

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

- **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, 20 JUNE 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

Leave of Absence:

Mayor John Trainer
Cr George Demetriou
Cr Kym McKay

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

That the Minutes of the meeting of the Council held on 6 June 2017 be confirmed as a true and correct record.

6 MAYORS REPORT

(Preliminary report for the agenda to be distributed Friday 16 June 2017)

In the two weeks since the last Council Meeting of 6 June 2017, functions and meetings involving the Mayor have included:

Thursday 8 June

11.30am Attended the Lockleys Probus Club 26th anniversary lunch in the clubrooms of the Airport Over 50s Club. Cr Palmer was also present.

Wednesday 14 June

4.30pm Attended the SANFL 2017 IFTAR Dinner in the Magarey Room of Adelaide Oval for the end of Ramadan.

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

Friday 16 June

10.00am Attending the Orange Tree Quilters presentation through the City of west Torrens of warm quilts for the community.

Sunday 18 - 21 June

Attending the 2017 ALGA National General Assembly at the National Convention Centre in Canberra from 18 - 21 June along with Mrs Rosemary Trainer, Cr George Demetriou and Mrs Pauline Koritsa. Staff members Gordon Andersen and Mick Giuffreda will also be attending in connection to the City of West Torrens Summer Festival being a Winner in the *Multicultural Australia – Strength in Diversity* category in this year's National Awards for Local Government, with the National Awards for Excellence in Local Government being announced at the Tuesday evening dinner.

During my absence in Canberra, anticipated functions and meetings involving the Acting Mayor will include:

Tuesday 20 June

6.00pm Attending the Council pre-meeting dinner

7.00pm Participating in the Council and 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 Finance and Regulatory Committee Meeting****RECOMMENDATION**

That the recommendations of the Finance and Regulatory Committee held on 20 June 2017 be adopted.

11.2 Strategy and Community Committee Meeting**RECOMMENDATION**

That the recommendations of the Strategy and Community Committee held on 20 June 2017 be adopted.

12 ADOPTION OF GENERAL COMMITTEE RECOMMENDATIONS

Nil

13 QUESTIONS WITH NOTICE

Nil

14 QUESTIONS WITHOUT NOTICE

15 MOTIONS WITH NOTICE

Nil

16 MOTIONS WITHOUT NOTICE

17 REPORTS OF THE CHIEF EXECUTIVE OFFICER

17.1 Public Consultation on the Draft Budget and Annual Business Plan for 2017/18

Brief

This report provides information on the process and outcome of Council's recent community engagement on Budget and Annual Business Plan arrangements for 2017/18.

RECOMMENDATION(S)

It is recommended to Council that the outcome of community consultation on Budget and Annual Business Plan arrangements for 2017/18 be considered pursuant to the requirements of Section 123 of the *Local Government Act 1999*.

Introduction

Council is required under *Local Government Act 1999* provisions to consult with the community on its proposed Budget and Annual Business Plan. This report provides information on the process and outcomes of the consultation process.

Discussion

The following aspects of our community consultation strategy have been used to progress engagement over the past few months:

- Preparation of a comprehensive 'Draft Proposed Budget and Annual Business Plan 2017/18' which has been available to the public through Council's web page, the library and the Civic Centre.
- Preparation of an 'Annual Business Plan and Budget Summary 2017/18', also available to the public as above, and as a hand out at the meeting held on 7 June 2016.
- A widely publicised invitation for members of the public to attend a meeting of the Council on 6 June 2017 to ask questions and comment on Council's draft 2017/18 Budget and Annual Business Plan, copies of which were made available at the meeting.
- Widely publicised opportunities for members of the public to become involved in the process through feedback via Council's web page. Information appeared in the Messenger Weekly Times and Guardian newspapers.

One member of the public attended the meeting on 6 June 2017 for the segment dealing with the draft Budget and Annual Business Plan, and he did not address the Council.

Written feedback has been received from six residents and it is included with this report as **Attachment 1**.

Major changes to the Budget and Annual Business Plan arrangements for 2017/18, including rating arrangements, are not being proposed based on feedback received.

It is intended that inequities, hardship and significant rate increases within the community be managed using existing provisions of the *Local Government Act 1999* that allow:

- Rates to be rebated (reduced) on a range of grounds, including to provide relief from what would otherwise amount to a substantial change of rates (Section 166(1)(l)); and
- Rates to be remitted (cancelled or reduced) or postponed where the payment of rates would cause hardship (Section 182).

Adoption of the Budget and Annual Business Plan and declaration of the rates is planned for 4 July 2017.

Conclusion

Council must consider community feedback as a part of the decision making process associated with Budget and Annual Business Plan arrangements for 2017/18, based on the requirements of Section 123 of the *Local Government Act 1999*.

Attachments**1. Feedback & Comments on the Budget & Annual Business Plan 2017-2018**

Bill Ross

From: Caitlin Stuart
Sent: Monday, 30 January 2017 4:19 PM
To: Council Enquiries
Subject: council feedback

Hello,

Firstly I would like to thank the council as it's obvious that they are really trying to engage the community in their planning. We recently attended a council event in Hilton and it appeared to be a huge success (apart from the lack of food) - fabulous for kids. We also attended an event in Thebarton a few weeks ago (opening of a new garden and bridge) and spoke to the council then - they very friendly and willing to listen to our thoughts and ideas for the area. We were particularly pleased about the plans for West Thebarton Rd.

We live on the light industrial street of Smith Street, Thebarton. Friends and family who visit have commented on the lack of trees and the "drab" look of the street. I have to agree. Firstly, the round-about that was recently built has no plantings (apart from weeds) or colour. Why not use this as an opportunity to liven up the street and give it a welcoming or warm feel? It would only take a few succulents or low lying natives that would take minimal maintenance. Furthermore, several trees at the Port Rd end of the street were removed last year and never replaced. Will these be replaced? Down our end of the street there are several brush box trees. These cause all of us many issues. Firstly, they are a significant falls hazard due to the gum nuts that fall onto the street. I have on several occasions slipped on these, on one occasion holding our small baby. The other issue is that they drop significant amounts of leaves, leaving the footpaths covered and looking very untidy. Replacement of these trees would significantly improve the look and feel of the street.

Given Thebarton is an "up and coming" suburb, close to the city and the new hospital, it is perfect timing for the council to make some positive changes to the street scape. Finally, some more art around the streets of Thebarton would be an asset. Some ideas include more murals or even painting stobey polls (as they have done in suburbs like Prospect or Croydon). It would be great to see this council take a few risks in the new year and lead the way.

Many thanks and we look forward to seeing what the new year brings for our area.

Caitlin

Bill Ross

From: Witham, Danielle (DEWNR)
Sent: Monday, 30 January 2017 9:05 AM
To: Council Enquiries
Subject: Feed back on "have your say" [DLM=For-Official-Use-Only]

For Official Use Only

Dear Staff / Council of the City of West Torrens,

Thank you for the opportunity to provide some feedback. Firstly, I wanted to congratulate the CoWT – it's often a thankless and challenging task to trade-off all the competing demands made upon you. I do have a couple of bits of feedback prompted by the "have your say" flyer with my rates notice:

I am definitely a strong advocate and supporter of more sustainable living, so I would encourage the council to continue with great initiatives such as your native plant give aways and the rain gardens for stormwater run-off. I would like to see more street trees and landscaping using locally native plants and encourage mitigating the thermal heat built up with all the hard surfaces of the built environment.. more native trees in our pocket parks – I do appreciate this has had issues with the loss of some big eucs. In the last couple of years – but it breaks my heart to see them replaced by o/s trees that only the minors use.

I noticed there was a management plan for the river and it seemed like an initiative between neighbouring councils. However, it also looked very similar to something the AMLR was doing 12 months before. I just wanted to make sure the right hand was talking to the left hand and there is one overall management plan, one overall vision and we're all working to that?

Any initiative that encourages people to walk around our suburbs has positive outcomes – individuals become neighbours, neighbours become a community. It reduces crime and promotes healthier lifestyles – I would love for our community to get outside – so whatever the barriers are that inhibit this I'm not sure of – I do think more beautiful places to walk are probably key – but I'm biased. The paving is also a bit shit in many areas – maybe we could rip it up and put in crushed rock in a windy design (as in "bendy" not "farty") with native landscaping to make our streets look more natural?

No more street lighting.

I would like to protect the beautiful character of our suburbs – big street trees, character homes and any new buildings to be sensitive to this. I do not want to see soulless tilt-up concrete boxes with no street appeal – any building over 2 stories should be designed by an architect. It should be compulsory to maintain a certain percentage of green space when sub-dividing residential blocks. The people next to me sub-divided my block and the rear of theirs (before I bought it) and built 3 houses behind mine. It's all covered in stinking HOT asphalt and the storm water system cannot cope with the run-off from hard surfaces. Also, my house now has rising damp since sub-division – a recent event in it's 120 year history and presumably because there is no natural flow / plants to keep the water level down.

I would like to see a reinvigoration of the commercial hub of Henley Beach Rd is looking sad, tired, vacated and run-down. Is it possible that the council support new business by, as an example, no rates for 18 mths and gradually building up from there as the business is established – surely we want this area to look like a lively and interesting place. Are there other ideas you could come up with to encourage business investment? I would like to see specific business types offered incentives ie we must have 20 hairdressers in a 5 km radius – when they go bust it just looks shabby and shitty – wouldn't something more interesting be better?

Also, one last thing, and I am cringing because this speaks volumes for a far greater social issue, but, my dogs keep finding human excrement in the parks and rolling in it. I've lived in this area for 3 years and it happens once every

few months – I really don't know the answer but suspect it's one as a society we need to fix – but I am glad I got it off my chest and any time someone whinges about a random recalcitrant dog owner not picking up their dog turds annoys the hell out of me because people doing it is a far bigger problem!

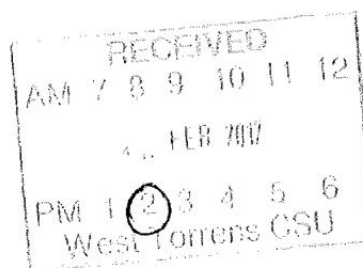
Thank you once again.

Warm regards

Danielle Witham

Rankine Rd

Mile End



To City Of West Torrens Councillors Mr Garth Palmer Date 15th February 2017
Rosalie Hayes

From Mr Bob Amos Chairman Acacia on Constance Retirement Village Committee

Subject Rubbish/Recycling Collection Service

Dear Rosalie

Introduction

Thank you for the opportunity to participate in the consultation process in relation to the Development of Councils Draft Annual Business Plan as outlined in The insert Headed "What do you want in your community ? Lets move forward together " included with the 3rd Quarter rate notice

Background

We draw your attention to item 8

On Decision Notification Form

Development No 211/1055/2013 Dated 4th October 2013

The committee is aware that provision of the many programmes and services you provide come at a cost to council with funds provided by ratepayers (the recipients) of these services. We understand that Councils Property Development Approval process stipulates that rubbish /recycling collection is the responsibility of the village developer, in this case Karidis which they in turn charge all residents as part of their monthly maintenance fee. So in accordance with council's direction, a collection service has been contracted with a third party, and is operating now.

Discussion

For some time the village residents have been concerned regarding the cost of rubbish/recycling collection as it currently exists.

Residents concerns are:

- (A) They are paying a third party for collection whilst a free council service is operating as part of rates.
- (B) Council as part of its Development Approval Process has denied the village residents the opportunity to avail themselves of the councils (rate payer funded) collection service.
- (C) An anomaly exists as in that we pay rates, which covers collection, at the same time paying fees for collection to third party.

Recommendation

That council give consideration to a Rate Rebate to compensate village residents for the rubbish collection provided by the council (ratepayer funded) service but denied residents due to councils Development Approval Requirements.

Conclusion

The village committee and residents would like to thank Council for inviting contributions to the Draft Management Plan

The committee in preparing this submission are cognisant of the many pressures placed on council's budgets

Yours Sincerely



Bob Amos

Chairman Acacia On Constance Retirement Village Committee

Copies to : Garth Palmer
Mr Bob Ainsworth Chairman
S.A. Retirement Village Association

Bill Ross

From: Ling, Corinna (DCP)
Sent: Wednesday, 5 April 2017 10:37 AM
To: Council Enquiries
Subject: community having a say

To whom it may concern,

I am writing as I received a pamphlet regarding the community having a say in how the council will spend money in the future. I believe the council should improve the Airport Rd / middle strip as this is a first impression for visitors when they arrive in Adelaide. I think the middle strip and corner of Sir Donald Bradman Drive could be improved with a similar garden/ maintenance to Osmond Tce in Norwood.

Regards

Corinna Ling

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Bill Ross

From: Jordana Hughes
Sent: Saturday, 20 May 2017 8:10 PM
To: Council Enquiries
Subject: Budget 2017-18 submission

Dear West Torrens Council,

Our names are Jordana and Brendan Hughes. We live at 41 Ingerson St., West Beach. We don't have children, but we have a dog. We (and many other dog owners) enjoy using the West Torrens Dog Park on Moss St as we have a smaller breed of dog and appreciate the option for small and large breed separation. We have been to three other dog parks in Adelaide and by far Moss St is the best in terms of cleanliness, shade, and the quality of the grounds (grass, plants, and pathways).

While we enjoy the West Torrens dog park, we noticed that there are numerous people like us who travel from suburbs further west, so we would like West Torrens Council to consider adding another dog park (even if it's only for small breeds considering that there are more owners with smaller dogs than larger ones these days). We suggest the green space close to the south west corner of Tapleys Hill Road and Ingerson.

There are significant benefits for the council should you decide to invest in this infrastructure:

-we are both well educated professionals and earn good salaries. Like other professionals our age (early 40s) we choose to have pets and by having more dog parks you would be attracting more professionals to relocate to this part of the council's geography -an increase of inhabitants of young urban professionals will increase property values, business and trade (coffee shops, restaurants, pet shops, veterinary clinics, services) more than compensating for the costs associated with installing a dog park and the on-going maintenance.

Should you have any questions, or require more specific information/submission details, please let us know.

Sincerely,
Jordana and Brendan Hughes
Ingerson St.
West Beach 5024

Bill Ross

From: Yahoo!
Sent: Thursday, 8 June 2017 5:47 PM
To: Council Enquiries
Subject: Feedback & Comments on the Budget & Annual Business Plan for 2017-2018.

Greetings West Torrens Council,

I hope this email finds you in good health and standing in good stead with the Lord !

I write to provide some feedback and comments on the Annual Business Plan and Budget for 2017-18.

Firstly, I would like to see **more money allocated please for road works, footpaths, verges, street lighting, tree planting and graffiti removal.**

I would like to see the following improvements below please.

1. I would like all potholes and cracks in roads fixed in a timeframe of approximately 2 - 24 mths, depending on their severity and location in the road.

Could you please consider Everard Ave Keswick / Ashford for road works i.e. wide cracks where road was previously cut and sealed over.

2. I would like all dolomite verges replaced with X6 material beginning with the most urgent cases i.e. eroded or depleted verges first, then rolled out to all other dolomite verges as I believe they are an ugly, old eyesore that holds our city back and that we can and therefore should, do much better than this, now that Council is debt free. Please listen to Cr Woodward on verge replacement as this is the Lord's will and I am a messenger and prophet of God !

3. I would also like more evergreen trees planted along our roads and streets primarily please. Ideally, I would like to see our city resemble that of our leafy, green Eastern suburbs of Adelaide.

Our city has more polluting industries than the eastern suburbs have, yet we have less trees planted along our roads and streets ! I believe this is wrong and that we should have MORE trees than the Eastern suburbs have, in order to counteract the negative effects of air pollution !

I want to **green up our city** and turn it into a beautiful ' garden paradise ' or a beautiful ' garden of Eden ' which will not only improve the air quality through both the absorption of dangerous air pollutants and an increase in oxygen levels, but also lift and beautify our city, as well as help to reduce crime ! It will also add value to our properties along with all the many other benefits of planting trees which you can read about here at: <https://www.treepeople.org/resources/tree-benefits>

Please plant trees at the following locations below:

3.1 Chatham Rd Keswick on the verges at numbers 17, 18 and 39 please if owners agree.

3.2 Please fast track the replanting of the tree screen outside the Mile End Bus Depot at 71 Richmond Rd Mile End South from the depot entrance to Keswick creek. Please ensure the screen of trees planted at this site will grow high enough to completely cover and screen out the ugly, offensive razorwire

fencing and the audacious transparent coloured screens installed by the DPTI and of course hide the hideous, grotesque, eyesore industry that lies behind !

I have spoken to Aaron Glossop of DPTI last month and he said he thought planting tall trees to cover the razorwire fencing may *not* be able to be planted at this location as a person may climb up the trees and climb over the razorwire fencing ! I told him the DPTI should install CCTV cameras instead, as they have done at other bus depots to deter criminals and he did not say anything in return. Another male person I spoke to by phone early last year (whose name I cannot recall) also said the same thing and also did not have a response when I told him to install CCTV cameras instead, as is their current practice at other bus depots !

Council, I am very unhappy with what has taken place here with the removal of the beautiful, dense, screen of mature trees that completely hid and screened out the razorwire fencing and the industry that lies behind it ! Further to this, I am extremely upset and angry that residents were not notified that more than 70 mature trees were to be butchered and NOT replaced, except with TRANSPARENT screens which meant that residents did NOT even have a chance to fight for a natural evergreen tree screen to be replanted again to solve these problems and others ! This is simply NOT good enough and I expect Councillors to lift their game in future as this has resulted in a very lengthy delay in securing this tree screen replanting project.

Now, after complaining to the project manager Tom Butchart, the EPA have deemed that tree replanting is necessary at this location and a sum of money for this project has been paid to Council last year as Tom has told me by email. I therefore request, that any additional funds required to plant a dense screen of tall evergreen trees to completely cover and screen out the razor wire fencing and the transparent screens and most importantly the industry behind them, be allocated URGENTLY PLEASE, so that tree planting can be completed before winter this year or spring at the very latest please.

I estimate that more than 70 mature trees were butchered in 2013 for Richmond road works (as no-one I have asked will tell me how many) without as much as a single tree replanted as yet, to absorb both the many dangerous air pollutants from nearby Mile End Sth industries and the vehicle exhaust fumes from busy Richmond Rd and also to screen out the industry behind. The high visibility of the industry since the tree screen removal and even now through the pointless transparent screens is exerting downward pressure on property values for Keswick and as a result, there has been NO capital growth in our fringe suburb, despite Keswick being on the move up with new road and footpath works (Richmond & Chatham Rds), new playground & fencing in Kesmond Reserve & new housing developments etc over the last almost 4 yrs ! Quite frankly, I am tired of the excuses by the DPTI about why we can't plant tall trees at this location. First it was because of 'significant underground services', which was overruled by the EPA and now they still object to tall trees being planted to completely screen out the razor wire fencing and industry behind. Their solution to replace the mature tree screen by installing transparent coloured screens is completely pointless and I also find somewhat arrogant and abusive ! If the transparent screens don't say that they intended to make the industry highly visible from the start, then I don't know what does !

I urge Council to please disregard any concerns from the DPTI regarding tree planting at this location, as I strongly suspect they are not genuine concerns, and to please fast track this tree screen replanting project and plant an evergreen DEFENSIVE SHIELD to protect the residents and employees of Keswick and Mile End Sth and neighbouring suburbs as was the practice in the past for many, many years before this extensive, beautiful, mature, evergreen tree screen was removed for road works.

4. Please allocate more funds for graffiti removal so that we can continue the fight against this evil vandalism which erodes away our property values and encourages criminals into our city. I would like to see graffiti removed in a timeframe of 3 weeks as I think 1 month is too long to wait and as you know, it is important to act quickly to win the war on graffiti vandalism. Please remove graffiti from Keswick Creek at these 2 locations: At Richmond Rd Keswick next door to Snowy's Outdoor centre and also in Chatham Rd Keswick on the Western side of the road. Please keep up the good fight and keep our city free from this evil scourge.

5. Could we please have the patchy colorbond fencing at Keswick Creek on the Western side of Chatham Rd Keswick painted to match the colour of the colorbond fencing on the Eastern side of the road ? I think 1 or 2 panels may also need replacing or perhaps the dent(s) pulled out if possible.

6. Council, the Lord spoke through me his prophet, to Cr Rishi Dua prior to his election and called for the sale of St Martins in order to free Council from debt. He also asked for the sale proceeds to be spent on looking after the elderly in their homes. Please ensure the Lord's will is being fulfilled and that adequate funds have been allocated for this expense.

7. Could council please review the amount of money budgeted for entertainment and social events and as much as possible scale these back to a bare minimum please to reduce costs and to STOP wasting money ! Money spent on events and entertainment just goes down the drain and I believe the public are more than capable of arranging their own social events and do not need to rely on Council to arrange and fund these for them in my opinion.

8. Please STOP wasting rate payers money on promoting the evil, perverted, deviant Rainbow politics, as this is capturing and corrupting the minds and souls of our youngest people, including little children in our playgrounds, reserves, etc. which will inevitably see an increase in all crimes, especially violent crimes in our state and city. This will also see a corresponding increase in costs and invariably taxes for their detention and imprisonment and for compensation to be paid to their victims of crime and for various health issues.

I ask you, how is this a smart and wise use of rate payers money ? I also ask, why does Council involve itself in matters that are not council business and offensive to ratepayers, the majority who are NOT members of the LGBTIQ community ? We know the TRUTH that the LGBTIQ community LUST and do NOT love for ' God is Love ' 1 John 4:8 KJV and they DO NOT know God (who is LOVE), for they are devil worshippers !

NB. There is no such thing as a homosexual Christian Minister of God; the truth is, he is a MINISTER OF SATAN and a FALSE APOSTLE that God has warned us about in 2 Corinthians 11:14 KJV. Do not be deceived by their lies. If you are still unsure about whether the LGBTIQ community are capable of love, then I suggest you also read Romans Ch 1 KJV which states very clearly that they LUST after their own sex and that they are worthy of death and more !

And now the Lord God has asked me to convey this message to you.....

" Do NOT offend the Lord God for the Lord God will NOT acquit you on the day of your Judgment " !

God gave Cr Rishi Dua the solution of how to get Council out of debt through me and so it has come to pass ! I strongly advise you all to listen to my messages and do as I ask of you !

I have not received a reply to my complaint made early this year RE: the Rainbow coloured musical instrument in the children's playground in Kesmond Reserve, Keswick. I request again that this instrument be painted over in different colours please. After all, if it is the case that it is just a harmless and meaningless rainbow coloured instrument not meant to signify or promote Rainbow politics, then no-one can protest at it being painted over can they ?

The vast majority of rate payers are not members of the LGBTIQ community and I strongly resent and object to my rates paying for and promoting this EVIL, perverted, deviancy and depravity and to see children being groomed for the paedophiles that many of them are, (why else do they lie and say they love), which is deeply OFFENSIVE to me, God's prophet and messenger and more importantly, it is deeply and EXTREMELY OFFENSIVE to GOD !

9. I also request that you stop wasting money on climate change projects as climate change is false and is against God's holy teachings. God makes the sun to shine, the rain to fall and the wind to blow as is found numerous times in the Holy Bible. God did not intend for the sale proceeds of St Martins to be used on the ludicrous folly of the FALSE PROPHETS and their false prophecy of climate change.

I am a prophet of God (Moses) and the reincarnation of St Joan of Arc and of Noah's wife from Noah's Ark and the first woman Eve ! Believe it !

I thankyou for your time Council and for giving me the opportunity to provide you with my feedback and comments.

I thankyou also for all the good work you have done so far, particularly in Keswick Ward and for your anticipated continued good works, for the coming year !

Peace be with you !

Yours Sincerely,

Esther A. Foncueva



P.S. May God bless you all and hold you all in the palm of His hand, keeping you safe !

17.2 Delegations under the Dog and Cat Management Act 1995

Brief

This report seeks Council's endorsement of proposed delegations under the *Dog and Cat Management Act 1995*.

RECOMMENDATION(S)

It is recommended to Council that having conducted a review of the powers and functions previously delegated to the office of Chief Executive Officer under the *Dog and Cat Management Act 1995* and in accordance with section 44(6) of the *Local Government Act 1999*, the Council:

1. Hereby revokes all previous delegations made to the person occupying the position of Chief Executive Officer under the *Dog and Cat Management Act 1995*.
2. In exercise of the power contained in section 44 of the *Local Government Act 1999* and the powers and functions under the *Dog and Cat Management Act 1995* as contained in the Instrument of Delegation, being **Attachment 1** to this report, are hereby delegated this 20th day of June 2017 to the person occupying the position of Chief Executive Officer.
3. For the purposes of the delegations made by Council on this the 20th day of June 2017, all delegations to the person occupying the position of Chief Executive Officer extend to any person acting in the position of Chief Executive Officer.

Introduction

The *Dog and Cat Management (Miscellaneous) Amendment Act 2016* (Amendment Act) was proclaimed on 19 April 2017 and has a staged commencement. The first raft of provisions will come into operation on 1 July 2017 with the remaining sections commencing on 1 July 2018.

The Amendment Act introduces new requirements into the *Dog and Cat Management Act 1995* (Act) which include greater powers for Council to administer and enforce the Act if it should so choose.

To facilitate the application of the powers contained in this, or any other Act, section 44(1) of the *Local Government Act 1999* (Act) enables Council to delegate powers or functions vested or conferred under this or any other Act. If it does so, section 44(6) requires that Council must cause the keeping of all such delegations (Delegations Framework) which should be reviewed at least once in every financial year. The last annual review was presented to Council at its 2 May 2017 meeting.

As these new provisions apply from 1 July 2017, the Act and the current delegations have been reviewed to ensure conformance with the new provisions. As a result, new delegations are required to be determined by Council and the previous delegations revoked as per the recommendations contained in this report.

Discussion

Delegation and sub-delegation processes are necessary to ensure that employees are provided with the legal authority to undertake various duties and exercise powers in accordance with legislation. They promote accountability and are considered a proactive risk management tool.

Delegations are subject to conditions and limitations determined by Council or as specified in the relevant Instrument of Delegation, the tool by which delegations and subsequent sub-delegations are made. In line with general practice, all current delegations under this Act have been made to the person occupying the position of Chief Executive Officer (CEO) to enable the Administration to undertake its functional and operational roles and responsibilities effectively and efficiently.

The Instrument of Delegation under the *Dog and Cat Management Act 1995* (**Attachment 1**) details the amended powers and functions which are proposed to be delegated to the CEO.

In the case of the powers delegated to the CEO, these may be further delegated by the CEO as the CEO sees fit, pursuant to section 44 and section 101 of the Act.

Once adopted, the amendment to the Delegation Framework will be included within the *Delegations Framework 2017*.

Conclusion

This report presents the outcomes of the Administration's review of the powers and functions under the *Dog and Cat Management Act 1995* and proposes that Council formally approves the recommendations arising from the review to provide appropriate decision making authority to the Administration.

The *Delegations Framework 2017* will be made available on Council's website or for public inspection or purchase at the Civic Centre during normal business hours as required by the *Local Government Act 1999*.

Attachments

1. Delegations under the Dog and Cat Management Act 1995

POWERS AND FUNCTIONS DELEGATED IN THIS INSTRUMENT

SECTION	DELEGATED POWERS	DELEGATE
Section 25A	Appointment of authorised persons	
	<p>The power pursuant to Section 25A of the Act to:</p> <ul style="list-style-type: none"> (a) appoint suitable persons (as determined by the delegate and other than members of the council) to be authorised persons for the purposes of the Act; (b) specify conditions in an instrument of appointment to which the appointment is subject; and (c) at any time, revoke the appointment of an authorised person under the Act or, to vary or revoke the conditions that attach to such appointment. 	CHIEF EXECUTIVE OFFICER
Section 25C	Area limitation on authorised persons appointed by Council	
	<p>The power pursuant to Section 25C(c) of the Act to:</p> <ul style="list-style-type: none"> (a) enter into an arrangement with another council for the purpose of allowing an authorised persons appointed by the Council to exercise powers under the Act within the area of another council; and (b) approve a request by an authorised person appointed by another council to exercise powers under the Act within the area of the Council. 	CHIEF EXECUTIVE OFFICER
Section 26	Council Responsibility for Management of Dogs	
	<p>The power pursuant to Section 26(6) of the Act to –</p> <ul style="list-style-type: none"> (a) charge a fee for the provision of an extract from a register kept under the Act; and (b) charge a fee for the receipt and management of information relating to a register contemplated by Section 26(1)(ac) of the Act; 	CHIEF EXECUTIVE OFFICER

- 2 -

INSTRUMENT OF DELEGATION UNDER THE DOG AND CAT MANAGEMENT ACT 1995

	<p>(c) charge fees (which may be differential but which must not exceed an amount prescribed by the regulations):</p> <ul style="list-style-type: none"> i. for the registration of dogs or businesses under Part 4 of the Act; and ii. for the late payment of registration fees; and iii. for meeting any other requirement imposed on the Council under the Act. 	
Section 39	Rectification of Register	
	The power, upon application by any person aggrieved by an entry in the register, to rectify the register pursuant to Section 39 of the Act.	CHIEF EXECUTIVE OFFICER
Section 47	Court's power to make orders in criminal proceedings	
	The power to apply to the court in connection with proceedings for an offence under Division 1 or 1A of the Act and where a person is found guilty of the offence, for one or more of the orders envisaged under section 47(1) of the Act.	CHIEF EXECUTIVE OFFICER
Sections 50 & 51	Destruction and Control Orders - and grounds on which orders may be made	
	<p>The power, pursuant to sections 50 and 51 of the Act:</p> <ul style="list-style-type: none"> (a) make a Destruction Order in relation to a dog where the delegate is satisfied that the dog is unduly dangerous and has attacked, harassed or chased a person or an animal or bird owned by or in the charge of a person in circumstances that would constitute an offence against the Act; (b) make a Control (Dangerous Dog) Order in relation to a dog where the delegate is satisfied that the dog is dangerous and has attacked, harassed or chased a person or an animal or bird, or is likely to do so, in circumstances that would constitute an offence against the Act or any other Act; or the dog is subject to an order made under a law of another 	CHIEF EXECUTIVE OFFICER

- 3 -

INSTRUMENT OF DELEGATION UNDER THE DOG AND CAT MANAGEMENT ACT 1995

	<p>jurisdiction that corresponds with a Control (Dangerous Dog) Order;</p> <p>(c) make a Control (Menacing Dog) Order in relation to a dog where the delegate is satisfied that the dog is menacing and has attacked, harassed or chased a person or an animal or bird, or is likely to do so, in circumstances that would constitute an offence against the Act or any other Act; or the dog is subject to an order made under a law of another jurisdiction that corresponds with a Control (Menacing Dog) Order;</p> <p>(d) make a Control (Nuisance Dog) Order in relation to a dog where the delegate is satisfied that the dog is a nuisance and has attacked, harassed or chased a person or an animal or bird or is likely to do so, in circumstances that would constitute an offence against the Act or any other Act; or the dog is subject to an order made under a law of another jurisdiction that corresponds with a Control (Nuisance Dog) Order;</p> <p>(e) make a Control (Barking Dog) Order in relation to a dog if the delegate is satisfied that the dog is a nuisance and has created noise by barking or otherwise in circumstances that would constitute an offence against this Act,</p>	
Section 52	Procedure for Making and Revoking Orders	
	<ol style="list-style-type: none"> 1. The power upon the delegate's own initiative or on an application made in a manner and form determined by the delegate, to make an order under Division 3 of Part 5 of the Act. 2. The power to revoke an order made by the Council by written notice to the person against whom the order was made pursuant to section 52(4) of the Act. 	CHIEF EXECUTIVE OFFICER
Section 53	Directions about how to comply with an order	
	The power, pursuant to Section 53(1) of the Act,	

- 4 -

INSTRUMENT OF DELEGATION UNDER THE DOG AND CAT MANAGEMENT ACT 1995

	to issue written directions as to how an order under Division 3, Part 5 of the Act may be complied with in the area of the Council to a person who owns or is responsible for the control of a dog subject to such an order.	
Section 58	Appeal	
	<p>(a) The power pursuant to section 58(3) of the Act to give reason in writing for a decision by Council to make an order under Division 3, Part 5 of the Act or to refuse to revoke an order.</p> <p>(b) The power, on the hearing of an appeal against a decision by Council (or its delegate) to make an order under Division 3, Part 5 of the Act or to refuse to revoke an order, to apply to the Court for an order in relation to a dog that the Court could have made if the proceedings has been criminal proceedings under the Act.</p>	CHIEF EXECUTIVE OFFICER
Section 59	Power of Court to order destruction or control of dog on application	
	The power to make application to the Court for any order in relation to a dog that is shown to be unduly dangerous that a Court could have made if the proceedings has been criminal proceedings under the Act.	CHIEF EXECUTIVE OFFICER
Section 59A	Prohibition Orders	
	<p>1. The power pursuant to sections 59A(3) of the Act, upon the Delegate's own initiative or on application, to make a Prohibition Order against a person if satisfied that, subject to the exceptions contained at Section 59A(4) of the Act -</p> <p>(a) while the person owned or was responsible for the control of a dog, the dog attacked, harassed or chased a person or animal or bird owned by or in charge of a person in circumstances that would constitute an offence against this Act; and</p> <p>i. the dog was already subject to a</p>	CHIEF EXECUTIVE OFFICER

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INSTRUMENT OF DELEGATION UNDER THE DOG AND CAT MANAGEMENT ACT 1995

	<p>Destruction Order or a Control (Dangerous Dog) Order; or</p> <p>ii. during the five years preceding the event referred to in (a), a Destruction Order or a Control (Dangerous Dog) Order was made in relation to some other dog on grounds that arose while the person owned or was responsible for the control of that other dog.</p> <p>2. The power pursuant to section 59A(3a) of the Act, upon the delegate's own initiative or application, to make a Prohibition Order against a person if satisfied that the person is subject to a supervision order under section 269O of the Criminal Law Consolidation Act 1935</p> <p>3. The power pursuant to section 59A(6) of the Act to revoke a Prohibition Order by written notice to the person against whom the Prohibition Order was made.</p>	CHIEF EXECUTIVE OFFICER
Section 59C	Appeal against Prohibition Order	
	The power pursuant to Section 59C(2) of the Act to give reason in writing for a decision by Council (or its delegate) to make a Prohibition Order or to refuse to revoke a Prohibition Order.	CHIEF EXECUTIVE OFFICER
Section 64	Power to seize and detain cats	
	The power pursuant to section 64(2)(c) of the Act to nominate a facility to be approved by the Board at which cats may be detained.	CHIEF EXECUTIVE OFFICER
Section 64B	Certain bodies may microchip and desex detained dogs and cats	
	1. The power pursuant to section 64B(1) of the Act to, in accordance with any applicable guideline determined by the Board arrange for a dog or cat that has been detained or seized under the Act or any other Act to be desexed, microchipped or both.	CHIEF EXECUTIVE OFFICER

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INSTRUMENT OF DELEGATION UNDER THE DOG AND CAT MANAGEMENT ACT 1995

	2. The power pursuant to section 64B(2) of the Act to recover the cost of taking action under section 64B(1) of the Act as a debt from a person who owns or is responsible for the control of the dog or cat.	
Section 70	Area limitation on cat management officers	
	<p>The power pursuant to Section 70(2)(c) of the Act to:</p> <ul style="list-style-type: none"> (a) enter into an arrangement with another council for the purpose of allowing a cat management officer appointed by the Council to exercise powers under the Act within the area of another council; and (b) approve a request by a cat management officer appointed by another council to exercise powers under the Act within the area of the Council. 	CHIEF EXECUTIVE OFFICER
Section 80A	Board may grant exemptions from Act	
	The power pursuant to Section 80A(2) to make an application to the Board to exempt a person or body (including the Council) from the operation of a specified provision or provisions of the Act.	CHIEF EXECUTIVE OFFICER
	General power of prosecution	
	The power to commence a prosecution for any offence under the Act.	CHIEF EXECUTIVE OFFICER

17.3 Grant / Sponsorship Applications from Daniel Kirk and Sarah Chappel

Brief

This report presents 2 sponsorship applications from Daniel Kirk and Sarah Chappel to represent Australia overseas in international sporting competitions.

RECOMMENDATION(S)

It is recommended to Council that:

1. Sponsorship of \$500 be granted to Daniel Kirk in support of his representing Australia in the Para Athletic World Championships in London in July 2017.
2. Sponsorship of \$500 be granted to Sarah Chappel in support of her representing Australia in the Australian Women's Futsal Team at the World Cup in Barcelona in November 2017.
3. The Administration develops a framework within the grants and sponsorships guidelines that supports grants or sponsorships for residents over the age of 18 who have been selected to represent their institution, club or organisation overseas in a variety of areas such as sports, recreation, science, arts and culture.

Introduction

Daniel Kirk and Sarah Chappel, both West Torrens residents aged over 18 years, have approached Council seeking financial support as they prepare to represent Australia in their specific fields later this year. However, the current community grant and sponsorship program criteria for individuals focuses on junior development, the grants are for people aged 18 years or under.

Consequently, their requests are presented to Council for consideration.

Discussion

The current City of West Torrens grants and sponsorships program allows for only one type of grant for individuals, the Junior Development Grants. The aim of the Junior Development Grant is to assist young people who have been chosen to represent their institution, club or organisation in a variety of areas including sport, recreation, science, arts and culture. The criteria for this grant comprises:

- An individual resident of the City of West Torrens
- Participating in activities and events and/or representing their institution or the State with South Australia, Australia or internationally
- Aged 18 years or younger at the time of the sponsored event or activity
- Applications must be received before the event/activity takes place
- One or more application per person can be submitted providing the second application applies to activity/event at a higher level (e.g. from state to national competition).

