

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, 17 APRIL 2018

at 7.00pm

**Terry Buss PSM
Chief Executive Officer**

City of West Torrens Disclaimer

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

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1 MEETING OPENED

1.1 Evacuation Procedures

2 PRESENT

3 APOLOGIES

4 DISCLOSURE STATEMENTS

Elected Members are required to:

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

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Council held on 3 April 2018 be confirmed as a true and correct record.

6 MAYORS REPORT

(Preliminary report for the agenda to be distributed Friday, 13 April 2018)

In the two weeks since the last Council Meeting of 3 April 2018 functions and meetings involving the Mayor have included:

4 April 2018

10.00am Met with the Chair, Commissioner and Executive Officer of the Local Government Grants Commission, at their request, with CEO Terry Buss and Mayor Angela Evans and CEO Paul Sutton, Charles Sturt, regarding the West Beach Road, Roads to Recovery Project.

5 April 2018

9.10am Regular Coast FM interview with Dave Hearne.

9.30am Attended the Thebarton Seniors College Alumni Morning Tea

6.30pm Attended With Rosemary Trainer the Lockleys Bowling Club Presentation Dinner

10 April 2018

7.30pm Participated in the Special Finance and Regulatory Committee meeting to consider the 2018/19 budget.

11 April 2018

11.00am Attended the funeral at Christ The King Church, Lockleys of Mark Beswick, teacher at St Michaels, WAFC Board member, WAFC historian and SANFL historian.

5.00pm Attended a Governance meeting of the Australia Day Council of SA.

12 April 2018

9.00am Attended the Local Government Association's 2018 Showcase sessions

In addition, after the compilation of this report on Thursday as part of the Agenda to be distributed on Friday, I anticipate having attended or participated in the following:

13 April 2018

9.00am Attending the Ordinary General Meeting of the Local Government Association of SA.

14 April 2018

9.00am-

6.00pm Attending an Elected Member Strategic Planning Workshop at the Civic Centre.

17 April 2018

6.00pm Council informal gathering and dinner

7.00pm Council and Committee meetings followed by a Special Finance and Regulatory Committee meeting to consider the 2018/19 budget.

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 17 April 2018 be adopted.

11.2 Strategy and Community Committee Meeting**RECOMMENDATION**

That the recommendations of the Strategy and Community Committee held on 17 April 2018 be adopted.

12 ADOPTION OF GENERAL COMMITTEE RECOMMENDATIONS**12.1 Audit and Risk Committee Meeting****RECOMMENDATION**

That the Minutes of the Audit and Risk Committee held on 10 April 2018 be noted and the recommendations adopted.

13 QUESTIONS WITH NOTICE

Nil

14 QUESTIONS WITHOUT NOTICE**15 MOTIONS WITH NOTICE****15.1 Category 1 and 2 Developments**

At the meeting of Council on 3 April 2018, Cr John Woodward sought and was granted leave of the meeting to defer his motion to the meeting of Council on 17 April 2018.

MOTION

That the Administration urgently develops a Statement of Intent for submission to the Minister for Planning to amend relevant sections of the West Torrens Development Plan to reverse the changes in the Housing Diversity Development Plan Amendment in 2015, so that any development exceeding 1 storey in any Residential Policy is classified as a Category 2 development, and so as to allow public notification and representation for the proposed development.

16 MOTIONS WITHOUT NOTICE

17 REPORTS OF THE CHIEF EXECUTIVE OFFICER

17.1 Declaration of a Prescribed Officer

Brief

This report seeks the confirmation of position of Assessment Manager as a prescribed officer.

RECOMMENDATION(S)

It is recommended to Council that, on the basis that it is a management position, the Assessment Manager position be declared as a 'prescribed officer' position in accordance with Chapter 7, Part 4 of Division 2 of the *Local Government Act 1999*.

Introduction

Chapter 7, Part 4 of Division 2 of the *Local Government Act 1999* (Act) requires the Chief Executive Officer (CEO) and any officer holding a position declared by Council as a 'prescribed officer' position to complete a primary return at the commencement of their employment with the City of West Torrens and then complete an annual ordinary return which both form part of the "Officers Register of Interest" (Register).

It has been common practice for Council to declare the following positions as 'prescribed officers':

- All executive/management positions; and/or
- Other positions that hold a financial delegation and/or delegation to make a decision on behalf of the Council or the CEO; and/or
- Any other position which gives rise to declaration as a prescribed officer position.

It is preferable that the declarations be to the position title rather than the name of the holder of the position on the basis that it is the position, rather than the holder of the position, that gives rise to the 'prescribed officer' status. This approach also ensures continuity of the declaration when another person replaces an officer holding a 'prescribed officer' position i.e. when they are on leave or leave the organisation etc.

The Register complements, but is independent of, the statutory requirements for any officer, whether in a 'prescribed officer' position or not, to declare any conflict of interest which may arise in the course of their duties at all times.

Officers holding a 'prescribed officer' position must submit a completed primary return within 30 days of appointment and an ordinary return within 60 days after 30 June each year.

The legislation provides that an Elected Member may, upon request to the CEO, inspect the Register but must not disclose that information except at a meeting of Council or a Council Committee and then only in confidence in accordance with s90 of the Act.

The Register is not available for public inspection.

Discussion

Section 96 of the *Planning, Development and Infrastructure Act 2016* stipulates that the Assessment Manager may act as a relevant party for the purposes of that Act or in cases prescribed or authorised by legislation. As such, the position carries a high degree of autonomy to make planning assessment decisions of a high order on behalf of Council.

Given the high level of decision making ability and the nature of the decisions this position is able to make, it is recommended that the position of Assessment Manager be declared as a prescribed officer position. This declaration acts as a risk management control which aims to minimise the implication or occurrence of a conflict of interest and promotes robust accountability and transparency.

Conclusion

The position of Assessment Manager is able to act as a relevant authority pursuant to the *Planning Development and Infrastructure Act 2016* which results in this position having a very high degree of decision making ability, in relation to planning assessment, on behalf of Council. As such, declaration of the position of Assessment Manager as a 'prescribed officers' will act as a risk control to protect the integrity of the organisation and safeguard the probity in decision making.

Attachments

Nil

17.2 Delegations under the Expiations of Offences Act 1996 and the Fines Enforcement and Debt Recovery Act 2017

Brief

This report seeks Council's endorsement of proposed delegations under the *Expiation of Offences Act 1996* and the *Fines Enforcement and Debt Recovery Act 2017*.

RECOMMENDATION

It is recommended to Council that having undertaken a review of the powers and functions previously delegated to the Chief Executive Officer and others in accordance with section 44(6) of the *Local Government Act 1999*, the Council:

1. Hereby revokes all previous powers and functions delegated to the person occupying the office of Chief Executive Officer under the *Expiation of Offences Act 1996* with effect from 30 April 2018.
2. In exercise of the power contained in Section 44(1) of the *Local Government Act 1999*, and with effect from 30 April 2018, the powers and functions under the *Expiation of Offences Act 1996* contained in the Instrument of Delegation being **Attachment 1** to the Agenda report hereunder are, subject to the conditions, limitations and provisos, hereby delegated to the Chief Executive Officer (and any person appointed to act in that position) and such powers and functions may be further delegated by the Chief Executive Officer to an officer or officers of the Council (including any person appointed to act in any such position) as the Chief Executive Officer sees fit.
3. In exercise of the power contained in Section 44(1) of the *Local Government Act 1999*, and with effect from 30 April 2018, the powers and functions under the *Fines Enforcement and Debt Recovery Act 2017* contained in the Instrument of Delegation being **Attachment 2** to the Agenda report hereunder are, subject to the conditions, limitations and provisos contained therein, hereby delegated to the Chief Executive Officer (and any person appointed to act in that position) and such powers and functions may be further delegated by the Chief Executive Officer to an officer or officers of the Council (including any person appointed to act in any such position) as the Chief Executive Officer sees fit.

Introduction

Section 44(6) of the *Local Government Act 1999* requires that at least once in every financial year, Council reviews the delegations that it has previously granted. All delegations issued by Council are kept in a register named the Delegation Framework which is available to the public on Council's website. The last annual review of delegations was presented to Council at its 2 May 2017 meeting.

The Delegations issued under the *Expiation of Offences Act 1996* (EO Act) have been reviewed outside of the scheduled annual review as a result of the introduction of the *Fines Enforcement and Debt Recovery Act 2017* (FEDR Act) which will commence on 30 April 2018.

The Act seeks to consolidate and simplify the way overdue fines and expiation fees issued by South Australian government agencies including local government are enforced and recovered. Clauses dealing with the enforcement and recovery of fines have been removed from the *Expiation of Offences Act 1996* and included within the new Act.

Delegations dealing with these matters which had previously been issued to the Chief Executive Officer (CEO) are required to be revoked and new delegations issued under the revised EO Act, effective 30 April 2018.

In addition, the FEDR Act requires the issuing of new delegations in order for the new provisions within the FEDR Act to be administered, effective 30 April 2018. Please note, as these are additional delegations, revocation of old delegations under the FEDR Act is not required.

A full review of delegations for the 2017/2018 financial year is currently underway and will be presented to a future meeting for Council's consideration.

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.

It is usual practice that all delegations under this Act have been made to the person occupying the position of Chief Executive Officer (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 *Local Government Act 1999* in order for the Administration to undertake its functional and operational roles and responsibilities effectively and efficiently.

Once adopted, the new Instruments of Delegation will be included within the *Delegations Framework 2017*.

Instruments of Delegation - Attachments 1 and 2

To assist members understand the tables contained within the Instruments of Delegation, the following information is provided:

- **Column 1 (Section Delegated)**

The section number of the Act or Regulation to which the proposed Instrument of Delegation relates is displayed in the first column.

- **Columns 2 (Summary of Delegation)**

The section title, instrument number (if appropriate) and description of the section of the Act or Regulation to which the proposed Instrument of Delegation relates is detailed in the second column.

- **New Additions and Amendments**

The proposed delegations for individual powers and functions within the instrument of delegation have been coloured for ease of reference as follows:

Grey	Council only
White	Existing delegation from Council
Orange	Power where the wording of the legislation has been amended
Green	New power under the legislation

Conclusion

This report presents the outcomes of the Administration's review of the powers and functions under the *Expiation Offences Act 1996* and the *Fines Enforcement and Debt Recovery Act 2017* and proposes that Council formally approves the recommendations arising from the review to provide appropriate decision making authority to the Administration.

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

Attachments

- 1. Proposed Delegations under the Expiation of Offences Act 1996**
- 2. Proposed Delegations under the Fines Enforcement and Debt Recovery Act 2017**

INSTRUMENTS OF DELEGATION UNDER THE
EXPIATION OF OFFENCES ACT 1996

SECTION	DELEGATED POWERS
Section 5	Certain Offences may be Expiated
	The power pursuant to Section 5(1) of the <i>Expiation of Offences Act 1996</i> ("the Act") to issue an expiation notice under the Act to a person alleged to have committed an offence under an Act, regulation or by-law, and the alleged offence may accordingly be expiated in accordance with the Act.
Section 6	Authorisation to issue Expiation Notices
	The power pursuant to Section 6(3)(b)(ii) of the Act to authorise a person in writing to give an expiation notice for an alleged offence.
Section 8	Alleged offender may elect to be prosecuted etc
	The power to commence proceedings to prosecute an alleged offender who has elected to be prosecuted under section 8 of the Act.
Section 8A	Review of Notices on Ground that Offence is Trifling
	<ol style="list-style-type: none"> 1. The power pursuant to Section 8A(2) and (3) of the Act to require an alleged offender who is seeking a review of the notice on the ground that the offence is trifling: <ol style="list-style-type: none"> a) to provide further information; and b) to provide a statutory declaration verifying the information contained in, or supporting, an application for review. 2. The power pursuant to Section 8A(5) of the Act to determine that an offence is trifling and to withdraw the notice in respect of the offence. 3. The power pursuant to Section 8A(6a) of the Act to withdraw a notice in respect of an offence in circumstances where an enforcement determination made under section 22 of the <i>Fines Enforcement and Debt Recovery Act 2017</i> is revoked on the ground that the alleged offender had not had a reasonable opportunity to apply for review of the notice under , and the alleged offender makes an application under this section within 14 days of being notified of the revocation.
Section 12	Late Payment

SECTION	DELEGATED POWERS
	The power pursuant to Section 12 of the Act to accept late payment of the amount due under the expiation notice at any time before an enforcement determination is made under Section 22 of the <i>Fines Enforcement and Debt Recovery Act 2017</i> .
Section 16	Withdrawal of Expiation Notices
	<ol style="list-style-type: none"> 1. The power pursuant to Section 16(1) of the Act, to withdraw an expiation notice with respect to all or any of the alleged offences to which an expiation notice relates where: <ol style="list-style-type: none"> a) in the opinion of the Delegate the alleged offender did not commit the offence or offences, or that the notice should not have been given with respect to the offence or offences; or b) the Council as issuing authority receives a statutory declaration or other document sent to the Council by the alleged offender in accordance with a notice required by law to accompany the expiation notice or expiation reminder notice; or c) the notice is defective; d) the Delegate decides that the alleged offender should be prosecuted for the offence or offences; or e) the Council as issuing authority is of the opinion that the alleged offender is suffering from a cognitive impairment (as defined by under section 16(14) of the Act) that excuses the alleged offending. 2. The power pursuant to Section 16(5) of the Act, where an expiation notice is withdrawn under subsection (1), to commence prosecution for an offence to which the notice related.
Section 18	Provision of Information
	<p>The power pursuant to Section 18 of the Act to enter into an agreement with the Chief Recovery Officer in relation to:</p> <ol style="list-style-type: none"> a) the manner in which the Chief Recovery Officer is to provide information to the Council in relation to action taken by the Recovery Officer in respect of an expiation notice issued by the Council; and b) the manner in which the Council is to provide information to the Chief Recovery Officer in relation to the issuing of an expiation notice by the Council or any other action taken by the Council in respect of an expiation notice so issued.

SCHEDULE OF CONDITIONS**CONDITIONS OR LIMITATIONS
APPLICABLE TO DELEGATIONS
CONTAINED IN THIS INSTRUMENT**

Paragraph(s) in instrument to which conditions/limitations apply	Conditions / Limitations
Nil	

**INSTRUMENT OF DELEGATION UNDER THE
FINES ENFORCEMENT AND DEBT RECOVERY ACT 2017**

SECTION	DELEGATED POWERS
Section 9(2)	Amounts due under expiation notices may be treated as part of pecuniary sum
	The power pursuant to Section 9(2) of the Fines Enforcement and Debt Recovery Act 2017 (" the Act ") if a debtor requests the making of an aggregation determination but no enforcement determination has been made under Section 22 of the Act in relation to the expiation amount, to pay the prescribed fee.
Section 20	Arrangements as to manner and time of payment
	<ol style="list-style-type: none"> 1. The power pursuant to Section 20(4) of the Act to agree with the Chief Recovery Officer the manner in which the Chief Recovery Officer is to give the Council notice of an arrangement entered into under Section 20 of the Act. 2. The power pursuant to Section 20(18) of the Act to agree with the Chief Recovery Officer the manner in which, if an arrangement terminates under Sections 20(15) or (17) of the Act, the Chief Recovery Officer is to give the Council notice of the termination and the amount then outstanding (taking into account, where the arrangement required the performance of community service, the number of hours of community service to be performed).
Section 22	Enforcement determination
	<ol style="list-style-type: none"> 1. The power pursuant to section 22(1) of the act to enforce an expiation notice against the alleged offender by providing to the Chief Recovery Officer the particulars determined by the chief recovery officer relating to: <ol style="list-style-type: none"> a) the alleged offender; and b) the offence or offences that remain unexpiated; and c) the amount due under the notice; and d) compliance by the council with the requirements of the Act and any other Act.

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INSTRUMENT OF DELEGATION UNDER THE FINES ENFORCEMENT AND DEBT RECOVERY ACT 2017

SECTION	DELEGATED POWERS
Section 23	Review by Court of refusal to revoke enforcement determination
	The power, by virtue of section 23(3) of the Act, to participate in and conduct proceedings to which the Council is a party as the delegate sees fit where an alleged offender has lodged an application for review under section 23(1) of the Act.
Section 49	Notification of debt
	The power pursuant to Section 49(1) of the Act to notify the Chief Recovery Officer of a debt owed to the Council by a person (" the debtor ") after the Council has issued an invoice for the debt to the debtor and has given the debtor a reasonable opportunity to pay the alleged debt pursuant to Section 49(2)(a).
Section 50	Application to Court in relation to debt
	The power pursuant to Section 50(2) of the Act to participate in and conduct legal proceedings to which the Council is a party as the delegate sees fit where a debtor has made application to the Court under section 50(1) of the Act.

SCHEDULE OF CONDITIONS

**CONDITIONS OR LIMITATIONS
APPLICABLE TO DELEGATIONS
CONTAINED IN THIS INSTRUMENT**

Paragraph(s) in instrument to which conditions/limitations apply	Conditions / Limitations
Nil	

17.3 Proposal for change in use to 'light industry/office' at 5 Butler Boulevard, Adelaide Airport

Brief

This report seeks to provide Council with information on a proposal to change the use of a parcel of land within the Adelaide Airport at 5 Butler Boulevard, Adelaide Airport and to seek the endorsement of Council's formal response.

RECOMMENDATION

It is recommended to Council that the feedback contained within Attachment 4 of the Agenda report be provided as Council's response to Adelaide Airport Limited on the referral of the application for a change in use to 'light industry/office' at 5 Butler Boulevard, Adelaide Airport.

Introduction

Background

On 16 March 2018 Adelaide Airport Limited (AAL) advised Council it was in receipt of an application relating to the change of use of an existing facility from a 'warehouse/office' to a 'light industry/office' for Aerobond Pty Ltd on Adelaide Airport land. The subject site has been described as 5 Butler Boulevard, Adelaide Airport, however this parcel of land is contained within Lot 50 Sir Donald Bradman Drive, Adelaide Airport.

The proposed development is located on Adelaide Airport land and, as such, AAL is the relevant authority rather than Council.

AAL do not assess applications against the Development Plan under the *Development Act 1993*, but rather against the Adelaide Airport Master Plan 2014 pursuant to the *Commonwealth Airports Act 1996*. While the Adelaide Airport Masterplan 2014 establishes in effect its own planning system, it does borrow some terminology and concepts from the system established under the *Development Act 1993*.

The Adelaide Airport Masterplan 2014 sets out a development decision matrix which designates the following three development assessment pathways: 'envisaged', 'merit' and 'non-complying' development. The AAL Development Decision Matrix is enclosed as **Attachment 1**.

AAL conducted a preliminary assessment of the application and deemed it to be a 'merit' use development (not to be confused with 'merit' development under the *Development Act 1993*).

As part of the assessment process set out in the AAL Development Decisions Matrix, the proposed development is subject to a 15 business day public notification process. A public notice appeared in The Advertiser and Weekly Times Messenger Newspaper on Wednesday 7 March 2018 and the deadline for the public to submit comments was Thursday 29 March 2018. A copy of the public notice is enclosed as **Attachment 2**.

In addition to this public notification, the application is also referred to Commonwealth aviation authorities, State Government agencies, affected local councils and the Adelaide Airport Consultative Committee, offering them an opportunity to provide a response.

The intent of this referral is to understand potential impacts on Council owned land and/or infrastructure, rather than how the development corresponds with the Adelaide Airport Masterplan 2014.

In accordance with the above, Council may submit a response by Wednesday 18 April 2018.

Proposed nature of development

Aerobond Pty Ltd is seeking to take over the lease of the subject site to expand their operation which is currently located in smaller premises east of the subject site on James Schofield Drive. Aerobond Pty Ltd undertakes research development, manufacturing, component overhaul and repair services of aeronautical equipment. The subject site is currently being used by IndustriaREIT as a warehouse and associated office.

The Adelaide Airport Master Plan 2014 relies on development definitions outlined in the *Development Act 1993*, *Development Regulations 2008* and the relevant Development Plan.

Based on the information outlined in the application, it is considered that the proposal is best described as 'light industry'. Light industry is defined in the *Development Regulations 2008* as:

***light industry** means an industry where the process carried on, the materials and machinery used, the transport of materials, goods or commodities to and from the land on or in which (wholly or in part) the industry is conducted and the scale of the industry does not—*

- (a) detrimentally affect the amenity of the locality or the amenity within the vicinity of the locality by reason of the establishment or the bulk of any building or structure, the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, spilled light, or otherwise howsoever; or
- (b) directly or indirectly, cause dangerous or congested traffic conditions in any nearby road;

The AECOM Australia Pty Ltd Planning Report submitted as part of the application is enclosed as **Attachment 3**.

Description of Development

The building at 5 Butler Boulevard was 'purpose-built' as a multi-tenancy office and warehouse facility. Unit E has existing use rights as an office and warehouse.

The current proposal involves a change of use of the premises to 'light industry'.

With the exception of reskinning signage and the installation of a compressor and dust extraction unit, there will not be a change to the external appearance of the building.

There will be some internal alterations to the building in order to create rooms for the different manufacturing processes that will be undertaken. These individual rooms will each have a special purpose, for example welding, grinding and painting. In order to control temperature, moisture and reduce noise, the rooms will be made from insulated material similar to that of a cool room. The rooms are modest in size, consistent with the small scale manufacturing that has been proposed.

The proposed land use will generally operate between 7:30am and 4.00pm, however, this may change on occasions when priority repairs to aircraft components are needed to ensure aircraft can continue to operate safely.

Aerobond Pty Ltd currently employs 16 staff, however, with the proposed expansion, 14 job opportunities will be created. This will mean that up to 30 staff will be located at the subject site.

No changes to access arrangements are proposed to the subject land. The car park on the subject site accommodates 14 vehicles, which is less than half of the amount of staff that could attend the site.

Discussion

West Torrens Council Zoning

Although Council is not the relevant authority for development undertaken within the Adelaide Airport, it is still located within the Local Government Area and, as such, has been zoned. The Adelaide Airport and some adjoining allotments are located within the Airfield Zone as designated by the West Torrens Council Development Plan.

The information contained within the Development Plan, as well as other statutory documents, informed the preparation of the Adelaide Airport Master Plan 2014.

Adelaide Airport Master Plan Zoning

The subject land is located within the Terminals and Business Precinct, Burbridge Business Park Policy Area of the Airport (Adelaide) Zone as designated by the Adelaide Airport Master Plan 2014.

The objectives of the Burbridge Business Park Policy Area are:

- *an area primarily accommodating facilities for the safe, efficient and economic handling of aircraft, passengers and freight, and related services and support activities such as car parking and storage, hotel, retailing and offices;*
- *development of office, commercial, retail and industrial facilities that contribute to the viability of the airport as a major business enterprise, and provide a business core for the western suburbs of Adelaide; and*
- *an area accommodating business, education, technology and research facilities in an office park-like setting, allowing suitable mixes with warehouse and storage activities and aviation-related support industry.*

The Desired Character of the Terminals and Business Precinct is stated as:

The Terminals & Business Precinct occupies 165 hectares (21%) of the airport site. It is located immediately to the south of Sir Donald Bradman Drive and Tapleys Hill Road to the west. The precinct incorporates the primary road access to the Airport Terminals, being Sir Richard Williams Avenue.

The Terminals & Business Precinct is the area of the airport primarily set aside for the safe, efficient and economic facilitation of passengers and support infrastructure associated with the arrival and departure of persons and freight by air. Future development will be located, designed and operated to enhance this environment, whilst also allowing areas for research, innovation and business development in science, technology and education incorporating complementary freight and distribution services within the precinct.

As the precinct primarily represents the gateway of Adelaide Airport, it is important that development is of a high standard of design that enhances the amenity of the airport environment; particularly where it is in a high exposure location or adjacent the public road network, and should incorporate appropriate landscaping.

A small portion of this precinct is located on the northern side of Sir Donald Bradman Drive adjoining May Terrace. This site is currently used for recreational purposes associated with Kooyonga Golf Course and horticultural activities (such as Trees for Life).

The precinct is divided into five policy areas:

- *Terminals & Aviation*
- *Office Park*
- *Export Park*
- *Retail*
- *Burbridge Business Park*

The proposed land use is considered to be a light industry as it is for small scale manufacturing that will not have adverse impacts on the locality. The closest dwellings are located 345 metres north of the subject site on the northern side of Sir Donald Bradman Drive, Lockleys. It is not expected that there will be any impact upon these dwellings.

Although the proposed land use is not specifically envisaged in this part of the Adelaide Airport, it will not be detrimental to the locality. It will also promote growth of a local business and provide additional job opportunities. On balance it is suggested that Council support the proposal.

Car Parking

As described above, it is estimated that there will be a substantial shortfall of on-site car parking spaces. In accordance with Development Plan requirements, 24 car parking spaces would be required for the proposed development, however, only 14 existing car parking spaces are provided. The car parking shortfall is not anticipated to impact Council land or infrastructure as Butler Boulevard and adjoining streets are private roads.

The appropriateness of this shortfall is for the AAL to determine as part of the assessment.

Proposed Referral Response

The following response is proposed to be submitted to AAL:

- Council recognises that AAL is the relevant authority of this application;
- Council concurs with the argument put forward by the AECOM planning report that the proposed development fits the definition of light industry;
- Objectives 2 & 3 of the Terminals and Business Precinct of the Adelaide Master Plan both refer to and support industrial facilities, activities and technology and research facilities;
- Aerobond Pty Ltd is an aviation related business and, as such, is highly motivated to be located on Airport land;
- There appears to be insufficient parking to accommodate the proposed staffing number and potential visitors; and
- Any potential pollution generated from the site should be effectively controlled in accordance with the relevant EPA guidelines.
- Council is generally supportive of the proposal.

A copy of the proposed Council response is enclosed as **Attachment 4**.

Conclusion

The proposed development is located within the Adelaide Airport land and the Adelaide Airport Limited is the relevant authority to determine the application. Council has been given an opportunity to review the application and provide feedback.

Attachments

1. **AAL Development Decision Matrix**
2. **Public Notification Advertisement**
3. **AECOM Planning Report**
4. **Proposed Council Feedback**

ADELAIDE AIRPORT 2014 MASTER PLAN

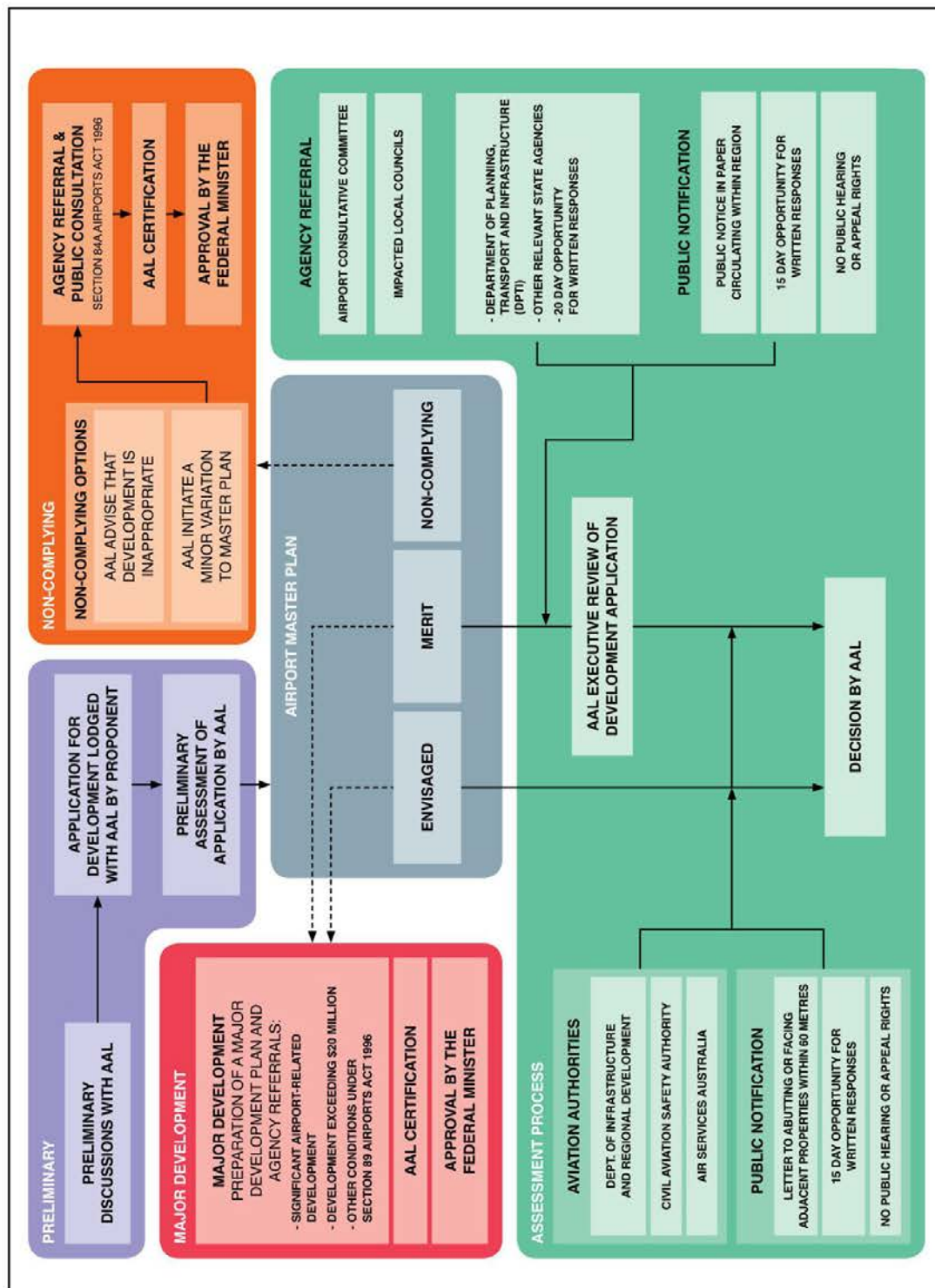


Figure 7.5 Development Decision Matrix

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Notice of Development deemed Merit Use to Adelaide Airport Master Plan 2014

Adelaide Airport Limited (AAL) has received an application relating to the change of use of an existing facility used for a 'warehouse/office' to a 'light industry/office' for Aerobond Pty Ltd on airport land.

A preliminary assessment of the application has deemed the proposal as a Merit Use development.

The proposed site is located at Unit E, 5 Butler Boulevard in the Burbridge Business Park, identified in the Master Plan as the Terminals and Business Precinct.

Details of the Merit Use application are provided on the Adelaide Airport website - www.adelaideairport.com.au.

In the event that members of the public provide written comment about the proposed Merit Use, Adelaide Airport Ltd will:

- Give due regard to those comments;
- Advise the proponent of any variation to those comments; and
- Make a decision on the Use activity.

Any comments about this Merit Use are to be forwarded in writing, for the attention of:

Tony Francis, Property Development Manager, to the address hereunder prior to 5.00pm on Thursday 29 March 2018.

In addition, enquiries can also be directed through email to airport@aal.com.au

Adelaide Airport Limited: Management Centre

1 James Schofield Drive, Adelaide Airport, SA 5950

Ph: (08) 8308 9211

Mark Young

Managing Director





Aerobond
Adelaide Airport Limited
06-Mar-2018

Planning Report - Aerobond Light Industry Development, Burbridge Business Park

Merit Use Proposal for Public Consultation

Revision 0 – 06-Mar-2018
Prepared for – Adelaide Airport Limited – ABN: 78075176653

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Planning Report - Aerobond Light Industry Development, Burbridge Business Park

Planning Report - Aerobond Light Industry Development, Burbridge Business Park

Merit Use Proposal for Public Consultation

Client: Adelaide Airport Limited

ABN: 78075176653

Prepared by

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06-Mar-2018

Job No.: 60566303

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Quality Information

Document Planning Report - Aerobond Light Industry Development, Burbridge Business Park
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Date 06-Mar-2018

Prepared by Tom Hateley

Reviewed by Brenton Burman

Revision History

Rev	Revision Date	Details	Authorised	
			Name/Position	Signature
0	06-Mar-2018	Final Report	Brenton Burman Technical Director	

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Planning Report - Aerobond Light Industry Development, Burbridge Business Park

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1.0 Introduction

Aerobond Pty Ltd (Aerobond) provides a wide range of research and development, manufacturing, component overhaul and repair services for the Australian aircraft industry and currently operates from an existing hangar and office facility at 25 James Schofield Drive, Adelaide Airport. Aerobond is proposing to relocate its current operations to Unit E, 5 Butler Boulevard within the Burbridge Business Park.

IndustriaREIT is the current under-leasehold holder of the site at Unit E, 5 Butler Boulevard which is leased from Adelaide Airport Ltd (AAL). Unit E is presently a warehouse and office facility and forms part of a larger multitenancy building on the site.

Aerobond proposes to acquire the under-lease for Unit E from IndustriaREIT.

IndustriaREIT, on behalf of the Aerobond, applied to Adelaide Airport Limited (AAL) to change the use of land and associated buildings within the Terminals and Business Precinct and Burbridge Business Park Policy Area to a 'light industry'.

AECOM Australia Pty Ltd (AECOM) has been engaged by AAL to assist in its assessment of the proposal against the provisions of the *Adelaide Airport Master Plan 2014* in accordance with the requirements of the *Airports Act 1996*.

The proposed change of use is considered to be a 'merit use' under the Adelaide Airport Master Plan, requiring agency and public consultation, and an assessment against the relevant provisions of the Master Plan.

This report has been prepared to consolidate information submitted in support of the proposal and enable stakeholders and members of the public the opportunity to review the proposed development during the public consultation period. The report includes:

- A description of the subject land and locality
- Details of the proposed change of use
- Summary of the assessment process
- An outline of the relevant provisions of the Master Plan.

The site and floor plans are included as an Appendix to this report.

Following the agency and public consultation period and review of any submissions received, a formal assessment of the proposed development against the provisions of the Master Plan and impacts on aviation operations will be undertaken by AAL.

2.0 Subject Land and Locality

2.1 The Subject Land

The subject land, known as Unit E, 5 Butler Boulevard, forms part of larger multi-use tenancy building which is located within the north west portion of the Adelaide Airport site and within the Burbridge Business Park (refer to Figure 1).

Unit E occupies the south east corner of the building and has a frontage to Butler Boulevard to the east, south and southeast. The tenancy comprises a total floor area of approximately 1253 square metres, consisting of 1000 square metres of warehouse and the 253 square metres of office space.

Access to the site is provided from Butler Boulevard via two access points; one to a formal parking area, containing fourteen parking spaces, in front of the office component within the eastern portion of the site and the second to a hardstanding area to the south of the warehouse.

Strips of landscaping are provided along the road frontage.

The balance of tenancies within the building are used for a range of warehouse and distribution purposes along with association administrative activities.

Figure 1: Subject land and Locality (Source: Google Maps 21 February 2018)



Figure 2 Subject Land (Source: *nearmap* 21 February 2018)



2.2 The Locality

The locality surrounding the subject land has a mixed character, with vacant land, warehouse, distribution, scientific research, fuel storage, industry and retail land uses in close proximity (refer to Figure 1 above).

Similar to the subject land, the properties on the western and southern side of Butler Boulevard contain large industrial sized building, with office components primarily at the front. The buildings are used for a variety of uses which include:

- Distribution centre and office to the east;
- Warehouse and distribution facility and scientific research centre to south; and
- Administration, design and service facility to the west.

A supermarket is located to the north adjacent the corner of Butler Boulevard and Vimy Avenue, whilst the Airport aviation fuel storage and depot is located to the northeast. Vacant land exists directly to the north, west and northeast of the subject land.

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3.0 Proposed Change of Use

Aerobond provides a wide range of research and development, manufacturing, component overhaul and repair services for the Australian aircraft industry and currently operates from an existing hangar and office facility at 25 James Schofield Drive, Adelaide Airport.

The area provided within the existing facility is insufficient for both operational requirements or meaningful growth and expansion. Aerobond is therefore proposing to relocate its operations to Unit E, 5 Butler Boulevard which is a larger premises.

3.1 Description of the proposed change of use

The building at 5 Butler Boulevard was 'purpose-built' as a multi-tenancy office and warehouse facility. Unit E has existing use rights as an *office and warehouse*.

The current proposal involves a change of use of the premises to a 'light industry'.

No external building works are proposed, apart from changes to existing signage and the addition of a compressor and dust extraction unit to the southern side of the facility. No changes to access arrangements are proposed to the subject land.

Further details of the proposed change of use of the subject land are outlined below.

3.1.1 Existing and proposed site layout

Unit E has recently been split into two smaller tenancies, as result of the construction of an internal wall and onsite fencing across the southern access and parking area.

The Aerobond proposal principally involves an internal fitout. No changes to the building footprint or site layout are proposed, with the exception of a compressor and dust extraction unit sited adjacent the southern elevation of the building. The internal works relate to the warehouse component and will involve the construction of designated working areas to support the variety of activities undertaken by Aerobond. The existing office area will remain unchanged.

The proposed floor plan is illustrated in Figure 3 below.

3.1.2 Nature of operations

Aerobond works within the aviation manufacturing and maintenance sector and offers a range of services including but not limited to:

- Design Engineering
- Advanced Composite
- Metalwork
- TIG Welding
- Finishing Processes
- Radome Transmissivity Testing

A summary of each activity is provided below

Design Engineering

Design engineering is primarily a desk-based function. Aeronautical engineers develop design criteria for the manufacture of an item or create technical data for Aerobond to use to carry out inspections, repairs, modifications or overhaul of aircraft components.

Advanced Composite

Aerobond carry out composite manufacturing and maintenance using a range of materials including honeycomb, fiberglass, graphite, carbon, Kevlar, and hybrids of these materials. Composite work is

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generally carried out in a clean room, which is temperature and humidity controlled. The room is fitted with an air filter and the adjoining mixing room has a downdraft bench to manage particulates that may come from resin mixing.

Metalwork

Metalwork activities carried out by Aerobond include, sheet metal work, tubular metal work, bending, machining (limited), heat treatment (limited), non-destructive testing (limited to dye penetrant, eddy current & magnetic particle) and grit blasting. Metalwork functions are generally carried out in a dedicated insulated workspace.

Other associated metalwork activities are outsourced to subcontractors, these include laser cutting, water cutting, tubular bending, large or complex machining and routing, high heat or specialist process heat treatment, non-destructive testing and large item or technically specific, grit blasting.

TIG Welding

TIG (tungsten inert gas) welding is used in support of manufacturing and maintenance activities.

TIG welding, also known as gas tungsten arc welding (GTAW), is an arc welding process that uses a non-consumable tungsten electrode to produce the weld. TIG welding utilises a constant current welding power supply to generate an electric arc between the tungsten electrode and the workpiece, using the resultant heat to create the weld. Sparks are not created during the TIG Process.

The weld area is generally protected from atmospheric contamination by use of an inert shielding or cover gas (argon or helium).

All TIG process work is carried out in a designated area, which is insulated and air-conditioned.

Finishing Process

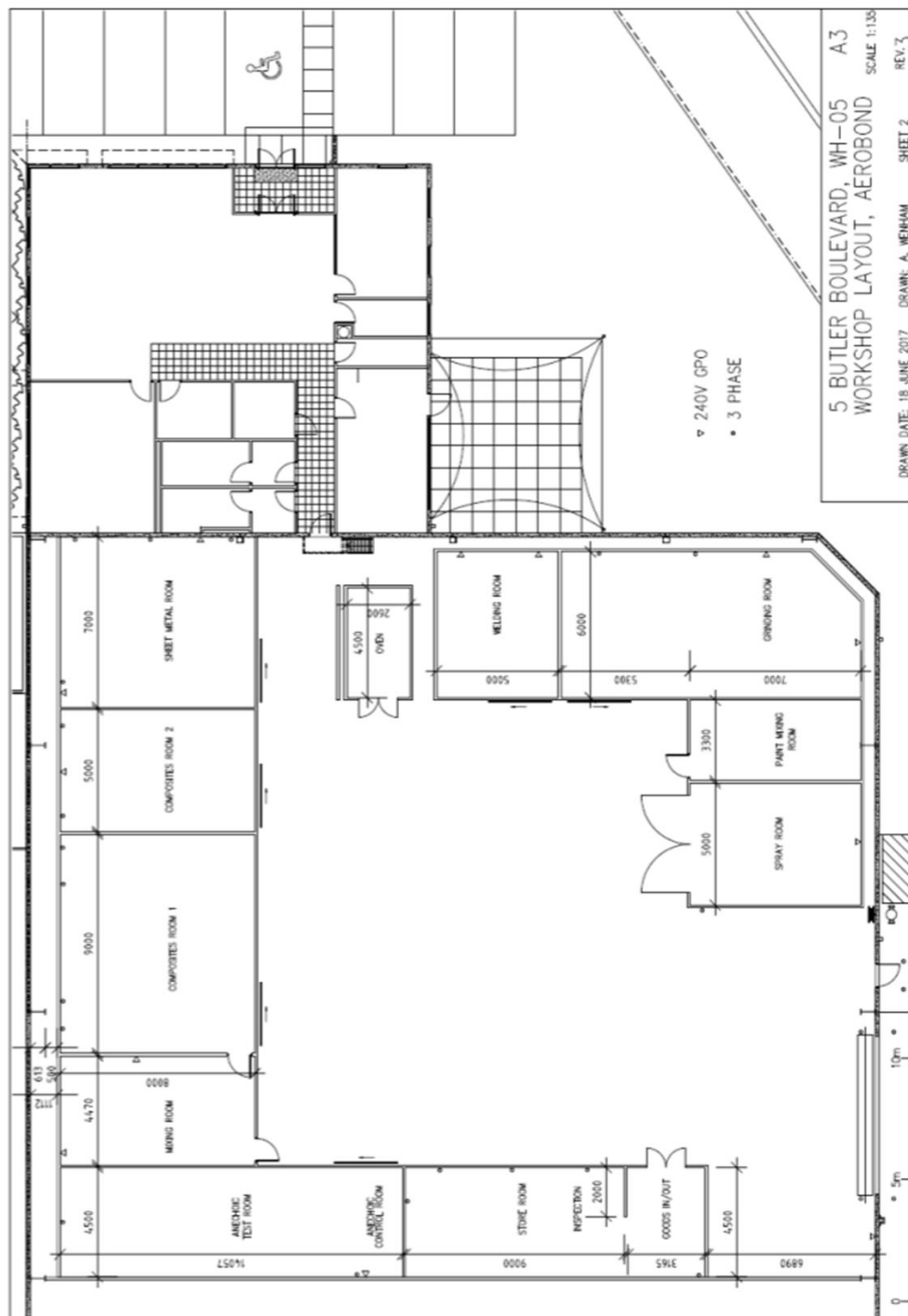
Finishing processes carried out onsite include chromate conversion coating, priming and painting. Priming and painting processes are carried out in a paint booth built in compliance with EPA standards.

Finishing processes issued to subcontractors include cadmium plating, anodising, powdercoating and other specialist processes.

Radome Transmissivity Testing

Radome Transmissivity Testing is undertaken to determine the suitability of a Radome to allow accurate transmission of specific frequencies to the radar. Specialist equipment and a dedicated test room is required which is lined with anechoic foam to absorb refracted and reflected signal.

Figure 3 Proposed Site Layout



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3.1.3 Employment numbers

Aerobond have been recently successful in securing a Future Jobs Grant to support the business expansion and relocation which will entail 14 new job opportunities for local South Australians.

Up to 30 staff will be based at Unit E, 5 Butler Boulevard.

3.1.4 Hours of operation

Normal operating hours are 7.30am to 4.00pm, Monday to Friday.

On occasions Aerobond personnel may work outside these hours for limited periods. This is due to the priorities of repairs to components of aircraft to ensure such aircraft can continue to operate efficiently.

3.1.5 Traffic movement

No changes are proposed to the existing access arrangements to the site. Primary access to the site for trucks and service vehicles will be via the existing southern entrance. Staff and visitor parking will continue to be provided from Butler Boulevard via the southeast access point.

Truck movements to the site will be limited to freight pick up and drop off. The proposed facility will generate approximately 25 truck movements per week. Truck accessing the site will generally be rigid vehicles (up to four axels). Some major equipment will require larger trucks or crane support to facilitate the initial location or removal.

It is anticipated that the majority of employees will drive to work, with a small number riding bicycles.

As per the current operations, customers and consultants will be short-term visitors on-site for under an hour.

