with Council to pay two instalments per month until May 2017.

Adelaide Baseball Club

The overdue amount relates to one lease instalment, Emergency Services Levy and SA Water reimbursements for Weigall Oval.

Conclusion

The report provides information on the property lease payments that are overdue, in response to a Council resolution on 21 June 2016.

Attachments

Nil

11.3 Council Budget Report - SIX Months to 31 December 2016

Brief

This report provides information to Council on budget results for the six months ended 31st December 2016.

RECOMMENDATION(S)

The Committee recommends to Council that the report be received.

Introduction

The report provides year to date (YTD) budget results for December 2016.

Discussion

Budget variances are summarised in the financial report which is included as **Attachment 1**, with key variances explained below in terms of:

- Operational Income
- Operational Expenditure
- Capital Expenditure
- Capital Income
- Capital Works Expenditure

Operational Income

Key variances include:

- Rates are above budget YTD by \$230,068, largely due to timing.
- Statutory charges are above budget YTD by \$36,694, with parking income (\$15,957), and development fees (\$19,272), greater than expected.
- User charges are below budget YTD by \$16,347, primarily due to other user charges being \$22,670 lower than budget. Partially offsetting this variance is sanitary and garbage income (\$14,319 favourable). Timing variances of note include leased property income (\$10,683 favourable) and home assistance (\$18,075 unfavourable).
- Grants and subsidies income is above budget YTD by \$1,240,980, largely due to the timing of special road grants (\$1,257,311).
- Reimbursements and other income is \$102,144 above budget YTD, predominantly due to other income (\$72,443) and Mendelson performance (\$72,405). Conversely, investment income is currently less than expected (\$60,278).

The end of year (EOY) forecast for operational income is expected to remain unchanged to the current budget.

Operational Expenditure

Key variances include:

- Staff and related costs are \$115,438 below budget YTD for vacancy and timing reasons.
- Buildings, furniture, plant and equipment costs are \$46,068 above budget due to the timing of computer associated expenditure (\$77,374), and maintenance (\$28,999). Partially offsetting this are favourable variances for maintenance (\$37,273) and plant fuel, gas and oil (\$36,522).
- General expenses are below YTD budgets by \$505,959, largely due to the timing of professional fees (\$407,154), advertising and promotion (\$26,481), publications and stationery (\$29,045), and sundry expenses (\$14,832). Conversely, subscriptions and associations are above budget (\$15,097), also for timing reasons.
- Council related expenditure is \$416,995 below budget YTD, predominantly due to a council resolution increasing community grants funds (\$293,984), and street lighting (\$103,846).
- Contract and material expenditure is \$599,279 below budget YTD. This is largely due to a council resolution increasing the contractor budget (\$283,284 favourable) for senior citizen services. Additionally, timing variances relate to waste (\$257,736), and materials (\$58,259).
- Occupancy and property costs are below budget YTD by \$73,031, with emergency services levy and security costs currently below budget expectations by \$68,000 and \$10,281, respectively, for timing reasons.

The end of year (EOY) forecast for operational expenditure is expected to remain unchanged to the current budget.

Capital Expenditure

Key variances include:

- Motor vehicle expenditure is below budget YTD by \$91,072, which is timing related.
- Computer equipment expenditure is below budget YTD by \$331,851, again timing related.
- Other plant and equipment expenditure is below YTD budget by \$318,055 for timing reasons. This is almost entirely depot and library related.
- Land and building costs are \$10,281,554 below budget YTD, for timing reasons, most of which relates to Council's community facilities program and the kiln upgrade.
- Library resources are \$5,561 above budget YTD, for timing reasons.

The EOY forecast for capital expenditure is expected to remain unchanged to the current budget. All variances are timing related.

Capital Income

Key variances include:

- A favourable capital income variance of \$41,009. Unexpected income relating to Brownhill Keswick Creek (\$39,509), and the raingarden program (\$16,500) have offset budgeted income for the state black spot funding, which is yet to be received, after being carried forward from 2015/16 (\$15,000).

The EOY capital income budget is expected to remain unchanged.

Capital Works Expenditure

Expenditure on capital works YTD is \$8,396,199.

A capital works expenditure summary for YTD December 2016 is attached with appropriate comments provided on the status of individual budget lines. 47.6 percent of the capital works budget has been spent or committed by way of purchase orders as at 31st December 2016. It is estimated that 100 per cent of the forecast budget of \$30,654,315 is required to complete the program of works and that 88 per cent will be completed by 30 June 2017.

The EOY forecast for capital works expenditure is expected to remain unchanged from the current budget.

Conclusion

Information is provided in this report on budget results for the six months ended 31st December 2016.

Attachments

- 1. December Budget v's Actual**
- 2. Budget - Capital Works Expenditure**

City of West Torrens									
Finance Budget Report for the 6 Months Ended 31 December 2016									
Operational Income and Expenditure (\$'000's)									
Adopted Budget Original	Adopted Budget Revised	Income & Expenditure	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining	EOY Forecast	
Income									
54,059	54,121	Rates	53,921	54,152	230	0%	(30)	54,121	
2,200	2,235	Statutory Charges	1,245	1,282	37	3%	953	2,235	
1,285	1,293	User Charges	631	614	(16)	(3%)	679	1,293	
4,182	5,163	Grants & Subsidies	1,938	3,179	1,241	64%	1,983	5,163	
1,270	1,702	Reimbursements & Other Income	1,224	1,326	102	8%	376	1,702	
62,996	64,514	Total Income	58,959	60,553	1,594	3%	3,962	64,514	
Expenditure									
21,624	21,638	Staff & Related Costs	11,091	10,976	115	1%	10,662	21,638	
4,766	4,804	Buildings, Furniture, Plant & Equipment	2,736	2,782	(46)	(2%)	2,022	4,804	
8,018	8,004	Community Asset Costs	4,007	4,007	0	0%	3,997	8,004	
4,035	4,494	General Expenses	2,754	2,248	506	18%	2,246	4,494	
154	154	Bank & Finance Charges	79	74	5	6%	80	154	
4,093	4,436	Council Related Expenditure	2,851	2,434	417	15%	2,003	4,436	
7,953	8,305	Contract & Material Expenditure	4,171	3,571	599	14%	4,734	8,305	
1,567	1,567	Occupancy & Property Costs	567	494	73	13%	1,072	1,567	
(85)	(85)	Expenditure Recovered	(42)	(40)	(2)	5%	(45)	(85)	
52,126	53,317	Total Expenditure	28,212	26,545	1,667	6%	26,772	53,317	
10,870	11,197	Operating Surplus/Deficit						11,197	

<p style="text-align: center;">City of West Torrens</p> <p style="text-align: center;">Finance Budget Report for the 6 Months Ended 31 December 2016</p> <p style="text-align: center;">Capital Income and Expenditure (\$'000's)</p>										
Adopted Budget Original	Adopted Budget Revised	Capital Expenditure and Sales	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining	EOY Forecast		
190	199	Motor Vehicles	98	7	91	93%	191	199		
364	584	Computer Equipment	589	257	332	56%	327	584		
963	1,385	Other Plant & Equipment	793	475	318	40%	910	1,385		
4,080	14,596	Land & Buildings	11,692	1,411	10,282	88%	13,185	14,596		
299	299	Library Resources	242	248	(6)	(2%)	52	299		
5,895	17,064	Total Expenditure	13,415	2,398	11,017	82%	14,666	17,064		
Adopted Budget Original	Adopted Budget Revised	Capital Income	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining	EOY Forecast		
0	102	Grants & Subsidies - Capital Income	15	56	(41)	(273%)	45	102		
0	102	Total Income	15	56	(41)	(273%)	45	102		
Adopted Budget Original	Adopted Budget Revised	Capital Works Expenditure	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining	Adopted Budget Revised		
3,448	5,170	Environment Program	2,585	1,680	905	35%	3,490	5,170		
3,550	5,089	Recreation Program	2,545	1,610	935	37%	3,479	5,089		
13,021	20,395	Transport Program	10,197	5,106	5,092	50%	15,289	20,395		
20,019	30,654	Total Expenditure	15,327	8,396	6,931	45%	22,258	30,654		

CITY OF WEST TORRENS
BUDGET 2016/17 - AS AT 31 Dec 16
CAPITAL WORKS EXPENDITURE

ADOPTED BUDGET ORIGINAL	ADOPTED BUDGET REVISED	FUNCTION	YTD ACTUALS	COMMITTED OR CONTRACTED	ACTUALS AND COMMITTED	% SPENT OR COMMITTED	FORECAST EXPENDITURE TO COMPLETE	EOY FORECAST PERCENTAGE COMPLETE	DECEMBER VARIATION REQUEST	COMMENT / EXPLANATION
ENVIRONMENT PROGRAM										
<i>Stormwater & Drainage</i>										
365,000	365,000	Minor Drainage Upgrades and Replacement Work	89,742	56,808	146,550	40.2%	365,000	100%		Minor Works / Program upgrade commenced
0	144,181	Mile End Cowandilla Catchment	120,061	8,195	128,256	89.0%	144,181	100%		Works have commenced due completion mid November 2016
2,322,000	3,962,755	Lockleys Catchment	1,390,543	335,044	1,725,587	43.5%	3,962,755	100%		Works on May Tce have commenced and will continue to through to end of 2016. Consultation design for Rutland Ave Traffic Control and local stormwater collection has been completed with community consultation anticipated in November 2016. Detailed designing of Henley Beach Rd crossing currently being undertaken Completed Design being reviewed in consideration of adjacent capital works in Ashley St and Hayward Ave.
100,000	100,000	Ashley St (West St to Hayward Ave)	3,498	0	3,498	3.5%	100,000	100%		These works are now being considered in context with greater drainage upgrade along George St, Dew St and Maria St.
0	239,660	Maria Street Drainage	930	6,908	7,838	3.3%	239,660	100%		Survey currently being undertaken with design to follow.
80,000	80,000	Henley St Drainage	4,230	0	4,230	5.3%	80,000	100%		
<i>Other Environment</i>										
581,000	81,000	Brown Hill and Keswick Creeks	24,000	0	24,000	29.6%	81,000	100%		Approval for 1st stage of Greater Management Plan has been confirmed by all necessary stake holders. Project for design concept upgrade of Brown Hill Creek through West Torrens area is nearing draft report stage.
0	197,251	Glenelg Adelaide Pipeline (GAP)	47,160	21,162	68,322	34.6%	197,251	100%		Project in progress; refer Urban Services Report 1 November 2016
3,448,000	5,169,847	Program Total	1,680,163	428,117	2,108,280	40.8%	5,169,847	100%		
RECREATION PROGRAM										
<i>Parks & Gardens</i>										
665,000	971,992	Playground Upgrade	316,223	61,113	377,335	38.8%	971,992	100%		Project in progress; refer Urban Services Report 1 November 2016
350,000	701,478	Reserve Developments - Various	206,070	72,046	278,115	39.6%	701,478	100%		Project in progress; refer Urban Services Report 1 November 2016
565,000	779,345	River Torrens Upgrade	261,266	149,560	410,826	52.7%	779,345	100%		Project in progress; refer Urban Services Report 1 November 2016
30,000	48,141	River Torrens Path Upgrades	35,222	17,441	52,663	109.4%	48,141	100%		Project in progress; refer Urban Services Report 1 November 2016
640,000	985,287	Reserve Irrigation Upgrades	418,124	90,308	508,432	51.6%	985,287	100%		Project in progress; refer Urban Services Report 1 November 2016
600,000	598,688	Additional Open Space Amenity Initiatives	170,586	56,649	227,234	38.0%	598,688	100%		Works upgrade program commenced - various projects
0	159,072	Urban Forest James Congdon Drive	165,110	0	165,110	103.8%	159,072	100%		Detailed landscape design and tender documentation is completed, works in progress
60,000	60,000	Bikeway Path Upgrade and Reseal	0	0	0	0.0%	60,000	100%		Staged reseal works are scheduled commenced / underway
<i>Sports Facilities</i>										
40,000	185,478	Tennis Court Upgrades	27,670	38,960	66,630	35.9%	185,478	50%		Works scheduled / programmed
500,000	500,000	Apex Park	9,821	29,976	39,797	8.0%	500,000	100%		Details Design underway
50,000	50,000	Airport Road	0	0	0	0.0%	50,000	100%		Concept development underway
50,000	50,000	Memorial Gardens	0	0	0	0.0%	50,000	100%		Concept development underway
3,550,000	5,089,481	Program Total	1,610,090	516,052	2,126,142	41.8%	5,089,481	98%		

CITY OF WEST TORRENS BUDGET 2016/17 - AS AT 31 Dec 16 CAPITAL WORKS EXPENDITURE
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ADOPTED BUDGET ORIGINAL	ADOPTED BUDGET REVISED	FUNCTION	YTD ACTUALS	COMMITTED OR CONTRACTED	ACTUALS AND COMMITTED	% SPENT OR COMMITTED	FORECAST EXPENDITURE TO COMPLETE	EOY FORECAST PERCENTAGE COMPLETE	DECEMBER VARIATION REQUEST	COMMENT / EXPLANATION
TRANSPORT PROGRAM										
<i>Roads Sealed</i>										
9,311,912	15,381,967	City Funds/ULRG Funds/Carryovers	3,671,910	4,742,225	8,414,136	54.7%	15,381,967	80%		Project in progress; refer Urban Services Report 1 November 2016
1,442,053	1,442,053	Roads to Recovery Grant Funds	0	0	0	0.0%	1,442,053	100%		Project in progress; refer Urban Services Report 1 November 2016
<i>Other Transport</i>										
0	0	Roundabouts / Minor Road Rehabilitation	0	0	0	0.0%	0	0%		
200,000	241,825	Bus Shelters	78,771	20,386	99,158	41.0%	241,825	100%		Sites being scoped in preparation for civil works. Bus shelters to be purchased and installed.
505,000	911,847	Traffic Management	4,672	8,007	12,679	1.4%	911,847	70%		Minor Traffic Management & LATM related works ongoing. Design for roundabout at Dew and George Street, Thebarton completed, currently finalising acquisition of land and preparing for works. Blackspot funding for 16/17 is at Hardys Rd & Ashley St - roundabout (\$79,250), Wainhouse St & North Pde (\$20,000). Conceptual designs undertaken for both. Other LATM projects ongoing. Jenkins St crossing upgrade concept being developed.
115,000	201,765	Bicycle Management Schemes	55,506	29,362	84,868	42.1%	201,765	100%		Beare Avenue shared use path concept being developed for consultation.
670,000	1,084,438	Public Lighting	567,367	91,164	658,531	60.7%	1,084,438	70%		Project in progress; refer Urban Services Report 1 November 2016
0	223,763	Bio-Science Precinct Works	153,006	28,015	181,021	80.9%	223,763	100%		Detailed design and documentation for the upgrade of Holland Street, Thebarton, between the William Goodman bridge and Anderson Street is completed. Works in progress
<i>Bridges</i>										
100,000	208,145	Bridge Ancillary Works (as per Bridge Audit)	137,551	13,729	151,281	72.7%	208,145	100%		Construction of Shared Bridge at Watson Ave Underway
<i>Footways & Cycle Tracks</i>										
239,508	261,330	Footpath Renewal Program	137,158	102,512	239,670	91.7%	261,330	100%		Project in progress; refer Urban Services Report 1 November 2016
237,854	237,854	Footpath Construction Program	19,106	218,748	237,854	100.0%	237,854	100%		Project in progress; refer Urban Services Report 1 November 2016
200,000	200,000	Footpath Remediation Program	280,897	6,325	287,221	143.6%	200,000	100%		Various footpath projects in progress / underway
13,021,327	20,394,987	Program Total	5,105,946	5,260,473	10,366,419	50.8%	20,394,987	82%		
20,019,327	30,654,315	TOTAL - ALL CAPITAL WORKS	8,396,199	6,204,642	14,600,841	47.6%	30,654,315	88%		

11.4 Mendelson Financial Report December 2016

Brief

This report provides information on the financial performance of the Mendelson Foundation as at 31st December 2016.