Grant applications have been received from Daniel Kirk and Sarah Chappel who are both City of West Torrens residents (**Attachments 1 and 2**). They have both been selected to represent Australia in their chosen sport at international competitions as follows:

- Sarah Chappel has been selected to represent Australia at the Futsal World Cup being held in Barcelona in November 2017.
- Daniel Kirk has been selected to represent Australia at the Para Athletic World Championships being held in London in July 2017:

Unfortunately, the applications do not meet the grants criteria (**Attachment 3**) because both candidates are over the age of 18 years (Daniel is 35 years old and Sarah is 19 years old). The amount of grant awarded to individuals under 18 years of age through the Junior Development Grants for representation overseas is \$500.

Both applications are worthy of financial support from Council and while the applications do not meet the current criteria for sponsorship or grants, Council is at liberty to determine whether or not to provide financial support and the amount. If Council does wish to provide financial support, it is recommended that the amount be set at \$500 per individual, consistent with the Junior Development Grants.

These two applications have highlighted a gap in Council's sponsorship and grants program, i.e. there is no category to support adults representing South Australia or Australia overseas. Consequently, it is proposed that the Administration provides a report to a future meeting of the Civic Committee to establish a new category of grants/sponsorships for individual residents, over the age of 18, who have been selected to represent their institution, club or organisation overseas in a variety of areas such as sports, recreation, science, arts and culture.

Budget Capacity

Council approved \$377,938 in the 2016/17 budget for community grants and sponsorships.

Of that budget, as at the end of May 2017, \$106,643 has been disbursed and \$271,295 is remaining. Consequently, there are sufficient funds in the budget if Council wishes to approve these two requests.

Conclusion

This report seeks Council's consideration of two applications received from West Torrens residents seeking financial support to assist them in representing Australia overseas in international competitions.

Attachments

1. **Sarah Chappel-Grant Sponsorship application**
2. **Daniel Kirk sponsorship application**
3. **Guidelines - Grants and Sponsorships**

Junior development grants application

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 Junior development grant 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. Applicant details

Title:	Given name: <u>Sarah</u>	Family name: <u>Chappel</u>
Address: <u>Mc Lachlan Avenue</u> <u>Glenside North</u>		P/Code: <u>5045</u>
Telephone:		
Email:		
Date of birth: <u>1997</u>	Current age: <u>19</u>	
Name of school:	Full time <input type="checkbox"/>	Part time <input type="checkbox"/>
Employed: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes please indicate whether	Full time <input type="checkbox"/>	Part time <input checked="" type="checkbox"/>
Have you received funding for this program in the last three years?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have you received funding for a previous application this financial year?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

2. Activity / event details

Please indicate the activities you would like to participate in:

First application

- ☐ activities/events held within South Australia
☐ activities/events held interstate
☒ activities/events held overseas

Second application

- ☐ activities/events held interstate
☐ activities/events held overseas
☐ Other (provide details) _____

Please outline activity/event details for this application:

Play in the Australian Women's Futsal Team

How will your participation in this activity assist in your personal development and growth?

- represent Australia at a soccer sport that I am very passionate about, have the ability to perform at that level.

Date of activity/event: 8th - 26th Nov 2017 (3 weeks) Where will the activity/event take place? Barcelona

3. Documents required	
You must provide documentation to confirm selection for the nominated activity/event (e.g. letter from the sporting club).	
Parent / Guardian signature: <i>JM Chappel</i>	Date: <i>9/6/2017</i>
Name: <i>Jeanette Chappel</i>	
4. Declaration – to be completed by a representative from the relevant club / organisation	
This certifies that _____	
of _____	
Is a member of _____	
Participating in _____	
<i>Letter Attached.</i> on <i>/ /</i>	
Signature _____	Date: <i>/ /</i>
Name: _____	Title: _____
Telephone: _____	Email: _____
4. Where to send your completed application	
Return this application together with any attachments to:	
Team Leader, Community Development City of West Torrens 165 Sir Donald Bradman Drive HILTON SA 5033	
Or email to csu@wtcc.sa.gov.au	
Office Use only	
Amount recommended: \$ _____	Community Development Officer (Youth)



Federation of Australian Futsal

E: info@futsalaustralia.org.au

M: 0439 780 277 T: (07) 4039 4378

W: www.futsalaustralia.org.au



FAF Australian National Women's Futsal Team

AMF WOMEN'S WORLD CUP

BARCELONA, SPAIN

18th to the 26th of November 2017

Dear Sarah,

Thank you for your attendance at the recent Australian Women's Futsal Team training camp and selection trial in Adelaide. Based on your performance at this camp, The Federation of Australian Futsal would like to congratulate you on your selection in the FAF National Australian Women's Futsal Team.

You will compete in the 2017 AMF WOMEN'S FUTSAL WORLD CUP that will be held in Barcelona, Spain.

As part of preparations for the World Cup there will be a number of training camps. The next camp will be on 10th, 11th and 12th of June with details still to be finalised. There will also be a 2-day training Camp in Cairns after the Cairns International Tournament. This 2-day camp will be compulsory for all players as it will be one month prior to the World Cup. The team will also hold a weeklong training camp in Barcelona before the World Cup to acclimatise and make final preparations before competing in the World Cup.

Unfortunately futsal in Australia is still an amateur sport and as such, there are costs involved as a player on this tour. You have already received details pertaining to the players levy, please ensure you follow the payment plan outlined in the previous letter so that all travel and accommodation bookings can be made on your behalf. Please also complete all relevant documentation and return ASAP.

If you have any questions or concerns, please contact us on the below information.

Regards

Marty Calvert
National Technical Director
Federation of Australian Futsal
E: marty@futsalaustralia.org.au
M: +61 437 090 776
W: www.futsalaustralia.org.au



FEDERATION OF AUSTRALIAN FUTSAL 1



Dear Sir/Madam

My Name is Sarah Chappel, SA Futsal) is currently preparing a group of talented young Women to represent Australia at the 2017 World Cup to be held in Barcelona 2017.

In preparation for the World Cup, the ladies have been training and playing all their efforts in the training session, prepared from the national coach. To as they represent Australia (South Australia) the players are required to pay for the cost of their attendance and as you can appreciate, it can become a financial burden to families to allow their loved ones get this great opportunity to par take in the world cup as a professional player. The cost for each National Player is approximately \$6500 per player.

Players that will be representing Australia are:

- | | | | |
|-------------------|-------------------|--------------------|--------------------|
| 1. Sarah Chappel | 4. Natalie Castro | 7. Lisel Woods | 10. Charleen Leung |
| 2. Abbey Flight | 5. Stacey Janes | 8. Leigh Peres | 11. Julie Tran |
| 3. Matilda Comley | 6. Dani Reed | 9. Louise McMullen | 12. |

We would encourage and welcome your financial support in the form of sponsorship or donations. Any contributions will be used to reduce the travel costs for the travelling group.

We thank you in advance for your consideration and look forward to a successful tournament and representing Australia and / South Australia with pride.

Yours in Sport,

Carlos Cravo



SA FUTSAL
carloscravo@safutsal.com.au
 0432 960 813
www.safutsal.com.au



Gmail - Enquiry Sponsorship/Funding

Page 1 of 2



Jeanette chappel

Enquiry Sponsorship/Funding

Jeanette chappel

Wed, May 24, 2017 at 6:24 PM

To: Stsiaparis@wtcc.sa.gov.au

Hi Simon

I am writing on behalf of my daughter, Sarah Chappel, 19 year old, Female Soccer Player for both indoor (SA Futsal) and outdoor (Adelaide Comets).

Unfortunately Sarah is too older for the youth sport Sponsorship through the West Torrens Council.

Wondering if you can please give me some direction in regards to funding or sponsorship for my daughter who has been selected in to the Australian Women's Futsal Team.

The team will be travelling to Barcelona in November 2017 to play in the World Cup.

Sarah has previously represent South Australia at a number of State Level and Schoolgirl's involvement, along with studying at Underdale in the Boys Football Academy.

The opportunity to represent Australian has always been her dream.

With the National Championship for Futsal in Adelaide, this January, gave Sarah the chance to be selected in the All-stars Team and an invitation to the Australian Women's Futsal Squad Trials where Sarah was selected into the final team.

To play at this levels it comes at a cost, the funding/sponsorship is to help toward travelling cost, uniforms, and accommodation and training camps expenses

What have we done to get the ball rolling is set up a GoFundMe account for family and friends, currently raising funds with Heat Bag and Card Sales, with plans to do a raffles and a possible quiz night.

<https://mail.google.com/mail/u/0/?ui=2&ik=03ea4dde7e&view=pt&msg=15c39a9c72b...> 9/06/2017

Gmail - Enquiry Sponsorship/Funding

Page 2 of 2

Please find enclose letter that confirms her position within the Australian Women's Futsal Team.

Sarah and I take this opportunity to thank you for taking your time in reading this letter.

Yours Faithfully

Jeanette and Sarah Chappel

MacLachlan Ave

Glenelg North

Can visit SA Futsal website for Action of Sarah

 **FAF Womens Team Selection letter_Sarah.pdf**
4850K

<https://mail.google.com/mail/u/0/?ui=2&ik=03ea4dde7e&view=pt&msg=15c39a9c72b...> 9/06/2017

Junior development grants application

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 Junior development grant 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. Applicant details

Title:	Given name: Daniel	Family name: Kirk
Address: Fawnbrake Crescent		
West Beach		P/Code: 5024
Telephone:		
Email:		
Date of birth: 1982	Current age: 34	
Name of school:		Full time <input type="checkbox"/> Part time <input type="checkbox"/>
Employed: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes please indicate whether	Full time <input type="checkbox"/> Part time <input checked="" type="checkbox"/>
Have you received funding for this program in the last three years?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Have you received funding for a previous application this financial year?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

2. Activity / event details

Please indicate the activities you would like to participate in:

First application

- ☐ activities/events held within South Australia
- ☐ activities/events held interstate
- ☒ activities/events held overseas

Second application

- ☐ activities/events held interstate
- ☐ activities/events held overseas
- ☐ Other (provide details) _____

Please outline activity/event details for this application:

World Para Athletics Championships - London

How will your participation in this activity assist in your personal development and growth?

I am an elite athlete (impairment below the knee) competing in Discus & Shotput

Date of activity/event: 14/7/2017 Where will the activity/event take place? London, UK

3. Documents required	
<p>You must provide documentation to confirm selection for the nominated activity/event (e.g. letter from the sporting club).</p>	
Parent / Guardian signature: <i>D K R</i>	Date: <i>9/6/2017</i>
Name: <i>Daniel Kirk</i>	
4. Declaration – to be completed by a representative from the relevant club / organisation	
This certifies that <i>DANIEL KIRK</i>	
of	
Is a member of <i>ATHLETICS SOUTH AUSTRALIA / ATHLETICS AUSTRALIA</i>	
Participating in <i>2017 WORLD PARA ATHLETICS CHAMPIONSHIP</i>	
on <i>14/07/2017</i>	
Signature <i>Andrew Crawford</i>	Date: <i>9/06/2017</i>
Name: <i>ANDREW CRAWFORD</i>	Title: <i>MR</i>
Telephone: <i>8345 3477</i>	Email: <i>development@athleticsa.com.au</i>
4. Where to send your completed application	
<p>Return this application together with any attachments to:</p> <p>Team Leader, Community Development City of West Torrens 165 Sir Donald Bradman Drive HILTON SA 5033</p> <p>Or email to csu@wtcc.sa.gov.au</p>	
Office Use only	
Amount recommended: \$	Community Development Officer (Youth)



DREAMS START HERE

9th June 2017

To whom it may concern,

RE: Daniel Kirk

I write this letter of support to confirm that Daniel has been selected onto the Australian Team, to compete in the 2017 World Para Athletics Championship. This International event will be held at Queen Elizabeth Olympic Park from 14-23 July 2017

Daniel has been chosen to represent Australia in the:

- F44 Discus

If you require any further information regarding Daniel's selection and suitability for funding please don't hesitate to contact me on 8354 3477 at Athletics SA.

Kind Regards

Andrew Crawford
Development Manager
Athletics SA

PO Box 84
Torrensville Plaza, SA 5031

T 08 8354 3477
F 08 8354 1219

info@athleticssa.com.au
www.athleticssa.com.au

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Guidelines for City of West Torrens Grants & Sponsorships

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



1. Council's vision

Committed to being the best place to live, work and enjoy life.

2. Purpose of the grants

The Community Grants Program provides funding to eligible groups, organisations and individuals who present applications that demonstrate consistency with Council's *Towards 2025 Community Plan*. The types of Grants that are available are:

- **Community Grants** - *to support community projects and initiatives that help us achieve our Community Plan*
- **Community Equipment Grants** - *to assist community groups to purchase equipment*
- **Environment Grants** - *to support community projects and initiatives that help us achieve the environment strategies in the Community Plan*
- **Junior Development Grants** - *to assist young people who have been chosen to represent their institution, club, or organisation in a variety of areas such as sport, recreation, science, arts and culture.*
- **Sponsorships** - *to support community groups with events*
- **Donations** - *to support community organisations and groups working with people in need, including in cases of urgent need or emergency situation not budgeted by the organisation.*

3. Eligibility criteria

Community Grants, Environment Grants, Community Equipment Grants, Sponsorships, Donations:

Individuals, incorporated not-for-profit organisations and groups are eligible to apply if they:

- Are located within the Council area and primarily serve West Torrens residents.
- Can demonstrate their capacity (if located outside of the City of West Torrens) to provide services and/or benefits to Council residents by forming partnerships with one or more local community groups.
- Have a current ABN or are auspiced/sponsored by an incorporated body with an ABN.
- Form a partnership (if an individual applicant) with one or more local community groups that have an ABN.
- Are a school and can demonstrate a partnership with one or more local community group(s) for the delivery of the funded activity.
- Can establish (if asked) the bona fides of their group by providing the following information: a copy of their constitution; a copy of the minutes from their most recent AGM; a membership application form and annual cost of membership (if any); total membership numbers and the percentage of members who are residents of West Torrens; and the name and contact details of group members who are authorised to speak on behalf of their group.

Junior Development Grants:

- An individual resident of the City of West Torrens.
- Participating in activities and events and/or representing their institution or the State with South Australia, Australia or internationally.
- Aged 18 years or younger at the time of the sponsored event or activity.
- Applications must be received before the event/activity takes place.
- One or more application per person can be submitted providing the second application applies to activity/event at a higher level (eg. From a state competition to a national competition).

4. Funding Priorities

In line with the *Towards 2025 Community Plan* funding is available for community grants that encourage and foster:

- Local events, activities and programs that celebrate multicultural and indigenous heritage.
- Art in public spaces including community buildings, streetscapes and open spaces.
- Connections between neighbours, older and young people, and the capacity for ageing in place.
- Sporting, and recreational programs and facilities that provide a range of activities for all ages and capabilities.
- Awareness of local safety issues and promotion of social responsibility and enjoyment of the local area.
- Greater public awareness and appreciation of heritage sites, events and people of local significance.

Environment Grant applications must focus on significant environmental outcomes across one or more of the environmental strategy target areas as outlined by the Community Plan.

- Environmentally sustainable development.
- Reduction of ecological impact.
- Enhanced natural environment.

5. Ineligible applications

Projects, initiatives, events or resources are considered ineligible if they:

- 5.1 Clearly duplicate an existing service, program, project or event.
- 5.2 Have a political or religious purpose and objectives.
- 5.3 Are deemed to be inappropriate or offensive.
- 5.4 Seek to make financial profits or undertake commercial activities.
- 5.5 Are considered the primary role or responsibility of another level of government.
- 5.6 Seek funding for recurrent operating, for the day-to-day operation of the organisation/group.
- 5.7 Seek funding for salaries, where the salary forms part of the organisation's/individuals usual responsibility (not including instructors or tuition fees).
- 5.8 Seek funding for the payment of travelling allowances or prize money.
- 5.9 Seek funding for projects or initiatives which have already commenced or been completed prior to the application being lodged.
- 5.10 Seek funding for large capital expenditure – i.e. purchase or lease of real estate, renovation, repair or maintenance of buildings or purchase of major equipment;

6. Assessment of applications

All applications will be assessed against these guidelines and applicants will be notified in writing of the outcome of their application within 12 weeks of their application.

Donation applications will be assessed against the following:

- The organisation is located in the City of West Torrens and/or is supporting residents in the City of West Torrens.
- The organisation has limited capacity to raise funds.
- The organisation is incorporated and not for profit.
- How the donation will target the most disadvantaged members of the West Torrens community (eg. Homeless, families in need, frail aged, vulnerable people).
- How/why the situation is urgent and/or immediate.

Assessment for **Community Grants**, **Community Equipment Grants** and **Sponsorships** will be scored in the following manner:

No.	Consideration	Weighting
1	The application identifies a clear outcome/s, which is aligned to the strategic priorities of Council as outlined by the Community Plan.	10%
2	The application responds to one or more of the program priority areas	10%
3	The application demonstrates innovation and evidence and/or clear reason for why it has been developed	20%
4	A plan for engaging the target group is outlined	10%
5	The application outlines a plan for delivery – including consideration of risk, integration with other partners and innovation	15%
6	The application outlines what measures will be used to evaluate whether it has been successful in achieving the stated outcome/s – includes both qualitative and quantitative measures	10%
7	The application outlines matched funding, in kind support or partner contribution (financial and in kind)	10%
8	The application demonstrates consideration of: <ul style="list-style-type: none"> • environmental sustainability • Inclusivity of all members of our community and accessibility for all • low or no cost for disadvantaged groups • sustainability - not reliant on ongoing grant funding 	15%
Total		100%

Assessment for **Environment Grants** will be scored in the following manner:

No.	Consideration	Weighting
1	The application identifies significant environmental outcomes across one or more of the environmental strategy target areas as outlined by the Community Plan.	10%
2	The project demonstrates a long-term benefit to the City of West Torrens and its community.	10%
3	The application demonstrates innovation and evidence and/or clear reason for why it has been developed	20%
4	A plan for engaging the target group is outlined	10%
5	The application outlines a plan for delivery – including consideration of risk, integration with other partners and innovation	15%
6	The application outlines what measures will be used to evaluate whether it has been successful in achieving the stated outcome/s – includes both qualitative and quantitative measures	10%
7	The application outlines matched funding, in kind support or partner contribution (financial and in kind)	10%
8	The application demonstrates consideration of: <ul style="list-style-type: none"> • environmental sustainability • Inclusivity of all members of our community and accessibility for all • low or no cost for disadvantaged groups • sustainability - not reliant on ongoing grant funding 	15%
Total		100%

7. **Accountability**

All successful applicants (including multi-year funding commitments) will be required to provide a detailed written report on all outcomes of the project funded by Council in the form of an acquittal report document. Acquittal reports will be required within six weeks from the conclusion of each project or annually for multi-year funding commitments. The Acquittal Report must include any relevant receipts and a short report on the effectiveness of the program/event/equipment in achieving the stated outcomes in the application.

Expenditure statements must be signed by the appointed Treasurer of the organisation where applicable. Failure to fulfil this requirement will prejudice any future funding applications.

8. **GST requirements**

Grants are subject to GST legislation, so if your application is successful and your organisation is registered for GST, Council will require a valid Tax Invoice before the grant can be processed.

9. General requirements

- Grants funding is required to be returned to council in the event that a project/event does not occur or is relocated to a venue outside of the West Torrens Council area.
- Applications will not be accepted when the same applicant submits multiple applications with no indication of priority based on need.
- Applicants may only receive one type of grant funding per financial year. Multi-year grants may be considered for project/initiatives which may require sustained funding to become self-sufficient and put a maximum of three years subject to budget.
- Financial acquittal forms must be completed within six weeks of the activity being completed unless otherwise negotiated.
- Applicants must hold the appropriate insurances for the implementation of their grant funded program/activity.
- Applications must be completed in full or they will not be accepted.
- Applications can be made at any time in the year, applicants will be advised of the outcome of their application within 12 weeks.
- Council will not be responsible for any expenses incurred by an applicant in preparing their application or as a result of an applicant anticipating approval of their application.
- Approval of applications is subject to annual budgetary limitations.

10. Grant amounts

- Community Grants: maximum of \$5,000
- Environment Grants: maximum of \$5,000
- Community Equipment Grants: maximum of \$1,000
- Sponsorships: maximum of \$5,000
- Donations: maximum of \$1,000
- Junior Development Grants:
 - Maximum of \$100 if activities/events are held in South Australia
 - Maximum of \$200 if activities/events are held interstate
 - Maximum of \$500 if activities/events are held overseas

If three (3) members of the same club/institution, attending/competing at the same activity/event, then the maximum amount available to the club/institution (to be shared equally between applicants) is:

- Maximum of \$300 if activities/events are held in South Australia
- Maximum of \$600 if activities/events are held interstate
- Maximum of \$1500 if activities/events are held overseas

11. Further information

For further information or assistance, please contact:

Administration Officer, Community Services
Phone: 8416 6333

17.4 Thebarton Theatre Complex - Upgrade Report - Confidential Order Review

Brief

In accordance with the provisions of Section 91(9)(a) of the Local Government Act 1999, this report presents the annual review of the confidential order applied to *Item 21.1 - Thebarton Theatre Complex - Upgrade Report* at the 2 July 2013 Meeting of Council.

RECOMMENDATION(S)

It is recommended to Council that:

1. Pursuant to Section 91(9)(a), having reviewed the confidentiality order made on 2 July 2013 and reviewed at Council's 5 August 2014, 23 July 2015 and 7 June 2016 meetings, pursuant to 91(7), 91(7)(a) and 91(7)(b) of the *Local Government Act 1999*, in respect of confidential item 21.1 - 'Thebarton Theatre Complex- Upgrade Report', Council orders the information contained in:
 - a. the confidential report item 21.1- 'Thebarton Theatre Complex- Upgrade Report' presented to Council at its 2 July 2013;
 - b. the confidential Minutes to item 21.1- 'Thebarton Theatre Complex- Upgrade Report' of 2 July 2013; and
 - c. all relevant documentation associated with and attached to the confidential agenda item 21.1 - 'Thebarton Theatre Complex Report' of 2 July 2013;

continues to be kept confidential in accordance with sections 91(7)(a), 91(7)(b) of the *Local Government Act 1999* and not be available for public inspection until all identified works are completed on the basis that the disclosure of the documents would reasonably be expected to breach a duty of confidence to the lessee of the facility.
2. Council delegates the power to revoke, but not extend, the confidentiality order to the Chief Executive Officer on a monthly basis pursuant to and in accordance with provisions of Section 91(9)(c) of the *Local Government Act 1999*.

Introduction

Section 91(9)(a) of the *Local Government Act 1999* (the Act) requires that any confidential order made by Council under sections 91(7)(a) and 91(7)(b) of the Act, that operates for a period exceeding twelve (12) months must be reviewed by Council at least once every year. This order was last reviewed at the 7 June 2016 meeting of Council, at which it was resolved that the confidential order should remain in place.

Discussion

At its 2 July 2013 meeting, Council ordered that the agenda item, minutes and all relevant documentation relating to *Item 21.1 - 'Thebarton Theatre Complex - Upgrade Report'*, be kept confidential until all identified works are completed. This order was made in accordance with sections 91(7)(a) and 91(7)(b) of the Act on the basis that the disclosure of the documents would reasonably be expected to breach a duty of confidence to the lessee of the facility.

While the works on the Thebarton Theatre Complex upgrade have commenced, the project is staged over a four or five year period which means the works won't be completed for some time. Therefore, it is recommended that the confidentiality order applied by Council at its 2 July 2013 in relation to item 21.1 - Thebarton Theatre Complex - Upgrade Report remains in place until the identified works have been completed to ensure that Council does not breach a duty of confidence to the lessee of the facility.

Conclusion

The confidential order applied by Council at its 2 July 2013 meeting in relation to *item 21.1 'Thebarton Theatre Complex - Upgrade Report'*, has been in place for twelve (12) months or more, Council is required to review it annually to determine whether the order should be revoked or remain in place.

As the identified works associated with the Thebarton Theatre have not yet been completed, it is recommended that the order remains in place until these works are completed.

Attachments

Nil

17.5 Nominations for the State Bushfire Coordination Committee

Brief

The Local Government Association is seeking nominations for a Local Government Member and one Deputy Member to the State Bushfire Coordination Committee.

RECOMMENDATION(S)

It is recommended to Council that:

1. Cr/s..... be nominated as Local Government Member/s of the State Bushfire Coordination Committee.
2. Cr/s..... be nominated as a Deputy Member/s of the State Bushfire Coordination Committee.

Or

The report be received.

Introduction

The Minister for Emergency Services has written to the Local Government Association (LGA) requesting nominations for a Local Government Member and one Deputy Member on the State Bushfire Coordination Committee (SBCC) for a term not exceeding three (3) years.

Discussion

The State Bushfire Coordination Committee (SBCC) is the peak bushfire management committee that has responsibility for all aspects of bushfire management in South Australia.

The [Fire and Emergency Services Act 2005](#) assigns general functions to the committee which include:

- to advise the Minister on bushfire prevention in the country and in designated urban bushfire risk areas;
- to advise the Minister on matters related to bushfire management;
- as far as is reasonably practicable to promote the State-wide coordination and integration of policies, practices and strategies relating to bushfire management activities.
- at the request of the Minister, or on its own initiative, to provide a report on any matter relevant to bushfire management.

Further details of the functions assigned to the SBCC may be found in LGA Circular 23.12 which is included as **Attachment 1**.

Nominations are being sought for a Local Government Member and one Deputy Member to the SBCC.

Selection Criteria

The selection criteria states that volunteer fire fighter, Bushfire Management Committee membership, bushfire response operations and/or bushfire prevention experience is preferred. In addition, knowledge of the relevant legislation, understanding of current best practice bushfire management principles and an understanding of local government and its relationship with emergency services is required.

Appointments to the SBCC will commence on 1 July 2017 for a period not exceeding three (3) years. The LGA is currently represented by:

- Cr Katherine Stanley-Murray, Alexandrina Council
- Cr John Neal, Regional Council of Goyder (Deputy).

Meetings are held quarterly during business hours. Sitting fees of \$206 per four (4) hour session are payable, as are travel expenses.

Nominations addressing the selection criteria (**Attachment 2**) must be forwarded to the LGA by COB Wednesday 12 July 2017. A copy of a current resume must be included with the application.

The LGA Board will consider nominations at its meeting on Thursday 20 July 2017.

Conclusion

The Local Government Association is seeking nominations for a Local Government Member and one Deputy Member to the State Bushfire Coordination Committee by COB on Wednesday 12 July 2017.

Attachments

1. **LGA Circular 23.12 Nominations for the State Bushfire Coordination Committee**
2. **Selection Criteria State Bushfire Coordination Committee**

Circulars



Page 1 of 2

Circulars

Nominations sought for the State Bushfire Coordination Committee. - Circular 23.12

To

Chief Executive Officer
Elected Members
Emergency and Risk Management Staff

Date

8 June 2017

Contact

Neville Hyatt
Email: neville.hyatt@lga.sa.gov.au

Response Required

Yes

Respond By

12 July 2017

Summary

The Minister for Emergency Services has written to the LGA requesting nominations for a Local Government Member and one Deputy Member on the State Bushfire Coordination Committee for a term not exceeding three years. Nominations must be forwarded to the LGA by COB Wednesday 12 July 2017.

The State Bushfire Coordination Committee (SBCC) is the peak bushfire management committee that has responsibility for all aspects of bushfire management in South Australia.

The Fire and Emergency Services Act 2005 assigns the following general functions to the committee:

- to advise the Minister on bushfire prevention in the country and in designated urban bushfire risk areas;
- to advise the Minister on matters related to bushfire management;
- as far as is reasonably practicable to promote the State-wide coordination and integration of policies, practices and strategies relating to bushfire management activities;
- to provide guidance, direction and advice to bushfire management committees;
- to prepare, and to keep under review, the State Bushfire Management Plan;
- to oversee the implementation of the State Bushfire Management Plan and to report to the Minister on any failure or delay in relation to the implementation of the plan;
- to prepare, or initiate the development of, other plans, policies, practices, codes of practice or strategies to promote effective bushfire management within the State;
- to convene forums to discuss bushfire management issues, and to promote public awareness of the need to ensure proper bushfire management within the State;
- at the request of the Minister, or on its own initiative, to provide a report on any matter relevant to bushfire management.

Appointments to the SBCC commence 1 July 2017 for a period not exceeding 3 years. The LGA is currently represented by Cr Katherine Stanley-Murray, of the Alexandrina Council and Cr John Neal of Regional Council of Goyder, as her Deputy. Their terms on the Committee expire on 30 June 2017, and both are eligible for re-appointment.

Sitting Fees of \$206 per 4 hour session are payable, plus travel expenses.

The SBCC meets quarterly at a metropolitan location for 2-3 hours, during business hours.

LGA nominations on outside bodies will, unless determined otherwise by the LGA Board, 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 Bushfire Coordination Committee must be forwarded to lgasa@lga.sa.gov.au by a council using the attached [Part B](#) by COB Wednesday 12 July 2017. Nominees must also provide an up-to-date CV / resume.

The LGA Board will consider nominations received at its meeting on Thursday 20 July 2017.

Nominations to Outside Bodies - PART A

Name of Body	State Bushfire Coordination Committee (SBCC)
Legal Status of Body	Committee established pursuant to s71 of the Fire and Emergency Services Act 2009
Summary Statement	The SBCC is the peak bushfire management committee that has responsibility for all aspects of bushfire management in South Australia. The LGA has a member and deputy member appointed to the Committee.

SELECTION CRITERIA FOR MEMBERSHIP ON OUTSIDE BODIES

The following selection criteria must be addressed when completing Part B

Qualifications Required <i>(formal qualifications relevant to the appointment)</i>	N/A
Industry Experience	Preferable: Volunteer fire fighter, membership on a Bushfire Management Committee, bushfire response operations, bushfire prevention planning.
Board / Committee Experience	Membership on high level intergovernmental committees. Member on Bushfire Management Committee Membership of Council or Council Committees
Key Expertise <i>(other relevant experience i.e. those requirements established for a Board/Committee under an Act)</i>	Knowledge of legislation appropriate to the position. Understanding of current best practice bushfire management principles. Understanding of Local Government and its relationship with the emergency services.

LIABILITY AND INDEMNITY COVER

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

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 22 and 23.

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 22 & 23



Local Government Association of South Australia

22.3 Department of Planning, Transport and Infrastructure (DPTI) information sessions for local governments covering the implementation of the State's new planning system

The Department of Planning, Transport and Infrastructure (DPTI) are about to host information sessions for local governments covering the implementation of the State's new planning system.

22.4 Governance Institute of Australia - Public Sector Governance Forum 2017

The Governance Institute of Australia is holding its annual Public Sector Governance Forum on Friday 30 June at the Stamford Plaza Adelaide.

22.5 Invest your best ideas in the sharing economy (SA Government)

There is still time to submit your best ideas in the sharing economy! Further information can be found in this Circular.

22.6 New Concise Asset Management Plan template

The LGA has procured a new Asset Management Plan template suitable for any size Council, including small regional Councils.

22.7 Updated – Records Management Model Policy

The LGA has updated its model policy for council record-keeping to include clearer guidelines about council members' use of council-provided email addresses.

22.8 2017 Model Financial Statements - Approved

The Minister for Local Government, the Hon Geoff Brock, has approved the Model Financial Statements for 2017 and these are available on the LGA website.

22.9 Last chance to register - Local Government Tourism, Festival and Events Workshop - 9 June

The LGA is holding an event on 9 June where we will be launching a new Festival and Events Guide. It will also include presentations from some key SA tourism and event industry leaders. An updated program and further event details can be found in this Circular.

23.1 2017 State Wage Case

SA Unions have recently made application to the South Australian Industrial Relations Commission (SAIRC) to initiate proceedings in relation to the 2017 State Wage Case and the Minimum Standard for Remuneration (MSR) Review.



Local Government Association of South Australia

23.2 Cyber security - 8 steps to make computers more secure

The Australian Signals Directorate's (ASD) Strategies to Mitigate Cyber Security Incidents is a prioritised list of practical actions organisations can take to make their computers more secure. This circular gives details.

23.3 New Council Development Assessment Panel Requirements

The Minister for Planning has written to all Councils informing them of the requirements for assessment panels under the PDI Act. On 1 October 2017, the new assessment panels will need to be constituted. From this date, it will require Council Assessment Panel to be appointed and the panel will comprise of no more than 5 members, only one being a Council member.

23.4 The draft Disability Inclusion Bill is now available for consultation

The State Government has released a draft Disability Inclusion Bill for consultation until 30 June 2017. The intent of the bill is to improve access and inclusion for South Australians with a disability.

23.5 Draft Design Guidelines released for consultation

The Minister for Planning released the draft Design Guidelines (Design Quality and Housing Choice) for consultation. These guidelines are a 'best practice' which supports the development of high design quality outcomes. The primary target of the Design Guidelines is for those areas anticipating an increase in density through infill development.

23.6 Delegations Update – PDI Act and DCM Act

New delegations are available under the Planning Development and Infrastructure Act and the Dog and Cat Management Act. The provisions on which delegations templates have been replaced or updated commence on 1 July 2017.

23.7 Registrations are now open - 2017 LGA Roads and Works Conference

A draft program and registration details are now available. Further information can be found in this Circular.

23.8 2016 Census Data Seminars

Find out what the 2016 Census of Population and Housing tells us about ourselves, our communities and Australia in a seminar near you.

23.9 2017 South Australian Tourism Awards

Celebrate your success and showcase your achievements by nominating for the 2017 South Australian Tourism Awards.

23.10 Fuel Tax Credits – Is your Council or Entity claiming its due?

LGA Procurement is pleased to offer a service to all SA Council's & Entities for the review and collection of any outstanding Diesel Fuel Rebates and Fuel Subsidies that may be available. NO SAVINGS achieved = NO FEE payable by Council!

23.11 Parliament Inquiry into the Regulation of Parking and Traffic Movement in South Australia

The Parliament of South Australia's Legislative Review Committee is undertaking an Inquiry into the Regulation of Parking and Traffic Movement in South Australia. Contributions to a submission from the LGA are to be made to the LGA Secretariat by COB Friday 7 July 2017.

23.12 Nominations sought for the State Bushfire Coordination Committee.

The Minister for Emergency Services has written to the LGA requesting nominations for a Local Government Member and one Deputy Member on the State Bushfire Coordination Committee for a term not exceeding three years. Nominations must be forwarded to the LGA by COB Wednesday 12 July 2017.

23.13 Adobe InDesign CC – Beginner to intermediate

The LGA's Education and Training Service, in collaboration with TAFE SA, will deliver training on "Adobe InDesign CC – Beginner to intermediate" on 3 & 4 July 2017 at LG House, Adelaide.

23.14 Adobe Photoshop CC – Beginner to intermediate

The LGA's Education and Training Service, in collaboration with TAFE SA, will deliver training on "Adobe Photoshop CC – Beginner to intermediate" on 27 & 28 July 2017 at LG House, Adelaide.

23.15 Resilient Australia Awards - Reminder

Nominations for the Awards close 30 June 2017. This circular is a reminder to consider nominating your council or a group within your community which has contributed to community resilience.

19 MEMBER'S BOOKSHELF

Nil

20 CORRESPONDENCE**20.1 West Torrens Drainage Catchments Stormwater Management Plan Funding Request**

Correspondence has been received from the Manager Water Projects of the Natural Resources Adelaide and Mt Lofty Ranges, Mr Steven Gatti, acknowledging Council's letter dated 7 March 2017 in relation to funding support for the Stormwater Management Plan (SMP) and advising that the City of West Torrens has been successful in receiving a grant from the Adelaide and Mount Lofty Ranges Natural Resources Management Board (**Attachment 1**).

RECOMMENDATION

That the correspondence be received.

Attachments**1. West Torrens Drainage Catchments Stormwater Management Plan Funding Request**



Natural Resources
Adelaide and Mt Lofty Ranges

Ref: F0001131101

Mr Andrew King
Coordinator Engineering Services
City of West Torrens
165 Sir Donald Bradman Drive
HILTON, SA 5033

Natural Resources Centre

205 Greenhill Road
Eastwood SA 5063

Tel 08 8273 9100

Fax 08 8271 9585

dewnr.amlr@sa.gov.au

www.naturalresources.sa.gov.au/

adelaidemtloftyranges



Dear Andrew,

RE: WEST TORRENS DRAINAGE CATCHMENTS STORMWATER MANAGEMENT PLAN FUNDING REQUEST

Thank you for your letter of application dated the 07 March 2017 for funding support for the Stormwater Management Plan (SMP) mentioned above. I am pleased to advise you that the City of West Torrens has been successful in receiving a grant from the Adelaide and Mount Lofty Ranges Natural Resources Management Board ('the Board') of up to \$71,840 over the 2016/2017, 2017/2018 and 2018/2019 financial years to undertake the stormwater management planning process outlined in your letter of application.

The Board is currently investing in the development of a number of SMPs across the region and is keen to continue investing where plans are to be developed ultimately for implementation. The Board recognises the need for strategic stormwater management in catchments that lead to the Gulf St Vincent and to the major watercourses that lead to the gulf including River Torrens, Sturt River, Brown Hill and Keswick Creeks and the Patawalonga Lake System. Improving water quality of the stormwater entering the gulf and these watercourses is of significant interest to the Board due to the significant ecological, social and environmental values of these unique parts of our region.