Car parking on site will be used for both employees and visitors. If additional parking is required, select employees will be required to park in public areas within the airport.

3.1.6 Fencing, gates and existing landscaped areas

There are no changes proposed to existing site fencing and gates or existing landscaped areas.

3.1.7 Chemical Use and Storage

Aerobond use a limited range of chemicals. All chemicals are stored within a purpose-designed flammable/corrosive storage cupboard.

All chemicals are regularly checked for suitability of storage and shelf life currency.

In addition, a refrigerator will be used for storage of resins and a freezer will be used for storage of prepreg material for use in composite work.

No fuel or oil will be stored on-site.

Hazardous materials are limited to small quantities of resins, paints, cleaners and alodine. Waste associated with these materials is stored on bunds awaiting disposal via approved waste tracking companies.

3.1.8 Acoustic Management

Each specialist area within the Aerobond facility will be housed in a room constructed of insulated panels which reduces noise and assists in managing temperature and humidity requirements.

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3.1.9 Other relevant information

There are no changes proposed to existing stormwater, energy or sustainability measures onsite.

Key proposed environmental management and design initiatives within the facility will include:

- EPA approved paint booth
- EPA approved dust extractor
- Temperature and humidity controlled work spaces for many dedicated functions
- Compressed air for workshop tools and processes
- Energy efficient high bay lighting
- Recycling of metal waste
- Waste tracking of environmentally sensitive materials
- Waste paper secure destruction

4.0 Procedural Matters

4.1 Nature of development

The current proposal involves the change of use of the existing former 'warehouse and office' to a 'light industry' to accommodate the relocation of the Aerobond facility.

A 'light industry' is not defined within the Adelaide Airport Master Plan. Reference is made to the definitions contained within Schedule 1 of the South Australian *Development Regulations 2008*, which defines a light industry as follows:

***"light industry"** means an industry where the process carried on, the materials and machinery used, the transport of materials, goods or commodities to and from the land on or in which (wholly or in part) the industry is conducted and the scale of the industry does not—*

- (a) detrimentally affect the amenity of the locality or the amenity within the vicinity of the locality by reason of the establishment or the bulk of any building or structure, the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, spilled light, or otherwise howsoever; or*
- (b) directly or indirectly, cause dangerous or congested traffic conditions in any nearby road; "*

The proposed development meets the definition of a light industry.

4.2 Assessment process

The subject land is located within the Terminals and Business Precinct of the Airport (Adelaide) Zone and more specifically within the Burbridge Business Park Policy Area of the Master Plan. A 'light industry' is neither listed as an envisaged nor non-complying development within the Precinct. Therefore, the proposed development will need to be assessed by AAL as a merit use against the Master Plan.

The assessment process is illustrated in Figure 7.5 of the Master Plan and indicates that the proposed development is subject to a 15 business day public notification process. Members of the public may make a written representation to AAL on the proposed development, which will be considered in its assessment.

In addition to this public notification, Commonwealth aviation authorities, State Government agencies, affected local councils and the Adelaide Airport Consultative Committee will be advised of the proposed development and given the opportunity to comment.

5.0 Adelaide Airport Master Plan

The subject site is located within the Terminals and Business Precinct of the Airport (Adelaide) Zone of the *Adelaide Airport Master Plan 2014*. Further, the Precinct is divided into a number of Policy Areas, with the proposed development located within the Burbridge Business Park Policy Area.

Desired Character

The Desired Character of the Policy Area seeks for the area to be developed as a 'business park' to cater for high technology office, commercial and warehouse developments of varying sizes and ancillary activities to the Terminals and Aviation Support Policy Area.

As a light industry, impacts outside of the subject land are not expected and the proposed development, whilst not envisaged in the policy area, is a type of use that can coexist with existing uses on the subject land and adjoining properties which are primarily related to warehousing and distribution.

In addition, the proposed use is an aviation-related industry which is consistent with the forms of development envisaged within the wider Terminals & Business Precinct and Airport (Adelaide) Zone.

Structure Plan

The proposed change of land use will not alter the form of development currently on the site.

The primary frontage of the building will be retained to the Butler Boulevard frontage. Existing landscaping along the road frontage will be retained.

Access and Movement

Existing access arrangements will remain unchanged.

The site is provided with fourteen parking spaces within the eastern parking area, whilst opportunities for additional staff parking exist within the hardstanding area to the south of the building.

Form of development

Within the Terminals and Business Precinct, development should not compromise aeronautical equipment on-airport, airport operations and aviation-related support activities. The application is for a change of use of the existing building, with no alterations proposed (excluding internal fitout), it is understood that the existing building was designed to address such issues.

In addition, policy within the Precinct requires development to minimise the potential for adverse impact on residential areas. The nearest residential area is located approximately 350 metres to the north of the subject land.

No adverse impacts are expected to the adjacent residential area, given:

- The subject land is well separated from residential areas and the building is orientated to the south and east – away from the nearest residential areas to the north.
- The environmental management initiatives proposed, including noise attenuation and air quality management measures.
- The nature and intensity of the proposed development will not generate a significant volume of traffic. It is expected that traffic generated by the proposed development can be accommodated within the adjoining road networks with minimal impact.

Appearance

There is no change to the existing buildings on the site and thus, the appearance of the site will remain unchanged.

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6.0 Conclusion

The current proposal involves the change of use of the subject land to a 'light industry' for use by Aerobond.

A 'light industry' is a merit form of development within the Burbridge Business Park Policy Area and Terminals and Business Precinct of the Airport (Adelaide) Zone, as prescribed in the *Adelaide Airport Master Plan 2014*.

Whilst not envisaged in the Policy Area, the proposed change of land use to accommodate the 'light industry' is considered to align with objectives of the Terminals & Business Precinct and Airport (Adelaide) Zone, particularly as the development is an aviation-related industry.

As a 'light industry', minimal impacts outside the site are expected, and as such, the proposed development is a type of use that can coexist with the exiting and envisaged uses within the locality.

The proposal is for a change of use of an existing building, and thus, there will be no potential impact on airport operations and the appearance of the site will remain unchanged.

Following the merit use consultation period, and giving due consideration to any submissions arising from the stakeholder and public consultation process, a detailed assessment of the proposed development against the relevant provisions of the *Adelaide Airport Master Plan 2014* will be undertaken by Adelaide Airport Ltd.

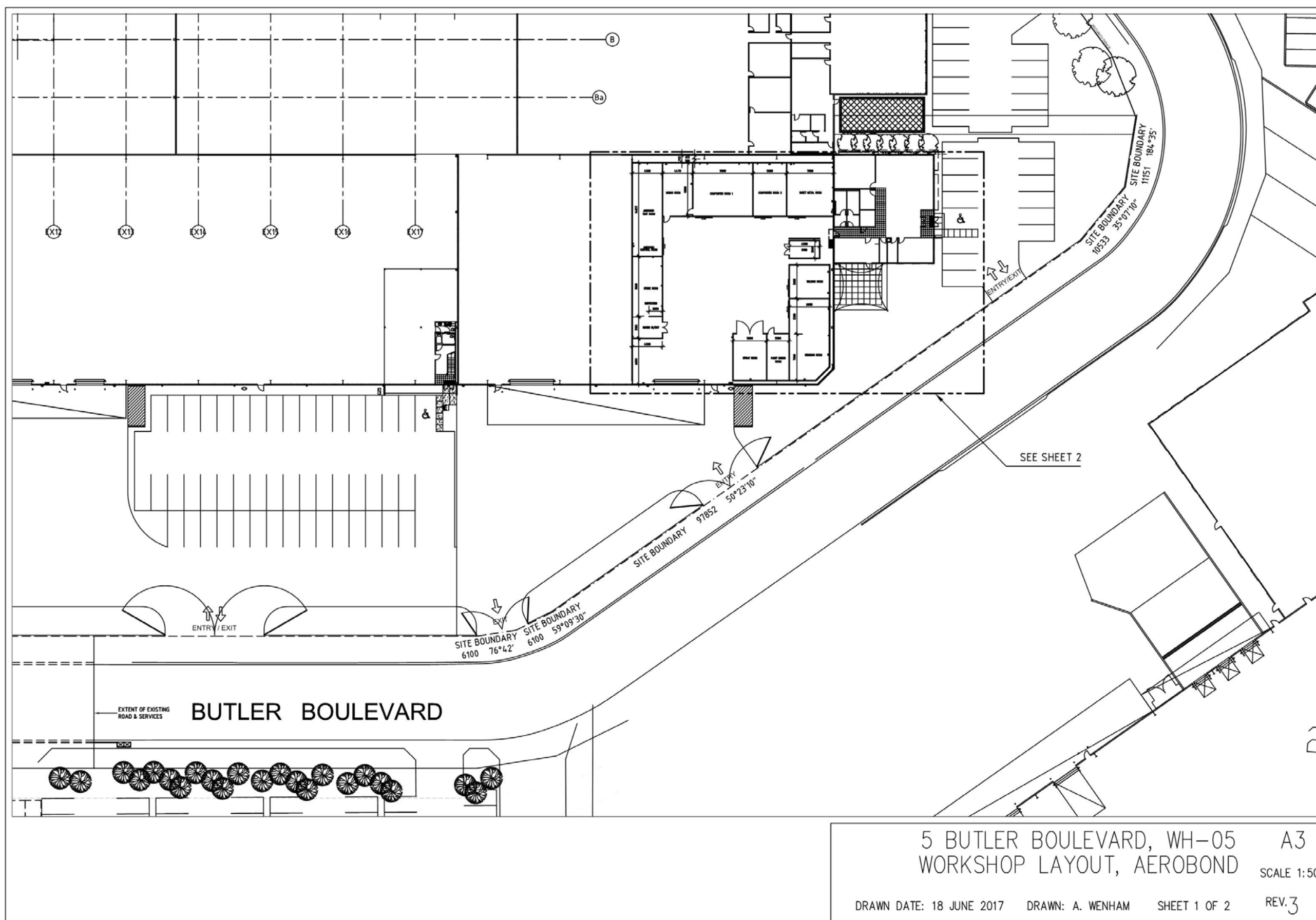
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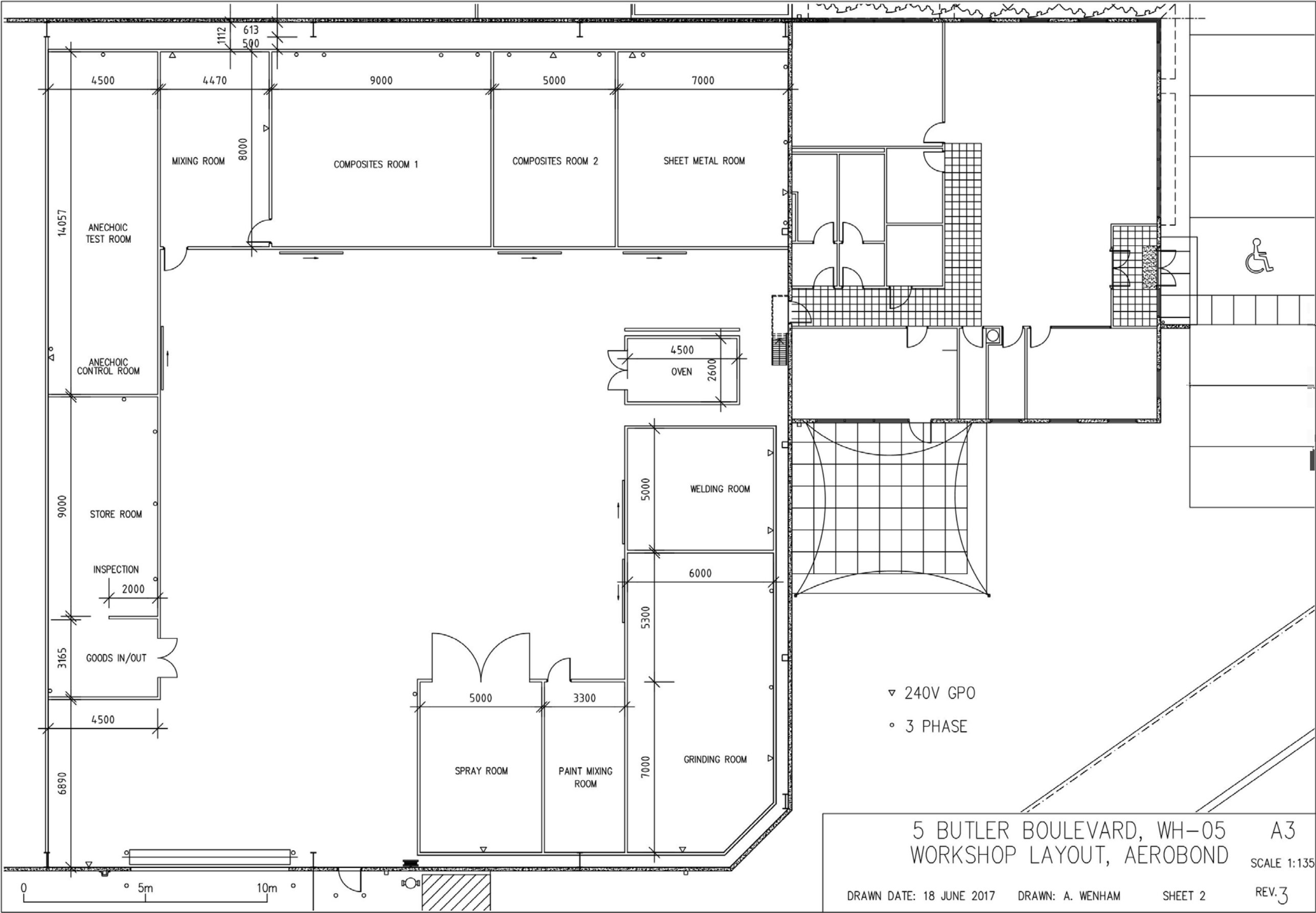
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Appendix A

Proposed Site and Floor Plans

Revision 0 – 06-Mar-2018
Prepared for – Adelaide Airport Limited – ABN: 78075176653







17 April 2018

Adelaide Airport Limited
1 James Schofield Drive,
ADELAIDE AIRPORT, SA 5950

Dear Mr Francis,

DEVELOPMENT APPLICATION: 211/284/2018
APPLICANT: ADELAIDE AIRPORT LIMITED
SUBJECT LAND: 5 Butler Boulevard, ADELAIDE AIRPORT SA 5950
PROPOSAL: Change of use to light industry

Thank you for providing Council and opportunity to review the application and provide comments. Council wishes to make the following comments on the proposal:

- Council recognises that AAL is the relevant authority of this application;
- Council concurs with the argument put forward by the AECOM planning report that the proposed development fits the definition of light industry;
- Objectives 2 & 3 of the Terminals and Business Precinct of the Adelaide Master Plan both refer to and support industrial facilities, activities and technology and research facilities;
- Aerobond Pty Ltd is an aviation related business and as such is highly motivated to be located on Airport land;
- There appears to be insufficient parking to accommodate the proposed staffing number and potential visitors; and
- Any potential pollution generated from the site should be effectively controlled in accordance with the relevant EPA guidelines.

Council is generally supportive of the proposal.

Please contact Council if further information regarding this advice is required.

Yours faithfully

A handwritten signature in black ink, appearing to read "Jordan Leverington".

Jordan Leverington
Senior Development Officer - Planning
City Development

17.4 Proposed Privately Funded Plympton Residential Development Plan Amendment Brief

This report presents the anticipated, privately funded, *Plympton Residential Development Plan Amendment* and a draft Development Plan Amendment Funding Agreement.

RECOMMENDATION

It is recommended to Council that:

1. It approves the attached **(Attachment 1)** *Development Plan Amendment Funding Agreement*, between the City of West Torrens and ACP Mooringe Pty Ltd, which outlines the terms and conditions for the funding of the proposed *Plympton Residential Development Plan Amendment* specifically relating to Mooringe Avenue.
2. The Chief Executive Officer be authorised to finalise and sign the attached *Development Plan Amendment Funding Agreement* between the City of West Torrens and ACP Mooringe Pty Ltd. with regard to the development of the *Plympton Residential Development Plan Amendment*.
3. It approves the attached **(Attachment 2)** *'Statement of Intent - Plympton Residential DPA'* version dated November 2017.
4. The Chief Executive Officer be authorised to sign the *Statement of Intent - Plympton Residential Development Plan Amendment* and submit it to the Minister for Planning requesting approval to progress a targeted Development Plan Amendment in relation to the land at 65-73 Mooringe Avenue, Plympton.

Introduction

At its 6 June 2017 meeting, Council provided in principle support for a privately funded Development Plan Amendment (DPA) at the former Boral Batching Plant at 65-73 Mooringe Avenue, Plympton subject to a number of conditions, including:

- An 'in-principle' written agreement from the Department of Planning Transport and Infrastructure (DPTI) given the implementation of the *Planning, Development and Infrastructure Act 2016*; and
- A deed agreement between Council and the proponent.

The relevant extract from the meeting minutes is provided below.

1. The *'Statement of Justification - Former Boral Batching Plant, Plympton'* dated 26 May 2017 be received.
2. It provides 'in-principle' support to the proposal, submitted by Holmes Dyer, to rezone 65-73 Mooringe Avenue, Plympton however, this 'in-principle' support be subject to:
 - a) Holmes Dyer obtaining and providing to Council an 'in principle' written agreement from the Department of Planning, Transport and Infrastructure (DPTI) that they would currently accept the commencement and continuation of the processing of a privately funded Development Plan Amendment (DPA) of this nature, given the implementation of the *Planning, Development and Infrastructure Act 2016*.

- b) A deed agreement with the proponent be entered into that agrees on:
 - i. the project management approach for the DPA;
 - ii. the funding arrangements for the DPA, which will be by way of Method 2 as articulated in this report;
 - iii. the nature of the DPA, including the area to be covered, the purpose of the DPA and what the investigations will encompass;
 - iv. Council maintaining ultimate control of the DPA.
 - v. Key stages of the DPA are presented to Council for consideration prior to being submitted to the Minister for Planning for agreement;
 - vi. What happens if the DPA is either not authorised by the Minister for Planning or authorised with amendments that do not suit the interest of the private funder (essentially the private funder will still bear the cost of the DPA's preparation regardless of outcome);
 - vii. the private funder funding any additional investigations and legal expenses that are required by Council; and
 - viii. other matters as such to ensure an open and transparent process providing no assurance that there will be a guaranteed outcome in the DPA process.
1. The 'in-principle' support does not apply to the level of urban density as shown on Page 13 of the Holmes Dyer report provided as Attachment Under Separate Cover of the Agenda.

Actions to Date

On 19 July 2017 Holmes Dyer, on behalf of their client, met with DPTI to seek in principle support for the DPA and subsequently made a written request for response from DPTI.

On 26 September 2017, DPTI provided an email response indicating that there was scope for any incomplete DPAs to be completed through the transition to the Planning and Design Code. Based on DPTI's advice, email confirmation was provided to the proponent confirming acceptance of DPTI's position as satisfying part 2(a) of the Council resolution of 6 June 2017.

A draft Funding Agreement (Deed) was prepared by Norman Waterhouse Lawyers in accordance with part 2(b) of the Council resolution. Council management and staff met with the proponent to discuss the draft Deed. Following this meeting, the proponent identified some concerns with clauses in the agreement and the parties agreed to allow the respective legal representation to arrive at an acceptable compromise.

Norman Waterhouse represented Council while Hilditch Lawyers represented the proponent. After some negotiation, the Deed was amended to a form that was acceptable to all parties. The proponent has signed a copy of the Deed (**Attachment 1**) which is now presented to Council for its consideration and approval along with a draft 'Statement of Intent- Plympton Residential' (**Attachment 2**).

Discussion

The commencement and progression of a DPA is at the discretion of the Minister for Planning, as prescribed by the *Development Act 1993*.

The first stage of the development of all Development Plan Amendments (DPA) is the development, approval and submission to the Minister of a Statement of Intent (SOI) for his approval. The requirements of an SOI are stipulated in regulation 9 of the *Development Regulations 2008* (Regulations).

Pursuant to Section 25(1) of the *Development Act 1992* (Act) and regulation 9 of the Regulations, a 'Statement of Intent- Plympton Residential' in relation to land at 65-73 Mooringe Avenue, Plympton has been prepared by the proponent and reviewed and amended by the Administration. The reviewed version is attached (**Attachment 2**).

The intention of the DPA is to investigate rezoning the land from Industrial to Residential. The proposal provides an opportunity to investigate appropriate housing typologies, including formulation of planning policy that facilitates an appropriate mix of residential development to be both attractive and provide opportunities for a range of price points that will enable local people to remain in the area should they choose, whether they be new arrivals, first home buyers, families or down-sizers.

Further, design quality is increasingly important to a new compact urban form to ensure the enjoyment, safety, and sustainability of the community. Holmes Dyer asserts that the proposal provides for high quality residential and public realm design outcomes including the articulation of building materials and construction, green spaces, connectivity, access and pedestrian permeability, and through principles of crime prevention through environmental design, such as passive surveillance.

Additional investigations planned as part of the DPA process to inform the proposed DPA, includes the following:

- Consideration, justification and analysis of the application of the Residential Zone and potential inclusion of a Policy Area in the West Torrens Council Development Plan.
- Investigation into the potential to provide for a range of innovative housing types (including aged and adaptable housing) and the provision of 15% affordable housing.
- Investigation and development of a suitable design framework for the treatment of streetscapes, public realm and the interface between public and private realm.
- Review of the capacity of existing social infrastructure to meet expected demand from this proposed rezoning and identify mitigation, where required.
- Investigate noise and air quality issues and identify an appropriate policy response for activities within the Industry Zone and in the context of proximity to the Adelaide Airport.
- Environmental site history, site contamination and assessment reporting including residual impacts from historical activity (noting initial investigations already completed).
- Transport investigation and assessment to:
 - Identify the traffic impact of future land uses and identify required traffic control and management to connect to the existing road network for safe and efficient operation.
 - Identify opportunities for public transport and walking/cycling to and from the site and connectivity to existing networks around the site.
 - Develop an internal layout for an integrated approach to access, parking and waste collection.
- Review existing stormwater disposal network and identify augmentation, detention/retention or other upgrade works, where required (noting initial investigations already completed).
- Capacity of existing electricity supply, gas supply and mains water and sewer supply having regard to projected nature of future development likely to occur (noting initial investigations already completed).
- Review of Desired Character Statement(s) and specific policy for the site to address issues such as desired land uses, built form, land division, interfaces and traffic movements and access.
- Prepare where necessary, concept plan(s) to guide future development.

Community Considerations

The rezoning proposal aligns with strategies in Council's Community Plan Towards 2025 that promote a range of housing types and densities across the city, and seek to minimise the interface between industry and residential uses.

Environmental Considerations

The rezoning proposal provide economic impetus to remediate the site for potentially contaminating activities arising from historical use of the subject land that would otherwise likely persist in the local area.

Budgetary Considerations

The DPA is privately funded with the funding arrangements detailed in the attached Deed. Under this arrangement, the proponent funds, procures and manages as much of the DPA process as possible and provides funds for Council to undertake an independent peer review of the DPA.

Legal Policy Implications

The Deed has been developed by Norman Waterhouse Lawyers based on Council drafting instructions and has been signed by the proponents following review by its lawyers.

Next Stages

The next stages of this process will be determined by Council's resolution with regard to this request. If the SOI is approved, and subject to Council's approval of the Funding Agreement, the SOI will be finalised and submitted to the Minister for Planning for his approval.

If Council does not approve, or requires further negotiation on, either document then the Administration will deal with this according to Council's resolution.

Conclusion

The report provides information regarding the proposed approach to a DPA requested by a private developer and presents both a draft Funding Agreement and Statement of Intent for Council's consideration and approval.

Attachments

- 1. Deed Agreement**
- 2. Plympton Residential SOI**

DEVELOPMENT PLAN AMENDMENT FUNDING AGREEMENT

CITY OF WEST TORRENS

ACP MOORINGE PTY LTD ACN 613 747 818

**Norman
Waterhouse**
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DATE**PARTIES**

CITY OF WEST TORRENS of 165 Sir Donald Bradman Drive Hilton SA 5033 (**Council**).

ACP MOORINGE PTY LTD ACN 613 747 818 of C/- Rawson Verco Need, 38 Greenhill Road Wayville SA 5034 (**Proponent**).

BACKGROUND

- A. The Proponent has an interest in land situated at 65-73 Mooringe Avenue, Plympton, being Allotments 75 and 76 in Filed Plan 6524 (Certificates of Title Volume 5899 Folio 548 and Volume 5899 Folio 549) (**Land**).
- B. The Land is within the area of the Council.
- C. The Land is situated within an Industry Zone according to the Development Plan.
- D. The Land was previously used as a depot for certain industrial purposes.
- E. The Proponent desires for the Land to be rezoned so as to facilitate future development for residential purposes.
- F. The Council has agreed to proceed with a process under section 25 of the Act to amend the Development Plan subject to the terms of this Agreement.

AGREED TERMS**1. DEFINITIONS AND INTERPRETATION****1.1 Definitions**

In this Agreement:

Act means the *Development Act 1993* (SA).

Agreement means this Development Plan Amendment Funding Agreement.

Business Day means a day that is not a Saturday, Sunday or public holiday in South Australia.

Costs includes internal Council staff costs calculated according to the hourly rates specified in Schedule 2.

Development Plan means the West Torrens Council Development Plan as amended from time to time.

DPA means Development Plan Amendment which has the same meaning as in the Act.

DPA Process means a process under section 25 of the Act including, according to context, any one or more of the Stages identified in Schedule 1 to this Agreement.

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Minister means the Minister for Planning.

PDI Act means the *Planning, Development and Infrastructure Act 2016*.

Peer Review means independent review of the DPA Process to be undertaken by the Peer Reviewer as identified in Schedule 1 to this Agreement, and includes the First Peer Review and the Second Peer Review.

Peer Reviewer means a person with Prescribed Qualifications appointed by the Council under this Agreement to undertake the Peer Review, and may include an employee of the Council but may not include a person with any prior relationship with the Proponent which might affect, or be perceived to affect, that person's independence.

Prescribed Qualifications means the prescribed qualifications under regulation 86 of the Regulations.

Regulations means the *Development Regulations 2008* (SA).

Stage means a stage of the DPA Process as identified in Schedule 1 to this Agreement.

SOI means a Statement of Intent which has the same meaning as in the Act.

1.2 Interpretation

In this Agreement, unless the context otherwise requires:

- 1.2.1 headings do not affect interpretation;
- 1.2.2 singular includes plural and plural includes singular;
- 1.2.3 words of one gender include any gender;
- 1.2.4 a reference to a party includes its executors, administrators, successors and permitted assigns;
- 1.2.5 a reference to a person includes a partnership, corporation, association, government body and any other entity;
- 1.2.6 a reference to this Agreement includes any schedules and annexures to this Agreement;
- 1.2.7 an agreement, representation, warranty or indemnity by two or more parties (including where two or more persons are included in the same defined term) binds them jointly and severally;
- 1.2.8 an agreement, representation, warranty or indemnity in favour of two or more parties (including where two or more persons are included in the same defined term) is for the benefit of them jointly and severally;
- 1.2.9 a reference to legislation includes any amendment to it, any legislation substituted for it, and any subordinate legislation made under it;
- 1.2.10 a provision is not construed against a party only because that party drafted it;

- 1.2.11 an unenforceable provision or part of a provision may be severed, and the remainder of this Agreement continues in force, unless this would materially change the intended effect of this Agreement;
- 1.2.12 the meaning of general words is not limited by specific examples introduced by 'including', 'for example' or similar expressions;
- 1.2.13 an expression defined in the *Corporations Act 2001* (Cth) has the meaning given by the Act at the date of this Agreement.

1.3 Background

The Background forms part of this Agreement and is correct as at the date of this Agreement.

2. STATEMENT OF INTENT

- 2.1 This Agreement is conditional on:
 - 2.1.1 the Council and the Minister agreeing to an SOI on terms that are acceptable to the Proponent; and
 - 2.1.2 the Proponent reimbursing the Council for its Costs reasonably incurred in preparing and negotiating the SOI (following provision to the Proponent of an itemised claim for such costs).
- 2.2 If the Council and the Minister cannot agree to an SOI on terms that are acceptable to the Proponent (or the Proponent is not content with an SOI agreed to by the Council and Minister), the Proponent must nevertheless reimburse the Council for its Costs reasonably incurred in preparing and negotiating an SOI or a draft SOI.
- 2.3 Any dispute about the reasonableness or otherwise of costs incurred by the Council under this clause will be resolved by an independent person with Prescribed Qualifications who is jointly appointed by the parties for that purpose and whose decision will be final and binding on both parties.

3. THE DPA PROCESS

- 3.1 Subject to this Agreement, the Parties will:
 - 3.1.1 undertake or procure those Stages within their area of responsibility as specified in Schedule 1;
 - 3.1.2 do all other things as required or necessary under section 25 of the Act; and
 - 3.1.3 use their best endeavours to achieve the authorisation of a DPA as contemplated in this Agreement and the SOI.
- 3.2 For the avoidance of doubt, if at any time:
 - 3.2.1 either party terminates this Agreement; or
 - 3.2.2 the Council, in its absolute discretion, determines to decline to proceed with the DPA or the DPA Process;

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then the Parties will not be under any obligation to complete, procure or undertake any further steps from that time on.

- 3.3 The Costs of the DPA Process will be borne by the Proponent, subject to the terms of this Agreement.
- 3.4 Any DPA will clearly state that although the DPA Process is being funded substantially by the Proponent, the Council has sought and relied upon independent advice from a person with Prescribed Qualifications.

4. THE PROPONENT'S OBLIGATIONS

- 4.1 The Proponent will, at its own cost, engage a suitably qualified and experienced consultant to undertake any investigations as required by the SOI and to prepare a draft DPA for consideration by the Council.
- 4.2 When a draft DPA is provided to the Council, the Proponent must also provide to the Council a copy of any relevant studies, reports, investigations, correspondence or other material in its possession (excluding any legal advice) that is relevant to the DPA Process or the proposed re-zoning of the Land, and the Council will be permitted to make whatever use of that material that it thinks fit.
- 4.3 Subject to clause 5, the Proponent agrees to meet the Council's Costs associated with the relevant Stages of the DPA Process within the Council's responsibility including, but not necessarily limited to:
 - 4.3.1 costs associated with the Peer Review;
 - 4.3.2 costs and disbursements associated with public and agency consultation; and
 - 4.3.3 reimbursement of reasonable internal Council staff and administration costs (following provision to the Proponent of an itemised claim for such costs).
- 4.4 Payments under this agreement may be made in stages or instalments as may be agreed between the Parties in writing.
- 4.5 Where the Proponent is liable to pay an amount to the Council under this Agreement, the relevant amount must be paid in full prior to the commencement of the relevant work or Stage to which the payment relates (and the Council will be under no obligation to undertake, procure or complete the relevant work or Stage until the amount is paid in full).
- 4.6 The Proponent must not either directly or indirectly approach or seek to control or direct the Peer Reviewer in any way (but may answer questions or provide information if requested to do so by the Council or the Peer Reviewer).
- 4.7 Nothing in this Agreement prevents the Proponent from:
 - 4.7.1 participating in public consultation undertaken pursuant to section 25 of the Act in relation to the DPA;

- 4.7.2 providing further submissions to the Council prior to a DPA being sent to the Minister;
- 4.7.3 approaching the Minister or a State Government department or agency in relation to any relevant matter.
- 4.8 The Proponent must make any payment to the Council by electronic bank transfer to an account nominated by the Council in writing, or by any other method expressly permitted by the Council in writing.
- 4.9 The Proponent must pay (within the time permitted by statute) stamp duty and other statutory or government charges in respect of this Agreement and any document required by it.

5. THE COUNCIL'S OBLIGATIONS

- 5.1 The Council will progress the DPA Process as expeditiously as possible in accordance with the requirements of the Act, and having regard to the timing and priority of any other DPAs being progressed by the Council at the relevant time.
- 5.2 Subject to the Council receiving a draft DPA (and any other information and payment as required under this Agreement) from the Proponent, the Council will procure a Peer Reviewer to undertake Peer Review and, in that regard, the Council will:
 - 5.2.1 give notice to the Proponent of:
 - 5.2.1.1 the name of the proposed Peer Reviewer;
 - 5.2.1.2 the fees and disbursements proposed to be charged to, or incurred by, the Council for Peer Review (by reference to a fixed fee for services where practicable);
 - 5.2.1.3 any other Costs, fees or charges likely to be incurred by the Council in association with the DPA Process; and
 - 5.2.2 seek the Proponent's agreement in writing to meet the anticipated costs of the DPA Process as advised under this clause (**Anticipated Costs**).
- 5.3 If the Proponent considers that the Anticipated Costs are excessive or unreasonable, it may require the Council to review the Anticipated Costs (including, where relevant, by obtaining up to two further quotations from an alternative Peer Reviewer) and, thereafter, may agree in writing to meet the Anticipated Costs as revised by the Council.
- 5.4 For the avoidance of doubt, the Council is not obliged to revise the Anticipated Costs under this clause.
- 5.5 Where the Proponent provides its agreement in writing under this clause, it will automatically become liable to pay that amount to the Council in accordance with the terms of this Agreement.

- 5.6 Should the Proponent not agree in writing under this clause, then the Council will be under no obligation to proceed any further with the DPA Process, and it may immediately terminate the DPA Process and this Agreement.
- 5.7 Selection and procurement of the Peer Reviewer will be undertaken by the Council in accordance with the Council's Procurement Policy or standard procurement practices.
- 5.8 The Council will keep the Proponent reasonably informed of the progress of the DPA Process including at the commencement and completion of each stage which is identified as falling within the responsibility of the Council under Schedule 1 and in any event will respond to any reasonable written request from the Proponent for information in relation to the DPA Process and its progress within 14 days of receiving such request.
- 5.9 Without limiting the Council's obligations under this clause, the Council will notify the Proponent if at any stage the Council or Minister determines to:
- 5.9.1 cease the DPA Process;
 - 5.9.2 decline to proceed with a DPA; or
 - 5.9.3 pursue a DPA in a form that is materially different from the draft DPA submitted to the Council by the Proponent.
- 5.10 If the actual Costs of the DPA Process incurred by the Council are less than the total amount paid by the Proponent to the Council, then the Council will refund the balance to the Proponent at the conclusion of the DPA Process.

6. UNANTICIPATED COSTS

- 6.1 If the Council considers it reasonably necessary to incur any additional Costs associated with the DPA Process (including after any DPA is referred to the Minister under section 25(14) of the Act), which Costs:
- 6.1.1 will be in addition to the Anticipated Costs; and
 - 6.1.2 were not reasonably anticipated or contemplated at the time the Council gave notice to the Proponent of the Anticipated Costs;
- (Unanticipated Costs), then the Council will consult the Proponent before incurring Unanticipated Costs, and the Proponent must indicate whether or not it agrees to such Costs being incurred.
- 6.2 If the Proponent disagrees that it is necessary to incur Unanticipated Costs, or with their quantum, the Council may seek a determination from an independent person with Prescribed Qualifications, and that person's determination will be final and binding on both parties.
- 6.3 If after following the procedure under this clause, Unanticipated Costs are, or will be, incurred by the Council, the Proponent agrees to pay those Costs to the Council within 14 days of indicating its agreement under clause 6.1 or a determination under clause 6.2, as the case may be.

7. ACKNOWLEDGEMENTS OF THE PROPONENT

The Proponent acknowledges that:

- 7.1 the outcome of the DPA Process is uncertain;
- 7.2 the Council may, on the basis of investigations undertaken as part of the DPA Process or otherwise in its absolute discretion:
 - 7.2.1 make such changes as it thinks fit to the draft DPA submitted by the Proponent; or
 - 7.2.2 decline to proceed with a DPA;
- 7.3 the final outcome of the DPA Process will be determined by the Minister and that the Council has no control over the Minister;
- 7.4 the Minister's decision in relation to a DPA is subject to Parliamentary scrutiny, upon which either House of Parliament may disallow a DPA approved by the Minister;
- 7.5 despite the termination of this Agreement, the Council may in its discretion decide to continue on with the DPA Process at its own cost;
- 7.6 the DPA Process may be interrupted or otherwise frustrated by the transition to the PDI Act for reasons outside the Council's control;
- 7.7 the Council will retain control over any material produced or received by the Council in the course of the DPA Process, and it may use that information for any other purpose as it sees fit, including any process under or in relation to the PDI Act;
- 7.8 the DPA may (but only following reasonable consultation with the Proponent) include other parcels of land adjoining or in the vicinity of the Land despite that such land may be registered in the name of a third party; and
- 7.9 the Council's obligations under this Agreement are at all times in addition to, and do not derogate from, its statutory obligations and discretions under the Act.

8. MUTUAL UNDERTAKINGS AND ACKNOWLEDGMENTS

The parties acknowledge and agree that:

- 8.1 this Agreement confers no rights whatsoever upon any person in respect of the eventual development of the Land;
- 8.2 the Council must deal with any development application in respect of the Land (or any part thereof) in accordance with the usual requirements of the Act and cannot and will not accord any person (including the Proponent) any preferential treatment whatsoever;
- 8.3 this Agreement creates no expectation on the part of the Proponent that the Council will grant any development authorisation to the Proponent by reason of the Proponent having paid monies under this Agreement. For the avoidance of doubt, this Agreement shall not in any way affect the Council's standing as the

relevant authority to assess development applications made under the Act in respect of development of the Land;

- 8.4 in the event of a third party legal challenge to the DPA Process:
- 8.4.1 the Proponent shall bear its own costs of, or incidental to, such challenge;
 - 8.4.2 the Council shall not be liable for any costs, loss or damage incurred by the Proponent which may be directly or indirectly caused by such challenge;
 - 8.4.3 the Council is under no obligation to defend such challenge in any way and may act as it sees fit;
 - 8.4.4 if the Proponent and the Council agree, that the Council will actively participate in any legal proceedings, then the Proponent shall indemnify the Council for its reasonable costs of, or incidental to, those proceedings; and
 - 8.4.5 nothing in this clause prohibits or prevents the Proponent from seeking to recover costs payable under this clause from a third party.
- 8.5 in the event that the Minister determines not to continue with the DPA Process on account of transitional arrangement to the PDI Act, the Parties will nevertheless use their best endeavours to transition and reapply any work undertaken pursuant to this Agreement to an equivalent instrument or process under the PDI Act.

9. TERMINATION AND NOTIFICATION OF CERTAIN EVENTS

9.1 Termination

- 9.1.1 A party may terminate this Agreement with immediate effect by giving notice to the other party if:
 - 9.1.1.1 that other party fails to pay any sum of money within 15 Business Days after the date such payment fell due under this Agreement or otherwise agreed to by the parties;
 - 9.1.1.2 that other party breaches any other provision of this Agreement and fails to remedy the breach within 15 Business Days after receiving notice requiring it to do so;
 - 9.1.1.3 that other party breaches a material provision of this Agreement where that breach is not capable of remedy.
- 9.1.2 The Council may terminate this Agreement with immediate effect by giving notice to the Proponent under clause 9.2.1.1 if the Council decides to decline to proceed with a DPA, or if the Council is advised by the Minister that the Minister has declined to proceed with a DPA.
- 9.1.3 The Proponent may terminate this Agreement by giving notice to the Council under clause 9.2.1.1 if the Proponent does not wish the DPA Process to proceed or continue.

- 9.1.4 If this Agreement is terminated, the Council may recover any amount outstanding from the Proponent as a debt due and payable.
- 9.1.5 If this Agreement is terminated, the Proponent is not entitled to any refund of moneys paid to the Council, or to recover any damages or compensation whatsoever in relation to or in connection with this Agreement or any acts or activities contemplated by this Agreement, and the Council shall not be liable for any loss howsoever caused (whether directly or indirectly), **except** that the Proponent is entitled to be refunded any moneys paid to the Council and not spent by the Council on the DPA Process (or committed by agreement binding on the Council to be spent on the DPA Process) as at the date of the giving of the notice of termination, or in the case of automatic termination, as at the date of termination.

9.2 Notification of events

- 9.2.1 Each party must notify the other party immediately if:
- 9.2.1.1 either party wishes to exercise their rights to terminate under this Agreement;
 - 9.2.1.2 there is any change in the direct or indirect beneficial ownership or control of that party;
 - 9.2.1.3 the Proponent's interest in the Land is disposed of in whole or in part;
 - 9.2.1.4 that party ceases to carry on business;
 - 9.2.1.5 that party ceases to be able to pay its debts as they become due;
 - 9.2.1.6 any step is taken by a mortgagee to take possession or dispose of the whole or part of that party's assets, operations or business; or
 - 9.2.1.7 any step is taken to enter into any arrangement between that party and its creditors; or
 - 9.2.1.8 any step is taken to appoint a receiver, a receiver and manager, a trustee in bankruptcy, a provisional liquidator, a liquidator, an administrator or other like person of the whole or part of that party's assets, operations or business.

9.3 Accrued rights and remedies

Termination of this Agreement does not affect any accrued rights or remedies of either party.

10. MISCELLANEOUS

10.1 Time

Time is of the essence.

10.2 Alteration

This Agreement may be altered only by a supplementary written Agreement signed by each party.

10.3 Approvals and consents

Unless otherwise provided, a party must not unreasonably withhold or delay any approval or consent under this Agreement.

10.4 Assignment

A party must not assign or otherwise deal with this Agreement or any right under it without the written consent of the other party which consent must not be unreasonably withheld.

10.5 Entire agreement

This Agreement:

10.5.1 constitutes the entire agreement between the parties about its subject matter;

10.5.2 supersedes any prior understanding, agreement, condition, warranty, indemnity or representation about its subject matter.

10.6 Waiver

A waiver of a provision of, or right under, this Agreement:

10.6.1 must be in writing signed by the party giving the waiver;

10.6.2 is effective only to the extent set out in the written waiver.

10.7 Exercise of power

10.7.1 The failure, delay, or relaxation by a party in exercising a power or right under this Agreement is not a waiver of that power or right.

10.7.2 An exercise of a power or right under this Agreement does not preclude a further exercise of it or the exercise of another right or power.

10.8 Survival

Each indemnity, obligation of confidence and other term capable of taking effect after the expiration or termination of this Agreement, remains in force after the expiration or termination of this Agreement.

10.9 Counterparts

This Agreement may be executed in counterparts. All executed counterparts constitute one document.

10.10 Governing law

10.10.1 This Agreement is governed by the law in South Australia.

10.10.2 The parties irrevocably submit to the exclusive jurisdiction of the courts in South Australia.

10.11 Costs

10.11.1 The Council's reasonable costs of preparing, negotiating, executing and stamping this Agreement are to be paid by the Proponent.

11. GST

11.1 In this clause an expression defined in the *A New Tax System (Goods and Service Tax) Act 1999* (Cth) has the meaning given to it in that Act.

11.2 The parties agree that all amounts paid or payable in respect of any supply under or required by this agreement is exclusive of GST.

11.3 If either party makes a supply under or in connection with this agreement in respect of which GST is payable, the consideration for the supply is increased by an amount equal to the GST payable by the supplier on the supply.

11.4 This clause survives Completion and any termination of this agreement.

12. NOTICES

12.1 A notice, demand, consent, approval or communication under this Agreement (**Notice**) must be:

12.1.1 in writing, in English and signed by a person authorised by the sender; and

12.1.2 hand delivered or sent by pre paid post or facsimile to the recipient's address or facsimile number specified below, as varied by any Notice given by the recipient to the sender.

12.2 At the date of this Agreement, the addresses and facsimile numbers for Notices are:

City of West Torrens
Address: 165 Sir Donald Bradman Drive Hilton
Phone: 08 8416 6333
Facsimile no: 08 8443 5709
Email: csu@wtcc.sa.gov.au
Attention: Rebecca Perkin

ACP Mooringie Pty Ltd ACN 613 747 818
C/- Holmes Dyer Pty Ltd
Address: Level 3, 15 Featherstone Place Adelaide SA 5000
Phone: 08 7231 1889
Email: sarahg@holmesdyer.com.au
Attention: Sarah Gilmour

12.3 A Notice is deemed to be received:

- 12.3.1 if hand delivered, on delivery;
- 12.3.2 if sent by prepaid mail, on the third Business Day after posting (or on the 15th Business Day after posting if posting to or from a place outside Australia);
- 12.3.3 if sent by facsimile, at the time and on the date shown in the sender's transmission report, if it shows that the entire Notice was sent to the recipient's facsimile number last Notified by the recipient to the sender;
- 12.3.4 if sent by email, at the time and on the date that the email is received into the email recipient's mail server.