RECOMMENDATION(S)

The Committee recommends to Council that the report be received.

Discussion

The following financial reports as at 31st December 2016 are attached for Elected Member information:

- Balance Sheet (**Attachment 1**);
- FMD Financial Pty Ltd Investment Portfolio Report (**Attachment 2**);
- Cash Movement Report (**Attachment 3**).

For the six month period ended 31st December 2016, FMD Financial Pty Ltd is reporting a net return on investments of 7.9 per cent, as follows:

	Dec	Jun
	Actual Month YTD	Final Month YTD
Market Movement on Equities	\$ 63,166.72	-\$ 76,279.74
Add Dividends	\$ 34,238.03	\$ 61,664.43
Add Interest	\$ 2,788.73	\$ 3,652.36
	<hr/> \$ 100,193.48	<hr/> -\$ 10,962.95
Less Trustee Charges	\$ 5,767.18	\$ 11,264.12
	<hr/> \$ 94,426.30	<hr/> -\$ 22,227.07
Fund Balance @ 1 July 16	\$ 1,195,617.87	\$ 1,195,617.87
Net Return on Investments	7.9%	-1.9%

Attachment 2 shows defensive (or income) assets and growth assets separately, to highlight the weighting between the two as a way of monitoring compliance with investment policy targets.

The weighting at 31st December 2016 is 32.4 per cent for income assets and 67.6 per cent for growth assets, which contrasts favourably with our policy targets as shown below:

	Target Weightings	Actual Weightings
Income Assets	No Less Than 25%	32.4%
Growth Assets	No Greater Than 75%	67.6%

Conclusion

Information is provided in this report on the financial performance of the Mendelson Foundation as at 31st December 2016.

Attachments

- 1. Mendelson Foundation Balance Sheet as at 31st December 2016**
- 2. Mendelson Foundation Financial Portfolio Report as at 31/12/2016**
- 3. Mendelson Reconciliation as at 31/12/2016**

**CITY OF WEST TORRENS
MAX AND BETTE MENDELSON FOUNDATION
BALANCE SHEET AS AT 31ST DECEMBER 2016**

	\$ Final at 30/06/16	\$ Current at 31/12/16	\$ Variance
CURRENT ASSETS			
Cash held at Council	16,738	(17,542)	(34,280)
Investments - FMD Financial Pty Ltd	1,190,039	1,280,436	90,397
GST Refunds/Imputation Credits Due	294	15	(278)
Dividend Income due not yet received	5,579	9,031	3,452
	<u>1,212,650</u>	<u>1,271,941</u>	<u>59,291</u>
Total Current Assets	1,212,650	1,271,941	59,291
Non-Current Assets	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL ASSETS	1,212,650	1,271,941	59,291
Less Liabilities	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
NET ASSETS	1,212,650	1,271,941	59,291
	<u><u>1,212,650</u></u>	<u><u>1,271,941</u></u>	<u><u>59,291</u></u>
 FOUNDATION WEALTH			
Accumulated Funds **	1,212,650	1,271,941	59,291
Reserves	0	0	0
	<u>1,212,650</u>	<u>1,271,941</u>	<u>59,291</u>
TOTAL FOUNDATION WEALTH	1,212,650	1,271,941	59,291
	<u><u>1,212,650</u></u>	<u><u>1,271,941</u></u>	<u><u>59,291</u></u>
 ** Accumulated Funds - Opening		1,212,650	
Plus Revenue		120,193	
Less YTD Expenditure		60,902	
		<u>1,271,941</u>	
Accumulated Funds - Closing		1,271,941	
		<u><u>1,271,941</u></u>	

**CITY OF WEST TORRENS
MAX AND BETTE MENDELSON FOUNDATION
FMD FINANCIAL PTY LTD PORTFOLIO REPORT AS AT 31/12/2016**

	Balance at 30/06/2016 \$	Weight at 30/06/2016 %	Balance at 31/12/2016 \$	Weight at 31/12/2016 %	Variance \$	Variance %
ANZ Convertible Pref Shares CPS2	29,748	2.5%	0	0.0%	(29,748)	-100.0%
ANZ Convertible Pref Cap Note2	31,521	2.6%	33,932	2.6%	2,411	7.6%
ANZ Banking Grp Ltd - Cap Note Deferred Settlement (ANZPG)	0	0.0%	30,748	2.4%	30,748	0.0%
CBAPD PERSP VII	26,454	2.2%	28,710	2.2%	2,256	8.5%
NAB Income Securities	32,330	2.7%	35,696	2.8%	3,367	10.4%
Westpac Non-Cum Converting Perp Cap Note II	52,412	4.4%	56,979	4.4%	4,567	8.7%
Term Deposit	145,000	12.1%	145,000	11.2%	0	0.0%
Cash	51,069	4.3%	78,299	6.1%	27,230	53.3%
Dividends due not yet received	5,579	0.5%	9,031	0.7%	3,452	61.9%
Total for Defensive Assets:	374,112	31.3%	418,396	32.4%	44,284	11.8%
Ansell Limited	25,965	2.2%	35,311	2.7%	9,346	36.0%
Argo	25,648	2.1%	25,961	2.0%	313	1.2%
BHP Billiton	22,660	1.9%	30,448	2.4%	7,788	34.4%
CSL	67,981	5.7%	60,848	4.7%	(7,133)	-10.5%
CBA	34,805	2.9%	38,568	3.0%	3,763	10.8%
NAB	30,592	2.6%	36,896	2.9%	6,304	20.6%
Origin Energy Limited	10,281	0.9%	11,783	0.9%	1,502	14.6%
Qube Holdings Ltd	34,403	2.9%	37,983	2.9%	3,580	10.4%
Ramsay Health Care	42,195	3.5%	40,160	3.1%	(2,034)	-4.8%
ResMed Inc	19,937	1.7%	20,609	1.6%	673	3.4%
Rio Tinto	29,985	2.5%	39,474	3.1%	9,490	31.6%
Santos Limited	11,670	1.0%	10,110	0.8%	(1,559)	-13.4%
Sydney Airport	68,886	5.8%	59,457	4.6%	(9,430)	-13.7%
Westpac Corporation Deferred Ex St George	38,132	3.2%	42,282	3.3%	4,150	10.9%
Woodside Petroleum Ltd Ord	28,907	2.4%	33,559	2.6%	4,653	16.1%
Woolworths	15,814	1.3%	18,244	1.4%	2,430	15.4%
MLC Platinum Global Fund	57,061	4.8%	62,424	4.8%	5,363	9.4%
Magellan Global Fund	76,850	6.4%	83,902	6.5%	7,052	9.2%
Walter Scott Global Equity Fund	78,940	6.6%	82,449	6.4%	3,509	4.4%
RARE Infrastructure Ltd	100,796	8.4%	100,603	7.8%	(193)	-0.2%
Total for Growth Assets:	821,506	68.7%	871,072	67.6%	49,565	6.0%
Total Investments	1,195,618	100.0%	1,289,467	100.0%	93,850	7.9%

**MENDELSON RECONCILIATION
CASH HELD BY FMD FINANCIAL PTY LTD
AS AT 31/12/2016**

	\$	\$
<u>Balance at 30/06/2016</u>		<u>196,068.60</u>
<u>Add</u> <u>Dividends/Interest/Income</u>		
Interest Received in July 2016	87.32	
Dividend Income Received in July 2016	17,613.37	
Interest Received in August 2016	81.79	
Dividend Income Received in August 2016	1,897.41	
Interest Received in September 2016	80.50	
Dividend Income Received in September 2016	5,383.64	
Interest Received in October 2016	2,361.25	
Dividend Income Received in October 2016	1,996.10	
Interest Received in December 2016	87.03	
Dividend Income Received in November 2016	379.68	
Dividend Income Due Received in December 2016	3,515.43	
Interest Received in December 2016	90.84	
		<u>33,574.36</u>
<u>Less</u> <u>Fees</u>		
FMD Financial Pty Ltd Administration Fee inc. GST (June)	1,025.69	
FMD Financial Pty Ltd Administration Fee inc. GST (July)	1,029.19	
FMD Financial Pty Ltd Administration Fee inc. GST (August)	1,039.89	
FMD Financial Pty Ltd Administration Fee inc. GST (September)	1,042.89	
FMD Financial Pty Ltd Administration Fee inc. GST (October)	1,060.64	
FMD Financial Pty Ltd Administration Fee inc. GST (November)	1,145.60	
		<u>6,343.90</u>
Term Deposit at 31/12/2016		145,000.00
Macquarie Cash Mgt Acct at 31/12/2016		<u>\$78,299.06</u>
Less Macquarie Cash Mgt Acct and Term Deposit		\$223,299.06
<u>Imbalance</u>		<u>-</u>

11.5 Regulatory Services Department Activity Report

Brief

This report provides information on the activities of the Regulatory Services Department for the three months to 31 December 2016.

RECOMMENDATION(S)

The Committee recommends to Council that that the report be received.

Introduction

Details are provided each quarter on the activities of Regulatory Services for the information of Council.

Discussion

Waste

Compost and Worm Farm Workshops: Saturday 5 November

Workshop consists of learning simple techniques for setting up and maintaining a successful system.

38 participants attended both the compost and worm farm workshops.



"Get Wasted" Community Tour: Tuesday 13 December

Sites visited: Adelaide Waste & Recycling Centre, Jeffries Group, Suez-Resource Co, Aspitech
11 participants (of a total possible of 12)

Feedback from the participants in the tour:

- *Thank you so much for organising the "Get Wasted" tour today, I found it so interesting and helpful. I really appreciate the whole approach of the various areas that we were able to visit.*
- *I have enjoyed yesterday trip on Getting Wasted tour learnt on how I can improve on my recycling at Home and with my new career with telecommunications found out where & how I can recycle my E Wastes,*
- *Thank you, for the excellent excursion to the waste and recycling centres on Tuesday 13th December. The day was very informative and the choice of centres varied and comprehensive.*
- *Congratulations to you and the West Torrens Council for this excellent community initiative.*
- *Thanks for the tour and for watching out for our safety up and down stairs.*

Household Waste Working Party: Thursday 1 December

City of West Torrens Household Waste Working Party met on Thursday 1 December 2016.

Attendees - Cr McKay, Cr Demetriou, Cr Vlahos, Mr Buss, Mr Ross, Ms Butterfield

Apology - Cr Woodward

Special guest - Vaughan Levitzke, the CEO of Green Industries SA,

Vaughan Levitzke was invited to attend the Waste Working Party as he has a wealth of experience in waste management. Vaughan specialises in waste and recycling, sustainability and, the 'big picture'. The session was very informative in advising what the current & future waste technologies, systems and programs within South Australia, interstate as well as overseas.

Due to the presentation by Vaughan being interactive with those in attendance, the remainder of the agenda items was deferred to the next meeting which is being held on Thursday 2 February 2017 at 5:30

Compliance

Fire Hazards Inspections



Warning Letter sent 315

Total properties inspected 360
(269 vacant land/ 91 Residential)

105F Notices 128

Expiations (to date) 12
(Failing to comply with 105F Notice)



Dog Registrations Renewals

As of 31 December Council has received 5,984 dog registration renewals and 499 applications for new dog registrations

140 dogs remain unregistered from last financial year. An inspection program will be undertaken to make contact with the dog owners to identify the reasons for not renewing their dog registration(s).

Health

Immunisation

Introduction of the Zoster Vaccine (Shingles vaccine) - Was introduced onto the National Immunisation Program Schedule in November 2016. The vaccine is available free to people 70 years of age. There will be a five year catch-up program for people aged 71 - 79 years. It is recommended, but not funded, for persons from 50 years of age with chronic medical conditions to have the vaccination.

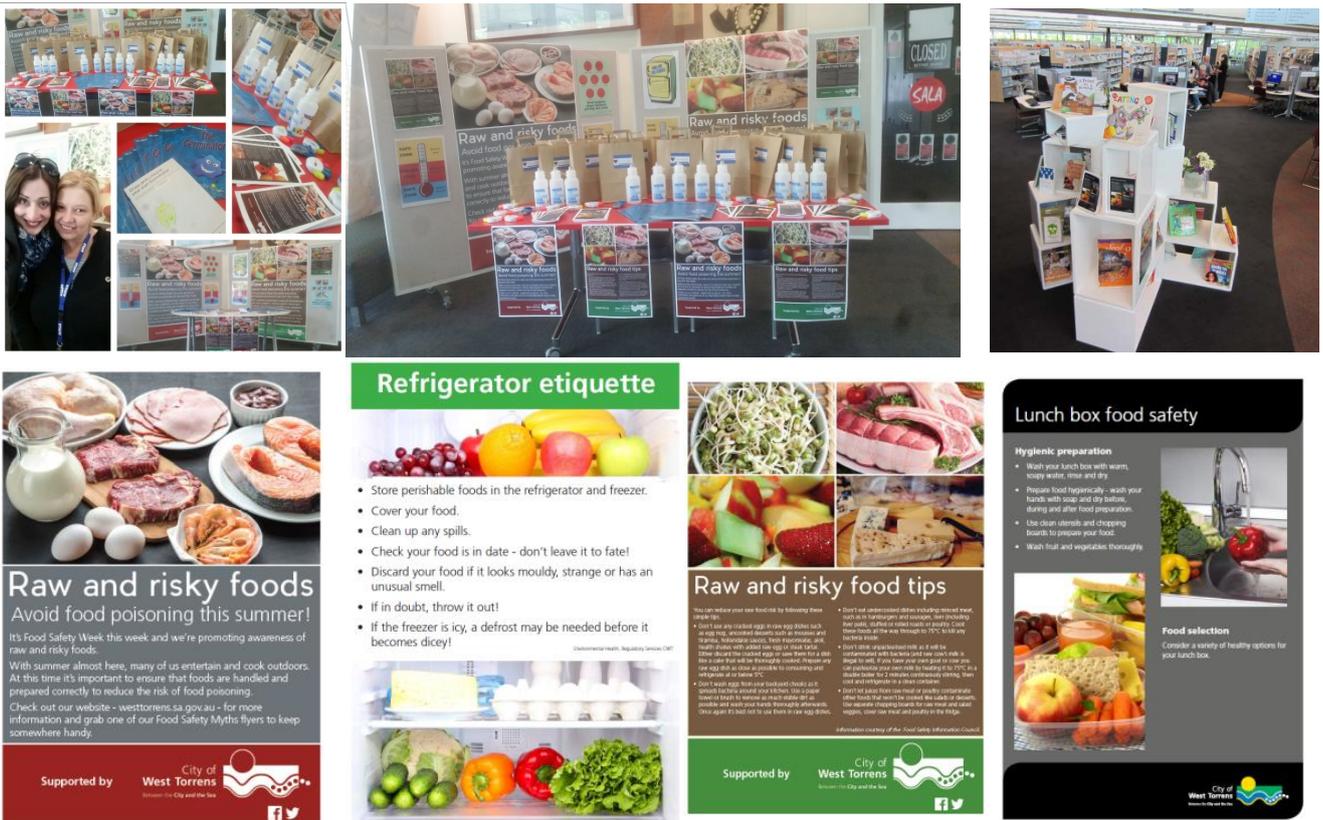
Meningococcal B Study - City of West Torrens has agreed in principle to participate in the clinical study to look at the impact of Men B vaccine in older adolescents being undertaken by University of Adelaide and SA Health.