On this basis, the Board is keen to contribute to the development of the SMP subject to the City of West Torrens and the Stormwater Management Authority also contributing in equal measure. Our contribution would also include input to the scope of the SMP and the project steering committee.

Rachel Murchland can assist you in developing and reviewing the SMP documents and project steering.



**Government of
South Australia**

Two copies of a grant agreement between the Board and the City of West Torrens are attached. Please arrange for both copies to be signed and returned to the Board at your earliest convenience.

Should you have any questions, please contact Rachel on 8273 9149.

Yours sincerely,



Steven Gatti
Manager Water Projects
Natural Resources Adelaide and Mt Lofty Ranges

Date 29 / 5 / 17

21 CONFIDENTIAL

Nil

22 MEETING CLOSE

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1 MEETING OPENED**2 PRESENT****3 APOLOGIES****Leave of Absence:**

Mayor John Trainer
Cr George Demetriou
Cr Kym McKay

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**

That the Minutes of the meeting of the Finance and Regulatory Committee held on 16 May 2017 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 May 2017.

RECOMMENDATION

The Committee recommends to Council that the schedule of creditor payments for May 2017 be received.

Discussion

A schedule of creditor payments totalling \$4,084,498.09 (\$3,495,758.68 in April 2017) is attached for the information of Elected Members. Notable items include:

- A payment to Fulton Hogan Industries Pty Ltd of \$541,776.30 for various road treatments (refer ref. no.212);
- A payment to Solo Resource Recovery for both waste collection and disposal for April 2017 of \$364.973.62 (refer ref. no. 440);
- A payment to Marshall & Brougham Constructions Pty Ltd for the Hoffman Kiln works of \$294,025.71 (refer ref. no. 323);
- A payment to SA Water for quarterly water rates of \$199,499.17 (refer ref. no 421);
- A payment to M & B Civil Engineering Pty Ltd of \$158,364.83 for various footpath works (refer ref. no. 312);
- A payment to Telelink Business Systems Pty Ltd of \$152,338.88 for the telephone system upgrade (refer ref. no 473);
- A payment to Unique Urban Built Pty Ltd of \$145,055.52 for office refurbishment (refer ref. no 511);
- A payment to Davalan Industries Pty Ltd of \$111,664.05 for kerb and watertable reconstructions at various locations (refer ref. no 170).

Conclusion

A schedule of creditor payments for May 2017 is provided for Elected Members' information and review.

Attachments

1. Creditor payments for the month of May 2017

ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
20 JUNE 2016

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
1	EFT44846	A & R Castell	Cummins Caretaker	1,528.94
2	EFT44729	A Anisgul	Thebarton Community Centre Bond Return	500.00
3	EFT44956	AAPT Limited	Internet Connection	1,730.30
4	EFT44672	Aboto	Staff Training	1,100.00
5	EFT44954	Academy IT Pty Ltd	Training	5,500.00
6	EFT44821	Adami's Sand & Metal	Depot Supplies	3,536.46
7	EFT44675	Adams Cleaning & Maintenance Services	Cleaning	753.33
8	EFT44958	Adams Cleaning & Maintenance Services	Cleaning	9,910.58
9	EFT44961	Adcorp Australia Ltd	Advertising	335.66
10	EFT44820	Adelaide Belt & Hose Dist Pty Ltd	Vehicle Maintenance	15.34
11	EFT44679	Adelaide Chainwire & Domestic Fencing Pty Ltd	Fencing	16,479.45
12	EFT44742	Adelaide Chainwire & Domestic Fencing Pty Ltd	Fencing	1,080.65
13	059484	Adelaide City Council	Library Books	25.66
14	EFT44671	Adelaide Merchandising	Depot Supplies	1,246.50
15	EFT45052	Adelaide Merchandising	Depot Supplies	251.44
16	EFT44828	Adelaide Pipeline Maintenance Services	Drainage	4,149.42
17	EFT44831	Adelaide Rubbish	Rubbish Removal	264.00
18	EFT44673	Adelaide Unique Surrounds & Distinguished Gardens	Landscaping	5,751.85
19	EFT45053	Adelaide Unique Surrounds & Distinguished Gardens	Landscaping	5,280.00
20	EFT44823	Adelaide Waste & Recycling Centre	Rubbish Disposal	10,847.52
21	EFT44962	Adtrade - Industrial Supplies	Depot Supplies	200.00
22	EFT44736	Advam Pty Ltd	Transaction Fees	158.88
23	EFT44677	Advanced Plastic Recycling	Depot Supplies	3,096.72
24	EFT44960	Advertiser Newspapers Ltd	Advertising	511.20
25	059485	AGL South Australia Pty Ltd	Power	1,701.15
26	EFT44703	Aidan James	Reimburse Expenses	150.00
27	EFT44737	Aish Solutions Pty Ltd	Stationery	179.04
28	EFT44705	AJ & CA Mackintosh	Weed Spraying	8,500.58
29	EFT44889	AJ & CA Mackintosh	Weed Spraying	5,904.80
30	EFT45104	AJ & CA Mackintosh	Weed Spraying	4,098.60
31	EFT44953	All Laundry & Linen Pty Ltd	Contract Linen	360.21
32	EFT44955	Allen Press Pty Ltd	Business Cards	203.50
33	EFT44676	Allstate Pest Control	Pest Control	154.00
34	EFT44824	Allsurv Engineering Surveys Pty Ltd	Field Surveys	1,430.00
35	EFT44738	AlSCO Pty Ltd	Dry Cleaning	20.65
36	EFT44898	Amy Morden	Reimburse Expenses	150.00
37	059535	ANFE	Refund Overpayment	200.00
38	EFT44826	Animal Management Services Pty Ltd	Doggy Bags	2,607.00
39	EFT44819	Animal Welfare League SA	Impound Dogs	1,713.10
40	059475	Anne Rolland	Refund Parking Expiation	50.00
41	EFT44740	Answering Adelaide Pty Ltd	After Hours Answering Service	811.31
42	EFT44741	Apple Pty Ltd	Computer Equipment	5,024.80
43	EFT44827	Apple Pty Ltd	Computer Equipment	1,409.10
44	EFT44829	Arboregreen Landscape Products	Depot Supplies	17,320.03
45	EFT44735	Arborman Tree Solutions Pty Ltd	Tree Reporting	660.00
46	EFT44959	Arbortech Tree Services	Tree Maintenance	3,872.00
47	EFT44822	Artcraft Pty Ltd	Depot Supplies	159.50
48	059519	Ashdown Ingram Thebarton	Depot Supplies	47.03
49	EFT45054	Asset Engineering Pty Ltd	Consultants	25,740.00
50	059498	Asthma Foundation of South Australia Inc	Thebarton Community Centre Bond Return	500.00
51	EFT44957	Attorney-General's Department	Expiation Lodgement Fees	1,645.60
52	EFT44744	Aussie Digging	Roadworks	2,508.00
53	EFT44965	Aussie Digging	Roadworks	5,896.00
54	EFT44825	Aussie Party Hire & Events	Marquee Storage	560.00
55	EFT44963	Austral Bricks SA Pty Ltd	Depot Supplies	1,764.84

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
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Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
56	EFT44734	Australasian Performing Right Assoc Ltd	Licence Renewal	531.80
57	EFT45056	Australia China Culture Media Group	China Visit Expenses	2,907.60
58	EFT45051	Australia Post	Postage	6,763.20
59	EFT44745	Australia Post	Agency Collection Fees	477.56
60	EFT44830	Australia Post	Postage	13,873.78
61	EFT44743	Australian Civil and Mining Training	Staff Training	2,085.00
62	EFT45055	Australian Civil and Mining Training	Staff Training	2,280.00
63	EFT44678	Australian Local Government Association	Conference Registration	3,047.00
64	EFT44739	Australian Motors	Vehicle Maintenance	260.00
65	059518	Australian Water Quality Centre	Water Quality Testing	2,207.70
66	059530	Australia's Biggest Morning Tea	Staff Donations	737.25
67	059529	B Junta	Thebarton Community Centre Bond Return	1,000.00
68	EFT44682	Badge A Minit	Name Badges	35.20
69	EFT44752	Banh Mi Cafe	Catering	186.80
70	EFT44836	Barcode Direct	Library Supplies	586.30
71	EFT44838	BCE & CJ Electrical	Electrical	4,630.46
72	EFT45061	BCE & CJ Electrical	Electrical	2,552.39
73	EFT44970	Belair Turf Management Pty Ltd	Depot Supplies	6,653.90
74	EFT44746	Best Signs	Signage	770.00
75	EFT44837	Bianco Hiring Service Pty Ltd	Hire Toilets	950.86
76	EFT44973	Bianco Walling Pty Ltd	Depot Supplies	170.50
77	EFT44969	Big Chief Hire Pty Ltd	Plant Hire	4,301.00
78	EFT44922	BL Shipway & Co Pty Ltd	Depot Supplies	96.45
79	EFT44684	Blackwood Locksmiths	Locks	1,399.20
80	EFT45069	Blackwood Locksmiths	Locks	193.60
81	EFT44833	BOC Limited	Depot Supplies	433.30
82	EFT44750	Body Corporate Physiotherapy Pty Ltd	Consultants	1,232.00
83	EFT45062	Body Corporate Physiotherapy Pty Ltd	Consultants	880.00
84	059520	Bolzon Holdings Pty Ltd	Paint	1,122.00
85	EFT44681	Bone Timber Industries	Timber Supplies	231.75
86	EFT44967	Boral Construction Materials Group Ltd	Roadworks	807.58
87	EFT44749	Bradbrook Lawyers	Staff Training	543.35
88	059489	Brenton Gill	Reimburse Volunteer Expenses	33.72
89	EFT45011	Bucher Municipal Pty Ltd	Vehicle Maintenance	4,123.96
90	EFT45060	Budget Rent a Car Australia	Bus Rental	155.17
91	EFT44748	Bundaleer Apiaries	Wasp Removal	500.00
92	EFT44971	Bundaleer Apiaries	Wasp Removal	480.00
93	EFT44966	Bunnings Building Supplies Pty Ltd	Maintenance Supplies	78.53
94	EFT44747	Burson Automotive Pty Ltd	Depot Supplies	375.68
95	EFT44835	Business SA	Staff Training	1,463.00
96	EFT45067	Cabcharge Australia Pty Ltd	Cab Fares	830.57
97	EFT44690	Calypso Tree Co Pty Ltd	Planning Advice	440.00
98	EFT44981	Calypso Tree Co Pty Ltd	Tree Maintenance	4,240.50
99	EFT44843	Camco SA Pty Ltd	Roadworks	7,051.58
100	EFT44975	Camco SA Pty Ltd	Roadworks	37,344.91
101	EFT44845	Camden Community Centre	Partnership Agreement	11,630.85
102	059482	Cancelled		
103	059497	Cancelled		
104	EFT44844	Canon Australia Pty Ltd	Copier Charges	21.40
105	EFT45068	Canon Australia Pty Ltd	Copier Charges	31.74
106	EFT44756	CareerOne Pty Ltd	Advertising	1,584.00
107	EFT44983	Carrie Hayter Consulting Pty Ltd	Staff Training	250.00
108	EFT44755	Cash Security Services Pty Ltd	Banking	1,185.80
109	059506	Central Adelaide Local Health Network	Food and Enviro Testing	165.00
110	EFT44730	Century 21 Central	Refund Overpaid Rates	2,380.55

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
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Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
111	059507	Chinatown Bookshop	Library Books	165.00
112	EFT45066	Chris Bengier	Reimburse Expenses	150.00
113	EFT44757	Chubb Fire & Security Ltd	Security	266.75
114	EFT44855	Chubb Fire & Security Ltd	Security	2,275.79
115	EFT44984	Chubb Fire & Security Ltd	Security	2,467.63
116	EFT45075	Chubb Fire & Security Ltd	Security	764.50
117	EFT44848	City Circle Newsagents	Library Magazines	88.61
118	EFT45073	City Circle Newsagents	Library Magazines	35.68
119	059526	City of Unley	Brownhill Creek Stormwater Project Contribution	29,565.80
120	059505	City of West Torrens Petty Cash	Petty Cash	2,624.95
121	059487	City Pavers	Paving	367.50
122	EFT44976	Civica Pty Ltd	Annual Subscription	29,590.18
123	EFT44850	Cleanaway Pty Ltd	Rubbish Disposal	307.39
124	EFT44851	Cleanaway Pty Ltd	Rubbish Disposal	591.62
125	EFT44852	Cleanaway Pty Ltd	Rubbish Disposal	422.97
126	EFT44853	Cleanaway Pty Ltd	Rubbish Disposal	327.58
127	EFT44977	Clever Patch Pty Ltd	Library Supplies	49.47
128	EFT45076	Click Promos	Promotional Products	1,848.00
129	EFT44982	CMA Ecocycle Pty Ltd	Recycling	714.54
130	EFT44692	CME Sports Lighting	Lighting	6,820.00
131	EFT44842	Coca-Cola Amatil (SA) Pty Ltd	Refreshments	166.21
132	EFT44979	Coffey Environments	Consultants	5,428.50
133	EFT44753	Combo Industries	Vehicle Maintenance	935.61
134	EFT45071	Combo Industries	Vehicle Maintenance	6,873.02
135	EFT44854	Community and Yoga	Yoga Classes	440.00
136	EFT44688	ComWide Radio Services Pty Ltd	Vehicle Maintenance	660.00
137	EFT44849	ComWide Radio Services Pty Ltd	Vehicle Maintenance	6,402.00
138	059515	Connor McLeod	Junior Development Grant	100.00
139	EFT44847	Conquest Solutions Pty Ltd	Software Support	2,860.00
140	059499	Cooper Foss	Junior Development Grant	200.00
141	EFT44697	Corporate Traveller	Airfares	2,231.22
142	EFT44890	Cr AC Mangos	Elected Members Allowance	5,591.78
143	EFT44903	Cr C O'Rielly	Elected Members Allowance	3,637.00
144	EFT44856	Cr G Demetriou	Elected Members Allowance	6,321.00
145	EFT44907	Cr G Palmer	Elected Members Allowance	6,131.23
146	EFT45114	Cr G Palmer	Reimburse Expenses	77.24
147	059514	Cr G Vlahos	Elected Members Allowance	6,078.00
148	EFT44901	Cr Graham Nitschke	Elected Members Allowance	3,793.00
149	EFT44948	Cr J Woodward	Elected Members Allowance	6,078.00
150	EFT44882	Cr Kym McKay	Elected Members Allowance	5,948.50
151	EFT44866	Cr M Farnden	Elected Members Allowance	5,714.56
152	EFT44873	Cr M Hill	Elected Members Allowance	3,255.00
153	EFT44869	Cr R Haese	Elected Members Allowance	4,548.00
154	EFT44942	Cr S Tsiaparis	Elected Members Allowance	3,365.00
155	EFT44919	Cr Steven Rypp	Elected Members Allowance	4,306.00
156	059511	Cr T Polito	Elected Members Allowance	6,321.00
157	EFT44980	Creative Cardboard Company	Plant Carry Packs	3,106.07
158	EFT44691	Crossways Consulting	Consultants	4,306.50
159	EFT44986	Daimler Trucks Adelaide	Vehicle Maintenance	1,768.19
160	EFT44695	Dallas Equipment	Contractor	1,804.00
161	EFT44760	Dallas Equipment	Contractor	1,958.00
162	EFT44861	Dallas Equipment	Contractor	3,503.50
163	EFT44987	Dallas Equipment	Contractor	2,464.00
164	EFT45083	Dallas Equipment	Contractor	3,696.00
165	059500	Damian Thomas	Rainwater Tank Rebate	500.00

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Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
166	EFT44725	Daryl K Warman	Reimburse Volunteer Expenses	43.80
167	EFT45079	Databasics Pty Ltd	Software Licence Renewal	4,900.50
168	EFT44758	Davalan Industries Pty Ltd	Roadworks	91,760.14
169	EFT44857	Davalan Industries Pty Ltd	Roadworks	35,119.63
170	EFT45077	Davalan Industries Pty Ltd	Roadworks	111,664.05
171	EFT44815	DECD Sapsasa Primary School Sport	Thebarton Community Centre Bond Return	500.00
172	EFT44932	Deepti Sethi	Reimburse Expenses	43.70
173	EFT44985	Deloitte Touche Tohmatsu	Professional Fees	5,500.00
174	EFT45078	Department of Environment, Water and Natural Resources	Heritage Referral Fees	352.00
175	EFT44801	Department of Planning, Transport and Infrastructure	Street Lighting / Traffic Signal Maintenance	18,646.11
176	EFT44858	Department of the Premier and Cabinet	Act Amendments/Gazette Notices	70.02
177	059476	Dept for Education and Child Development	Thebarton Community Centre Bond Return	1,017.50
178	EFT44859	Design Flow Consulting Pty Ltd	Consultants	26,478.38
179	EFT44860	Direct Comms Pty Limited	TXT2U Messages	325.12
180	EFT45082	Direct Mix Concrete Sales	Concrete	21,988.77
181	EFT45049	Displays 2 Go	Library Supplies	4,909.85
182	EFT44694	Donna Ferretti & Associates Pty Ltd	DAP Allowance	2,941.67
183	EFT45081	Dorma Automatics Pty Ltd	Building Maintenance	1,749.00
184	EFT45042	Downer EDI Works Pty Ltd	Asphalt	199.65
185	EFT45098	Dr RI Jennings	Mendelson Allowance	5,326.74
186	059521	Dymocks Adelaide	Library Books	63.48
187	EFT44674	E & S Athanasiadis	Depot Supplies	860.38
188	EFT44990	Easy AV	Audio Hire	770.00
189	EFT45084	Eckersleys Art and Craft	Library Supplies	2,270.00
190	EFT44718	Edward Saunders	Reimburse Expenses	150.00
191	EFT45087	Electric Bug Pty Ltd	Radio Controls	2,884.50
192	EFT45086	EMA Consulting	Consultants	15,367.00
193	EFT45085	EMA Legal	Legal Fees	135.30
194	EFT44862	Equipment Solutions Pty Ltd	Depot Supplies	490.05
195	EFT44762	Esar Home Care	Home Support Services	772.31
196	059477	Ethiopian Community	Thebarton Community Centre Bond Return	120.00
197	EFT44761	Excelerate Learning & Development Australia Pty Ltd	Consultants	3,300.00
198	EFT44988	Excelerate Learning & Development Australia Pty Ltd	Consultants	2,475.00
199	EFT44989	Expressions SA Pty Ltd	Newspapers	118.00
200	EFT44865	Fazz Plumbing	Plumbing	165.00
201	059467	Ferwalla	Library Books	55.00
202	059522	Ferwalla	Library Books	44.00
203	EFT44991	Finsbury Green	Printing	2,083.02
204	EFT44765	Fleet Complete Australia Pty Ltd	Support	586.04
205	EFT45090	Fleet Complete Australia Pty Ltd	Support	586.04
206	EFT44992	Flightpath Architects Pty Ltd	Consultants	4,716.26
207	EFT44816	Format Homes Pty Ltd	Thebarton Community Centre Bond Return	500.00
208	059488	Foxtel Cable Television Pty Ltd	Library Connection	210.00
209	EFT44864	Frank Siow Management Pty Ltd	Traffic Management Consultants	12,842.50
210	EFT45088	Fresh & Clean	Hygiene Service	663.22
211	EFT44763	Freshford Nurseries Pty Ltd	Plants	1,122.00
212	EFT45020	Fulton Hogan Industries Pty Ltd	Roadworks	541,776.30
213	EFT44867	Genpower Australia Pty Ltd	Generator Service	39,177.71
214	EFT44698	GGC Earthmovers Pty Ltd	Concrete Recycling	11,789.58
215	059523	Glass's Information Services Pty Ltd	Subscription	1,568.60
216	EFT44700	Gleam Team Domestic Services	Home Support Services	351.35
217	EFT44996	Gleam Team Domestic Services	Home Support Services	367.92
218	EFT44699	GLG GreenLife Group Pty Ltd	Verge Mowing	12,977.00
219	EFT45092	GLG GreenLife Group Pty Ltd	Verge Mowing	9,658.15
220	EFT44868	Grace Records Management (Aust) Pty Ltd	Records Storage	2,953.27

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
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Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
221	EFT45128	Graham Tapscott	Reimburse Volunteer Expenses	175.20
222	EFT44995	Graphic Print Group	Printing	467.50
223	EFT44767	Green Team Paper	Paper Recycling	390.50
224	EFT44994	Greene Eden Watering Systems Pty Ltd	Irrigation	987.80
225	EFT44766	Greening Australia (SA) Ltd	Weed Control	3,630.00
226	EFT45091	Greening Australia (SA) Ltd	Arbor Day Contribution	4,180.00
227	EFT44769	Greenway Turf Solutions	Depot Supplies	825.00
228	EFT45065	Greg Belcher	Reimburse Expenses	75.00
229	EFT45093	GRH Supplies	Depot Supplies	3,901.24
230	059478	Gymnastics SA Inc	Thebarton Community Centre Bond Return	500.00
231	059501	Gymnastics SA Inc	Thebarton Community Centre Bond Return	845.00
232	EFT44814	Harpreet Sandhu	Thebarton Community Centre Bond Return	600.00
233	EFT44896	Hazel Mitchell	Reimburse Volunteer Expenses	58.40
234	EFT44874	Hicks Instant Turf	Turf	1,325.80
235	EFT44770	Hi-Line Hardware Distributors Pty Ltd	Home Support Services	803.00
236	EFT45094	Hi-Line Hardware Distributors Pty Ltd	Home Support Services	4,731.10
237	EFT44997	Hilton Hemz	Clothing Alterations	120.00
238	EFT44875	History Trust of South Australia	Festival Event	40.00
239	EFT44872	Hoban Recruitment	Temp Staff	123.75
240	EFT44998	Hoban Recruitment	Temp Staff	123.75
241	EFT45095	Hoban Recruitment	Temp Staff	123.75
242	EFT44876	HSE Australia	Medical	687.50
243	EFT44771	Husqvarna Australia Pty Ltd	Depot Supplies	318.23
244	059468	Hy-way Truck Accessories Pty Ltd	Vehicle Maintenance	85.80
245	EFT45096	IAP2 Australasia	Staff Training	198.00
246	059479	iCanMed	Thebarton Community Centre Bond Return	680.00
247	EFT45097	iFibre Pty Ltd	Computer Software	9,350.00
248	EFT44999	Independent Fuels Australia Pty Ltd	Fuel	12,808.90
249	EFT44774	Industrial Truck and Equipment Co	Plant Maintenance	55.00
250	EFT44775	Infocouncil Pty Ltd	Annual Maintenance Renewal	6,677.00
251	EFT44773	Instant Marquees Systems	Marquee Hire	237.60
252	EFT44776	Institute of Public Works Engineering Aust Ltd	Staff Training	203.50
253	EFT44877	Institute of Public Works Engineering Aust Ltd	Staff Training	715.00
254	EFT44702	Institute of Public Works Engineering Aust SA Div Inc	Staff Training	3,225.00
255	059469	Internode Pty Ltd	Internet Connection	729.35
256	059490	Internode Pty Ltd	Internet Connection	239.85
257	059509	Internode Pty Ltd	Internet Connection	49.95
258	059524	Internode Pty Ltd	Internet Connection	49.95
259	EFT45000	iSentia Pty Ltd	Media Monitoring	753.50
260	EFT44817	Islamic Practice and Dawah Circle	Thebarton Community Centre Bond Return	500.00
261	EFT44935	ISS Facility Services Aust Limited	Cleaning	3,588.92
262	EFT44777	J & J Signs Pty Ltd	Signage	68.20
263	EFT44968	J Blackwood & Son Ltd	Depot Supplies	155.84
264	EFT44878	Jac Comrie Pty Ltd	Consultants	6,996.00
265	EFT44870	James Hay	Reimburse Expenses	60.00
266	EFT45001	Jasol Australia	Cleaning Chemicals	2,512.92
267	EFT45004	Jaybro	Depot Supplies	1,546.31
268	EFT45003	Jensen PLUS	Consultants	5,084.75
269	EFT44701	Jesse Iannone	Reimburse Expenses	209.00
270	EFT45002	JF Mobile Catering	Catering	1,527.00
271	EFT44883	John Kruger	Photography	250.00
272	EFT44885	Jordan Leverington	Reimburse Expenses	150.00
273	EFT44840	Josephine M Bishop	Yoga Classes	240.00
274	EFT44693	JR Devereaux	Reimburse Volunteer Expenses	24.30
275	EFT45080	JR Devereaux	Reimburse Volunteer Expenses	24.30

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
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Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
276	059528	K Worth	Thebarton Community Centre Bond Return	500.00
277	EFT45046	Karpeet Kaur Saggiu	Thebarton Community Centre Bond Return	500.00
278	EFT44886	Kathryn Low	Reimburse Volunteer Expenses	37.00
279	EFT45099	Kelley Jones Lawyers	Legal Fees	18,600.95
280	EFT45006	Kellogg Brown & Root Pty Ltd	Professional Fees	21,004.50
281	EFT45100	Kennards Hire Pty Ltd	Plant Hire	231.00
282	EFT44880	Kerkes Equipment Services	Depot Supplies	49.50
283	EFT44723	Kerry Taylor	Reimburse Volunteer Expenses	78.11
284	EFT45129	Kerry Taylor	Reimburse Volunteer Expenses	191.26
285	EFT44779	Kids Art Space	Library Workshop	100.00
286	EFT44881	Kubpower Earthmoving & Construction Equipment Co	Depot Supplies	1,538.00
287	EFT44731	Kuwant Singh	Thebarton Community Centre Bond Return	350.00
288	EFT44683	Kym Strelan	Home Advantage Program	714.00
289	EFT44751	Kym Strelan	Home Advantage Program	840.50
290	EFT44839	Kym Strelan	Home Advantage Program	1,346.50
291	EFT44972	Kym Strelan	Home Advantage Program	344.25
292	EFT45063	Kym Strelan	Home Advantage Program	716.75
293	EFT44887	L&H Lawrence & Hanson	Electrical Supplies	2,769.80
294	EFT44888	Land Services Group	Searches	940.85
295	EFT44780	Lane Bros Printers Pty Ltd	Printing	9,843.90
296	EFT45007	Lane Print & Post	Printing	4,050.52
297	EFT44834	Les Brazier Special Vehicles	Vehicle Maintenance	506.80
298	EFT45102	LG Solutions Pty Ltd	Printing	4,620.00
299	059492	LGA Asset Mutual Fund	Refund Overpayment	648.30
300	EFT45010	LGA Asset Mutual Fund	Insurance Excess	500.00
301	EFT45103	LGA Asset Mutual Fund	Insurance Excess	500.00
302	EFT45101	Local Government Association of SA	Conference Registration	2,387.00
303	EFT44884	Local Government Professionals SA Inc	Staff Training	396.00
304	EFT45009	Local Government Professionals SA Inc	Staff Training	690.00
305	EFT45044	Lorenzo De Ruvo	Thebarton Community Centre Bond Return	1,000.00
306	EFT45008	LOTE Libraries Direct Pty Ltd	Library Books	838.20
307	EFT45064	Luke Boin	Reimburse Expenses	150.00
308	EFT44768	Lyn Gregory	Reimburse Volunteer Expenses	93.52
309	059470	Lynn James Consulting	Consultants	269.50
310	059491	Lynn James Consulting	Consultants	308.00
311	EFT44706	M & B Civil Engineering Pty Ltd	Roadworks	15,710.47
312	EFT45014	M & B Civil Engineering Pty Ltd	Roadworks	158,364.83
313	EFT44893	M2 Technology Pty Ltd	Message on Hold	402.60
314	EFT44897	Mac Centre Norwood	Computer Equipment	3,256.00
315	059536	Maddy Williams	Junior Development Grant	500.00
316	059502	Madison Scott	Junior Development Grant	200.00
317	EFT44891	Maloney Field Services	Valuation	1,540.00
318	EFT45106	MapData Services Pty Ltd	Licence Renewal	4,488.00
319	059480	Margaret Ciaria	Thebarton Community Centre Bond Return	1,000.00
320	EFT44781	Marino Uniforms	Uniforms	231.00
321	EFT45107	Marion Sand and Metal Pty Ltd	Depot Supplies	442.69
322	EFT44841	Mark Blocki	Reimburse Expenses	150.00
323	EFT44783	Marshall & Brougham Constructions Pty Ltd	Hoffman Kiln Remedial Works	294,025.71
324	EFT44899	Maryam Modirrousta	Reimburse Expenses	150.00
325	EFT44894	Materne Pennino Hoare Architects	Professional Fees	7,172.00
326	059537	Matthew Di Paolo	Junior Development Grant	200.00
327	EFT44782	Maxima Group Training	Temp Depot Staff	2,977.26
328	EFT45012	Maxima Group Training	Temp Depot Staff	3,180.80
329	EFT45105	Maxima Group Training	Temp Depot Staff	3,654.49
330	EFT44722	Maxima Tempskill	Temp Depot Staff	20,547.81

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Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
331	EFT44934	Maxima Tempskill	Temp Depot Staff	18,053.20
332	EFT45033	Maxima Tempskill	Temp Depot Staff	18,957.99
333	EFT44938	Mayor John Trainer	Mayoral Allowance	6,539.00
334	EFT45013	Mechanical Vegetation Solutions Pty Ltd	Tree Maintenance	13,331.40
335	EFT45074	Michael Craig Consulting	Consultants	198.00
336	EFT44892	Momar Australia Pty Ltd	Depot Supplies	3,401.76
337	EFT44895	Mt Compass Sand & Loam	Depot Supplies	746.33
338	059516	Muhammad Ashfaq	Refund Parking Expiation	67.00
339	059534	Munetaka Umehara	Library Storytelling	120.00
340	EFT44707	Musical Chairs	Library Workshop	470.00
341	EFT44732	Nadine Wood	Thebarton Community Centre Bond Return	500.00
342	EFT44871	Natalie Horsnell	Reimburse Expenses	299.00
343	EFT44900	National Safety Council of Australia	Membership	500.00
344	EFT44902	Neat N Trim Uniforms Pty Ltd	Corporate Wardrobe	203.50
345	EFT44708	Nelson Locksmiths Pty Ltd	Locks	1,986.05
346	EFT45108	Netley Kindergarten	Community Equipment Grant	5,500.00
347	EFT44709	Neverfail Springwater Ltd	Spring Water	109.15
348	EFT45017	Neverfail Springwater Ltd	Spring Water	84.25
349	EFT44906	Nicky O'Broin	Reimburse Expenses	250.00
350	EFT44785	NN Occupational Health Pty Ltd	Recruitment	266.20
351	EFT45059	Norm Biggs	Reimburse Expenses	422.38
352	EFT45016	Norman Waterhouse	Legal Fees	7,818.92
353	EFT45110	Norman Waterhouse	Legal Fees	2,486.55
354	EFT45015	Northpoint Toyota	Vehicle Maintenance	361.52
355	EFT45109	Northpoint Toyota	Purchase Vehicle	17,578.70
356	EFT44784	Nova Group Services Pty Ltd	Paving	84,232.50
357	059510	NP Vietnamese Books	Library Magazines	600.00
358	EFT44710	Oaklands Road Mower Centre	Mower Repairs / Purchases	250.65
359	EFT44787	Oakwood Recreation	Footpath Works	715.00
360	EFT44904	Objective Corporation Limited	Consulting	10,175.00
361	EFT45113	Objective Corporation Limited	Software	27,767.70
362	059494	Optus Billing Services Pty Ltd	Telephone	24.83
363	EFT45018	Opus International Consultants Ltd	Consultants	9,179.50
364	EFT44711	Orana	Home Advantage Program	1,849.49
365	EFT44786	Orana	Home Advantage Program	385.00
366	EFT45111	Orana	Home Advantage Program	2,078.50
367	EFT44788	Origin Energy Electricity Limited	Power	103.94
368	EFT45019	Origin Energy Electricity Limited	Power	12,414.57
369	059471	Origin Energy Services Ltd	Gas Supply	708.69
370	059493	Origin Energy Services Ltd	Gas Supply	1,072.00
371	EFT44905	Our Community Pty Ltd	Subscription	12,500.00
372	EFT45112	Our Earth Pest Control	Pest Control	242.00
373	EFT44978	Outfront Concepts Pty Ltd	Playground Equipment	63,928.37
374	EFT44696	P & A Fragomeli Excavations	Roadworks	27,215.93
375	EFT44764	P & A Fragomeli Excavations	Roadworks	2,310.00
376	EFT44993	P & A Fragomeli Excavations	Roadworks	3,465.00
377	EFT45089	P & A Fragomeli Excavations	Roadworks	8,298.46
378	EFT45024	Pacific Hydro Retail Pty Ltd	Green Power Sales	121.67
379	EFT45022	Packwise	Depot Supplies	466.00
380	059481	Paula Mills	Cummins Bond Return	400.00
381	EFT44912	Pavement Asset Services Pty Ltd	Pavement Services	18,623.00
382	EFT45021	Peats Soil & Garden Supplies	Loam	1,309.00
383	059531	Penny Fuller	Library Storytelling	120.00
384	EFT44689	Peter Catford	Reimburse Volunteer Expenses	40.15
385	EFT44910	Pitney Bowes Australia Pty Ltd	Stationery	537.90

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
20 JUNE 2016**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
386	EFT44911	Planning Institute of Australia	Membership	1,830.00
387	EFT44908	Platters Plus Catering Pty Ltd	Catering	466.60
388	EFT45116	Platters Plus Catering Pty Ltd	Catering	474.30
389	EFT44789	Plumbing & Pipeline Solutions SA Pty Ltd	Plumbing	91,439.91
390	EFT45117	PMP Distribution	Distribution	1,374.71
391	EFT44791	Powerstaff Consulting	Temp Staff	3,954.36
392	EFT45025	Powerstaff Consulting	Temp Staff	4,695.81
393	EFT44790	Promise Adelaide	Summer Festival	200.00
394	EFT44712	Pump Technology Services (SA) Pty Ltd	Pump Maintenance	2,178.00
395	EFT44909	Pump Technology Services (SA) Pty Ltd	Pump Maintenance	561.00
396	EFT45121	Rapid Response Locksmiths	Building Maintenance	125.00
397	EFT44920	RE:MEMBER Software Pty Ltd	Advertising	242.00
398	059483	Rebekah Harvey	Cummins Bond Return	400.00
399	EFT44914	Reece Pty Ltd	Irrigation	209.37
400	EFT44916	Rentokil Initial Pty Ltd	Pest Control	506.00
401	EFT44913	Rentokil Tropical Plants	Indoor Plant Hire	589.11
402	EFT45118	Resource Furniture	Office Furniture	4,579.20
403	EFT45120	Retractable Tarps Pty Ltd	Vehicle Maintenance	191.18
404	EFT44918	Ricoh Australia Ltd	Copy Charges	5,820.09
405	EFT44793	Rio Coffee Pty Ltd	Tea & Coffee Supplies	152.50
406	EFT44792	Roadrunner Couriers	Couriers	390.34
407	EFT45027	Roadrunner Couriers	Couriers	625.98
408	059525	Roads Corporation	Vehicle Searches	111.60
409	EFT44915	Roadside Services & Solution	Depot Supplies	326.70
410	059472	Royal Automobile Assoc of SA Inc	Fleet Membership	3,072.00
411	059503	Ruby Vanloo	Junior Development Grant	500.00
412	EFT44713	Rundle Mall Plaza Newsagency	Library Magazines	390.57
413	EFT44917	Rundle Mall Plaza Newsagency	Library Magazines	716.00
414	EFT45119	Rundle Mall Plaza Newsagency	Library Magazines	417.57
415	EFT44687	Ruth Carson Storyteller	Library Storyteller	120.00
416	EFT44716	SA Mobile Mower Grinders Pty Ltd	Mower Repairs	3,943.72
417	059473	SA Power Networks	Power	29,906.45
418	059532	SA Power Networks	Power	29,005.55
419	059496	SA Water	Water	13.62
420	059533	SA Water	Water	1,902.53
421	EFT44800	SA Water	Water	199,499.17
422	EFT44929	Safe Place Training	Staff Training	900.00
423	EFT44951	Safe Work Practice	Staff Training	638.00
424	EFT45043	Safe Work Practice	Staff Training	429.00
425	EFT44714	SAI Global Limited	Standards	2,789.88
426	EFT45125	Sam Christodoulou	Consultants	4,400.00
427	059517	Sanh Tran	Compost Bin Rebate	19.50
428	EFT44728	Saudi Arabia Association in Adelaide	Thebarton Community Centre Bond Return	500.00
429	EFT44794	Saundersons Florist	Laurel Wreaths	86.00
430	EFT45032	Seek Limited	Advertising	181.50
431	059495	Sensis Pty Ltd	Yellow Pages Listing	27.83
432	EFT45047	Sepideh Raygan	Thebarton Community Centre Bond Return	500.00
433	EFT44928	Shield Fire Systems	Fire Safety	693.00
434	EFT45048	Shona Cragg	Thebarton Community Centre Bond Return	500.00
435	EFT44798	Sleepee Teepee	Library Program	330.00
436	EFT44931	Sleepee Teepee	Library Program	280.00
437	EFT44797	Snap Hilton	Printing	1,257.30
438	EFT44795	Solitaire Automotive	Vehicle Maintenance	640.40
439	EFT44921	Solo Resource Recovery	Rubbish Removal	142.56
440	EFT45122	Solo Resource Recovery	Garbage Collection & Waste Disposal	364,973.62