However if the Notice is deemed to be received on a day that is not a Business Day or after 5:00pm or before 9:00am on a Business Day, the Notice is deemed to be received at next occurring instance of 9:00am on a Business Day.

12.4 If two or more people comprise a party, Notice to one is effective Notice to all.

EXECUTED as an Agreement

SIGNED for and on behalf of the **CITY OF WEST TORRENS** by:

.....
 Signature of Chief Executive Officer

.....
 Signature of Witness

.....
 Name of Chief Executive Officer (print)

.....
 Name of Witness

SIGNED for and on behalf of **ACP MOORINGE PTY LTD ACN 613 747 818**
 pursuant to section 127 of the
Corporations Act 2001

.....
 Signature of Director

DAVID JOHN McMAHON
 Name of Director (print)

.....
 Signature of Director/Company Secretary
 (Please delete as applicable)

ANDREW LUKE GERLACH
 Name of Director/Company Secretary (print)

or

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Norman Waterhouse
LAWYERS

.....
Signature of Sole Director and Sole Company Secretary

.....
Name of Sole Director and Sole Company Secretary (print)

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SCHEDULE 1
DPA PROCESS

STAGE	RESPONSIBILITY
1. Undertake investigations in accordance with SOI and prepare draft DPA for consideration by the Council	Proponent
2. Review draft DPA prior to public and agency consultation (First Peer Review)	Council
3. Undertake public and agency consultation (including public hearing if necessary)	Council
4. Review draft DPA following agency and public submissions and prepare draft section 25(13)(a) Report	Proponent
5. Review output from Stage 4 and finalise section 25(13)(a) report (Second Peer Review)	Council
6. Submit DPA and section 25(13)(a) report to the Minister	Council
7. Undertake such other action as may be necessary following referral to Minister	Council

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SCHEDULE 2 – COUNCIL RATES**Table 1: Hourly rates for financial year ending 30 June 2018**

Position	Rate
General manager	\$138
Manager	\$96
Team leader	\$69

Table 2: Hourly rates as of 1 July 2018 (2% increase)

Position	Rate
General manager	\$141
Manager	\$98
Team Leader	\$70

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Statement of Intent

By the Council

West Torrens Council Development Plan

Plympton Residential Statement of Intent

by the

West Torrens Council

April 2018

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

**Terry Buss
CHIEF EXECUTIVE OFFICER**

Date:

**Hon Stephan Knoll
MINISTER FOR PLANNING**

Date:

Plympton Residential Statement of Intent
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Plympton Residential Statement of Intent
1 Introduction

1. Introduction

1.1 Statement of Intent

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

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

1.2 Chief Executive Statement

The Chief Executive Officer of the Council confirms the following:

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

1.2.1 Council Contact Person

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

- Rebecca Perkin, Team Leader Strategy, rperkin@wtcc.sa.gov.au

1.2.2 Developer Supported DPA

Council will retain full control over the DPA process and decision making responsibilities in accordance with the *Development Act 1993*.

The DPA process will be fully funded by:

- ACP Mooringe Pty Ltd
Attn: Andrew Gerlach
Cnr Wingfield and Hines Road
Wingfield SA

Holmes Dyer Pty Ltd will prepare the DPA on behalf of ACP Mooringe Pty Ltd.

Plympton Residential Statement of Intent
2 Scope of the Proposed DPA

2. Scope of the Proposed DPA

2.1 Need for the Amendment

2.1.1 Rationale

The subject site is located at Mooringe Avenue, Plympton, with frontages to Streeters Road and Gardner Street, and is colloquially known as the Former Boral Batching Plant.

Since 1996, the site has been used as an operations centre by Boral but in 2017 was deemed surplus to Boral's requirements. The operations centre closed in 2017 and was subsequently purchased by ACP Mooringe Pty Ltd.

The subject land is located in the Industry Zone within the West Torrens Council Development Plan Consolidated 6 February 2018.

The objectives of the Industry Zone are: 1. a zone primarily accommodating a range of industrial, warehouse, storage and transport land uses; and 2. manufacturing activities, within Plympton and Camden Park, well removed from adjacent residential areas.

The subject land is shown on Concept Plan Map WeTo/16 Plympton/Camden Park Industry (see Figure 1 which has been modified to highlight the subject land with orange border).

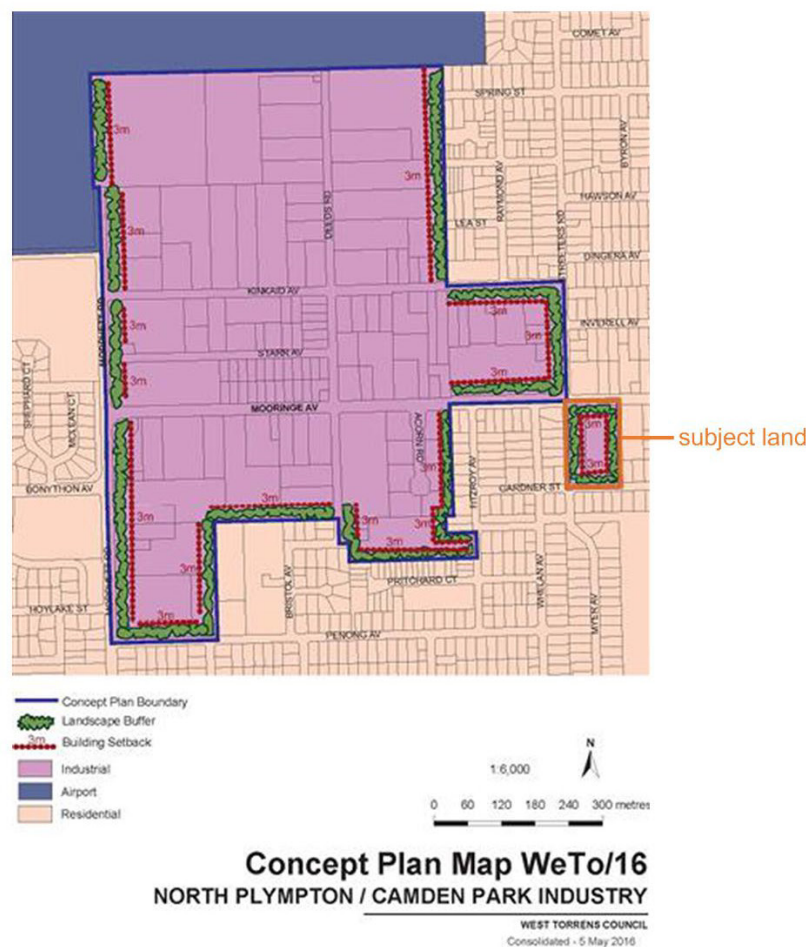


Figure 1 Concept Plan Map Plympton/Camden Park Industry (Modified)

Plympton Residential Statement of Intent
2. Scope of the Proposed DPA

Figure 1 clearly shows the site surrounded by residential zoning with the airport (Airfield Zoning) to the north of the Industry Zone.

Key land uses envisaged in the Industry Zone include:

- 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
- warehouse.

Dwellings and other residential accommodation such as residential flat buildings and nursing homes, are listed as non-complying development within the Industry Zone.

Given the subject land is barely contiguous with the remaining industrial zoned land, and appears to be an aberration protruding into an otherwise residential area, it is considered that the current industrial zoning could allow land uses that would be potentially undesirable for existing surrounding land uses. Furthermore, the landscape buffer envisaged in the existing Concept Plan (as a means of minimising or ameliorating potential interface issues) has not been established. It is therefore considered appropriate and preferable for the subject land to be rezoned to be compatible with residential development.

The key readily identifiable consequences of maintaining the Industry Zone include:

- The protrusion of the industry zone into an otherwise residential area creates less than desirable interface issues that currently require, and will continue to require, ongoing management;
- The extent of surrounding residential land uses may pose operational constraints on any uses envisaged in the Industry Zone, and this could result in the land being under-utilised; and
- The historical use of the subject land for potentially contaminating land uses due to "existing use rights" will likely continue to persist in the local area.

The potential implications of a Residential Zone include:

- Interface issues between existing industrial and residential uses may be reduced and improved in Plympton and subsequently improve the quality of life for existing residents;
- Consistency with Government ambition for infill development within locations with ease of access to services, existing infrastructure, and public transport;
- An economic impetus to remediate the site;
- Housing density may continue to be low, and whilst increasing the population, may not provide the housing diversity and affordability desirable for the area (depending on Policy Area), notwithstanding, residential is a better utilisation of the land than vacant land with contamination; and
- The predominant employment sectors for the population of Plympton are in health care and social assistance and retail, which are industry jobs that could be accommodated within residential zoning.

ACP Mooringe Pty Ltd formally approached Council in 2017 requesting to undertake a privately funded DPA for the site.

The subject land comprises two separate titles and represents a sizeable parcel(s) of land for which the proponent has completed a high level concept plan. The concept plan confirms the ability to

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achieve a coordinated residential development outcome (housing estate and associated servicing), that may include a combination of smaller lot and detached housing, on the subject land.

The proposed rezoning provides an opportunity to investigate appropriate housing typologies including formulation of planning policy that facilitates an appropriate mix of residential development to be both attractive, and provide opportunities for a range of price points to enable local people to remain in the area should they choose, whether they be new arrivals, first home buyers, families, or down sizers.

Further, design quality is increasingly important to a new compact urban form to ensure the enjoyment, safety, and sustainability of the community. The proponents' vision is for a high quality residential and public realm design outcome including in the articulation of building materials and construction, green spaces, connectivity, access and pedestrian permeability, and through principles of crime prevention through environmental design (such as passive surveillance).

A Statement of Justification was presented to Council in early June 2017.

Council provided in-principle support for the commencement of a privately funded DPA at its meeting on 6 June 2017 subject to:

- Written confirmation by the Department of Planning, Transport and Infrastructure (DPTI) that they would accept the commencement and continuation of the processing of a privately funded DPA of this nature, given the implementation of the *Planning, Development and Infrastructure Act 2016*.
- The proponent entering a deed of agreement with the Council on the terms set out in the Council resolution of 6 June 2017 regarding funds.

The DPTI confirmed the continuation of DPA / rezoning processes until such time as the transitional arrangements under the *Planning, Development and Infrastructure Act 2016* take effect, at which time any work in progress may be subject to transitional arrangements. This was subsequently accepted by Council's administration as written confirmation for the purposes of satisfying the Council resolution on the matter.

On 26 March, the proponent signed and agreed to a Deed Agreement for the privately funded DPA. Council subsequently endorsed the Deed Agreement on 17 April 2018, following a resolution of Council.

Council's Strategic Plan (Community Plan Towards 2025)

The proposed rezoning has strong alignment with Council's Community Plan Towards 2025, prepared in 2014. The Plan includes a series of strategies and indicators of immediate relevance to the proposed DPA, as follows:

Five year strategies:

- *Promote a range of housing types and densities across the city, while conserving areas of high character value;*
- *Minimize the common boundaries and establish appropriate buffers between industry and sensitive uses, such as residential; and*
- *Support a range of developments by providing quality infrastructure and appropriately zoned land.*

Success indicators:

- *Housing affordability is greater than, or equal to, the state average;*
- *Increase in housing diversity;*
- *Local areas of high character value are conserved; and*
- *Decrease in the number of industrial noise and odour complaints from residents.*

The DPA is intended to rezone land that would minimise the interface between industrial and residential zoning (and land uses), and support increased residential density in a location with ease of

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2. Scope of the Proposed DPA

access to services, existing infrastructure, and within the metropolitan area as per provisions of the 30 Year Plan for Greater Adelaide.

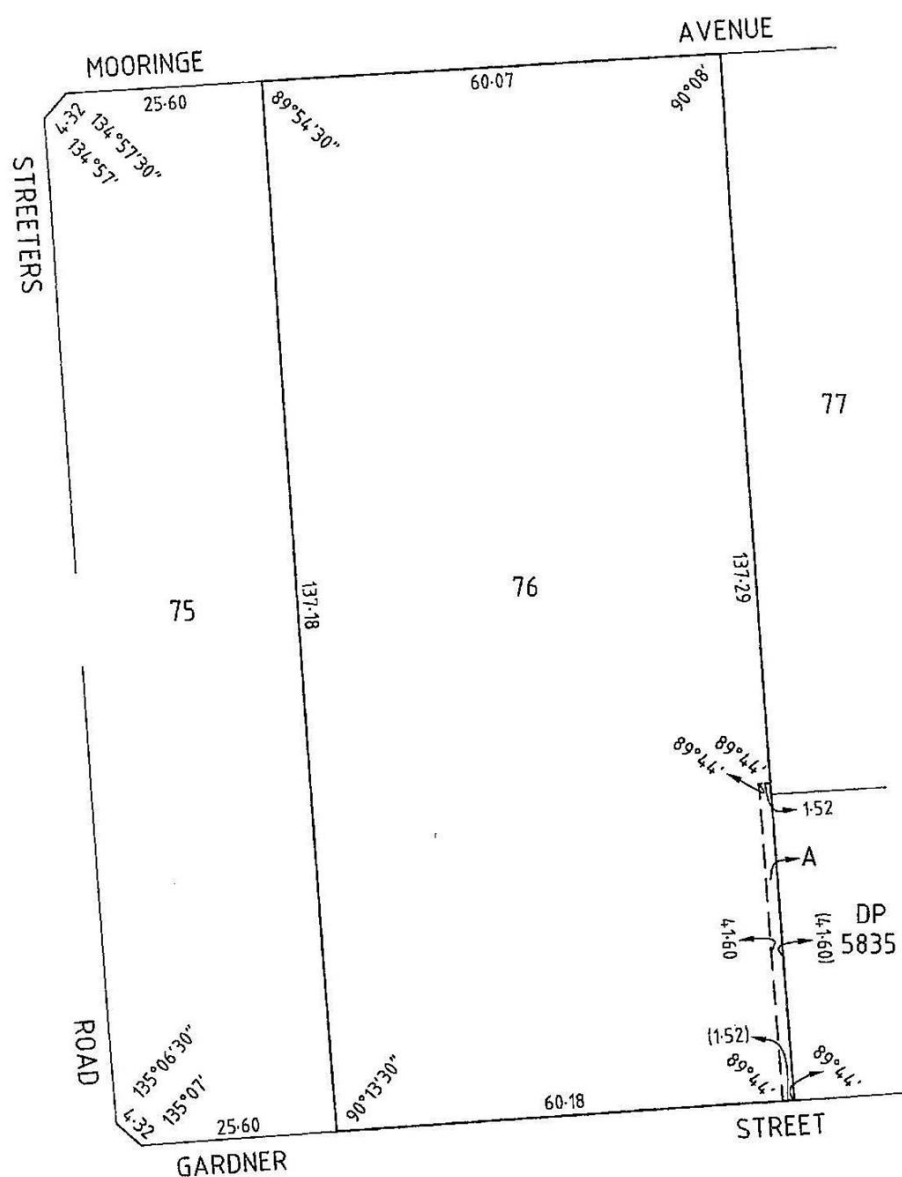
The issues to be addressed as part of this DPA are discussed in Section 2.1.3.

2.1.2 Affected Area

The area affected by the proposed DPA is shown on Figure 2 and is described as:

- Allotment 75 in Filed Plan 6524 in the area named Plympton in the Hundred of Adelaide (Certificate of Title Volume 5899 Folio 549); and
- Allotment 76 in Filed Plan 6524 in the area named Plympton in the Hundred of Adelaide (Certificate of Title Volume 5899 Folio 548).

Allotment 76 is subject to an easement of 1.52 metres wide that runs along the east boundary for 41.60 metres from Gardener Street (and is shown as the land marked A on the Certificate of Title).



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Figure 2 Certificate of Titles

The subject land comprises 12,170m² with frontage of 85.78 metres to Gardner Street (to the south); 85.67 metres to Mooringe Avenue (to the north); and 131.01 metres to Streeters Road (to the west); and abuts land zoned residential to the east (although there appears to be partial use for commercial purposes). Refer to Figure 3 below.

The subject site is colloquially known as the Former Boral Batching Plant and is currently developed with office depot buildings, storage warehouses and vehicle service/wash facility. Large portions of the site are developed for vehicle parking and vehicle manoeuvring.



Figure 3 Affected Area Map

2.1.3 Potential Issues

The current zoning of the subject land is historical in nature and over time, the site has become surrounded by residential development and comprises an industrial aberration into an otherwise residential area.

The subject land is vacant, and the extent of surrounding residential uses, may pose operational constraints for industrial uses envisaged in the zone, which could result in the land being underutilised.

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In the alternative, any continuation of the use of the subject land for an Industry Zone appropriate land use is likely to carry a degree of incompatibility with neighbouring residential land uses.

As part of the proposed rezoning of the land there are a range of potential issues that will need to be investigated and addressed to ensure an appropriate policy framework is formulated to facilitate residential development cognisant of historic land uses and existing interfaces.

In response, the proponent has engaged a range of consultants to review land use, design, infrastructure, environment, transport, and other matters. Much of this initial investigation work is contained in the Statement of Justification prepared by Holmes Dyer Pty Ltd. A short summary of the analysis is provided below:

- Conceptual planning of this site confirms that:
 - A mix of residential development can be arranged to be both attractive and provide opportunities for a range of price points to enable local people to remain in the area should they choose, whether they be new arrivals, home buyers, families or down sizers (as is consistent with the current demography).
 - Buffers to industry diagonally opposite, including landscape buffer and three metre building setback can be provided as is consistent with existing policy in the West Torrens Council Development Plan.
 - Access to the site can be managed through appropriate traffic control measures, including increased permeability of the subject land and potential rear lane access for an increased density residential development from Streeters Road.
 - Based on high level conceptual planning the industrial use of the site could generate in the order of 200 vehicles per day with around 30 heavy vehicles per day. The residential arrangement would be anticipated to generate in the order of a maximum of 400 vehicles per day. The change in traffic volume could be accommodated within the existing road network with Mooringe Avenue providing the primary access and Gardner Street providing a secondary access to the subject land.
 - High level confirmation from Wallbridge Gilbert Aztec that infrastructure and services exist or can be provided to service a potential residential land development of the subject site.
 - Site specific stormwater requirements including for detention (if required) and water quality would need to be further refined through discussions with Council, however, preliminary assessment is that an internal underground network would be required to collect stormwater runoff prior to leaving the site.
 - Services in the form of local shops, medical centres, services, schools, open space and bus routes are in proximity, including the Westside bikeway running adjacent to Osborne Terrace providing for an off-road sealed path linking to the City and the coast.

The locality is characterised by residentially zoned land and while some of the housing stock is ageing, there is good residential amenity. There are indications of a homogenous built form and less affordable housing in the area than is desirable.

Land zoned for industry to the north west of the subject land includes a number of prescribed activities of environmental significance by the Environment Protection Authority, notably New Castalloy Pty Ltd diagonally opposite the affected area.

High level review of existing conditions of licence suggests that most sites are licensed for a controlled and/or listed waste(s). Other common licence conditions include control of emissions to air (typically particulates - dust). Waste management facilities also typically have odour prevention requirements. Given the existing controls, and that the subject land is further from these sites (excepting Castalloy to which it is no closer) than existing residential land uses, the impact of these activities on the subject land is likely to be less than for existing residents.

The scale of each licensed activity has not been confirmed with the EPA however, the range of EPA evaluation distances for effective air quality and noise management has been considered. The subject land is within the evaluation distance of licence number 16747 (New Castalloy) and pending

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confirmation of the scale of activities, possibly within the evaluation distance of another licence site (licence number 25582) which is about 300 metres away (noting there are residential properties between the latter licence site and the subject land, and as close to Castalloy site as is this site).

Various environmental investigations have been completed at the site from 1996 to 2017. These investigations have largely characterised the nature and extent of soil, groundwater and soil vapour. The contamination status of the site has been considered in the context of possible residential land use, with no significant issues identified. Some residual soil contamination at the site is planned to be managed during geotechnical improvement undertaken as preliminary earthworks, prior to remediation in association with redevelopment as required.

Residual groundwater contamination is largely confined to the site boundaries and will be managed in accordance with EPA requirements. It is noted that previous studies show groundwater flows in a west-north direction (toward the area zoned industry in the Development Plan). Regional groundwater quality is considered of low quality (saline and contaminated) and unsuitable for potable beneficial uses.

The most recent assessment (2017) by MUD Environmental for the proponent, concludes that soil vapour is not considered to present a risk in the context of the proposed residential land use.

Potential issues associated with rezoning of the subject land include:

- Potential loss of employment land including Industry.
- Interface and integration with adjacent land uses including the North Plympton industrial area to the north west of the site.
- Site contamination and remediation (subject to further investigation).
- Traffic generation, site access and public transport availability.
- Demand for additional residential land and typology, design and density of residential forms.
- The site context and existing planning policy with respect to proximity to Adelaide Airport.
- Land economics required to underpin the viability of remediating the site.

There are no State or local heritage listed places in close proximity of the subject land and the area is not identified for historic or character preservation as a consequence of Council's recent identification of character areas through the Housing Diversity DPA.

Plympton Residential Statement of Intent
3.Strategic and Policy Considerations

3. Strategic and Policy Considerations

3.1 The Planning Strategy

3.1.1 Targets

The DPA will support the relevant volume of the Planning Strategy by implementing the following targets:

Target	How the target will be implemented:
The 30 Year Plan for Greater Adelaide 2017 Update	
1.1. 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045.	The subject land is located within an established urban area. In accordance with the intent of this target, the DPA will investigate the potential of the subject land for housing which will assist in meeting this target.
2. 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.	Key bus routes run along Streeters Road (north) and Mooringe Avenue that bound the subject land. The DPA will investigate potential for housing to support the public transport network.
3. Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 30% by 2045.	A bike lane commences at the intersection of Errington Street and Mooringe Avenue near the north-west corner of the subject land. The site is about 460 metres from the Westside bikeway running adjacent to Osborne Terrace providing for an off-road sealed path linking to key employment destination including the City and the coast. The DPA will investigate potential for housing in proximity to key employment locations.
4. Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045.	The DPA will investigate infill housing opportunities with ease of walking access to a range of local shopping and services, including improving access and pedestrian permeability through the subject land.
5. Urban green cover is increased by 20% in metropolitan Adelaide by 2045.	The DPA will consider the site's role in supporting this target by seeking additional green cover on the subject land integrated with the public realm.
6. Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045.	The DPA will investigate housing typology to identify opportunities for a mix of housing sizes and designs to meet changing household needs.

Plympton Residential Statement of Intent
3. Strategic and Policy Considerations

3.3.2 Policies

The DPA will support the relevant volume of the Planning Strategy by implementing the following policies:

Policy	How the policy will be implemented:
Transit corridors, growth areas and activity centres	
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 consider the site's role in delivering a more compact urban form by exploring potential for infill residential development within the existing built-up area of Plympton. The site is adequately serviced by infrastructure and access to public transport.
P2. Increase residential and mixed use development in the walking catchment of: <ul style="list-style-type: none"> • strategic activity centres • appropriate transit corridors • strategic railway stations. 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 investigate appropriate dwelling density and forms of residential development in the context of: <ul style="list-style-type: none"> • neighbourhood character • proximity to non-residential uses including industry and the Adelaide Airport • the strategic transport routes of Anzac Highway and Marion Road.
A4. Rezone strategic sites to unlock infill growth opportunities that directly support public transport infrastructure investment.	The DPA will provide detailed assessment of the potential of the subject site to facilitate infill development and formulate a policy framework. Access to public transport will be considered as part of the investigations.
Design quality	
P25. Encourage urban renewal projects that take an all-inclusive approach to development by including streetscapes, public realm, public art and infrastructure that supports the community and responds to climate change. 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. P30. Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.	The DPA will seek to provide policy that includes integration with the public realm including consideration of: <ul style="list-style-type: none"> • quality design and built form • neighbouring non-residential uses • existing residential context • connectivity and permeability of the subject land.
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 will seek to provide policy to facilitate a range of contemporary housing types that: <ul style="list-style-type: none"> • meet the needs of the current and future population • contribute to the diversity of the housing stock • provide a diversity of price points.

Plympton Residential Statement of Intent
3.Strategic and Policy Considerations

Policy	How the policy will be implemented:
Housing mix, affordability and competitiveness	
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 will investigate potential for housing in proximity to key employment locations and with ease of access to employment by active travel and public transport.
<p>P37. Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</p> <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. <p>P42. Provide for the integration of affordable housing with other housing to help build social capital.</p> <p>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.</p>	<p>The DPA will investigate policy options to facilitate a range of housing types to meet the needs of the current and future population with emphasis on:</p> <ul style="list-style-type: none"> • quality design and built form • accommodation options suitable for lone persons, first home buyers, families and down-sizers • low-rise, medium-density apartments • small lot housing types • affordable housing options • in-fill housing and renewal opportunities.
Health, wellbeing and inclusion	
<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>(Infrastructure) P86. Ensure that new urban infill and fringe and township development are aligned with the provision</p>	<p>The subject site is within an established urban area that offers potential for residential infill that provides for housing choice to support the current and future population.</p> <p>The site has ease of access to a range of local shops, services and community facilities and is adequately serviced with public transport.</p> <p>The DPA will seek to ensure that policy contributes to the amenity and function of the public realm including amenity and connectivity that support active travel such as walking and cycling.</p> <p>The remediation of the site will lead to a potentially healthier environment.</p>

Plympton Residential Statement of Intent
3. Strategic and Policy Considerations

Policy	How the policy will be implemented:
<p>of appropriate community and green infrastructure, including:</p> <ul style="list-style-type: none"> 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. 	
Transport	
<p>P77. Ensure that new housing (and other sensitive land uses) permitted in locations adjacent to airports and under flight paths or near major transport routes (road, rail and tram) mitigates the impact of noise and air emissions.</p> <p>(Infrastructure) P84. Protect major economic infrastructure such as airports, ports and intermodals from encroachment by incompatible development and facilitate further economic activity in these locations (See Map 7).</p>	<p>The subject land is within Zone C for Airport Building Heights which requires all proposed structures exceeding 15 metres above existing ground level to be referred to the relevant body for direction (in relation to a development assessment decision). The DPA will review the adequacy of existing planning policy in the context of the site's proximity to Adelaide Airport.</p> <p>Residential development in this locality even if three storeys or four, would likely be below the 15m threshold. The flight path is typically north of this site.</p>
Climate Change	
<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>P107. Increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living.</p>	<p>The DPA will consider the site's role in delivering a more compact urban form by exploring potential for infill residential development within the existing built-up area of Plympton.</p> <p>The DPA will investigate policy options to facilitate a range of housing types to meet the needs of the current and future population with emphasis on:</p> <ul style="list-style-type: none"> quality design and built form accommodation options suitable for lone persons, first home buyers, families and down-sizers low-rise, medium-density apartments small lot housing types affordable housing options in-fill housing and renewal opportunities.
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 will investigate environmental site history, site contamination and assessment reporting including residual impacts from historical activity (noting initial investigations already completed).</p>

Plympton Residential Statement of Intent
3.Strategic and Policy Considerations

3.2 Council Policies

3.2.1 Council's Strategic Directions (Section 30) Report

Recommendations from Council's Strategic Directions (Section 30) Report supporting the proposed DPA are as follows:

- Vision 2025 Strategic Directions Report – City of West Torrens (Version 3 Updated March 2015) identifies a need for Council to respond to demand for new and affordable residential housing and higher and better use of land.
- Council has identified that “much of the industrial land in the city contains older building stock which does not meet current operational requirements, is fragmented and constrained by nearby residential development, or is located on arterial roads or adjacent to centres where there is demand for higher order commercial use.”
- ‘Up-zoning’ land from industrial to residential in a largely established residential area such as Plympton is consistent with this objective.
- Further, the proponents’ vision for smaller lot housing would incorporate new and affordable housing options of high design quality.

3.2.2 Infrastructure Planning

The proposed amendment will be consistent with current infrastructure planning (both social and physical) identified in council's strategic directions report, by the Minister or by a relevant government agency.

The proposed amendment seeks policy changes to facilitate urban renewal in an inner metropolitan location where there is evidence of demand for new and affordable residential housing and higher and better use of the land, and will underpin the economic viability of remediating the affected area.

Preliminary infrastructure investigations confirm future development will occur in a location with ease of access to a range of existing infrastructures (physical and social) as is consistent with government and Council policy for efficient use of infrastructure.

3.2.3 Other Policies or Local Issues

The policies of this DPA will be consistent with the policies in:

The Council-wide section of the Development Plan

- Building near Airfields
- Crime Prevention
- Design and Appearance
- Energy Efficiency
- Hazards
- Infrastructure
- Interface between Land Uses
- Land Division
- Landscaping, Fences and Walls
- Medium and High Rise Development (3 or More Storeys)
- Metropolitan Open Space System
- Natural Resources

Plympton Residential Statement of Intent
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- Open Space and Recreation
- Orderly and Sustainable Development
- Regulated Trees
- Residential Development
- Significant Trees
- Transportation and Access
- Waste

Council's Current DPAs

- Nil

Note recently approved and consolidated DPA:

Underdale and Torrensville Urban Renewal amendment

This amendment introduced policy envisaged to implement a long term vision to transition the existing Underdale and Torrensville Industrial area to primarily residential development and other development compatible with housing.

The proposed Plympton Residential DPA is not located in proximity to the area recently rezoned through the Underdale and Torrensville Urban Renewal amendment, and thus no implications are foreseen.

The Development Plans of adjoining areas

- City of Charles Sturt
- City of Adelaide
- City of Marion
- City of Holdfast Bay
- City of Unley

Schedule 4 of the Regulations

- The DPA will investigate whether there is a need for the Minister to amend the existing determined areas for the purposes of Schedule 4—Complying development, clause 2 B—New dwellings.

3.3 Minister's Policies

3.3.1 Planning Policy Library

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

- Residential.

Council will use the latest version of the Planning Policy Library with an eye to the transition to the Planning and Design Code.

Council does not anticipate that the DPA will involve the introduction of local additions or variation to the Planning Policy Library, however, should the investigations identify that this form of policy amendment is necessary - justification will be provided in the DPA.

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3.Strategic and Policy Considerations

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

The following Ministerial policies introduced through section 25(5), 26 or 29 of the Act may be amended by this DPA:

- Not Applicable

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

3.3.3 Ministerial DPAs

The policies of this DPA will be consistent with and not contradict the policies proposed in the following relevant Ministerial DPAs:

- Morphetville Racecourse amendment

This amendment proposes to rezone the existing Commercial Zone land located between the Glenelg tram line and Anzac Highway to Urban Core Zone to support medium to high density mixed use and residential development.

The proposed Plympton Residential DPA is outside of the affected area of the Morphetville Racecourse amendment.

The policies of this DPA will be consistent with and not contradict the policies recently approved as a result of the following Ministerial DPAs:

- Inner and Middle Metropolitan Corridor (Design) amendment

This amendment introduced new planning policies for medium density developments to improve their design quality and integration with nearby low scale residential areas, provide better outcomes for local streetscapes and the public realm, improve the form and appearance of new developments and provide better relationships between nearby medium developments.

The proposed Plympton Residential DPA is outside of the area of the Inner and Middle Metropolitan Corridor (Design) amendment, expect Council-wide provisions relating to development of 3 storeys or more as consolidated in the current Development Plan.

- Inner and Middle Metropolitan Corridor (Sites) amendment

This amendment proposed to rezone to Urban Corridor a number of strategic sites or areas along important transit corridors identified in The 30-Year Plan for Greater Adelaide including sites within the City of West Torrens and a number of other Councils. Ultimately only one site was approved in the City of West Torrens.

The proposed Plympton Residential DPA is outside of the affected area of the Inner and Middle Metropolitan Corridor (Sites) amendment.

Plympton Residential Statement of Intent
4. Investigations and Consultation

4. Investigations and Consultation

4.1 Investigations

4.1.1 Investigations Previously Undertaken

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

- Building Western Adelaide Economic Strategy, Cities of West Torrens, Port Adelaide and Enfield, Charles Sturt, and Holdfast Bay (2016)

The Building Western Adelaide Economic Strategy identifies a decline in manufacturing in western Adelaide and a growth in the café and restaurant sector, and retail jobs. This is consistent with labour force and employment trends in the City of West Torrens. The strategy identifies decline in new small businesses entries between 2008 and 2012 and the importance of Adelaide Airport for economic and employment generation. This includes jobs growth, including the retail area adjacent IKEA, with potential employment opportunities for residents of the City of West Torrens.

- Residential and Industrial Land Use Interface Study (2013)

Council completed a Residential and Industrial Land Use Interface Study in October 2013 which considered the existing residential and industry land use interface throughout the city and policy options to minimise conflict between sensitive residential areas and established industrial activities. The subject land interfaces residential zoning and land uses at all boundaries and a rezoning to residential would reduce potential for land use conflict.

In addition, the proponent's consultants have undertaken initial investigations as outlined in the Statement of Justification prepared by Holmes Dyer Pty Ltd. This includes:

- Site History– MUD Environmental (2017 – current)

The assessment by MUD Environmental of the contamination status of the site is that in the context of possible residential land use, the subject land has good remediation potential (see also Section 2.1.3). The proposed DPA includes additional investigations to understand and enable appropriate response to contaminated land.

- Civil Infrastructure – Wallbridge, Gilbert Aztec (WGA)

The assessment by WGA is that the subject land can be serviced for potable water, sewer, electricity and gas. The proposed DPA includes additional investigations to understand and enable appropriate response to civil infrastructure.

- Stormwater – Wallbridge, Gilbert Aztec

The assessment by WGA is that residential development would likely decrease the impervious nature of the site and subsequently stormwater runoff. High level review of flood mapping has not identified foreseeable flood risk issues. The proposed DPA includes additional investigations to understand and enable appropriate response to stormwater.

- Traffic – Wallbridge, Gilbert Aztec

The assessment by WGA is that traffic volume increase is expected to be less than 10 percent of current volumes and the level of impact is considered to be minimal. The increase in light vehicle traffic will in part be offset by the anticipated reduction in heavy vehicle movements along Mooringe Avenue. The proposed DPA includes additional investigations to understand and enable appropriate response to traffic.

Plympton Residential Statement of Intent
4 Investigations and Consultation

▪ Social Infrastructure – Holmes Dyer Pty Ltd

The assessment by Holmes Dyer Pty Ltd is that the subject land is conveniently located with respect to local shopping, public transport, schools, recreational opportunities and open space. Further based on census data and existing housing stock, there is an early indication of possible latent demand for increased housing choice, including affordable options, in Plympton and surrounds.

4.1.2 Investigations Initiated to Inform this DPA

Investigations currently being undertaken by Council and that will inform this DPA include the following:

▪ Review of Employment Lands – Property and Advisory (P&A) (2017- current)

A city-wide review by P&A of the urban employment lands within the City of West Torrens. The primary intent of the review is to provide an appropriate range of employment options for the needs of West Torrens residents, both now and into the future. As an outcome of the project, changes of use to non-traditional employment activities or non-employing uses (e.g. residential) through rezoning process(es) are envisaged. Identification of employment lands throughout the city are expected to support residential infill development in appropriate locations as is consistent with urban renewal objectives for the City of West Torrens.

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

- Consideration, justification and analysis of the application of the Residential Zone and potential insertion of Policy Area in the West Torrens Council Development Plan.
- Investigate the potential to provide for a range of innovative housing types (including aged and adaptable housing) and the provision of 15% affordable housing.
- Investigate and develop a suitable design framework for the treatment of streetscapes, public realm and the interface between public and private realm.
- Review of the capacity of existing social infrastructure to meet expected demand from this proposed rezoning and identify mitigation, where required.
- Investigate noise and air quality issues and identify an appropriate policy response for activities within the Industry Zone and in the context of proximity to the Adelaide Airport.
- Environmental site history, site contamination and assessment reporting including residual impacts from historical activity (noting initial investigations already completed).
- Transport investigation and assessment to:
 - Identify the traffic impact of future land uses and identify required traffic control and management to connect to existing road network for safe and efficient operation.
 - Identify opportunities for public transport and walking/cycling to and from the site and connectivity to existing networks around the site.
 - Develop an internal layout for an integrated approach to access, parking and waste collection.
- Review existing stormwater disposal network and identify augmentation, detention/retention or other upgrade works, where required (noting initial investigations already completed).
- Capacity of existing electricity supply, gas supply and mains water and sewer supply having regard to projected nature of future development likely to occur (noting initial investigations already completed).
- Review of Desired Character Statement(s) and specific policy for the site to address issues such as desired land uses, built form, land division, interfaces and traffic movements and access.
- Prepare where necessary, concept plan(s) to guide future development.

Plympton Residential Statement of Intent
4. Investigations and Consultation

4.2 Consultation

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

- Department of Planning, Transport and Infrastructure, Planning Division
- Department of Planning, Transport and Infrastructure, Transport Division

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

- Department for Communities and Social Inclusion
- Department of Environmental, Water and Natural Resources;
- Department for Health and Ageing
- Metropolitan Fire Services
- Department of Planning, Transport and Infrastructure
- Department of the Premier and Cabinet
- Department of Primary Industries and Regions
- Department of the Treasury and Finance
- Department of State Development
- Environment Protection Authority
- SA Power Networks
- APA Group
- SA Water

Federal Members of Parliament

- Hon Rachel Sanderson MP Member for Adelaide
- Mr Steve Georganas MP Member for Hindmarsh

State Members of Parliament

- Mr Matthew Cowdrey, Member for Colton
- Ms Jane Stinson MP Member for Badcoe
- Hon Tom Koutsantonis Member for West Torrens
- Mr Stephen Patterson Member for Morphett

Councils

- Charles Sturt Council
- Marion Council
- Adelaide City Council
- Holdfast Bay Council
- Unley Council

Plympton Residential Statement of Intent
4 Investigations and Consultation

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

- A notice in the Government Gazette.
- A notice in the Advertiser Newspaper.
- A notice in Westside Weekly Messenger Newspaper and Coastcity Weekly Messenger Newspaper.
- The scheduling of a Public Meeting at which any interest person may appear to make representations on the proposed amendment.
- Notices to the owners or occupiers of any land that is subject to or adjacent to the affected area of the proposed amendment.

Plympton Residential Statement of Intent
5 Proposed DPA Process

5. Proposed DPA Process

5.1 DPA Process

Council intends to **undertake the following DPA process:**

☐ **Process A**

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

☐ **Process B1 (with consultation approval)**

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

☒ **Process B2 (consultation approval not required)**

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

☐ **Process C**

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

5.1.1 Rationale

Process B2 has been selected because this DPA is in accord with State and local policy and is consistent with the Council's intention to review employment lands. Furthermore, the DPA will be consistent with Planning Policy Library and will be based on the residential zone from the BDP Version 6.

**Plympton Residential Statement of Intent
6 Professional Advice and Document Production**

6. Professional Advice and Document Production

6.1 Professional Advice

The professional advice required will be provided by:

- Rebecca Perkin, Team Leader Strategy, City of West Torrens, email: rperkin@wtcc.sa.gov.au or phone: 84166327
- Helen Dyer FRPIA, Managing Director, Holmes Dyer Pty Ltd

These persons satisfy the professional advice requirements of the Act and Regulations and will provide advice to the council prior to the preparation of the DPA.

Ms Perkin is not considered to have a conflict of interest or perceived conflict of interest in the DPA.

Holmes Dyer Pty Ltd is preparing the DPA on behalf of ACP Mooringe Pty Ltd, the owner of the land and funder of the DPA.

6.2 Document Production

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

To ensure certainty as to the correct version of the DPA, the DPA will contain a date in the footer (eg version 5 July 2007). The footer will be located on every page of the DPA, including the proposed amendments (including mapping).

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

6.3 Mapping

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

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

- Matt Pistor, Graphica

7. Proposed DPA Timetable

Process B2 (consultation approval not required) Timetable

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

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted; DPA prepared	Council	10 weeks SOI agreement – DPA commences consultation
Agency and public consultation concludes	Council	8 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with the Department	Council	4 weeks Public consultation closes – SCPA lodged with the Department
SCPA assessed and report on DPA prepared for Minister	Department	7 weeks
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved amendment gazetted	Department	2 weeks

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

17.5 Australian Mayoral Aviation Council Annual Conference 2018

Brief

The Australian Mayoral Aviation Council (AMAC) is holding its Annual Conference at the Mercure Perth, Western Australia from Wednesday 2 to Friday 4 May 2018 (inclusive).

RECOMMENDATION(S)

It is recommended to Council that:

1. Subject to their confirmation, Council approves the attendance of Mayor Trainer and Cr/s at the Annual AMAC Conference at the Mercure Perth, Western Australia from Wednesday 2 to Friday 4 May 2018.
2. Expenses be reimbursed in accordance with Council policy.
3. Subject to their confirmation, Council approves the attendance of the spouses/partners of attending Elected Members and further, consistent with Council policy, that costs, other than air fares or other travel costs, be met by Council.

or

The report be received.

Introduction

The 2018 Australian Mayoral Aviation Council (AMAC) Annual Conference is being held from Wednesday 2 to Friday 4 May 2018 at the Mercure Perth, Western Australia. A copy of the Conference program is attached for Members information (**Attachment 1**).

Discussion

The AMAC Annual Conference is designed to provide delegates with the opportunity to meet and discuss issues, to hear and examine speakers on a wide variety of subjects and to determine the future of the organisation through the member forum of the Annual General Meeting (AGM).

The formal Conference proceedings will commence on Thursday 3 May 2018, however there will be an informal welcome drinks at a gathering on the Wednesday evening 2 May 2018.

The AGM will be held Thursday 3 May 2018 and the guided bus tour of Perth airport will be held on Friday 4 May 2018.

Speakers at this year's Conference include:

- Geoffrey Thomas, Editor-in Chief/Managing Director Airlinerating.com
- John Gibbon, Assistant Secretary, Department of Immigration and Border Protection
- Kevin Brown, Chief Executive Officer, Perth Airport
- Barry Abrams, Executive Director, Board of Airline Representatives of Australia
- Narelle Bell, Aircraft Noise Ombudsman
- Paul Dewar, Chief Pilot, UASci
- Caroline Wilkie, Chief Executive Officer, Australian Airports Association
- Andrew Eldridge, President, Royal Federation of Aero Clubs Australia
- Captain Rob Edney, Virgin Australia and representative Sydney Airport Community Forum
- WGCdr Graham Williams, Commanding Officer 79SQN, Royal Australian Air Force
- David Bell OAM, Chief Executive Officer, Australian Business Aviation Association Inc.

The 2018 proxy to Mayor John Trainer on the Australian Mayoral Aviation Council is Cr George Vlahos.

The full conference delegate registration fee is \$1,780 (including GST) for AMAC members. Registration includes attendance at the Annual General Meeting, Conference sessions on Thursday and Friday, lunches and morning and afternoon teas (where indicated on the program), Perth Airport Inspection and attendance at the Conference Dinner and welcome function.

Approximate airfare is \$530 to \$580 return with early booking and accommodation is \$492 to \$552 per night, again, with early booking to secure the best available rooms and rates.

Attachments

1. 2018 Australian Mayoral Aviation Council (AMAC) Annual Conference Program

AUSTRALIAN MAYORAL AVIATION COUNCIL



2018 ANNUAL CONFERENCE AND AGM



2 – 4 May 2018
Mercure Perth
10 Irwin Street
Perth, Western Australia

HISTORY AND OBJECTIVES

The Australian Mayoral Aviation Council was initiated through consensus by a number of local authorities meeting in Canberra in December 1982. Initially membership of the organisation was open to the Mayor, Warden and/or Councillor (or an appropriate nominee) of local authorities throughout Australia affected, or potentially affected, by airport operations or aircraft noise. The Constitution has subsequently been updated such that the Council is now the members and so may be represented by Mayors, Councillors and/or relevant staff as the member Council may determine.

The current membership is organised on a State basis wherein members from each State are represented on an Executive Committee which is endorsed at the Annual General Meeting.

The current Executive Committee is President Alderman Jock Campbell, City of Clarence TAS, Vice President Mayor Phil Marks, City of Belmont WA, Councillor Jack Medcraft, City of Hume VIC, Mayor John Trainer, City of West Torrens SA, Councillor Paul Tully, City of Ipswich QLD and Immediate Past President, Ron Hoenig MP, Member for Heffron NSW.