Food Safety Week: 6-12 November

Theme - 'Raw and risky foods'

Environmental Health and the Library teams worked collaboratively in promoting food safety week by:

- Creating a Food Safety Week Display in the Library foyer (Library Food books & Food safety information)
- Environmental Health Officers engaging with the public in the Library foyer.
- The Library incorporating the food safety theme in Baby Groups
- Promoting food safety week on the internet and social media
- Creating 'Raw & Risky Food Safety' flyers and posters
- Creating 'Lunch Box Food Safety' tips flyer
- Creating 'Refrigerator etiquette' posters



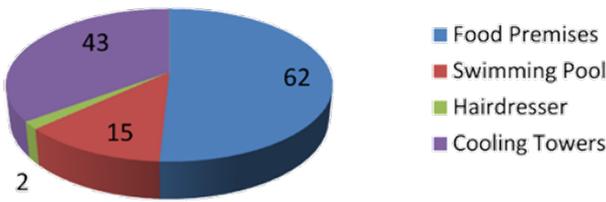
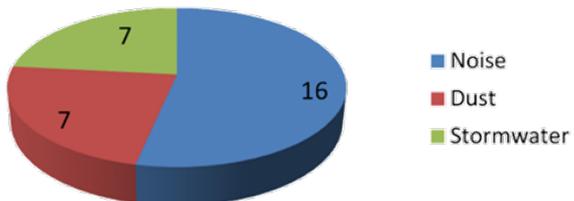
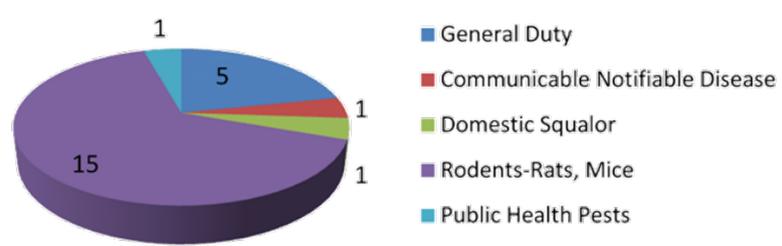
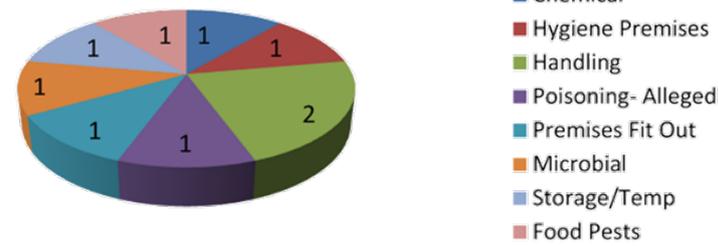
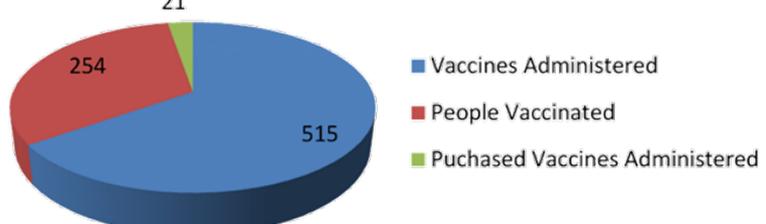
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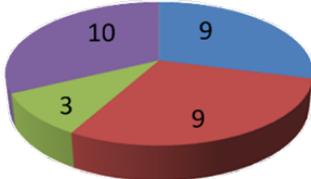
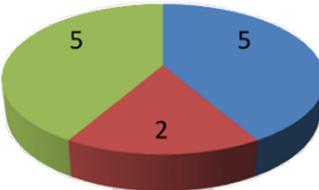
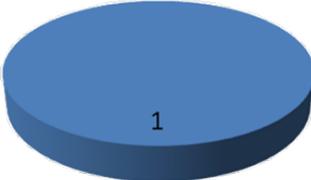
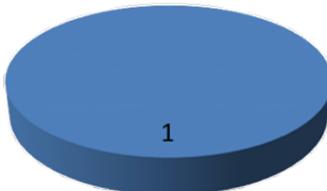
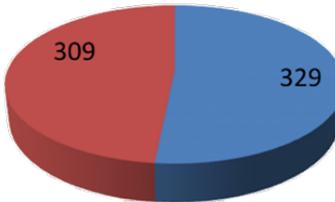
Details are provided quarterly on the activities of Regulatory Services for the information of Council.

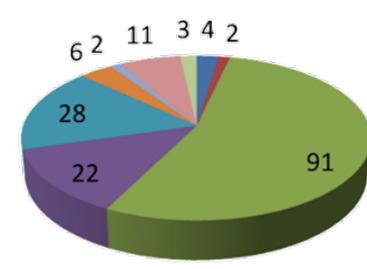
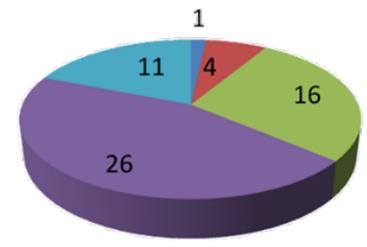
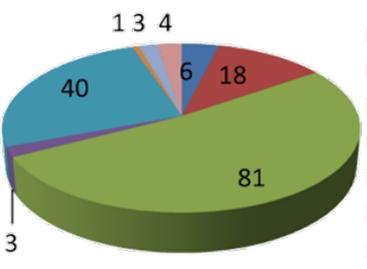
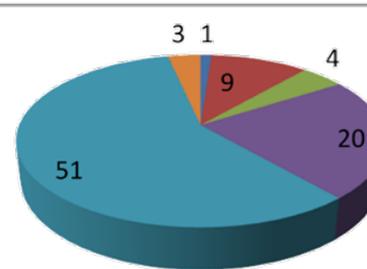
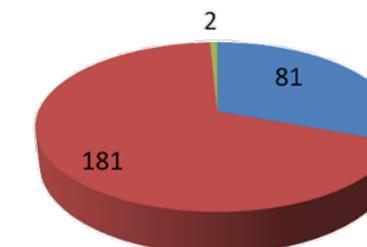
Attachments

1. Regulatory Services Department Activity Data Report

Regulatory Services Activities - 2nd Quarter 2016/17

ENVIRONMENTAL HEALTH	
<p>Routine Inspections</p> <p>Routine premise inspections = 99 Food Safety Audits = 5 Reinspections = 17</p>	 <ul style="list-style-type: none"> ■ Food Premises ■ Swimming Pool ■ Hairdresser ■ Cooling Towers
<p>Environmental Nuisance</p> <p>Total Inspections:</p> <p>YTD 2016/17 = 62 2015/16 = 77</p>	 <ul style="list-style-type: none"> ■ Noise ■ Dust ■ Stormwater
<p>Public Health</p> <p>Total Inspections:</p> <p>YTD 2016/17 = 35 2015/16 = 49</p>	 <ul style="list-style-type: none"> ■ General Duty ■ Communicable Notifiable Disease ■ Domestic Squalor ■ Rodents-Rats, Mice ■ Public Health Pests
<p>Food</p> <p>Total Inspections:</p> <p>YTD 2016/17 = 24 2015/16 = 16</p>	 <ul style="list-style-type: none"> ■ Chemical ■ Hygiene Premises ■ Handling ■ Poisoning- Alleged ■ Premises Fit Out ■ Microbial ■ Storage/Temp ■ Food Pests
<p>Total Vaccines Administered:</p> <p>YTD 2016/17 = 1,214 2015/16 = 1,404</p>	 <ul style="list-style-type: none"> ■ Vaccines Administered ■ People Vaccinated ■ Purchased Vaccines Administered

WASTE MANAGEMENT	
<p>Waste Bins</p> <p>Total Inspections:</p> <p>YTD 2016/17 = 58 2015/16 = 69</p>	 <ul style="list-style-type: none"> ■ Left on Verge ■ Missed ■ Contamination ■ Misc/other
<p>Reserve & Street Bins</p> <p>Total Inspections:</p> <p>YTD 2016/17 = 17 2015/16 = 8</p>	 <ul style="list-style-type: none"> ■ Overfull ■ New Bin request ■ Repairs/Missing
<p>Food Waste Program</p> <p>Total rebate given since 1 July 2016 = \$226.47</p>	 <ul style="list-style-type: none"> ■ Worm Farm
<p>Recycling Type of Food Waste Recycling Items</p> <p>YTD 2016/17 = 7 2015/16 = 11</p>	 <ul style="list-style-type: none"> ■ Purchased privately
<p>Illegal Dumping Program</p> <p>Access to waste disposal options and illegal dumping site inspections</p> <p>YTD 2016/17 = 1348 2015/16 = 1360</p>	 <ul style="list-style-type: none"> ■ Waste Disposal Vouchers ■ Illegal Dumping

COMPLIANCE	
<p>Dogs</p> <p>Total Inspections:</p> <p>YTD 2016/17 = 345 2015/16 = 397</p>	 <ul style="list-style-type: none"> ■ Attack on Animals ■ Attack on Humans ■ Wandering at Large ■ Lost Dog ■ Barking Dogs ■ Not Registered ■ Harrass Humans ■ Create Nuisance ■ Dog number of dogs on property
<p>Other Animals</p> <p>Total Inspections:</p> <p>YTD 2016/17 = 88 2015/16 = 70</p>	 <ul style="list-style-type: none"> ■ Cat Possum Cage for Pickup ■ Cats creating a nuisance ■ Other Animals Creating a nuisance ■ Bees on Public Land ■ European Wasp Nest Sighting
<p>Environment</p> <p>Total Inspections:</p> <p>YTD 2016/17 = 231 2015/16 = 152</p>	 <ul style="list-style-type: none"> ■ Pick up Syringes ■ Unsightly Yard ■ Overgrown Fire Hazard ■ Litter and Dumping ■ Overhanging Branches Private property ■ Council Tree Damage ■ Backyard Burning ■ Sleeping on Council land/reserves
<p>Roads & Footpaths</p> <p>Total Inspections:</p> <p>YTD 2016/17 = 124 2015/16 = 69</p>	 <ul style="list-style-type: none"> ■ Business on a Road ■ Development Damage ■ Damaged Driveways ■ Obstructing Footpath/Road ■ Banners and Posters ■ A Frame Signs
<p>Parking</p> <p>Total Inspections</p> <p>YTD 2016/17 = 544 2015/16 = 644</p>	 <ul style="list-style-type: none"> ■ Abandoned Vehicle ■ Parking Complaint ■ Parking Permit Application

11.6 Service Centre Activity Report Second Quarter 2016/17

Brief

This report provides information on activities within the Service Centre for the second quarter of the 2016/17 financial year.

RECOMMENDATION(S)

The Committee recommends to Council that the report be received.

Introduction

The objective of the Council's Service Centre is to "*provide quality and excellence in service to those contacting Council*". To achieve this, key performance indicators (KPI's) have been established to measure call volumes, abandonment rates, service levels and cash transactions taken. In addition, any abnormal or major events / projects that impact on KPI's are reported.

Discussion

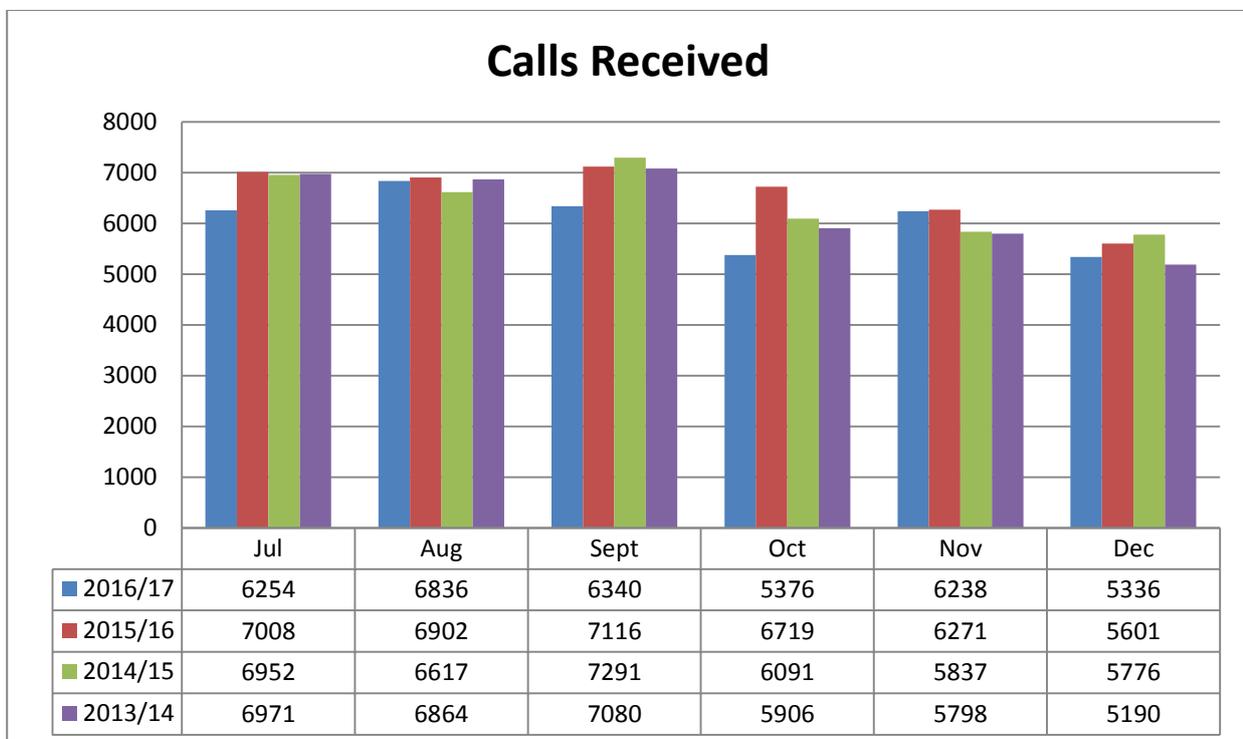
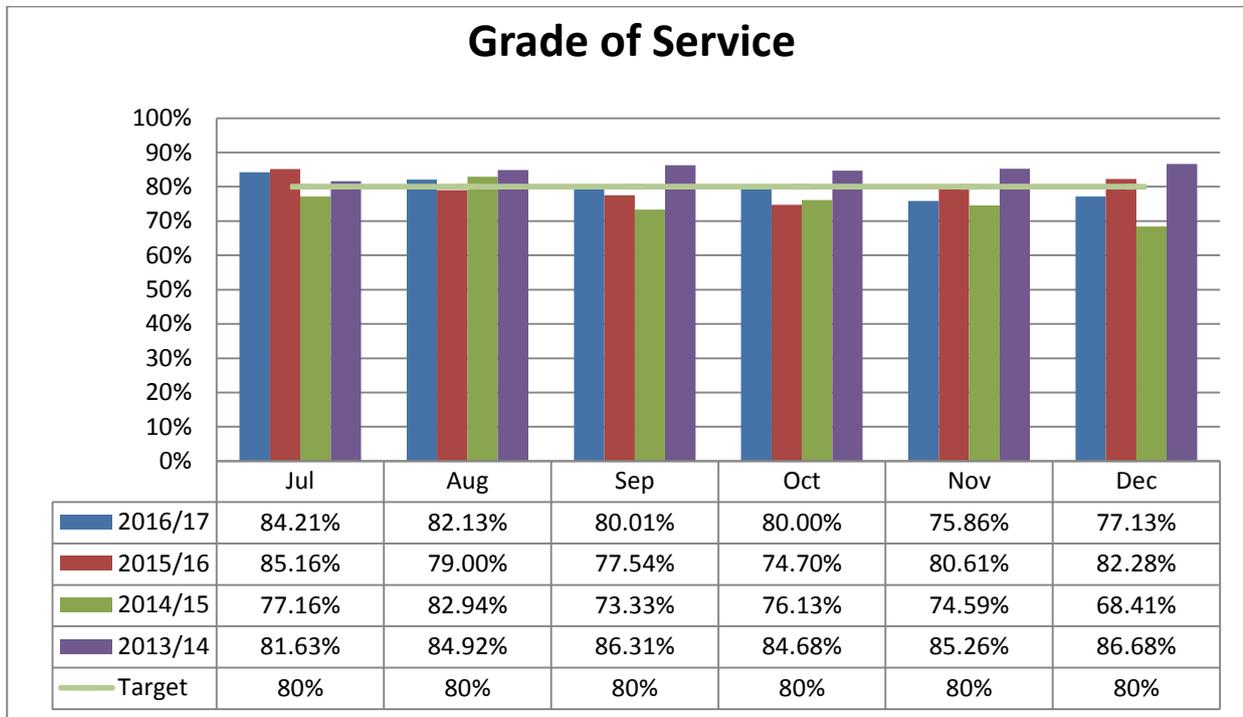
The chart below demonstrates the Service Centre's performance against the KPIs that have been established.