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
20 JUNE 2016**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
441	EFT44923	South Australian Living Artists	Festival Registration	215.00
442	EFT45126	South Central Trucks	Vehicle Maintenance	1,151.99
443	EFT44686	Southern Cross Protection	Patrol Service	143.00
444	EFT44754	Southern Cross Protection	Patrol Service	5,646.85
445	EFT45072	Southern Cross Protection	Patrol Service	71.50
446	EFT45031	Southern Recycling Centre	Waste Disposal	200.20
447	EFT44924	Southfront	Consultants	13,332.00
448	EFT44927	Southland Supply Group	Depot Supplies	751.52
449	EFT44715	Spark Furniture Pty Ltd	Park Seating	572.00
450	EFT44717	Sports Medicine Australia - SA Branch	Library Program	50.00
451	EFT45029	Sports Medicine Australia - SA Branch	Library Program	118.25
452	EFT45123	St James First Aid	First Aid Kits	25.23
453	EFT44974	Staples Australia Pty Ltd	Stationery	1,517.50
454	EFT44772	Steffen Helgerod	Reimburse Expenses	40.00
455	059504	Steven Hatzimihail	Rainwater Tank Rebate	700.00
456	EFT44930	Streamline Plumbing SA Pty Ltd	Plumbing	15,912.40
457	EFT44796	Studio Nine	Consultants	2,293.50
458	EFT44721	Stumpy Stumps	Grind Stumps	750.00
459	EFT44799	Stumpy Stumps	Grind Stumps	600.00
460	EFT44933	Stumpy Stumps	Grind Stumps	600.00
461	EFT45127	Stumpy Stumps	Grind Stumps	1,200.00
462	EFT44719	Sue Harris Puppets	Library Performance	300.00
463	059512	Suez Environnement Recycling & Waste Recovery	Rubbish Removal	631.31
464	EFT44925	Sunny Industrial Brushware	Sweeper Brooms	1,023.00
465	EFT44926	Sunny's Independent Learning	Library Workshop	700.00
466	EFT45028	Sure Search Locations	Service Location	1,144.00
467	EFT45124	Sure Search Locations	Service Location	1,078.00
468	EFT44720	Sync Cabling Solutions Pty Ltd	Lighting	95,488.80
469	EFT45030	Sync Cabling Solutions Pty Ltd	Lighting	38,689.20
470	EFT45035	Tape Printers of Australia	Printing	1,155.00
471	EFT44940	Taylor Cullity Lethlean	Consultants	2,879.80
472	EFT44943	TC Advantage	Depot Supplies	5,841.00
473	EFT45036	Telelink Business Systems Pty Ltd	Phone Upgrade	152,338.88
474	059474	Telstra	Telephone	3,617.84
475	059513	Telstra	Telephone	7,037.15
476	EFT44941	Telstra Store	Telephones	1,098.00
477	EFT45058	Terry Buss	Reimburse Expenses	49.90
478	EFT44680	The Adelaide Tree Surgery	Tree Maintenance	5,280.00
479	EFT44832	The Adelaide Tree Surgery	Tree Maintenance	7,447.00
480	EFT44964	The Adelaide Tree Surgery	Tree Maintenance	5,027.00
481	EFT45057	The Adelaide Tree Surgery	Tree Maintenance	8,173.00
482	EFT44685	The Charlotte Trust	Contractor	1,386.00
483	EFT45070	The Charlotte Trust	Contractor	495.00
484	EFT44759	The Department for Correctional Services	Litter Collection	1,320.00
485	EFT44863	The Ergo Centre	Furniture	5,279.00
486	059508	The Grainhouse Cafe	Catering	133.85
487	EFT44704	The Kiln Advertising	Advertising	1,531.76
488	EFT45026	The Paper Bahn	Stationery	5,072.61
489	EFT45023	The Personnel Risk Management Group	Security Checks	136.40
490	059486	The University of Adelaide (PCE)	Staff Training	4,092.00
491	EFT45131	Tie Networks Pty Ltd	Handsets	396.00
492	059466	Tim Dolan	Reimburse Volunteer Expenses	80.88
493	EFT45045	Timila Karshapati Shrestha	Thebarton Community Centre Bond Return	500.00
494	EFT44936	TNPK Staff Pty Ltd	Temp Compliance Staff	11,187.00
495	EFT44778	Tomas Jelinek Jim's Mowing (Cowandilla)	Mowing	45.00

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
20 JUNE 2016**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
496	EFT44803	Tom's Car Wash	Vehicle Maintenance	968.00
497	EFT44937	Torrens Safety	Depot Supplies	1,617.77
498	EFT45034	Total Construction Surveys Pty Ltd	Survey and Setout	16,179.27
499	EFT44805	Toy Community	Library Supplies	66.84
500	EFT44879	Tracey Beaumont	Catering	1,197.00
501	EFT45005	Tracey Beaumont	Catering	756.00
502	EFT44945	Tree Care Machinery	Depot Supplies	1,151.00
503	EFT45130	Tree Care Machinery	Depot Supplies	541.40
504	EFT44802	Trenchless Pipelaying Contractors	Locate Services	3,157.00
505	EFT44939	Triple Cherry Coffee	Coffee Supplies	250.00
506	EFT44944	Trojan Fire Protection Pty Ltd	Fire Testing	410.30
507	EFT44804	Truck & Car Brake Service	Vehicle Maintenance	2,337.50
508	EFT44818	Twist Pty Ltd	Thebarton Community Centre Bond Return	500.00
509	EFT45050	Two Brothers Catering	Catering	1,200.00
510	EFT44807	Unique Urban Built Pty Ltd	Building Maintenance	8,100.00
511	EFT44946	Unique Urban Built Pty Ltd	Building Maintenance	145,055.52
512	EFT45038	Unique Urban Built Pty Ltd	Building Maintenance	55,102.70
513	EFT44806	UrbanVirons Group Pty Ltd	Tree Maintenance	11,660.00
514	EFT45037	UrbanVirons Group Pty Ltd	Tree Maintenance	1,221.00
515	EFT44808	Veolia Environmental Services	Rubbish Removal	261.71
516	EFT45132	Veolia Environmental Services	Rubbish Removal	315.13
517	EFT45039	Vili's	Catering	252.12
518	EFT44947	Vintek Pty Ltd	Computer Equipment	2,551.56
519	EFT45133	Vintek Pty Ltd	Computer Equipment	1,621.71
520	EFT44809	VIP Commercial Cleaning Melrose Park	Window Cleaning	100.00
521	EFT45134	VIP Commercial Cleaning Melrose Park	Window Cleaning	100.00
522	EFT44733	Virender Singh Athwal	Thebarton Community Centre Bond Return	500.00
523	EFT44724	Walter Brooke & Associates Pty Ltd	Architect Design	3,080.00
524	EFT45040	Warner & Webster Pty Ltd	Immunisation	6,675.90
525	EFT44811	Waterpro Pty Ltd	Irrigation	1,846.90
526	EFT44727	WC Convenience Management Pty Ltd	Public Toilet / BBQ Cleaning	2,162.99
527	EFT44813	WC Convenience Management Pty Ltd	Public Toilet / BBQ Cleaning	8,826.42
528	EFT44949	Web Safety Pty Ltd	Protective Clothing	941.05
529	EFT45135	West Beach Surf Club Inc	Library Program	500.50
530	EFT44810	Western Youth Centre	Partnership Agreement	11,630.85
531	EFT44950	Westside Services (SA) Pty Ltd	Airconditioner Maintenance	6,028.36
532	EFT44726	Wingfield Constructions	Roadworks	1,100.00
533	EFT44812	Worlds Best Specialised Cleaning	Graffiti Removal	1,804.00
534	EFT45041	Worm Affair	Worm Farms	49.10
535	EFT44952	Xcellerate IT Pty Ltd	Annual Maintenance Renewal	8,836.83
536	059527	Yuting Xia	Rainwater Tank Rebate	300.00
537	EFT45115	Zagarine Paxinos	Reimburse Volunteer Expenses	87.30
				\$ 4,084,498.09

11.2 Council Budget Report - ELEVEN Months to 31 May 2017

Brief

This report provides information to Council on budget results for the eleven months ended 31st May 2017.

RECOMMENDATION(S)

The Committee recommends to Council that the report be received.

Introduction

The report provides year to date (YTD) budget results for May 2017.

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 below budget YTD by \$14,966, largely due to valuation objections.
- Statutory charges are above budget YTD by \$32,938, with parking income (\$58,085) greater than expected. Partially offsetting this is an unfavourable timing variance for dog related income (\$18,037).
- User charges are below budget YTD by \$37,743, largely for timing reasons which include unfavourable variances for home assistance (\$39,582) and other sanitary and garbage income (\$29,528). Conversely, a favourable timing variance for leased property income (\$15,309) exists.
- Grants and subsidies income is above budget YTD by \$758,069, largely due to the timing of special road grants (\$480,685), home and community care grants (\$124,251) and urban local road grant (\$149,874).
- Reimbursements and other income is \$162,842 above budget YTD, which includes better than expected investment returns for the Mendelson Foundation (\$85,771) and sundry income (\$57,890).

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 \$11,375 below budget YTD.
- Buildings, furniture, plant and equipment costs are \$87,692 below budget YTD predominantly due to the timing of maintenance works (\$37,393), computer associated expenditure (\$19,345) and plant fuel gas and oil (\$16,083).
- General expenses are below YTD budgets by \$364,575, largely due to the timing of expenditure on professional fees (\$300,179), advertising and promotion (\$23,408) and publications and stationery (\$22,517).
- Council related expenditure is \$182,371 below budget YTD, predominantly due to the timing of expenditure associated with community grant funding (\$92,505), and street lighting (\$54,952).
- Contract and material expenditure is \$214,565 below budget YTD, largely for timing reasons associated with senior programs (\$80,041) and waste contract payments (\$133,810).
- Occupancy and property costs are above budget YTD by \$40,300, driven by unfavourable timing variances for water rates (\$115,659). This is partially offset by a favourable timing related variance associated with the emergency services levy (\$68,000).

The 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 \$23,551, which is timing related.
- Computer equipment expenditure is below budget YTD by \$149,332, again timing related.
- Other plant and equipment expenditure is below YTD budget by \$240,779 for timing reasons. This is almost entirely depot and library related.
- Land and building costs are \$10,250,014 below budget YTD, for timing reasons, most of which relates to Council's community facilities program.

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 \$3,960 associated with the Richmond Oval disability shelter grant.

The EOY capital income budget is expected to remain unchanged.

Capital Works Expenditure

Expenditure on capital works YTD is \$14,023,308.

A capital works expenditure summary for YTD May 2017 is attached with appropriate comments provided on the status of individual budget lines. 79.9 percent of the capital works budget has been spent or committed by way of purchase orders as at 31st May 2017.

It is estimated that 100 per cent of the forecast budget of \$24,630,116 is required to complete the program of works and that 77 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 eleven months ended 31st May 2017.

Attachments

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

City of West Torrens Finance Budget Report for the 11 Months Ended 31 May 2017 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	54,288	Rates	54,119	54,105	(15)	(0%)	184	54,288	
2,200	2,306	Statutory Charges	2,086	2,119	33	2%	187	2,306	
1,285	1,244	User Charges	1,146	1,108	(38)	(3%)	136	1,244	
4,182	5,002	Grants & Subsidies	4,254	5,012	758	18%	(10)	5,002	
1,270	1,873	Reimbursements & Other Income	1,804	1,967	163	9%	(94)	1,873	
62,996	64,714	Total Income	63,409	64,310	901	1%	404	64,714	
Expenditure									
21,624	21,699	Staff & Related Costs	18,838	18,827	11	0%	2,872	21,699	
4,766	4,865	Buildings, Furniture, Plant & Equipment	4,504	4,416	88	2%	449	4,865	
8,018	8,004	Community Asset Costs	7,338	7,338	(0)	(0%)	666	8,004	
4,035	4,480	General Expenses	3,898	3,534	365	9%	947	4,480	
154	154	Bank & Finance Charges	133	120	13	10%	34	154	
4,093	4,153	Council Related Expenditure	3,665	3,482	182	5%	670	4,153	
7,953	8,409	Contract & Material Expenditure	7,120	6,906	215	3%	1,503	8,409	
1,567	1,582	Occupancy & Property Costs	1,217	1,257	(40)	(3%)	324	1,582	
(85)	(89)	Expenditure Recovered	(81)	(90)	9	(11%)	2	(89)	
52,126	53,257	Total Expenditure	46,632	45,790	842	2%	7,467	53,257	
10,870	11,457	Operating Surplus/Deficit						11,457	

City of West Torrens Finance Budget Report for the 11 Months Ended 31 May 2017 Capital Income and Expenditure (\$'000's)									
Adopted Budget Original	Adopted Budget Revised	Capital Expenditure and Sales	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining	EOY Forecast	
190	187	Motor Vehicles	169	145	24	14%	42	187	
364	560	Computer Equipment	569	419	149	26%	141	560	
963	1,189	Other Plant & Equipment	777	536	241	31%	653	1,189	
4,080	14,643	Land & Buildings	13,846	3,596	10,250	74%	11,046	14,643	
299	320	Library Resources	310	299	12	4%	21	320	
5,895	16,899	Total Expenditure	15,671	4,996	10,676	68%	11,903	16,899	
Adopted Budget Original	Adopted Budget Revised	Capital Income	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining	EOY Forecast	
0	158	Grants & Subsidies - Capital Income	71	75	(4)	(6%)	83	158	
0	158	Total Income	71	75	(4)	(6%)	83	158	0
Adopted Budget Original	Adopted Budget Revised	Capital Works Expenditure	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining	Adopted Budget Revised	
3,448	4,938	Environment Program	4,527	2,410	2,117	47%	2,529	4,938	
3,550	4,714	Recreation Program	4,321	2,374	1,947	45%	2,340	4,714	
13,021	14,978	Transport Program	13,730	9,239	4,490	33%	5,739	14,978	
20,019	24,630	Total Expenditure	22,578	14,023	8,554	38%	10,607	24,630	

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

ADOPTED BUDGET ORIGINAL	ADOPTED BUDGET REVISED	FUNCTION	YTD ACTUALS	COMMITTED OR CONTRACTED	ACTUALS AND COMMITTED	% SPENT OR COMMITTED TO COMPLETE	FORECAST EXPENDITURE TO COMPLETE	EOY FORECAST PERCENTAGE COMPLETE	COMMENT / EXPLANATION
ENVIRONMENT PROGRAM									
<i>Stormwater & Drainage</i>									
365,000	365,000	Minor Drainage Upgrades and Replacement Work	354,151	40,970	395,121	108.3%	365,000	100%	Minor Works / Program upgrade ongoing
0	144,181	Mile End Cowandilla Catchment	124,387	0	124,387	86.3%	144,181	100%	Works have been completed.
2,322,000	3,962,755	Lockleys Catchment	1,643,998	768,988	2,412,987	60.9%	3,962,755	70%	Works on May Tce are 90% completed. Consultation design for Rutland Ave Traffic Control and local stormwater collection has been completed with community consultation to be scheduled shortly. Henley Beach Road crossing at Rutland Avenue is in progress and is anticipated to be completed by the end of June. Detailed designing of Henley Beach Rd crossing at May Terrace is completed and currently seeking offers for undertaking the works.
100,000	100,000	Ashley St (West St to Hayward Ave)	3,498	0	3,498	3.5%	100,000	100%	Design is complete and is being reviewed in consideration of adjacent traffic management works in Ashley St and Hayward Ave.
0	7,837	Maria Street Drainage	930	6,908	7,838	100.0%	7,837	100%	These works are now being considered in context with greater drainage upgrade along George St, Dew St and Maria St. Detailed design completed and currently developing tender documentation.
80,000	80,000	Henley St Drainage	153,997	4,520	158,517	198.1%	80,000	100%	Works completed.
<i>Other Environment</i>									
581,000	81,000	Brown Hill and Keswick Creeks	81,398	4,873	86,271	106.5%	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	64,662	111,822	56.7%	197,251	60%	Project Completed / Remaining budget funds to undertake a review of the current staged implementation plan and commence design on the next stage of the pipeline network.
3,448,000	4,938,024	Program Total	2,409,519	890,922	3,300,441	66.8%	4,938,024	74%	
RECREATION PROGRAM									
<i>Parks & Gardens</i>									
665,000	641,992	Playground Upgrade	428,242	62,114	490,357	76.4%	641,992	80%	Project in progress; refer Urban Services Report 6 June 2017
350,000	701,478	Reserve Developments - Various	284,611	91,242	375,853	53.6%	701,478	65%	Project in progress; refer Urban Services Report 6 June 2017
565,000	779,345	River Torrens Upgrade	393,068	346,835	739,904	94.9%	779,345	95%	Project in progress; refer Urban Services Report 6 June 2017
30,000	48,141	River Torrens Path Upgrades	35,222	17,441	52,663	109.4%	48,141	109%	Program completed
640,000	985,287	Reserve Irrigation Upgrades	566,121	128,744	694,865	70.5%	985,287	80%	Project in progress; refer Urban Services Report 6 June 2017
600,000	598,688	Additional Open Space Amenity Initiatives	406,807	108,902	515,709	86.1%	598,688	80%	Works upgrade program commenced - various projects
0	159,072	Urban Forest James Congdon Drive	165,110	0	165,110	103.8%	159,072	100%	Project completed.
60,000	60,000	Bikeway Path Upgrade and Reseal	0	55,000	55,000	91.7%	60,000	100%	Staged reseal works are scheduled commenced / underway
<i>Sports Facilities</i>									
40,000	185,478	Tennis Court Upgrades	27,670	14,960	42,630	23.0%	185,478	45%	Works scheduled / programmed
500,000	500,000	Apex Park	60,697	64,022	124,719	24.9%	500,000	30%	Details Design underway
50,000	50,000	Airport Road	4,400	600	5,000	10.0%	50,000	25%	Concept development underway
50,000	4,500	Memorial Gardens	2,349	3,152	5,500	122.2%	4,500	50%	Concept development underway
3,550,000	4,713,981	Program Total	2,374,297	893,012	3,267,309	69.3%	4,713,981	74%	

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

ADOPTED BUDGET ORIGINAL	ADOPTED BUDGET REVISED	FUNCTION	YTD ACTUALS	COMMITTED OR CONTRACTED	ACTUALS AND COMMITTED	% SPENT OR COMMITTED TO COMPLETE	FORECAST EXPENDITURE TO COMPLETE	EOY FORECAST PERCENTAGE COMPLETE	COMMENT / EXPLANATION
TRANSPORT PROGRAM									
<i>Roads Sealed</i>									
9,311,912	10,932,876	City Funds/ULRG Funds/Carryovers	7,525,060	3,213,007	10,738,067	98.2%	10,932,876	75%	Project in progress; refer Urban Services Report 6 June 2017
1,442,053	1,009,010	Roads to Recovery Grant Funds	0	0	0	0.0%	1,009,010	80%	Project in progress; refer Urban Services Report 6 June 2017
<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	13,346	92,118	38.1%	241,825	100%	Sites being scoped in preparation for civil works. Bus shelters to be purchased and installed.
505,000	427,105	Traffic Management	26,986	83,591	110,577	25.9%	427,105	70%	Minor Traffic Management & LATM related works ongoing. Design for roundabout at Dew and George Street, Thebarton completed, currently developing tender documentation. Blackspot funding for 16/17 is at Hardys Rd & Ashley St - roundabout (\$79,250), Wainhouse St & North Pde (\$20,000). Detailed designs undertaken for both, land acquisition for Hardys Road / Ashley Street Roundabout has been undertaken and the early works has commenced in way of relocating underground services. Other LATM projects are ongoing. Jenkins St koala school crossing is completed..
115,000	201,765	Bicycle Management Schemes	63,866	83,664	147,531	73.1%	201,765	100%	Beare Avenue shared use path is 90% completed.
670,000	1,034,438	Public Lighting	720,093	247,904	967,997	93.6%	1,034,438	95%	Project in progress; refer Urban Services Report 6 June 2017
0	223,763	Bio-Science Precinct Works	191,564	0	191,564	85.6%	223,763	100%	Holland Street precinct works completed.
<i>Bridges</i>									
100,000	208,145	Bridge Ancillary Works (as per Bridge Audit)	146,666	4,615	151,281	72.7%	208,145	100%	Construction of Shared Bridge at Watson Ave is completed.
<i>Footways & Cycle Tracks</i>									
239,508	261,330	Footpath Renewal Program	138,455	82,351	220,806	84.5%	261,330	85%	Project in progress; refer Urban Services Report 6 June 2017
237,854	237,854	Footpath Construction Program	67,134	137,244	204,378	85.9%	237,854	85%	Project in progress; refer Urban Services Report 6 June 2017
200,000	200,000	Footpath Remediation Program	280,897	3,581	284,478	142.2%	200,000	142%	Various footpath projects in progress / underway
13,021,327	14,978,111	Program Total	9,239,492	3,869,303	13,108,795	87.5%	14,978,111	79%	
20,019,327	24,630,116	TOTAL - ALL CAPITAL WORKS	14,023,308	5,653,236.93	19,676,545	79.9%	24,630,116	77%	

12 MEETING CLOSE

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	Nil	
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	Nil	
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1 MEETING OPENED**2 PRESENT****3 APOLOGIES****Leave of Absence:**

Mayor John Trainer
Cr George Demetriou
Cr Kym McKay

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**

That the Minutes of the meeting of the Strategy and Community Committee held on 16 May 2017 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 and Torrensville Urban Renewal Development Plan Amendment for agency and public consultation

Brief

A Development Plan Amendment for the Underdale/Torrensville Urban Renewal Development Plan Amendment has been prepared for public consultation.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. It supports the proposed changes to the West Torrens (City) Development Plan Amendment as described in the draft Torrensville and Underdale Urban Renewal Development Plan Amendment.
2. The draft Torrensville and Underdale Urban Renewal Development Plan Amendment be endorsed and be subject to the required public and agency consultation, as per the report from Tuesday 27 June 2017 until Wednesday 23 August 2017.
3. The Chief Executive Officer be authorised to sign the Certificate required to confirm that the draft Torrensville and Underdale Urban Renewal Development Plan Amendment is suitable for the purposes of public consultation, pursuant to section 25 of the *Development Act 1993* (and in accordance with schedule 4A of the *Development Regulations 2008*).
4. If required, a special meeting of the Strategy and Community Prescribed Standing Committee be convened to hear submissions on the draft Torrensville and Underdale Urban Renewal Development Plan Amendment be held on Tuesday 5 September 2017.
5. When notifying the Minister of Planning of the release of the draft Torrensville and Underdale Urban Renewal Development Plan Amendment for public and agency, indicate its concerns relating to the 'black text' in the Urban Renewal Zone SAPPL Module.

Introduction

In September 2014, Council submitted a Statement of Intent (SOI) for a proposed Underdale and Torrensville Residential/Industry Interface Development Plan Amendment (DPA) 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.

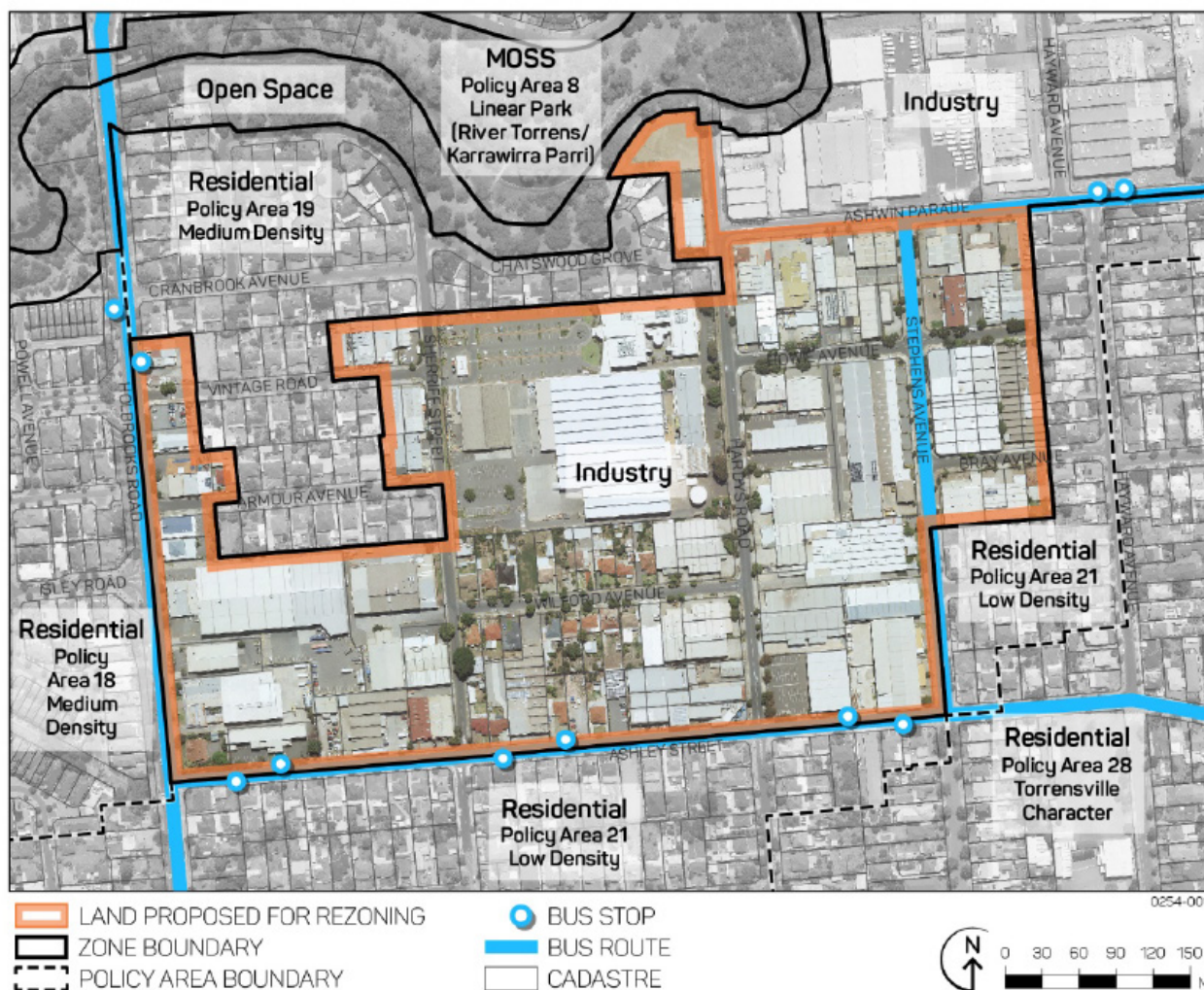
Following the resubmission of an amended SOI, on 8 December 2016, the Minister wrote to Council in support of an amended form of the proposed DPA to rezone part of the existing Industry Zone in Underdale and Torrensville to the Urban Employment Zone. The Minister also encouraged Council to work with the Department of Transport, Planning and Infrastructure (DPTI) to assist in the preparation of a new Urban Renewal Zone to be used as part of the Planning and Design Code to be implemented under the *Planning, Development and Infrastructure Act 2016* (PDI Act).

At its meeting on 17 January 2017, Council considered the two zone policy options presented by the Minister, the Urban Employment Zone module and a new Urban Renewal Zone module. Council decided to proceed with research on the Urban Employment Zone and the Urban Renewal Zone modules and consider their applicability to the Underdale and Torrensville area.

The Administration engaged Ekistics Planning and Design to prepare the DPA documentation. The Administration and Ekistics Planning and Design staff liaised with DPTI staff during the preparation of the DPA.

At its meeting on 21 March 2017, Council considered the Urban Employment Zone and the Urban Renewal Zone policy options. Council decided to progress the DPA to implement the Urban Renewal Zone module. This decision supports Council's desire for residential development to replace higher impact, non-residential activities in the affected area over time.

The 'affected area' considered in the DPA is part of the Industry Zone in the suburbs of Underdale and Torrensville. The affected area includes all the land currently zoned 'Industry' within Underdale and Torrensville located south and/or west of Ashwin Parade. It does not affect land currently zoned 'Industry' located north of Ashwin Parade. A map of the affected area is shown below:



The Urban Renewal Zone is a new policy option currently proposed in the Ministerial Kilburn/Blair Athol Urban Renewal DPA. It has concluded public consultation and awaiting a Ministerial decision. No other examples of the Urban Renewal Zone are currently in use in South Australia.

Discussion

Proposed policy approach and amendments

The DPA seeks to facilitate a staged transition from traditional industrial activities to a more mixed use/residential focus in part of the existing Industry Zone in Underdale and Torrensville. This policy change reflects the existing mixed use nature of the affected area which includes a significant element of low density residential development.

The DPA proposes the following changes to the West Torrens Council Development Plan:

- Introduce a new Urban Renewal Zone into the Development Plan which:
 - Provides for medium density residential development comprising a range of dwelling types and forms, integrated with a range of complementary non-residential uses and usable open spaces; and
 - Facilitates the orderly and efficient redevelopment of existing and transitioning industrial activities to land uses that are compatible with residential development and other sensitive uses.
- Introduce a new Mixed Use Transition Policy Area within a portion of the Urban Renewal Zone which:
 - Accommodates a range of business, commercial, warehouse, storage and light industrial land uses that are envisaged to transition in an orderly and efficient manner to compatible mixed use development, including residential development; and
 - Seeks the effective location and management of industrial and commercial activities at the interface of adjacent areas that support residential and other sensitive land uses.
- Introduce Desired Character Statements within the Urban Renewal Zone and Mixed Use Transition Policy Area which will guide future development in terms of land use, building design and interface issues.

The Urban Renewal Zone and Mixed Use Transition Policy Area are South Australian Planning Policy Library (SAPPL) modules which include 'standardised black text' and 'localised green text'. While only DPTI is able to amend the black text, through the DPA process, Council may propose new 'localised green text' e.g. the desired character statements that are specific to the local application of the policy in Underdale and Torrensville.

Ekistics Planning and Design and the Administration have analysed and road tested the proposed Urban Renewal Zone and Mixed Use Transition Policy Area to consider their applicability and appropriateness for the affected area.

Through this process a number of concerns with the 'black text' template have been identified and raised with DPTI staff. It is suggested that Council raise these concerns in notifying the Minister that the DPA is released for public and agency consultation. In particular these concerns relate to:

- The practicality of the policy provisions addressing the environmental constraints, including the cost of obtaining this information and the level of information that applicants would need to provide to demonstrate compliance with these provisions is somewhat unclear.
- The applicability of stormwater management provisions, which are understood to be a significant issue in the Kilburn/Blair Athol Urban Renewal DPA but may not be applicable in other areas.
- Concern regarding the clarity and consistency relating to some building design and setback provisions.
- Some 'local variations' are currently shown as black text in the module template and should be shown as green text.

The draft Torrensville and Underdale Urban Renewal DPA is included as an **Attachment 1 (under separate cover)**. The DPA sets out the strategic context, policy directions, investigation, recommended policy changes and a statement of statutory compliance for the DPA.

Medium Density Housing

The proposed Urban Renewal Zone will encourage medium density residential development achieving a net residential density of 35-65 dwellings per hectare comprising dwellings that have a minimum/average site area from 150m² (group dwellings and residential flat buildings) to 250m² (detached dwellings). This is consistent with the recently released 30 Year Plan for Greater Adelaide which defines medium density as comprising 35-75 dwellings per hectare (285m² to 133m²) albeit the DPA intends to provide a maximum of 65 dwellings per hectare thus lower than the maximum contained in the 30 Year Plan.

The medium density housing provisions in the DPA provide for development up to two-storeys in height with the potential for taller buildings in the order of three-storeys near the centre of the new Zone (away from existing housing). In addition, it is envisaged that a range of housing types and styles will be developed to reflect the emerging needs of the community. This new housing will be supported by small-scale, non-residential land uses such as shops, offices and consulting rooms.

The medium density housing provisions in the DPA introduced by the Urban Renewal Zone such as site areas, setbacks, height and site coverage complement the adjoining Residential Zone and the Medium Density Policy Area. In particular minimum/average site area requirements are consistent with the Medium Density Policy Area requirements for dwellings located within 400 metres of a centre zone.

Council's role in the long term transition

The rezoning of the affected area to Urban Renewal Zone will go some way to enabling the future regeneration for medium density housing in accordance with Council's objectives for the area.

However, although an area may be rezoned for a new land use and future purpose, the type and rate of transition is generally dependent on the interest of the landowners and market factors for the new zoning framework. Further, if not appropriately managed, the transition may result in increased environmental and amenity conflicts between industrial and residential land uses in the short to medium term.

In association with the DPA, Council may consider undertaking a number of approaches to enable a smoother transition for the area. These may include:

- Support and facilitate businesses and landholders to:
 - reduce the presence of incompatible land uses in the affected area;
 - attract complementary land uses, including low impact businesses to the affected area; and/or
 - amend their business operations to reduce interface impacts or seek to voluntarily relocate from the area.
- Financial assistance to landowners to address site contamination issues, including assessment and remediation, to enable the redevelopment of land for sensitive land uses.
- Explore and facilitate a precinct approach to the development of key and catalyst sites, including the potential for site amalgamations and encouraging uses that do not further fragment ownership of land holdings in the area.
- Street and infrastructure upgrades to improve the future residential amenity. A similar approach undertaken along Prospect and Churchill roads in the City of Prospect found success where the public realm investment preceded the private medium density housing redevelopment of area.

These actions are possibilities that are open to Council over the short to long term and if implemented will require additional funding. These options can be explored following and if the DPA is approved.

Infrastructure provision

The long term transition of the area from primarily industrial activities to medium density housing will have potential implications for the provision of infrastructure in the area.

The Underdale and Torrensville precinct has been fully developed for a mixture of land uses for some time and is serviced by roads, stormwater drainage, electricity, telecommunications and water infrastructure.

There are some existing stormwater capacity issues within the proximity of Ashley Street, Hardys Road and Ashwin Parade. Future redevelopment of the area may present an opportunity to increase on-site stormwater management measures to improve this situation.

There are some existing road management issues throughout the affected area. There may be a need for new traffic management measures to facilitate a greater focus of the industrial and freight traffic to South Road rather than Holbrooks Road. Alternatively, a freight link to Holbrooks Road may be established that has appropriate measures to mitigate impacts on the existing and future residential development in the affected area. The development of some larger sites may also enable the creation of new street connections in the area to increase connectivity.

Ashley Street, Hardys Road and Ashwin Parade form the major collector road routes for traffic through the affected area. The projected increase in traffic volumes from the realisation of the DPA is likely to result in the necessity of upgrades of these roads to safely and efficiently accommodate these additional traffic volumes.

Specifically in relation to Ashley Street, the degree of upgrade to the road network will inevitably require property acquisition to achieve the desired width and improvement of traffic movement and management. The DPA includes a mechanism which would minimise the impact on the urban form of the area in the case of future land acquisition.

Based on the above discussions, it is evident that there are elements of the public infrastructure within the DPA area which will require improvement and upgrading over time to accommodate the full realisation of the DPA. It is not considered that these infrastructure deficiencies and upgrades should prohibit the proposed transition to medium density residential development as long as some measures and controls are included within the DPA to assist in addressing these future upgrades.

However, as the area transitions to medium density housing, there will be a need to review its asset management plans applicable to the area and consider traffic, amenity and stormwater upgrades that may be necessary as the result of development.

Open Space Provision

The *City of West Torrens Open Space and Public Place Plan* (Open Space Plan) sets Council's direction for the provision of open space to meet current and future community needs. It contains standards for assessing an appropriate amount of open space per person, and for appropriate access to open space as follows:

Objective 2 - The open space we need

An increased quantity, improved structure to open space and planning to meet the future needs of the community

Strategy 2.1

Adopt an open space target of 3 hectares per 1,000 people for open space provision in order to deliver reserves within walking 400 metres of residents, including ensuring that new areas of open space are identified within the development area and growth corridors to achieve this target.

As an existing industrial precinct, with the exception of the nearby River Torrens Linear Park, there has been no provision for Council reserves or parks within the affected area. However open space does exist outside of the affected area within the maximum walking distance set by the Open Space Plan:

- The River Torrens Linear Park is adjacent to the northern boundary with one allotment in the affected area directly abutting the reserve;
- Clifford Street Reserve is approximately 300 metres walking distance of the eastern extent of the affected area; and
- Kings Reserve and Thebarton Oval are 550 metres to the east of the affected area.

A catchment map identifies the southern residential portion of the affected area to be outside of the maximum walking distance for accessing open space.

The affected area is regarded as a precinct requiring an increase in open space provision as detailed in action 2.2.4 under Objective 2: 'investigate mechanisms for the provision of open space to address a deficiency North of Henley Beach Road between Holbrooks Road and South Road.'

Although the area is already subdivided, the presence of larger sites under single ownership, and the development potential generated by transitioning to a primarily medium density residential area could result in subdivisions of greater than 20 allotments. This would trigger the open space contribution scheme requiring 12.5% of the land to be held as open space.

For subdivisions less than 20 allotments a financial contribution is provided to the state government's Planning and Development Fund. This scheme is set out in the *Development Act 1993* and carried over to the new PDI Act. Council may apply to the State Government through this funding scheme for the strategic acquisition of land for open space.

Financial modelling of future impact on rates

At the meeting of Council on 21 March 2017, Cr Woodward asked a question relating to the financial modelling of potential changes to rates that may occur as a result of undertaking the Underdale and Torrensville Development Plan Amendment.