AMAC's primary objective is to ensure that all reasonable measures are taken by relevant authorities to minimise the deleterious effect of aircraft and airport operations on local communities. AMAC also provides a forum to inform and educate member representatives on contemporary aviation issues.

The organisation, therefore, seeks development of an effective aviation system which serves the needs of the Nation while ensuring the rights of residents in communities adjacent to airports are recognised, respected and protected.

AMAC is not an anti-aviation organisation. Rather it seeks to cooperate with the appropriate authorities and the airline industry generally, to achieve an acceptable and balanced solution to the obvious problems associated with the movement of aircraft.

COMMUNICATION WITH AVIATION ORGANISATIONS

Since its inception, AMAC has pursued a course which has resulted in its acceptance by relevant Federal Ministers and authorities so that it is, in effect, the umbrella organisation representing community views on aviation issues throughout Australia.

In response, the major authorities concerned with aviation, such as the Department of Infrastructure Regional Development and Cities, Airservices Australia and various airport and aviation interest groups, recognise and liaise with AMAC. AMAC has also established avenues for input into the legislative process, aviation policy development and operational requirements which may have an effect on community well-being.

A LEARNING EXPERIENCE

AMAC has been fortunate in attracting a diverse range of expert speakers able to equip delegates, whether Councillors or staff, with a better understanding of the direction aviation is taking.

This knowledge in turn informs attendees and assists in building an understanding of the aviation sector equipping them to better represent their community on airport related issues.

INFORMATION SOURCE

In terms of advising members of activities, both current and future, AMAC produces a regular newsletter and convenes its most important forum, the National Conference, on an annual basis.

Conferences are designed to provide delegates with the opportunity to meet and discuss issues, to hear and examine speakers on a wide variety of aviation topics and to determine the future of the organisation through the member forum of the Annual General Meeting.



2018 AMAC Conference

CONFERENCE PROGRAM

WEDNESDAY, 2ND MAY

6:30pm - 7:30pm	Informal welcome cocktails – Beccaria Bar
7:30pm – onwards	Evening Free

THURSDAY, 3RD MAY

9:00am - 9:30am	Arrival Tea/Coffee – Georgiana Room	1:30pm - 2:15pm	Barry Abrams – Executive Director, Board of Airline Representatives of Australia
9:30am - 10:15am	Geoffrey Thomas – Prominent aviation journalist and commentator. Editor-in-Chief/Managing Director Airlinerating.com	2:15pm - 3:00pm	Narelle Bell – Aircraft Noise Ombudsman
10:15am – 11:00am	John Gibbon – Assistant Secretary, Department of Immigration and Protection	3:00pm - 3:15pm	Afternoon Tea Break
11:00am - 11:15am	Morning Tea Break	3:15 – 4:00pm	Paul Dewar – Chief Pilot, UASci
11:15am - 12:00pm	Kevin Brown – Chief Executive Officer, Perth Airport	4:00pm – 4:45pm	Caroline Wilkie – Chief Executive Officer, Australian Airports Association
12:00pm - 12:30pm	AMAC Annual General Meeting	7pm	Pre Dinner Drinks – Anglesea 2 Room
12:30pm - 1:30pm	Lunch	7:30pm – 10:30pm	Conference Dinner – Anglesea 2 Room

FRIDAY, 4TH MAY

8:30am - 9:00am	Arrival Tea/Coffee – Georgiana Room
9:00am - 9:45am	Andrew Eldridge – President, Royal Federation of Aero Clubs Australia
9:45am - 10:30am	Captain Rob Edney – Virgin Australia and representative Sydney Airport Community Forum
10:30am - 10:45am	Morning Tea Break
10:45am - 11:30pm	WGC DR Graham Williams – Commanding Officer 79SQN – Royal Australian Air Force
11:30am – 12:15pm	David Bell OAM – Chief Executive Officer, Australian Business Aviation Association Inc.
12:15pm – 1:00pm	Lunch
1:00pm – 1:20pm	Bus to Airport Inspection
1:20pm – 3:00pm	Airport Inspection
3:00pm – 3:20pm	Bus return to Hotel

REGISTRATION

Delegates should complete the registration form included with this program and forward to AMAC accompanied by the relevant payment. Registrations should be forwarded no later than **Friday, 13th April 2018**.

Electronic Funds Transfer (EFT) or cheque payments are accepted. We cannot process credit card transactions at this time.

Conference Fee includes: Delegates welcome pack, attendance at the Annual General Meeting, Airport Inspection, conference sessions, arrival and daily tea breaks, lunch and attendance at the conference dinner and welcome function.

Additional Charges: Partner tickets to the conference dinner is an additional fee.

Dress Code: The dress code for the conference, including the airport tour and social dinner is smart casual. Closed in shoes are recommended for the Airport tour.

NOTE: Photo ID (license/passport) required for security registration for the airport tour. Failure to present photo ID will exclude you from joining the tour.

Cancellation Policy: All cancellations must be made in writing to the Australian Mayoral Aviation Council. Cancellations received by 5.00pm Friday, 13th April 2018 will be liable for a \$100.00 administration fee. Those received after this date will not be entitled to any refund. Transfer of registration will be accepted.



Mercure Perth hotel is located in Perth's vibrant city centre and business district, close to shopping, restaurants and nightlife. Just a short stroll from the Swan River, near Elizabeth Quay, Supreme Court Gardens; and many of Perth's attractions.

MERCURE PERTH

101 Irwin Street

Perth, WA

Phone: (08) 9326 7000

Email: H1754@accor.com

HOTEL ACCOMMODATION

The conference fee does not include accommodation. A discounted rate on a range of accommodation has been negotiated at the Mercure Perth for attending delegates. In order to receive the group rate, please contact the hotel directly and advise reservations that you are attending the AMAC Conference or quote BAY020518. Room rates are subject to availability and early reservation is recommended.

Phone: 08 9326 7000

Email: H1754@accor.com

For more information about the Mercure Perth, please visit the hotel web site at www.mercureperth.com.au



CONFERENCE & REGISTRATION ENQUIRIES

John Patterson

Executive Director

Phone: 0414 276 464

Fax: 02 9562 1777

Email: amac@bayside.nsw.gov.au

Mail: PO Box 21

ROCKDALE NSW 2216



2018 AMAC Annual Conference

Registration Form



**Australian
Mayoral
Aviation
Council**

Delegate information

Title (Dr, Mr, Ms, Mrs, Miss)	
Given Name	
Surname	
Position Title (Mayor/CR/	
Council/Organisation	
Address	
Suburb/Town	
State	Postcode
Phone	Fax
Mobile	
Delegate Email	
Contact Email	
Special requirements (dietary/access or other)	

Accompanying Guest

Title (Dr, Mr, Ms, Mrs, Miss)	
Given Name	
Surname	
Special requirements (dietary/access or other)	

Payment Options

☐ Electronic Funds Transfer

Date: ____/____/____ Ref: ____
 Bank: CBA, Mascot Branch BSB: 062 200 Account #: 100 213 87
 Account Name: Australian Mayoral Aviation Council

☐ Cheque made payable to Australian Mayoral Aviation Council

Please send with this completed form to:
 Australian Mayoral Aviation Council, PO Box 21, ROCKDALE NSW 2216
 T 0414 276 464 • F 02 9562 1777 • E amac@bayside.nsw.gov.au

*Credit card transactions are not available.

Conference Registration

All fees include GST.

Conference Delegates Program		TOTAL
AMAC Member	\$1,780.00	\$
Non Member	\$2,200.00	\$
TOTAL		\$

Conference Registration includes attendance at the Annual General Meeting, Conference sessions on Thursday and Friday, Morning / Afternoon Tea and Lunch where indicated on the program, Airport Inspection and attendance at the, welcome function and Conference Dinner.

Additional Tickets		TOTAL
Conference Dinner Ticket	\$200.00	\$
TOTAL		\$

Total Payment

Delegates Program	\$
Additional Tickets	\$
TOTAL PAYMENT DUE	\$

Confirmation

Your registration will be acknowledged via email within 10 working days. A Tax Invoice will be provided for GST purposes. If you do not receive confirmation please contact John Patterson on 0414 276 464 or email amac@bayside.nsw.gov.au

Privacy

The information provided to complete this form is required to allow AMAC to process your registration.

Cancellation Policy

All cancellations must be made in writing to the Australian Mayoral Aviation Council. Please submit cancellations via email to amac@bayside.nsw.gov.au or post to PO Box 21, Rockdale NSW 2216. Please note that cancellations received by Friday, 13th April 2018 will be liable for a \$100 administration fee. Those received after 5.00pm on this date will not be entitled to any refund.

☐ Yes I will attend the Friday afternoon Airport Tour
 (Please tick if attending)

REMINDER: A Photo-ID will be required to gain admission to the Tour

Send this completed form to:

AMAC Executive Director • PO Box 21, Rockdale NSW 2216 • T 0414 276 464 • F 02 9562 1777 • E amac@bayside.nsw.gov.au



AMAC CONFERENCE PERTH AIRPORT INSPECTION

FRIDAY 4TH MAY 2018

Please note that the Friday afternoon visit to Perth Airport will involve airside access requiring security clearance.

For security reasons it is essential that those delegates attending the airport visit complete **Part 1 of the “Daily VIC Application” form (copy accompanying).**

The completed Form together with a copy of appropriate photo ID (license or passport) should be forwarded with your conference registration details to AMAC by email amac@bayside.nsw.gov.au or Fax (02) 9562 1777 or by mail, PO Box 21, Rockdale NSW 2216

Forms received will be compiled and forwarded to Perth Airport for preparation of security passes.

Security access passes will then be issued to delegates at the commencement of the tour **on presentation of the original of the photo ID lodged with the “Daily VIC Application” form.**

Failure to produce the relevant photo ID will mean exclusion from airport airside access.

Security passes will need to be returned to airport staff at the conclusion of the tour.

Privacy Notice

Completed “Daily VIC Application” forms and accompanying photo ID are being collected by AMAC solely for the purpose of providing Airport Services – Perth Airport with the information necessary to prepare security passes allowing access to the airport as part of the 2018 AMAC Conference.

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 13 and 14.

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 13 and 14



Local Government Association of South Australia

13.3 Local Government Industry Participation Policy Framework – a procurement tool for councils

The LGA has prepared the Local Government Industry Participation Policy Framework to translate the South Australian Industry Participation Policy (SAIPP) of the State Government into principles applicable to local government. This Circular provides further details.

13.4 AdMental 2018 -Event hosted by Don Dunstan Foundation for Mental Health and Wellbeing

An opportunity to be a part of a Gruen Style "Pitch" event where two of South Australia's leading creative agencies, Super8 and Floodlight Media go toe-to-toe to develop a short, engaging Advert that starts a fresh and thought provoking conversation about mental health and wellbeing.

13.5 NDIS and Regional Councils -Survey

Regional councils are invited to participate in a survey concerning the implications for their communities of the roll-out of the national Disability Insurance Scheme (NDIS)

13.6 Match Tournament - Humanising Data for an Age Friendly World

Has your Council got an issue or idea that you would like to explore with an interdisciplinary team of creative minds?

13.7 Documents regarding national approach to product stewardship released for consultation

The Department of the Environment and Energy has developed two documents concerning product stewardship for consultation. This Circular provides further information and submission details.

13.8 Last chance to register - 2018 Council Next Practice Showcase and LGA OGM

Registrations for the 2018 Council Next Practice Showcase and LGA OGM close next Thursday 5 April. Further information can be found in this Circular.

13.9 Opportunity to shape land use definitions in the Planning and Design Code

DPTI have released a Technical Discussion Paper on future land use definitions and classes



Local Government Association of South Australia

14.1 Council registrations for Garage Sale Trail are now open

Garage Sale Trail, Australia's biggest community engagement and re-use program, is now accepting registrations from councils seeking to promote reuse locally and divert waste from landfill. This Circular provides further information on this year's Garage Sale Trail.

14.2 Augusta Zadow Awards

Augusta Zadow Awards - Apply for a share in \$45,000 to improve women's health and safety at work.

14.3 SA Water online survey open

SA Water is inviting its customers to have their say and help shape the future of water services in South Australia. This Circular provides further information.

14.4 Update to the Ordinary General Meeting Report Item 6.1 LGA Governance Review / New Constitution

Following extensive consultation with the local government sector, the new LGA Constitution has been included in the Agenda papers for the LGA Ordinary General Meeting being held on 13 April 2018. Since its release on 14 March via circular, additional feedback has been received and some changes have been endorsed by the LGA Executive Committee. These changes have now been incorporated to the new LGA Constitution to be presented for endorsement at the LGA Ordinary General Meeting. Further information is available in this circular.

14.5 Electric Vehicle & Charging Solutions Roadshow - 9 April 2018

The Department of the Premier and Cabinet is hosting a FREE Electric Vehicle & Charging Solutions Roadshow on 9 April 2018 at the City of Adelaide Electric Vehicle Charging Hub, 109 Franklin St Adelaide. This event is open to all fleet buyers and managers within Local Government. Further details can be found in this Circular.

15.1 Program & Registrations - LGITSA 'Adapt and Thrive' Workshop – 3 & 4 May 2018

Registrations are now open for the Local Government Information Technology SA's 'Adapt and Thrive' Workshop being held at the Adelaide Hills Convention Centre in Hahndorf on Thursday and Friday, 3 and 4 May 2018. This Circular provides registration and program information. Registrations close on 27 April.

15.2 LG Professionals Australia, SA - Continuous Improvement Network Forum | Building a Continuous Improvement Organisation – 20 April 2018

Registrations now open! The Local Government Professionals Australia, SA Continuous Improvement Network are holding an event on Friday 20 April 2018. Further details can be found in this circular.

15.3 LG Professionals Australia, SA General Managers Network Forum – Tour of Tonsley: Australia's First Innovation District

Registrations now open! The Local Government Professionals Australia, SA General Managers Network are holding an event on Wednesday 2 May 2018. Further details can be found in this circular.

15.4 Community Engagement – Training for Councils

IAP2 Foundations in Public Participation Program is run over 5 days in two separate groups. 16, 17, 18 April and 30 April & 1 May 2018.

19 MEMBER'S BOOKSHELF

Nil

20 CORRESPONDENCE**20.1 Upcoming works relating to the Metropolitan Design and Construct Program**

Correspondence has been received from the Senior Project Manager, Road, Rail and Marine Projects of the Department of Planning Transport and Infrastructure, Alex Duerden notifying of upcoming works relating to the Metropolitan Design and Construct Program (**Attachment 1**).

20.2 Dogs and Cats Online Update

Correspondence has been received from the Chairperson of the Dog and Cat Management Board, Dr Felicity-ann Lewis, regarding an update on the development of the Dogs and Cats Online system (**Attachment 2**).

RECOMMENDATION

That the correspondence be received.

Attachments**20.1 Upcoming works relating to the Metropolitan Design and Construct Program****20.2 Dogs and Cats Online Update**

**Government of South Australia**Department of Planning,
Transport and Infrastructure

In reply please quote 2018/04452/01
Enquiries to Alex Duerden
Telephone 0418 831 249

**PEOPLE AND BUSINESS
DIVISION**77 Grenfell Street
Adelaide SA 5000GPO Box 1533
Adelaide SA 5001Telephone: 08 8343 2222
Facsimile: 08 8343 2768

ABN 92 366 288 135

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

Dear Mr Buss,

***NOTIFICATION OF UPCOMING WORKS RELATING TO THE
METROPOLITAN DESIGN AND CONSTRUCT PROGRAM***

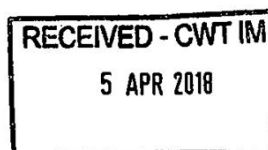
The Metropolitan Design and Construct (Metro D&C) Program includes 21 projects (refer attachment for projects and locations) aimed at making our arterial roads safer and more efficient for road users as well as assisting with traffic flows. Bardavcol was recently awarded the contract for these works.

Of the 21 projects in the Metro D&C Program there is one project located within the City of West Torrens as follows:

- Sir Donald Bradman Drive and James Congdon Drive intersection safety upgrade: This project involves lengthening of the right turn storage lanes on the east and west legs of Sir Donald Bradman Drive and controlling right turn movements (green arrows) into James Congdon Drive at all times.

Construction work for the above mentioned project is anticipated to commence by late 2018, weather permitting.

Right turn control works are minor improvements to the existing road infrastructure and no further consultation is expected to be required with the City of West Torrens.



KNet Doc #12393609

1

If you have any further queries please contact myself on mobile 0418 831 249 or email Alex.Duerden@sa.gov.au.

Yours sincerely,

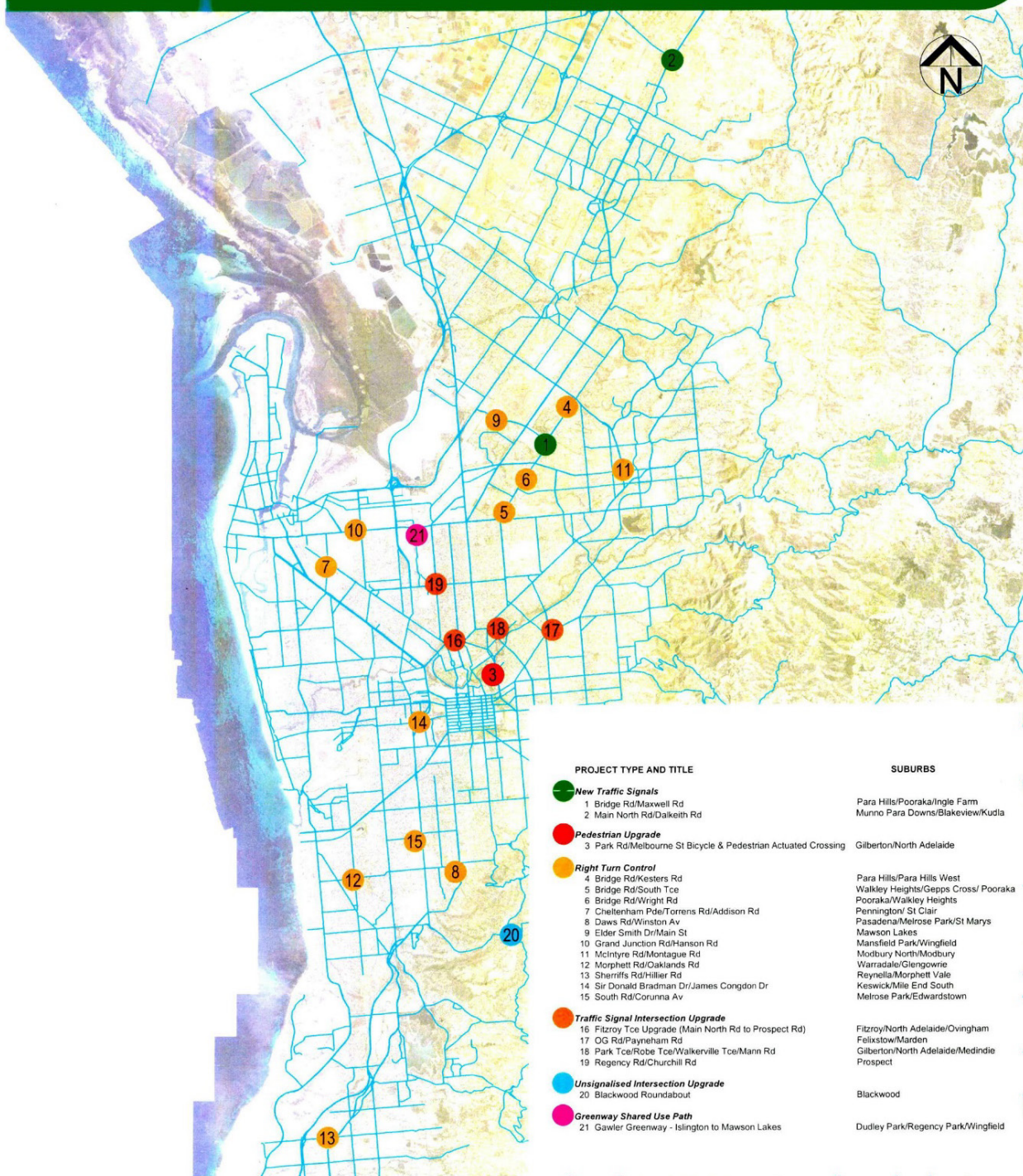


Alex Duerden
SENIOR PROJECT MANAGER
ROAD, RAIL AND MARINE PROJECTS

28 March 2018

Enc: Map

METROPOLITAN DESIGN AND CONSTRUCT PROGRAM



For further information

call: 1300 794 880

email: DPTI.communityrelations@sa.gov.au

This is for illustrative purposes only



Government of South Australia

Department of Planning,
Transport and Infrastructure



Government of South Australia
Dog and Cat Management Board

Level 9
81 - 95 Waymouth Street
Adelaide SA 5000
GPO Box 1047
Adelaide SA 5001
Ph: 08 8124 4962
Fax: 08 8124 4648

ABN 48 100 971 189

www.dogandcatboard.com.au

Ref: DEWNRD-00012829

6 April 2018

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

To the Chief Executive Officer

RE: Dogs and Cats Online Update.

Who should read this:

- Regulatory service teams,
- Finance managers,
- Customer service leaders,
- IT managers.

I am happy to report that development of the Dogs and Cats Online system was completed on-schedule. A team of council officers are now involved in User Acceptance Testing (UAT) of Dogs and Cats Online, to identify any bugs or performance issues and to eliminate these before the system goes live.

We anticipate that all 69 dog registers will migrate into the Dogs and Cats Online system by late May. We will give all councils access the system from 29 May. Dogs and Cats Online will 'Go Live' for the public by 1 July.

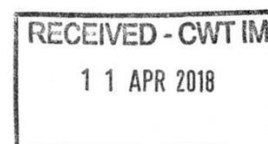
Elected members may need to consider a number of issues, such as dog registration fees and discounts.

The Board is currently conducting a training roadshow, around the State, to ensure councils officers will be able to respond to most community enquiries.

Attached are a number of other operational issues that council officers should consider.

Yours sincerely

Dr Felicity-ann Lewis
Chairperson
Dog and Cat Management Board



Attachment 1

Key Dates

Monday 26 Feb – Thursday 5 April (passed)	Data migration Trial #1. The majority of councils (and a majority of dogs have performed their first test, to migrate your current dog register into the Dog and Cats Online test environment. We hope to at least 80% of councils upload data by the end of this trial.
Monday 9 April – Friday 18 May	Data migration Trial #2. The data in the test environment will be deleted and councils will re-upload their data. The goal is to have all 69 councils upload the data and identify any data conflicts across councils.
Monday 28 May	Final Data Migration for go-live – Councils will send their data to Steph Jeuken and a team of council officers and project staff will ensure all 69 councils' data is uploaded in the morning.
Tuesday 29 May	Go live for Councils
1 July	Go live for the public – while the system will be visible prior to 1 July, most functions will not be usable until after 1 July. After this date, new puppies can be registered and renewals will begin to be issued.
29 June	Renewal letters begin to be posted out. In this first year, renewals will go out in batched releases, to minimise traffic.

It is not too late to change dog registration fees.

Each council will set its own dog registration categories, fees and discounts. Each council will insert this information into Dogs and Cats Online, so the system can charge each dog and cat owner the correct amount.

Councils should consider how mandatory desexing and microchipping will impact on the number of people eligible for the (usually 50%) cheaper rate for a Standard Dog (ie that is microchipped and desexed). This is likely to impact on council revenue.

Please consider carefully whether you need to adjust your 2018-19 dog registration fees. If so, you should put a proposal to your elected members as soon as possible.

Concession Cards.

The Dogs and Cats Online system will process discounts for the following concessions cards:

1. DVA "Gold" Card
2. DVA "White" Card
3. Pensioner Card
4. Senior Health Card
5. Health Card

If you wish to offer a discount for other (eg the SA Government 'Senior's Card'), then these will need to be processed at your front desk and cannot be applied to online renewals.

We recommend that your elected members make a decision to align the concessions offered by your council with the concessions that the Dogs and Cats Online system can process.

Accepting money at your front counter.

We want to encourage as many dog and cat owners as possible, to log into Dogs and Cats Online, manage their own data and pay their registration fees. A percentage of people will still want help at your council offices.

Many councils are making computer terminals (we recommend ipads or thinkpads that will allow owners to take pictures, rather than scan any required supporting material) available in their offices or libraries for owners to complete their registration process. The Board only has a few staff members and does not have the capacity to handle large number of calls from the general public. It is imperative that your customer service staff are trained in the Dogs and Cats Online system and able to respond to enquiries from your community members.

To assist, the Board is currently conducting a training 'roadshow' for council staff and is also preparing Dogs and Cats Online user manuals, for council staff to train additional council officers as well as for use in any training they may offer their dog/cat owners.

100% of cash fees collected by your council should be remitted to the Board (this includes cash, cheque, EFTPOS). When you accept money at the front counter, you should make sure that the fee collected equals the amount recorded in Dogs and Cats Online at the time.

The Dogs and Cats Online system will record whether the fee is for an individual dog registration, a (section 35) kennel or breeder business dog registration or the new breeder registration fees (\$75). Regardless of the fee category, 100% of money collected by councils should be remitted to the Board.

At the end of July August, September, December and June of each year, the Board will remit the correct statutory percentage of fees collected to date, to each council. The information in the Dogs and Cats Online system will be the basis for this payment.

Lifetime registration discs, Lost Mail, Reminder notices and 'Inserts'

The Board will assume responsibility for the costs of sending one renewal letter to every dog owner in the State. In the first two weeks of the 2018-19 dog registration year, the Board's contractor will send this letter, with the new lifetime registration disc enclosed.

Currently, if a dog owner contacts their council and claims not to have received a dog registration renewal letter, the council bears the costs of sending out a new letter (often with a replacement disc). This arrangement will continue.

Councils will be able to make a record in the Dogs and Cats Online system that a person's renewal letter was 'lost in mail'. (NB Councils should check to see that the recorded address is correct). The Dogs and Cats Online system will then send a new letter with a dog registration disc to the owner (or if specified by council, to the council offices). Even in this instance, the dog's registration number will NOT change.

The Board's contractor will charge the Board for this service however, these costs remain the responsibility of councils. The related postage and handling costs will be taken into account, in reconciling amounts due to each council.

The Board has negotiated rates for its contractor to send dog owners additional notices. Councils can access these discount bulk rates, when deciding whether to send our 'reminder notices', 'last warning' notices, etc. In addition, councils will be able to access rates negotiated by the Board for including an insert (which could be about anything) into any correspondence sent using the Dogs and Cats Online system.

Attachment 2

Checklist

In preparation for the commencement of Dogs and Cats Online, we recommend that each council take the following action. Some of these decisions are:

- Traditionally made as part of a council's budget-setting process; and
 - Likely to require a decision by your elected members.
-
- ☐ Decide which dog fee categories your councils wishes to offer in 2018-19. We recommend that you reference the page from Dogs and Cats Online, attached.
 - ☐ Determine a fee, for each dog registration fee category.
 - ☐ Decide whether you will set a late fee and, if so, from which date this will apply. (Note: late fees are flat fees in the Dogs and Cats Online System, they are NOT percentage based).
 - ☐ Note that the Dogs and Cats Online System will NOT apply transfer fees (as there are no longer any new discs being issued for transfers). If your council wishes to keep it's transfer fee, this will have to be charged out of your own corporate systems and reported back to the DCMB manually in compliance with *The Act*.
 - ☐ Decide which concession cards your council will accept (See letter of 28 November 2017, setting out the Board's recommendation).
 - ☐ Make decisions about other fees permissible under the DCM Act (eg impounding fees, section 35 dog business registration fees).
 - ☐ Reference the attached Council Action Sheet for go-live activities related to council and ensure you are prepared.

21 CONFIDENTIAL

Nil

22 MEETING CLOSE

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

Committee Members are required to:

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

5 CONFIRMATION OF MINUTES

Nil

Note: The Minutes of the Finance and Regulatory Committee Meeting held on 20 March 2018 were confirmed at the Special Finance and Regulatory Committee meeting that commenced on 3 April 2018.

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 March 2018.

RECOMMENDATION

The Committee recommends to Council that the schedule of creditor payments for March 2018 be received.

Discussion

A schedule of creditor payments totalling \$3,450,893.78 (\$3,258,248.29 in February 2018) is attached for the information of Elected Members. Notable items include:

- A payment to LCS Landscapes of \$377,811.18 for the redevelopment of Weigall Oval (refer ref. no. 262);
- A payment to the Department of Environment, Water and Natural Resources of \$345,765.25 for the quarterly NRM levy (refer ref. no. 147);
- A payment to SEM Civil Pty Ltd of \$335,183.54 for road and stormwater upgrades in George Street (refer ref. no. 380);
- A payment to Camco SA Pty Ltd of \$227,619.48 for the Apex Park stormwater upgrade and an access ramp at Thebarton Oval (refer ref. no. 97);
- A payment to Walter Brooke & Associates Pty Ltd of \$175,600.87 for Lockleys Oval/Apex Park architectural services (refer ref. no. 456);
- A payment to Pro Bitumen Pty Ltd \$132,033.00 for reinstatement works at various locations (refer ref. no. 335);
- A payment to ADS Architects of \$122,279.02 for Camden Oval Facilities architectural services (refer ref. no. 23);
- A payment to Sync Cabling Solutions Pty Ltd of \$117,460.20 for lighting of the Linear Park and Westside Bikeway (refer ref. no. 411);

Conclusion

A schedule of creditor payments for March 2018 is provided for Elected Members' information and review.

Attachments

1. Creditor payments for the month of March 2018

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 APRIL 2018**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
1	060203	A & R Castell	Cummins Caretaker	360.00
2	EFT49955	A Noble & Son Ltd	Depot Supplies	344.30
3	EFT49711	AAM Pty Ltd	Aerial Imagery	12,540.00
4	EFT50010	AAPT Limited	Internet Connection	1,730.30
5	EFT49797	Academy IT Pty Ltd	Training	2,950.00
6	EFT49805	Adami's Sand & Metal	Depot Supplies	1,880.01
7	EFT50013	Adams Cleaning & Maintenance Services	Cleaning	6,725.88
8	EFT50007	Adelaide Airport Limited	Depot Rent / Utilities	53,533.26
9	EFT50016	Adelaide Bangladeshi Cultural Club	Sponsorship	5,000.00
10	EFT49713	Adelaide Chainwire & Domestic Fencing Pty Ltd	Fencing	3,080.00
11	EFT49900	Adelaide Chainwire & Domestic Fencing Pty Ltd	Fencing	165.00
12	EFT50021	Adelaide Chainwire & Domestic Fencing Pty Ltd	Fencing	4,870.69
13	EFT49898	Adelaide Commercial Building & Property Services	Building Maintenance	1,570.25
14	EFT50019	Adelaide Commercial Building & Property Services	Building Maintenance	7,529.50
15	EFT50008	Adelaide Galvanising Industries Pty Ltd	Depot Supplies	132.00
16	EFT49796	Adelaide Merchandising	Depot Supplies	476.00
17	EFT50018	Adelaide Signs Group Pty Ltd	Depot Supplies	215.60
18	EFT49707	Adelaide Unique Surrounds & Distinguished Gardens	Landscaping	3,603.71
19	EFT49800	Adelaide Unique Surrounds & Distinguished Gardens	Landscaping	3,192.75
20	EFT50009	Adelaide Unique Surrounds & Distinguished Gardens	Landscaping	1,573.00
21	EFT49895	Adelaide Waste & Recycling Centre	Rubbish Disposal	13,623.69
22	EFT50115	Adelaide Youth Orchestras	Thebarton Community Centre Bond Return	500.00
23	EFT49710	ADS Architects	Professional Fees	122,279.02
24	EFT49799	Advam Pty Ltd	Transaction Fees	246.49
25	EFT49897	Advanced Plastic Recycling	Depot Supplies	2,783.55
26	EFT50020	Advertiser Newspapers Ltd	Advertising	232.00
27	EFT49893	Air Filter Cleaners	Vehicle Maintenance	132.48
28	EFT49801	Aish Solutions Pty Ltd	Stationery	1,932.30
29	EFT49859	AJ & CA Mackintosh	Weed Spraying	6,361.30
30	EFT50068	AJ & CA Mackintosh	Weed Spraying	8,919.68
31	EFT50075	AL Nalty Memorials Pty Ltd	Memorial Plaques	300.00
32	EFT49716	Ali Rinaldi	Professional Fees	198.50
33	EFT49807	Ali Rinaldi	Professional Fees	554.50
34	EFT50024	Ali Rinaldi	Professional Fees	178.00
35	EFT49714	Align Advisors	Professional Fees	1,980.00
36	EFT49806	Align Advisors	Professional Fees	1,897.50
37	EFT50003	All Laundry & Linen Pty Ltd	Contract Linen	323.24
38	EFT50005	Allen Press Pty Ltd	Business Cards	913.00
39	EFT50006	Allin Towbars Pty Ltd	Vehicle Maintenance	1,152.50
40	EFT49802	Alsco Pty Ltd	Dry Cleaning	38.61
41	EFT49901	Amazing Grazers Pty Ltd	Catering	603.00
42	EFT50014	Angels Winterball Club Inc	Equipment Grant	3,000.00
43	EFT49803	Animal Management Services Pty Ltd	Doggy Bags	1,914.00
44	EFT49896	Answering Adelaide Pty Ltd	After Hours Answering Service	730.02
45	EFT49899	API Locksmiths	Keys	345.99
46	EFT49712	Apple Pty Ltd	Computer Equipment	3,231.80
47	EFT50015	Apple Pty Ltd	Computer Equipment	1,126.40
48	EFT50022	Aquarium Aid	Library Aquarium Maintenance	109.00
49	EFT50017	Arboreen Landscape Products	Depot Supplies	1,650.00
50	EFT49709	Aroma Fresh SA Coffee	Tea & Coffee Supplies	156.00
51	EFT49894	Artcraft Pty Ltd	Depot Supplies	4,621.22
52	EFT50004	Artcraft Pty Ltd	Depot Supplies	1,803.56
53	EFT49798	Arthritis SA	Membership	75.00
54	060239	Ashdown Ingram Thebarton	Depot Supplies	943.03
55	EFT50012	Attorney-General's Department	Expiation Lodgement Fees	1,165.10

ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 APRIL 2018

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
56	EFT49715	Aussie Farmers Direct	Milk	112.70
57	EFT49903	Aussie Farmers Direct	Milk	152.00
58	EFT49708	Aussie Hire & Events	Summer Festival	720.00
59	EFT49717	Australasian College of Road Safety	Membership	160.00
60	EFT50002	Australia Post	Postage	5,628.28
61	EFT49808	Australia Post	Agency Collection Fees	6,969.79
62	060213	Australian Institute of Building Surveyors	Membership	250.00
63	EFT50011	Australian Water Association	Membership	310.00
64	EFT50025	Australian Water Environments	Professional Fees	3,676.75
65	060251	B Smith	Cummins Bond Return	400.00
66	EFT49905	Badge A Minit	Name Badges	629.75
67	EFT49908	Battery World Hilton	Batteries	496.00
68	EFT49719	BCE & CJ Electrical	Electrical	1,212.75
69	EFT49813	BCE & CJ Electrical	Electrical	238.70
70	EFT50027	BCE & CJ Electrical	Electrical	20,673.39
71	060224	Belinda Kilroe	Worm Farm Rebate	50.00
72	EFT49722	Bells Pure Ice	Depot Supplies	23.21
73	EFT49718	Best Signs	Signage	280.50
74	EFT49809	Best Signs	Signage	2,046.00
75	EFT49906	BGC Industrial Cleaning	Cleaning Chemicals	65.01
76	EFT49910	BioBag World Australia Pty Ltd	Liner Bags	3,136.32
77	EFT50088	BL Shipway & Co Pty Ltd	Depot Supplies	27.26
78	EFT49911	Bob Jane T Mart - Brooklyn Park	Tyres	8,372.00
79	EFT49950	Bob May Workplace Emergency Training	Emergency Evacuation Plan	2,811.00
80	EFT49904	BOC Limited	Depot Supplies	416.57
81	EFT50028	Body Corporate Physiotherapy Pty Ltd	Professional Fees	272.25
82	EFT49814	Brendan Fewster Planning and Development	Professional Fees	1,584.00
83	060214	Brenton Gill	Reimburse Volunteer Expenses	44.96
84	EFT50109	Brenton Ward Real Estate	Professional Fees	3,226.25
85	060199	Brianna Savage	Junior Development Grant	500.00
86	060226	Brodie Borovnik	Junior Development Grant	100.00
87	EFT50069	Bucher Municipal Pty Ltd	Vehicle Maintenance	3,280.72
88	EFT49720	Buckford Illumination Group Pty Ltd	Lighting	34,067.48
89	EFT49810	Budget Rent a Car Australia	Car Rental	104.23
90	EFT49907	Bundaleer Apiaries	Wasp Removal	2,360.00
91	EFT49812	Butlers Irrigation	Irrigation	565.04
92	EFT49815	CA Technology Pty Ltd	Staff Training	2,200.00
93	EFT49912	Cabcharge Australia Pty Ltd	Cab Fares	108.27
94	EFT49729	Calypso Tree Co Pty Ltd	Tree Maintenance	3,157.00
95	EFT49819	Calypso Tree Co Pty Ltd	Tree Maintenance	4,279.00
96	EFT49919	Calypso Tree Co Pty Ltd	Tree Maintenance	3,443.00
97	EFT50031	Camco SA Pty Ltd	Roadworks	227,619.48
98	EFT49913	Camden Community Centre	Little Libraries	1,210.00
99	060222	Cancelled		
100	EFT49822	Cancelled		
101	EFT49725	Cancelled		
102	EFT50037	Canon Australia Pty Ltd	Copier Charges	49.02
103	EFT49818	Cash Security Services Pty Ltd	Banking	629.20
104	EFT49794	CBRE (V) Pty Ltd	Professional Fees	3,472.70
105	EFT49732	Chris Sale Consulting Pty Ltd	Professional Fees	1,650.00
106	EFT49824	Christina Evangelou	Thebarton Community Centre Bond Return	500.00
107	EFT49920	Chubb Fire & Security Ltd	Security	8,106.77
108	EFT49731	Chubb Fire & Security Ltd	Security	1,753.28
109	EFT49726	Chubb Fire & Security Ltd	Security	12,233.15
110	EFT50033	CircoBats Community Circus	Summer Festival	900.00

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 APRIL 2018**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
111	060191	City Circle Newsagents	Library Magazines	46.59
112	060240	City Circle Newsagents	Library Magazines	113.44
113	EFT49820	City of Marion	Transfer Personal Leave	214.26
114	EFT50035	City of West Torrens Petty Cash	Petty Cash	3,019.95
115	EFT50036	Civil & Environmental Solutions Pty Ltd	Professional Fees	7,650.50
116	EFT49827	Cleanaway Pty Ltd	Rubbish Disposal	366.67
117	EFT49730	Cleanaway Pty Ltd	Rubbish Disposal	412.39
118	EFT49821	Click Promos	Promotional Products	3,256.00
119	EFT49733	Climbing Tree Design Play Create Pty Ltd	Summer Festival	363.00
120	EFT49914	Cloud Nine Music	Summer Festival	425.00
121	EFT49817	CMI Toyota	Vehicle Maintenance	602.91
122	EFT50030	CML Security Services	Building Maintenance	690.00
123	EFT50042	Coca-Cola Amatil (SA) Pty Ltd	Refreshments	173.60
124	EFT49724	Colleen Dunn	CAP Member Allowance	1,458.75
125	EFT49916	Combined Fire Systems Pty Ltd	Fire Safety	171.60
126	EFT49915	Combined Fire Systems Pty Ltd	Fire Safety	171.60
127	EFT49823	Consolidated Bearing Co	Depot Supplies	107.91
128	EFT49917	Continuum Care Australia Pty Ltd	Home Support Services	1,864.01
129	EFT49825	Cornes Toyota	Purchase Vehicle	47,406.10
130	EFT49826	Corporate Health Group Pty Ltd	Medical	346.60
131	EFT50038	Corporate Platters	Catering	278.00
132	EFT49890	Corporate Platters	Catering	707.70
133	EFT49728	Craig Wytkin	Reimburse Expenses	679.19
134	EFT49793	Customer Service Benchmarking Australia Pty Ltd	Staff Training	9,583.75
135	EFT49923	D Morfey & M Galliford	Refund Vacant Land Rebate	689.30
136	EFT49736	Daimler Trucks Adelaide	Vehicle Maintenance	134.79
137	EFT49835	Dallas Equipment	Contractor	4,020.00
138	EFT49925	Dallas Equipment	Contractor	9,251.00
139	EFT50045	Dallas Equipment	Contractor	3,344.00
140	060232	Dallas Equipment	Contractor	5,885.00
141	EFT50089	Damon Fenech	Refund Dog Registration	80.00
142	EFT50039	Daniels Health Services Pty Ltd	Immunisation	46.31
143	EFT49735	Database Consultants Australia	Computer Equipment	123.20
144	EFT49977	Datacom Systems (AU) Pty Ltd - SA Division	Computer Equipment	27,210.94
145	EFT49829	DE Seal & Sons Pty Ltd	Depot Supplies	693.00
146	EFT49834	Department for Communities and Social Inclusion	Recruitment	619.30
147	EFT49988	Department of Environ, Water & Natural Resources	NRM Levy	345,765.25
148	EFT49830	Department of Planning, Transport and Infrastructure	Street Lighting / Vehicle Searches	17,463.09
149	EFT49833	Department of the Premier and Cabinet	Act Amendments	22.14
150	EFT49727	Design Flow Consulting Pty Ltd	Professional Fees	6,721.00
151	060204	Diane Cannan	Reimburse Volunteer Expenses	29.20
152	EFT49831	Dillons Music Norwood	Library DVDs	386.00
153	EFT50044	Dillons Norwood Bookshop	Library Books	250.88
154	EFT50041	Direct Comms Pty Limited	TXT2U Messages	343.33
155	EFT49734	Direct Mix Concrete Sales	Concrete	27,405.74
156	EFT49921	Displayline Commercial Interiors Group	Brochure Holders	30.00
157	EFT49924	Diverse Australia	Library DVD's	335.00
158	EFT50040	Donna Ferretti & Associates Pty Ltd	CAP Allowance	2,941.67
159	EFT49995	dormakaba Australia Pty Ltd	Building Maintenance	5,940.00
160	EFT50072	Downer EDI Works Pty Ltd	Roadworks	93,961.44
161	EFT49882	Dr Joseph Magliaro	Professional Fees	356.00
162	EFT49804	DWS Advanced Business Solutions	DBA Support	1,650.00
163	EFT49837	E & S Athanasiadis	Depot Supplies	1,162.88
164	EFT50048	Easy AV	Summer Festival	13,277.00
165	060233	Eco Bin (Aust) Pty Ltd	Waste Bins	275.95

ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 APRIL 2018

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
166	EFT49836	Ekistics	Refund Overpayment	44.95
167	EFT49926	EMA Legal	Legal Fees	1,951.68
168	060230	EMA Legal	Legal Fees	1,730.41
169	060231	Emanuella Michalantos	Junior Development Grant	100.00
170	EFT49922	Emanuella Michalantos	Junior Development Grant	200.00
171	EFT50047	EP Draffin Manufacturing Pty Ltd	Depot Supplies	1,364.55
172	EFT49738	Equipment Solutions Pty Ltd	Depot Supplies	164.84
173	EFT50046	Esar Home Care	Home Support Services	974.29
174	EFT49737	Esar Home Care	Home Support Services	1,014.06
175	EFT49840	Excelerate Learning & Development Australia Pty Ltd	Staff Training	2,457.40
176	EFT49744	Face Painters Ink	Summer Festival	1,575.00
177	EFT49742	Family Friendly Adelaide	Summer Festival	400.00
178	EFT49842	Feriwalla	Library Books	55.00
179	060198	Festival Hire	Summer Festival	2,442.40
180	EFT49740	Finn Castrique	Junior Development Grant	200.00
181	EFT50049	Finsbury Green	Printing	398.62
182	EFT49927	Flightpath Architects Pty Ltd	Professional Fees	928.13
183	EFT49741	Forpark Australia (SA)	Playground Equipment	77,000.00
184	EFT49743	Foxtel Cable Television Pty Ltd	Library Connection	210.00
185	EFT49839	Fragglerocc Pty Ltd	Roadworks	12,437.96
186	EFT49928	Frank Siow Management Pty Ltd	Professional Fees	13,290.75
187	EFT49746	Freeman Wauchope Pty Ltd	Depot Supplies	467.28
188	060227	Frontier Software Pty Ltd	Software	6,633.63
189	EFT49844	Gemma MacFarlane	Junior Development Grant	500.00
190	EFT50051	Genpower Australia Pty Ltd	Generator Service	1,477.58
191	EFT49846	GGC Earthmovers Pty Ltd	Concrete Recycling	7,451.95
192	EFT50054	Gleam Team Domestic Services	Home Support Services	291.32
193	EFT49795	Gleam Team Domestic Services	Home Support Services	324.77
194	EFT49931	Glimmer of Hope	Thebarton Community Centre Bond Return	487.50
195	060249	Grace Records Management (Aust) Pty Ltd	Records Storage	3,468.30
196	EFT49845	Grace Robjohns	Junior Development Grant	500.00
197	EFT50052	Grant's Coach Lines	Bus Hire	2,000.00
198	EFT49747	Greek Book Importer	Library Books	481.25
199	EFT49749	Green Team Shred-Safe	Paper Recycling	330.00
200	EFT50050	Greenan Painters	Painting	3,885.50
201	EFT49929	Greenhill Engineers Pty Ltd	Professional Fees	7,865.00
202	EFT50053	Greening Australia (SA) Ltd	Landscaping	2,046.00
203	EFT49933	GRH Supplies	Depot Supplies	4,875.39
204	EFT49750	Hamilton Holden	Vehicle Maintenance	435.50
205	EFT49847	Hays Specialist Recruitment (Aust) Pty Ltd	Temp Staff	4,242.91
206	EFT49932	Hays Specialist Recruitment (Aust) Pty Ltd	Temp Staff	6,469.00
207	EFT50055	Hays Specialist Recruitment (Aust) Pty Ltd	Temp Staff	7,946.05
208	EFT49935	Hays Specialist Recruitment (Aust) Pty Ltd	Temp Staff	3,321.82
209	EFT49849	Health & Immunisation Management Services	Temp Immunisation Staff	3,973.53
210	EFT49752	Hi-Line Hardware Distributors Pty Ltd	Home Support Services	1,212.00
211	EFT49848	Hoban Recruitment	Temp Staff	134.51
212	EFT49934	Hoban Recruitment	Temp Staff	134.51
213	EFT50056	Hoban Recruitment	Temp Staff	134.51
214	060211	Hoban Recruitment	Temp Staff	134.51
215	EFT49753	HS Aulakh	Thebarton Community Centre Bond Return	1,000.00
216	060196	Hypernet Computer Distribution	Computer Equipment	479.00
217	EFT49850	Illandra Fallavollita	Junior Development Grant	200.00
218	EFT49939	Independent Fuels Australia Pty Ltd	Fuel	13,463.83
219	EFT50058	Innovative Window Films	Vehicle Maintenance	220.00
220	EFT49938	Innovative Window Films	Vehicle Maintenance	220.00

ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 APRIL 2018

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
221	EFT49851	Internode Pty Ltd	Internet Connection	1,041.80
222	EFT49937	Ipar Rehabilitation Pty Ltd	Professional Fees	2,776.67
223	EFT49986	iSentia Pty Ltd	Media Monitoring	807.84
224	EFT50026	ISS Facility Services Aust Limited	Cleaning	3,695.51
225	EFT50090	J Blackwood & Son Ltd	Depot Supplies	90.56
226	EFT49940	Jane Strange	CAP Member Allowance	1,458.75
227	EFT49811	Jasol Australia	Cleaning Chemicals	3,473.97
228	EFT49756	Jason Bury	Reimburse Expenses	60.00
229	EFT49748	JCB Construction Equipment Australia	Depot Supplies	685.26
230	060202	Jerry Durnin	Reimburse Volunteer Expenses	175.20
231	EFT49755	Jessica Fishlock	Refund Parking Permit Fee	40.00
232	060212	JF Mobile Catering	Catering	2,151.00
233	060228	Jim Taylor	Junior Development Grant	500.00
234	EFT49853	Joanna Barry-Murphy	Junior Development Grant	100.00
235	EFT49757	John C Bested & Associates Pty Ltd	Professional Fees	935.00
236	EFT49852	Jones Lang LaSalle Infrastructure Advisory Pt Ltd	Professional Fees	1,430.00
237	EFT50060	Jones Lang LaSalle Infrastructure Advisory Pt Ltd	Professional Fees	4,220.70
238	EFT49754	Jones Lang LaSalle Infrastructure Advisory Pt Ltd	Professional Fees	4,624.10
239	EFT49828	JPE Design Studio Pty Ltd	Professional Fees	26,933.50
240	EFT49856	JR Devereaux	Reimburse Volunteer Expenses	36.45
241	EFT50064	Kathryn Low	Reimburse Volunteer Expenses	14.60
242	EFT49943	Kelley Jones Lawyers	Legal Fees	1,530.74
243	EFT49758	Kellogg Brown & Root Pty Ltd	Professional Fees	24,695.00
244	EFT49854	Kemps Credit Solutions	Debt Collection	9,403.14
245	EFT50103	Kent Civil Pty Ltd	Roadworks	14,010.39
246	EFT49762	Kerry Taylor	Reimburse Volunteer Expenses	102.93
247	EFT49858	Kim Lennard	Reimburse Expenses	134.16
248	060241	Kim Lennard	Reimburse Expenses	391.95
249	EFT50062	Kishor Chand	Reimburse Volunteer Expenses	64.80
250	EFT50063	Kone Elevators	Lift Maintenance	2,477.44
251	EFT49942	Koori Kids Pty Ltd	Sponsorship	450.00
252	EFT49721	Kubpower Earthmoving & Construction Equipment Co	Depot Supplies	1,054.90
253	EFT49909	Kym Strelan	Home Advantage Program	1,374.25
254	EFT50029	Kym Strelan	Home Advantage Program	649.75
255	EFT49946	Kym Strelan	Home Advantage Program	1,412.75
256	060200	L&H Lawrence & Hanson	Electrical Supplies	4,840.00
257	EFT49857	Lachlan Eichner	Junior Development Grant	500.00
258	EFT49947	Lakeside Building Solutions	Roadworks	7,925.50
259	EFT49760	Land Services Group	Searches	1,318.10
260	EFT49855	Lane Bros Printers Pty Ltd	Printing	12,970.10
261	EFT50067	Laserworks	Depot Supplies	159.50
262	EFT49944	LCS Landscapes	Landscaping	377,811.18
263	EFT50066	Local Government Association of SA	Staff Training	60.50
264	EFT49761	Local Government Professionals SA Inc	Staff Training	30.00
265	060242	Locate Conferences Australia	Staff Training	1,089.00
266	EFT49945	Lockleys Primary School	Community Grant	3,190.00
267	060223	Lone Workers Australia Pty Ltd	Personal Safety Devices Monitoring	1,573.00
268	060209	Louise Bell	Rainwater Tank Rebate	19.95
269	EFT50071	Lynn Thompson	Reimburse Volunteer Expenses	37.00
270	060197	M & B Civil Engineering Pty Ltd	Roadworks	13,281.68
271	EFT49759	Madeleine Lambert	Junior Development Grant	200.00
272	EFT49766	Maggie Liu	Reimburse Expenses	720.00
273	EFT49769	Magryn	Professional Fees	3,006.85
274	EFT50073	Major Carpet & Tile	Carpet Cleaning	612.62
275	060236	Major Carpet & Tile	Carpet Cleaning	2,521.20

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 APRIL 2018**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
276	EFT49764	Manoj Garg	Thebarton Community Centre Bond Return	500.00
277	EFT50065	Maps Consulting Services Pty Ltd	Professional Fees	10,081.50
278	060238	Margie Koukourou	Library Books	40.00
279	EFT49765	Marguerita Barone	Rainwater Tank Rebate	400.00
280	EFT49952	Mark Bowman Consulting Pty Ltd	Professional Fees	9,108.00
281	EFT49918	Martys Lunch Bar	Catering	141.60
282	EFT49861	Mary Caputo	Reimburse Volunteer Expenses	8.88
283	060252	Materne Pennino Hoare Architects	Professional Fees	5,054.50
284	EFT49860	Maurice Ierace	Thebarton Community Centre Bond Return	1,000.00
285	EFT49886	Maxima Group Training	Temp Depot Staff	3,936.46
286	EFT49991	Maxima Tempskill	Temp Depot Staff	13,329.03
287	EFT49883	Maxima Tempskill	Temp Depot Staff	9,451.46
288	EFT49763	Mayor John Trainer	Mayoral Allowance	6,603.00
289	EFT49767	Mechanical Vegetation Solutions Pty Ltd	Tree Maintenance	2,801.80
290	EFT50034	Message4U Pty Ltd	Software	250.42
291	EFT50000	Michael Craig Consulting	Professional Fees	396.00
292	EFT49768	Mick Guiffreda	Thebarton Community Centre Bond Return	500.00
293	EFT49948	Mobile Camera Security	Mobile Camera Surveillance Trailer	70,011.00
294	EFT49951	Modern Teaching Aids Pty Ltd	Library Supplies	637.24
295	EFT49949	Momar Australia Pty Ltd	Depot Supplies	3,124.28
296	EFT50070	Morestel Powder Coaters	Depot Supplies	176.00
297	060220	Mow Master Turf Equipment	Mower Repairs	539.35
298	EFT49998	Mr Wayne Stokes	CAP Member Allowance	1,458.75
299	EFT49863	Mu Trading	Refund Overpaid Rates	646.10
300	EFT49954	Navigo Pty Ltd	Maintenance Support	759.00
301	EFT50074	Nelson Locksmiths Pty Ltd	Locks	570.35
302	EFT49862	Nelson Locksmiths Pty Ltd	Locks	289.95
303	EFT50076	New South Wales Public Libraries Association	Membership	220.00
304	EFT49864	News Limited	Advertising	9,345.63
305	060218	Newstyle Printing	Printing	869.00
306	EFT49792	Nick Roussianos	Reimburse Volunteer Expenses	145.80
307	EFT49770	Nithlin Mathai	Plympton Community Centre Bond Return	500.00
308	EFT49771	Nora Robinson	Reimburse Volunteer Expenses	51.10
309	EFT49956	Norman Waterhouse Lawyers	Legal Fees	875.78
310	EFT50077	Norman Waterhouse Lawyers	Legal Fees	1,824.68
311	EFT49958	Norman Waterhouse Lawyers	Legal Fees	11,215.78
312	EFT49772	Oaklands Road Mower Centre	Mower Repairs / Purchases	4,853.00
313	EFT49865	Officeworks Superstores Pty Ltd	Stationery	288.04
314	EFT49773	Orana Australia Ltd	Home Advantage Program	873.60
315	EFT49959	Origin Energy Electricity Limited	Power	59,632.97
316	EFT50078	Origin Energy Electricity Limited	Power	13,005.85
317	060215	Origin Energy Electricity Limited	Power	25,728.63
318	EFT49775	Origin Energy Services Ltd	Gas Supply	244.06
319	EFT49967	P & J Sons Building Maintenance	Home Support Services	851.74
320	EFT50080	P & J Sons Building Maintenance	Home Support Services	422.02
321	EFT49961	P & J Sons Building Maintenance	Home Support Services	2,396.47
322	EFT50001	Packwise	Depot Supplies	526.00
323	EFT49953	Paul Belton	Thebarton Community Centre Bond Return	1,000.00
324	EFT49790	PayTec Technology That Counts	Support	430.50
325	EFT49870	Pegi Williams Book Shop	Library Books	376.15
326	EFT49869	Phonographic Performance Co of Aust Ltd	Licence Renewal	166.76
327	EFT49965	Planning Institute of Australia	Membership	325.00
328	EFT49872	Planning Institute of Australia	Membership	380.00
329	EFT49968	Platters Plus Catering Pty Ltd	Catering	1,081.90
330	EFT49966	Platters Plus Catering Pty Ltd	Catering	419.70

ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 APRIL 2018

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
331	EFT49962	PLOT Works	Reserve Development	385.00
332	EFT49871	Plumbing & Pipeline Solutions SA Pty Ltd	Plumbing	1,236.40
333	060217	PMP Distribution	Distribution	1,374.71
334	EFT49960	Powerdirect Pty Ltd	Power	285.19
335	EFT49776	Pro Bitumen Pty Ltd	Roadworks	132,033.00
336	060192	Proactive Lifestyle & Fitness	Workshop	120.00
337	060216	Proactive Lifestyle & Fitness	Workshop	120.00
338	060243	Proactive Lifestyle & Fitness	Workshop	240.00
339	EFT49866	Professional Linemarking Pty Ltd	Linemarking	440.00
340	EFT49964	Proludic Pty Ltd	Playground Equipment	30.00
341	EFT49774	Property & Advisory Pty Ltd	Professional Fees	3,815.63
342	EFT49963	Property & Advisory Pty Ltd	Professional Fees	2,277.00
343	EFT49868	Pump Technology Services (SA) Pty Ltd	Pump Maintenance	374.00
344	EFT49969	Quin Sports & Nets	Repair Tennis Nets	495.00
345	060247	R Favilla	Refund Development Fees	1,250.00
346	EFT49875	Rate It Australia Pty Ltd	Rate It Device	496.00
347	EFT49780	RE:MEMBER Software Pty Ltd	Advertising	543.40
348	EFT50084	RE:MEMBER Software Pty Ltd	Advertising	543.40
349	EFT49779	ReadSpeaker Pty Ltd	Software	2,820.26
350	EFT49970	Reece Pty Ltd	Irrigation	258.64
351	EFT49974	Rentokil Initial Pty Ltd	Pest Control	536.36
352	EFT49777	Rentokil Tropical Plants	Indoor Plant Hire	615.61
353	EFT50082	Rentokil Tropical Plants	Indoor Plant Hire	615.61
354	EFT49873	Resource Furniture	Office Furniture	3,510.92
355	EFT49971	Resource Furniture	Office Furniture	14,941.45
356	EFT49782	Revenue Professionals SA	Membership	72.60
357	EFT50086	Ricoh Australia Ltd	Copy Charges	4,539.78
358	EFT49778	Roadrunner Couriers	Couriers	465.29
359	EFT49973	Roadrunner Couriers	Couriers	559.40
360	060219	Roads Corporation	Vehicle Searches	65.80
361	EFT49972	Roadside Services & Solution	Depot Supplies	1,702.10
362	EFT49975	Roofdex Pty Ltd	Home Support Services	712.80
363	EFT50085	Roofdex Pty Ltd	Home Support Services	450.78
364	EFT49874	Rundle Mall Plaza Newsagency	Library Magazines	585.13
365	EFT50083	Rundle Mall Plaza Newsagency	Library Magazines	357.60
366	060237	S Michail	Thebarton Community Centre Bond Return	500.00
367	EFT49877	SA Local Govt Financial Management Group	Membership	375.00
368	EFT49980	SA Metropolitan Fire Service	Alarm Response Callout	1,156.00
369	060193	SA Power Networks	Power	30,219.10
370	060205	SA Power Networks	Power	3,843.40
371	060245	SA Power Networks	Power	30,240.15
372	060194	SA Water	Water	638.45
373	EFT49880	Safe Fire Electrical	Fire Safety	962.50
374	EFT49781	SAI Global Limited	Standards	4,359.83
375	EFT50087	SAI Global Limited	Standards	245.01
376	060250	Sarah Nesbit	Junior Development Grant	100.00
377	EFT49979	Sassafras Agencies Pty Ltd	Depot Supplies	438.25
378	EFT49784	Seek Limited	Advertising	560.73
379	EFT50098	Seek Limited	Advertising	747.64
380	EFT50091	SEM Civil Pty Ltd	Roadworks	335,183.54
381	060207	Sensis Pty Ltd	Yellow Pages Listing	29.23
382	060244	Shirley Sampson	Reimburse Volunteer Expenses	43.80
383	EFT50095	Silverback Cargo Equipment Pty Ltd	Depot Supplies	5,104.00
384	EFT49841	Simon Forrest	Contractor	6,776.00
385	EFT49982	Sine Group Pty Ltd	Computer Equipment	778.80

ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 APRIL 2018

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
386	EFT50096	SMAA Netball Club	Equipment Grant	3,000.00
387	EFT49878	Snap Hilton	Printing	828.23
388	EFT49978	Solitaire Automotive	Vehicle Maintenance	465.00
389	EFT49876	Solo Resource Recovery	Rubbish Removal	142.56
390	EFT49879	South Central Trucks	Vehicle Maintenance	434.84
391	EFT50097	Southern & Western Community Broadcasters Inc	Sponsorship	810.00
392	EFT49723	Southern Cross Protection	Patrol Service	143.00
393	EFT49816	Southern Cross Protection	Patrol Service	5,815.24
394	EFT50032	Southern Cross Protection	Patrol Service	71.50
395	060208	Special Olympics SA	Staff Casual Day Donations	162.00
396	EFT49983	Specialty Fasteners	Depot Supplies	39.40
397	EFT49785	Spray Shop	Depot Supplies	2,157.20
398	060234	Sri Ram Chandra Mission Heartfulness Institute	Thebarton Community Centre Bond Return	120.00
399	EFT49984	Staysafe (SA) Pty Ltd	Security	129.13
400	EFT49751	Steffen Helgerod	Reimburse Expenses	160.00
401	EFT50057	Steven Hoepfner	Library Workshop	360.00
402	EFT50093	Streamline Plumbing SA Pty Ltd	Plumbing	8,437.16
403	EFT49881	Stumpy Stumps	Grind Stumps	450.00
404	EFT49985	Stumpy Stumps	Grind Stumps	450.00
405	EFT50094	Suburban Transport Services	Taxi Fares	908.04
406	060206	Suez Environnement Recycling & Waste Recovery	Rubbish Removal	631.40
407	EFT49981	Sunny Industrial Brushware	Sweeper Brooms	1,672.00
408	EFT49783	Sunny's Independent Learning	Library Workshop	727.00
409	EFT49843	Susan Ainslee Frazer	Reimburse Volunteer Expenses	93.44
410	EFT49976	Switch Electrics	Electrical	132.00
411	EFT50092	Sync Cabling Solutions Pty Ltd	Lighting	117,460.20
412	EFT49884	Taylor Cullity Lethlean	Professional Fees	5,215.00
413	EFT49787	Telelink Business Systems Pty Ltd	Communications	1,523.89
414	EFT49885	Telelink Business Systems Pty Ltd	Communications	391.00
415	EFT49990	Telelink Business Systems Pty Ltd	Communications	4,109.04
416	060195	Telstra	Telephone	51.77
417	060210	Telstra	Telephone	4,248.02
418	060221	Telstra	Telephone	3,772.83
419	060246	Telstra	Telephone	5,807.00
420	EFT50099	Terrain Group Pty Ltd	Irrigation	1,769.91
421	EFT49902	The Adelaide Review	Advertising	2,200.00
422	EFT50023	The Adelaide Tree Surgery	Tree Maintenance	1,100.00
423	060190	The Cummins Society	Reimburse Insurance Premium	1,447.22
424	EFT50043	The Defib Shop Pty Ltd	Defibulator	2,524.95
425	EFT49832	The Department for Correctional Services	Litter Collection	1,320.00
426	EFT49739	The Ergo Centre	Furniture	1,648.00
427	EFT49838	The Ergo Centre	Furniture	2,891.00
428	EFT49745	The Flinders Ranges Council	Transfer Long Service Leave	4,611.49
429	EFT49930	The Good Guys	Electrical Appliances	14,070.00
430	EFT49936	The Highway	Venue Hire	327.00
431	EFT50081	The Paper Bahn	Stationery	6,239.24
432	EFT50079	The Personnel Risk Management Group	Security Checks	39.60
433	EFT49957	The Workwear Group Pty Ltd	Corporate Wardrobe	59.58
434	EFT49887	Think Human	Professional Fees	3,300.00
435	060201	Timothy Coyle	Refund Parking Permit Fee	10.00
436	EFT50101	TNPK Staff Pty Ltd	Temp Compliance Staff	7,744.00
437	EFT50059	Tomas Jelinek Jim's Mowing (Cowandilla)	Mowing	90.00
438	EFT50102	Tom's Car Wash	Vehicle Maintenance	372.60
439	EFT49987	Tonkin Consulting	Professional Fees	7,095.00
440	EFT49788	Torrens Safety	Depot Supplies	2,277.44

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
17 APRIL 2018**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
441	EFT50104	Torrens Safety	Depot Supplies	12,204.37
442	EFT50100	Total Construction Surveys Pty Ltd	Survey and Setout	3,830.75
443	EFT49989	Total Tools Thebarton	Depot Supplies	1,679.30
444	EFT49941	Tracey Beaumont	Catering	756.00
445	EFT50061	Tracey Beaumont	Catering	756.00
446	EFT49999	Tracy Rafanelli	Refund Overpaid Rates	389.55
447	EFT50105	Transpiral Training and Development	Staff Training	2,750.00
448	EFT49786	Treevolution Arboricultural Consultants Pty Ltd	Professional Fees	2,244.00
449	060248	Triple P Liquor Investments	Refund Development Fees	677.00
450	EFT49892	University of South Australia	Staff Training	1,185.26
451	EFT49993	Urban & Regional Planning Solutions	Professional Fees	16,192.66
452	EFT49992	UrbanVirons Group Pty Ltd	Tree Maintenance	7,128.00
453	EFT50106	Valspar Paint (Australia) Pty Ltd	Paint	312.86
454	EFT49789	Veolia Environmental Services	Rubbish Removal	337.47
455	EFT49994	VIP Commercial Cleaning Melrose Park	Window Cleaning	100.00
456	EFT50108	Walter Brooke & Associates Pty Ltd	Professional Fees	175,600.87
457	EFT49891	WC Convenience Management Pty Ltd	Public Toilet / BBQ Cleaning	10,190.97
458	EFT50114	WC Convenience Management Pty Ltd	Public Toilet / BBQ Cleaning	475.20
459	EFT50110	Web Safety Pty Ltd	Clothing	2,144.66
460	EFT50111	Westside Services (SA) Pty Ltd	Airconditioner Maintenance	6,411.91
461	EFT50113	Winc Australia Pty Limited	Stationery	504.14
462	060235	Winston Churchill Memorial Trust	Thebarton Community Centre Bond Return	10.50
463	EFT49889	Word Cafe	Advertising	288.75
464	EFT49888	Workcomp Pty Ltd	Recruitment	430.99
465	EFT49791	Worlds Best Specialised Cleaning	Graffiti Removal	9,900.00
466	EFT50112	WSP Australia Pty Ltd	Professional Fees	1,886.50
467	EFT50107	Wurth Australia	Depot Supplies	776.36
468	EFT49996	Xcellerate IT Pty Ltd	Software	3,300.00
469	EFT49997	X-Treme Towing Service Pty Ltd	Vehicle Tow	110.00
470	060225	Yianna Michalantos	Junior Development Grant	100.00
471	060229	Yianna Michalantos	Junior Development Grant	200.00
472	EFT49867	Zagarine Paxinos	Reimburse Volunteer Expenses	23.75
				\$ 3,450,893.78

11.2 Property Leases

Brief

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

RECOMMENDATION(S)

The Committee recommends to Council that the report be received.

Introduction

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

Discussion

The following lease amounts have been invoiced and were overdue as at 31 March 2018. A comparison is provided with the situation as at 31 December 2017 and 30 September 2017.

Debtor	As at 30 Sep 2017	As at 31 Dec 2017	As at 31 Mar 2018	Variance
Weslo Holdings	47,912.77	31,019.43	0.00	-31,019.43
West Adelaide Football Club	2,444.25	0.00	0.00	0.00
Total	\$50,357.02	\$31,019.43	\$0.00	-\$31,019.43

Weslo Holdings

Weslo Holdings are now up to date with all invoices being current.

West Adelaide Football Club

West Adelaide Football club are now up to date with all invoices being current.

Conclusion

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

Attachments

Nil

11.3 Council Budget Report - NINE Months to 31 March 2018

Brief

This report provides information to Council on budget results for the nine months ended 31 March 2018.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

The report provides year to date (YTD) budget results for March 2018.

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:

- Statutory Charges are below budget YTD by \$47,589 because of reduced parking fine income (\$34,745) and lower than expected development application fee receipts (\$11,646).
- Grant income is above budget YTD by \$1,304,732, largely due to three payments being received earlier than expected, being the materials grant for the library (\$105,949), Roads to Recovery grant (\$873,376), and the supplementary local road grant (\$306,173).
- Reimbursement and other income is \$127,917 above budget YTD, key items being, better than expected investment income for the Mendelson Foundation (\$56,417) and better than expected utility reimbursements (\$44,586).

The end of year (EOY) forecast of operational income is not expected to change a great deal, but this is being reviewed in the March budget review which is currently underway.

Operational Expenditure

Key variances include:

- Staff and related costs are \$124,596 below budget YTD, for a combination of vacancy and timing reasons across a number of areas of the Council. The main contributors to this favourable variance are Community Development (\$40,914), City Management (\$38,067) and City Development (\$38,702).
- Costs associated with buildings, furniture, plant and equipment are \$178,061 below budget YTD, largely due to the timing of expenditure on computer software and hardware (\$143,643).

- General expenses are below YTD budgets by \$608,760, largely due to delays in expenditure on professional fees (\$469,766), community and promotional programs, including the summer festival (\$70,665), and publications and printing, including Talking Points (\$70,799). The variance in professional fees involves City Assets (\$111,183), Urban Services Management (\$88,375), City Strategy (\$61,046), HR (\$61,420) and the depot (\$60,154).
- Council related expenditure is \$323,375 below budget YTD, with partnership, community and related grant payments, including donations, under-spent by \$244,262. Levies and charges are also underspent by \$53,514, largely made up of dog and cat management fees and transfer station licence fees, both of which will be paid before June 2018.
- Contract and material expenditure is \$333,531 under-budget YTD, largely for timing reasons, with favourable variances for waste (449,953) and Community Development (\$84,084) offset by unfavourable variances for the depot (\$106,809) and property (\$79,905).

The EOY forecast for operational expenditure is for a reduction to occur, the magnitude of which is being assessed in the March budget review which is currently underway.

Capital Expenditure

Key variances include:

- Computer equipment expenditure is below budget YTD by \$32,081, but with \$24,310 of goods already ordered this is expected to be fully spent in the remaining 4 months of the financial year.
- Other plant and equipment expenditure is below YTD budget by \$654,046, due to delayed expenditure. With \$428,682 already ordered, the funds are expected to be spent by 30 June.
- Land and building costs are \$18,485,981 below budget YTD, largely due to delayed spending associated with hub and related developments.
- Library resources are \$51,157 above budget YTD, with expenditure being earlier than expected.

The EOY forecast for capital expenditure is for an unchanged budget position, but this is being reviewed in the March budget review.

Capital Income

Key variances include:

- Capital income is \$36,500 over budget YTD, due to the receipt of the River Torrens recovery project grant.

The capital income budget is expected to remain unchanged for the remainder of the financial year.

Capital Works Expenditure

Expenditure on capital works YTD is \$7,961,694.

A capital works expenditure summary for YTD March 2018 is attached with appropriate comments provided on the status of individual budget lines. 49.2 per cent of the capital works budget has been spent or committed by way of purchase orders as at 31 March 2018.

It is estimated that 100 per cent of the forecast budget of \$34,405,162 is required to complete the program of works and that 78 per cent will be completed by 30 June 2018.

Capital works expenditure is being reviewed in the March budget review.

Conclusion

Information is provided in this report on budget results for the nine months ended 31 March 2018.

Attachments

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

City of West Torrens
Finance Budget Report for the 9 Months Ended 31 March 2018
Operational Income and Expenditure (\$'000's)

Adopted Budget Original	Adopted Budget Revised	Income & Expenditure	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining
Income							
56,263	56,138	Rates	55,888	55,886	(3)	(0%)	252
2,293	2,338	Statutory Charges	1,818	1,771	(48)	(3%)	568
1,242	1,436	User Charges	1,066	1,064	(1)	(0%)	372
3,615	3,491	Grants & Subsidies	1,943	3,248	1,305	67%	243
1,163	1,145	Reimbursements & Other Income	902	1,030	128	14%	115
64,577	64,548	Total Income	61,617	62,999	1,381	2%	1,550
Expenditure							
22,988	22,595	Staff & Related Costs	15,656	15,532	125	1%	7,063
4,768	4,795	Buildings, Furniture, Plant & Equipment	3,817	3,639	178	5%	1,156
8,315	8,315	Community Asset Costs	6,242	6,242	0	0%	2,073
4,115	4,961	General Expenses	3,899	3,290	609	16%	1,671
151	154	Bank & Finance Charges	115	107	8	7%	47
4,279	4,727	Council Related Expenditure	3,743	3,419	323	9%	1,308
8,355	8,663	Contract & Material Expenditure	5,955	5,621	334	6%	3,042
1,670	2,353	Occupancy & Property Costs	1,590	1,611	(22)	(1%)	742
(85)	(98)	Expenditure Recovered	(77)	(151)	75	(97%)	53
54,556	56,465	Total Expenditure	40,940	39,310	1,630	4%	17,155
10,020	8,084	Operating Surplus/Deficit					

City of West Torrens Finance Budget Report for the 9 Months Ended 31 March 2018 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	
97	139	Motor Vehicles	140	104	37	26%	35	
255	155	Computer Equipment	151	119	32	21%	36	
1,049	1,434	Other Plant & Equipment	1,175	521	654	56%	913	
7,930	34,066	Land & Buildings	29,365	10,879	18,486	63%	23,187	
323	302	Library Resources	214	265	(51)	(24%)	37	
9,654	36,096	Total Expenditure	31,045	11,888	19,158	62%	24,208	
Adopted Budget Original	Adopted Budget Revised	Capital Income	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining	
3,625	4,918	Grants & Subsidies - Capital Income	1,293	1,329	(36)	(3%)	3,589	
3,625	4,918	Total Income	1,293	1,329	(36)	(3%)	3,589	
Adopted Budget Original	Adopted Budget Revised	Capital Works Expenditure	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining	
2,556	4,627	Environment Program	2,313	787	1,527	66%	3,840	
4,387	4,830	Recreation Program	2,415	1,795	620	26%	3,035	
11,919	24,948	Transport Program	12,474	5,380	7,094	57%	19,569	
18,862	34,405	Total Expenditure	17,202	7,962	9,241	54%	26,443	

CITY OF WEST TORRENS
BUDGET 2017/18 - AS AT 31 March 2018
CAPITAL WORKS EXPENDITURE

ADOPTED BUDGET ORIGINAL	ADOPTED BUDGET REVISED	FUNCTION	YTD ACTUALS	COMMITTED OR CONTRACTED	ACTUALS AND COMMITTED	% SPENT OR COMMITTED	FORECAST EXPENDITURE TO COMPLETE	EOY FORECAST PERCENTAGE COMPLETE	MARCH VARIATION REQUEST	COMMENT / EXPLANATION
ENVIRONMENT PROGRAM										
<i>Stormwater & Drainage</i>										
300,000	387,000	Minor Drainage Upgrades and Replacement Work	416,505	25,634	442,139	114.2%	442,139	100%		Minor Works / Program upgrade - completed
1,985,900	3,751,855	Lockleys Catchment	272,000	1,593,629	1,865,629	49.7%	3,751,855	70%		Works to cross Henley Beach Road at May Tce, Douglas St & Rowells Rd to commence mid May 2018 with some advance service works already being undertaken. Community notification of these works will occur prior to commencement. The local street drainage and road rejuvenation of Rutland Ave is currently out for consultation with the residence of this street.
0	96,502	Ashley St (West St to Hayward Ave)	0	0	0	0.0%	96,502	100%		Design is complete and is being reviewed in consideration of adjacent traffic management works in Ashley St and Hayward Ave.
175,000	175,000	BHKC- Down stream South Rd and Gray St Bend	0	0	0	0.0%	175,000	100%		Detailed design is underway.
50,000	50,000	Plympton Green	0	0	0	0.0%	50,000	100%		Scope being developed.
45,000	45,000	Shannon Ave Pump Station	55,808	0	55,808	124.0%	55,808	100%		Design project is finalised for the upgrade of pump station. Works to be scheduled, subject to budget approval - 2018 / 2019.
0	-1	Maria Street Drainage	0	0	0	0.0%	0	100%		These works are now being considered in context with greater drainage upgrade along George St, Dew St and Maria St. Works are currently underway. Project merged with George Street Reconstruction Project code 8569)
<i>Other Environment</i>										
0	32,145	Brown Hill and Keswick Creeks	10,000	0	10,000	31.1%	32,145	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	89,462	Glenelg Adelaide Pipeline (GAP)	32,530	10,970	43,500	48.6%	89,462	65%		The budget funds to undertake a review of the current staged implementation plan and commence design on the next stage of the pipeline network.
2,555,900	4,626,963	Program Total	786,842	1,630,234	2,417,076	52.2%	4,692,911	75%	0	
RECREATION PROGRAM										
<i>Parks & Gardens</i>										
620,000	1,163,750	Playground Upgrade	298,203	363,109	661,312	56.8%	1,163,750	80%		Project in progress; refer Urban Services Report 3 April 2018.
330,000	772,329	Reserve Developments - Various	503,057	60,062	563,118	72.9%	772,329	80%		Project in progress; refer Urban Services Report 3 April 2018.
560,000	704,893	River Torrens Upgrade	446,131	145,656	591,787	84.0%	704,893	90%		Project in progress; refer Urban Services Report 3 April 2018.
30,000	42,919	River Torrens Path Upgrades	24,255	745	25,000	58.2%	42,919	100%		Works in progress
645,000	1,021,313	Reserve Irrigation Upgrades	246,813	33,326	280,139	27.4%	1,021,313	80%		Project in progress; refer Urban Services Report 3 April 2018.
0	100,596	Additional Open Space Amenity Initiatives	49,140	14,505	63,645	63.3%	100,596	100%		Project in progress; refer Urban Services Report 3 April 2018.
60,000	65,000	Bikeway Path Upgrade and Reseal	0	0	0	0.0%	65,000	100%		Works scheduled / programmed

CITY OF WEST TORRENS
BUDGET 2017/18 - AS AT 31 March 2018
CAPITAL WORKS EXPENDITURE

ADOPTED BUDGET ORIGINAL	ADOPTED BUDGET REVISED	FUNCTION	YTD ACTUALS	COMMITTED OR CONTRACTED	ACTUALS AND COMMITTED	% SPENT OR COMMITTED	FORECAST EXPENDITURE TO COMPLETE	EOY FORECAST PERCENTAGE COMPLETE	MARCH VARIATION REQUEST	COMMENT / EXPLANATION
		<i>Sports Facilities</i>								
50,000	207,808	Tennis Court Upgrades	71,797	30,613	102,410	49.3%	207,808	100%		Works scheduled / programmed
1,441,900	55,723	Apex Park	49,035	0	49,035	88.0%	55,723	100%		Project in progress; refer Urban Services Report 3 April 2018.
0	45,600	Airport Road	0	600	600	1.3%	45,600	0%		Project development on hold
0	-1	Memorial Gardens	0	0	0	0.0%	0	0%		
650,000	650,000	Thebarton Oval Kings Reserve	106,709	28,029	134,738	20.7%	650,000	50%		Project in progress; refer Urban Services Report 3 April 2018.
4,386,900	4,829,932	Program Total	1,795,141	676,644	2,471,785	51.2%	4,829,932	79%	0	
		TRANSPORT PROGRAM								
		<i>Roads Sealed</i>								
9,339,763	21,402,322	City Funds/ULRG Funds/Carryovers	4,027,682	5,893,238	9,920,920	46.4%	21,402,322	75%		Project in progress; refer Urban Services Report 3 April 2018.
873,376	873,376	Roads to Recovery Grant Funds	0	0	0	0.0%	873,376	100%		Project in progress; refer Urban Services Report 3 April 2018.
		<i>Other Transport</i>								
0	0	Roundabouts / Minor Road Rehabilitation	0	0	0	0.0%		0%		
150,000	313,054	Bus Shelters	129,015	155,224	284,238	90.8%	313,054	100%		Upgrade works to hard stand area are underway. Bus shelters have been purchased.
280,000	545,360	Traffic Management	540,857	1,926	542,783	99.5%	545,360	100%		Minor Traffic Management & LATM related installation works completed. Maria Street traffic calming is on hold until the completion of the underground stormwater construction which is currently underway. Currently developing resident consultation material for the removal of the roundabout and upgrade of Sherrif and Ashley Street intersection.
300,000	366,579	Bicycle Management Schemes	133,965	0	133,965	36.5%	366,579	100%		Upgrade works to Captain McKenna and Reece Jennings shared paths are in progress.
360,000	548,426	Public Lighting	276,507	248,708	525,214	95.8%	548,426	100%		Project in progress; refer Urban Services Report 3 April 2018.
0	117,352	Bio-Science Precinct Works	3,434	10,428	13,862	11.8%	117,352	50%		Currently undertaking design development for Holland Street.
		<i>Bridges</i>								
50,000	111,479	Bridge Ancillary Works (as per Bridge Audit)	7,964	0	7,964	7.1%	111,479	100%		Design and documentation is underway.
		<i>Footways & Cycle Tracks</i>								
168,054	226,868	Footpath Renewal Program	119,517	71,308	190,825	84.1%	226,868	100%		Project in progress; refer Urban Services Report 3 April 2018.
197,862	243,451	Footpath Construction Program	0	243,451	243,451	100.0%	243,451	100%		Project in progress; refer Urban Services Report 3 April 2018.
200,000	200,000	Footpath Remediation Program	140,770	44,070	184,840	92.4%	200,000	85%		Various footpath projects are scheduled to commence
11,919,055	24,948,267	Program Total	5,379,711	6,668,351	12,048,063	48.3%	24,948,267	78%	0	
18,861,855	34,405,162	TOTAL - ALL CAPITAL WORKS	7,961,694	8,975,228.85	16,936,923	49.2%	34,471,110	78%	0	

11.4 Mendelson Financial Report March 2018

Brief

This report provides information on the financial performance of the Mendelson Foundation as at 31 March 2018.

RECOMMENDATION(S)

The Committee recommends to Council that the report be received.

Discussion

The following financial reports as at 31 March 2018 are attached for Elected Member information:

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

For the nine month period ended 31 March 2018, FMD Financial Pty Ltd is reporting a net return on investments of 4.8 per cent, as follows:

	9 Months To 31-Mar-18	12 Months To 30-Jun-17
Market Movement on Equities	\$ 25,486.93	\$ 119,247.49
Add Dividends	\$ 42,350.95	\$ 53,495.15
Add Interest	\$ 3,911.34	\$ 4,326.34
	<hr/>	<hr/>
	\$ 71,749.22	\$ 177,068.98
Less Trustee Charges	\$ 9,202.76	\$ 11,810.22
	<hr/>	<hr/>
Net Return	\$ 62,546.46	\$ 165,258.76
	<hr/>	<hr/>
Fund Balance @ 1 July	\$ 1,292,664.60	\$ 1,195,617.87
Net Return on Investments	4.8%	13.8%

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

The weighting at 31 March 2018 is 28.6 per cent for income assets and 71.4 per cent for growth assets, which contrasts favourably with our policy targets as shown below:

	Target Weightings	Actual Weightings
Income Assets	No Less Than 25%	28.6%
Growth Assets	No Greater Than 75%	71.4%

Conclusion

Information is provided in this report on the financial performance of the Mendelson Foundation as at 31 March 2018.

Attachments

- 1. Mendelson Foundation Balance Sheet as at 31 March 2018**
- 2. Mendelson Foundation Financial Portfolio Report as at 31 March 2018**
- 3. Mendelson Reconciliation as at 31 March 2018**

**CITY OF WEST TORRENS
MAX AND BETTE MENDELSON FOUNDATION
BALANCE SHEET AS AT 31 MARCH 2018**

	\$ Final at 30/06/17	\$ Current at 31/03/18	\$ Variance
CURRENT ASSETS			
Cash held at Council	37,567	716	(36,852)
Investments - FMD Financial Pty Ltd	1,292,665	1,354,291	61,626
GST Refunds/Imputation Credits Due	320	314	(5)
Dividend Income due not yet received	8,137	8,137	0
Total Current Assets	1,338,689	1,363,458	24,769
Non-Current Assets	0	0	0
TOTAL ASSETS	1,338,689	1,363,458	24,769
Less Liabilities	0	0	0
NET ASSETS	1,338,689	1,363,458	24,769
FOUNDATION WEALTH			
Accumulated Funds **	1,338,689	1,363,457	24,769
Reserves	0	0	0
TOTAL FOUNDATION WEALTH	1,338,689	1,363,457	24,769
 ** Accumulated Funds - Opening		1,338,689	
Plus Revenue		91,749	
Less YTD Expenditure		66,980	
 Accumulated Funds - Closing		1,363,457	

**CITY OF WEST TORRENS
MAX AND BETTE MENDELSON FOUNDATION
FMD FINANCIAL PTY LTD PORTFOLIO REPORT AS AT 31/03/2018**

	Balance at 30/06/2017 \$	Weight at 30/06/2017 %	Balance at 31/03/2018 \$	Weight at 31/03/2018 %	Variance \$	Variance %
ANZ Convertible Pref Cap Note2	34,459	2.6%	33,450	2.5%	(1,009)	-2.9%
ANZ Banking Grp Ltd (ANZPG)	31,006	2.4%	30,748	2.3%	(258)	-0.8%
CBAPD PERSP VII	28,950	2.2%	28,800	2.1%	(150)	-0.5%
NAB Income Securities	38,377	3.0%	39,429	2.9%	1,052	2.7%
Westpac Non-Cum Converting Perp Cap Note II	57,980	4.5%	57,280	4.2%	(700)	-1.2%
Term Deposit	145,000	11.1%	148,200	10.9%	3,200	2.2%
Cash	11,245	0.9%	44,184	3.2%	32,940	292.9%
Dividends due not yet received	8,137	0.6%	8,137	0.6%	0	0.0%
Total for Defensive Assets:	355,154	27.3%	390,227	28.6%	35,074	9.9%
Argo	26,692	2.1%	27,248	2.0%	557	2.1%
BHP Billiton	42,952	3.3%	52,047	3.8%	9,096	21.2%
CSL	83,646	6.4%	94,209	6.9%	10,563	12.6%
MFG	37,117	2.9%	30,682	2.3%	(6,435)	-17.3%
CBA	38,755	3.0%	33,841	2.5%	(4,914)	-12.7%
NAB	35,597	2.7%	34,273	2.5%	(1,323)	-3.7%
Origin Energy Limited	12,266	0.9%	15,556	1.1%	3,290	26.8%
Qube Holdings Ltd	43,671	3.4%	36,199	2.7%	(7,472)	-17.1%
Ramsay Health Care	43,277	3.3%	36,644	2.7%	(6,633)	-15.3%
ResMed Inc	24,116	1.9%	29,689	2.2%	5,573	23.1%
Rio Tinto	52,261	4.0%	60,050	4.4%	7,789	14.9%
Santos Limited	7,620	0.6%	12,751	0.9%	5,131	67.3%
Sydney Airport	70,375	5.4%	66,603	4.9%	(3,772)	-5.4%
Westpac Corporation Deferred Ex St George	39,571	3.0%	37,120	2.7%	(2,451)	-6.2%
Woodside Petroleum Ltd Ord	32,170	2.5%	31,491	2.3%	(679)	-2.1%
Woolworths	19,334	1.5%	19,902	1.5%	568	2.9%
MLC Platinum Global Fund	65,708	5.1%	75,559	5.5%	9,850	15.0%
Magellan Global Fund	86,489	6.6%	93,197	6.8%	6,708	7.8%
Walter Scott Global Equity Fund	83,450	6.4%	92,003	6.8%	8,553	10.2%
RARE Infrastructure Ltd	100,580	7.7%	93,135	6.8%	(7,445)	-7.4%
Total for Growth Assets:	945,648	72.7%	972,200	71.4%	26,552	2.8%
Total Investments	1,300,802	100.0%	1,362,428	100.0%	61,626	4.8%

**MENDELSON RECONCILIATION
CASH HELD BY FMD FINANCIAL PTY LTD
AS AT 31/03/2018**

	\$	\$
Balance at 30/06/2017		156,244.62
Add		
<u>Dividends/Interest/Income</u>		
Interest Received in July 2017	23.69	
Dividend Income Received in July 2017	14,373.53	
Interest Received in August 2017	2,078.16	
Dividend Income Received in August 2017	2,622.20	
Interest Received in September 2017	342.46	
Dividend Income Received in September 2017	6,666.65	
Interest Received in October 2016	376.88	
Dividend Income Received in October 2017	4,337.20	
Interest Received in November 2017	39.60	
Dividend Income Received in November 2017	371.26	
Interest Received in December 2017	41.54	
Dividend Income Due Received in December 2017	3,538.98	
Interest Received in January 2018	936.44	
Dividend Income Due Received in January 2018	2,319.29	
Interest Received in February 2018	33.82	
Dividend Income Received in February 2018	2,733.18	
Interest Received in March 2018	38.77	
Dividend Income Received in March 2018	5,388.66	
		46,262.31
Less		
<u>Fees</u>		
FMD Financial Pty Ltd Administration Fee inc. GST (June)	1,159.87	
FMD Financial Pty Ltd Administration Fee inc. GST (July)	1,077.22	
FMD Financial Pty Ltd Administration Fee inc. GST (August)	1,081.46	
FMD Financial Pty Ltd Administration Fee inc. GST (September)	1,100.40	
FMD Financial Pty Ltd Administration Fee inc. GST (October)	1,106.33	
FMD Financial Pty Ltd Administration Fee inc. GST (November)	1,132.52	
FMD Financial Pty Ltd Administration Fee inc. GST (December)	1,148.93	
FMD Financial Pty Ltd Administration Fee inc. GST (January)	1,154.78	
FMD Financial Pty Ltd Administration Fee inc. GST (February)	1,161.53	
		10,123.04
Term Deposits at 31/03/2018		148,199.74
Macquarie Cash Mgt Acct at 31/03/2018		40,845.34
ANZ Acct at 31/03/2018		3,338.81
Less		
Macquarie Cash Mgt Acct, ANZ Acct and Term Deposit		192,383.89
Imbalance		-

11.5 Regulatory Services Department Activity Report

Brief

This report provides information on the activities of the Regulatory Services Department for the three months to 31 March 2018.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

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

Discussion

Dog and Cats On-Line (DACO)

From the 1 July 2018, a new online portal called Dogs and Cats Online (DACO) is being introduced which is expected to streamline dog and cat management in South Australia, replacing individual council registers. The database will also combine information about dog and cat microchips, the proposed breeder registration database and the existing dog incident database.