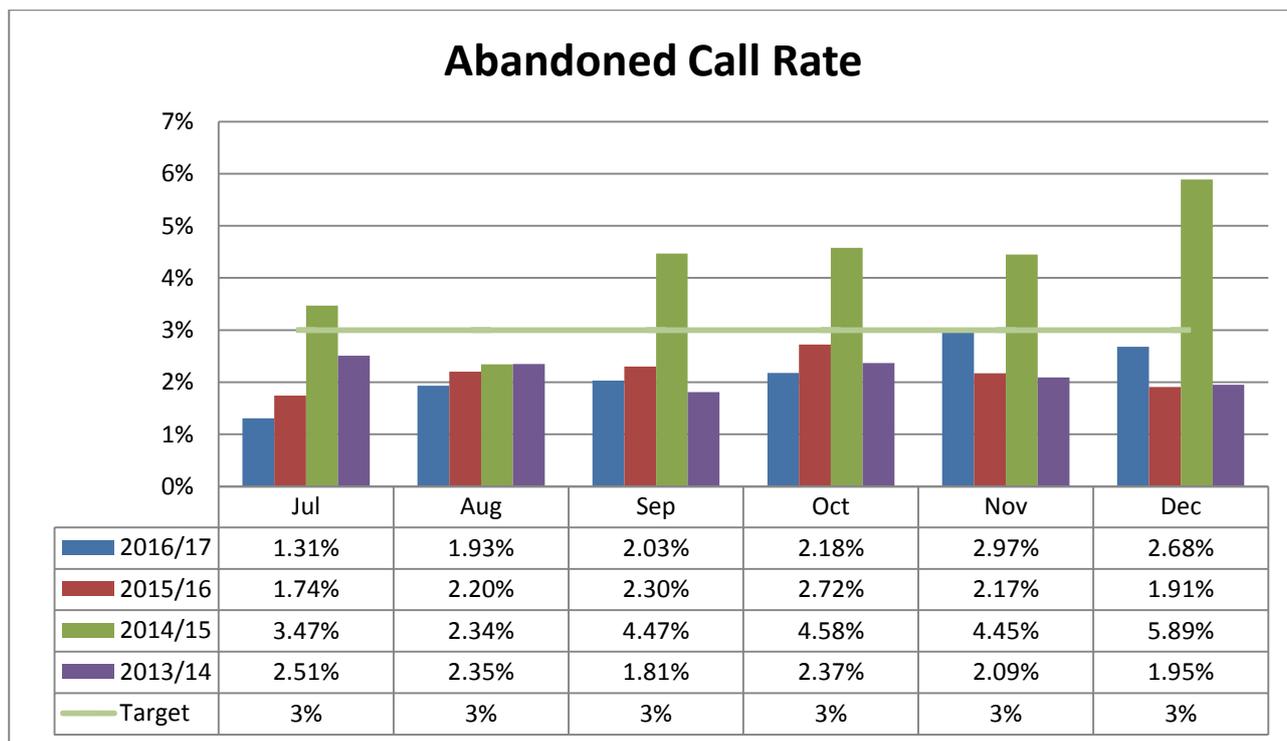
	Benchmark KPI	Oct 2016	Nov 2016	Dec 2016	Total/Avg Q2 2016/17	Total/Avg Q2 2015/16
Calls Received		5376	6238	5336	16,950	18,591
Abandoned Call Rate	3%	2.18%	2.97%	2.68%	2.61%	2.27%
Average Queue Time (seconds)	30 seconds	41	41	72	62	52
Grade of Service (Call Response Level)	>80%	80%	76%	78%	78%	79%
Average Talk Time (minutes)		2.21	2.33	2.56	2.37	2.33
Call Handling Time	< 5 minutes	2.44	2.30	2.37	2.37	2.43
Call Resolution Rate	> 80%				81%	80%
After Hours		267	277	366	910	920
City Watch Requests					101	102

Overall the calls for this quarter have declined in comparison to the same period in 2015/2016. Impacting the Service Centre's grade of service and queue time this quarter were higher than normal call increases for unplanned request for services as a result of recent inclement weather, the provision of information on the fire restrictions prior to Christmas, and a decrease in the ability to utilise staff back up options. Each of the requests for service required additional time to process as a result of additional information required from the customer.

The most significant call drivers for the quarter were compliance related enquiries (2,907), Planning and Assessment related enquiries (2,804) and community service related enquiries (2,329).

In addition to their core activities, Service Centre staff have been working with the Horticulture team to improve the resolution of customer requests, in preparation for mobile technology that will assist them with real time updates on service delivery. The first step has been the development and implementation of scripting/questionnaires for each customer request type, with the aim of obtaining essential and consistent information from the customer to assist the field teams with prompt delivery of the required service.





Department	Customer Request	Resolved	Transferred	Asked Name - Trsfer	Asked Name - Email	Email	Payment	No Data Entered	Total Calls
Bldng - DA Related	61	74	31	28	14	8	2		218
Bldng - General	5	54	26	9	6	7	1		108
CA - X/over S/Water	7	23	3	4	8	12	5		62
City Assets - Gen	15	150	44	31	45	47	8		340
City Mgmt		84	34	40	26	25	1		210
City Strategy	1	37	14	14	11	6			83
Com Dev - General	19	1138	61	31	19	27	8		1303
Com Dev - HACC	2	149	341	31	12	61	8		604
Com Dev - Theb CC	1	172	193	5	3	22	26		422
Comp - Dogs	85	364	29	26	12	36	51		603
Comp - General	96	246	31	36	17	28	18		472
Comp - Parking	185	1013	23	6	9	43	553		1832
Depot	721	462	63	29	37	90	3		1405
Finance - General	1	111	42	19	5	12	14		204
Finance - Rates	2	832	233	1	1	22	889		1980
Health	23	103	52	12	4	14	6		214
Human Resources		18	6	9	13	2			48
Info Services		42	9	16	7	4			78
Library		106	62	1	2	3	1		175
No Data Entered								102	102
Org Support		10	8	4	3	11			36
Other	1	14	1			4			20
Planning - DA Rel	293	515	122	129	61	60	93		1273
Planning - Duty Ph	1	325	504	6		143	2		981
Planning - General	6	335	87	34	29	59			550
Prop & Facility		11	4	4	2	2			23
Service Centre	8	887	38	24	7	4	1		969
Solo Waste	2	753	89	1		1			846
Waste Mgmt	70	414	51	23	6	10			574
WM - Hard Waste	23	533	20	2			1		579
Total Calls	1628	8975	2221	575	359	763	1691	102	16314

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1 MEETING OPENED**2 PRESENT****3 APOLOGIES****4 DISCLOSURE STATEMENTS**

Committee Members are required to:

1. Consider Section 73 and 75 of the *Local Government Act 1999* and determine whether they have a conflict of interest in any matter to be considered in this Agenda; and
2. Disclose these interests in accordance with the requirements of Sections 74 and 75A of the *Local Government Act 1999*.

5 CONFIRMATION OF MINUTES**RECOMMENDATION(S)**

That the Minutes of the meeting of the Strategy and Community Committee Meeting held on 13 December 2016 be confirmed as a true and correct record.

6 COMMUNICATIONS BY THE CHAIRPERSON**7 QUESTIONS WITH NOTICE**

Nil

8 QUESTIONS WITHOUT NOTICE**9 MOTIONS WITH NOTICE**

Nil

10 MOTIONS WITHOUT NOTICE

11 STRATEGY AND COMMUNITY REPORTS

11.1 Underdale/Torrensville Urban Employment Zone Development Plan Amendment

Brief

The Statement of Intent (SOI) for the Underdale/Torrensville Urban Employment Zone Development Plan Amendment has been approved by the Minister for Planning.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. Notes the approval of the Underdale/Torrensville Urban Employment Zone Development Plan Amendment by the Minister for Planning.
2. The appropriateness of the Urban Renewal Zone for the area identified in the Statement of Intent for the Underdale/Torrensville Development Plan Amendment be investigated.
3. The Underdale/Torrensville Urban Employment Zone Development Plan Amendment documentation be prepared for Council's consideration.

Introduction

In September 2014, Council submitted a Statement of Intent (SOI) for a proposed Underdale and Torrensville Residential/Industry Interface Development Plan Amendment to the Minister for Planning (Minister). The SOI sought to rezone part of the existing Industry Zone in Underdale and Torrensville for mixed use/residential purposes.

On 14 April 2015, correspondence was received from the Minister in which he expressed 'in principle' support for a Development Plan Amendment for the study area but advised that after careful consideration he had decided not to support the Council's SOI in its current form. He suggested that the Urban Employment Zone policy module be considered as a way of achieving Council's aim instead.

Subsequently, in July 2016, and in line with the advice from the Minister, a revised SOI for an Underdale/Torrensville Urban Employment Zone Development Plan Amendment (DPA) was submitted. The revised SOI was informed by additional research undertaken by Council and sought to rezone the subject area to Urban Employment Zone.

However, in December 2016 the Administration met with Department of Planning, Transport and Infrastructure (DPTI) to discuss the revised SOI. DPTI suggested that Council considers a newly created Urban Renewal Zone policy module rather than the Urban Employment Zone policy for the DPA. Following that meeting, the Administration wrote to the Minister for Planning expressing a willingness to investigate this new policy module.

On 8 December 2016, the Minister wrote to the Council in support of the proposed DPA (**Attachment 1**) and approved the SOI.

In addition to approving the SOI, the Minister also:

- encouraged Council to work with DPTI to assist in the preparation of a policy approach to be used as part of the Planning and Design Code to be implemented under the Planning, Development and Infrastructure Act 9; and
- asked Council to ensure the adjoining Medium Density Policy Area 19 dwelling densities and heights are consistent with the proposed suite of policies.

The Administration will action both of these requests and report back to Council.

Discussion

Approved Underdale/Torrensville SOI

As the Minister has approved the DPA SOI, Council is now able to undertake DPA investigations and prepare the DPA for public consultation.

As part of these investigations, Council may consider investigating the Urban Renewal Zone as an alternative to the proposed Urban Employment Zone.

Urban Employment Zone module

The Urban Employment Zone policy module from the South Australian Planning Policy Library is intended to accommodate a range of industrial land uses together with other related employment and business activities. This zone allows a broader range of employment uses than the Industry Zone (except special industry), with an intention to enable business clusters.

The Urban Employment Zone policy module is not intended to facilitate residential development, however, in acknowledgment of existing residential development in the area, Council proposed a local variation to the policy module in the SOI. This variation would enable low density residential development in areas of existing residential development, including Wilford Avenue, Vintage Road, and Armour Avenue.

The Urban Employment Zone would aim to reduce land use conflicts over the long term and enable the development of low-impact employment land uses which would be more compatible with neighbouring residential areas. At a future point, Council may identify and consider rezoning catalyst redevelopment sites to enable mixed use and residential development.

Urban Renewal Zone module

The Urban Renewal Zone policy module has been developed by DPTI as a new zone policy module available for use in Development Plans.

The Urban Renewal Zone module is intended for existing residential and industry areas that are planned to transition to a new land use mix. This module aims to better manage residential/industry interfaces and encourage long-term urban regeneration by enabling a compatible mix of medium density residential, commercial and industrial uses. It aims to recognise the specific needs of areas identified for long-term land use transition and incorporates learnings from previous applications of mixed use zoning to industrial areas whereas the Urban Employment Zone policy module was originally developed for greenfield development areas.

The Urban Renewal Zone policy module includes a Mixed Use Transition Policy Area over the existing industrial area. This Policy Area enables continued development of commercial and light industry type land uses in a manner that supports residential and other sensitive land uses. The Zone and Policy Area allow future increased residential densities only if adverse impacts of nearby Environment Protection Authority (EPA) licenced activities are addressed each proposed residential development.

Urban Renewal Zone at Underdale and Torrensville

Establishing an Urban Renewal Zone will enable a staged transition in the Underdale and Torrensville industrial area to more sensitive medium density residential land uses. However, it is an 'untested' zone policy module and has not yet been used to facilitate the transition from industrial to mixed use/residential land use in Adelaide.

Although the Urban Renewal Zone is not currently used in any South Australian Development Plan, it is currently proposed in the Ministerial Kilburn and Blair Athol Urban Renewal (Stage 1) Development Plan Amendment in the City of Port Adelaide Enfield. This Ministerial DPA has been developed in association with Renewal SA's Kilburn and Blair Athol Urban Renewal Plan. This DPA is on public consultation until 1 February 2017. A community information sheet is included **(Attachment 2)**.

It is proposed that further investigation and assessment of the practicality of the proposed Urban Renewal Zone policy module for Underdale and Torrensville be undertaken through the DPA process and local variations to the zone policy module may be proposed if appropriate.

In particular, initial analysis of the Urban Renewal Zone policy module has identified the following matters for further investigation:

Urban Renewal Zone	Matter for further investigation
Policy enables medium-high density development up to 4 storeys.	Appropriateness of proposed residential density in local context. <i>These residential densities are only currently enabled in the City of West Torrens along the Urban Corridors (Port Road, Henley Beach Road and Anzac Highway).</i>
Policy relating to environmental impacts and interface impacts of industrial uses only focus on activities requiring an EPA licence.	Appropriateness of residential development adjoining industrial activities without an EPA licence. <i>Existing residential/industry interface issues are not limited to EPA licensees and West Torrens has previously received complaints about other industrial activities (that do not require an EPA licence)</i>
Air quality, noise, odour and land contamination matters are addressed at development application stage.	Appropriateness of requiring specialist environmental reports at development application stage for all residential development that increase existing densities. <i>The Underdale and Torrensville area has a considerable proportion of small allotments (700m²-900m²). Specialist environmental reports are an expensive cost for small developments and may reduce the viability of future residential development.</i>
Policy enables the development of shops (and does not set a maximum floor area requirement) on main road corridors	Appropriateness of enabling retail activities in this area which is outside West Torrens existing retail/activity centres. <i>The Underdale and Torrensville area does not include a 'main road corridor' and is in close proximity to existing district centre type precincts at the Brickworks and Henley Beach Road.</i>

Analysis of the proposed zone policy module will identify a number of potential development scenarios in Underdale and Torrensville and the above matters for further investigation.