Rates income including growth and natural increases does not get allocated to any specific projects but is treated as general rates income. Currently, there are no legal rating mechanisms for Council to set aside the value of rate increases for a specific area to fund community facilities and infrastructure.

However, Council has the power to determine any special projects not covered by its Asset Management Plans, for inclusion in the Annual Budget. However, this is not determined or offset by specific rate income being allocated to any of those projects.

Other mechanisms for Council to fund infrastructure and service provision in the planned rezoned Underdale and Torrensville area include Open Space Contributions through land division processes and the new, yet to be implemented, Basic and General Infrastructure Scheme mechanisms through the PDI Act.

Under yet to be operational parts of the PDI Act, Council will be able to use the infrastructure schemes mechanisms to fund new infrastructure in association with new development. At this stage the schemes are currently being piloted on a limited basis and the legislation has not yet commenced.

The Administration has undertaken financial modelling to identify potential changes to the rates income from the affected area. The Administration has identified that the affected area currently provides approximately \$600,000 in rates income per annum. Financial modelling has identified that if the affected area transitions to medium density housing development it would result in a total estimated rates income of approximately \$970,000 for the affected area. This would represent an additional approximate \$370,000 rates income per annum.

The calculation is based on a housing opportunities assessment which identified the long term potential for approximately 850 dwellings in the affected area. The transition from a predominantly industrial/commercial area to predominantly medium density residential is expected over a significant period of time and the pace of redevelopment will depend on a range of economic and market factors.

Council rate calculations are based on property land use, properties will only convert to the residential rate after a property has transitioned from industrial/commercial use to residential use.

The following limitations and assumptions in this calculation should be noted:

- The calculation uses the 2016/17 residential and industrial/commercial rate in the dollar; however this may change in the future.
- Estimated medium density residential property values are based on the current market value of comparable medium-density residential development in Underdale, Torrensville and the City of Prospect; however actual capital values will depend on the type of development constructed.
- The calculation methodology is consistent with a previous housing opportunities assessment undertaken by id Consulting and has been adapted in the context of the dwelling densities proposed in draft DPA. The assessment assumed the 80% of developable land in the study area would be developed for medium density housing and achieve the following densities:
 - 50% of developable land is developed at a rate of 65 dwellings per hectare
 - 25% of developable land is developed at a rate of 50 dwellings per hectare
 - 25% of developable land is developed at a rate of 35 dwellings per hectare

It is noted that this assessment is lower than the previous calculations presented to Council on 4 April 2017 which had been prepared prior to the drafting of the proposed density provisions in the DPA.

- Rates for the remaining 20% of developable land have not been included in the calculations.

Recent community information and feedback

In late May 2017, a factsheet titled *Underdale/Torrensville Proposed Rezoning Update (Attachment 2)* was sent to landholders and occupiers in and near the affected area, people that have participated in past consultation activities and a mailing list of previous survey responders. The factsheet was also posted on Council's website.

The factsheet provided a summary of information on the following topics in relation to the project:

- Research conducted by Council on the project so far
- Where is proposed to be rezoned
- What the rezoning will mean for existing and future landholders, businesses and residents
- Current status of the project and next steps
- Statutory rezoning process
- Contact details for further information.

The Administration received about 5 phone calls and emails regarding the factsheet. Comments mentioned in discussion included:

- Support for the rezoning of properties in the existing Industry Zone;
- Support for medium density residential development, including support for up to 4 storeys; and
- Support rezoning in principle but concerned about the cost and practicality of redevelopment if Council does not provide financial support for remediation of contaminated sites.

Statutory Process and Timeframes

The preparation and consultation of DPAs is required to follow a statutory process under the *Development Act 1993*. A summary of the process is set out in **Attachment 3**.

The process agreed by Council and the Minister for Planning in the approved Statement of Intent for the Underdale and Torrensville DPA does not require Council to seek approval from the Minister to release the proposed DPA for public and agency consultation.

To enable the DPA to be released for public consultation, the Chief Executive Officer (CEO) is required to sign a certificate set out in Schedule 4A of the *Development Regulations 2008*. A copy of the certificate to be signed by the CEO is included on page 35 in the DPA in **Attachment 1 (under separate cover)**.

Next Steps

The next step in the process is, if approved by Council, for the DPA to be released and submitted to public and agency consultation in accordance with the requirements of the *Development Act 1993* and as set out in the approved Statement of Intent that has been approved by Council and the Minister.

The public and agency consultation will occur for a period of 8 weeks and will be undertaken from Tuesday 27 June 2017 until Wednesday 23 August 2017.

The following government agencies and organisations are to be formally consulted during the consultation stage of the DPA:

- Department of Planning, Transport and Infrastructure (DPTI)
- Department of the Premier and Cabinet (DPC)
- Environment Protection Authority (EPA)
- Department of State Development (DSD)
- SA Health
- SafeWork SA
- Adjoining councils (City of Charles Sturt, City of Adelaide, City of Unley, City of Marion and City of Holdfast Bay)
- Participant councils in the Western Alliance for Economic Development (City of Charles Sturt, City of Holdfast Bay and City of Port Adelaide Enfield)
- State and Federal Members of Parliament whose electorates fall within the City of West Torrens

All landowners and occupiers in and adjacent to the affected area are to be and will be formally consulted in writing during the consultation process of the DPA. Individuals and organisations that participated in previous consultation in the investigations for the DPA that have provided the Administration with their contact details are also to be contacted regarding the consultation period, this is above the statutory requirements.

The public consultation will involve the release of information outlining the objectives of the DPA and information on how to make a submission through the following channels:

- A notice in the Government Gazette.
- A notice in the Westside Weekly and Coast City Weekly.
- Copies of the DPA will be made available at the West Torrens Civic Centre at 165 Sir Donald Bradman Drive, Hilton SA 5033.
- Information posted on the City of West Torrens website and social media accounts.

In addition to the release of the DPA, the Administration will prepare an explanatory factsheet that will outline the proposed changes to the Development Plan and a public 'drop in' information session will be held by the Administration at the Thebarton Community Centre from 4 - 6.30pm on Wednesday 26 July 2017.

In accordance with the statutory consultation requirements, Council is required to hold a public meeting at which any interested parties may make submissions on the proposed amendment. This public meeting is scheduled to be held as part of the 5 September 2017 meeting of Council.

Following the statutory consultation period and pursuant to its Terms of Reference, the Strategy and Community Prescribed Standing Committee (Committee) will consider any submissions received and whether to recommend to Council that:

- The DPA be submitted, including any amendments subsequent to the public consultation, to the Minister for a decision;
- The DPA not proceed and notify the Minister; or
- Further consultation on the DPA be undertaken particularly if substantial changes to the DPA are proposed.

A special meeting of the Committee will be held to consider any submissions received on Tuesday 3 October 2017 following the Council meeting.

It is noted that any delays to the proposed public consultation period or Council's decision whether to submit the DPA to the Minister are likely to impact the process for the Minister's decision on the DPA. This is due to the expected caretaker period leading up to the expected 2018 State Election.

Based on advice from DPTI staff, the Administration considers that to enable the Minister to make a decision prior to the caretaker period, the DPA would need to be sent to the Minister by early October 2017. The proposed consultation process is intended to enable these timeframes to be achieved.

Conclusion

The Underdale/Torrensville Urban Renewal DPA proposes to introduce the Urban Renewal Zone to part of the existing Industry Zone in Underdale and Torrensville. The DPA has been prepared for statutory public and agency consultation.

Attachments

- 1. Draft Underdale and Torrensville Urban Renewal Development Plan Amendment for public and agency consultation (under separate cover)**
- 2. Underdale / Torrensville Proposed Rezoning Update Factsheet**
- 3. Summary of the Underdale and Torrensville Urban Renewal Development Plan Amendment process under the Development Act 1993**



UNDERDALE / TORRENSVILLE PROPOSED REZONING

The City of West Torrens has been researching the possible rezoning of part of the Underdale/Torrensville industrial area to allow residential development. You may have already heard about some of the research we have undertaken over the past two years.

Council is exploring rezoning this area for residential redevelopment as it is well positioned for access to the city, local shops, the River Torrens Linear Park and public transport. For a long time the industrial area has been surrounded by established residential suburbs.

Much of the land which would be affected by the rezoning would be the industrial area between Holbrooks Road and Stephens/Hayward Avenues. The industrial area between Ashwin Parade and the River Torrens is not being considered as part of this rezoning study. The map overleaf shows the area being considered.

During the past two years Council staff have undertaken research in this area and discussed its future with some community members, including:

- surveying businesses, residents and landowners in and surrounding the identified area
- meeting with some of the larger businesses in the area
- conducting a community workshop with residents and surrounding businesses of Wilford Avenue
- undertaking a land use and employment census of the area.

What does this mean?

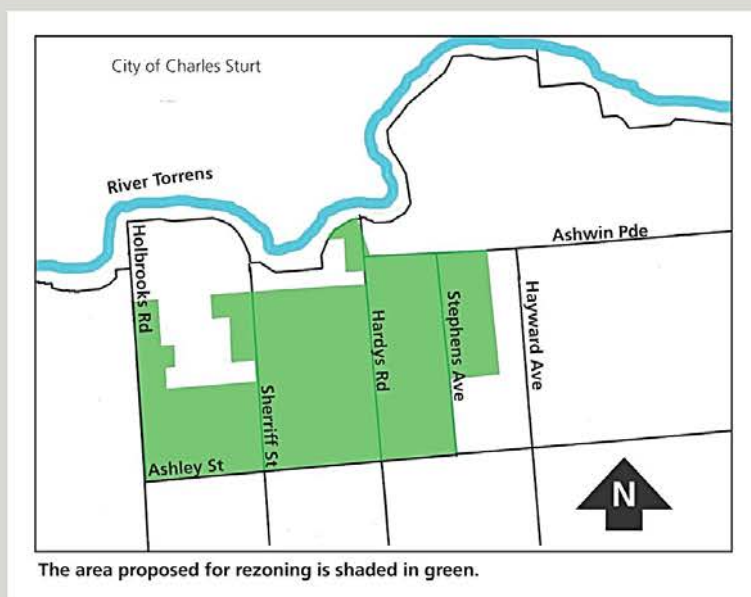
We recognise there are a range of views in the community about the future of the Underdale and Torrensville industrial area. Some landowners are interested in redeveloping their land, while many businesses have long-term plans to stay here.

If this area is rezoned, current businesses can continue their existing industrial and business activities as they have 'existing use rights'. Alternatively, if landowners want to redevelop their land for residential use, that would now be possible (if the necessary approvals are obtained).

If this area is rezoned, Council anticipates it would gradually transition to more residential development over time. How fast the area changes would depend on whether landowners choose to take up the new opportunities for residential redevelopment or continue with their existing activities.

Rezoning part of the Underdale and Torrensville industrial area is an important long-term decision for Council and the community.

Continued over



From previous page

Current status

While Council is currently undertaking a formal process to consider rezoning the area to the Urban Renewal Zone - it is important to note that no decision has been made at this time. If approved, the rezoning would allow a long-term transition of part of the Underdale and Torrensvile industrial area to residential development.

We are currently in the research stage of this process and exploring the mix of residential densities that may be suitable for this area. The next stage is for the rezoning proposal to be put out for community comment from July to August this year.

When this does happen, Council will write to all landowners and occupiers in the area proposed to be rezoned and explain how feedback can be provided. You can let us know the reasons why you agree or disagree with the rezoning proposal and provide comment on the type of residential development that would be allowed.

After the formal consultation process, Council will decide whether it wants to continue with the rezoning process and will take into consideration community feedback. If Council decides to proceed with the rezoning, it will submit the proposal to the Minister for Planning to make the final decision. This process is summarised in the diagram below.

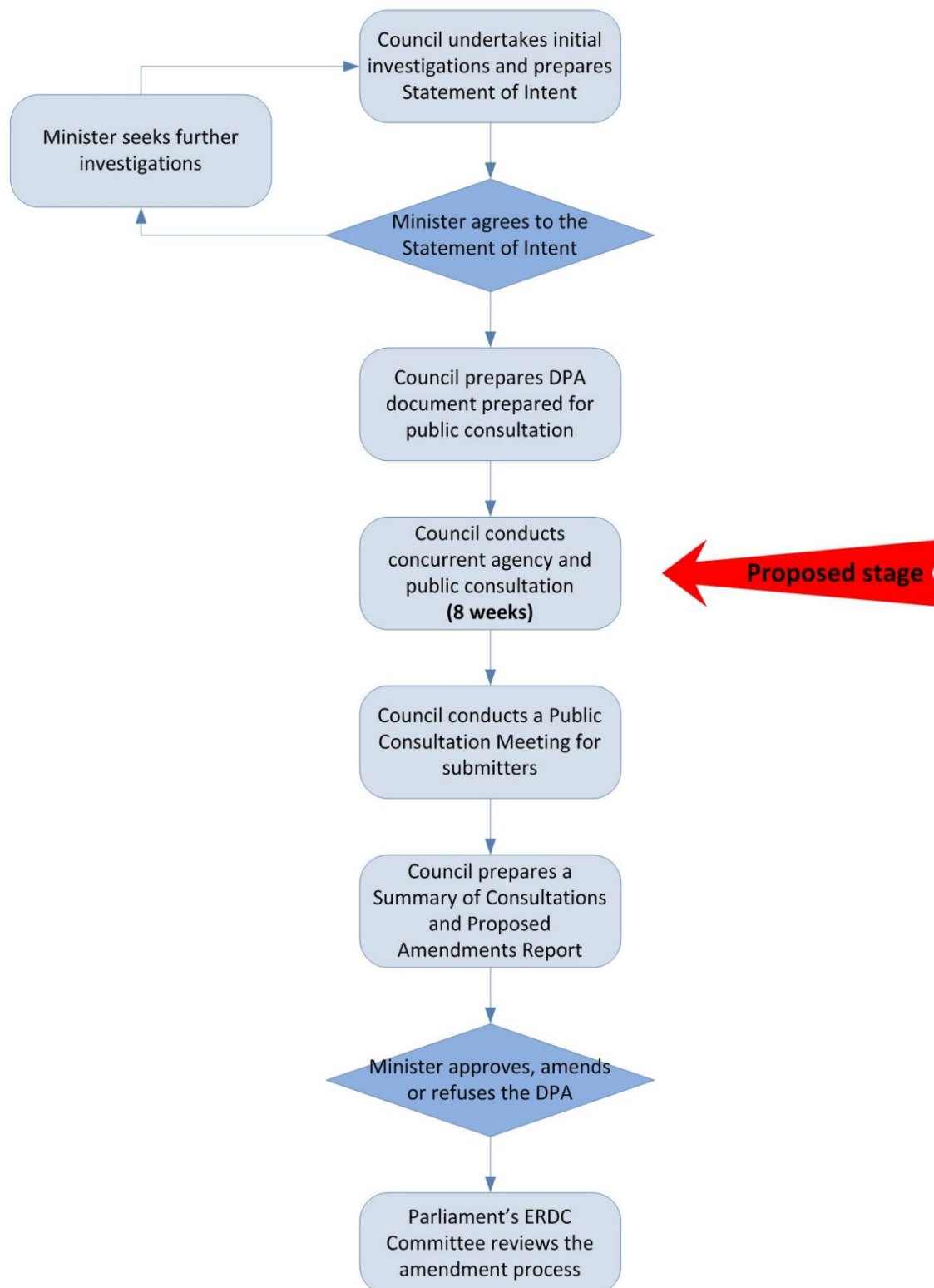
More information

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au



Statutory Process for the Underdale / Torrensvile Urban Renewal Development Plan Amendment

under the Development Act 1993



11.2 City Strategy Monthly Activity Report

Brief

This report presents the City Strategy Unit's Activity Report for the period 6 May to 6 June 2017.


RECOMMENDATION(S)

The Committee recommends to Council that the City Strategy Activity Report for June 2017 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 unit since the last meeting of the Committee.

Discussion

Key activities	Update
Environmental Planning	
<i>Native Plant Giveaway</i>	<p>The Native Plant Giveaway was held on Saturday 3 June to celebrate World Environment Day.</p> <p>417 packs of 12 plants were available for distribution to property owners and tenants with around 260 packs (3,210 plants) given out on the day. Remaining packs were distributed to 11 local schools who had registered their interest in receiving surplus plants prior to the event for revegetation projects on their school grounds.</p> <p>As part of this initiative, 5,000 native seedlings were distributed for planting across the city.</p> 

<p>Tree Tags</p>	<p>To raise awareness about the value of trees, tree-tags were temporarily displayed through the Memorial Gardens.</p> <p>The tree tags were double-sided. One side provided a general statement around the different value of trees, while the other provided specific information relating to each tree such as height, how much oxygen it provides in one year, metres of shade and its equivalent in beach umbrellas as well as the amount of harmful pollution removed from the air each year.</p> <p>The information on the tags was obtained via the i-Tree Eco tool which has the ability to provide further outputs and analysis.</p> <p>The tags attracted interest from park users and local schools.</p>
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<p>Operational Environmental Management Plan</p>	<p>The draft Operational Environmental Management Plan for the West Beach detention basin has been prepared and is currently being reviewed by Adelaide Airport's Environment Officer.</p>
<p>Rainwater rebate review report</p>	<p>The criteria for the 2016/17 Rainwater Tank Rebate Program was expanded from previous years. This has resulted in a higher number of applicants, rebates issued and the amount of water captured for reuse.</p> <p>The Administration has prepared a rainwater rebate review report which will be presented to the Civic Committee.</p>

<i>Green Initiatives rebate proposal</i>	<p>In response to the community's interest in sustainability initiatives, and to complement Council's sustainability programs, a green initiatives rebate proposal is currently being prepared for the June 2017 Civic Committee meeting.</p> <p>The Green Initiatives rebate proposal aims to ascertain interest of Elected Members in offering Council rebates to residents for the purchase of items in their homes such as solar panels, battery storage, rain gardens, rainwater rebates etc.</p>
<i>Funding application for the EPA's Rain Garden 500 program</i>	<p>The EPA is offering funding towards the installation of rain gardens in the Adelaide region through its Rain Garden 500 program. The program is focusing on improving water quality in catchments that discharge stormwater to the coast.</p> <p>The Administration has been encouraged by the EPA to apply for funding to build the CWT's proposed rain garden situated in the future carpark of the old RLS site that is currently being redeveloped. The deadline for lodging applications is 21 June 2017.</p>
Land Use Planning	
<i>Underdale and Torrensville Urban Employment Development Plan Amendment (DPA)</i>	<p>A community factsheet on the project was released in May 2017. The factsheet was letterbox dropped to all properties in the DPA study area as well as properties adjacent to the study area and properties between the study area and the River Torrens Linear Park.</p> <p>A report to Council regarding the release of the <i>Underdale and Torrensville Urban Employment Development Plan Amendment</i> for public and agency consultation is included in this agenda.</p>
<i>Employment Lands Analysis</i>	<p>An analysis of employment lands was undertaken to review the planning policy provisions for employment-related zones and activities.</p> <p>The project will provide information to assist in building a more accurate understanding of the current and potential economic activities and viability of existing employment zones in the Council area.</p> <p>Submissions were sought by select tender to undertake the Employment Lands Analysis project. Three (3) submissions were received with Property & Advisory being the company which was selected.</p>
<i>DPTI Council Roadshow</i>	<p>Relevant members of the Administration attended a DPTI Council Roadshow on the SA Planning Reform during May. The topics covered at the Roadshow included:</p> <ul style="list-style-type: none"> • Community Engagement Charter, including development of the first generation charter • State Planning Policies, including the proposed framework • Regional Planning, including the 30-Year Plan 2017 Update and Joint Planning Agreement pilots • Planning and Design Code, including Collaboration Work Programs • Development Assessment Pathways • Design Standards and Infrastructure Schemes, including pilots

<i>Heritage Register and Heritage Development Plan Amendment</i>	The Contributory and Local Heritage Items tables and maps were checked and confirmed with a response to that effect to DPTI. These are now awaiting progress from DPTI and consolidation into Council's Development Plan.
Corporate Planning	
<i>Urban Design Framework</i>	The Administration received 5 submissions from consultants in response to a Request for Quote (RFQ) to prepare the Urban Design Framework. The assessment panel has identified a preferred supplier and it is anticipated that all consultants will be notified of the outcome shortly.
<i>Community Plan Review</i>	<p>A report providing the updated Community Plan, as a result of consultation, was presented to the 9 May 2017 meeting of the CPPP and the recommendations of the CPPP endorsed by Council at its 16 May 2017 meeting.</p> <p>As such, the updated Towards 2025 Community Plan has now been adopted by Council and is the lead document in Council's suite of strategic management plans.</p>
<i>Service Plans 2017/18</i>	Draft departmental 2017/18 annual service plans were presented to the 9 May 2017 meeting of the CPPP with the recommendation that they be approved endorsed by Council at its 16 May 2017 meeting.
<i>3rd Quarter 2016/17 Service Plans Progress Update</i>	The 3 rd quarter 2016/17 Service Plans progress updates were presented to the 9 May 2017 meeting of the CPPP, the recommendations of which were endorsed by Council at its 16 May 2017.

Conclusion

This report details recent activities of the City Strategy department for June 2017.

Attachments

Nil

11.3 Community Services Monthly Activity Report - May 2017

Brief

This report details the activities of the Community Services Department for the period 6 May 2017 to 6 June 2017.

RECOMMENDATION(S)

The Committee recommends to Council that the Community Services Activity Report - May 2017 be noted.

Introduction

The community services department (Department) provides a report to each Strategy and Community Committee meeting detailing the status of key projects and activities for the preceding month.

Discussion

The key projects and activities undertaken by the Department are as follows:

Thebarton Community Centre

The first weekend of May was very busy at the Thebarton Community Centre with the Japanese Australian Friendship Association holding its very well attended Kodomo no Hi Japan Festival (estimated attendees totalled 5,000 people). The Kodomo no Hi Japan Festival is an annual celebration of the cultural and social links between Japan and Australia. This year it was sponsored by Council and, with a 22-year history, is Adelaide's largest Japanese Festival.

During the month, the Centre also hosted the Sierra Leone Community of SA's 56th Independence Day Celebration and a rare sporting event by South Australian Arm-wrestling Association. There were also engagements, weddings and anniversary parties. The meeting rooms hosted yoga sessions, mindfulness and hypnobirthing classes, training sessions, immunisations, self-help support groups, and certificate level educational classes. A total of 78 different groups booked at TCC for May 2017.

Volunteers

The volunteer training grant from the Department of Communities and Social Inclusion (DCSI) enabled a two-day First Aid training course for 18 volunteers and a Child Safe Environments course for 11 volunteers to be held by Council using an in-house trainer. As part of National Volunteer Week, the Department hosted a morning tea for 50 local volunteers. Morning tea attendance came from a variety of volunteers from Conservation Volunteers, St. Aloysius Church, STAR Inc., Sea Rescue, Fiji Seniors Club and City of West Torrens volunteers. Attendees were provided with 'Thank You for Volunteering' badges.

Outreach

The Department took part in a filmed interview in the Hamra Centre for DECD (Department of Education and Child Development), which was part a Cowandilla Primary School promotion highlighting Council and community partnerships.

The Department worked with the Thriving Neighbourhoods group to deliver a Pop Up Café community event on May 13 at Rex Jones Reserve. It was the third event of its kind. The aim of these events, targeting Marleston, Plympton and Kurralt Park, is for people to meet (and bring) their neighbours to strengthen community participation and resilience. Event activities included free coffee, free healthy barbeque, junkyard play, art and craft, giant games and the mobile library.

There were also a range of activities designed to encourage the community to connect with each other, including a 'Where are you from' world map, a local street map, 'What makes you smile in your neighbourhood' question, a talking tent with questions about the community and roving staff taking surveys and chatting to families. Feedback from the event was very positive.



An 8 week after-school Netball program began on May 9 in conjunction with Netball SA at Priceline Stadium, Mile End. The program has 15 enrolled participants ages 10-14 from 3 schools in West Torrens.

A Children's Services Officer presented a short Baby & Toddler Time for the Ashford Parents and Babies group on Wednesday 24 May 2017. It was attended by approximately one dozen parents and babies. Community Services flyers and information, Talking Points and the Community Directory were available to promote West Torrens services. Library collections were explained, including a demonstration of the parent kits and sporting equipment and toy library resources. Some parents had already visited the West Torrens Library and had lots of positive feedback.

Community Gardens

A new family was inducted into the garden at Long Street. The gardeners assisted an elderly resident to relocate raised garden beds. A hands-on Gardening Workshop for 15 people has been arranged for Tuesday June 27 at Plympton Community Centre. The vacant Clifford Street plots were cleared for 2 new community gardeners to start in the near future. New signage is being prepared for both community gardens.

Meet the Author

Tricia Stringer was interviewed by Victoria Pullman about her latest book *Jewel in the North*. Victoria Pullman worked in and around the Adelaide media for nearly 30 years as an ABC television and radio journalist, a speechwriter to a Premier, political advisor, editor, media advisor and private sector communications consultant. Tricia Stringer has won the hearts of many with her warm, engaging stories of life and people in rural Australia. It was a very successful evening with over 30 attendees.



Council's Home Support Program and CHSP

Home support staff have been busy liaising/engaging contractors to supply services to the older community using the significant funding from Council. A mail-out has occurred to approximately 1,000 clients with a listing of Council funded services.

The CHSP team and OPAL Coordinator are working on providing health and wellbeing related activities in the Plympton Community Centre relevant to community need. This will be launched with an Active Ageing Expo on the 23 June to consult around areas of interest. Flyers are being distributed promoting the expo day to current clients, medical practitioners, independent living villages, library and Community centres

Events coming up in 2017:**Refugee Week 2017**

A series of evening Rag Rug Weaving sessions will be held at the Hamra Centre from Monday June 20 to Friday 23 June.

A "Come and Try Falun Dafa" event (similar to Tai Chi) will be held on Thursday 22 June 7.30pm to 8.30pm at the Hamra Centre.

Plympton Community Centre

The Active Ageing Expo will be held on Friday 23 June 2017. This all-day event has bookings for most activities focussed on health and wellbeing for older people.

A hands-on Gardening Workshop will be held on Tuesday 27 June 2017.

Movie Nights

Movie nights will continue to be held on Thursday evenings every second month. This is a free event with refreshments and is held at the West Torrens Auditorium. The following movies are scheduled as follows:

- Thursday 15 June - *The Girl on the Train*
- Thursday 10 August - *Lion*
- Thursday 12 October - *Allied*
- Thursday 14 December - *La La Land*

Attachments

Nil

12 MEETING CLOSE

CITY OF WEST TORRENS



ATTACHMENT

UNDER SEPARATE COVER

Strategy and Community Committee Meeting

20 June 2017

Item 11.1 Underdale and Torrensville Urban Renewal Development Plan Amendment for agency and public consultation

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Development Plan Amendment

By the Council

West Torrens Council

Underdale and Torrensville Urban Renewal Development Plan Amendment

Explanatory Statement and Analysis

For Consultation

Underdale and Torrensville Urban Renewal DPA
West Torrens Council
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Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Have Your Say

Have Your Say

This Development Plan Amendment (DPA) will be available for inspection by the public at the City of West Torrens, 165 Sir Donald Bradman Drive, Hilton from 27 June 2017 until 23 August 2017.

During this time anyone may make a written submission about any of the changes the DPA is proposing. Submissions should be sent to:

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

Submissions should indicate whether the author wishes to speak at a public meeting about the DPA. If no-one requests to be heard, no public meeting will be held.

If requested, a meeting will be held on 5 September August 2017 at the City of West Torrens, 165 Sir Donald Bradman Drive, Hilton.

Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Explanatory Statement

Explanatory Statement

Introduction

The *Development Act 1993* provides the legislative framework for undertaking amendments to a Development Plan. The *Development Act 1993* allows either the relevant council or, under prescribed circumstances, the Minister responsible for the administration of the *Development Act 1993* (the Minister), to amend a Development Plan.

Before amending a Development Plan, a council must first reach agreement with the Minister regarding the range of issues the amendment will address. This is called a Statement of Intent. Once the Statement of Intent is agreed to, a Development Plan Amendment (DPA) (this document) is written, which explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA may include:

- An Explanatory Statement (this section)
- Analysis, which may include:
 - Background information
 - Investigations
 - Recommended policy changes
 - Statement of statutory compliance
- References/Bibliography
- Certification by Council's Chief Executive Officer
- Appendices
- The Amendment.

Need for the amendment

For some time now, the City of West Torrens ('Council') has actively worked towards establishing a Mixed-Use or Residential Zone in the Underdale and Torrensville existing industrial area. This policy change is intended to address a range of impacts associated with the existing industrial activities while also providing opportunities for residential development to take advantage of the attractive location near the River Torrens Linear Park and proximity to existing facilities and services.

Council's desire to progress a change in zoning in this area has been expressed through its Strategic Directions Report and a number of subsequent planning studies associated with the Underdale and Torrensville precinct. Specifically, Council is seeking to establish a planning framework to enable a transition from industrial to medium density residential development over time.

It is envisaged that medium density housing will generally be two-storeys in height with the potential for taller buildings in the order of three-storeys near the centre of the new Zone (away from existing housing). In addition, it is envisaged that a range of housing types and styles will be developed to reflect the emerging needs of the community. This new housing will be supported by small-scale, non-residential land uses such as shops, offices and consulting rooms.

While the introduction of a new planning regime will provide additional investment opportunities, it may not result in relocation of industrial activities in the short to medium term. Rather, existing businesses are entitled to continue to operate indefinitely (under existing use rights) and may only consider relocating once they decide to expand (which wouldn't be encouraged under the proposed planning regime) or if an opportunity to relocate presents itself.

However, once an industrial or commercial development makes the decision to relocate, the new zoning will assist this process by increasing the value of the land which may help to offset relocation and remediation costs.

Underdale and Torrensville Urban Renewal DPA
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Explanatory Statement

This process is also likely to be hastened by the pressure that industrial activities face when located near to residential development in inner-city locations. Over time, the decision to relocate may become more appealing as the new zoning regime results in increased land values, allows the encroachment of sensitive land uses and increases the environmental obligations of industrial development; particularly in terms of the transmission of noise.

Statement of Intent

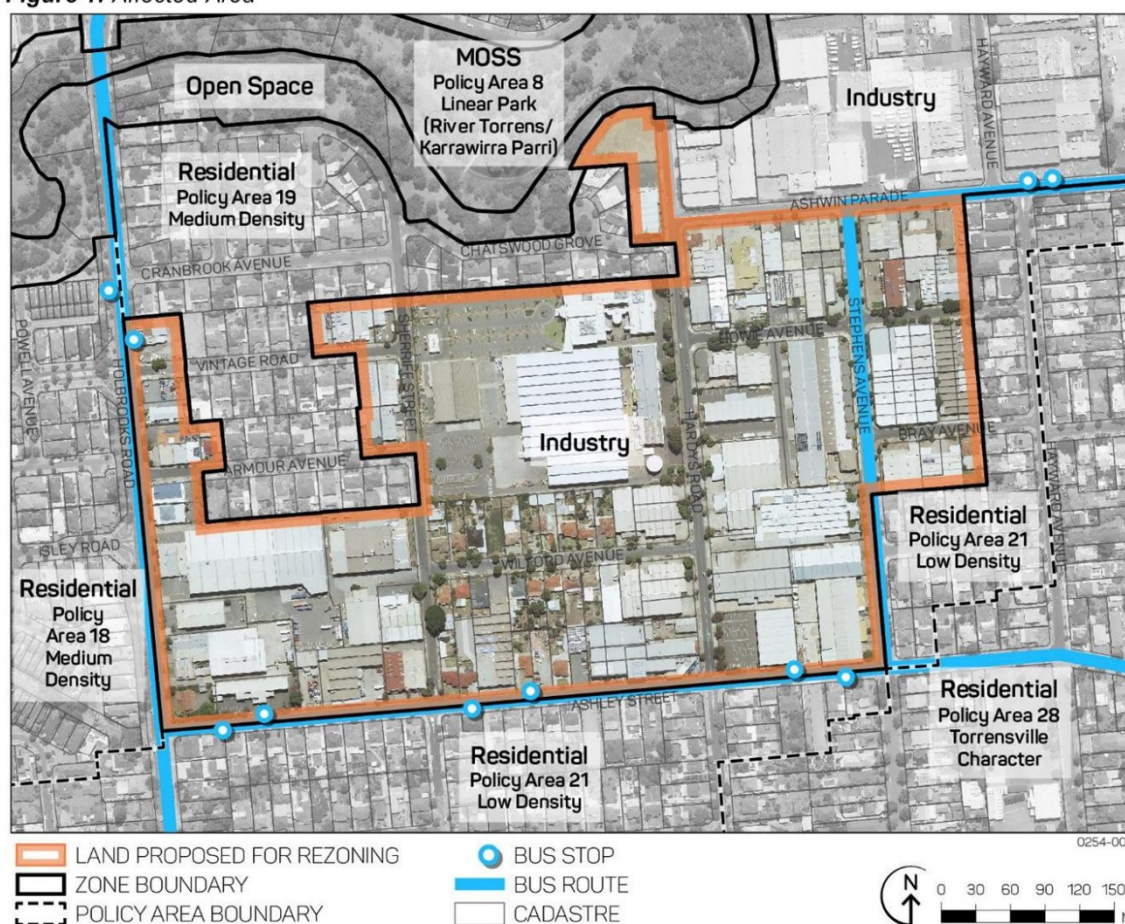
The Statement of Intent relating to this DPA was agreed to by the Minister on 8 December 2016.

The issues and investigations agreed to in the Statement of Intent have been undertaken or addressed during the preparation of this DPA.

Affected area

The area affected by the proposed DPA is illustrated in Figure 1 below. In essence, the affected area includes all the land currently zoned 'Industry' within Underdale and Torrensville located south of Ashwin Parade. It does not affect land currently Zone 'Industry' located north of Ashwin Parade.

Figure 1: Affected Area



Underdale and Torrensville Urban Renewal DPA
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Explanatory Statement

Summary of proposed policy changes

The DPA proposes the following changes:

- The introduction of a new Urban Renewal Zone into the Development Plan which:
 - Provides for medium density residential development comprising a range of dwelling types and forms, integrated with a range of non-residential uses and usable open spaces; and
 - Facilitates the orderly and efficient redevelopment of existing and transitioning industrial activities to land uses that are compatible with residential development and other sensitive uses.
- The introduction of a new Mixed Use Transition Policy Area within a portion of the Urban Renewal Zone which:
 - Accommodates a range of business, commercial, warehouse, storage and light industrial land uses that are envisaged to transition in an orderly and efficient manner to compatible mixed use development, including residential development; and
 - Seeks the effective location and management of industrial and commercial activities at the interface of adjacent areas that support residential and other sensitive land uses.
- The introduction of Desired Character Statements within the Urban Renewal Zone and Mixed Use Transition Policy Area which will guide future development in terms of land use, building design and interface issues.

Legal requirements

Prior to the preparation of this DPA, council received advice from a person or persons holding prescribed qualifications pursuant to section 25(4) of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the *Development Regulations 2008*.

Interim operation

This DPA is **not** seeking interim operation pursuant to section 28(1) of the *Development Act 1993*.

Consultation

This DPA is now released for formal agency and public consultation. The following government agencies and organisations are to be formally consulted:

- Department of Planning, Transport and Infrastructure
- Department of the Premier and Cabinet
- Department of State Development
- Environment Protection Authority
- SA Health
- SafeWork SA
- Adjoining councils and participant councils in the Western Alliance for Economic Development (City of Charles Sturt, City of Holdfast Bay and City of Port Adelaide Enfield)
- State and Federal Members of Parliament whose electorates fall within the City of West Torrens

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All written and verbal, agency and public submissions made during the consultation phase will be recorded, considered, summarised and responses provided. Subsequent changes to the DPA may occur as a result of this consultation process.

Important Note for Agencies: This DPA includes modules from the State Planning Policy Library.

As the policy library was subject to agency consultation during its development, agencies are requested to comment only on the range and application of the modules selected and not on the actual policy content, except where that policy has been included as a local addition. Agencies are invited to comment on any additional issues (if relevant).

The final stage

When Council has considered the comments received and made any appropriate changes, a report on this (the *Summary of consultations and proposed amendments* report) will be sent to the Minister.

The Minister will then either approve (with or without changes) or refuse the DPA.

Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Analysis

Analysis

1. Background

The DPA has been initiated in response to considerable interest expressed by some members of the community in relation to future development within the Industry Zone in the Underdale and Torrensville area. In particular, Council has received three petitions since 2008 seeking to have a portion of the Zone in this area rezoned to Residential based on concerns regarding the existing industrial and commercial operations.

In response to the petitions from the community, Council 'flagged' an intention to rezone a portion of the Industry Zone to facilitate medium density residential development in its 'Strategic Directions Report' (2008). Since this time, Council has continued to pursue residential zoning for this precinct in order to take advantage of a number of opportunities that the land presents while also addressing a range of interface issues. In broad terms, Council wishes to pursue residential development for the following reasons:

- To take advantage of the locational qualities for residential development including the proximity to the River Torrens Linear Park and the Adelaide Central Business District (see Figure 2);
- To take advantage of the availability of facilities and services to support residential development including essential infrastructure, public transport, schools, open space and shopping centres (such as the redeveloped Brickworks Market);
- To provide development opportunities for existing vacant properties within the Industry Zone which have limited redevelopment options due to zoning constraints; and
- To address a range of impacts (and associated complaints) associated with existing industrial and commercial activities such as noise, traffic movements, odour and visual appearance.