Owners of dogs and cats will be able to login online any time and update their contact details in one place, pay annual dog registration renewal fees and notify Council if their dog has gone missing.

All registered dogs will be issued with a lifetime registration number on a disc reducing the environmental impact of issuing annual plastic discs.

As a result of these changes, all councils have needed to ensure their data is accurate ahead of the cross-over of information occurring.

Action has been taken on dogs recorded as microchipped with no microchip number details on Pathway as follows:

- Letters sent on 19 February 2018 to 89 dog owners advising them about DACO and requesting the provision of microchip details to Council;
- Follow up phone calls made to dog owners that did not respond to letters.

There have been 65 responses to date.

Ongoing communication about DACO and the new legislation has occurred in conjunction with Media and Events, with information provided in Messenger columns, on our website and via social media.

From 1 July 2018 it will be mandatory for the microchipping and desexing of dogs and cats to occur, unless a veterinarian has granted an exemption. An exemption will also apply for registered breeders from the desexing requirement only.

Parking Expiations

2017/18 Financial Year

Grounds	Year to 31 Dec 2017	3 Months to 31 Mar 2018	Year to Date Total	%
Parking Fines Waived				
- Compelling humanitarian grounds	29	9	38	6.5
- Unavoidable offence	58	13	71	12.1
- Technical, trivial or petty	177	72	249	42.4
- Defective notice	100	40	140	23.9
- Administrative error	5	26	31	5.3
- Other	41	17	58	9.9
Totals	410	177	587	100.0
Reason	Year to 31 Dec 2017	3 Months to 31 Mar 2018	Year to Date Total	%
Warnings Issued				
- Proximity to intersection - minor	4	2	6	1.0
- Not angle/parallel park; Footpath/Verge	15	16	31	5.3
- Part driveway/ramp blocked	11	19	30	5.1
- Permits Incorrectly Displayed	7	14	21	3.6
- Motorist moved on	17	66	83	14.1
- Other	12	11	23	3.9
Totals	66	128	194	100.0

Environmental Health

Food safety inspections were undertaken of food vans and stalls at two large outdoor events recently. Inspections by Environmental Health Officers at these events to assess compliance with food safety standards whilst also educating on health and hygiene requirements and expectations at temporary food events.

- Fork On the Road, 10th February 2018 - 25 mobile food vendor vehicle inspections
- Thai - Australian of SA Inc. Food Stall, 24th March 2018 - 22 food stall inspections



Waste

Community Presentations

- **Lockleys Ladies Probus - Monday 15 January 2018**
32 members in attendance with the majority from CWT although some from CCS showed DVDs and spoke on food waste recycling in particular and general recycling tips.



- **Australian Refugee Association, Underdale - Tuesday 5 February**
15 staff saw the DVDs and heard general recycling tips. Much discussion ensued. They were keen for information about office bin systems and signage and I provided support with these.
- **Fulham Sea Scouts, Fulham: Wednesday 28 February.**
Presentation (including DVDs) on recycling (packaging and organics) to 20 Cub Scouts and 4 adults followed by a Recycle Relay.
- **Community presentation: Plympton Community Centre - Tuesday 20 February**
22 recipients of Council's Home Support Services plus 4 staff/volunteers listened to a presentation of the DVDs and general recycling information after their lunch.



Events

- **Summer Festival Event: Saturday 20 January**

As part of the Regulatory Services education display table, kitchen caddies and rolls of compostable bags were distributed to CWT residents. Also a 'Bin Toss' game was undertaken which proved to be very popular with younger residents.

- **'Fork on the Road': Kings Reserve - Saturday 10 February**

At the 'Fork on the Road' event, the CWT Event Co-ordinator introduced best practice waste management systems. The food and drink vendors were provided with four bins into which to sort their waste: landfill, organics, cans/bottles and paper/cardboard. The public were provided with a three-bin system (pictured) for recyclable drink containers, organics and waste to landfill.



The waste management report provided by the contractor shows that residents really embraced this Council initiative. The results by weight from the waste contractor for the event show:

- Organics for composting = nearly 48 per cent,
- Glass and plastic bottles and cans = just over 5 per cent,
- Paper and cardboard = 18 per cent,
- Landfill = 29 per cent.

Overall, just over 70 per cent of the waste generated at the event was recycled, an extremely pleasing result for the first time source separation of waste has been tried at a public event in council. [An article has been submitted for Talking Points.]

- **Community tour - 'Follow your waste line'**

Tour date: Wednesday 14 March. 15 residents participated.

- **Compost and Worm Farming Workshops - Thursday 22 March**

Sessions on each of the above were presented by Alan Shepard, an expert on sustainable gardening topics and in the establishment of community and school garden projects in SA. Alan's presentations were greatly appreciated by the audience. Of those attending, 18 were WTC residents.

Composting session - 27 attendees



Worm farming - 29 attendees



Meetings/Workshops

- **WMAA Waste Educators Group: Meeting Thursday 22 February**

Life Cycles presented their findings in relation to the research undertaken in the concept of the weekly collection of food to green organics, using Life Cycle Analysis.

The Manager Policy and Projects, Green Industries SA (GISA) presented on the recent changes to China's waste and recycling policy, the potential impact on SA industry.

- **VISY Recycling, Wingfield, Meeting Tuesday 6 March**

Small group of waste educators met to discuss and update the list of what can and can't go in kerbside recycling bins.

The major recycling contaminants, in order of importance, are batteries (risk of explosion / fire), plastic bin liners, plastic bags, clothes.

An article has been submitted to Talking Point about the issue of batteries in recycling bins.

CWT Waste Working Party**Meeting held on 21 February 2018**

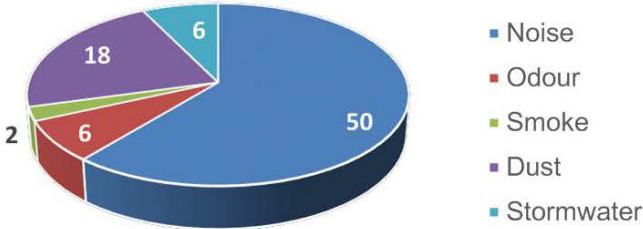
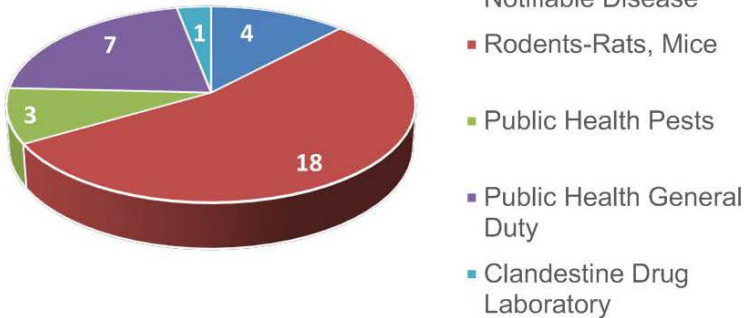
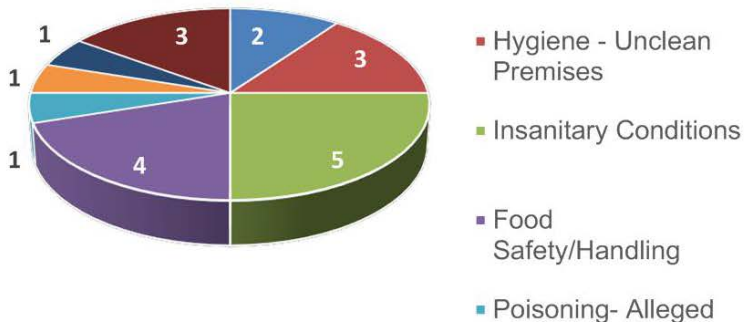
Discussion topics

- Unplug 'N Drop Bins - 6 bin placement at locations within the CWT precinct
- Kerbside Audit - Rawtec has been awarded the contract to undertake the kerbside waste bin audit.
- Household Hazardous Waste Collection Facility - the agreement between all parties has been signed - Greening Industries SA; Solo Resource Recovery and West Torrens.
- Talking Points - War on Waste - two editions of talking points featured War on Waste and further feature articles has been foreshadowed.
- Impact of China - LGA Circular 7.2, the impact was discussed and noted

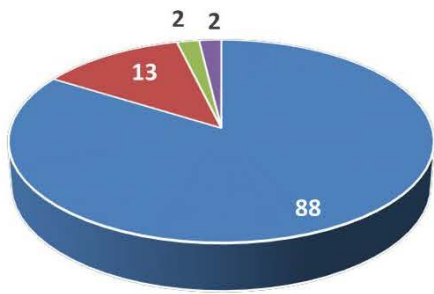
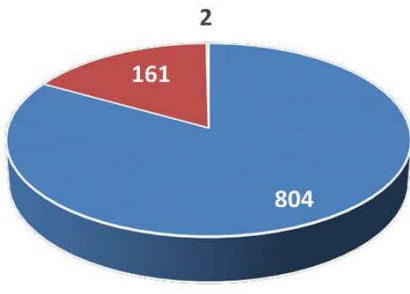
Conclusion

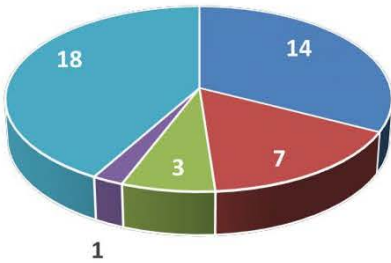
Details are provided quarterly on the activities of Regulatory Services for the information of Council

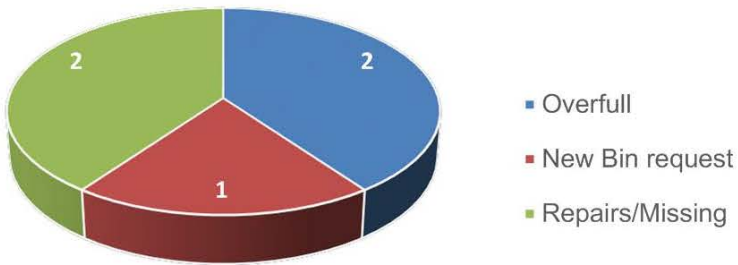
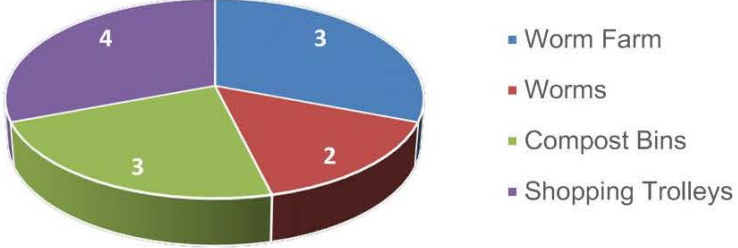
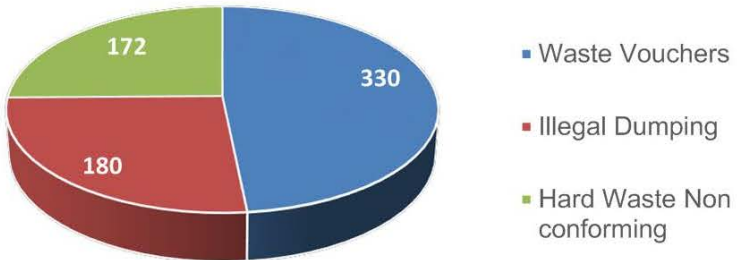
Attachments**1. Regulatory Services Data Activity Report**

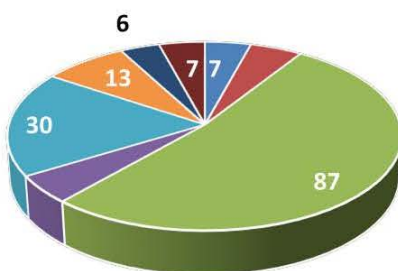
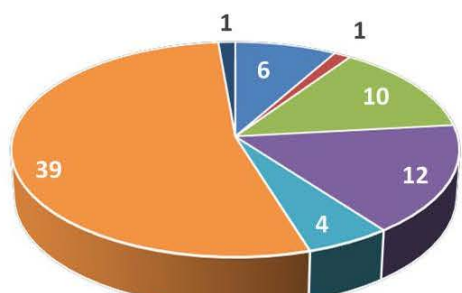
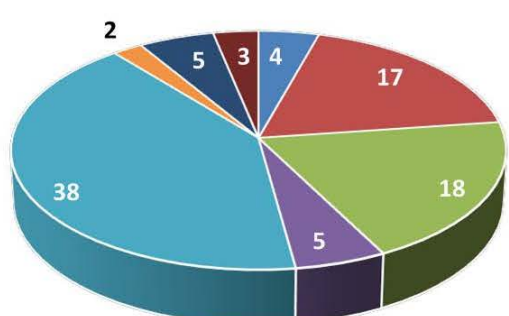
ENVIRONMENTAL HEALTH January - March 2018	
Routine Inspections Total Inspections YTD 2017/2018 = 462 2016/2017 = 335 Quarter 2017/2018 = 82	 <ul style="list-style-type: none"> Noise Odour Smoke Dust Stormwater
Environmental Nuisance Total Inspections: YTD 2017/2018 = 148 2016/2017 = 88 Quarter 2017/2018 = 33	 <ul style="list-style-type: none"> Communicable Notifiable Disease Rodents-Rats, Mice Public Health Pests Public Health General Duty Clandestine Drug Laboratory
Public Health Total Inspections: YTD 2017/2018 = 63 2016/2017 = 65 Quarter 2017/2018 = 20	 <ul style="list-style-type: none"> Foreign Matter Hygiene - Unclean Premises Insanitary Conditions Food Safety/Handling Poisoning- Alleged

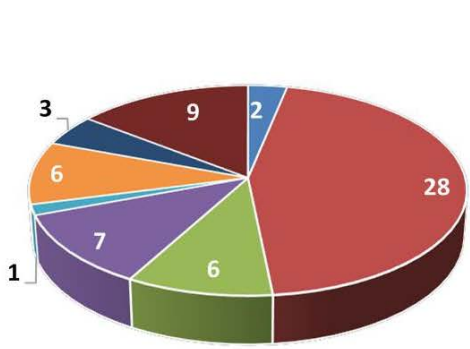
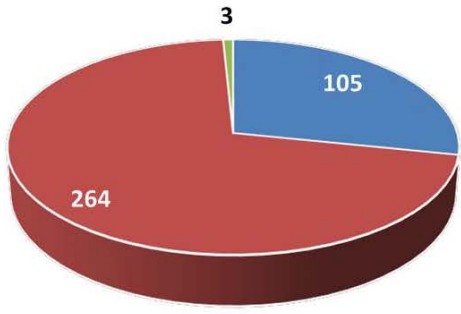
2

Food Total Inspections: YTD 2017/2018 = 131 2016/2017 = 111 Quarter 2017/2018 = 105	 <table border="1"> <thead> <tr> <th>Category</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Food Premises</td> <td>88</td> </tr> <tr> <td>Swimming Pools</td> <td>13</td> </tr> <tr> <td>Hairdresser/Skin Penetration</td> <td>2</td> </tr> <tr> <td>Cooling Towers</td> <td>2</td> </tr> </tbody> </table>	Category	Count	Food Premises	88	Swimming Pools	13	Hairdresser/Skin Penetration	2	Cooling Towers	2
Category	Count										
Food Premises	88										
Swimming Pools	13										
Hairdresser/Skin Penetration	2										
Cooling Towers	2										
Total Vaccines Administered: YTD 2017/2018 = 1,900 2016/2017 = 2062 Quarter 2017/2018 = 804	 <table border="1"> <thead> <tr> <th>Category</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Vaccines Administered</td> <td>804</td> </tr> <tr> <td>People Vaccinated</td> <td>161</td> </tr> <tr> <td>Flu Vaccines Administered</td> <td>2</td> </tr> </tbody> </table>	Category	Count	Vaccines Administered	804	People Vaccinated	161	Flu Vaccines Administered	2		
Category	Count										
Vaccines Administered	804										
People Vaccinated	161										
Flu Vaccines Administered	2										

WASTE MANAGEMENT													
January - March 2018													
Waste Bins Total Inspections: YTD 2017/2018 = 70 2016/2017 = 101 Quarter 2017/2018 = 43	 <table border="1"> <thead> <tr> <th>Category</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Left on Verge</td> <td>14</td> </tr> <tr> <td>Missed</td> <td>7</td> </tr> <tr> <td>Contamination</td> <td>3</td> </tr> <tr> <td>Complaints regarding Contractor</td> <td>1</td> </tr> <tr> <td>Misc/other</td> <td>18</td> </tr> </tbody> </table>	Category	Count	Left on Verge	14	Missed	7	Contamination	3	Complaints regarding Contractor	1	Misc/other	18
Category	Count												
Left on Verge	14												
Missed	7												
Contamination	3												
Complaints regarding Contractor	1												
Misc/other	18												

<p>Reserve & Street Bins</p> <p>Total Inspections:</p> <p>Total Inspections:</p> <p>YTD 2017/2018 = 26 2016/2017 = 32</p> <p>Quarter 2017/2018 = 5</p>	 <p>■ Overfull ■ New Bin request ■ Repairs/Missing</p>
<p>Food Waste Program</p> <p>Total rebate given since 1 July 2017 = \$623.45</p> <p>Quarterly number of rebates = 8</p>	 <p>■ Worm Farm ■ Worms ■ Compost Bins ■ Shopping Trolleys</p>
<p>Illegal Dumping Program</p> <p>Access to waste disposal options and illegal dumping site inspections</p> <p>YTD 2017/2018 = 1,898 2016/2017 = 2,027</p> <p>Quarter 2017/18 = 682</p>	 <p>■ Waste Vouchers ■ Illegal Dumping ■ Hard Waste Non conforming</p>

COMPLIANCE January - March 2018	
Dogs Total Inspections: YTD 2017/2018 = 488 2016/2017 = 531 Quarter 2017/2018 = 166	 <ul style="list-style-type: none"> Attack on Animals Attack on Humans Wandering at Large Lost Dog Barking Dogs Not Registered Harrass Humans Create Nuisance
Other Animals Total Inspections: YTD 2017/2018 = 175 2016/2017 = 142 Quarter 2017/2018 = 73	 <ul style="list-style-type: none"> Number of Dogs on Property Cat Possum Cage for Pickup Cats creating a nuisance Other Animals Creating a nuisance Bees on Public Land European Wasp Nest Sighting Dead Animals
Environment Total Inspections: YTD 2017/2018 = 250 2016/2017 = 348 Quarter 2017/2018 = 92	 <ul style="list-style-type: none"> Pick up Syringes Environment - Unsightly Yard Overgrown Fire Hazard Litter and Dumping Overhanging Branches Private property Council Tree Damage Enviro Contamination Backyard Burning Sleeping on Council Land/Reserves

<p>Roads & Footpaths</p> <p>Total Inspections:</p> <p>YTD 2017/2018 = 206 2016/2017 = 213</p> <p>Quarter 2017/2018 = 62</p>	 <ul style="list-style-type: none"> Business on a Road Development Damage Damaged Driveways Footpath/Road Obstruction Injury on Footpath/Road Banners and Posters A Frame Signs Election Signs
<p>Parking</p> <p>Total Inspections</p> <p>YTD 2017/2018 = 945 2016/2017 = 890</p> <p>Quarter 2017/2018 = 372</p>	 <ul style="list-style-type: none"> Abandoned Vehicle Parking Complaint Parking Permit Application

11.6 Service Centre Activity Report

Brief

This report provides information on activities within the Service Centre for the third quarter of the 2017/18 financial year.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

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

Discussion

This quarter the Service Centre has successfully introduced two new contact channels, providing customers with the choice to contact us via SMS or webchat.

The Service Centre improved their KPIs significantly during January and February with the month of March experiencing a combination of unplanned events, mostly staffing related, which had a cumulative impact on results. Overall though there has been a significant improvement compared to the previous two quarters, as shown below:

	Sept Quarter	Dec Quarter	March Quarter
Abandoned Call Rate	4.2	4.9	3.9
Average Queue Time (seconds)	77	116.7	51

Customer Service Officer rostering against new contact channels is currently being trialled to identify the best process to manage the various channels without impacting significantly on customers. This trial has affected the March KPI's due to only having capacity for a small number of staff being trained to manage the quality management of the new channels. The volume of webchats received is increasing, therefore additional staff are being trained which will improve their management.

The Service Centre has also introduced methods of capturing customer satisfaction for users of the webchat functionality with over 90 per cent of customers rating that the service is 'exceeding' their expectations. We have introduced 'reactive' chat where customers can specifically request to contact us and a 'proactive' chat approach for customers who are browsing our website and require assistance. This gives them an option to connect to a customer service officer for assistance.

Some testimonials from the utilisation of the 'Live Chat' as a method of contacting Council are:

"A great way to service our requests/enquiries, especially for us who work long hours and time to come by your facilities isn't available. Thank you!!"

"What a fantastic way of communicating. First time I have done it with a council and very impressed."

"Thank you for making it so easy to contact Council and the Customer Service team - well done and thank you for your guidance on how to handle my query"

"A very convenient and prompt way to deal with a simple issue - I'm impressed and hope that my own local council are just as efficient!"

The implementation of customer satisfaction software 'Ratelt' for our front counter in March has also been well received. The software measures an overall Customer Experience (CX Score). The CX score is a number on a 0 to 10 point scale to help us understand our customers overall customer experience – the closer to 10, the better we are doing. The very first screen customers see when interacting with the Ratelt device consists of four smileys (Awesome, Good, Not Great, Awful) and the question "How did we do today?"

Each smiley is given a weighting that represents the customers experience:



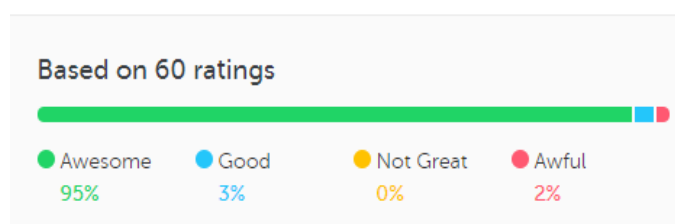
The CX score is calculated by a weighted average, using the point value for each smiley:

$$\text{CX} = \frac{(\text{Awesome} \times 10) + (\text{Good} \times 7) + (\text{NotGreat} \times 4) + (\text{Awful} \times 0)}{\text{Total Ratings}}$$

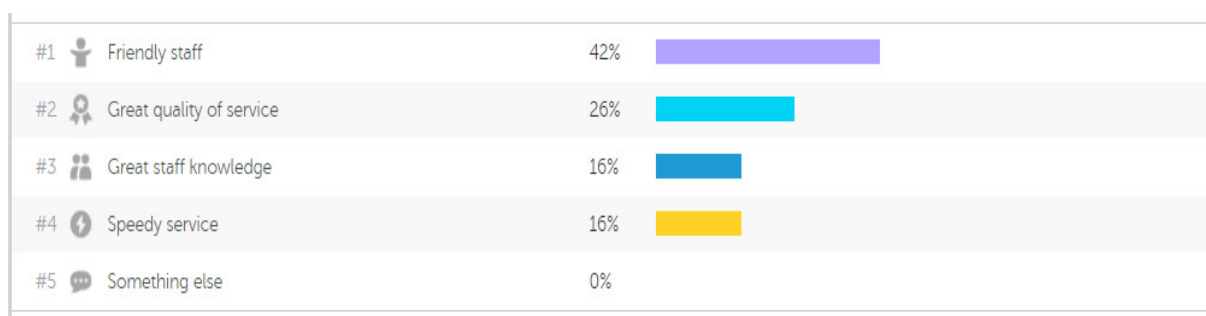
The results for the front counter customer satisfaction ratings for March are:

CX Score

😊 9.7



Our customer's feedback has indicated that 88 per cent of customers found that we are exceeding their expectations in the following areas:



The most significant areas of contact for customers that contacted us via phone during this quarter were:

- Compliance related enquiries (2,576)
- Planning enquiries (2,458)
- Finance (2,124).

The table below demonstrates the contact centres performance against the KPIs that have been established for the phone channel for this quarter including the volume of contacts for the multimedia channels.

	Benchmark KPI	January 2018	February 2018	March 2018	Total/Avg Q4 2017/18
Calls offered (Volume)		5,613	5,842	5,846	17,301
Abandoned Call Rate	3%	4	3	4.9	3.9
Average Queue Time (seconds)	30	50	44	60	51
Grade of Service (Call Response Level)	>80%	79	80	76	78
Call Handling Time	< 5 minutes	3.3	3.3	3.3	3.3
Web Chats offered			302	365	667
SMS Offered		13	22	16	51
Emails offered		56	89	128	273
Outbound Call Backs		119	113	155	387
City Watch (processed by SC)					1,316
Call Resolution Rate	> 80%				

* calls offered (volume) includes abandoned calls and direct internal calls to the Service Centre for the period 1 January 2018 to 31 March 2018

** calls offered includes customer call back requests from business and after hours

Whilst the volume of phone calls has decreased compared to the same time the previous year by 1,012 calls the overall contacts managed by the contact centre has increased by 366 for the same period.

A total of 247 **after hours** calls were received by our after hours' service this quarter.



The Service Centre have significantly improved its **resolution rate** when dealing with customers enquiries.

A call is determined resolved by the Service Centre when:

- They have been able to provide information to a customer without transferring a call
- Processed a payment
- Raised a customer request
- If a customer asks to speak to a person by name and the CSO is able to transfer them

A call is determined unresolved by the Service Centre if we have required another department to handle the enquiry.

Department	Email - Department contact unavailable	Transferred Call	Resolved
Building	22	35	267
City Assets	58	47	429
City Operations	47	22	942
Community Development	72	144	1,031
Compliance	26	53	2,497
Environmental Health	14	21	233
Finance	9	79	2,036
Human Resources	4	4	49
Information Services		10	77
Library	2	15	166
Office of Mayor and CEO	5	14	59
Planning	132	261	2,065
Service Centre	8	26	1,515
Strategy & Business	14	9	54
Waste management	12	1,954	94
WHS		1	3

The Service Centre has commenced gathering resolution data for the multimedia channels however this was introduced mid-way of the quarter so is not reflected in this report.

The Service Centre processed 16.7 **per cent** of **receipting transactions** for the quarter.

Conclusion

This report provides an overview of the key activities of the service Centre for the third quarter of the 2017/18 financial year.

Attachments

Nil

12 MEETING CLOSE

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	Nil	
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9	Motions with Notice	1
	Nil	
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1 MEETING OPENED**2 PRESENT****3 APOLOGIES****4 DISCLOSURE STATEMENTS**

Committee Members are required to:

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

5 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the meeting of the Strategy and Community Committee held on 20 March 2018 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 Blueprint for South Australia's Planning and Design Code Introductory Paper

Brief

This report details the Blueprint for the Planning and Design Code implementation.

RECOMMENDATION

It is recommended to Council that the *Blueprint for South Australia's Planning and Design Code Introductory Paper* report be noted.

Introduction

The Department for Planning, Transport and Infrastructure (DPTI) has released the Blueprint for South Australia's Planning and Design Code (**Attachment 1**) which is the first formal outline of the Planning and Design Code (Code) and sets the scene for its development in conjunction with planners, developers, local government and the community.

This report presents the Code and a summary of its content.

Discussion

The Code is due to be introduced in July 2020. The articulated benefits of the Code include:

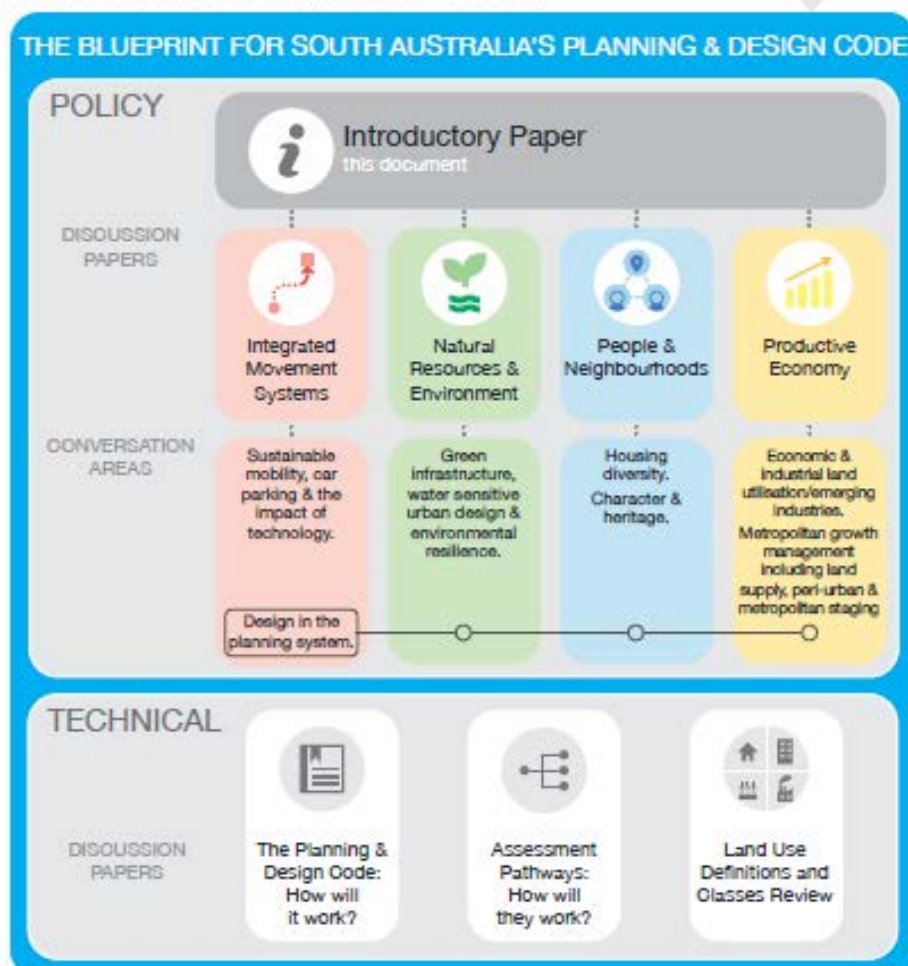
- A single reference point for state planning and design rules
- Consistent planning rules to improve certainty in decision making
- Standardised interpretation of legislation to improve assessment and reduce delays
- Online delivery of the Code providing assessment authorities with only the rules they need
- Flexibility to deal with local issues while ensuring consistency for other issues
- Significant reduction in paperwork
- Reducing costs and delays in updating development plans

The Blueprint is a high level document which details the process by which the Code will be implemented and the opportunities for councils to be involved in the process. The basic outline, detailed in the Code, is shown below:

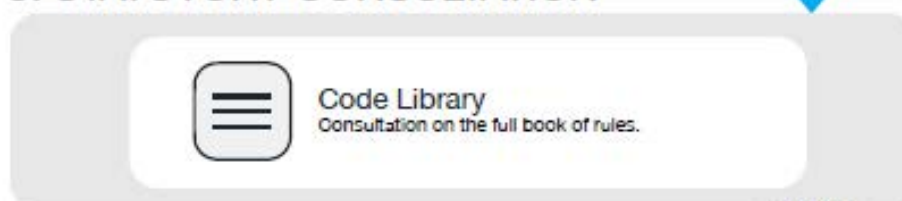
1. INVESTIGATION & DRAFTING



2. TESTING & ENGAGEMENT



3. STATUTORY CONSULTATION



4. IMPLEMENTATION



Key milestones for the development of the Code are shown in the table below.

Status	Milestone
March to July 2018	Release of Planning and Design Code Policy Discussion Papers
March 2018	Release of Introductory Paper
March 2018	Comments sought on land use definitions
March to December 2018	Drafting and testing of Planning and Design Code library content
December 2018	Collation of the draft Planning and Design Code library
February 2019	Commencement of statutory public consultation on the draft Planning and Design Code library
May 2019	State Planning Commission finalisation of the Planning and Design Code library
June 2019	Minister adoption of the Planning and Design Code library
August to December 2019	Statutory consultation on spatial application of the Planning and Design Code library
April 2020	State Planning Commission approval of spatial application of the Planning and Design Code library
June 2020	Minister for Planning adoption of spatial application of the Planning and Design Code library

In line with the timeframes above, DPTI has also released the Introduction to Technical Discussion Paper - Future Land Use Definitions and Classes (Paper). This is a high level technical Paper which seeks input into land class definitions which are used as part of development assessment. It is well known that the current definitions are difficult to understand and apply so the release of this Paper is welcomed. Given the very technical and operational nature of this Paper, the Administration will provide comments directly to DPTI by the due date. This Paper is attached for information (**Attachment 2**).

Conclusion

This report presents DPTI's *Blueprint for South Australia's Planning and Design Code Introductory Paper* which details the process for developing and implementation the Code along with the *Introduction to Technical Discussion Paper - Future land use definitions and classes*.

Attachments

- 1. Blueprint for South Australia's Planning and Design Code Introductory Paper**
- 2. Introduction to Technical Discussion - Future Land Use Definitions and Classes**



**STATE
PLANNING
COMMISSION**



THE BLUEPRINT FOR
SOUTH AUSTRALIA'S
PLANNING &
DESIGN CODE
INTRODUCTORY PAPER



Government of South Australia
Department of Planning,
Transport and Infrastructure





A MESSAGE FROM THE STATE PLANNING COMMISSION

Since the enactment of parts of the *Planning, Development and Infrastructure Act 2016*, the State Government has been working through a range of reforms to the South Australian planning system.

A cornerstone of the reform program is the introduction of a single state-wide Planning and Design Code to replace the complex and sometimes inconsistent planning rules currently contained in the 72 development plans across South Australia. The Code is required to be implemented by July 2020 and will be developed with significant collaboration across all sectors.

Since our appointment to the State Planning Commission in 2017, we have noted the commitment to reform demonstrated by local government, the planning and development industries and the community. Consistent with the principles of the Community Engagement Charter, we are committed to working with you in developing a Code that helps shape South Australia as a great place to live, work, visit and enjoy.

We recognise that many councils and communities have a strong sense of ownership over policies that apply to their area. The Commission does not want to see positive policy gains implemented in the past few years discarded when drafting the Code and acknowledges the importance of policies that help implement the vision for local areas. However, we are also aware that we can streamline many areas of policy conflict and/or constricting or duplicated policy.

We must prepare for significant policy challenges that our state will face in the medium and longer term. We may not be able to tackle all these issues in the first generation of the Code, but we can start the conversation around what the future could look like.

We are pleased to release this 'Blueprint for South Australia's Planning and Design Code' introductory paper which presents the first formal introduction to the Code and sets the scene for ongoing conversations with planners, developers, local governments and the community to actively engage in its preparation. The paper provides a foundation for a series of policy and technical discussion papers that together will underpin the Code.

The discussion papers will support workshops, think tanks, forums and a range of other engagement activities in which we hope you will participate. They will help to identify the areas of significant policy reform that we need to make now; those areas where existing policy intent is simply transitioned over into the new Code without substantial change; and those areas that we may tackle in future iterations of the Code.

The Commission thanks you for your continued commitment to the important reforms to our planning system and we look forward to addressing future challenges together.

Tim Anderson QC
Chair, State Planning Commission





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Our new system and the Planning and Design Code	8
Building on the strong foundations of our past	17
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Photos throughout this document are courtesy of the Department of Planning, Development and Infrastructure, the South Australian Tourism Commission, the State Library of South Australia, Philip Knight, Renewal SA, AILA and City of Adelaide.

THE BLUEPRINT FOR SOUTH AUSTRALIA'S PLANNING AND DESIGN CODE

INTRODUCING THE BLUEPRINT FOR SOUTH AUSTRALIA'S PLANNING AND DESIGN CODE

This introductory paper sets the scene for a series of discussion papers and engagement opportunities designed to inform development of the new Planning and Design Code (the Code). It seeks to stimulate thoughts around the challenges and opportunities to be considered.

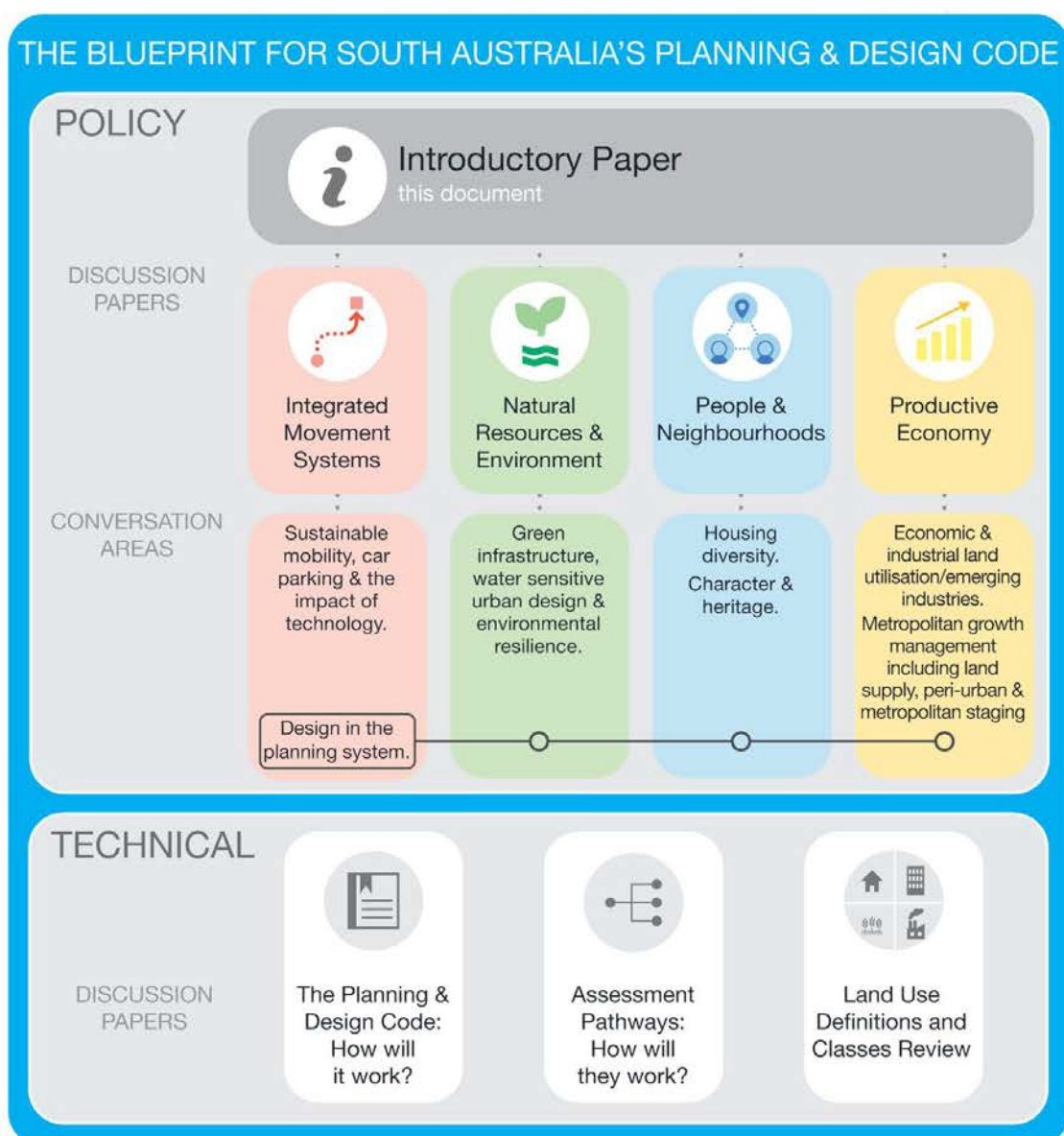
The paper introduces the Blueprint for the Planning and Design Code, which includes:

- **Policy Discussion Papers** – four papers that will set out the policy directions for the Code, including where existing policy is likely to be transitioned to the Code or more significantly reformed.
- **Policy Conversation Areas** – these will form part of the engagement process for the Policy Discussion Papers. They focus on Commission's priority areas for engagement where a greater level of reform is anticipated (to be included in the first Code or perhaps future iterations).

- **Technical Discussion Papers** – these describe the functional aspects of the Code and how it relates to other elements of the system, including the new assessment pathways. While it is recognised that much of the policy intent within existing development plans and the South Australian Planning Policy Library can be transitioned into the new Code, there are other areas where more substantial reform is required.

This paper also explores many of the challenges and trends we face as a community and how we can best plan for them. Understanding our history and the way these trends have influenced our growth patterns, from local to global, will help us to plan for a more vibrant and sustainable South Australia.