Preparation of the DPA

In the approved SOI, Council and the Minister have agreed to the statutory process and timeframes for the DPA.

The SOI enables Council to prepare a DPA document for public consultation. During its preparation, Council is required to consult with DPTI, EPA, Department of State Development and SafeWork SA. Council has agreed in the SOI to undertake this work within 14 weeks.

Council may then release the DPA for public and agency consultation for a period of 8 weeks. DPTI approval of the DPA prior to consultation is not required.

After the consultation period, Council is at liberty to amend the DPA in accordance with its assessment of submissions received and then submit the summary of consultation and proposed amendments to the Minister for his consideration and determination.

Concurrent to the DPA process, DPTI is also currently implementing the South Australian Planning Reform, including the implementation of the new *Planning, Development and Infrastructure Act 2016*. Through this project there will be opportunities for the Administration to engage with DPTI to provide input to the development of the Planning and Design Code, including urban renewal policy for Underdale and Torrensville. This will enable consistency between the DPA and the future Planning and Design Code that is planned to replace the West Torrens Council Development Plan from 2018.

This DPA can be accommodated through the existing operating budget however if, as part of accommodating this work, there is a budget shortfall further funding will be sought in the March 2017 budget review.

Conclusion

Council has received approval from the Minister for Planning to commence the Underdale/Torrensville Urban Employment Zone DPA and has suggested that, as part of the preparation of the DPA, the Urban Renewal Zone policy module be analysed to consider whether it is appropriate to be implemented in Underdale and Torrensville through the DPA process.

Attachments

1. **Letter from Minister for Planning approving Underdale/Torrensville Urban Employment Zone Development Plan Amendment Statement of Intent - 8 December 2016**
2. **Community Information Sheet - Kilburn and Blair Athol Urban Renewal Development Plan Amendment**

The Hon John Rau MP

#10925371

8 December 2016

Mr Terry Buss
Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Attention: Ms Hannah Bateman



**Government
of South Australia**

Deputy Premier
Attorney-General
Minister for Justice Reform
Minister for Planning
Minister for Industrial Relations
Minister for Child Protection
Reform
Minister for the Public Sector
Minister for Consumer and
Business Services
Minister for the City of
Adelaide

45 Pirie Street
ADELAIDE SA 5000
GPO Box 464
Adelaide SA 5001
Tel 08 8207 1723
Fax 08 8207 1736

Dear Mr Buss

Thank you for the Underdale/Torrensville Urban Employment Zone Development Plan Amendment (DPA) Statement of Intent (SOI).

I agree that this SOI forms an appropriate basis for the preparation of the proposed DPA pursuant to section 25(1) of the *Development Act 1993* (the Act). A copy of the SOI is attached. I am supportive of this proposed DPA as it seeks to provide short- to medium-term employment opportunities whilst setting in place a policy framework which will enable the long-term transition to medium-density residential.

It is understood that Council has been in discussions with the Department of Planning, Transport and Infrastructure (the Department) regarding a new policy approach currently being developed as part of the Kilburn/Blair Athol Urban Renewal Ministerial DPA. This approach seeks to set in place a framework to enable the staged transition of areas from traditional industrial activities to a more mixed use/residential focus. It is also understood that Council has expressed a willingness to explore this new policy approach as part of its DPA investigations.

I therefore encourage Council to continue working closely with the Department, and other relevant Councils, to assist in the preparation of a policy approach which will then be used as part of the Planning and Design Code. The Department will make contact with Council to discuss options for progressing this work.

I also ask that Council review the adjoining Residential Zone – Medium Density Policy Area 19, located between the subject area and the River Torrens to ensure the dwelling densities and heights are consistent with the proposed suite of policies.

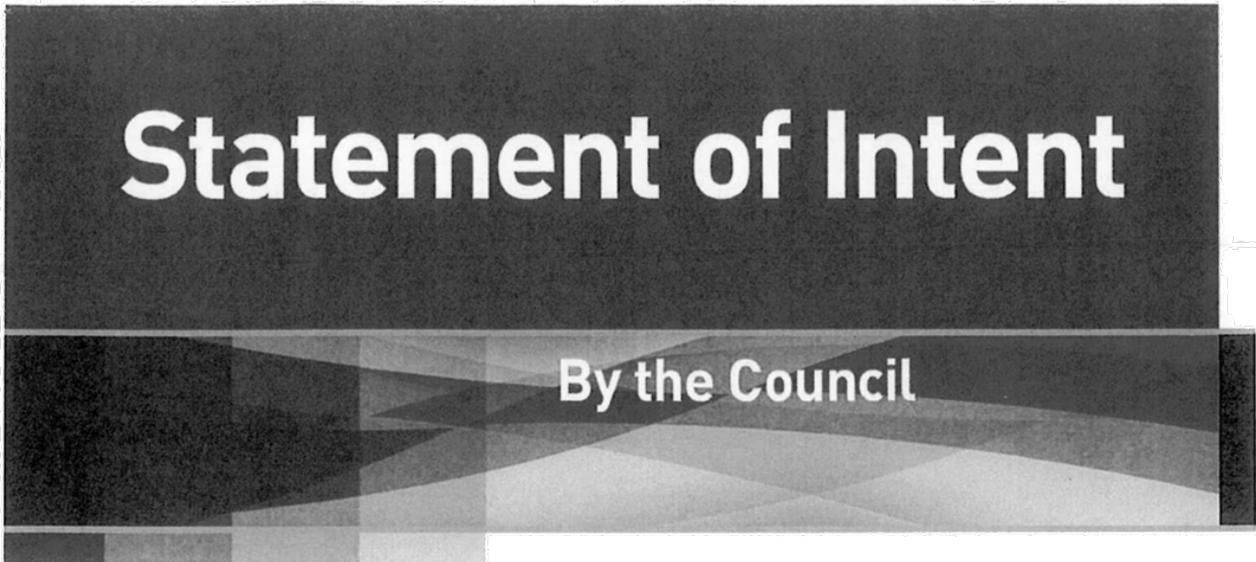
If you require any assistance or additional information, please contact Nadia Gencarelli at the Department on 7109 7036 or by email nadia.gencarelli@sa.gov.au.

Yours sincerely



John Rau
Deputy Premier
Minister for Planning

Att. A - Copy of approved SOI



COPY

West Torrens Council Development Plan

**Underdale/Torrensville Urban Employment Zone
Development Plan Amendment**

(previously titled Underdale & Torrensville Residential/Industry
Interface Development Plan Amendment)

by the

West Torrens Council

July 2016

Pursuant to section 25 (1) of the *Development Act 1993* this Statement of Intent forms the agreed basis for the preparation of the proposed Development Plan Amendment.

**Terry Buss
CHIEF EXECUTIVE OFFICER**

Date: 25 July 2016

**John Rau
MINISTER FOR PLANNING**

Date: 8.12.16

**Underdale/Torrensville Urban Employment Zone Development Plan Amendment
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**Underdale/Torrensville Urban Employment Zone Development Plan Amendment
1 Introduction**

1. Introduction

1.1 Statement of Intent

Pursuant to section 25(1) of the Development Act 1993 (the Act) the City of West Torrens has reached agreement with the Minister on this Statement of Intent (SOI) prepared by the Council in accordance with the Development Regulations 2008 (the Regulations).

The SOI details the scope, relevant strategic / policy considerations, nature of investigations to be carried out, the consultation process and timeframes to be followed in preparing the DPA.

A Statement of Intent was submitted to the Minister for Planning on 15 September 2014 for the Underdale and Torrensville Residential/Industry Interface Development Plan Amendment. On 10 April 2015, the Minister wrote to the Council that "while in principle I support a DPA being prepared for the subject area, I consider that further strategic investigation needs to occur to refine the scope of the SOI prior to my agreement". On this basis the Council has submitted this revised SOI.

1.2 Chief Executive Statement

The Chief Executive Officer of the Council confirms the following:

- The proposed DPA will assist in implementing the Planning Strategy.
- The proposed DPA has been endorsed by Council.
- All procedures, documentation and mapping will accord with relevant statutory requirements of the Act and Regulations.
- Sufficient Council resources will be devoted to completing the DPA within the agreed timeframe. Council acknowledges that the Minister can lapse the DPA if key timeframes are not met by Council pursuant to section 25(19) of the Act.
- Council may use the outcome of investigations and other information produced by external sources which will be reviewed by a qualified, independent professional advisor (pursuant to section 25(4) of the Act).

1.2.1 Council Contact Person

The key Council contact person who will be responsible for managing the DPA process and who will receive all official documents relating to the DPA is:

Hannah Bateman

Policy Planner

Phone: 8416 6321

Email: hbateman@wtcc.sa.gov.au

Underdale/Torrensville Urban Employment Zone Development Plan Amendment
2 Scope of the Proposed DPA

2. Scope of the Proposed DPA

2.1 Need for the Amendment

2.1.1 Rationale

As the City of West Torrens continues to grow in population size and popularity as a destination to live, work and play, land use conflicts arising between residential and industrial land uses are increasing. Demand for residential property is strong, particularly in areas close to the CBD, public transport and Linear Park. Businesses, particularly those located in the Industry Zone, increasingly see their operational capacity limited due to expectations of amenity from residential populations living within Industry Zones or at the zone interfaces. Residents report experiencing a range of negative impacts largely relating to air quality, noise, traffic or parking issues.

The 2008 West Torrens Strategic Directions Report was the culmination of extensive research on the future of land use planning and development in the City of West Torrens. The report included a concept plan which identified the existing Industry Zone areas within Underdale and Torrensville as an area for future medium density residential development. This was supported by a 2008 landholder petition seeking part of the Underdale and Torrensville Industry Zone to be rezoned as Residential Zone.

The *West Torrens Residential and Industrial Interface Study* prepared by Connor Holmes on behalf of Council, was presented to Council in October 2013. The Study represents Council's investigation of the issues and presented initial investigations and recommendations about how to better address ongoing and increasing conflict being experienced at the interface of residential and industrial areas. A total of 13 recommendations were made in this report. The recommendations relate to strategic and policy measures as well as administrative initiatives that can be undertaken as part of addressing planning and development located at the interface locations within the City.

Connor Holmes noted that the existing Industry Zone areas within Underdale and Torrensville were 'schematically' identified by Council in its 2008 Development Plan Review as possible locations for future medium density residential development. The Study also noted that there are some initial indicators that this location, in particular the industrial area of Underdale, should be considered a priority for alternative land use and zoning opportunities.

A key recommendation from the report was "*Consider re-zoning parts of Underdale's Industry Zone to Residential and/or Mixed Use*" (page 62). Characteristics of this location which make it a priority area worthy of consideration for alternative land uses include:

- highly accessible, inner urban location within 4.5km of the centre of Adelaide city;
- desirable amenity features derived from the adjoining River Torrens Linear Park;
- the high value of the land which may make any necessary decontamination of former contaminated industrial sites still financially viable;
- the existence of streets within the Industry Zone, which are primarily residential streets;

Underdale/Torrensville Urban Employment Zone Development Plan Amendment
2. Scope of the Proposed DPA

- the existence of isolated pockets of residential properties which are bookended by the Industry Zone and suffer associated amenity impacts;
- the diverse nature of existing non-residential activities within the area which include research and development activities, logistics and other uses not typically identified as 'industrial' in nature; and
- existing low amenity environments along some of the industrial/residential interface boundaries.

On 15 September 2014, the Council submitted the Underdale and Torrensville Residential/Industry Interface Development Plan Amendment Statement of Intent for the Minister for Planning's approval. The SOI sought to rezone the Industry Zone in Underdale and Torrensville for mixed use/residential use.

On 10 April 2015, the Minister for Planning wrote to the Council advising that "while in principle I support a DPA, for the subject area, I consider that further strategic investigations needs to occur to refine the scope of the SOI prior to my agreement". The Minister for Planning requested the following investigations:

- *Analysis of the employment generation provided by this industrial zone and how this sites with employment lands across the Council area.*
- *Consultation with current land owners and occupiers within the subject area to understand the current operations (such as hours of operation and noise impacts), siting and locational requirements (EPA buffers and licence conditions) and future plans.*
- *The preparation of the Master plan that considers the above investigations and identifies spatially suitable sites for medium density housing and other uses.*
- *In preparing a Master plan, I ask that Council identify possible locations where the River Torrens Linear Park could be expanded.*

In response to the Minister's request, the City of West Torrens undertook the following research:

- commissioned Urban and Regional Planning Solutions (URPS) in association with SGS Economics to analyse employment generation within the Underdale/Torrensville Industry Zone and consult with current landowners and occupiers;
- completed a comprehensive land use and employment survey of all properties in the Underdale/Torrensville Industry Zone;
- commissioned Jones Lang LaSalle (JLL) to analyse the results of the land use and employment survey in the South West Precinct of the Underdale/Torrensville Industry Zone in the context of the West Torrens local economy; and
- further consultation with landholders and residents, including a workshop with residents and landholders in Wilford Avenue, Underdale.

Through this research, it was identified that the 'South West Precinct' had a more diverse range of land uses, varied land division pattern and a perception of lower employment generation rate than the area north of Ashwin Parade. This warranted further investigation.

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2 Scope of the Proposed DPA**

A land use and employment survey was therefore undertaken to understand the current situation in the South West Precinct area. The February 2016 survey identified 86 businesses and organisations within the South West Precinct of the Underdale/Torrensville Industry Zone.

The survey provided evidence that employment in the Underdale/Torrensville Industry Zone was distributed across the whole zone, with 1,515 employees in the South West Precinct out of a total 2,724 employees in Underdale/Torrensville Industry Zone overall (CWT 2016). The manufacturing sector also accounted for 26.7% employment within the South West Precinct; this is above the council-wide rate of 14.6% of employment (CWT 2016; ABS 2011). Furthermore, most respondent businesses expressed expectations that they would continue operating at the same premises over the next five years.

A number of non-business land uses were also identified within the South West Precinct, including 3 vacant land sites, 18 vacant premises and 21 residences (primarily in Wilford Avenue and Ashley Street) (CWT 2016). The JLL report considered that the vacancy rate was reflective of the broader Adelaide economy, not a sign of economic failure of the area (JLL 2016).

The Underdale/Torrensville Industry Zone, including the South West Precinct, operates as a functioning employment hub for industrial and related business in the inner western suburbs. In considering the future development of the Underdale and Torrensville Industry Zone, the following characteristics of the area are particularly relevant:

- a functional area of employment generation and stable business location;
- a number of large sites containing businesses have indicated intentions to stay in the area and continue to operate (not indicating any intentions to relocate);
- pockets of residential development have grown up alongside industry creating a situation where existing landowners are unable to redevelop their properties for residential purposes despite residential scale allotments;
- a number of small businesses that generate some environmental nuisances (traffic, car parking, noise and /or odour issues) cause conflicts with existing residential activities; and
- the area does not meet the Metropolitan Adelaide Industrial Land Study (MAILS) Prime Industrial Land criteria.

Within a wider context, there is a trend of declining employment within the industrial and manufacturing sectors, and their long term decline is forecast in West Torrens, as well as the broader metropolitan area. However, counterbalancing this, there is a continued demand for smaller business and industrial premises in the inner western suburban industrial areas, which are characterised by highly valued access to the CBD, markets, customers, main roads and the airport.

Given the outcomes of these further investigations, rezoning for mixed use/residential land uses as was proposed in the 2014 Statement of Intent is not expected to result in the best long-term development outcome in this area, and in the short term may even result in increased land use conflicts with existing development.