Figure 2: Regional Context



Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Analysis

As part of a wider study, Council commissioned Connor Holmes in 2013 to prepare the 'West Torrens Residential and Industrial Interface Study' which recommended that parts of the Industry Zone be considered for rezoning to Residential and/or Mixed Use.

In 2014, Council then prepared a 'Statement of Intent' seeking the Minister for Planning's approval to commence a DPA to rezone part of the Industry Zone in Underdale and Torrensville to Mixed Use/Residential. In his response, the Minister raised a number of concerns with the proposed rezoning and requested that further investigations, including consideration of the Urban Employment Zone module, be undertaken prior to the submission of an amended Statement of Intent.

Accordingly, Council commissioned URPS and SGS Economics to prepare these additional investigations while Jones Lang LaSalle were also commissioned to prepare an Economic and Land Use Analysis. These additional investigations were considered by Council and incorporated into an amended Statement of Intent which was submitted to the Minister for Planning in July 2016. In summary, the amended Statement of Intent proposes to pursue an Urban Employment Zone for the affected area seeking to strike a balance between the protection of the existing industrial and commercial development while also working towards a longer term vision for medium density housing.

On 8 December 2016, the Minister for Planning approved the amended Statement of Intent but also requested that Council consider incorporating a new 'Urban Renewal' zoning framework which is being adopted within the Kilburn/Blair Athol Urban Renewal Ministerial DPA that has recently commenced consultation. The Kilburn and Blair Athol area has some similarities to the Underdale and Torrensville area as it contains a number of long established industrial and commercial uses which are interspersed with residential development.

Based on the Minister's most recent response to the amended Statement of Intent, the DPA now seeks to facilitate a staged transition from traditional industrial activities to a more mixed use/residential focus in Underdale and Torrensville. This policy change reflects the existing mixed use nature of the affected area which includes a significant element of residential development. Given that the Urban Employment Zone (as proposed by the amended Statement of Intent), does not contemplate residential development, the DPA seeks the introduction of an alternative zoning framework (via the new Urban Renewal Zone) to facilitate Council's desire for residential development to replace higher impact, non-residential activities over time.

2. The strategic context and policy directions

2.1 Consistency with South Australia's Strategic Plan

South Australia's Strategic Plan outlines a medium to long-term vision for the whole of South Australia. It has two important, complementary roles. Firstly, it provides a framework for the activities of the South Australian Government, business and the entire South Australian community. Secondly, it is a means for tracking progress state-wide, with the targets acting as points of reference that can be assessed periodically.

The DPA supports the following targets of South Australia's Strategic Plan:

South Australia's Strategic Plan 2011	
Strategic Plan Objective/Targets	Comment/Response
Goal: We are committed to our towns and cities being well designed, generating great experiences and a sense of belonging. Target 1: Urban spaces Increase the use of public spaces by the community (baseline: 2011)	The DPA will facilitate a transition from industrial to medium density residential with new development guided by policies seeking high-quality design which integrates with surrounding residential development and open space.

Underdale and Torrensville Urban Renewal DPA
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Analysis

South Australia's Strategic Plan 2011	
Goal: New developments are people friendly, with open spaces and parks connected by public transport and bikeways. Target 2: Cycling Double the number of people cycling in South Australia by 2020 (baseline: 2011)	The DPA will facilitate population growth adjacent the River Torrens Linear Park which will encourage greater usage of this important open space for cycling and walking.
Goal: Everyone can afford to rent or buy a home. Target 7: Affordable housing South Australia leads the nation over the period to 2020 in the proportion of homes sold or built that are affordable by low and moderate income households (baseline: 2010)	The DPA includes provisions to provide a minimum of 15% affordable housing in the area.
Goal: We support people to stay in their homes if they choose. Target 11: Housing for people with disabilities Increase the number of people with a disability in stable, supported community accommodation to 7 000 by 2020 (baseline: 2003-04)	The DPA will facilitate the provision of a wider variety of housing types which may be suitable for those with a disability.
Goal: South Australia has a sustainable population. Target 45: Total population Increase South Australia's population to 2 million by 2027 (baseline: 2003)	The DPA will result in an increase in population which may be in the order of an additional 1,900 people over time.
Goal: We reduce our reliance on cars in the metropolitan area, by walking, cycling and increasing use of public transport. Target 63: Use of public transport Increase the use of public transport to 10% of metropolitan weekday passenger vehicle kilometres travelled by 2018 (baseline: 2002-03)	The DPA will provide additional housing opportunities near existing public transport routes and off-road cycling paths which will reduce the reliance on cars.
Goal: We want Adelaide to grow up more than out. Target 68: Urban development By 2036, 70% of all new housing in metropolitan Adelaide will be being built in established areas (baseline: 2010)	The DPA will provide additional housing opportunities within the established urban area.

2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government planning policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government.

The following volumes of the Planning Strategy are relevant to this DPA:

- The 30-Year Plan for Greater Adelaide

The DPA supports the policies of the Planning Strategy by:

- 'Opening up' additional residential development opportunities which will assist to meet the following targets:
 - "85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045"
 - "60% of all new housing in metropolitan Adelaide will be built within close proximity to current and proposed fixed line (rail, tram, O-Bahn and bus) and high frequency bus routes by 2045"
 - "Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045"

Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Analysis

- *"Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045"*

The DPA introduces Policy Library modules, which have been developed with reference to and have strong links to the Planning Strategy.

A detailed assessment of the DPA against the Planning Strategy is contained in **Appendix A**.

2.3 Consistency with other key strategic policy documents

This DPA accords with other key policy documents as set out below.

2.3.1 Council's Towards 2025 Community Plan

Updated in 2017, the Towards 2025 (Community Plan) is the lead strategic document which guides more specific strategies and plans upon which assists Council with its decision making processes. In particular, the Community Plan determines Council's key priorities for the next two decades.

The Community Plan is structured around six broad themes which relate to the community's aspirations and Council's ability to deliver on these.

The Community Plan notes that Council area faces a number of challenges including an ageing population, economic pressures, a changing climate and increased expectations from the community to be involved in the decision making process.

In terms of the DPA, the Community Plan identifies the following challenges under the 'Built Environment' theme:

- *The State Government's population growth projection [in the 2010 30-Year Plan for Greater Adelaide] of up to an additional 545,000 people in Greater Adelaide by 2045, will result in increased and changing demands upon community assets including footpaths, roads, storm water and open space.*
- *City design will be increasingly important to ensure the future built form, to include medium and high density housing, is sustainable, human scale, responsive to human needs, aids crime prevention, mitigates interface issues and protects those parts of the city which have an established residential character.*
- *Increasing traffic flows through West Torrens requires the ongoing monitoring and implementation of an integrated citywide traffic management plan to address traffic speeds, parking and the increased use of 'greener' travel such as cycling and public transport.*
- *Interface issues resulting from infill development where residential land abuts industrial land uses resulting in traffic, noise and odour issues will place pressure on local industry to relocate or to move from 'dirty' heavy manufacturing towards 'cleaner' industries such as biotech facilities, logistics and distribution.*

In order to address these challenges and to realise the community's aspiration for a 'well-designed built environment' the Community Plan proposed the following strategies:

Facilitate development that meets the needs of the community.

- *Support a range of housing types and densities across the city, while conserving areas of character and heritage value.*
- *Advocate for the provision of adequate public places within the urban form.*

Facilitate retail, commercial and industrial activity that is compatible with neighbouring land uses.

- *Support a range of retail, commercial and industrial development, while minimising conflicts with neighbouring land uses.*
- *Enable a range of developments by providing and advocating for quality infrastructure and appropriately zoned land.*
- *Facilitate mixed use developments at key centres.*
- *Review Council's Development Plan policies to optimise employment opportunities consistent with other land uses and community needs.*

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2.3.2 Council's Strategic Directions Report

This DPA is consistent with Council's Strategic Directions Report (as agreed by the Minister in March 2015). In particular, the DPA directly responds to the following 'Issues and Challenges' which have been extracted from the Strategic Directions Report:

In the last two decades West Torrens has begun a trend towards urban renewal. This has involved an increase in residential development including an increase in the number of townhouses and home unit dwellings. Infill development and accompanying population growth and regeneration has placed increased and changing demands upon community assets including footpaths, roads, storm water and open space.

The State Government's 30 Year Plan [2010] sets targets for an additional 83,000 people in Adelaide's Western region by the year 2040, resulting in further pressure on assets as well as a new built form of mixed higher density development. There will be greater demand for new and affordable residential housing and higher and better use of land, while protecting areas of high character value.

The trend towards urban infill has, however, raised concerns from the community; Council's recent Housing Diversity DPA seeks to change the future form and character of some parts of the city by identifying areas suitable for medium and high density housing, while introducing new 'character' policy areas to better protect those parts of the city which have a desirable, established residential character. Design will be increasingly important to ensure the built form is sustainable, human scale, responsive to human needs, aids crime prevention and mitigates interface issues.

Urban infill has also lead to a range of interface issues where residential land abuts industrial land uses, resulting in traffic, noise and odour issues. With limited opportunities for expansion and pressure from neighbouring communities to relocate away from homes and schools, there is a trend in local industry to move from 'dirty' heavy manufacturing towards 'cleaner' industries such as biotech facilities, logistics and distribution.

The DPA will also assist to address the following specific challenges and/or priorities identified in the Strategic Directions report:

Community Life

- A diversity of housing opportunities, including 'aging in place'.
- Identify locations and opportunities for land banking and urban infill opportunities.

Built Environment

- The need to anticipate and cater for future increased demand for new and affordable residential housing and higher and better use of land.
- Ensuring that infill development is balanced with the appropriate preservation and conservation of identified character areas and streetscapes within the city to which the community has assigned significant value.
- To ensure that design of built form is sustainable, human scale, responsive to human needs, aids in crime prevention and mitigates interface issues.
- To implement innovative measures 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.

City Prosperity

- Enabling mixed use development along key corridors throughout the City, and key nodal points in local areas.

Importantly, the Strategic Directions Report does not identify the Underdale and Torrensville area as 'industrial' which indicates that Council is open to pursuing an alternative form of development for this area.

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2.3.3 AdaptWest Western Adelaide Regional Climate Change Adaptation Plan

The DPA is consistent with AdaptWest Western Adelaide Regional Climate Change Adaptation Plan (AdaptWest). AdaptWest was endorsed by the Council in 2016 in conjunction with City of Charles Sturt and Port Adelaide Enfield. AdaptWest identify priority adaptation options which seek to plan and design climate resilient buildings, places and spaces, improved management of urban runoff and increase urban greenness. Redevelopment of the affected area through this DPA will contribute to the increased climate resilience of the area.

2.3.4 Infrastructure planning

Where relevant, a DPA must take into account relevant infrastructure planning (both physical and social infrastructure) as identified by Council (usually through the Strategic Directions Report), the Minister and/or other government agencies. Given that the Underdale and Torrensville precinct has been fully developed for a mixture of land uses for some time and is serviced by roads, stormwater drainage, power, telecommunications and water, it is not considered necessary for the DPA to specifically address the provision of infrastructure. In other words, Council is satisfied that, in general, appropriate levels of essential infrastructure and services are currently available to accommodate the planned transition from industrial and commercial development to medium density residential. However, it is noted that, as the area transitions to medium density housing, Council will review its asset management plans applicable to the area and consider traffic, amenity and stormwater upgrades that may be necessary as the result of development.

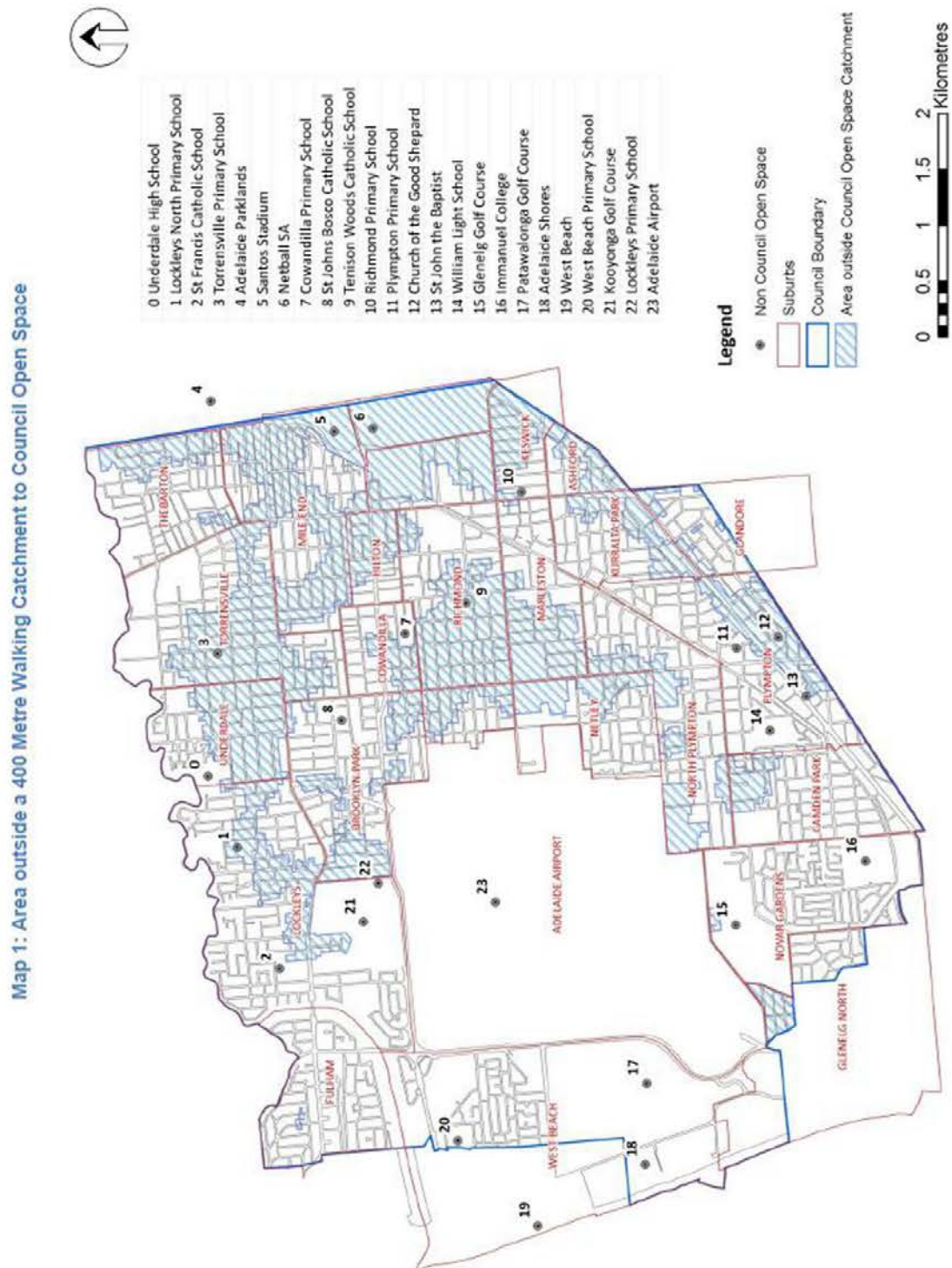
As development proceeds, on-site stormwater management measures may be necessary to address potential existing stormwater capacity issues within the proximity of Ashley Street, Hardys Road and Ashwin Parade. Future redevelopment of the area is likely to present an opportunity to improve this situation.

There are also some existing road management issues throughout the affected area. While these have partially been addressed through the Local Area Traffic Management Plan, there may be a need to upgrade Ashley Street, Hardys Road and Ashwin Parade to safely and efficiently accommodate additional traffic volumes generated by increased development activity. In relation to Ashley Street, some property acquisition may be required to achieve the desired road width and improve traffic movement and management. Accordingly, the DPA includes a slightly larger setback for buildings on Ashley Street to accommodate the possibility of future road widening and land acquisition.

In terms of open space, it is noted that Council's *Open Space and Public Place Plan* (2013), identifies that portions of Underdale and Torrensville are located outside the commonly accepted 400 metre walking catchment for open space (see Figure 3). However, it is also noted that almost all of the land that is proposed to be rezoned is located within 400 metres of the River Torrens Linear Park. In addition, the rezoning will present opportunities to increase the provision of open space through the redevelopment and renewal of this area.

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Figure 3: Open Space within a walkable catchment



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2.3.5 Current Ministerial and Council DPAs

This DPA has taken into account the following Council DPA which is currently being progressed:

Council DPAs	Response/Comment
Plympton Residential DPA (Privately funded)	This DPA is currently in investigation stage. The DPA proposes to rezone part of the Industry Zone located in Plympton to Residential Zone.

This DPA has also taken into account the following Ministerial DPAs which are currently being processed:

Ministerial DPAs	Response/Comment
Inner and Middle Metropolitan Corridor (Design) DPA	It is noted that the Minister's DPA introduces changes to the 'Design and Appearance' and 'Medium and High Rise Development (3 or More Storeys)' provisions in the General Section of the Development Plan. These new provisions will complement Council's DPA which seeks to encourage medium density residential development in Underdale and Torrensville
Inner and Middle Metropolitan Corridor (Sites) DPA	The Minister's DPA seeks to rezone twelve specific sites along the inner and middle corridors to facilitate mixed use, medium to high density development outcomes that can both frame key corridors and activate street frontages. Given that the two sites within the City of West Torrens are not located in Underdale or Torrensville, the Minister's DPA will have limited impact on Council's DPA.

2.3.5 Existing Ministerial Policy

This DPA does not propose to change any existing Ministerial policy within the Development Plan.

3. Investigations

3.1 Investigations undertaken prior to the Statement of Intent

3.1.1 Introduction

The area affected by the DPA has been the subject of extensive research and investigation over a number of years. In addition, Council has consulted with local residents and businesses in order to gain a detailed understanding of the existing activities and impacts occurring in Underdale and Torrensville while also canvassing a range of possible future development scenarios.

Importantly, consultation has occurred with both business owners and residents. For example, on 24 February 2016, a workshop was held with residents and landowners of Wilford Avenue. During this workshop, some residents raised a number of issues with existing businesses such as noise, odour, vibration, car parking limitations and congestion. Some residents expressed an interest in undertaking new residential development within Wilford Avenue and the wider locality. Some also expressed an interest in a transition from industry to non-industrial uses over time in accordance with a long term vision for the future development of the area.

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Separate to the DPA process, Council has also been working towards the resolution of a number of planning and traffic issues currently affecting Underdale and Torrensville. This has included the preparation and implementation of a Local Area Traffic Management Plan which will assist to resolve a number of traffic issues relating to the existing industrial and commercial traffic within the area.

The reports, studies and investigations of particular relevance to the DPA have been summarised below. They have not been presented in chronological order, rather, they have been ordered in terms of their relevance to the investigations set out in the original and subsequent Statements of Intent.

3.1.2 Residential/Industrial Interface DPA Investigations – URPS & SGS

Prepared in late 2015, the 'Underdale and Torrensville Residential/Industrial Interface DPA Investigations' (the "URPS Report") was drafted to respond to a range of issues identified by the Minister for Planning in relation to Council's original intention to introduce a mixed use/residential zoning over the land. At that point in time, the Minister had not raised the possibility of a transition process from industry to residential via an Urban Renewal Zone and appeared to be concerned that the proposed rezoning would result in the loss of employment generating activities as well as exacerbating interface issues. Consequently, the Minister requested that a Master Plan be prepared which identified appropriate sites for medium density residential development. The Minister also requested that consideration be given to the adoption of the Urban Employment Zone which is a Zone that does not, generally, contemplate residential development.

It is within that context that the URPS Report raised a number of potential impediments to widespread residential development within the area. These impediments included:

- An expressed desire from many of the existing business owners to continue to operate within the area;
- The existence of a number of businesses licensed by the EPA which have an associated "evaluation distance" of 300 metres to sensitive land uses such as housing;
- The likelihood that many sites are contaminated and would require costly remediation before they would be suitable for residential development; and
- The potential that allowing 'infill' residential development would exacerbate existing interface issues by placing housing closer to high-impact industrial activities such as crash repair premises.

URPS also highlighted the economic importance of the precinct and noted that the Industry Zone in Underdale and Torrensville (including the area north of Ashwin Parade) supports approximately 2,000 jobs. For these reasons, URPS recommended that the land be retained within an Industry Zone or a new Urban Employment Zone – both of which generally exclude residential development. URPS placed significant weight on achieving the consensus and support of landowners prior to progressing the rezoning and concluded that:

"... without the support of major industrial landowners, the rezoning of the area to allow mixed use and/or residential development is likely to be problematic and potentially unachievable".

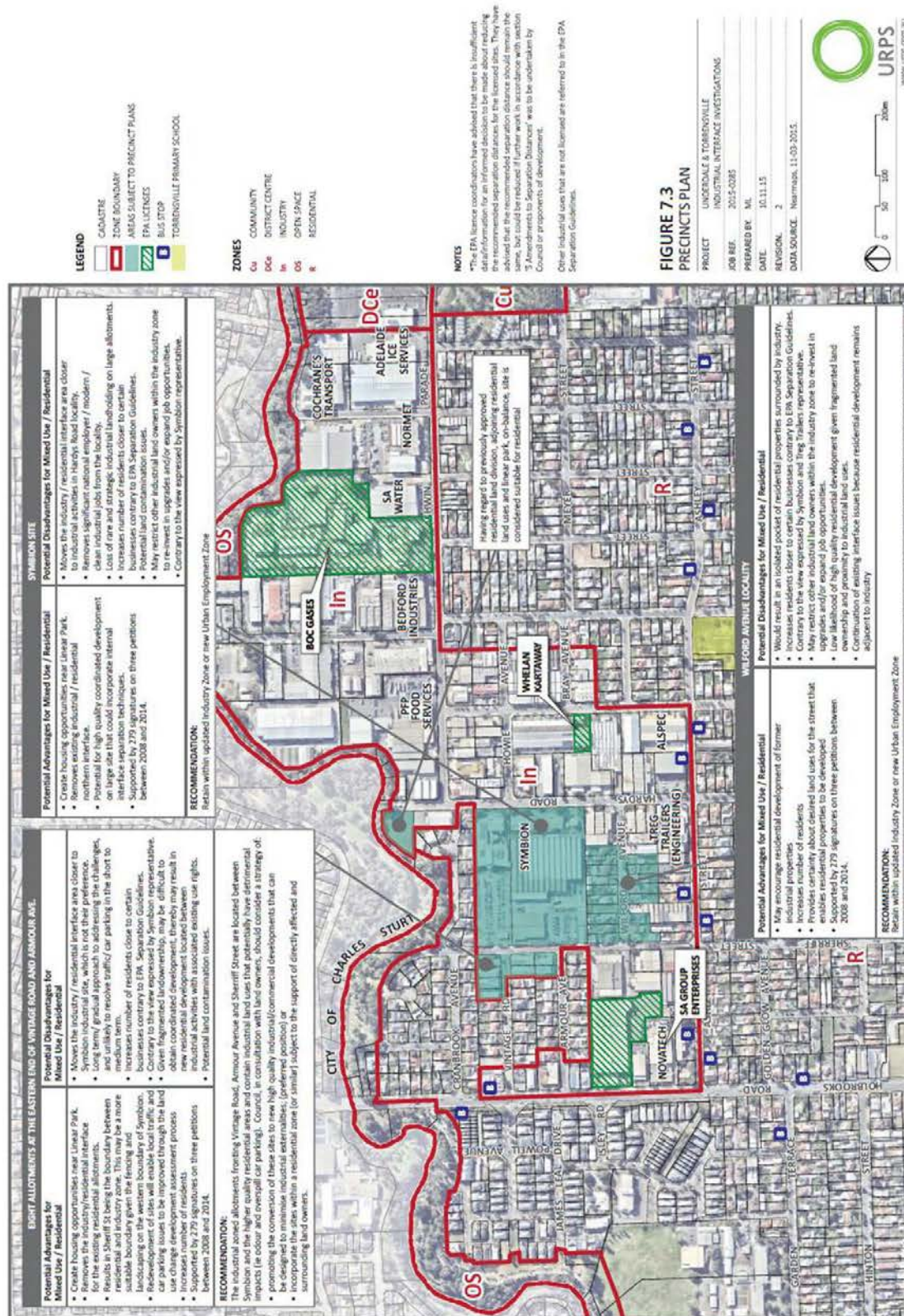
While the importance of achieving land owner support is acknowledged, it is equally important to consider the potential impact that the zoning changes can have on land values which, in turn, can encourage existing industrial activities to relocate. In other words, the introduction of a Residential or Mixed use Zone is likely to substantially increase the value of land which provides a financial incentive for historic industrial and commercial activities to relocate to areas where land is cheaper. That process has been evident in other inner-city areas with an industrial past such as Bowden and Thebarton – most recently with the announcement of the closure of the Coca-Cola factory on Port Road. Potentially, the closure of the Coca-Cola factory was hastened by the introduction of the Urban Corridor Zone in that location in 2013 which has allowed a wider range of land uses including medium and high density residential.

It is also clear that inner-city industrial and commercial activities will continue to face pressure from encroaching residential development as well as more stringent environmental controls which may not have been in place when the activity was first established.

Given URPS' recommendation to retain the existing Zone or introduce an Urban Employment Zone, they did not consider it appropriate to prepare a Master Plan for medium density residential development as requested by the Minister. However, they did prepare a 'Precinct Plan' which provides useful context for the proposed rezoning (see Figure 4 on the following page).

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Figure 4: 'Precinct Plan' Prepared by URPS



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3.1.3 Economic and Land Use Analysis – JLL

Jones Lang LaSalle (JLL) was commissioned by Council in 2016 to prepare an economic report in relation to the Underdale and Torrensville precinct (as opposed to the broader Industry Zone referenced in the URPS Report). The findings of the report was largely based on a comprehensive land use survey undertaken by the City of West Torrens. In addition, JLL took into account broader economic trends across Council area and considered a number of opportunities and constraints associated with the potential rezoning.

In terms of the existing characteristics of the area affected by the rezoning, the JLL report notes that:

- There was 86 businesses employing 1,515 people within the precinct in February 2016;
- There was 21 residential properties in the precinct – primarily along Wilford Avenue;
- Manufacturing was the main activity in the precinct followed by 'public administration and safety', and 'construction' and 'administrative and support services';
- There was a 15.3% vacancy rate in the precinct which is considered high, but is partly due to the state of the Adelaide industrial market; and
- Most businesses have been in the precinct for at least 10 years and the majority indicated that they intended to remain for at least the next five years.

Importantly, JLL has identified a number of trends in the industrial market and the broader economy which indicate that traditional manufacturing activities within the inner west will decline over time. Given that manufacturing is currently the main activity in the area affected by the rezoning, it is likely that there will be increased pressure for land use change as manufacturing industries 'wind down' or seek to relocate. Therefore, it is considered important for Council to respond to these trends and changes by proactively introducing a policy regime which allows for a transition over time.

In terms of the broader industrial and economic trends affecting the inner west, JLL noted that:

- There is substantial growth in the logistics sector which generally require very large, efficient distribution centres often located in new industrial estates in outer suburbs, where large allotments of serviced cheap land are readily available;
- There has been a noticeable decline in manufacturing across Australia which could, over time, see a loss of manufacturing uses in the area affected by the rezoning through the closure of businesses or movement to outer suburban locations;
- Major infrastructure improvements such as the Port River Expressway, Northern Expressway and the planned Northern Connector may entice companies to relocate to outer suburban areas. While, the Torrens Road to Torrens River Project will benefit the Underdale and Torrensville area, it will also benefit many other industrial precincts located close to Main South Road;
- While clustering of like-minded businesses has the potential to generate new market opportunities through collaboration, the area affected by the rezoning does not contain such a cluster;
- Other Industry Zones further from the CBD are considerably cheaper in terms of land values which provides an impetus for companies to consider moving premises;
- The inner west faces pressure from competing uses such as high order commercial and residential uses; and
- While on-line retailing has resulted in an increased demand for well-located warehouses, the area affected by the rezoning is not particularly suited for the 24 hour operation and delivery requirements of these warehouses.

Based on the above trends, JLL noted the following significant changes in the industrial sector in recent years:

- A continued shift to outer metropolitan areas where large, low cost industrial land is available;
- The reduction of industry zoned land in the inner suburban markets; and
- A greater emphasis on efficiency in moving freight, with accessibility to quality infrastructure (road, rail, sea, air).

These trends and changes indicate that while the area affected by the rezoning is likely to be attractive for small businesses with space requirements of less than 1,000m², larger premises may consider relocation to more affordable locations while the number of manufacturing businesses may diminish over time.

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In terms of the economic importance of the Underdale and Torrensville precinct, JLL concluded that the precinct is not a Prime Industrial Area but remains an important employment area. This conclusion was based on an assessment against the criteria set out in the Metropolitan Adelaide Industrial Land Strategy (see Table 1). While, currently, JLL has concluded that most of the businesses appear viable and are satisfied with their current location, some of these businesses may consider relocation in the future once investment decisions need to be made to upgrade or expand their premises.

The JLL report also provides an opinion on the case for and the case against rezoning. However, JLL does not provide a recommendation in terms of a preferred policy direction in this regard, but they note that both options have a number of positives and an equal number of negatives.

Table 1: Prime Industrial Area Assessment - JLL

Table 20: Prime Industrial Area Assessment, South West Precinct in Underdale & Torrensville Industry Zone

Is the land a Prime Industrial Area?	Score	Comments
(a) the land is contiguous to other industrial activities	1	The South West Industrial Area comprised 86 active businesses. Some portions of the industrial land have non-industrial activities surrounding them, but overall it is a reasonably contiguous (albeit unusually shaped) industrial area.
(b) the land is well located in relation to supply chains and service providers	2	It is centrally located and easily accessible to supply chains / service providers
(c) the land offers potential for on-site expansion of existing industrial businesses	0	Most sites are 100% developed and have limited opportunities for expansion
(d) the land is well located in relation to skilled labour pools	2	Agree
(e) the land is well located to take advantage of existing or proposed infrastructure or other economic development	2	Main South Road is very close and accessible. Adelaide Airport is reasonably close, although other industrial areas are closer to Airport.
(f) the land is well located in relation to freight connections and other important road and/or rail networks	2	Main South Road.
(g) the land provides, or offers potential for the provision of, small industrial businesses serving the local area	1	Partly agree, but potential may not be realised due to existing improvements, which favour larger tenancies.
(h) the land provides sufficient space for adequate parking and turning space for industrial vehicles	0	Not conducive to large freight movements and on street and off street parking identified as a major issue
(i) the land offers potential for 24-hour operations	0	While some businesses operate 24 hours a day, proximity of residential land use means it is not ideal.
(j) the land has minimal or no adjoining use constraints	0	Disagree - the precinct is surrounded by residential activities
(k) the land provides unconstrained vehicle access and exit	0	Mix of uses, traffic management, road widths (relatively narrow roads for industrial purposes) are some of the constraints.
(l) the land can be commercially developed with infrastructure and site preparation for future industrial activities.	1	Existing developed area - some sites may offer redevelopment potential but others will be constrained by redevelopment for industrial purposes due to small size, access etc.
Total Score (out of maximum of 24)	11 / 24	
Summary		A score of under 12 is less than 50% and suggests the area is borderline in terms of a Prime Industrial Area. There are constraints to business operations but it still functions as a viable industrial area.

Source: JLL, Metropolitan Adelaide Industrial Land Strategy (MAILS) 2007

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3.1.4 Residential and Industry Land Use Interface Study – Connor Holmes

Prepared in 2013, the Residential and Industry Land Use Interface Study (the “Connor Holmes Report”) was intended to identify appropriate policy solutions and interface treatment options to minimise the conflict between sensitive residential areas and established industrial activities across the City of West Torrens. In relation to the Underdale and Torrensville precinct, the Connor Holmes report recommended that the precinct be rezoned to mixed use or residential for the following reasons:

- *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 a number of vacant, (seemingly) underutilised sites throughout the area;*
- *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;*
- *the existence of isolated pockets of residential properties on Armour Ave and Vintage Road which are bookended by the Industry Zone and suffer associated amenity impacts;*
- *Wilford Street, within the Industry Zone, which is primarily a residential street in terms of character and land use; and*
- *a low amenity interface environment along Ashley Street.*

Connor Holmes noted that while a Residential Zone would sit comfortably with the established land uses around the precinct, a zone which offers a mix of land uses such as residential and compatible commercial uses may have merit. In this way, a more gradual transition from industry to residential could be achieved.

Connor Holmes also noted that the rezoning would effectively create a new interface environment where the new Zone would meet the existing Industry Zone. Therefore, careful consideration would need to be given the exact location of the Zone boundary to minimise the risk of creating additional interface issues.

3.1.5 Analysis of Housing Consumption and Opportunities – id Consulting Pty Ltd

Prepared in 2010, the Analysis of Housing Consumption and Opportunities report (the “id Consulting Report”) was commissioned by Council to assist in the preparation of a broader housing strategy which responds to the State Government’s 30-Year Plan for Greater Adelaide.

The id Consulting Report considered potential housing opportunities for the Underdale and Torrensville precinct and assumed that 80% of the area would be redeveloped for medium density housing over the long term. Based on 2010 id Consulting methodology, the calculations have been updated to reflect the type and density of development that the DPA proposes to enable as follows:

- 50% of developable land to be developed at a rate of 65 dwellings per hectare;
- 25% of developable land to be developed at a rate of 50 dwellings per hectare; and
- 25% of developable land to be developed at a rate of 35 dwellings per hectare.

Based on the methodology and assumptions adopted by id Consulting, adapted for the DPA, it is estimated that the Underdale and Torrensville DPA could provide opportunities for 850 dwellings. This would equate to an estimated population of 1,900 based on the 2011 Census average of 2.25 persons per household in the City of West Torrens.

It is noted that the proposed Urban Renewal Zone will encourage medium density residential development ranging in area from 150m² (group dwellings and residential flat buildings) to 250m² (detached dwellings). This is generally consistent with the recently released update to the *30-Year Plan for Greater Adelaide* which defines medium density as comprising 35-75 dwellings per hectare (285m² to 133m²).

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3.2 Investigations undertaken to inform this DPA

In accordance with the Statement of Intent for this DPA the following investigations have been undertaken to inform this DPA:

- *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;*
- *Investigate appropriate methods to limit land use 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; and*
- *Investigate the potential for expansion of, or increased access, to the River Torrens Linear Park in association with future development.*

The investigations are set out as follows.

3.2.1 Comparison of Potential Zones

Following the Minister's approval of the Statement of Intent, Ekistics Planning & Design was engaged to undertake a comparison of possible Zone options for the Underdale and Torrensville precinct including the existing Industry Zone, Urban Employment Zone (as flagged by the Statement of Intent) and the Urban Renewal Zone. The purpose of the comparison was to determine which of the three potential Zones is more likely to achieve Council's strategic objectives for Underdale and Torrensville.

The Ekistics report noted that, for some time now, Council has actively worked towards establishing a Mixed-Use or Residential Zone in Underdale and Torrensville. This policy change is intended to address a range of impacts associated with the existing industrial activities while also providing opportunities for residential development to take advantage of the attractive location near the Torrens Linear Park and proximity to existing facilities and services.

Ekistics also noted that the transition process from Industry to Residential will be quite challenging from a planning perspective. This is especially the case in the absence of any large land parcels owned by the State Government or Council which could act as a catalyst development to 'showcase' new built form in the precinct.

While the introduction of a new planning regime will provide additional investment opportunities, it may not trigger the desired relocation of industrial activities in the short to medium term. Rather, existing businesses are entitled to continue to operate indefinitely (under existing use rights) and may only consider relocating once they decide to expand (which wouldn't be encouraged under the new planning regime) or if an opportunity to relocate presents itself. However, once an industrial or commercial development makes the decision to relocate, the new zoning will assist this process by increasing the value of the land which may help to offset relocation and remediation costs.

This process is also likely to be hastened by the pressure that industrial activities face when located near to residential development in inner-city locations. Over time, the pressure to relocate may become irresistible as the new zoning regime results in increased land values, allows the encroachment of sensitive land uses and increases the environmental obligations of industrial development; particularly in terms of the transmission of noise.

As part of the Ekistics report, two comparison tables were prepared (see Tables 2 and 3 below) to provide a succinct overview or 'snapshot' of the key differences between the three Zones. Table 2 contains the objectives of the various Zones while Table 3 contains the 'envisaged development lists' which seek to guide the types of land uses which may be appropriate within each of the Zones. The references to the Urban Renewal Zone were based on the original template and may not reflect more recent versions prepared by DPTI.

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Table 2: Zone Comparison – Summary of Objectives

Industry Zone	Urban Employment Zone	Urban Renewal Zone (template version)
1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.	1 A mixed use employment zone that accommodates a range of industrial land uses together with other related employment and business activities that generate wealth and employment for the State.	1 A zone providing for medium to high density residential development comprising a range of dwelling types and forms, integrated with a range of non-residential uses and usable open spaces.
2 Manufacturing activities, within North Plympton and Camden Park, well removed from adjacent residential areas.	2 Local activity centres, which include a range of activities including shops, consulting rooms, personal service establishments, child care and training facilities that provide support services for businesses and an expanding workforce.	2 The orderly and efficient redevelopment of existing and transitioning industrial activities to land uses that are compatible with residential development and other sensitive uses.
	3 Provision for large floor plate enterprises, such as major logistics and manufacturing plants, high technology and/or research and development related uses, located to take advantage of existing and future road and rail infrastructure.	3 Redevelopment and intensification of urban areas to support the effective and economic provision of public infrastructure, community services and sustainable development outcomes.
	4 The effective location and management of activities at the interface of industrial/commercial activity with land uses that are sensitive to these operations.	4 High quality public realm through the design and layout of development to encourage walking and cycling access to, and use of, open space, activity centres, fixed transit and high frequency public transport stops.
	5 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones.	5 The minimisation of environmental impacts upon human health, local amenity and the environment.
	6 Development that promotes business clusters that provide a range of economic and environmental benefits.	