THE BLUEPRINT FOR SOUTH AUSTRALIA'S PLANNING AND DESIGN CODE

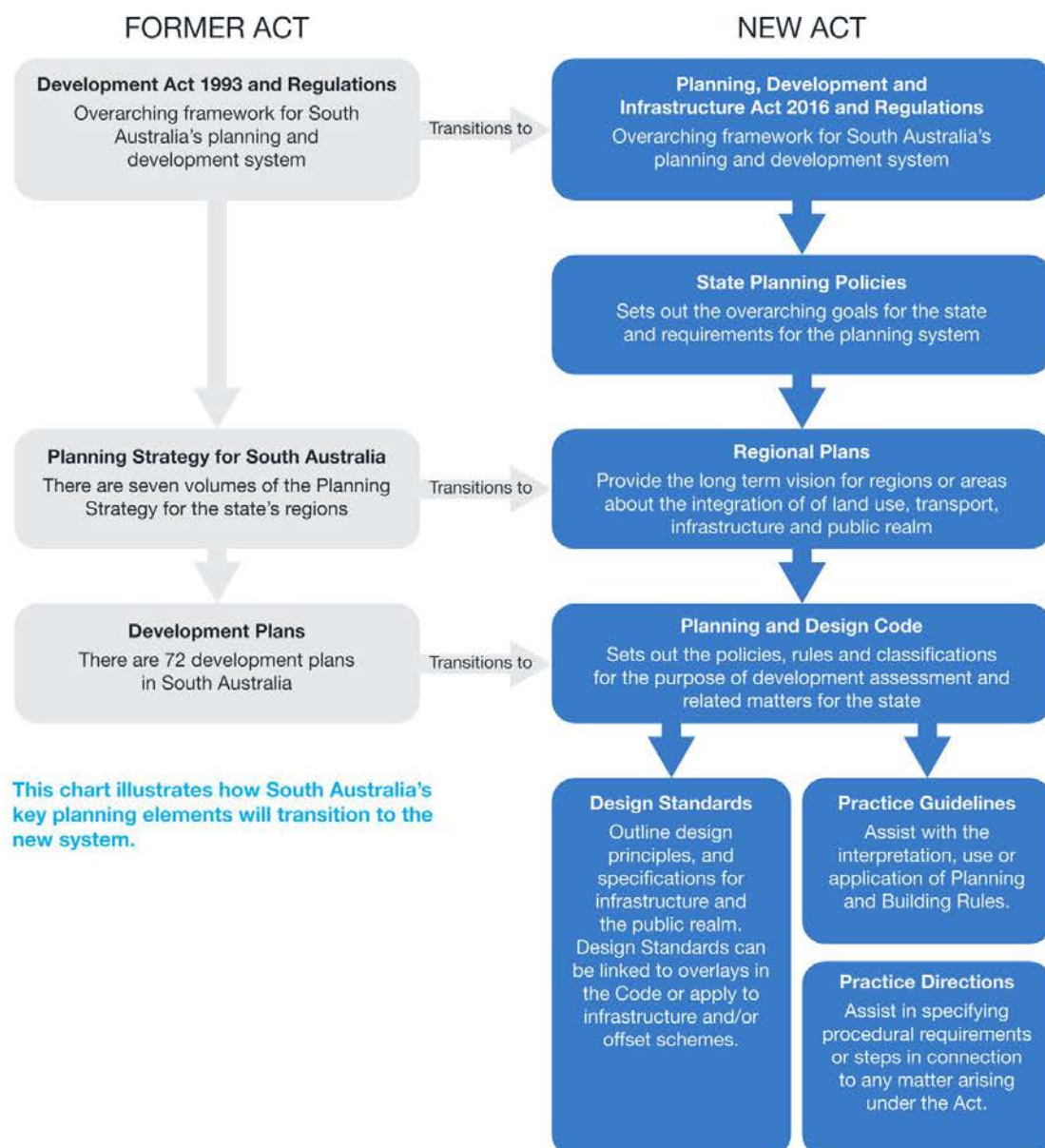
OUR NEW SYSTEM AND THE PLANNING AND DESIGN CODE

Land-use planning and development in South Australia is changing. In response to these changes, the *Planning, Development and Infrastructure Act 2016* (the Act) is being progressively introduced to replace the *Development Act 1993* to enable a more efficient, responsive and effective planning system. The new system will support and enhance the state's liveability and prosperity in ways that are ecologically sustainable and meet the needs and expectations, and reflect the diversity, of the state's communities.

The objects of the new Act, including the Principles of Good Planning (illustration on right), demonstrate key priorities that will become the foundation of all future planning instruments, including the Planning and Design Code, State Planning Policies and Regional Plans.

The Code will be a central feature of South Australia's new planning system, becoming the state's single planning rulebook for assessing all development applications. It will replace the complex and at times inconsistent planning rules found within the 72 development plans currently in use across the state.





THE BLUEPRINT FOR SOUTH AUSTRALIA'S PLANNING AND DESIGN CODE

STATE PLANNING POLICIES

To ensure consistency and to meet strategic directions, the Code must align with both State Planning Policies (SPPs) and Regional Plans.

The SPPs will identify the high-level planning priorities of the state and respond to current and future opportunities and challenges.

The Commission has formally commenced preparation of the SPPs which link into the policy themes to be explored in the Discussion Papers (refer to diagram below). The SPPs will be released for consultation in mid-2018.

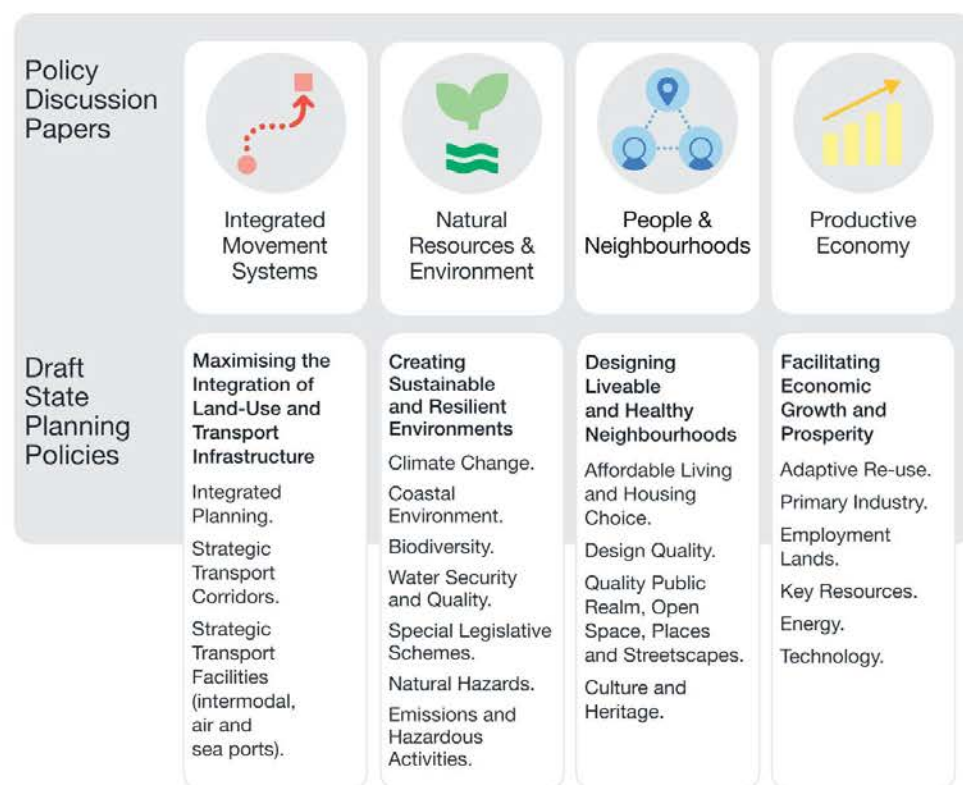
Development of the SPPs and the Code will occur in parallel as we transition to the new system. As such, some of the foundation work undertaken for the SPPs will inform the Discussion Papers, and consultation on the Discussion Papers may inform the final SPPs.

Our engagement approach will allow for the addition of learnings from each phase into the SPPs, the Code or other planning instruments either in their first iteration or in future versions. This will allow us to keep the program moving by ensuring we have a fully implemented Code by July 2020 and not lose any learnings gained from the ongoing engagement process.

REGIONAL PLANS

Our new SPPs will also guide the development and updating of Regional Plans. These will provide a long-term vision (15 to 30 years) for a region, including provisions for the integration of land-use, transport infrastructure and the public realm.

It is envisioned that *The 30-Year Plan for Greater Adelaide – 2017 Update*, along with the other volumes of the South Australian Planning Strategy will serve as the state's Regional Plans for an interim period until new Regional Plans are developed. Until such time, the existing volumes will need consideration when the Code is applied.





WHY A NEW PLANNING AND DESIGN CODE?

As South Australia's new planning rulebook, the Code will be written in clear language and incorporate design outcomes that can be tailored to address local character needs. It will be supported by a new ePlanning system so that planning information is easily accessible online.

Benefits of the Planning and Design Code:

✓ A single reference point for state planning and design rules

The Code will consolidate South Australia's 72 development plans into one clear planning rulebook for the state.

✓ Consistent planning rules to improve certainty in decision making

The Code will enable improved consistency of all development assessments and decisions.

✓ Standardised interpretation of legislation will improve assessment and reduce delays

The Code will streamline zones and policy to drive a faster and more efficient development assessment process.

✓ Online delivery of the Code will provide assessment authorities with only the rules they need

The new ePlanning Portal will automatically determine which planning rules apply to a development application for the assessment authority, saving time and improving consistency.

✓ Flexibility to deal with local issues while ensuring consistency for other issues

Performance-based planning supports consistent policy while allowing decision makers to respond to local context. There will also be a set of Design Guidelines providing advice on best practice design elements and the principles of good design.

✓ Significant reduction in paperwork

The online application of the Code will significantly shift our planning system toward paperless operation, reducing the time-consuming flow of physical information.

✓ Reduces costs and delays in updating development plans

The Code will be administered centrally and electronically, with amendments implemented more efficiently and consistently.

HOW WILL THE PLANNING AND DESIGN CODE BE DEVELOPED?

The Code will be developed in four stages:

1. **Investigation and Drafting** – research to inform Code development
2. **Testing and Engagement** – engagement on the Discussion Papers
3. **Consultation on the Code Library** – formal consultation on the full rulebook
4. **Implementation** – applying the Code to geographical areas through the Code Amendment Process.

The timing, and how you can get involved in these steps, is outlined at the end of this document.

Each of these stages requires engagement and input from local governments, industry bodies, professionals, community groups, educational institutions and other interested parties in accordance with the Community Engagement Charter.

The first two stages will inform the policies that make up the zones, subzones and overlays within the Code Library. The existing South Australian Planning Policy Library (SAPPL), which is the foundation for most development plans in South Australia, will be used as the reference point for this drafting process.

These zones, subzones and overlays will then be applied geographically across South Australia as part of the Code Amendment Process.

1. INVESTIGATION AND DRAFTING

Work has already started with State Government agencies, the Planning Reform Statutory Advisory Groups, council planning professionals and industry peak bodies to identify the strengths and limitations of existing policy within development plans and the SAPPL.

The review of existing policies will be the foundation for drafting the Code Library, assisted by all 68 councils across the state currently undertaking reviews of development plans.

To consolidate existing duplicated policy, the Department of Planning, Transport and Infrastructure (DPTI) is also undertaking a comprehensive analysis of each of South Australia's development plans to build evidence and identify where zones, policy areas and precincts seek identical or near identical outcomes in different parts of the state.

These investigations will help shape the Code Library and the key findings will be outlined in the Policy Series Discussion Papers, including:

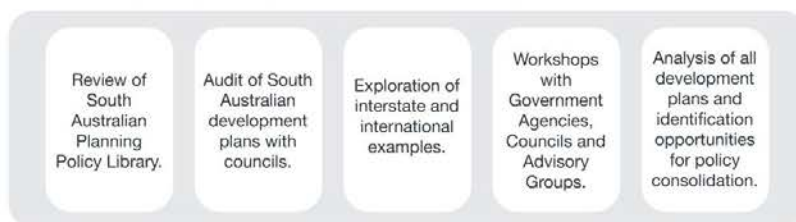
- opportunities to consolidate existing duplicated policy
- challenges and issues associated with existing policy
- policy that works well that should be considered for inclusion within the Code
- gaps within existing policy that need to be addressed to guide new and emerging forms of development and to ensure alignment with state strategic directions.

Professionals with particular expertise will also contribute to the various Discussions Papers and, in turn, the Code. Some discussions have already started and a number of policy challenges identified.

Introductory discussion paper

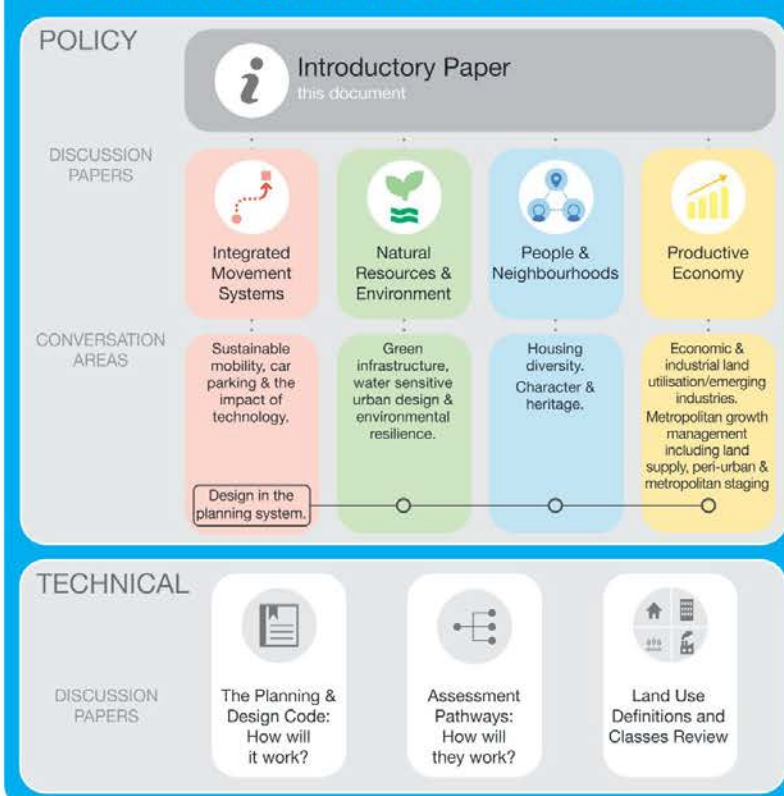


1. INVESTIGATION & DRAFTING



2. TESTING & ENGAGEMENT

THE BLUEPRINT FOR SOUTH AUSTRALIA'S PLANNING & DESIGN CODE



3. STATUTORY CONSULTATION



TESTING

4. IMPLEMENTATION



2. TESTING AND ENGAGEMENT

Policy Discussion Papers

These papers will seek to build an understanding of the strengths, weaknesses, opportunities and challenges associated with current land-use planning policies in South Australia. They will explore which existing policies should transition to the Code and which policy areas need further development. The papers will consider trends and evidence, state and Commonwealth strategic directions and existing policy using the SAPPL as the base.

While these papers focus primarily on the Code, they may also acknowledge other new planning instruments or key levers outside the planning system that the Code will work with to deliver policy outcomes. These include design standards, offset schemes and infrastructure schemes, or examples outside the planning system such as public realm investment. The four Policy Discussion Papers are:



Productive Economy

Our economy has been in transition, with change accelerating through technological advancements, increased globalisation and expectations for improved environmental performance. This impacts on the way we work, where we work and the land required for retail, commercial, industrial and primary production activities. The paper will consider the supply and demand for employment lands, recognising that while there is a trend towards services and greater mixed use, there are still land uses that require a dedicated land supply.

Key focus areas include:

- retailing
- adaptive re-use
- land supply for employment activities (including industrial, mixed use, primary productive and tourism)
- value adding (tourism)
- primary production interfaces
- smart cities
- renewable energy
- infrastructure
- emerging economic land uses (for example advanced technology).



People and Neighbourhoods

How and where people live continues to change, with recent trends showing a greater demand for housing choice in well-established areas. This paper will outline the evidence and trends around housing supply and demand, and consider how planning policy can encourage desirable development. It will also explore ways to improve design outcomes for residential developments. This is important to create liveable and healthy neighbourhoods that contribute to vibrant local economies. Housing affordability and choice, pleasant places to live, and accessibility to services, employment and education are key for people at all stages of life. This paper will explore how the new planning system can best enable this.

Key focus areas include:

- housing diversity
- housing for the ageing
- affordable housing
- design quality and interface
- public open spaces, places and streetscapes
- character
- heritage.



The Blueprint Discussion Papers will come under two series, Policy and Technical, depending on how they relate to, and inform development of, the Code.



Natural Resources and Environment

With a changing climate, there will be increased importance on policy protecting our natural resources, enhancing our environment and biodiversity, managing constraints and mitigating against hazards. The paper will cover the diversity of natural environments across the state (coastal, temperate, hills, mallee, arid and desert) and the interaction of primary production with environmentally sensitive areas and water catchments.

Key focus areas include:

- water sensitive urban design
- green infrastructure
- water security and quality
- protecting the River Murray
- hazards
- coastal management
- climate change.



Integrated Movement Systems

Transport infrastructure must support development of our urban and regional areas to ensure our liveability and productivity. Improved integration between land use, transport and infrastructure planning through appropriate policy will support new infrastructure schemes under the Act. Matching infrastructure provision to areas of significant development growth will help to address the concerns of communities in suburbs, the urban fringe and regional townships.

Key focus areas include:

- better aligning transport, land-use and public realm improvements
- public transport
- active travel transport (cycling and walking)
- car parking
- planning for new technologies
- freight
- transport and land-use interface.

THE BLUEPRINT FOR SOUTH AUSTRALIA'S PLANNING AND DESIGN CODE

3. POLICY CONVERSATION AREAS

As part of the engagement process for the four Policy Discussion Papers, the Commission has identified seven policy reform priorities for 2018 (as outlined on the chart on page 13). Each of these Policy Conversation Areas aligns with one or more of the Policy Discussion Papers. A variety of engagement tools, such as think tanks, symposiums and working groups will be used, depending on the specific issues.

We selected these reforms based on:

- their strategic importance
- their level of complexity
- the level of engagement and collaboration required
- the work already underway.

Depending on the timing of the Policy Conversation events, the outcomes of these will form appendices to the relevant Discussion Paper.

This work will be a crucial source of policy development and inform the development of the Code, either for the first or future iterations.

4. TECHNICAL DISCUSSION PAPERS

The Technical Series Discussion Papers will include:



The Planning and Design Code:
How will it work?



Assessment Pathways:
How will they work?



Land Use Definitions and Classes Review.

Where these papers inform new Regulations, we will undertake further consultation on draft Regulations or Practice Directions.

Other technical papers will also be prepared to support the development of the new planning system.

STATUTORY CONSULTATION

Once the Code Library has been prepared, it will be formally released as a full Code for consultation. At this stage, it will not include any mapping, just the policy content.

IMPLEMENTATION

To bring the Code into effect, a Code Amendment process will need to be undertaken to apply it to geographical areas.

This process can be initiated by a council, Joint Planning Board, or the Minister for Planning.

Consultation must be undertaken in accordance with the Community Engagement Charter.

Councils should start planning now for implementation, which will commence in the first quarter of 2019.



BUILDING ON THE STRONG FOUNDATIONS OF OUR PAST

As we overhaul our planning system for the first time in more than 20 years, it is timely to consider past changes and influences.

South Australia has a rich history of urban and regional planning. Our current physical form and legislative framework reflect the public and private sector decisions and investments made over many decades.

Throughout our history we have made many significant decisions in response to emerging issues, prevailing norms and our knowledge at any point in time. The legacies of these decisions live on in our planning system as legislation, strategies, policies, zones and standards.

Our planning system has responded to these diverse trends, issues and needs—and it contains many good planning policies as a result.

We will therefore identify, retain and transition current good planning policies into the Code while at the same time changing the system and some policies to address today's challenges.

The future presents a wealth of opportunities for good planning outcomes. Understanding past lessons is essential to defining a preferred future.

This section summarises South Australia's planning history, including the major land-use patterns and trends.

Experiences in our past shape our views of the future.



Colonel William Light's Plan of Adelaide, 1837.
Photo courtesy of City of Adelaide Archives.

ABORIGINAL SOUTH AUSTRALIA

Human occupation of Australia dates from around 65,000 years ago. When Europeans colonised and settled in South Australia in the early 1800s, Aboriginal people occupied every corner of our state.

Their culture and lifestyle has evolved over a very long period of time and continues to evolve. Aboriginal peoples' understanding of country has influenced, and continues to shape and influence, how our state develops today.

Planning for land use and development differs for Aboriginal people, resulting in European settlement having a disastrous impact on Aboriginal peoples and their countries.

They were dispossessed of their land as it was alienated and dispersed to the settlers. They suffered from disease, displacement and disregard. Traditional life and culture was severely disrupted as well as traditional food and water supply.

It is only in the last 50 years or so that government has recognised Aboriginal interests and made attempts to redress past injustices. Aboriginal people are severely disadvantaged across Australia and South Australia is no exception.

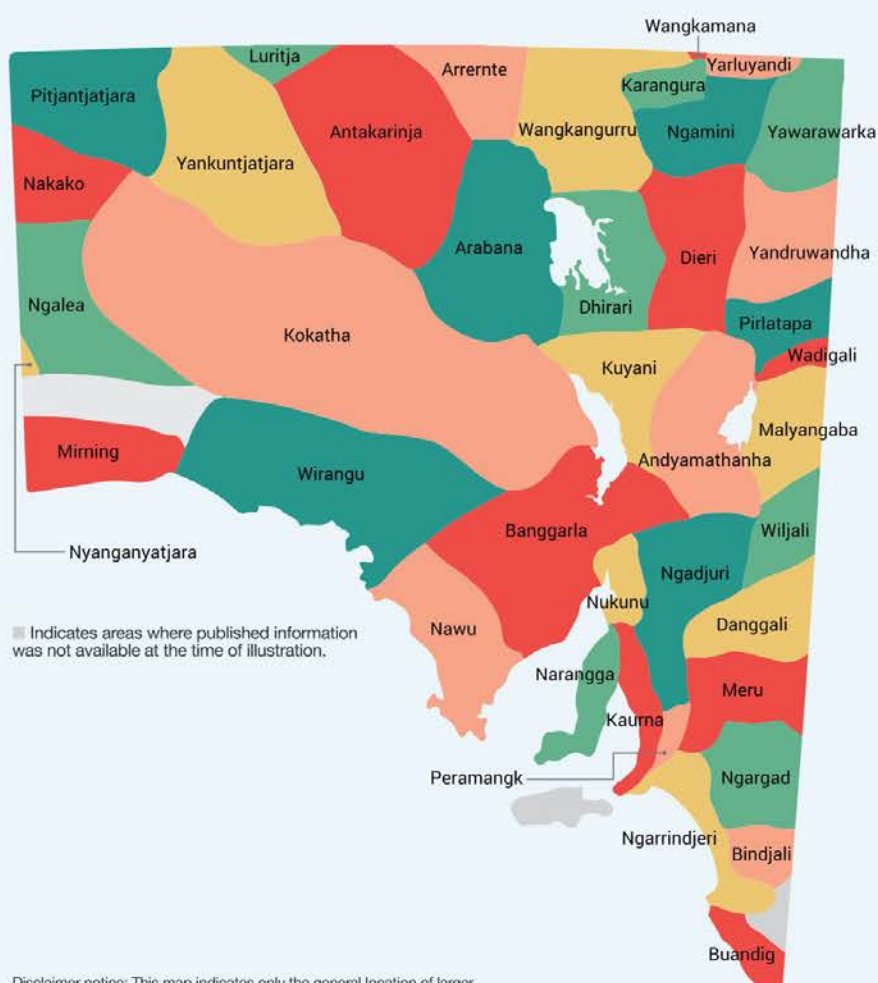
*The Aboriginal Lands Trust Act 1966 (SA) was the first step in recognising Land Rights and a number of legislative measures have been enacted since, including the *Anangu Pitjantjatjara Yankunytjatjara Land Rights Act 1981* and the *Native Title Act 1993*.*

The planning system acknowledges and accommodates these reforms but does not do more than that.

In introducing the changes associated with the new Act, careful consideration is required to be given to how Aboriginal interests in planning and development can be best accommodated. What this means precisely is unclear at this stage, but work will need to be done to address the interests of Aboriginal South Australians.

There are generally accepted obligations to engage and consult Aboriginal people because of their unique status as our First Nation Peoples.

We acknowledge that many Aboriginal nations are the original owners and occupiers of the land comprising South Australia and that their cultural and heritage beliefs are still important to people living today.



Disclaimer notice: This map indicates only the general location of larger groupings of people and languages, which may include smaller groupings. Boundaries are not intended to be exact and should be interpreted with care. It is not suitable for use in Native Title and/or other land claims. Source: Reconciliation SA.

THE BLUEPRINT FOR SOUTH AUSTRALIA'S PLANNING AND DESIGN CODE

URBAN AND REGIONAL PLANNING IN SOUTH AUSTRALIA

South Australia has a long and positive history of urban and regional planning.

Indeed, South Australia has often been a leader in good planning in Australia, with Colonel Light's original plan for Adelaide featuring a belt of Park Lands. Similar, smaller-scale plans by Surveyor-General George Goyder for the ideal country town includes examples such as Jamestown and Maitland.

Since those early colonial days, we have been subject to many influences over time that have transformed our demographic composition, settlement patterns, how we move and the major infrastructure projects that have shaped South Australia as we know it. These include:

- our natural resources, including fertile soils for agriculture
- planning ideologies from elsewhere, such as the garden suburbs movement in the 1920s led by Charles Reade
- planned townships and satellite cities such as Elizabeth
- land consumption and availability
- past and present fixed line transport networks
- travel independence and the rise of private vehicles
- transport planning, such as the 1962 *Plan for Metropolitan Adelaide*, the 1968 *MATS Plan* and the 2015 *Integrated Transport and Land Use Plan*
- changes in planning methodologies to address prevalent external influences, for example changes in planning for health; ageing populations; and sustainability.

More recently, global factors have shaped South Australia such as free trade, climate change, smaller households, rapid advances in technology, and access to resources in the cost-competitive global economy. It is important that our planning system is dynamic and helps the state lead and manage these changes and their impact on land use.

The following timeline illustrates some of the key points in the post-colonial era that have shaped planning in South Australia.

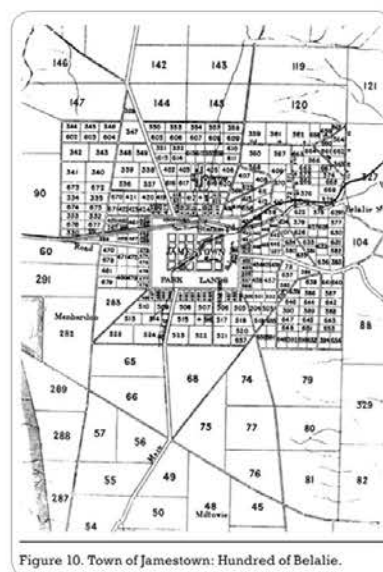


Figure 10. Town of Jamestown: Hundred of Belalie.

Photo courtesy of Philip Knight.

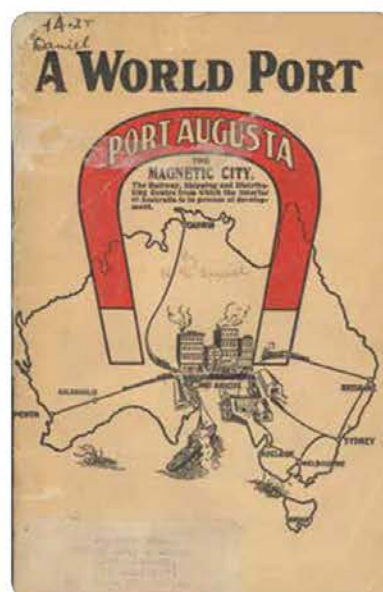


Photo courtesy of State Library of South Australia.



Photo courtesy of City of Adelaide Archives.

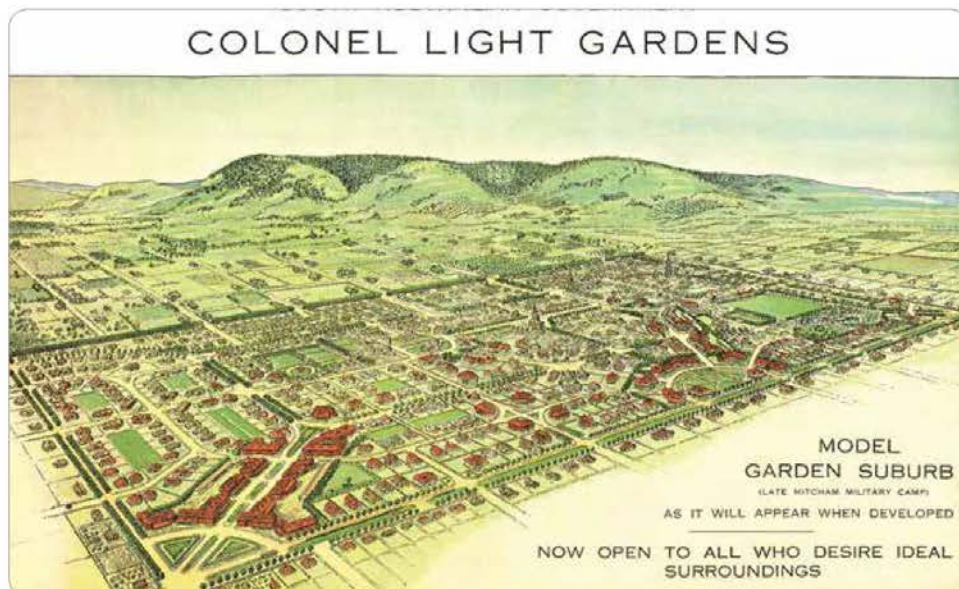
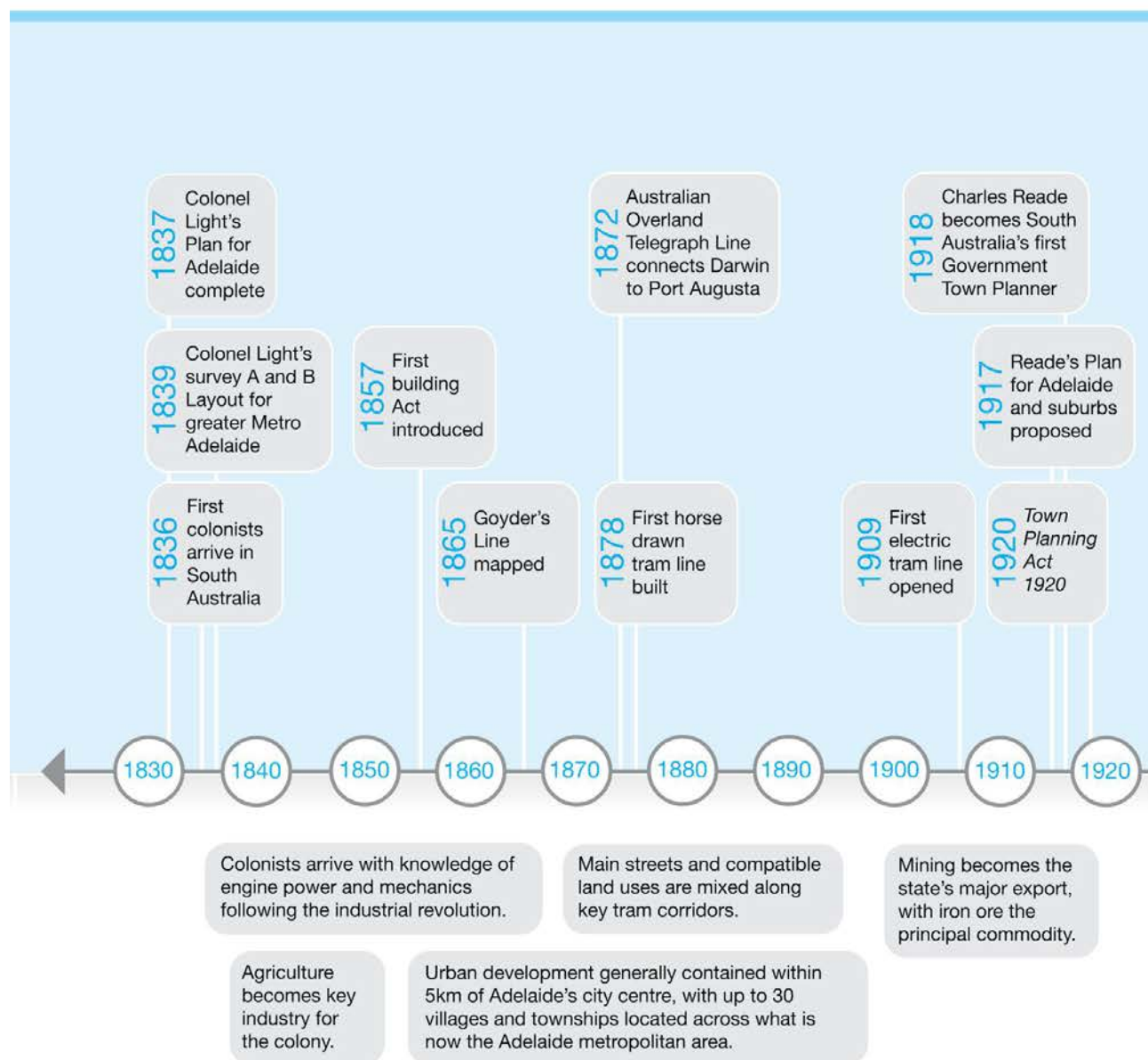
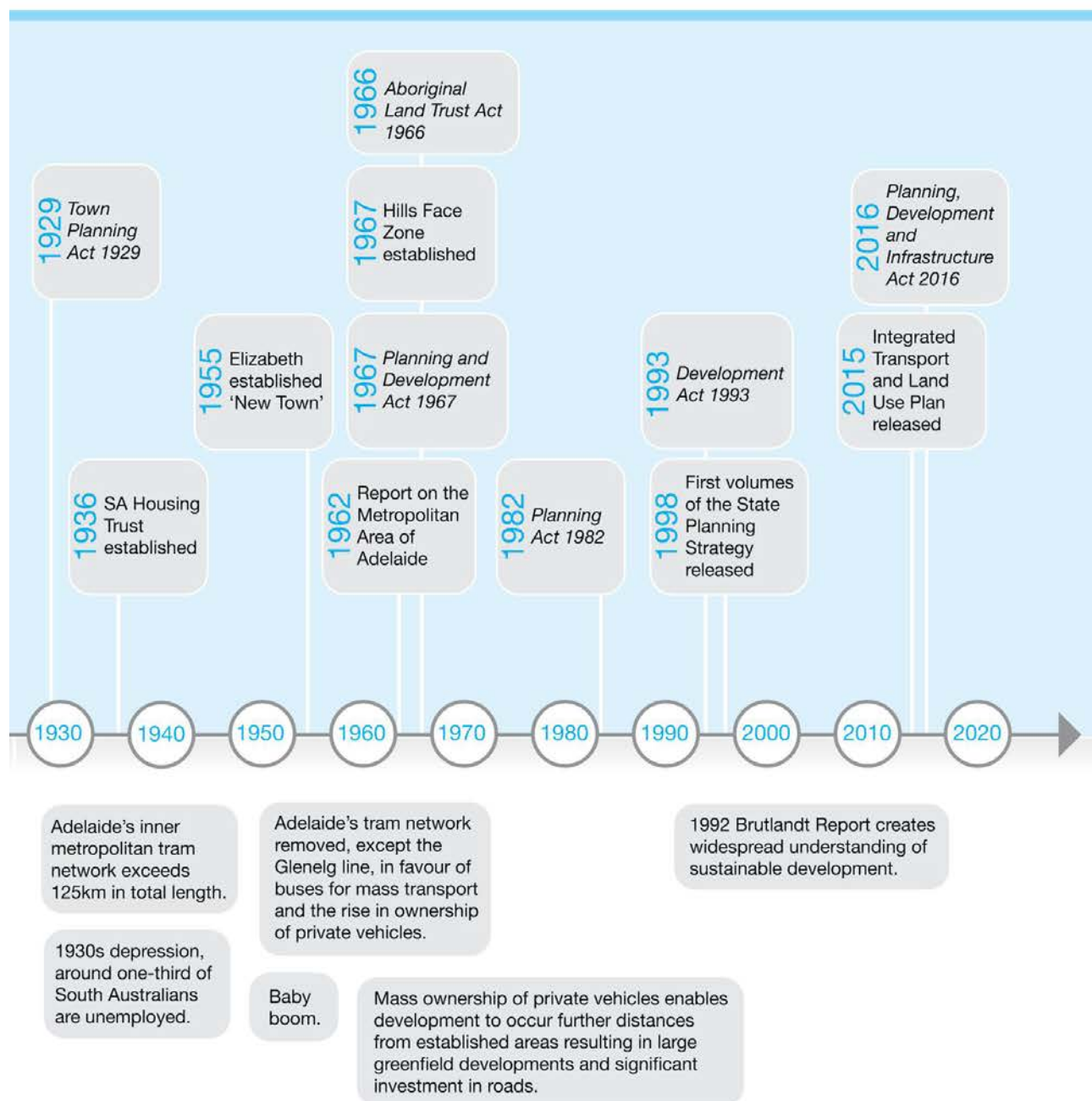


Photo courtesy of Philip Knight.

THE BLUEPRINT FOR SOUTH AUSTRALIA'S PLANNING AND DESIGN CODE

KEY POINTS IN POST-COLONIAL TIME THAT HAVE SHAPED PLANNING IN SOUTH AUSTRALIA





THE BLUEPRINT FOR SOUTH AUSTRALIA'S PLANNING AND DESIGN CODE

HOW THESE TRENDS INFLUENCED OUR GROWTH



VILLAGE SETTLEMENT AND TOWNSHIP ESTABLISHMENT (1836-1880)

Adelaide is established as the capital of the colony, with Colonel Light's plan for the city surrounded by a park. Adjacent villages are established within easy travelling distance of Adelaide. Regional towns emerge to support the agricultural frontier, particularly those with ports. Development within and around Adelaide is dense and mixed use industries require separation westward along the banks of the River Torrens.

Walking, horse and carriage are the primary means of transport. Railways are established to connect key centres, starting with Adelaide to Port Adelaide and later Adelaide to Gawler. This enables Adelaide to expand to the north and west.

Sheep and cattle are transported to South Australia. Vineyards are planted at Marion, McLaren Vale, Barossa Valley and Clare Valley by 1840. Mining grows at Glen Osmond, Kapunda, Burra and the Copper Coast.

SUBURBANISATION AND TOWNSHIP EXPANSION (1881-1945)

Adelaide continues to expand steadily, with suburbs developing close to the city around public transport routes. High streets provide goods and services to local communities. There is continued development of the agricultural frontier and service townships.

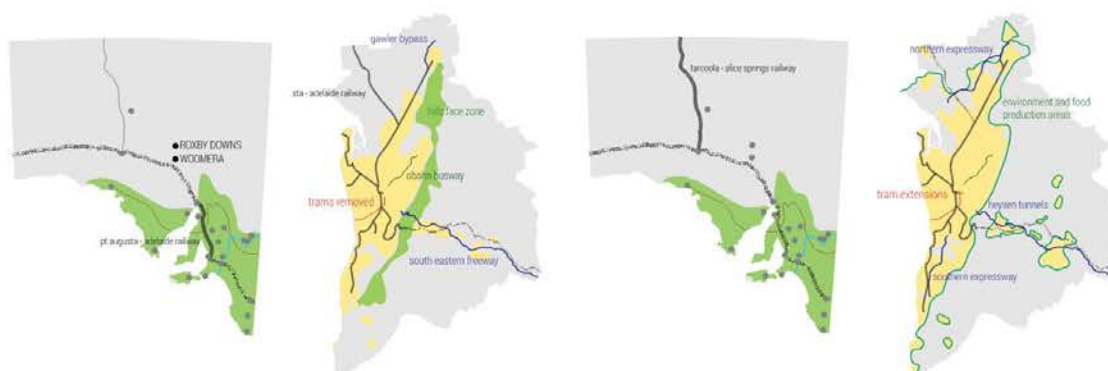
Ceduna, Coober Pedy, Whyalla, Renmark, Berri and Murray Bridge are all established by 1924 and new settlements emerge in the Riverland and South East. Dense early-settlement buildings start falling into disrepair following periods of economic downturn.

Public transport is provided by train and an expanding tram network. Horse-drawn trams are replaced with electric trams in the early 20th century. Growth in the city and surrounding suburbs is strong.

Private motor vehicles start appearing on South Australian roads, with the first set of traffic lights installed in 1928. This enhanced mobility allows for a change in the urban form of Adelaide in particular.



Changes to our growth patterns have tended to be driven by mobility and advances in technology. Early planning in South Australia began by encouraging a range of land uses close to fixed line transport. With the rapidly increasing ownership of private vehicles and changing demographics, the population became more dispersed and land uses separated to deal with amenity impacts and externalities. However, new technologies, a desire for managed growth, environmental sustainability, increased traffic volumes and community health needs are leading to a desire for mixed land uses close to public transport, reduced reliance on private vehicles and a more walkable urban form.



METROPOLITAN SUBURBAN EXPANSION AND REGIONAL CITIES (1946-1990)

Low-density suburbia spreads to the north and south of the city. The new model of urban development is single-storey, detached, single-family homes on large allotments. This is in part due to significant growth in post-war housing.

Suburban shopping centres become popular and cater for increased private vehicle ownership, forcing high streets to go into decline. Elizabeth is developed as a 'New Town'. The growth of regional cities is tied to new and expanding industry and changes to agricultural practices.

The rise in private vehicle ownership enables people to travel independently over long distances. As a result, Adelaide's entire tram network (except Adelaide to Glenelg) is removed and replaced with buses in the late 1950s. Many suburban and regional train networks are also closed. The O-Bahn Busway and South Eastern Freeway are completed to support the spread of residential development to outer metropolitan areas.

METROPOLITAN AND TOWNSHIP CONSOLIDATION (1991 TO PRESENT)

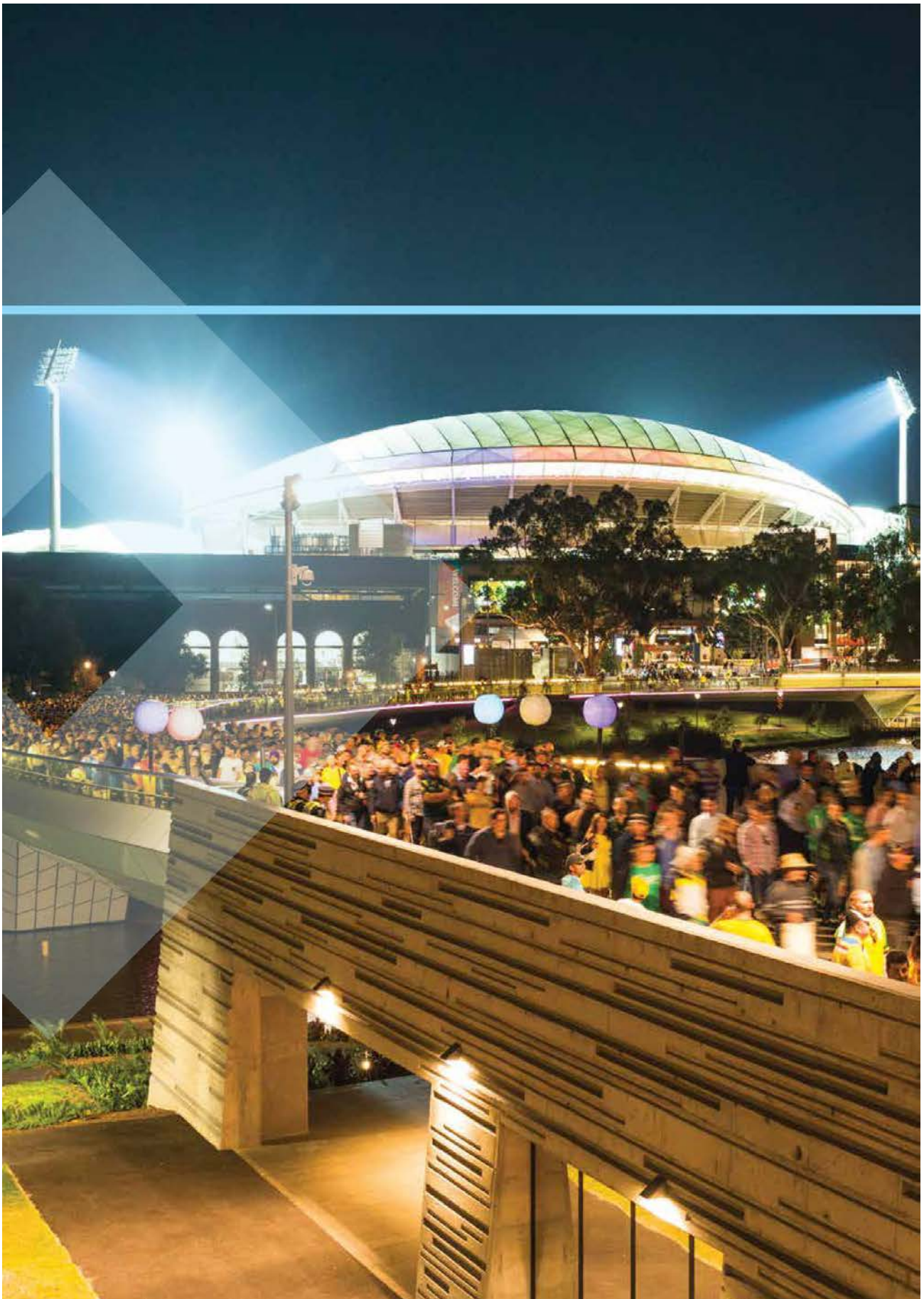
Significant suburban expansion continues in Adelaide, assisted by major infrastructure such as the Northern and Southern expressways.