This revised SOI therefore seeks to set in motion a transition towards the longer-term vision for medium density housing in the South West Precinct area via a staged approach.

Underdale/Torrensville Urban Employment Zone Development Plan Amendment
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The first step is to enable a wider range of low-impact businesses and commercial enterprises within the Industry Zone in the Underdale/Torrensville South West Precinct through rezoning this area to Urban Employment Zone, as is sought through this Development Plan Amendment.

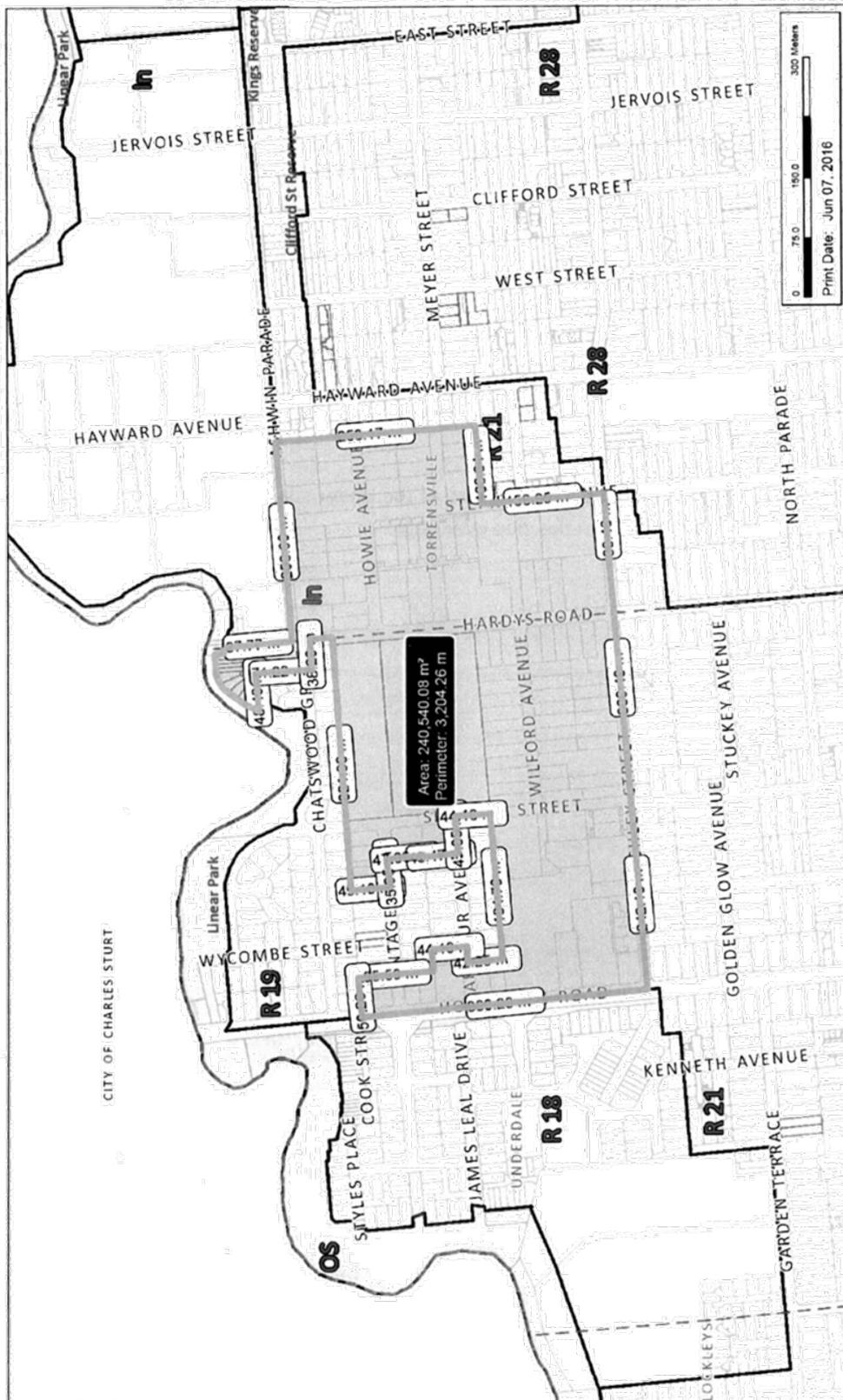
Further steps in a staged approach will be consideration of:

- Reducing the presence of incompatible land uses in the area to reduce the incidence of land use conflict by ensuring compliance and possible facilitation of relocating incompatible businesses to a more suitable area;
- Identifying and actively attracting the types of businesses that are envisaged in the area by promoting the benefits of the location and characteristics of the area; and
- Identifying potential major catalyst sites for redevelopment and promotion of coordinated precinct planning to enable mixed use or residential development of the area at a precinct level.

2.1.2 Affected Area

The area known as the 'South West Precinct' of the Underdale/Torrensville Industry Zone affected by the proposed DPA is shown on the map over page.

**Underdale/Torrensville Urban Employment Zone Development Plan Amendment
2 Scope of the Proposed DPA**



**Underdale/Torrensville Urban Employment Zone Development Plan Amendment
2. Scope of the Proposed DPA**

2.1.3 Potential Issues

Potential issues associated with the proposed amendment that will require investigation and clarification include:

- Accommodating appropriate land uses to generate a greater diversity of employment opportunities and encourage business development and growth of low-impact activities that are compatible with future residential development;
- Balancing the preservation and viability of Council's inner west employment generating land for future employment opportunities against the amenity of the residential interface and demand for non-industrial land uses;
- Balancing the needs of current and future employment generating land uses including large single site uses;
- Enabling redevelopment of historical residential development (including Wilford Avenue) to enable new low density residential development;
- Enabling the expansion of, and increased access to, the River Torrens Linear Park through future development and land division;
- Management of existing and potential land use conflict and interface issues between different land uses within the Zone and also with the adjoining Residential Zone interface, including environmental nuisances such as noise, light pollution, air pollution, traffic and car parking; and
- Implications of this rezoning for the remaining Torrensville Industry Zone north of Ashwin Parade (such as residential encroachment into recommended EPA separation/.

Underdale/Torrensville Urban Employment Zone Development Plan Amendment
 3. Strategic and Policy Considerations

3. Strategic and Policy Considerations

3.1 The Planning Strategy

3.1.1 Targets

The DPA will support the relevant volume of the Planning Strategy, The 30 Year Plan for Greater Adelaide, by implementing the following targets:

Target	How the target will be implemented:
Employment distribution	
<p>A Provide for 282,000 additional jobs during the next 30 years. The regional distribution of additional jobs is:</p> <ul style="list-style-type: none"> • 50,000 in the City of Adelaide • 6500 in Eastern Adelaide • 40,500 in Western Adelaide • 79,000 in Northern Adelaide • 43,000 in Southern Adelaide • 38,500 in the Barossa • 13,000 in the Adelaide Hills and Murray Bridge • 11,500 in the Fleurieu. 	<p>The DPA will consider the state strategic targets identified in the 30-Year Plan for Greater Adelaide and ensure policy alignment to support existing and enable new employment opportunities in Western Adelaide, specifically in the South West Precinct in Underdale and Torrensville.</p>
<p>B Distribute jobs across Greater Adelaide as:</p> <ul style="list-style-type: none"> • 94,000 in transit-oriented developments and transit corridors • 15,000 in key regeneration areas and in activity centres that are outside corridors • 44,500 in growth areas • 128,500 broadly distributed across the region. 	<p>The DPA will investigate appropriate policies that provide more flexibility to enable new employment generation opportunities within the South West Precinct in Underdale and Torrensville.</p>
<p>D Plan for net growth of at least 2 million square metres of extra employment floor space.</p>	<p>The DPA will investigate appropriate policies that provide opportunities for new and wide ranging types of employment floor space to be developed in the South West Precinct in Underdale and Torrensville, including enabling additional floor space through multi-storey development.</p>
Manufacturing	
<p>I Plan for 52,400 additional manufacturing jobs in Greater Adelaide.</p>	<p>The DPA will investigate appropriate policies that will continue to allow opportunities for new manufacturing jobs to be developed in the South West Precinct in Underdale and Torrensville.</p>

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<p>J Protect 2580 hectares of employment land for manufacturing purposes.</p>	<p>The DPA will retain the current Industry Zone as Urban Employment Zone which will continue to enable appropriate manufacturing development in the South West Precinct in Underdale and Torrensville. The DPA will also retain the part of the Industry Zone in Torrensville north of Ashwin Parade as Industry Zone to continue to enable a wide range of industrial development.</p>
<p>Greenways</p>	
<p>G Develop and enhance waterway linear parks as open-space greenways and biodiversity corridors along the fixed-line public transport corridors and the River Torrens, Gawler River, Little Para River, Dry Creek, Sturt River, Pedlar Creek, Onkaparinga River, Port Willunga Creek, Christies Creek and Field River by 2036.</p>	<p>The DPA will investigate appropriate policies to enable expansion of and improved access to the River Torrens Linear Park through future development and land division adjoining the Linear Park.</p>

Underdale/Torrensville Urban Employment Zone Development Plan Amendment
3. Strategic and Policy Considerations

3.3.2 Policies

The DPA will support the relevant volume of the Planning Strategy, The 30 Year Plan for Greater Adelaide, by implementing the following policies:

Policy	How the policy will be implemented:
Overall spatial distribution	
<p>2 Locate the majority of Greater Adelaide’s urban growth within existing built-up areas through increases in density in strategic locations.</p>	<p>The DPA will support the urban renewal and development of increased densities where appropriate in the South West Precinct in Underdale and Torrensville.</p>
Employment distribution	
<p>7 Focus business clusters around key transport infrastructure such as road, air, rail and sea terminals, particularly intermodal facilities to maximise the economic benefits of export infrastructure.</p>	<p>Underdale and Torrensville is strategically located within the inner western suburbs with good access to clients, markets, the CBD and key transport infrastructure including South Road and the Adelaide Airport. The DPA will enable the retention and development of businesses in this area.</p>
Employment distribution	
<p>9 Review and update the Housing and Employment Land Supply Program regularly in line with forecast changes to industry sectors and the sectors’ land-use requirements in relation to volume, location, and necessary separations and buffers.</p>	<p>The DPA is informed by report reports by URPS and JLL which have analysed existing businesses within the Underdale and Torrensville area and analysed future industry and development trends. The Underdale and Torrensville Industry Zone, including the South West Precinct, continues to be a functional and viable employment generating area.</p> <p>Proposed efforts to promote the Underdale and Torrensville area for high quality, low-impact employment generating development will aim to manage land use conflicts with existing residential development.</p>
Manufacturing	
<p>22 Designate specific employment lands for manufacturing purposes and protect their long-term use.</p>	<p>The Underdale and Torrensville Industry Zone currently enables industrial development, however the zone is surrounded by sensitive land uses, namely the River Torrens Linear Park and Residential Zone. There are current issues with the Residential Zone interface, including air pollution, noise pollution, light pollution and car parking/traffic management. While many business activities occur with no interface conflicts, some industrial uses are unable to contain their impacts within their site, and as a result impact their residential neighbours.</p>

**Underdale/Torrensville Urban Employment Zone Development Plan Amendment
3.Strategic and Policy Considerations**

	<p>This DPA will enable the continuation and development of business activities that have minimal impact on adjacent residential uses. This will ensure a high amenity and long term future for the business activities and nearby residential areas.</p>
<p>23 Ensure planning controls are flexible enough to adapt to new industry structures.</p>	<p>The DPA will allow a broader range of employment generating land uses and will better manage conflicts with neighbouring residential areas. The DPA will better enable business activities demanded in inner suburban employment zones.</p>
<p>24 Locate major manufacturing hubs near key freight and transport corridors.</p>	<p>The land use and employment survey identified that existing businesses in the Underdale and Torrensville Industry Zone valued good access to clients, markets, the CBD and key transport infrastructure (CWT 2016). The area is close to South Road and has good access to the Adelaide Airport.</p> <p>The DPA will continue to enable manufacturing in the South West Precinct and will not distract from the continued operation of the retained Torrensville Industry Zone north of Ashwin Parade.</p>
<p>25 Create sufficient buffer activities and design guidelines to prevent manufacturing lands being lost to encroachment by residential activities and to prevent land use conflicts between residential and manufacturing activities.</p>	<p>The DPA proposes to introduce the Urban Employment Zone to reduce conflict with existing (and longstanding) residential areas. The DPA will retain Industry Zone in Torrensville, north of Ashwin Parade, where there is greater separation distance from residences.</p>
<p>26 Maintain manufacturing industry clusters at:</p> <ul style="list-style-type: none"> • Greater Edinburgh Parks— automotive • Tonsley Park (former Mitsubishi site)— clean technology • Kingsford—light industry • Wingfield—cast metals, waste resource recovery • Thebarton—biotechnology/ advanced technology. 	<p>The DPA is not within an identified manufacturing industry cluster however it does not conflict with this policy.</p>
<p>Climate Change - Adaption</p>	
<p>14 Encourage commercial and industrial developers to include green buffers and shady areas in their developments, to make workplaces more liveable.</p>	<p>The DPA will consider opportunities for development to include green buffers and shady areas, particularly in association with increasing access to the River Torrens Linear Park and buffering adjacent residential land uses.</p>

Underdale/Torrensville Urban Employment Zone Development Plan Amendment
3. Strategic and Policy Considerations

3.2 Council Policies

3.2.1 Council's Strategic Directions (Section 30) Report

Council's *Vision 2025* Strategic Direction Report (2008) painted a picture of the City of West Torrens in the year 2025. The proposed 2025 structure plan within the report identified the existing Underdale and Torrensville industrial area as medium residential density. The structure plan also looked to achieve a number of outcomes, including:

- *Promote higher residential densities in proximity to activity centres.*
- *Promote residential development in suburbs abutting the River Torrens.*
- *Identify, protect and enhance the amenity of established residential areas.*
- *Promote opportunities for affordable housing.*
- *Ensure the establishment of appropriate buffers between industry and sensitive uses (including residential).*
- *Promote and consolidate industrial activities in close proximity to the Adelaide Airport.*

The 2014 Strategic Direction Report builds on the work undertaken in the 2008 *Vision 2025* Strategic Direction Report and includes the following priorities for the City of West Torrens:

- *The need to anticipate and cater for future increased demand for new and affordable residential housing and higher and better use of land.*
- *To implement innovative measure and regulatory controls to manage interface issues where residential land and less sensitive land uses such as industrial land, abut each other.*
- *Ensure continued provision and access to quality open space, catering for a range of active and passive recreational uses, including Linear Park.*
- *Support the key employment sectors already within the City which include manufacturing, transport, retail and health care and social assistance.*
- *Recognise and encourage the changed nature of business operations, with an increasing trend towards working from home, supported by constantly evolving technologies.*
- *The protection of key employment zones, which includes industrial precincts and activities.*

The 2014 Strategic Direction Report identifies an Employment DPA as a high priority for the City of West Torrens to "provide an appropriate range of employment options in the City of West Torrens, both now and in the future" (CWT 2014). The City of West Torrens is in the preliminary stages of researching an Employment DPA.

3.2.2 Towards 2025 Community Plan

The proposed DPA will be consistent with directions in Council's *Towards 2025* Community Plan.

The Community Plan acknowledges that the City of West Torrens has a number of areas where residential land abuts industrial land uses. This often results in traffic, noise, light spill, parking, odour and other amenity issues for residents. With limited opportunities for expansion and pressure from

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3.Strategic and Policy Considerations

neighbouring communities to relocate away from homes and schools, there is a trend for local industry to move from 'dirty' heavy manufacturing towards 'cleaner' industries such as biotech facilities, warehousing, logistics and distribution.