Table 3: Zone Comparison – Summary of Envisaged Uses

Industry Zone	Urban Employment Zone	Urban Renewal Zone (template version)
<ul style="list-style-type: none"> ▪ industry except special industry ▪ office ▪ petrol filling station ▪ public service depot ▪ service trade premises ▪ shop of 250 square metres or less in gross leasable area ▪ store ▪ road transport terminal 	<ul style="list-style-type: none"> ▪ consulting room ▪ electricity substation ▪ fuel depot ▪ indoor recreation centre ▪ industry (other than special industry) ▪ intermodal rail freight facility (<i>optional</i>) ▪ motor repair station ▪ office ▪ petrol filling station ▪ pre-school (<i>optional</i>) ▪ prescribed mains 	<ul style="list-style-type: none"> ▪ affordable housing ▪ aged persons accommodation ▪ community centre ▪ consulting room ▪ domestic outbuilding ▪ dwelling(s) ▪ educational establishment ▪ entertainment venue (<i>optional</i>) ▪ institutional facility ▪ licensed premises (<i>optional</i>) ▪ nursing home

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Industry Zone	Urban Employment Zone	Urban Renewal Zone (template version)
<ul style="list-style-type: none"> warehouse. 	<ul style="list-style-type: none"> public service depot road transport terminal service trade premises service industry shop or group of shops training facility store warehouse. 	<ul style="list-style-type: none"> office pre-school primary school residential flat building retirement village shop or group of shops supported accommodation tourist accommodation.

Based on a detailed review of the Urban Employment Zone (as proposed in the Statement of Intent) and the Urban Renewal Zone (which is currently being introduced by the Minister for Planning in Kilburn and Blair Athol), Ekistics concluded that the Urban Renewal Zone provides the most appropriate policy mechanism to facilitate Council's desire to achieve a transition from industry to residential development within the precinct over time. However, Ekistics noted that such a transition will be challenging and will place the onus on applicants to demonstrate that their site is suitable for residential development from an environmental perspective.

3.2.2 Environmental Considerations

3.2.2.1 Draft Site Contamination Framework for the South Australian Planning System

Produced by the DPTI and the EPA in September 2015, the *Draft Site Contamination Framework for the South Australian Planning System* sets out a process to be followed when drafting Development Plan Amendments. This process is outlined in the following extract:

This Site Contamination Framework adopts a risk-based approach, which aims to establish zoning policy measures (together, in cases of very high risk, with other non-zoning measures) that will ensure site contamination is investigated and remediated to the extent necessary at or before the development on the land is occupied.

Where the DPA involves a zoning change that will enable more sensitive uses to take place, the authority preparing the DPA (either Council or the Minister) will engage the EPA early in the DPA process to obtain advice on the nature and extent of investigations required. The scope of those investigations will not be subsequently expanded unless significant unforeseen risks are identified during the investigation process.

The EPA, in consultation with DPTI and key stakeholders, will develop guidelines to provide clarity and certainty on the nature and extent of investigations required for different types of zoning change and different classes of PCLUA.

In the vast majority of cases, rezoning will be able to proceed subject to appropriate zoning policy measures (see below) being established that ensure site contamination can be addressed at the development assessment stage.

In some high risk cases, other (non-zoning) measures will also be required (see below). Investigations, policy measures and other measures (if required) will be spatially differentiated – that is, they will apply only to land identified as being subject to contamination risk, with the balance of the land proceeding to rezoning outside of the site contamination framework.

At the low end of the risk spectrum:

- *where it can be established that no PCLUAs have taken place on land; or*
- *where the likelihood of PCLUAs having taken place on the land is low; then rezoning can proceed and no zoning policy measures will be required to deal with site contamination.*

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At the high end of the risk spectrum:

- *where land is, or is likely to be, significantly contaminated; then specific requirements will be developed on a case-by-case basis to ensure that rezoning can proceed subject to appropriate zoning policy and other measures.*

3.2.2.2 Preliminary Site Investigation

In response to the process set out in the *Draft Site Contamination Framework*, Council commissioned Coffey Environments Australia Pty Ltd to prepare a Preliminary Site Investigation (PSI) in relation to the affected area. The objective of the PSI was to provide baseline information to assist with the preparation of the DPA.

The PSI noted that there are 97 properties within the study area with current land uses ranging from residential to industrial including manufacturing. The PSI also noted that environmental assessments have been undertaken for 59-63 Stephens Avenue Torrensville and 101-105 Hardys Road Underdale.

The PSI undertook a desktop review of each of the 97 sites which included (amongst other things), consideration of current land uses, previous development approvals, EPA licences and historical aerial photography. Based on this review, the PSI identified a number of potentially contaminating activities (PCAs) across the whole study area as well as a number of specific PCAs that were likely to be confined to individual sites or land adjoining these sites. This information was presented as a table and figure (see Figure 5) and indicated that 23 sites were considered 'high' risk, 48 sites were considered 'medium' risk and 26 sites were considered 'low' risk. Generally speaking, the low risk sites correlated to existing residential properties as well as a number of other low-impact uses such as offices.

The PSI offered the following conclusions:

General observations of the study area indicate the historic land use of the area as market gardens with commercial/industrial development commencing in the 1950's and continuing to expand thereafter with a number of current warehouse structure being present in the study area since the 1950's and 1960's. It is also noted that residential properties where currently present, were also constructed in the 1950's and 1960's.

Pesticide and herbicide use as well as uncontrolled fill must be considered across the entirety of the study area footprint given the general historical land use and era of development as well as the potential for asbestos containing materials at properties where structures have been present for some time. A number of the commercial/industrial properties have car parking associated with the land use and this potentially contaminating activity (PCA) must also be considered across the study area where these properties are located.

The information as reviewed for this assessment would not preclude the rezoning of the area from Industry to Residential, or another zone enabling residential development, however any rezoning should take into consideration the history of the study area and the high risk activities that have been and are being conducted in the area.

Most existing residential properties within the study area are considered to have a low risk of site contamination to be present in the subsurface, with these sites developed as residential properties in the 1950's and 1960's. However, some residential sites have been noted with a medium risk of site contamination to be present in the subsurface due to being located in vicinity to high risk sites. Given the land use of the medium risk residential properties is likely to continue as residential, including being redeveloped for low, medium or high density residential, the requirement for further assessment to determine suitability for continued use is not considered to be required, unless the site is redeveloped for a different sensitive use (such as a kindergarten).

Some commercial/industrial properties in the study area, where the site(s) have been developed relatively recently or the commercial/industrial land use is considered to be low risk and has been undertaken at the site for a substantial (>10 years) period of time, have been considered to have a low risk of site contamination to be present in the subsurface. If these low risk commercial/industrial sites are redeveloped for residential land use, further assessment will be required to determine site suitability given the land use may be proposed to change from non-sensitive commercial/industrial to a sensitive use.

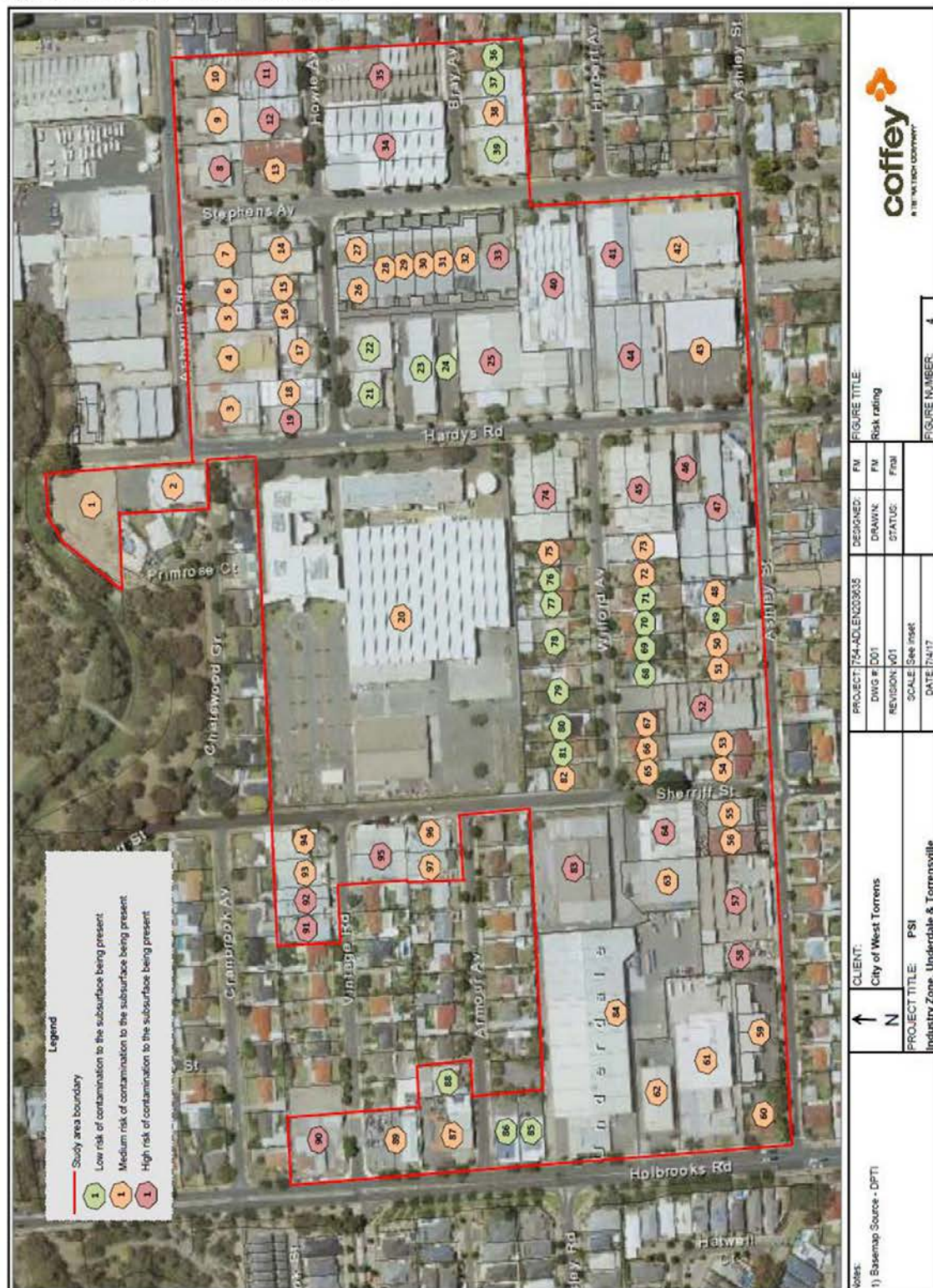
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Of the 97 sites reviewed within the study area, it has been determined that 23 of these are considered to have a high risk current or historical land uses associated with them. Sites in close vicinity to the high risk sites may also be impacted by the high risk land use. If the study area is rezoned as residential in the future, these areas may be considered under a Policy Area that enables non-sensitive land uses without further assessment and allows for redevelopment for residential or other sensitive land uses following detailed site investigation(s) and possibly remediation.

Any of the commercial/industrial sites within the study area, whether they are considered to have a low, medium or high risk of site contamination to be present in the subsurface will require assessment at development assessment stage to determine suitability and if remediation is required to allow residential development to occur. A land use change from a non-sensitive land use to a sensitive land use usually requires a site contamination auditor to be engaged to review site data and provide a statement on suitability of use for a more sensitive land use to satisfy the requirements of planning and development processes under the Development Act 1993.

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Figure 5: Potential Contamination Risk



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3.2.2.3 Evaluation Distances

Given that the affected area includes two 'licensed activities', preliminary advice has been sought from the EPA in relation to appropriate evaluation distances. In addition, reference has been made to the EPA's *Evaluation Distances for Effective Air Quality and Noise Management* which has been prepared for the following purpose:

This publication is one of a suite of EPA guidance tools for use by planning authorities, developers, owners of licensed and unlicensed industrial plants, planning and other consultants, government departments, and the community. It encapsulates information that underpins EPA advice on proposed new or expanding developments, Development Plan Amendments, or changes to licensed industrial processes. This publication explains the type of information to be provided to the EPA to facilitate smooth processing and assessment of applications/submissions, avoiding unnecessary delays and costs to proponents.

Importantly, evaluation distances are intended to "... provide an envelope around an activity (or multiple activities) within which environmental risks need to be assessed against current knowledge, technologies and practices". In other words, it may be possible to locate sensitive uses (such as dwellings) within the evaluation distance where it can be demonstrated that adverse environmental impacts will meet appropriate environmental criteria and will not compromise amenity.

The preliminary advice provided by the EPA in relation to evaluation distances and the proposed rezoning of land in Underdale and Torrensville is provided below:

We have met with and received advice from the licence coordinators for Licences 1067 (Whelan Kartaway Pty Ltd) and 41102 (SA Group Enterprises) and noise and air quality advisers.

As you are aware the guideline Evaluation distances for effective air quality and noise management (2016) (Evaluation Distances Guideline) recommends an evaluation distance of 300m between waste and recycling depots and sensitive land uses. The licence coordinators have reviewed the information that the EPA holds on each site. From the information we have and the advice of our air and noise advisers, it is considered that noise rather than air quality is likely to be an issue for the two sites.

Based on the EPA's information, and under current operating practices at the sites, it is considered that both sites are probably low risk. However, there is some concern that matters at licensed sites can change fairly quickly, particularly should there be a change in management, and the sites could become problematic in the future. Given the close proximity of residences to the two sites the EPA is reluctant to reduce the recommended evaluation distances for Licences 1067 and 41102 without further assessment of potential issues.

As advised previously, the evaluation distances are not fixed distances, but are distances within which environmental risks to sensitive land uses need to be assessed against current knowledge, technologies and practices. Should a proponent wish to reduce the distance, there is a mechanism for the proponent to demonstrate to the EPA or planning authority that adverse impacts will meet appropriate environmental criteria and will not compromise amenity. Examples of environmental criteria include ground level concentrations and odour levels within the Environment Protection (Air Quality) Policy 2016 and relevant noise criteria within the Environment Protection (Noise) Policy 2007. This involves investigating a range of factors that are described in the Evaluation Distances Guideline (such as scale of operation, results of air quality or noise modelling, systems for managing emissions and their impacts).

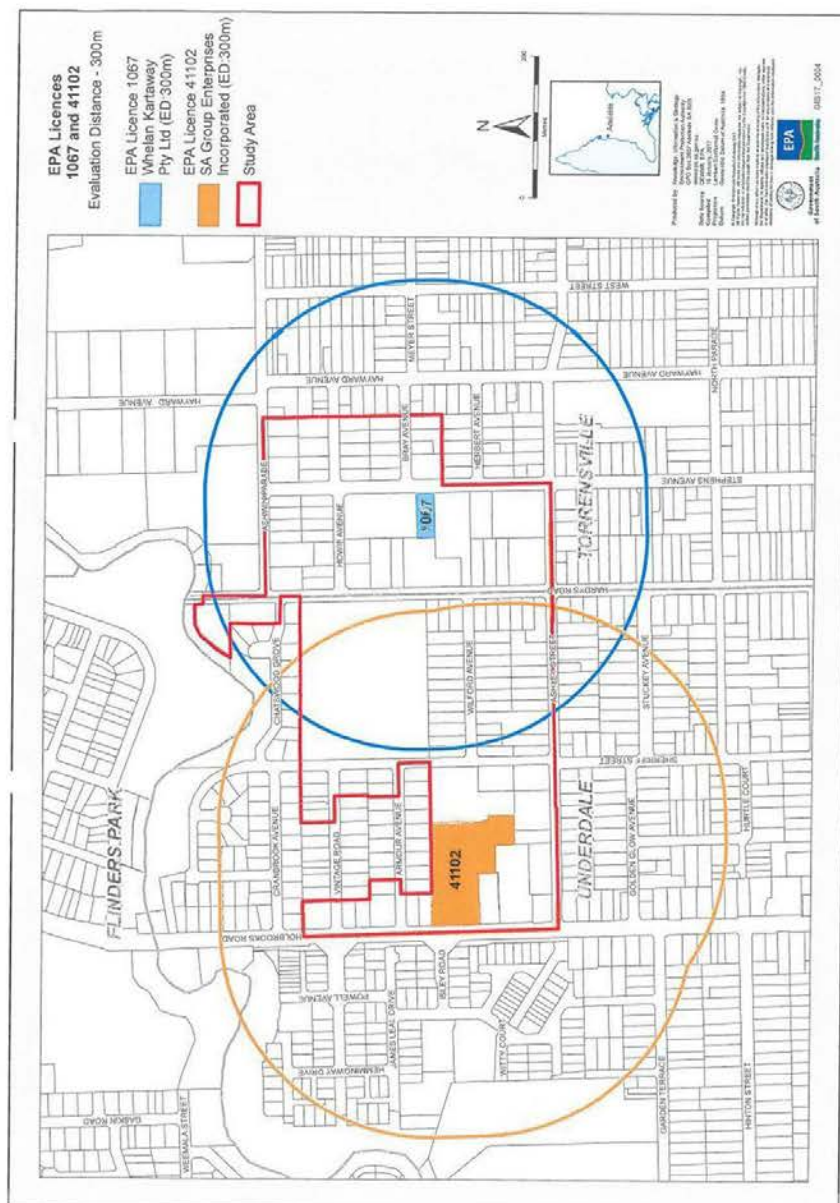
Although the discussions we have been having have centred on the sites licensed by the EPA consideration needs to be given to the potential air and noise impacts from those activities in the Industry Zone that are not licensed by the EPA. Those activities may also have evaluation distances that apply to them. I understand from the City of West Torrens residential & industry land use interface study (2013) that interface issues associated with industrial sites that are not licensed by the EPA were examined. However, they may not have been assessed in respect of evaluation distances (or separation distances as they were known in 2013).

It may not be necessary for detailed investigations into reducing evaluation distances to be undertaken as part of the DPA however the EPA would expect that a summary of these current investigations, considerations and conclusions, including for licensed and non-licensed sites, would be presented as part of the DPA. Therefore the potential interface issues would be discussed through the DPA and planning

policy be prepared for inclusion in the Desired Character Statement or principles of development control so that these interface issues are able to be addressed through the development application process.

The EPA is aware that the recommended evaluation distances for Licences 1067 and 41102 (and potentially the unlicensed sites) cover much of the area affected by the DPA, but as described above, this does not preclude development within those distances. Instead, the evaluation distances will draw attention to the need to investigate potential impacts on sensitive land uses within those distances

Figure 6: EPA Licences and Evaluation Distances



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3.2.2.4 Policy Response to Environmental Considerations

Based on the EPA's preliminary advice in relation to evaluation distances and the findings of the Preliminary Site Investigation, it is considered that the Urban Renewal Zone and associated Mixed Use Transition Policy Area provides the most appropriate policy mechanism to allow for the desired transition from industrial to residential land uses while also ensuring that environmental issues are appropriately addressed.

The Urban Renewal Zone contains quite stringent policies in relation to residential development that is proposed to be located near existing industrial activities. In essence, these policies place the onus on the applicant to demonstrate that the site and locality is suitable for the proposed use from an environmental perspective. Typically, this would mean that an applicant would need to engage the services of experts in the fields of site contamination, air quality, odour and noise to undertake the required environmental investigations. These investigations would then need to be assessed by Council during the development assessment process – most likely without the assistance of the EPA as the EPA would not be a statutory referral body under Schedule 8 of the *Development Regulations 2008*.

The following provisions from the Urban Renewal Zone are of particular relevance to the Underdale and Torrensville precinct and would trigger the need to undertake detailed environmental investigations:

- 1 *Sensitive development that increases the overall net density (other than non-habitable structures such as garages, carports and the like) including land division for residential purposes, should not occur where the site(s) are located within the evaluation distance of an active licenced activity (under the Environment Protection Act 1993) unless, the following minimum impact requirements are met to mitigate potential risk to human health and the environment:*

Type of Impact	Threshold Criteria
Noise	where noise levels measured at the boundary of the development site(s) not exceeding 57dB(A) between 7am and 10pm and 50dB(A) between 10pm and 7am and 60dB(A)Lmax between 10pm and 7am measured and adjusted in accordance with the Environment Protection (Noise) Policy 2007
Odour	where odour measured at the boundary of the development site(s) not exceeding 2 OU measured in accordance with the Environment Protection (Air Quality) Policy 2016
Air quality	where air quality at the boundary of the development site(s) not exceeding maximum concentrations specified in Schedule 2 Clause 2 of the Environment Protection (Air Quality) Policy 2016 measured in accordance with that policy

- 2 *Sensitive development, that increases the overall net density (other than non-habitable structures such as garages, carports and the like) including land division for residential purposes, should not occur where the site(s) are located within required separation or buffer distances, of other licenced activities as required by relevant legislation, to mitigate potential risk to human health.*
- 3 *Development should not occur until it is demonstrated that the land is suitable for its intended use (including where impacts from historical onsite contamination or where offsite contamination has been identified as impacting the site) in particular where there is:*
 - (a) *a land use change to a sensitive use, and/or*
 - (b) *a land division creating allotments intended for a sensitive use.*

In addition, the Policy Area contains the following provisions which reinforce the Zone's desire for development to proceed only after environmental issues have been appropriately addressed:

- 4 *Development, including land division should only occur on land which is suitable for its intended use(s) with respect to site contamination.*

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- 5 *Residential development should only occur where it can be demonstrated that the environmental impacts of nearby industrial land uses can be mitigated to a satisfactory level.*

In summary, it is considered that the proposed Urban Renewal Zone and Mixed Use Transition Policy Area establishes an appropriate policy framework which flags the existence of environmental issues (such as site contamination as well as other impacts associated with existing land uses such as noise, air quality, traffic and dust), while also providing a policy 'road map' for applicants to demonstrate that environmental considerations have been adequately addressed.

3.3.3 Desired Character

The Statement of Intent flags the adoption of a Desired Character Statement to address:

"land uses, innovative building re-use, built form, finishes, management of land use interface and conflicts, existing residential land uses, traffic movements and access"

Accordingly, the DPA adapts and refines the Desired Character Statement (DCS) provided by the Urban Renewal Zone in order to address the specific circumstances affecting Underdale and Torrensville. This DCS, which is copied below, makes specific reference to the proximity of the River Torrens Linear Park and the existing land uses which include a strong focus on non-residential activities as well as a significant number of residential properties.

A vibrant and rejuvenated, medium density neighbourhood, offering diverse residential, affordable housing and mixed use housing choice as well as employment opportunities in close proximity to public transport, services and the River Torrens Linear Park.

Currently, the zone contains a mixture of land uses with a strong focus on non-residential activities such as industry, warehouse, storage and service industry. However, the zone also contains a significant number of residential properties – particularly along Wilford Avenue.

Over time, existing industries and other commercial activities in the zone will transition to medium density residential and compatible mixed use development and older housing stock will be redeveloped.

Non-residential land uses of a small-scale that serve the community and are of a nature and scale consistent with the character of the locality will be encouraged. In particular, non-residential land uses will be single storey in height (or be located on the ground floor of a multi-storey building) and will feature setbacks, building design and floor areas which complement surrounding residential development. Non-residential land uses will be integrated with surrounding residential uses and areas of open space in order to provide a mixture of small shops, offices, consulting rooms, pre-schools, cafes and restaurants (providing outdoor eating places).

In addition to the range of small-scale non-residential land uses envisaged in the zone, a wider range of larger-scale non-residential land uses will be located in the Mixed Use Transition Policy Area 38 and will primarily contain existing industries and commercial activities. Within this policy area, existing uses will continue together with a range of low-impact mixed-use development. Over time, a transition to medium density residential development will occur where environmental impacts and site contamination issues have been addressed.

Development will address interface issues associated with existing non-residential land uses in the zone as well as nearby industrial land uses to the north of Ashwin Parade through the application of buffers and/or design techniques to mitigate potential impacts associated with noise, light, dust, traffic, odour and air quality.

Development will allow for variety in housing forms and styles. The zone will comprise primarily medium density residential development of up to 2 storeys. Taller buildings up to 3 storeys and development achieving a net residential density of around 35-65 dwellings per hectare, will be located near the centre of the zone between Sherriff Street and Hardys Road and north of Wilford Avenue. Within this area, it is envisaged that development will include higher density mixed use apartments with ground floor retailing and commercial uses particularly fronting Hardys Road or areas of open space.

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Generally, the greatest height, mass and intensity of development will be focussed near the centre of the zone, reducing in scale to transition down at the interface with low rise residential development within the adjoining Residential Zone.

Housing diversity will be delivered through land division layout comprising smaller allotments together with innovative housing design, access and parking arrangements. Larger and/or amalgamated sites will achieve a coordinated development outcome where new medium density housing integrates smoothly with surrounding residential development. Medium rise residential development in the order of two storeys, at the interface of low rise residential development, should through good design, sympathetic scale and the location of windows and balconies, ensure transitioning down in scale thereby limiting the extent of overlooking and overshadowing.

Development in the zone will proceed based on the ability of stormwater related public infrastructure to accommodate the anticipated additional demands being placed on it. Anticipated upgrades of stormwater infrastructure may need to be provided in order to meet future demands created by new, infill development.

There are sites within the zone that are known to be affected by potentially contaminating activities or which have the potential to impact on new development through the emission of noise, dust, light or odour. In particular, the zone contains two sites that are licensed by the Environment Protection Authority under the Environment Protection Act 1993. These sites have evaluation distances of 300 metres and new development within this distance will ensure that potential impacts from the licenced activity have been appropriately addressed. In addition, sensitive development will take into account separation distances to existing activities which may have been imposed through other forms of legislation such as those administered by SafeWork SA.

Offsite contamination may also exist on adjacent or nearby land, which may impact the use of land within the zone. Appropriate investigations will confirm the potential for site contamination and, where applicable, the extent of such contamination. Development of sites or areas affected by actual or potential site contamination will not proceed unless appropriate investigations and remediation (where required) has been undertaken. This may include in some situations, a Preliminary Site Investigation (PSI), Detailed Site Investigation (DSI) or a Site Contamination Audit Report (SCAR) being prepared.

The zone will be enhanced through high quality development and associated improvements to the public realm. Redevelopment of existing sites will occur using high quality design, materials and vegetation (including green walls) to significantly improve the site's appearance. In the public realm, and particularly at the interface with the adjoining Residential Zone, it is desirable to use trees and verge landscaping, swales, rain gardens, parks, parklets and other green infrastructure that complement and enhance the visual impacts of buildings and structures, and add to overall amenity of the zone.

A separate DSC is also proposed for the Mixed Use Transition Policy Area. This DSC, which is copied below, emphasises the importance of addressing adverse impacts associated with existing industrial and commercial development prior to the consideration of residential development within the Policy Area. In this way, it establishes a more onerous assessment process for residential development in the Policy Area.

The policy area will, through changing land uses and urban renewal, transition to a revitalised modern, urban location providing for a mix of land uses, including complementary small scale retail, community facilities, commercial uses, light industry and generally, medium density housing in appropriate locations.

As existing industrial and commercial activities continue to operate, some under various licencing requirements, opportunities for such activities to transition to new land uses is anticipated, providing for new employment opportunities and mixed use developments.

Residential and other forms of sensitive development will only occur within the policy area as adverse impacts of adjoining industrial and commercial activities relating to noise, dust, traffic movements, air quality and odour are lessened or a better understanding of the impacts are determined and associated appropriate separation distances are applied.

The policy area will be enhanced though high quality development which creates visual interest through the use of articulated façades and utilises a mixture of building materials and canopies or verandahs while avoiding long blank walls fronting the public realm,. Redevelopment of existing sites will occur using high

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quality materials, landscaping and other elements to create a mixed use area. Where non-residential development is sited adjacent residential development, landscaping and street trees will complement and enhance the visual impacts of buildings and structures, adding to overall amenity and streetscape quality.

3.3.4 Interface Considerations

The Statement of Intent proposes to investigate "... appropriate methods to limit land use conflicts caused by new development in the South West Precinct".

With the above investigation in mind, it is noted that land use conflicts are already causing issues within the Underdale and Torrensville precinct and this is one of the driving forces behind the proposed rezoning. This is partially a result of the significant number of residential properties that are located within the Industry Zone as well as the setting of the industrial area which is enclosed by residential properties.

In order to address potential interface issues while also limiting the potential for land use conflicts, the following provisions are proposed within the Mixed Use Transition Policy Area:

- 6 *Residential development should only occur where it can be demonstrated that the environmental impacts of nearby industrial land uses can be mitigated to a satisfactory level.*
- 7 *Non-residential development at the direct interface with residential development (and vice versa) should:*
 - (a) *incorporate a range of operational, physical and/or spatial design techniques to improve the amenity of the area*
 - (b) *seek to minimise impacts from visual appearance, building bulk and scale, overshadowing, noise, vibration, chemical over-spray, air quality, odour, dust, hours of operation and on-street parking.*
 - (c) *incorporate planting of street trees and a landscape buffer to improve amenity through planting of appropriate scale trees.*
- 8 *Development should through appropriate building design and orientation attempt to mitigate adverse environmental impacts including noise and air quality (including odour) impacts.*
- 9 *Development generating high levels of heavy vehicle use should direct traffic movements of this nature away from established residential areas.*

3.3.5 Mix of Development

The Statement of Intent proposes to 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".

In response to this proposed investigation, the DPA introduces the Urban Renewal Zone and Mixed Use Transition Policy Area. In essence, the Policy Area anticipates the continuation of the existing non-residential land uses while, over time, allowing a transition to medium density residential development and compatible mixed-use development. In contrast, land that is located outside the Policy Area (but still within the Urban Renewal Zone), is anticipated to be developed for medium density residential development where potential environmental impacts associated with nearby existing industrial development has been appropriately addressed.

This policy direction is expressed via the following Objectives from the Zone and Policy Area:

Urban Renewal Zone

- 1 *A zone providing for medium density residential development comprising a range of dwelling types and forms, integrated with a range of non-residential uses and usable open spaces that may also have a dual purpose for stormwater management.*

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Mixed Use Transition Policy Area

- 1 *A policy area accommodating a range of business, commercial, warehouse, storage and light industrial land uses that are envisaged to transition in an orderly and efficient manner to compatible mixed use development, including residential development.*

3.3.6 Existing Residential Development

The Statement of Intent proposes to investigate “...appropriate methods of managing existing residential areas within the South West Precinct to allow for ongoing development and redevelopment”.

In response to this proposed investigation, the existing residential areas within Underdale and Torrensville precinct have been incorporated into the Urban Renewal Zone which specifically envisages a range of residential development. The Zone also anticipates medium density residential development and establishes minimum site areas which provide additional redevelopment opportunities for existing residential areas.

As outlined previously, existing residential development has generally been excluded from the Policy Area in order to facilitate, where possible, redevelopment opportunities. However, it is important to note that additional residential development (whether within the Policy Area or without), will only be able to proceed once it has been demonstrated that environmental considerations have been appropriately addressed. This policy direction is spelt out by PDC 7 of the Zone:

- 7 *Sensitive development that increases the overall net density (other than non-habitable structures such as garages, carports and the like) including land division for residential purposes, should not occur where the site(s) are located within the evaluation distance of an active licenced activity (under the Environment Protection Act 1993) unless, the following minimum impact requirements are met to mitigate potential risk to human health and the environment:*

Type of Impact	Threshold Criteria
Noise	where noise levels measured at the boundary of the development site(s) not exceeding 57dB(A) between 7am and 10pm and 50dB(A) between 10pm and 7am and 60dB(A)Lmax between 10pm and 7am measured and adjusted in accordance with the Environment Protection (Noise) Policy 2007
Odour	where odour measured at the boundary of the development site(s) not exceeding 2 OU measured in accordance with the Environment Protection (Air Quality) Policy 2016
Air quality	where air quality at the boundary of the development site(s) not exceeding maximum concentrations specified in Schedule 2 Clause 2 of the Environment Protection (Air Quality) Policy 2016 measured in accordance with that policy

Given that the majority of the Zone will be affected by the evaluation distances associated with two existing activities licenced by the EPA (see Section 3.2.2.1), PDC 7 will be applicable for all new development which seeks to increase residential density.

3.3.7 Access to the River Torrens Linear Park

The Statement of Intent proposes to investigate “...the potential for expansion of, or increased access, to the River Torrens Linear Park in association with future development”.

Given that only a small portion of the Underdale and Torrensville precinct adjoins the River Torrens Linear Park (at the northern end of Hardys Road), there is limited opportunity for future development to provide for expanded or increased access. In addition, the only land fronting the River Torrens Linear Park has been the subject of a residential land division and that Council has negotiated that a portion of this land be provided as public open space as part of the open space contribution. For this reason, it is unlikely that additional opportunities to expand or increase access to the River Torrens Linear Park will be provided as a consequence of the rezoning.

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4. Recommended Policy Changes

Based on the investigations undertaken during the preparation of this DPA, the following policy changes are recommended:

- The introduction of a new Urban Renewal Zone into the Development Plan which:
 - Provides for medium density residential development comprising a range of dwelling types and forms, integrated with a range of non-residential uses and usable open spaces; and
 - Facilitates the orderly and efficient redevelopment of existing and transitioning industrial activities to land uses that are compatible with residential development and other sensitive uses.
- The introduction of a new Mixed Use Transition Policy Area within the Urban Renewal Zone which:
 - Accommodates a range of business, commercial, warehouse, storage and light industrial land uses that are envisaged to transition in an orderly and efficient manner to compatible mixed use development, including residential development; and
 - Seeks the effective location and management of industrial and commercial activities at the interface of adjacent areas that support residential and other sensitive land uses.
- The introduction of Desired Character Statements within the Urban Renewal Zone and Mixed Use Transition Policy Area which will guide future development in terms of land use, building design and interface issues.
- Amended Zone and Policy Area Maps (WeTo/4) to spatially define the Urban Renewal Zone and Mixed Use Transition Policy Area; and
- Amended Concept Plan Map WeTo/24 to remove the reference to 'Industry' over the affected area.

4.1 State Planning Policy Library update

Council resolved in the Statement of Intent that it would, if necessary, update the Development Plan to the latest version of the State Planning Policy Library – version 6. Following a review of the Development Plan, it has been determined that a broader update (particularly in relation to the General Section) is not necessary.

5. Consistency with the Residential Code

The Residential Development Code was introduced in 2009 to make simpler, faster and cheaper planning and building approvals for home construction and renovation. Given that the DPA is not intending to introduce a 'standard' Residential Zone and, given that the DPA seeks to facilitate a transition from industry to residential, it is not considered appropriate for the Residential Development Code to apply to this area.

6. Statement of statutory compliance

Section 25 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the Development Regulations 2008.

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6.1 Accords with the Planning Strategy

Relevant strategies from the Planning Strategy are summarised in the Appendices of this document. This DPA is consistent with the direction of the Planning Strategy.

6.2 Accords with the Statement of Intent

The DPA has been prepared in accordance with the Statement of Intent agreed to on 8 December 2016. In particular, the proposed investigations outlined in the Statement of Intent have been addressed in section 3 of this document.

6.3 Accords with other parts of the Development Plan

The policies proposed in this DPA are consistent with the format, content and structure of the West Torrens Council Development Plan.

For instance, the 'density' provisions introduced by the Urban Renewal Zone such as site areas, setbacks, height and site coverage complement the adjoining Residential Zone and the Medium Density Policy Area. In addition, the quantitative standards in the Urban Renewal Zone complement the Urban Corridor Zone which also seeks medium density residential development.

6.4 Complements the policies in the Development Plans for adjoining areas

The policies proposed in this DPA will not affect the policies within the Development Plans for adjoining areas. More specifically, while the proposed Urban Renewal Zone is a relatively new Zone which has not yet been incorporated into the adjoining Council Development Plans, the type of development that it is promoting (medium density residential development) is envisaged in various locations within these Council areas and will not result in impacts that may cross Council borders.

6.5 Accords with relevant infrastructure planning

This DPA complements current infrastructure planning for Council area, as discussed in section 2.3.2 of this document.

6.6 Satisfies the requirements prescribed by the Regulations

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.

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References/Bibliography

References/Bibliography

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- Department of Planning, Transport and Infrastructure *Draft Site Contamination Framework for the South Australian Planning System* (2015)
- Ekistics Planning and Design *Underdale/Torrensville Urban Employment DPA Comparison of Potential Zones* (2017)
- Environment Protection Authority *Evaluation Distances for Effective Air Quality and Noise Management* (2016)
- id Consulting Pty Ltd *Analysis of Housing Consumption and Opportunities* (2010)
- Jones Lang LaSalle *Underdale and Torrensville Industry Zone Economic and Land Use Analysis* (2016)
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- South Australian Government *30-Year Plan for Greater Adelaide* (2017)
- URPS *Underdale and Torrensville Residential/Industrial Interface DPA Investigations* (2015)
- URPS *AdaptWest Western Adelaide Regional Climate Change Adaptation Plan* (2016)

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References/Bibliography

Schedule 4a Certificate

CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

DEVELOPMENT REGULATIONS 2008

SCHEDULE 4A

Development Act 1993 – Section 25 (10) – Certificate - Public Consultation

CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT A DEVELOPMENT PLAN AMENDMENT (DPA) IS SUITABLE FOR THE PURPOSES OF PUBLIC CONSULTATION

I Terry Buss, as Chief Executive Officer of the City of West Torrens, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

- (a) accord with the Statement of Intent (as agreed between the "Insert Name of Council" and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the *Development Regulations 2008*; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the *Development Act 1993*.