The *Towards 2025* Community Plan contains the following relevant strategies and indicators:

Long term strategy

- *Promote retail, commercial and industrial activity that is compatible with neighbouring land uses.*

Five year strategies

- *Minimise conflicts between industry and sensitive uses such as residential, through location, planning, design and operations.*
- *Support a range of developments by providing and advocating for quality infrastructure and appropriately zoned land.*

Success Indicators

- *Increase in private greened space*
- *Increase in development of mixed use developments.*
- *Decrease in the number of industrial noise and odour complaints from residents.*

Long term strategy

- *Encourage new and existing development to incorporate environmentally sustainable designs and practices.*

Five year strategies

- *Provide developers with direction and advice on environmentally sustainable designs and practices.*
- *Review Council's Development Plan policies so that they reflect environmentally sustainable development principles.*

Success Indicators

- *Increase in the number of developments incorporating environmentally sustainable designs and practices.*

Long term strategy

- *Facilitate equitable access to open spaces.*

Five year strategies

Underdale/Torrensville Urban Employment Zone Development Plan Amendment
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- *Identify opportunities to increase and enhance open space provision to achieve active, vibrant and connected communities.*

Success Indicators

- *Area of open space is greater than, or equal to, Adelaide western region average.*
- *Implementation of Council's Open Space and Public Place Plan.*

Long term strategy

- *Support the development and growth of local business and jobs.*

Five year strategies

- *Review Council's Development Plan policies to optimise employment opportunities consistent with other land uses and community needs.*

Success Indicators

- *Increased business investment in the local area.*

3.2.3 Infrastructure Planning

The proposed amendment will be consistent with current infrastructure planning (both social and physical) as it responds to the 30 Year Plan for Greater Adelaide and targets growth and infill development in close proximity to facilities and services.

The DPA also responds to state planning system changes (SAPPL and Residential Code).

3.2.4 Other Policies and Local Issues

The City of West Torrens Development Plan

As part of investigations for this DPA, the West Torrens Development Plan Industry Zone in relation to the South West Precinct in Underdale and Torrensville would be examined. Additional policies considering interfaces between land uses and access to the River Torrens Linear Park will also be specifically considered. This DPA will be consistent with the following policies in the General Section of the Development Plan:

- Advertisements
- Design and Appearance
- Energy Efficiency
- Hazards
- Industrial Development

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- Infrastructure
- Interface between Land Uses
- Land Division
- Landscaping, Fences and Walls
- Metropolitan Open Space System
- Natural Resources
- Open Space and Recreation
- Orderly and Sustainable Development
- Residential Development
- Siting and Visibility
- Transportation and Access
- Waste

While the DPA is unlikely to propose substantial changes to these policies there may be inclusion of local additions to provide clarity, improve development outcomes and support the broader premise of the DPA.

No Concept Plans or Heritage Places are currently identified for the DPA area.

Development Plan Amendments

The City of West Torrens is currently undertaking background research for a planned Employment DPA to review the employment zones within the council area.

Development Plans of adjoining areas

The South West Precinct of the Underdale and Torrensville Industry Zone is close to the boundary of the City of Charles Sturt. The River Torrens Linear Park forms the boundary of the two Council areas and in this area the City of West Torrens identifies the Open Space Zone and the City of Charles Sturt the Metropolitan Open Space System Zone. On the northern side of the Linear Park, the City of Charles Sturt is zoned Residential.

Schedule 4 of the Regulations

This DPA does not impact on existing designated areas for the purposes of Schedule 4. Policy will continue to refer to the Development Regulations 2008 in relation to complying development.

3.3 Minister's Policies

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3. Strategic and Policy Considerations

3.3.1 Planning Policy Library

The DPA will draw on the following Planning Policy Library modules:

- Advertisements
- Bulk Handling and Storage Facilities
- Design and Appearance
- Hazards
- Industrial Development
- Interface between land uses
- Land division
- Residential Development
- Transportation and Access
- Urban Employment Zone

Council will also update the Development Plan to the latest version of the Planning Policy Library (if relevant).

Based on recent research and consultation, it is anticipated that the DPA will involve the introduction of local additions or variation to the Planning Policy Library, including:

- Non complying exemption for low density residential development in areas of existing residential development, including Wilford Avenue, Vintage Road and Armour Avenue.
- Enable expansion of and increased access to the River Torrens Linear Park through future subdivision and development.

If further investigations identify that further local variations are required in the policy amendment, justification will be provided in the DPA.

3.3.2 Existing Ministerial Policies (Section 25(5), 26 and Section 29)

No Ministerial policies introduced through section 25(5), 26 or 29 of the Act will be amended by this DPA.

Any amendment to these policies will be justified in the DPA and Council confirms that the policies will only be changed in a way that ensures consistency with the Planning Strategy.

3.3.3 Ministerial DPAs

The policies of this DPA will be consistent with and not contradict the policies proposed in any Ministerial DPAs.

**Underdale/Torrensville Urban Employment Zone Development Plan Amendment
4 Investigations and Consultation**

4. Investigations and Consultation

4.1 Investigations

4.1.1 Investigations Previously Undertaken

Investigations previously undertaken (prior to the preparation of this SOI) that will inform this DPA include the following:

- Underdale & Torrensville Industry Zone Economic and Land Use Analysis – Jones Lang LaSalle, May 2016
- Additional landowner and resident consultation - January-March 2016
- Underdale and Torrensville Residential/Industrial Interface DPA Investigations – Urban and Regional Planning Solutions, November 2015
- Vision 2025: Strategy Directions Report – City of West Torrens, March 2015
- Towards 2025 Community Plan – City of West Torrens, September 2014
- Residential and Industry Land Use Interface Study – Connor Holmes, September 2013
- Vision 2025: Strategy Directions Report – City of West Torrens, September 2008
- City of West Torrens Vision 2025 Technical Review Report – City of West Torrens, July 2008
- The future of West Torrens 2025: Section 30 Development Plan Review Issues Paper – City of West Torrens, September 2006
- Section 30 Review of Development Plan: Industrial, Commercial and Employment Trends Issues and Options – Connor Holmes, February 2006
- Section 30 Review of Development Plan: Residential Demand, Trends, Issues and Options – Connor Holmes, February 2006

4.1.2 Investigations Initiated to Inform this DPA

Additional investigations (including those arising from issues not addressed in the Planning Policy Modules) to inform this DPA will include the following:

- Consideration of the application of the Urban Employment Zone Module from the South Australian Planning Policy Library version 6
- Consideration of a potential Desired Character Statement for the South West Precinct in Underdale and Torrensville to address desired land uses, innovative building re-use, built form, finishes, management of land use interface and conflicts, existing residential land uses, traffic movements and access

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4. Investigations and Consultation

- Investigate appropriate methods to limit land use interface conflicts caused by new development in the South West Precinct
- Investigate appropriate Development Plan provisions to enable the development of a wider range of high amenity/low-impact business activity within the South West Precinct
- Investigate appropriate methods of managing existing residential areas within the South West Precinct to allow for ongoing development and redevelopment
- Investigate the potential for expansion of, or increased access, to the River Torrens Linear Park in association with future development

The City of West Torrens is also currently undertaking research and investigations on the City of West Torrens employment lands which may provide supplementary information to this DPA.

4.2 Consultation

The following key stakeholders will be consulted during the investigations stage for input into the proposed DPA:

- State Government Authorities including:
 - Department of Planning, Transport and Infrastructure
 - Environment Protection Authority
 - Department of State Development
 - SafeWork SA

The following agencies, State Members of Parliament, interested parties, individuals and Councils will be consulted during the consultation stage of the DPA:

- Businesses and residents (tenants and owners) immediately potentially affected by or adjacent to the proposed DPA area
- Elected Members
- Council staff eg. Development Planning, Environmental Health, Compliance, Assets, Community and Environmental Planning.
- Adjacent local authorities (City of Charles Sturt, Adelaide City Council, City of Marion, City of Holdfast Bay) and the Western Alliance for Economic Development (an inter-council initiative)
- State Government Authorities including:
 - Department of Planning, Transport and Infrastructure
 - Environment Protection Authority
 - SA Health

**Underdale/Torrensville Urban Employment Zone Development Plan Amendment
4 Investigations and Consultation**

- Department of State Development
- SafeWork SA
- Department of the Premier and Cabinet
- State and Federal Members of Parliament with part of their electorate in the draft DPA area.

Consultation with the public will be undertaken in accordance with the requirements of the Act and Regulations. This will include:

- A notice in the Government Gazette.
- A notice in *Messenger Weekly Times* and *Messenger Guardian*.
- The scheduling of a Public Meeting at which any interested person may appear to make representations on the proposed amendment.
- Copies of the draft DPA will be made available at the Council Civic Centre
- Information posted on the City of West Torrens website and social media accounts outlining the objectives of the draft DPA and information on how to make a submission
- Explanatory Brochure and Fact Sheets to elaborate and explain proposals
- Notices to the owners or occupiers of any land that is subject to, or adjacent to, the affected area of the proposed amendment.

Underdale/Torrensville Urban Employment Zone Development Plan Amendment
5 Proposed DPA Process

5. Proposed DPA Process

5.1 DPA Process

Council intends to undertake the following DPA process (check box):

Process A

Agencies will be consulted on a draft version of the DPA for a period of 6 weeks. A copy of the DPA, and copies and a summary of agency submissions, will then be sent to the Minister for approval to release the DPA for public consultation.

Process B1 (with consultation approval)

A copy of the DPA will be sent to the Minister for approval to release it for concurrent agency and public consultation (not more than 8 weeks for agency comment and not less than 8 weeks for public comment).

Process B2 (consultation approval not required)

A copy of the DPA will be released for concurrent agency and public consultation (not more than 8 weeks for agency comment and not less than 8 weeks for public comment).

Process C

A copy of the DPA will be released for concurrent agency and public consultation (not more than 4 weeks for agency comment and not less than 4 weeks for public comment). Landowners and occupiers identified in the SOI will receive direct notification of the DPA.

5.1.1 Rationale

Council is looking to progress the DPA based on the Urban Employment Zone Module from the South Australian Planning Policy Library version 6, while recognising there is likely to be significant stakeholder interest. For this reason Process B1 is considered the most appropriate.

Underdale/Torrensville Urban Employment Zone Development Plan Amendment
6 Professional Advice and Document Production

6. Professional Advice and Document Production

6.1 Professional Advice

The professional advice required will be provided by:

- Hannah Bateman, Policy Planner, Strategic Planning

City of West Torrens

8416 6333

hbateman@wtcc.sa.gov.au

This person satisfies the professional advice requirements of the Act and Regulations and will provide advice to the council prior to the preparation of the DPA. This person is not considered to have a conflict of interest or perceived conflict of interest in the DPA.

6.2 Document Production

The DPA (including the structure, amendment instructions and mapping) will be prepared in accordance with the Technical Guide to Development Plan Amendments issued by the Department for Planning, Transport and Infrastructure (the Department) and any templates, except as mutually agreed.

To ensure certainty as to the correct version of the DPA, the DPA will contain a date in the footer (eg version 15 December 2014). The footer will be located on every page of the DPA, including the proposed amendments (including mapping).

The Chief Executive Officer of the council will ensure that the policies implement the Planning Strategy, all procedures have been completed within the statutory requirements, and that mapping is correct prior to issuing a certificate in accordance with the Act. If this is not the case, the council will take responsibility for the DPA until the matter has been resolved.

6.3 Mapping

Council will obtain electronic copies of all the affected maps and/or figures from the Department prior to the commencement of mapping amendments to ensure all mapping is amended based on current map bases.

Amendments to maps will be provided in the required format to the Planning Division of the Department. Mapping amendments for this DPA will be undertaken by:

- Steffen Helgerod, GIS Coordinator

**Underdale/Torrensville Urban Employment Zone Development Plan Amendment
6. Professional Advice and Document Production**

City of West Torrens

8416 6333

shelgerod@wtcc.sa.gov.au

Underdale/Torrensville Urban Employment Zone Development Plan Amendment
 7. Proposed DPA Timetable

7. Proposed DPA Timetable

Process B2 (consultation approval not required) Timetable

The following timetable is proposed for this DPA based on the selected process. Council will take steps to update this timetable if it appears at any stage that Council will require an extension to complete a task.

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted; DPA prepared	Council	14 weeks SOI agreement – DPA commences consultation
Agency and public consultation concludes	Council	8 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with the Department	Council	12 weeks Public consultation closes – SCPA lodged with the Department
SCPA assessed and report on DPA prepared for Minister	Department	7 weeks
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved amendment gazetted	Department	2 weeks

Following Ministerial approval of the proposed amendment, it is forwarded to the Environment, Resources and Development Committee of Parliament for review.

Kilburn and Blair Athol Urban Renewal Development Plan Amendment

Proposed planning changes for public consultation



community information

The Minister for Planning has proposed a Development Plan Amendment (DPA) that will affect the Port Adelaide Enfield Council Development Plan.

In October 2016, the Minister for Planning initiated the Kilburn and Blair Athol Urban Renewal DPA to unlock residential and mixed use growth opportunities in Kilburn and Blair Athol by proposing the introducing of a new Urban Renewal Zone. The Zone proposes to operate hand in hand with the implementation of a new Mixed Use Transition Policy Area that contains a flexible policy basis for the long term transition of existing industrial activities to mixed use development, including residential development.

The overall approach is to provide a planning framework that is flexible enough to allow for mixed forms of generally, medium density residential development and other uses including commercial and retail activities. The planning framework is also tailored to respond to the changing, 'transitioning' nature of existing land uses where industries improve operations and / or relocate to other areas, therefore opening up new land use and employment opportunities, as well as housing choices for the community. The key intent is to ensure infill development and an improved urban environment is the outcome.

The urban renewal and revitalisation of Kilburn and Blair Athol is a clear imperative of government to explore infill, housing development and employment opportunities within metropolitan Adelaide as part of the recently released draft 30 Year Plan for Greater Adelaide – 2016 Update.

The intent is that this new Zone will attract development opportunities, both short and long term, to improve the services, infrastructure and urban setting for the future communities of these areas.

The DPA investigates an area of land between Main North Road and Churchill Road; Grand Junction Road and Gladstone Avenue / Trigg Street. Maps of the affected land are included showing the existing zoning and proposed zoning for the area.

What is a development plan amendment?

Development plans contain the planning controls that guide what can and cannot be developed in council areas. Planning authorities use these planning controls to assess new development proposals.

A development plan amendment (DPA) is a document that describes proposed changes to a development plan.

This DPA has been prepared by the Minister and is known as a Ministerial DPA.

How to have your say

You can view the DPA document online at: www.sa.gov.au/planning/ministerialdpas

You can view the Port Adelaide Enfield Council Development Plan online at: www.sa.gov.au/developmentplans

You can also view these documents in hard copy by visiting, during office hours:

- Port Adelaide Enfield Council offices, 163 St Vincent, Port Adelaide
Phone: 08 8405 6600

1 December 2016



Government of South Australia
Department of Planning,
Transport and Infrastructure

- The Department of Planning, Transport and Infrastructure offices
Level 2, 211 Victoria Square, Adelaide
Phone 08 7109 7001.

Development Policy Advisory Committee

Consultation on any Ministerial DPA is managed by the Development Policy Advisory Committee (DPAC), which is an independent statutory committee that provides advice to the Minister on planning and development issues.

As part of the consultation process, you may:

- comment on the DPA by making a written submission to the committee, and
- attend a public meeting if you wish to be heard by the committee or raise any matter not previously raised in your written submission.