The following persons have provided advice to Council for the purposes of section 25(4) of the Act:

Kieron Barnes MPIA CPP
Hannah Bateman MPIA

DATED this day of June 2017

.....
Chief Executive Officer

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West Torrens Council
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30-Year Plan for Greater Adelaide – 2017 Update	DPA Response
Transit Corridors, growth areas and activity centres	
Policies	
P1. Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by increasing density at strategic locations close to public transport. (Map 2)	The DPA will facilitate population growth within the existing built-up area close to public transport.
P4. Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the interface with lower rise areas can be managed.	The DPA will facilitate medium density development of up to three storeys in height while also introducing policies to manage the interface with adjacent low rise areas.
P5. Encourage medium rise development along key transport corridors, within activity centres and in urban renewal areas that support public transport use.	The DPA will encourage medium rise development in an urban renewal area close to public transport.
P6. Promote urban renewal opportunities and maximise the use of government-owned land to achieve higher densities along transit corridors.	The DPA takes advantage of the renewal opportunities offered by Underdale and Torrensville.
P10. Allow for low-impact employment activities in residential areas, such as small-scale shops, offices and restaurants, where interface issues can be appropriately managed.	Small-scale shops, offices and other uses will be allowed in the proposed Urban Renewal Zone and specific provisions have been included to manage interface issue.
A4. Rezone strategic sites to unlock infill growth opportunities that directly support public transport infrastructure investment.	The DPA will unlock infill growth opportunities at Underdale and Torrensville which will support public transport.
Design quality	
P25. Encourage urban renewal projects that take an all-inclusive approach to development by including	The DPA will introduce an Urban Renewal Zone which may then be supported by other Council initiatives to improve the public realm.

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30-Year Plan for Greater Adelaide – 2017 Update	DPA Response
streetscapes, public realm, public art and infrastructure that supports the community and responds to climate change.	
P26. Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide's changing housing needs, reflects its character and climate, and provides a diversity of price points.	The DPA encourages medium density residential development which will provide a wider variety of housing types to meet the changing needs of the community.
P29. Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.	The DPA includes provisions which seek to ensure that development contributes positively to the public realm and is compatible with the surrounding context.
P30. Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.	The DPA encourages development to respond to the context of the location including the nearby River Torrens Linear Park and adjacent lower density residential development.
P31. Recognise the unique character of areas by identifying their valued physical attributes.	The DPA acknowledges the valued character of the nearby River Torrens Linear Park.
P32. Encourage higher density housing to include plantable space for trees and other vegetation where possible.	The DPA encourages the provision of landscaping including trees and other vegetation.
A16. Ensure that the local area planning process adequately address interface issues in the local context and identify appropriate locations for: <ul style="list-style-type: none"> • medium and high rise buildings • sensitive infill in areas of protection and areas of heritage value • where there should be minimum and maximum height limits. 	The DPA introduces specific provisions which seek to address the siting of medium density development adjacent existing low rise residential development.
Housing mix, affordability and competitiveness	

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P36. Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs	The DPA facilitates additional housing in the inner metropolitan area nearby to jobs and public transport.
P37. Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including: <ul style="list-style-type: none"> • ancillary dwellings such as granny flats, laneway and mews housing • dependent accommodation such as nursing homes • assisted living accommodation • aged-specific accommodation such as retirement villages • small lot housing types • in-fill housing and renewal opportunities. 	The DPA facilitates a range of housing types including affordable housing and supported accommodation. It also provides for smaller lot housing and infill opportunities.
P42. Provide for the integration of affordable housing with other housing to help build social capital.	The DPA introduces a target of 15% affordable housing.
P43. Increase the supply of affordable housing through the provision of 15 per cent affordable housing in all new significant developments. These developments include surplus and residential government land projects; declared major developments and projects; and rezoned land that increases dwelling yield (including all new growth areas).	The DPA introduces a target of 15% affordable housing.
P45. Promote affordable housing in well located areas close to public transport and which offers a housing mix (type and tenure) and quality built form that is well integrated into the community.	The DPA introduces a target of 15% affordable housing.
P46. Ensure an adequate land supply is available to accommodate housing and employment growth over the	The DPA will increase the supply of housing to meet anticipated growth.

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<p>longer term (at least a 15 year supply). Policies</p>	
<p>Health, wellbeing and inclusion</p>	
<p>P47. Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> • diverse housing options that support affordability • access to local shops, community services and facilities • access to fresh food and a range of food services • safe cycling and pedestrian friendly streets that are tree-lined for comfort and amenity • diverse areas of quality public open space (including local parks, community gardens and playgrounds) • sporting and recreation facilities • walkable connections to public transport and community infrastructure. 	<p>The DPA will assist to regenerate and renew the Underdale and Torrensville neighbourhood to encourage housing diversity and facilitate connections to the nearby River Torrens Linear Park.</p>
<p>P49. Encourage more trees (including productive trees) and water sensitive urban landscaping in the private and public realm, reinforcing neighbourhood character and creating cooler, shady and walkable neighbourhoods and access to nature.</p>	<p>The DPA seeks the introduction of landscaping including trees and other vegetation in the private and public realms.</p>
<p>P50. Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature within our urban environment.</p>	<p>By allowing further residential development, the DPA provides opportunities for the provision of additional areas of public open space through the land division process.</p>
<p>P53. Encourage the integration of green infrastructure in the public and</p>	<p>The DPA makes reference to green infrastructure such as verge landscaping, swales, rain gardens, parks and parklets.</p>

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private realms to support positive physical, mental and social health outcomes.	
The economy and jobs	
P55. Promote certainty to undertake development while at the same time providing scope for innovation.	The DPA will provide certainty to business owners and investors through the introduction of a new Zoning framework.
P56. Ensure there are suitable land supplies for the retail, commercial and industrial sectors.	Economic analysis undertaken in association with the DPA indicates that the Underdale and Torrensville precinct is not a Prime Industrial Area.
P69. Create sufficient buffer activities and design guidelines to prevent manufacturing and defence lands being lost to encroachment by residential activities and to prevent land-use conflicts between these activities.	The DPA introduces specific provisions to address interface issues between future residential development and existing industrial land uses.
P73. Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses.	The Underdale and Torrensville precinct does not have direct access to major freight routes.
Transport	
P74. Ensure development does not adversely impact the transport function of freight and/or major traffic routes and maintains access to markets (Refer to Map 7).	The DPA will not result in development that will adversely impact the transport function of freight and/or major traffic routes.
P75. Increase the number of neighbourhoods, main streets and activity centres where place is given greater priority than vehicle movement by adopting a 'link and place' approach.	The DPA will facilitate medium density housing which will reduce the amount of heavy vehicle movements and assist to provide a greater priority on 'place'.
Infrastructure	
P86. Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green	The DPA encourages the provision of green infrastructure.

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infrastructure, including:

- walking and cycling paths and facilities
- local stormwater and flood management including water sensitive urban design
- public open space
- sports facilities
- street trees
- community facilities, such as child care centres, schools, community hubs and libraries.

Open space, sport and recreation

P99. Ensure quality open space is within walking distance of all neighbourhoods to:

- link, integrate and protect biodiversity assets and natural habitats
- provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres
- be multi-functional, multiuse (including the shared use of strategically located school facilities) and able to accommodate changing use over time
- incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity
- contain appropriate and low maintenance species and locate trees to maximise shade
- encourage unstructured recreation opportunities such as the provision of a variety of paths and children's play equipment
- foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities.

Residential development within the Underdale and Torrensville precinct will be within walking distance of the River Torrens Linear Park.

Climate change

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<p>P105. Deliver a more compact urban form to:</p> <ul style="list-style-type: none"> • protect valuable primary production land • reinforce the Hills Face Zone, character preservation districts and Environment and Food Production Areas • conserve areas of nature protection areas • safeguard the Mount Lofty Ranges Watershed • reduce vehicle travel and associated greenhouse gas emissions. 	<p>The DPA will assist to deliver a more compact urban form.</p>
<p>P107. Increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living.</p>	<p>The DPA will assist to increase the proportion of low-rise and medium-density apartments.</p>
<p>P108. Promote green infrastructure (including green roofs, vertical gardens and water sensitive design) in higher density and mixed-use developments to assist with urban cooling, reduce building energy use and improve biodiversity.</p>	<p>The DPA encourages the provision of green infrastructure.</p>
Water	
<p>P115. Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.</p>	<p>The DPA encourages the incorporation of the Water Sensitive Urban Design.</p>
Emergency management and hazard avoidance	
<p>P121. Ensure risk posed by known or potential contamination of sites is adequately managed to enable appropriate development and safe use of land.</p>	<p>The DPA introduces specific provisions in relation to potential site contamination.</p>
Targets	

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85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045	The DPA will assist to meet this target by providing new housing in established urban areas.
60% of all new housing in metropolitan Adelaide will be built within close proximity to current and proposed fixed line (rail, tram, O-Bahn and bus) and high frequency bus routes by 2045”	The DPA will provide opportunities for additional housing near public transport routes.
Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045	The DPA will provide an opportunity to create a walkable neighbourhood in Underdale and Torrensville.
Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045	The DPA will assist to provide greater housing diversity to meet changing household needs.

Development Plan Amendment

By the Council

West Torrens Council

Urban Employment/Renewal Development Plan Amendment

The Amendment

For Consultation

Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Amendment Instructions Table

Amendment Instructions Table				
Name of Local Government Area: City of West Torrens				
Name of Development Plan: West Torrens Council				
Name of DPA: Underdale and Torrensville Urban Renewal DPA				
<p><i>The following amendment instructions (at the time of drafting) relate to Council Development Plan consolidated on 30 May 2017.</i></p> <p><i>Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.</i></p>				
Amendment Instruction Number	Method of Change	Detail what in the Development Plan is to be amended, replaced, deleted or inserted. If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)				
Amendments required (Yes/No): No				
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)				
Amendments required (Yes/No): Yes				
Urban Renewal Zone				
1.	Insert	The contents of Attachment A after the 'Urban Corridor Zone and associated Policy Areas'	N	N
Mixed Use Transition Policy Area				
2.	Insert	The contents of Attachment B after the new Urban Renewal Zone	N	N
TABLES				
Amendments required (Yes/No): N				
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)				
Amendments required (Yes/No): Yes				
Map Reference Table				
3.	Amend	Map Reference Table to include the new Urban Renewal Zone and Mixed Use Transition Policy Area	N	N
Map(s)				
4.	Replace	Zone and Policy Area Maps WeTo/4 with the contents of Attachment C	N	N
5.	Replace	Concept Plan Map WeTo/24 with the contents of Attachment D	N	N

Underdale and Torrensville Urban Renewal DPA
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Attachment A

Attachment A

West Torrens Council
Zone Section
Urban Renewal Zone

Urban Renewal Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone providing for medium density residential development comprising a range of dwelling types and forms, integrated with a range of non-residential uses and usable open spaces that may also have a dual purpose for stormwater management.
- 2 The orderly and efficient redevelopment of existing and transitioning industrial activities to land uses that are compatible with residential development and other sensitive uses.
- 3 Redevelopment and intensification of urban areas to support the effective and economic provision of public infrastructure and community services.
- 4 High quality public realm through the design and layout of development to encourage walking and cycling access to, and use of, open space, activity centres, fixed transit and high frequency public transport stops.
- 5 A built form that provides a transition down in scale and intensity between those areas where higher building heights are envisaged and to maintain the amenity of adjacent residential properties.
- 6 The minimisation of environmental impacts upon human health, local amenity and the environment.
- 7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A vibrant and rejuvenated, medium density neighbourhood, offering diverse residential, affordable housing and mixed use housing choice as well as employment opportunities in close proximity to public transport, services and the River Torrens Linear Park.

Currently, the zone contains a mixture of land uses with a strong focus on non-residential activities such as industry, warehouse, storage and service industry. However, the zone also contains a significant number of residential properties – particularly along Wilford Avenue.

Over time, existing industries and other commercial activities in the zone will transition to medium density residential and compatible mixed use development and older housing stock will be redeveloped.

Non-residential land uses of a small-scale that serve the community and are of a nature and scale consistent with the character of the locality will be encouraged. In particular, non-residential land uses will be single storey in height (or be located on the ground floor of a multi-storey building) and will feature setbacks, building design and floor areas which complement surrounding residential development. Non-residential land uses will be integrated with surrounding residential uses and areas of open space in order to provide a mixture of small shops, offices, consulting rooms, pre-schools, cafes and restaurants (providing outdoor eating places).

In addition to the range of small-scale non-residential land uses envisaged in the zone, a wider range of larger-scale non-residential land uses will be located in the **Mixed Use Transition Policy Area 38** and will primarily contain existing industries and commercial activities. Within this policy area, existing uses will continue together with a range of low-impact mixed-use development. Over time, a transition to medium density residential development will occur where environmental impacts and site contamination issues have been addressed.

Development will address interface issues associated with existing non-residential land uses in the zone as well as nearby industrial land uses to the north of Ashwin Parade through the application of buffers and/or design techniques to mitigate potential impacts associated with noise, light, dust, traffic, odour and air quality.

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Urban Renewal Zone

Development will allow for variety in housing forms and styles. The zone will comprise primarily medium density residential development of up to 2 storeys. Taller buildings up to 3 storeys and development achieving a net residential density of around 35-65 dwellings per hectare, will be located near the centre of the zone between Sherriff Street and Hardys Road and north of Wilford Avenue. Within this area, it is envisaged that development will include higher density mixed use apartments with ground floor retailing and commercial uses particularly fronting Hardys Road or areas of open space.

Generally, the greatest height, mass and intensity of development will be focussed near the centre of the zone, reducing in scale to transition down at the interface with low rise residential development within the adjoining Residential Zone.

Housing diversity will be delivered through land division layout comprising smaller allotments together with innovative housing design, access and parking arrangements. Larger and/or amalgamated sites will achieve a coordinated development outcome where new medium density housing integrates smoothly with surrounding residential development. Medium rise residential development in the order of two storeys, at the interface of low rise residential development, should through good design, sympathetic scale and the location of windows and balconies, ensure transitioning down in scale thereby limiting the extent of overlooking and overshadowing.

Development in the zone will proceed based on the ability of stormwater related public infrastructure to accommodate the anticipated additional demands being placed on it. Anticipated upgrades of stormwater infrastructure may need to be provided in order to meet future demands created by new, infill development.

There are sites within the zone that are known to be affected by potentially contaminating activities or which have the potential to impact on new development through the emission of noise, dust, light or odour. In particular, the zone contains two sites that are licensed by the Environment Protection Authority under the *Environment Protection Act 1993*. These sites have evaluation distances of 300 metres and new development within this distance will ensure that potential impacts from the licenced activity have been appropriately addressed. In addition, sensitive development will take into account separation distances to existing activities which may have been imposed through other forms of legislation such as those administered by SafeWork SA.

Offsite contamination may also exist on adjacent or nearby land, which may impact the use of land within the zone. Appropriate investigations will confirm the potential for site contamination and, where applicable, the extent of such contamination. Development of sites or areas affected by actual or potential site contamination will not proceed unless appropriate investigations and remediation (where required) has been undertaken. This may include in some situations, a Preliminary Site investigation (PSI), Detailed Site Investigation (DSI) or a Site Contamination Audit Report (SCAR) being prepared.

The zone will be enhanced through high quality development and associated improvements to the public realm. Redevelopment of existing sites will occur using high quality design, materials and vegetation (including green walls) to significantly improve the site's appearance. In the public realm, and particularly at the interface with the adjoining Residential Zone, it is desirable to use trees and verge landscaping, swales, rain gardens, parks, parklets and other green infrastructure that complement and enhance the visual impacts of buildings and structures, and add to overall amenity of the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following types of development, or combination thereof, are envisaged in the zone:

- affordable housing
- aged persons accommodation
- community centre
- consulting room
- domestic outbuilding
- dwelling(s)
- educational establishment

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- office
 - pre-school
 - primary school
 - recreation facilities
 - residential flat building
 - retirement village
 - shop or group of shops
 - supported accommodation
 - tourist accommodation.
- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
 - 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner.
 - 4 A range of residential development types, formats and sizes is encouraged at increased densities to support a diverse population.
 - 5 Sensitive development, within the evaluation distance of an active *Environment Protection Act 1993* licenced activity should seek to mitigate impacts of noise and air quality including, odour from the licenced activity, through built form, landscaping, design and orientation.
 - 6 Non-residential development should mitigate impacts from visual appearance, building bulk and scale, overshadowing, noise, vibration, chemical over-spray, air quality, odour, dust, hours of operation and on-street parking.
 - 7 Sensitive development that increases the overall net density (other than non-habitable structures such as garages, carports and the like) including land division for residential purposes, should not occur where the site(s) are located within the evaluation distance of an active licenced activity (under the *Environment Protection Act 1993*) unless, the following minimum impact requirements are met to mitigate potential risk to human health and the environment:

Type of Impact	Threshold Criteria
Noise	where noise levels measured at the boundary of the development site(s) not exceeding 57dB(A) between 7am and 10pm and 50dB(A) between 10pm and 7am and 60dB(A)Lmax between 10pm and 7am measured and adjusted in accordance with the Environment Protection (Noise) Policy 2007
Odour	where odour measured at the boundary of the development site(s) not exceeding 2 OU measured in accordance with the Environment Protection (Air Quality) Policy 2016
Air quality	where air quality at the boundary of the development site(s) not exceeding maximum concentrations specified in Schedule 2 Clause 2 of the Environment Protection (Air Quality) Policy 2016 measured in accordance with that policy

- 8 Sensitive development, that increases the overall net density (other than non-habitable structures such as garages, carports and the like) including land division for residential purposes, should not occur where the site(s) are located within required separation or buffer distances, of other licenced activities as required by relevant legislation, to mitigate potential risk to human health.
- 9 Development that results in greater intensity of land use should ensure appropriate stormwater infrastructure is provided to meet the needs and consider implications of the development on upstream and downstream areas of the catchment (which could include regional solutions) including:
 - (a) stormwater management aimed at reducing flow rates
 - (b) integrated Water Sensitive Urban Design techniques.

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Urban Renewal Zone**

- 10 Development should ensure movement networks are provided to create a safe and highly connected environment, including:
 - (a) road design and access points to address localised traffic impacts
 - (b) adequate and accessible public open spaces, walkways and cycling pathways.
- 11 Development should not occur until it is demonstrated that the land is suitable for its intended use (including where impacts from historical onsite contamination or where offsite contamination has been identified as impacting the site) in particular where there is:
 - (a) a land use change to a sensitive use, and/or
 - (b) a land division creating allotments intended for a sensitive use.
- 12 Non-residential development should be located on arterial road corridors; collector roads; adjacent open space; or within the Mixed Use Transition Policy Area except where comprising small scale uses that:
 - (a) serve the local community
 - (b) are of a nature and scale consistent with the character of the locality
 - (c) do not compromise the capacity to achieve coordinated activity centre development
 - (d) do not detrimentally impact on the amenity of nearby residents.
- 13 Development listed as non-complying is generally inappropriate.

Form and Character

- 14 The bulk and scale of development should be compatible with adjoining land uses.
- 15 Development should be up to 2 storeys, except near the centre of the zone in between Sherriff Street and Hardys Road and north of Wilford Avenue, where development may be up to 3 storeys.
- 16 To minimise building mass at the interface of residential development, buildings over 2 storeys should seek to minimise interface impacts by scaling down buildings and articulating building facades to complement adjoining developments.
- 17 Development of multiple dwellings on one site should ensure access to parking and garaging areas from public roads is via a minimum number of common or shared driveways.
- 18 Development of two or more storeys in height should ensure that:
 - (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
 - (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space
 - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 19 Development fronting Ashwin Parade and the northern portion of Hardys Road should provide a physical buffer to noise and air emissions from those roads and the industrial activities to the north.

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Dwellings and Residential Flat Buildings

Building to the Side Boundary

- 20 Walls of dwellings and residential flat buildings sited on side boundaries should be in accordance with at least one of the following:
- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
 - (b) constructed in accordance with any approved building envelope plan
 - (c) the exposed section of the wall is less than 8 metres in length and 3.5 metres in height.
- 21 Dwellings and residential flat buildings developed to both side boundaries, except where there is less than 25 square metres of private open space, should provide ground level access to the rear of the site via a carport, garage, access way, service lane or the like.

Setbacks from the Side Boundary

- 22 Walls of dwellings and residential flat buildings set back from the side boundary should be designed in accordance with the following:

Wall height (measured from natural ground level)	Minimum setback from side boundaries except if it is a boundary wall (metres)
For any portion of the wall less than or equal to 3 metres	1
For any portion of the wall greater than 3 metres	2

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Urban Renewal Zone**

Front Setbacks

- 23 Dwellings and residential flat buildings (excluding verandas, porticos and the like) should be set back from road frontages in accordance with the following parameters:

Minimum setback	Value (metres)
From the primary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From the primary frontage of Ashley Street	5
From the primary road frontage of all other roads	3 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (where there is only one such dwelling, the setback of that dwelling) or a lesser setback is provided as part of an approved building envelope plan 1.5 where the allotment is located adjacent to a public reserve greater than 2000 square metres and the River Torrens Linear Park, the dwelling faces that reserve and vehicle access is provided to the rear of the allotment
From a secondary road frontage that is an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
Minimum setback to a secondary road frontage that is not an arterial road	0.9

Setbacks from Rear Boundaries

- 24 The walls of dwellings and residential flat buildings should be set back from rear boundaries, except where the rear boundary adjoins an access way, in accordance with the following parameters:

Allotment size (square metres)	Ground floor minimum setback (metres)	Second storey minimum setback (metres)	Third storey or more minimum setback (metres)
≤300	2	5	5 plus any increase in wall height over 6 metres
>300	4	6	6 plus any increase in wall height over 6 metres

- 25 Walls of dwellings and residential flat buildings sited on rear boundaries should be in accordance with at least one of the following:

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- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
 - (b) constructed in accordance with any approved building envelope plan.
- 26 Walls located on the side boundary should be devoid of windows, unless located adjacent public space.
- 27 Carports and garages should not be located in front of the building line of dwelling; and
- (a) should have a maximum opening of 6 metres wide
 - (b) if accessed from a lane, alley or right-of way, the lane should be at least 6.2 metres in width.

Site Area

- 28 Residential development should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Area (square metres)	Minimum frontage (metres)
Detached (except where constructed boundary to boundary)	250 minimum allotment area	9
Semi-detached	200 minimum allotment area	8
Row dwelling and detached dwelling constructed boundary to boundary	150 minimum allotment area	5
Group dwellings and / or residential flat building	150 average site area per dwelling	9

Private Open Space

- 29 Residential development at ground level should provide private open space in accordance with the following table:

Site area per dwelling (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)
≥200	40, of which 16 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	2.5	24
<200	15, of which 5 may comprise balconies, roof patios and the like, provided they are a minimum dimension of 2 metres	2	10

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29 Where a building comprises one or more dwellings located above ground, provision should be made for:

- (a) 25 square metres of communal open space per above-ground dwelling
- (b) private open space for each above ground dwelling in accordance with the table below:

Site area of dwelling (square metres)	Minimum area of private open space (metres)	Minimum dimension of private open space (square metres)
≥200	10	2
<200	8	2

Affordable Housing

- 30 Residential development should include a minimum 15 per cent of dwellings for affordable housing.
- 31 Affordable housing should be distributed throughout the zone to avoid over concentration of similar types of housing in a particular area.

Non-Residential Development

- 32 Non-residential development should:
 - (c) be physically connected with surrounding residential areas by avoiding large expanses of vehicle parking that physically separates the development from surrounding residential areas
 - (d) orient development towards and near to public spaces and street frontages
 - (e) incorporate, where possible, mixed use development along the edges to provide a transition from activity centre uses to residential areas
 - (f) include shelter for pedestrians along public streets and internal access ways
 - (g) ensure building façades create diversity of interest and have the appearance of an aggregation of small buildings
 - (h) ensure roof forms are varied and do not include large expanses of roofline that are visible from the public domain
 - (i) ensure buildings address the street frontage and open spaces with servicing areas generally accessed via rear lanes or internal to the centre and not visible from public streets.
- 33 Non-residential development should have front, rear and side setbacks consistent with the setbacks sought for dwellings and residential flat buildings.

Land Division

- 34 Land division should create new allotments that are of a size and configuration to ensure the objectives of the zone can be achieved.
- 35 Land division should result in north-south / east-west grid design to facilitate allotments and dwellings that primarily orientate north-south to maximise passive solar efficiency.
- 36 Land division should result in allotments that allow building orientation that minimises the impact of garages and driveway crossovers on the streetscape and should be designed to provide a maximum number of on street car parks, particularly adjacent to allotments intended to be developed for affordable housing.

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- 37 Land division in the zone should only occur where the land is suitable for the intended use having considered access, contamination, noise impacts and air quality (including odour).

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) for the following is non-complying:

Form of development	Exceptions
Advertisement and / or advertising hoarding	Except where it is ancillary to and in association with non-residential development
Fuel depot	
General industry	
Industry	Except where it involves the following (a) and/or (b): (a) light industry (b) service industry.
Intensive animal keeping	
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment Protection Act 1993</i> .	
Road transport terminal	
Special industry	
Telecommunications facility where located less than 100 metres from: (c) any Local Heritage Place described in the extent of listing within Table WeTo/4 - Local Heritage Place (d) any State Heritage Place described in the extent of listing within Table WeTo/5 - State Heritage Places or listed within the South Australian Heritage Register.	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is classified as non-complying) are designated:

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Category 1	Category 2
<p>The following forms of development other than where the development exceeds two storeys in height:</p> <ul style="list-style-type: none"> a) Aged persons accommodation b) All forms of development that are ancillary and in association with residential development c) Community centre d) Consulting room e) Dwelling f) Educational establishment g) Land division h) Nursing home i) Office in the Mixed Use Transition Policy Area 38 or with a gross leasable floor area of no more than 250 square metres j) Pre-school k) Primary school l) Retirement village m) Residential flat building n) Shop or group of shops in the Mixed Use Transition Policy Area 38 or with a gross leasable floor area of no more than 250 square metres. o) Supported accommodation 	<p>All forms of development that are 3 storeys or more</p>
Place of worship	

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 Mixed Use Transition Policy Area 38

Mixed Use Transition Policy Area 38

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area accommodating a range of business, commercial, warehouse, storage and light industrial land uses that are envisaged to transition in an orderly and efficient manner to compatible mixed use development, including residential development.
- 2 The effective location and management of industrial and commercial activities at the interface of adjacent areas that support residential and other sensitive land uses.
- 3 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly at the interface of residential areas, along arterial roads and the boundaries of adjoining zones.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area will, through changing land uses and urban renewal, transition to a revitalised modern, urban location providing for a mix of land uses, including complementary small scale retail, community facilities, commercial uses, light industry and generally, medium density housing in appropriate locations.

As existing industrial and commercial activities continue to operate, some under various licencing requirements, opportunities for such activities to transition to new land uses is anticipated, providing for new employment opportunities and mixed use developments.

Residential and other forms of sensitive development will only occur within the policy area as adverse impacts of adjoining industrial and commercial activities relating to noise, dust, traffic movements, air quality and odour are lessened or a better understanding of the impacts are determined and associated appropriate separation distances are applied.

The policy area will be enhanced through high quality development which creates visual interest through the use of articulated façades and utilises a mixture of building materials and canopies or verandahs while avoiding long blank walls fronting the public realm. Redevelopment of existing sites will occur using high quality materials, landscaping and other elements to create a mixed use area. Where non-residential development is sited adjacent residential development, landscaping and street trees will complement and enhance the visual impacts of buildings and structures, adding to overall amenity and streetscape quality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following additional types of development, or combination thereof, are envisaged in the policy area:
 - light industry
 - service industry
 - service trade premises
 - store
 - warehouse.
- 2 Development should promote the redevelopment and transition of the area towards medium density residential development supported by a mix of compatible land uses as set out in the **Urban Renewal Zone**.

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Mixed Use Transition Policy Area 38

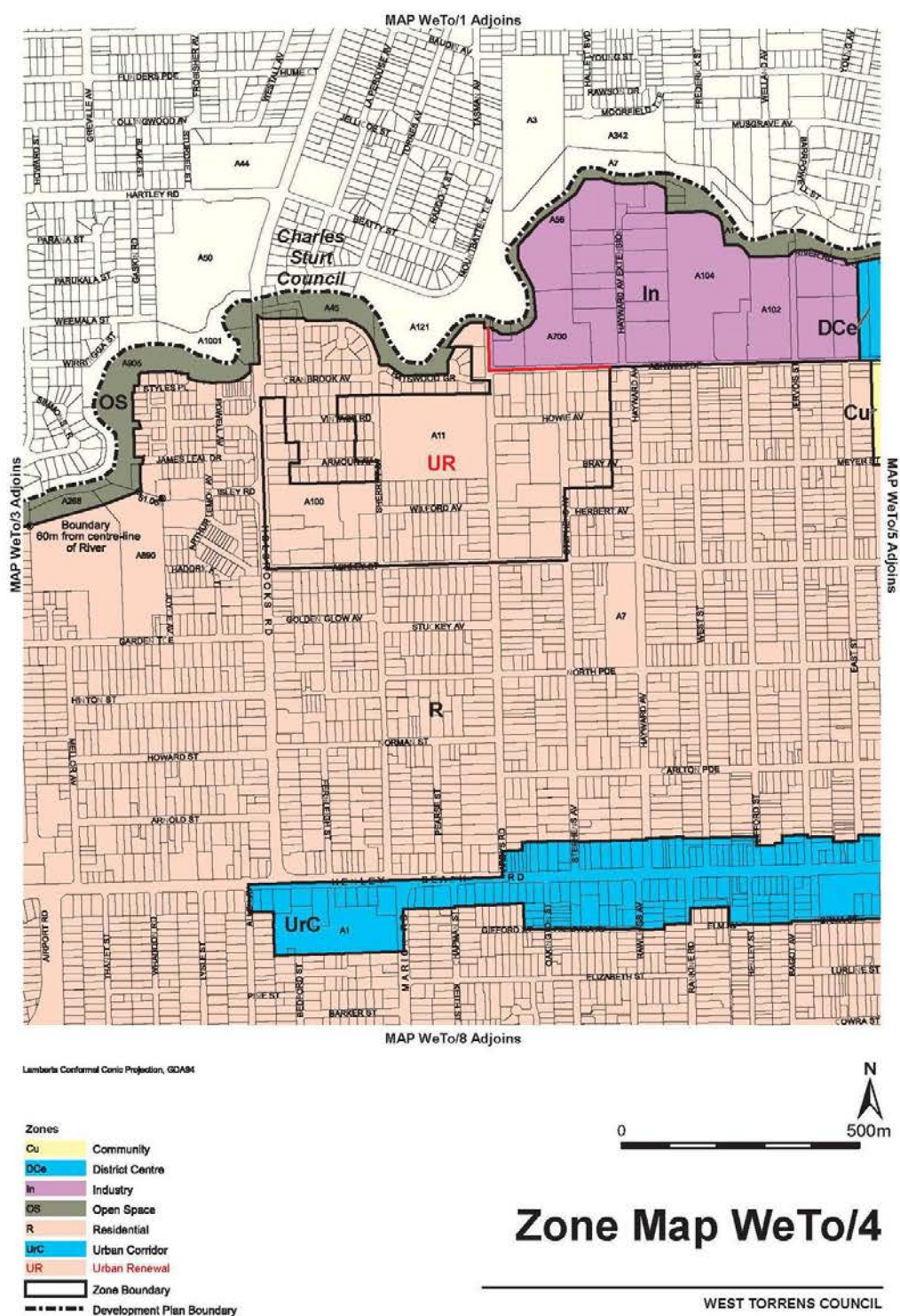
- 3 The expansion, alteration or replacement of existing industrial activities that have environmental impacts which currently extend over residential areas should not occur unless the impacts can be significantly reduced and managed in accordance with *Environment Protection Act* requirements.
- 4 Development, including land division, should only occur on land which is suitable for its intended use(s) with respect to site contamination.
- 5 Development and redevelopment of industrial areas should be orderly and efficient and compatible with residential development and other sensitive uses.
- 6 Residential development should only occur where it can be demonstrated that the environmental impacts of nearby industrial land uses can be mitigated to a satisfactory level.
- 7 Development should not be undertaken if it will be prejudicial to the orderly and economic development of future residential or associated land uses within the zone.

Form and Character

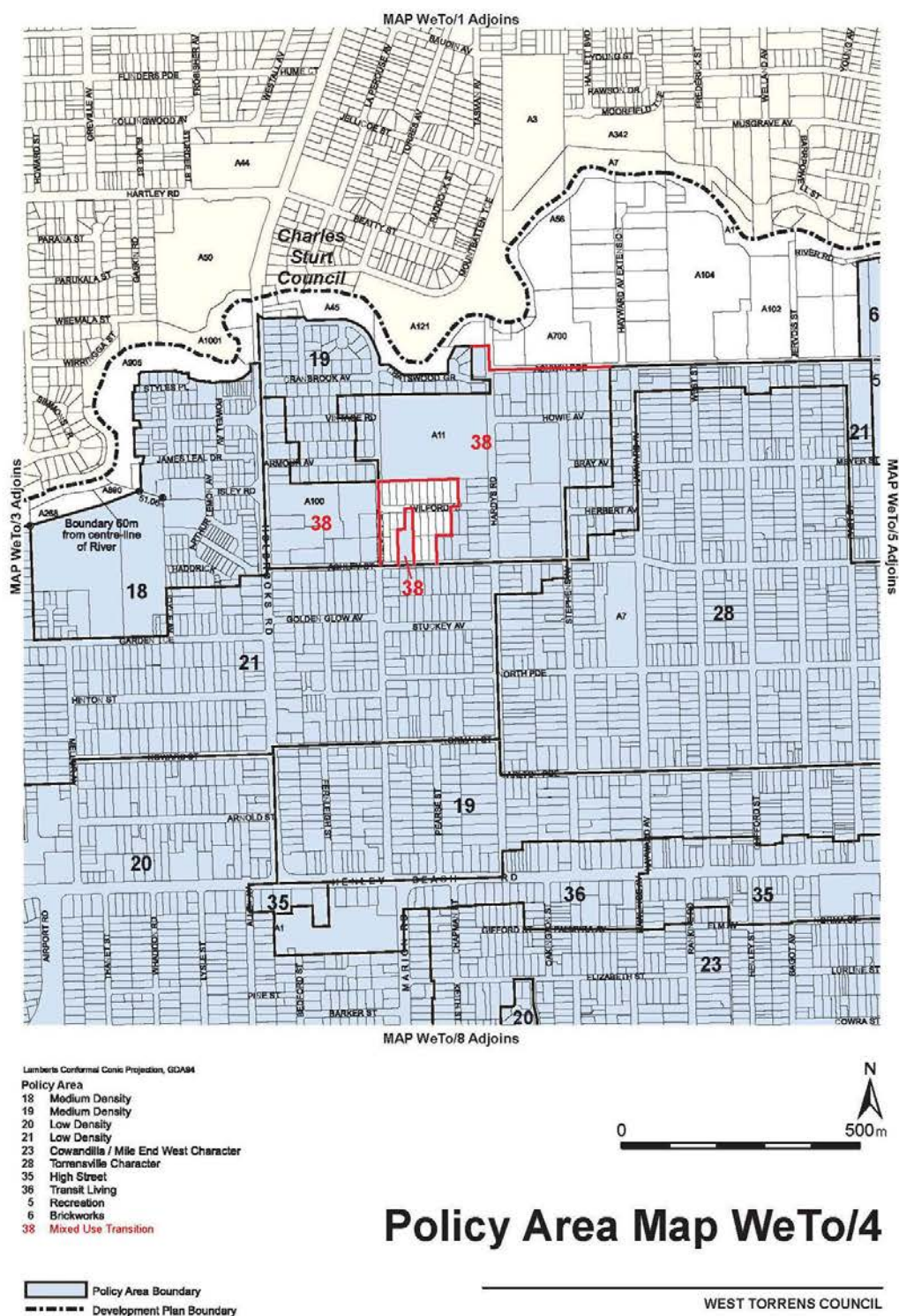
- 8 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 9 Non-residential development at the direct interface with residential development (and vice versa) should:
 - (a) incorporate a range of operational, physical and/or spatial design techniques to improve the amenity of the area
 - (b) seek to minimise impacts from visual appearance, building bulk and scale, overshadowing, noise, vibration, chemical over-spray, air quality, odour, dust, hours of operation and on-street parking
 - (c) incorporate planting of street trees and a landscape buffer to improve amenity through planting of appropriate scale trees.
- 10 Development should through appropriate building design and orientation attempt to mitigate adverse environmental impacts including noise and air quality (including odour) impacts.
- 11 Development generating high levels of heavy vehicle use should direct traffic movements of this nature away from established residential areas.

**Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Attachment C**

Attachment C



Underdale and Torrensview Urban Renewal DPA
West Torrens Council
Attachment C



Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Attachment D

Attachment D