Public consultation period

The proposed DPA is under consultation for nine weeks starting Thursday 1 December 2016 through to Wednesday 1 February 2017. This period includes additional time for the Christmas public holiday period.

Making written submissions

You can make a written submission on the DPA at any stage before the closing date, which is 5pm on Wednesday 1 February 2017.

Submissions should be marked *Kilburn and Blair Athol Urban Renewal DPA* and sent to:

- The Presiding Member, DPAC, c/- Department of Planning, Transport and Infrastructure:
- by post: GPO Box 1815, Adelaide SA 5001, or
- by email: dpac@sa.gov.au.

Please clearly indicate on your written submission if you wish to be heard at the public meeting.

Viewing submissions

All submissions received are public documents and will be made available for viewing after the closing date. The submissions can be viewed at:

- www.sa.gov.au/planning/ministerialdpas and
- the offices of the Department of Planning, Transport and Infrastructure, Level 2, 211 Victoria Square, Adelaide, during office hours.

Information session

In addition to viewing the proposed changes, you can meet with officers from the Department of Planning, Transport and Infrastructure at a scheduled information session to discuss the DPA content and process. The information session details are as follows:

- Wednesday 14 December 2016, 5:00pm – 7:00pm, at the Kilburn Community Hall, 49 Le Hunte Street, Kilburn.

Public meeting(s)

DPAC has scheduled a public meeting as follows:

- Tuesday 14 February 2017, commencing at 7pm at the Sunnybrae Estate, Coach House Room, 1 Naweena Road, Regency Park.

Public meetings provide an opportunity for anyone to be heard by the committee or to verbally raise any matter not previously raised in their written submission.

Please note: the Public Meeting may not be held if no one requests to be heard. Please check the status of meetings on www.dpac.sa.gov.au or www.sa.gov.au/planning/ministerialdpas before the scheduled meeting dates.

What happens next?

Following the consultation process, DPAC prepares a report for the Minister on the matters raised during the consultation period.

The Minister then considers the matters and makes a decision to either:

- approve the DPA (as released for consultation), or
- approve the DPA with changes, or
- not approve the DPA.

If the Minister approves the DPA, notice is given in the South Australian Government Gazette and the development plan is amended accordingly.

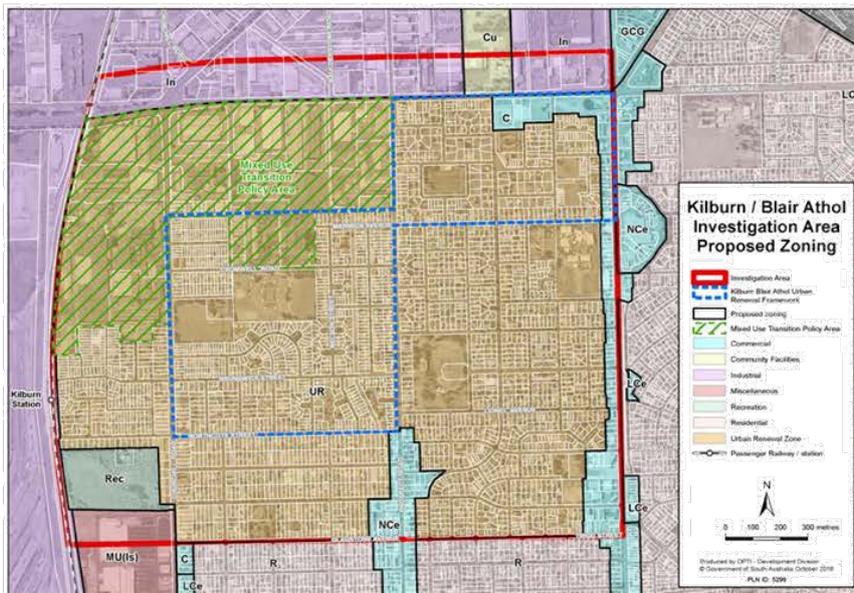
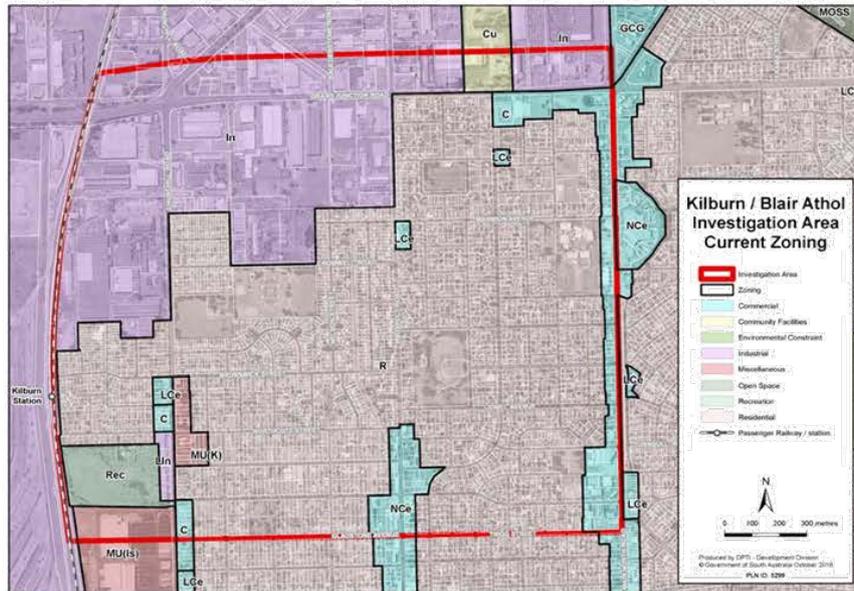
All approved DPA's must be reviewed by the State Parliament's Environment, Resources and Development Committee (ERDC).

The ERDC may request the Minister to consider changes to a DPA as a result of its review. Notice of any subsequent change is made in the Gazette and the development plan is amended accordingly.

community information



Area affected by the proposed DPA



Further information:

Call: Denise LeBlond
 Email: denise.leblond@sa.gov.au
 Visit: www.sa.gov.au/planning/ministerialdpas



Government of South Australia
 Department of Planning,
 Transport and Infrastructure

11.2 City Strategy Monthly Activity Report

Brief

This report presents the City Strategy Department Activity Report for December 2016.

RECOMMENDATION(S)

The Committee recommends to Council that the *City Strategy Activity Report* for December 2016 be received.

Introduction

A report is presented to each Strategy and Community Committee detailing the status of key projects and activities within the City Strategy department.

Discussion

Key activities	Update
Environmental Planning	
<i>Western Adelaide Urban Heat Mapping Project</i>	<p>During December, representatives from the Cities of Port Adelaide Enfield, Charles Sturt and West Torrens, and from the Adelaide and Mount Lofty Ranges Natural Resources Management Board evaluated tenders for the Western Adelaide Region Heat Mapping Project.</p> <p>Seed consulting was engaged and has commenced monitoring the weather conditions for a minimum of two consecutive days above 33 degrees Celsius.</p> <p>The first stage of the project is a flight over the western region by plan to undertake heat mapping which will occur before March as it needs to occur over summer.</p> <p>The second stage involves the analysis of the mapping and the presentation of a report on urban heat across the western Adelaide region.</p>
<i>Adapt West</i>	<p>Following the resolution of Council at its meeting 15 November 2016, a letter signed by the Mayor and CEO has accompanied the submission of the <i>AdaptWest Regional Climate Change Adaptation Plan</i> to the Minister for Climate Change for consideration and the implementation of identified actions for which the State Government is accorded responsibility.</p> <p>The State Government has committed to providing a response by December 2017.</p>
<i>Operational Environmental Management Plan</i>	<p>The Administration is developing an Environmental Management Plan and framework for the Cowandilla Mile End Outfall Drain Detention Basin. During December, a draft framework was provided for internal review before being presented to Adelaide Airport Limited (AAL). Staff will be meeting with AAL to confirm the issues to be addressed by the Environmental Management Plan and the time frames for its completion and implementation.</p>

<i>Economic Development and Partnerships</i>	
<i>Economic Development</i>	<p>A position paper has been distributed to elicit internal stakeholder feedback to guide the direction of the Economic Development Strategy investigations.</p> <p>A project brief will be developed in consultation with internal stakeholders during January. It is anticipated procurement for professional services to develop the strategy will be undertaken shortly after.</p>
<i>Tourism</i>	The (Western) Region Tourism Destination Action Plan has been completed and will be submitted for Council endorsement in February.
<i>Heritage Grants Review</i>	A review of Council's heritage grants program has been completed. The findings and recommendations will be presented in a report to the Civic Committee in February.
<i>Land Use Planning</i>	
<i>WestLINK Design</i>	<p>The Administration participated in a design workshop to inform the potential route of the WestLINK light rail extension.</p> <p>The design lab considered issues such as traffic constraints, potential for urban uplift and potential benefits for economic development including, retail and tourism.</p>
<i>Policy Planning</i>	<p>Future Urban group has approached the Administration and the Department of Transport, Planning and Infrastructure (DPTI) to consider rezoning the former Marleston TAFE site as part of the Minister's proposed Inner Middle and Metropolitan Corridor Infill rezoning for land adjacent Richmond Road.</p> <p>The Administration attended a meeting at DPTI with the developer to discuss the potential approach, which would require changes to the policy currently proposed through the Minister's Development Plan Amendment (DPA).</p> <p>Correspondence from Future Urban, which provides more detail of the proposal, was sent to DPTI seeking a position on its inclusion to the Ministerial DPA. The proposal is now awaiting a response from the Minister.</p>

<p><i>Open Space in Higher Density Structure Planning</i></p>	<p>The Administration received funding from DPTI to undertake open space structure planning for areas zoned to facilitate higher density development.</p> <p>During December, the project brief was finalised, tender documents created and project awarded to the successful agency.</p> <p>The project output will inform Council decision-making around developer contributions in key infill areas. While it will focus on open space provision it will also consider the role of public places in facilitating linkages between open spaces.</p> <p>The purpose of the project is to highlight opportunities to facilitate liveability of residential areas in the City of West Torrens where private open space has been, and will be, scaled back to achieve higher density development.</p> <p>The project will be initiated in February with the final structure plan anticipated by June.</p>
<p><i>Revised Underdale and Torrensville Urban Employment Statement of Intent (SOI)</i></p>	<p>During December, the Administration met with DPTI to discuss the revised SOI.</p> <p>DPTI suggested that the newly created Urban Renewal Zone policy module be considered as an alternative to the Urban Employment Zone. Following the meeting, the Administration wrote to the Minister for Planning to express a willingness to investigate the new policy module.</p> <p>On 8 December 2016, the Minister for Planning wrote to the Council in support of the proposed DPA. A report is presented to Council in this agenda.</p>
<p>Corporate Planning</p>	
<p><i>Urban Design Framework</i></p>	<p>A project team has been established to lead the development of the City of West Torrens Urban Design Framework.</p> <p>The Urban Design Framework intends to provide a design and construction manual that integrates strategic planning and asset management for the City's public realm and for key redevelopment areas through the PDI Act.</p> <p>During December, the Administration reviewed strategic planning and policies that influence the public realm and started exploring external funding opportunities.</p> <p>A review of plans, current technical documentation and current materials and furniture used across the City is currently underway.</p>
<p><i>Community Plan Review</i></p>	<p>The Towards 2025 Community Plan (Plan) review commenced in December with a news item on Council's web page and through social media. The Plan will be also be discussed with residents and visitors attending the Summer Festival and other Council events over the summer.</p>

Conclusion

This report details recent activities of the City Strategy department for the month of December 2016

Attachments

Nil

11.3 Community Services Activity Report

Brief

This report details the activities within the Community Services Department for the period 6 December 2016 to 6 January 2017.

RECOMMENDATION(S)

The Committee recommends to Council that the Community Services Activity Report - 6 December 2016 to 6 January 2017 be received.

Introduction

The Community Services Department provides a report to each Strategy and Community Committee meeting detailing the status of key projects and activities.

Discussion

Thebarton Community Centre

December is the month when most of the regular hirers break their routine and take some time out to thank their staff, volunteers, clients and customers with an early Christmas celebration event. As such, the centre was filled with the sounds of rocking Christmas tunes and the aroma of traditional Christmas foods on both weekdays and weekend.

It is important to acknowledge the work that the many support groups that operate from the centre provide at this time of year, most of whom do not break for Christmas but work through, assisting and providing support for local community members through what can be the most difficult period of the year.

There were a total of 102 different groups booked at the Thebarton Community Centre during December 2016.

School Holiday Program



The Summer School Holidays Program was launched with activities happening throughout December and January. The program is packed with inside and outside activities focussed on health, education and family fun for ages ranging from 3 years to 17 years. The activities include storytellers, movies, performances, crafts, food making, shows and 'Little Day Out' events in parks.

The program can be found on the website and on Facebook.

Home Support Services



380 residents were provided with over 690 services domestic assistance, shopping, home maintenance, home modifications, window cleaning and spring cleaning, gutter cleaning, assistance with hard waste removal and social groups.

The annual Christmas party for the Home Support/CHSP clients was held at the Plympton Community Centre. This event was attended by Mayor John Trainer and was thoroughly enjoyed by attendees.

Adelaide Camera Club Exhibition

The Adelaide Camera Club held its annual exhibition in the Auditorium Gallery. The Exhibition Launch and Awards night was held on 13 December 2016 and closed on 30 December 2016. It was an exhibition of the best photographic images from 2016 by members of the Adelaide Camera Club.

Food for Fines



The annual "Food for Fines" incentive ran from 7 November to 18 December. This program enabled customers to enter into the spirit of the festive season and clear their West Torrens library fines by paying with non-perishable food items. These are then donated locally to those who need support. Each item reduces the outstanding fines by \$2. This year donations were packaged into 30 hampers by the CHSP team and donated to vulnerable residents. All later donations were packed and delivered to both the Hare St Church and St Vincent de Paul. Once again, a number of members very kindly donated items despite not having overdue fines.

Author Book Launch

South Australian (and local) author Ben Laffra, launched his first book "Gideon's passage"- a historical story of Gideon the warrior, the lover, the statesman. The evening was well attended with 70 booklovers enjoying the evening at the Hamra Centre on 15 December.

Give the gift of Reading

The 'Give the Gift of Reading' program has been running since 2013. This program encourages people to purchase a new book for a child or young person and donate it to the library for distribution to families in need in the local community. Many quality authors, interesting textual books and educational literacy resources were donated by the community. Feedback from donating families indicated how allowing their children to select a book to give to another child was a special experience.



Scott Patrick from UnitedCare Wesley Bowden (pictured here with Children's Services Officer Josephine) collected 160 new books from the Hamra Library.

Summer Reading launch



80 families attended the launch of the 'Summer Reading' program on Tuesday 20 December. This program aims to promote reading throughout the school holidays. Children and young people register, record and submit a list of books they have read to receive incentive prizes during the months of December and January. It's a popular program that encourages reading in the community. The library has already received many completed reading records.

Library Children's Program

491 children attended the regular library children's programs as follows:

BabyTime: 188 babies
 ToddlerTime: 198 toddlers
 StoryTime: 105 pre-schoolers

Tactile Activity Boards

Two tactile panels have been installed in the children's area of the Hamra Centre and have become immediate hits with the toddlers and pre-schoolers. The panels offer a myriad of tactile activities such as shiny mirrors, things to spin, twist, push and pull.



Conclusion

This report details recent activities of the Community Services Department for the period 6 December 2016 to 6 January 2017.

Attachments

Nil

12 MEETING CLOSE