There is the emergence of the tree change and sea change movements, with both permanent and holiday homes in coastal or hills environments becoming increasingly popular.

There is greater demand for housing in suburbs with good services and transport, with small-scale infill emerging as a significant source of new housing. Regional cities and towns begin to consolidate and decline due to the departure of people from rural areas.

Private cars continue to dominate; however, there is increased emphasis and investment in public transport. There is a reinvigoration of the metropolitan tram and train networks in conjunction with the extensive bus network. There is greater recognition of the role walking and cycling plays in healthy neighbourhoods and greater priority is given to both modes in transport and land use planning.

Maps are not to scale. Map elements are for illustrative purposes only and placement is not intended to be exact.





CHALLENGES AND OPPORTUNITIES FOR THE FUTURE

Our new planning system will consider contemporary challenges and opportunities to ensure that the new Planning and Design Code helps support the state's potential.

This section considers the long-term future challenges and opportunities for South Australia and their implications for land-use planning. It also identifies issues for exploration in the discussion papers, State Planning Policies and subsequently the Code to address.

These include:

- Responding to our changing **population**, **demographics** and **settlement patterns**
- Supporting **economic development** and unlocking **investment**
- Increasing importance of **design** and the **liveability** of cities
- Balancing **access** and **activity**
- Facilitating **climate change resilience**, **health** and **liveability**
- Facilitating the effective use of **resources** and **infrastructure**
- Supporting '**smart cities**' and **technology**
- Building a **better planning** system
- Ensuring a more **efficient** and **effective** planning system.

How this section works

The challenges raised in this section provide opportunities for more detailed exploration in the Policy Discussion Papers.

The icon for the Discussion Paper where you can find this follow-up information is located alongside each challenge and are shown below.

Where a challenge is addressed in multiple Discussion Papers, numerous icons will appear.



Integrated Movement Systems



Natural Resources & Environment



People & Neighbourhoods



Productive Economy

THE BLUEPRINT FOR SOUTH AUSTRALIA'S PLANNING AND DESIGN CODE

RESPONDING TO OUR CHANGING POPULATION, DEMOGRAPHICS AND SETTLEMENT PATTERNS

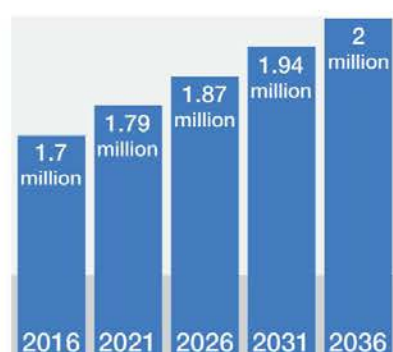
South Australia has a population of around 1.7 million people. This population is highly urbanised with around 84 per cent (around 1.4 million people) living in the Greater Adelaide Planning Region.

South Australia's population is projected to reach two million by 2036 with 96 per cent of this growth expected within Greater Adelaide (see graph below).

Over the past 12 months, South Australia's population growth rate was 0.6 per cent. This was the same as Tasmania and only slightly below Western Australia at 0.7 per cent. However, the national growth rate was 1.6 per cent, with Victoria at 2.4 per cent, New South Wales at 1.6 per cent, Queensland at 1.6 per cent and the ACT at 1.8 per cent.

By comparison, Australia's population growth rate is greater than most other developed countries, including Canada (around 1 per cent), the United Kingdom (around 0.6 per cent) and the United States (around 0.75 per cent). An international comparison of city growth rates is difficult due to the diversity of growth rates and the relative size of world cities. However, many cities of comparative population size, such as Glasgow, Hamburg and Amsterdam, have growth rates similar or less than Greater Adelaide.

POPULATION GROWTH



Source: DPTI Population Projections, endorsed 2015.

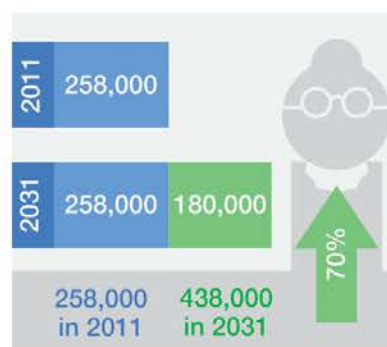
Some key population and demographic trends include:

Our ageing population:

South Australia has the nation's second highest proportion of people aged over 65 years (see infographic below). By 2031, this cohort is projected to increase by 180,000 people (a 70% increase).

Regional areas are ageing faster than Greater Adelaide, with young people moving from the country to metropolitan Adelaide for education and employment. In addition, retirees seeking a sea change are moving to regional towns, such as Victor Harbor and the coastal towns of the Copper Coast, north of Yorke Peninsula.

THE NUMBER OF PEOPLE OVER 65+ IS GROWING



Source: ABS 2011.



Household structure is changing

Projections indicate a continuation of trends towards smaller household sizes (people per household), a lower fertility rate and a significant increase in single-person households (see infographic on right). Over 60 per cent of households in South Australia have one or two residents. Group and lone person households, single-parent and couple-without-children families have all increased over the past two decades due to ageing, the increasing number of overseas students and increases in divorce and separations. In contrast, the number of couple-with-children families has fallen (see infographic below right).

Despite this decline in household sizes, three-bedroom houses continue to be the dominant form of housing.

There are fewer young people of working age

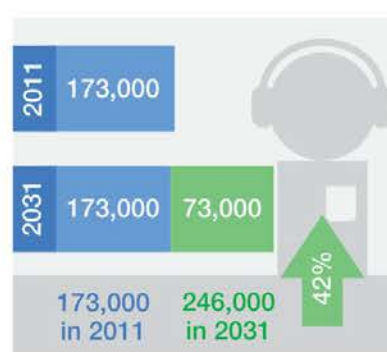
On average, South Australia's net interstate migration losses are around 3,500 annually. Two-thirds of these losses are comprised of young adults aged 20-39 years, many of whom are educated professionals migrating to Melbourne for employment. Furthermore, there are fewer individuals aged 15-34 living in South Australia than there were in the mid-1980s, although this is likely related to rapid falls in fertility rates during the 1960s and 1970s, as well as net interstate losses of younger adults.

This is commonly referred to as the 'brain drain' and highlights the need to retain and attract young and talented workers with career opportunities, vibrant places, affordable housing and good transport options.

Children are staying at home longer

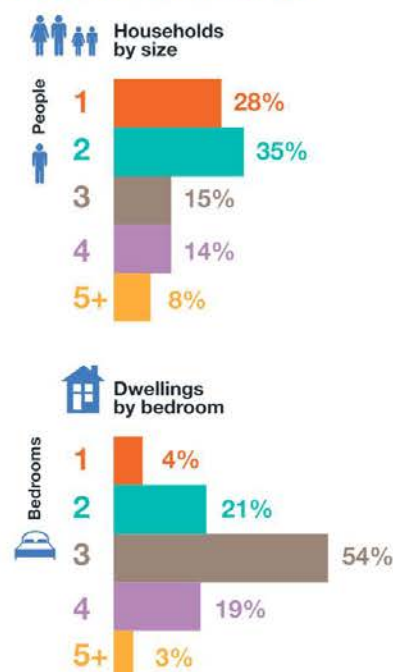
More children are choosing to cohabit with their parents well into their 20s and 30s until they can afford their own home. This highlights the importance of enabling first homebuyers the chance to 'get their foot in the door' in a variety of locations.

THE NUMBER OF SINGLE PERSON HOUSEHOLDS IS GROWING



Source: ABS 2011.

SMALLER HOUSEHOLDS



Source: ABS 2011.

THE BLUEPRINT FOR SOUTH AUSTRALIA'S PLANNING AND DESIGN CODE

Our settlement pattern is changing

Adelaide's spread to the north and south of the city has dominated housing growth over many decades. However more recent trends show that a greater number of people are choosing to live closer to the city in varied forms of housing. Currently approximately 76% of Greater Adelaide's new housing growth is occurring as infill within the established metropolitan suburbs (see infographic on right).

In the future, it will be important to facilitate high quality design and new innovative housing types close to transport options and economic activity whilst also conserving neighbourhood character that community's value.

As a result of this increasing infill development, the overall composition of South Australia's housing stock is slowly transforming to accommodate the needs of modern families and households at various life-cycle stages. For this reason *The 30-Year Plan for Greater Adelaide – 2017 Update* includes a housing diversity target to monitor this change over time. The baseline data for this target shows that other dwelling types (apartments, townhouses, semi-detached and aged care) currently make up only 25% of all dwellings built each year (see table below right).

In the next few years the large number of apartment buildings in the development pipeline (largely within the City of Adelaide) will contribute to the share of other dwelling types.

Increased housing density

Allotment sizes across Greater Adelaide have reduced significantly in recent years to around 375 square metres per allotment. This is the lowest median allotment size of all capital cities in Australia.

Another indicator of our increased housing density is the average gross dwelling yield from broadhectare land developments. In 2010 the yield was 10 lots per hectare however by 2015 the average gross dwelling yield had increased to 11.1 lots per hectare with many new greenfield sites achieving well in excess of 14 lots per hectare.



Source: DPTI.

Managing our land supply

The orderly and logical release of land, coupled with the coordinated delivery of infrastructure is vital to support timely development that responds to housing demand.

The timely management and coordination of land supply also provides investors with a degree of financial certainty; infrastructure providers with time to plan for growth; and the community with confidence that new land releases will be supported by appropriate infrastructure and community services.

Dwellings built by year and type in Metropolitan Adelaide*

Dwelling type	2010	2011	2012	2013	2014	2010-14 average
Detached	79%	75%	73%	77%	70%	75%
Flats / Apartments	4%	5%	5%	2%	5%	5%
Home Unit / Townhouse	5%	9%	7%	8%	8%	7%
Retirement Village Units	3%	3%	7%	5%	10%	6%
Semi-detached	9%	8%	8%	7%	7%	8%
	100%	100%	100%	100%	100%	100%

*As defined by the Greater Adelaide Capital City region

Source: DPTI.



WHAT THIS MEANS FOR THE PLANNING AND DESIGN CODE

Changes in household size, formation, age profile and other factors are increasing the demand for new and emerging housing options.

Finding the best balance between residential amenity and the provision of local services and public transport will be important to consider in the development and implementation of the Code. Opportunities for social interaction, through safe

places to walk, meet and recreate will also be critical, particularly as more people choose to live on their own.

The Code will need to outline policies which ensure that new development is sensitive and fits in well with the existing built form to enrich and enhance the local character of our neighbourhoods.

HOW WILL THIS BE EXPLORED?



Many of the trends described above are relevant to the People and Neighbourhoods Discussion Paper.

Key issues explored will include:

- good neighbourhood planning (both new and established) which contributes to community health and well-being
- supporting housing choice and diversity, including housing for our ageing population
- acknowledging and protecting our built heritage
- enhancing neighbourhood character and how this is reflected in policy
- ensuring high quality and well-designed infill housing.

More specifically, the Discussion Paper will explore an appropriate zoning and policy framework to implement the strategic objectives of these issues in the immediate term, while also identifying areas for ongoing investigation and improvement for future generations of the Code.

The following Policy Conversation Areas will form part of the engagement process for this Discussion Paper.



Policy Conversation Area – CHARACTER AND HERITAGE

How can we support existing valued character, while allowing for well-designed contemporary built form and diverse housing types?



Policy Conversation Area – HOUSING DIVERSITY

How can we better facilitate housing diversity, ageing in place and affordable living?

Is there enough housing choice on offer in South Australia?

Will our children be able to afford their own home?

Will I be able to live near my friends and family in my neighbourhood as I grow older?

SUPPORTING ECONOMIC DEVELOPMENT AND UNLOCKING INVESTMENT

Like other developed societies across the world, South Australia is undergoing a transformation from a manufacturing and resources-based economy to one increasingly based on services and free trade.

Ongoing changes in the structure of the economy are likely because of globalisation and other international trends. A number of these trends will influence how we plan for and use land around South Australia. Those that have recently become apparent include:

Growing defence industries and technology

South Australia is continuing to develop a national maritime defence industry sector and associated workforce and will be the centre point of a \$90 billion naval shipbuilding and sustainment program in the coming decades¹.

It is estimated that the benefit that will arise during the life of these projects is in the order of \$134.4 billion and will support approximately 8,000 jobs². This emergent industry will have its own distinctive land requirements.

Growth in health, medical research and education

Significant recent investments in new health and medical facilities have seen South Australia gain recognition as an emerging centre for excellence, innovation and high-tech health services and research. This will be strengthened in coming years with the addition of a new women's health hospital and the southern hemisphere's first proton-beam therapy unit: both significant additions to the health and biomedical research precinct in Adelaide.

The university sector is also growing with the international education sector contributing an estimated \$954 million to gross state product in 2015. This has been particularly evident with the expansion plans for all three universities³.

A dynamic retail environment

The nature of retail trade is changing due to advances in technology, as websites increasingly allow for people to engage with products and services without leaving home. These trends are making traditional industry categories more difficult to align with emerging property and floor space requirements⁴.

The provision of retail services has also been influenced by globalisation trends and a move toward scale economies in supply chains. Other influencing factors in recent years have included the emergence of investment in new store formats and new technologies such as automated payment systems and on-line shopping⁵.

A growing tourism industry

Tourism is continuing to grow in South Australia, with expenditure increasing to a record high of \$6.3 billion in 2018⁶. International visits to South Australia grew by 7 per cent from December 2016 to December 2017 to a record high of 462,000⁷. Hotel supply growth for Adelaide is likely to see 125 rooms added in 2018 and up to 708 new rooms in 2019⁸. Nature-based tourism also continues to grow in areas of high natural beauty, such as Eyre Peninsula, Kangaroo Island and the Adelaide Hills⁹.

A growing demand for food

In 2013-14, the agriculture, forestry and fishing industry contributed over \$17 billion to the South Australian economy and accounted for more than 40 percent of our merchandise export. South Australia is also the premier wine state of Australia and produces 65 percent of all Australian wine exported¹⁰.

By 2050, the world demand for food is projected to rise by 70 percent, which will generate opportunities for South Australia's food bowl, including agricultural food production, distribution and processing¹¹.

New technologies and innovations that exploit robotics, machine learning, computer vision, lasers, supply chain analysis and customer behavioural understanding will improve the efficiency and cost-effectiveness of food production, processing and distribution.



Emerging industries and co-location

The productivity of emerging industries is underpinned by high-performing, efficient and reliable infrastructure networks. Planning policy can support this by encouraging industry investment close to existing high-quality infrastructure. It can also facilitate investment in new infrastructure networks by encouraging co-location or clustering of industries with similar needs, which is especially important for knowledge industries.

The links between urban density, mobility and productivity are now attracting considerable attention as factors influencing inward investment. A good example of this are the benefits arising from businesses and people being located near one another in neighbourhoods and clusters. A main street is a typical case. Although the stores may be unrelated, locating them close together gives them opportunity to use the same infrastructure. The stores may also market and sell to customers who visit nearby businesses and firms from the same industry may also benefit from being located close together. These benefits may include sharing skilled workers, a quicker spread of ideas within the industry, and proximity of key suppliers.

To provide a foundation for future economic prosperity, planning policies should provide for a range of educational and learning facilities that will deliver the skills South Australians need to succeed in the modern economy. This is especially needed in urbanised areas close to existing services, where more young families are choosing to live.







WHAT THIS MEANS FOR THE PLANNING AND DESIGN CODE

An adequate supply of appropriately zoned land must be available to support both ongoing and emerging industries. Planning policies in the Code will need to make provision for the shift from traditional high impact industries requiring land use separation, to more technologically advanced industries which may be more compatible with a wider variety of land uses.

The planning system can also help support the economy by removing barriers to business growth by accelerating decision making. This will be facilitated through the progressive implementation of a more performance-based assessment regime under the Act.

Planning policy must also be flexible and responsive to changes brought about by on-line retailing which is leading to greater demands for warehousing and integrated logistics facilities. Industrial areas will need to be protected under the Code as will vital transport and supply chain corridors.

The Code also recognises the increasing importance of local centres and main streets as places to congregate as well as to support the local economy. Future policy will therefore seek to address these trends through an analysis of potential impacts such as parking requirements, building design, public realm and movement.

HOW WILL THIS BE EXPLORED?



Many of the trends described above are relevant to the Productive Economy Discussion Paper.

Key issues explored will include:

- the need for integrated land supply for a range of employment activities
- trends towards services and greater mixed use, as well as new retail formats
- opportunities for value adding in rural areas
- the need for land to be protected for agriculture and food production and managing this land's interface with urban areas
- the role of advanced technology and its influence on planning (i.e. smart cities)
- emerging industries, including green industries and renewable energy.

The following Policy Conversation Area will form part of the engagement process for the Productive Economy Discussion Paper.



Policy Conversation Area – ECONOMIC AND INDUSTRIAL LAND UTILISATION / EMERGING INDUSTRIES

How do we ensure that the new system helps to facilitate economic activity as well as providing adequate employment lands?

THE BLUEPRINT FOR SOUTH AUSTRALIA'S PLANNING AND DESIGN CODE

INCREASING IMPORTANCE OF DESIGN AND THE LIVEABILITY OF CITIES

South Australia rates highly on international liveability indexes. Maintaining our performance on these indexes will assist in attracting skilled migrants and provide incentives, to those who left the state to pursue other opportunities, to return.

Good design is a principal driving force to making a place liveable. Excellent urban design contributes to our quality of life, wellbeing and prosperity. Inspiring architecture and public open spaces have always been an important part of South Australia's urban identity and will continue to be.

A strong design focus will underpin how we plan, design and build the compact urban form envisaged by *The 30-Year Plan for Greater Adelaide – 2017 Update*. New housing types will offer a variety of economic and lifestyle choices for our diverse community needs and, when delivered to high design standards, create active, higher-density neighbourhoods that are great places to live.

Managing our population growth within our urban footprint in both metropolitan and regional townships can bring many benefits. However, there are also challenges, such as managing interface issues between higher density developments located in lower density neighbourhoods. Good design is therefore increasingly important to achieve a balance between new growth and existing levels of amenity and character values.

Higher density can include high-rise but may also include duplexes, granny flats, walk-up flats and medium-rise apartments. Indeed, the bulk of

new residential development in South Australia is anticipated to be low to medium-rise development, with higher apartment styles limited to inner metropolitan Adelaide locations. The design of housing must consider people's needs first, namely how the development contributes not only to the wellbeing and enjoyment of its users, but also to the wider community.

In the case of our major regional centres such as Port Lincoln, Whyalla, Port Pirie, Murray Bridge and Mount Gambier, there is less likely to be higher density developments needing interface management. However, a focus on design quality in these locations will help facilitate increased opportunities for a wider range of housing choices (such as aged care) in close proximity to jobs, transport options and community services.

Our streets (which represent about 80 per cent of public space in modern cities) are changing and becoming destinations and places in their own right, especially in higher density neighbourhoods. Streets are hosts to commercial activity and are also central to social interaction. As a result, high quality public realm and urban design has never been more important.

'A new approach to housing development must not only be sustainable in the design and build but also create a community.'

'Make it your Adelaide' Deloitte.





WHAT THIS MEANS FOR THE PLANNING AND DESIGN CODE

The new Act embeds high quality design principles to ensure that new development positively contributes to existing neighbourhoods and the built environment.

The Office of Design and Architecture's principles of good design are:

- good design ensures developments respond to the **context** of their location and surrounding environment
- good design is **inclusive** as it creates places for everyone to use and enjoy
- good design supports **durability**, ensuring buildings and places are fit for purpose, adaptable and long-lasting

- good design builds **value** by creating desirable places and encouraging investment
- good design **performs** well because it delivers projects that benefit individuals, families and the broader community
- good design is **sustainable** because it is responsible and supports the economy, health, wellbeing and the environment.

The Planning and Design Code will give effect to these principles.

HOW WILL THIS BE EXPLORED?



These issues will be explored in the People and Neighbourhoods Discussion Paper, but will also be threaded through all four Discussion Papers.

Key issues explored will include:

- how new development can contribute and enhance neighbourhoods, including their street appearance and their contribution to identity and neighbourhood character
- how providing shared spaces, such as open space, strengthens community connections and improves wellbeing
- identifying ways to support innovation in housing efficiency to better utilise available land.

The following Policy Conversation Area will form part of the engagement process for the People and Neighbourhoods Discussion Paper.



Policy Conversation Area - DESIGN IN OUR PLANNING SYSTEM

How can we build design quality into the new planning system?

What does good design mean and how do we measure it in the planning system?

How will good design improve the Code and how will we know it has made a difference?

BALANCING ACCESS AND ACTIVITY

Planning and transport policies have a profound impact on the shape of our cities, regional centres and settlements.

With the rise in private motor vehicle use, much of our growth has been low density single land-use fringe developments. This low population density has resulted in high-amenity and valued environments, especially for families with children. However, it has also contributed to:

- public transport being less effective due to small population catchments (Metropolitan Adelaide's population density is approximately 1,400 people per km². Cities around the world with successful public transport networks have an average population density of at least 3,000 people per km²)
- walking and cycling being less viable options (as where we live, work, shop and conduct many of our daily activities are often located some distances apart).

Recent trends in household size, household formation, ageing and affordability have seen increases in urban density and moves towards more mixed land-use environments. Recent examples in metropolitan Adelaide include developments at Bowden, Woodville West, Lightview and in the Adelaide CBD.

The motor vehicle will continue to be an important mobility choice for many people. However, as the trend towards infill development continues there is likely to be an increasing demand for accessible public transport, walking and cycling.

Investments to improve mobility options will be important to ensure efficient transport networks and a range of transport options. There will be many opportunities in Adelaide to increase cycling and walking uptake as three-quarters of daily trips are predicted to be short journeys of three to six kilometres¹².

There is also increasing recognition of the importance of better balancing access and activity. This recognises the need to both move through a street ('Link') and the need to use a street as a destination in its own right ('Place')¹³. From a planning perspective, Link and Place always compete: great 'Links' are fast, efficient and minimise travel time whereas great 'Places' encourage us to linger, stay and extend our time in the areas. Establishing the right balance between the two is vital.

One interesting emerging trend across Australia is that fewer young people are obtaining a drivers' licence, citing cost and lack of interest in driving. While this trend is slowly emerging, it suggests that accessing information from our personal devices is influencing our mobility options: car-share, ride-share and bike-share services provide on-demand transport and can play a valuable role in reducing private vehicle dependence.

There are also existing and emerging technologies that will require planning policy consideration to be fully realised. Driverless vehicles, smart parking technologies or electric vehicles are new technologies that are likely to influence the transport and land use requirements of our cities. The Code will need to consider how these should be supported in our planning system.

The core economic functions of the transport network will continue to be enhanced by policies that support the viability of our critical supply chains (including ports) with high-quality linkages.



WHAT THIS MEANS FOR THE PLANNING AND DESIGN CODE

Zones will need to be included in the Code that support the appropriate mix and density of land uses close to public transport corridors.

For example, there is currently a variation in the application and requirements of off-street parking rates in some development plans which may need further consideration. Striking the right balance between providing parking while not compromising quality design, public transport use and public realm outcomes will be important.

Transition into the Planning and Design Code also provides an opportunity to consider policies that help embed walking and cycling into our urban form, both vital to increasing the in health and liveability of our neighbourhoods.

The Code will also need to protect vital transport and supply chain corridors.

HOW WILL THIS BE EXPLORED?



The Integrated Movement Systems Discussion Paper will explore how land use planning policy currently considers the integration of movement systems and will provide context on how planning reform elements can bridge the gap from strategic policy to implementable planning instruments.

Key issues explored will include:

- alignment of land use and transport planning
- planning for sustainable transport modes such as walking, cycling and public transport.
- capitalising on economic opportunities arising from strategic transport infrastructure such as freight networks and intermodal air and sea ports
- adapting our new system to new technologies such as electric or driverless vehicles
- identifying appropriate car parking requirements in response to changes in transport options and technology.

The following Policy Conversation Area will form part of the engagement process for the Integrated Movement Systems Discussion Paper.



Policy Conversation Area - SUSTAINABLE MOBILITY, CAR- PARKING AND THE IMPACTS OF TECHNOLOGY

How can we balance the desire for mobility with the need to create places to spend time?

How do we realign our policy environment with the emerging trends of reduced car dependence, renewed interest in placemaking, a focus on quality of life and healthy lifestyles?

THE BLUEPRINT FOR SOUTH AUSTRALIA'S PLANNING AND DESIGN CODE

SUPPORTING CLIMATE CHANGE RESILIENCE, HEALTH AND LIVEABILITY

South Australia is particularly exposed to impacts arising from a drying climate, an increase in heatwaves, rising sea levels, extreme rainfall events and bushfire activity.

Our planning system can mitigate these risks through policy that seeks to promote climate-appropriate development, green infrastructure, water sensitive urban design and an urban form that is resilient and designed to work with local environmental conditions. It is also important to consider the need to protect primary industries (such as horticulture, viticulture, grazing and cropping land) from climate change.

Open spaces and vegetation need to play a greater role in cooling the built environment, filtering pollutants and providing opportunities for water to soak into the ground.

Quality green spaces will also provide a focus for social interaction between neighbours and help support safe, healthy and connected communities. Parks and other areas of public open space will provide physical activity options which improve the overall mental and physical health of the community and its liveability. Such access to nature and green spaces is vital to help promote positive health and wellbeing.

In our urban areas, an increased dwelling density as well as a trend towards larger houses on small allotments means that access to quality green public spaces and nature is becoming increasingly valued. *The 30-Year Plan for Greater Adelaide – 2017 Update* therefore introduces an Urban Green Cover target designed to monitor and seek improvements to the level of trees and shrubs in metropolitan Adelaide.

Planning policy will also need to help provide for mitigation against increases in impervious surfaces and greater stormwater run-off through innovative approaches to promoting a greater range of green infrastructure. Both of these challenges will be discussed in the Policy Conversation Area outlined in this section.

In regional areas, native vegetation will play an important role in protecting soils from erosion in biodiversity corridors and in rehabilitating watercourses. Reinstatement of native vegetation on marginal agricultural lands can improve environmental outcomes and agricultural yields.



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WHAT THIS MEANS FOR THE PLANNING AND DESIGN CODE

The Code will consider the impacts of climate change on land-use planning. Critical will be the planning of coastal areas in response to expected sea level rise and changes in general climatic conditions. This will also affect the planning for other hazards such as flooding and bushfire.

It will be important to support a more liveable urban environment with tree-lined streets and public open

spaces. Promoting green infrastructure (including green roofs, vertical gardens and water sensitive urban design) in higher density developments will assist with urban cooling, reduce building energy use and improve biodiversity.

Planning for a more compact urban form to reduce vehicle use and associated greenhouse gases will also be explored.



HOW WILL THIS BE EXPLORED?

The trends described above will be explored in the Natural Resources and Environment Paper.

Key issues explored will include:

- protecting sensitive environmental assets such as native vegetation and water
- coastal policy
- assessing hazards, including flooding, bushfire risk and site contamination
- biodiversity protection (in both rural and urban contexts)
- green infrastructure and water sensitive urban design.

The People and Neighbourhoods Discussion Paper will address some of these issues, including:

- the role of open space in neighbourhoods
- the changing role of streetscapes in denser urban environments.

The following Policy Conversation Area will form part of the engagement process for the Natural Resources and Environment Paper.



Policy Conversation Area - GREEN INFRASTRUCTURE, WATER SENSITIVE URBAN DESIGN AND RESILIENCE

How can we better facilitate green infrastructure and WSUD for climate change resilience and the creation of healthy and liveable communities?

FACILITATING THE EFFECTIVE USE OF RESOURCES AND INFRASTRUCTURE

Infrastructure is the network of essential services and facilities that underpin population growth and support productive, social, economic and environmental capacity in neighbourhoods and towns.

The Act seeks to promote a more coordinated approach to both public and private sector investment in infrastructure to achieve common goals and increase the diversity of, and funding for, the provision of infrastructure. Responsibility for infrastructure does not reside with a single agency, however the planning system plays a pivotal role in how and when it is delivered. Better integration of long-term land-use planning and the delivery of infrastructure will improve certainty for industries, government agencies, the private sector and the community.

The resource sector is also predicted to expand and so we will need to better protect these resources and their associated supply chains and infrastructure.

Key resources include:

Renewable energy

The renewable energy generation sector is continuing to be a hot spot for significant innovation. The combined emergence of new technology and the expansion of generation facilities will require improved management of competing land uses and interface impacts.

Effectively managing our water supply

Across the state, the importance of the security of water supplies continues to be vital, particularly in the context of a changing climate. The Mount Lofty Ranges Watershed is of critical importance to Adelaide's water supply and requires suitable policy to provide continued protection from inappropriate development. Policy should also consider impacts upon the Murray River, which is the key water supply for the majority of South Australia's population. It is also important to recognise that these places are also key areas for agriculture and tourism.

Effective use of primary production land

There is potential for our premium food and wine production sector to grow. Policies that support primary production and related agri-business investment will therefore be required.

Across the agricultural areas of South Australia, planning policy will need to consider the challenges of agglomerations of monoculture and large-scale productions and a diversity of smaller land holdings supporting small volume, boutique or value-added produce.

In regional areas, changes to farming practices will affect land use and planning. Therefore, we need to better manage the interfaces between neighbouring land uses.

Managing our growth to protect our food bowl and environmental assets

The Environment and Food Production Areas (EFPAs) will protect food and agricultural areas and contain urban fringe growth. This is needed to increase opportunities for farm-related agricultural development and value-adding, while simultaneously protecting our environmental assets and water catchments. This will be an important balance for the new planning system to consider and allow flexibility for more opportunities to occur.



WHAT THIS MEANS FOR THE PLANNING AND DESIGN CODE

The Code will need to consider how planning policy ensures the timely and cost-effective provision of infrastructure services, including community infrastructure.

The Code will need to guide the effective use of our food producing areas and safeguard them from urban encroachment. It will be particularly important to maintain and protect primary production and tourism assets in the Environment and Food Production Areas while still allowing for appropriate investment opportunities. Interfaces between new development in growth areas and the surrounding primary production

land and/or nature protection areas will also need to be appropriately managed.

A policy framework that achieves the right balance between competing uses in our important water catchment areas such as the River Murray and the Mount Lofty Ranges Watershed Catchment Area is vital.

The policy environment for new technologies such as the renewables sector will need to be considered. This will include ensuring that planning controls are sufficiently flexible to allow new technologies to emerge and grow.



HOW WILL THIS BE EXPLORED?

The trends described above will be explored in the Natural Resources and Environment Paper.

Key issues explored will include:

- water security and catchment management
- supporting renewable energy.



HOW WILL THIS BE EXPLORED?

The Productive Economy Paper will also explore the:

- timely provision of infrastructure services in line with planning policies
- effective use of primary production land
- protection of our food producing areas from urban encroachment.

The following Policy Conversation Area will form part of the engagement process for the Productive Economy Paper.



Policy Conversation Area - METROPOLITAN GROWTH MANAGEMENT INCLUDING LAND SUPPLY, PERI-URBAN AND METROPOLITAN STAGING

How can we better manage the interface between different land uses in peri-urban areas and ensure adequate fringe broad hectare land?

How can we better manage the interface between emerging rural industries such as wind and solar farms and older primary productions such as cropping, grazing and horticulture?

Can metropolitan staging programs provide greater certainty to all stakeholders and assist orderly development?

ENCOURAGING SMART CITIES AND TECHNOLOGY

Advances in technology are continuing to shape how we live and work. Our everyday interactions are constantly evolving as improved data speeds, analytical tools, communications, technologies and artificial intelligence provide new opportunities for industry diversification.

The evolution of technologies is also permeating the form and function of our urban environments. Traditional industries are experiencing fundamental shifts in business models as the digital economy transforms customer interactions and distribution networks. Increased workplace flexibility, online trading and social media are changing business work patterns, operating hours and land use requirements (such as office space), with each factor influencing the function of our cities.

Our homes are progressively becoming centres of technology in which we can work with a growing number of tools that automate appliances and improve our connectivity and efficiency. Housing construction techniques also have the potential to be revolutionised through the onset of technologies such as 3D printing and mass prefabrication which support cheaper, faster and more environmentally friendly construction.

Real time data and smart technology will lead to better utilisation of infrastructure, clean energy and energy efficiency, improvements in services and better benchmarking of cities' performance.

Making a city 'smarter' is about improving people's experiences so it better meets their needs. Competition among advanced economies for knowledge-sector jobs and industries is influencing the increased adoption of 'Smart Cities' principles. These include the matching of technology, improved public service interfaces and better data utilisation¹⁴.

There is also much more data now collected by governments and the private sector that can inform planning policy. For example, ridesharing and telecommunication companies already have vast data collections tracking how people move around cities, which could potentially better inform transport and land-use planning policy.

Smart City principles are important for both metropolitan and regional centre contexts, particularly in the new digital age. The roll-out of the National Broadband Network (NBN) will assist with improving the digital access and providing new opportunities across the state.

The nature of work itself is being transformed not only in what we do, but where and how we do it. Distance as a concept continues to be challenged, as does our traditional understanding of our need for space and time.

Similarly, a more flexible and adaptable approach to the work environment is changing our relationship with the traditional 'office' environment, with workers, particularly professionals, taking a more activity-based approach to where they work.

A smart city is a place where public infrastructure, data technology and the internet work together to improve the quality of life for people living, visiting and working in the area.



WHAT THIS MEANS FOR THE PLANNING AND DESIGN CODE

There is potential for planning policies to be more responsive to the onset of technological change by anticipating impacts and promoting land use and design solutions that support liveability and retain a sense of identity.

The implementation of South Australia's new planning system provides a unique opportunity to embed advanced technologies and develop policy that

complements the anticipated benefits of technological change for the improved competitiveness of our economy. The development and progressive roll-out of a fully electronic and interactive Planning and Design Code supported by an ePlanning system which is accessible, accurate and consistent, will help enable this.



HOW WILL THIS BE EXPLORED?

These trends and issues will be covered in the Productive Economy Paper, which will explore some of the following:

- facilitating the development of knowledge and creative industries
- integrating 'Smart City' technology with the public realm
- the influence of advancing technologies on planning.



BUILDING A BETTER PLANNING SYSTEM

Who makes planning decisions, how they are made, and how the community can participate in them is fundamental to the planning system.

The Expert Panel for Planning Reform made a number of recommendations to improve the governance and operation of the planning system to make it better for all South Australians. This has resulted in the following:

- the formation of the State Planning Commission (the Commission)
- the development of the Community Engagement Charter
- greater Parliamentary scrutiny
- better coordination and delivery of infrastructure.

The Commission is a non-partisan body providing advice and leadership on all aspects of planning and development throughout our state – housing design, roads, public transport, location of schools and services, and open space. The Commission is also the state's principal development assessment and planning advisory body.

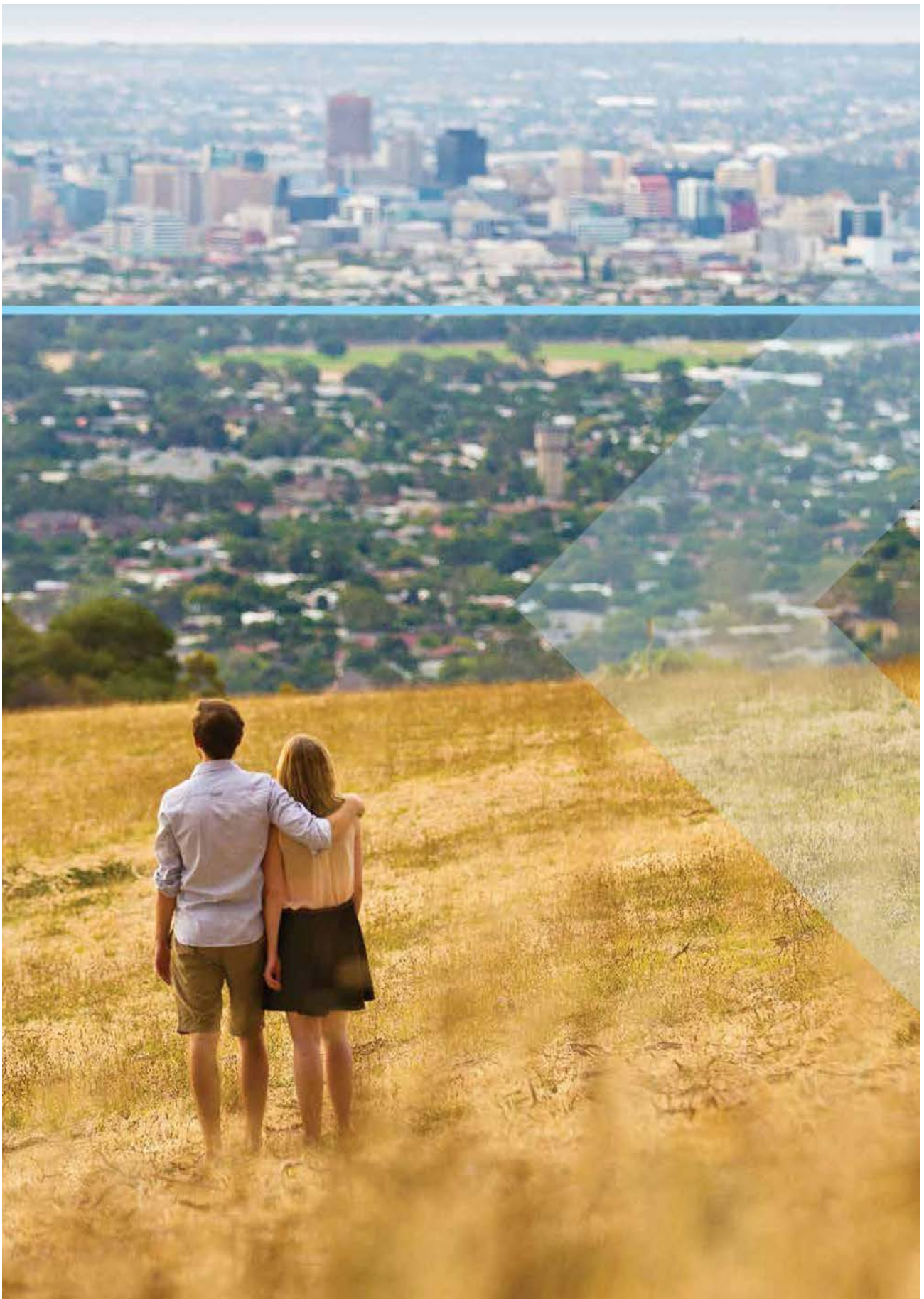
The Commission has developed the Community Engagement Charter to enable communities to have a greater say in the direction of their neighbourhoods by influencing the setting of local development rules.

The planning reforms also provide a mechanism to allow regional boards, independent expert panels and accredited professionals to make decisions in accordance with a stringent set of criteria and under the regulatory oversight of the Commission.

The Commission has responsibility for leading the transition from the *Development Act 1993* to the new Act, which includes the introduction of the Planning and Design Code.

The Commission's charter is to act in the best interests of all South Australians, promoting the principles outlined in the Planning, Development and Infrastructure Act 2016 to encourage state-wide economic growth and support livability.

The Code will consolidate South Australia's 72 existing development plans into one clear planning rulebook for the state and will be supported by a new e-planning system so that planning information is easily accessible online.



A MORE EFFICIENT AND EFFECTIVE SYSTEM

As South Australia continues to grow, it is critical to ensure that our cities, regions and communities develop in ways that best adapt to, support, and further this growth. This can be achieved by providing certainty and removing unnecessary delays in South Australia's planning system.

South Australia's Expert Panel on Planning Reform identified a number of areas of reform to the planning system as a whole, with key areas of Code improvement for development plans identified:

- growing prescription of planning controls that stifle innovation and create barriers to good projects
- growing over-regulation of planning assessments with around 70,000 applications per year (substantially above other states on a per capita basis)
- inconsistent planning rules affecting similar applications in comparable locations
- significant duplication of policy with over 500 zones covering residential areas alone
- rules that quickly become out-of-date due to slow amendment processes.



The Code Technical Discussion Paper will explore how the new Code will address some of these matters:

- considering the appropriate level of assessment for defined forms of development (restricted, performance assessed or deemed to satisfy)
- providing a streamlined set of zones, subzones and overlays with clear rules around local variation
- providing certainty of assessment pathways, public notification and referrals
- describing clear performance outcomes for development

The primary object of the Act is to support and enhance the state's liveability and prosperity in ways that are ecologically sustainable and meet the needs and expectations, and reflect the diversity, of the state's communities by creating an effective, efficient and enabling planning system.

THE ACT INTENDS TO:

• provide a system that is easy to understand and provides consistency in interpretation.

• provide users with a digital system.

• promote certainty while at the same time providing scope for innovation.

• promote high standards for the built environment through an emphasis on design quality.

• promote safe and efficient construction through cost-effective technical requirements.

• provide financial mechanisms, incentives and value-capture schemes that support development.

• promote cooperation, collaboration and policy integration between and among State Government agencies and local government bodies.



NEXT STEPS

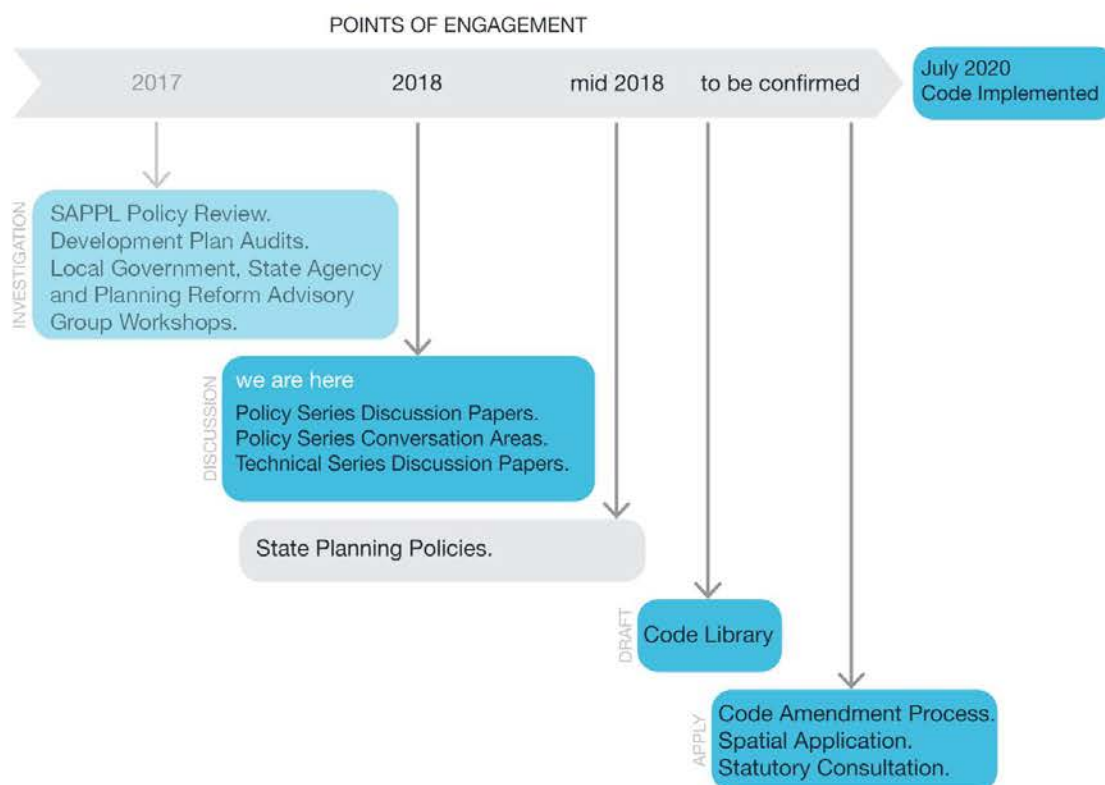
The **Blueprint for South Australia's Planning and Design Code Discussion Papers** will be released progressively, with each available for public comment and accompanied by opportunities for industry and community engagement.

The **Policy Series Conversation Areas** will work through some of the more significant policy issues that will be a focus for reform in 2018 and onwards.

These are aligned to one or more of the Policy Series Discussion Papers and are a key part of their engagement process.

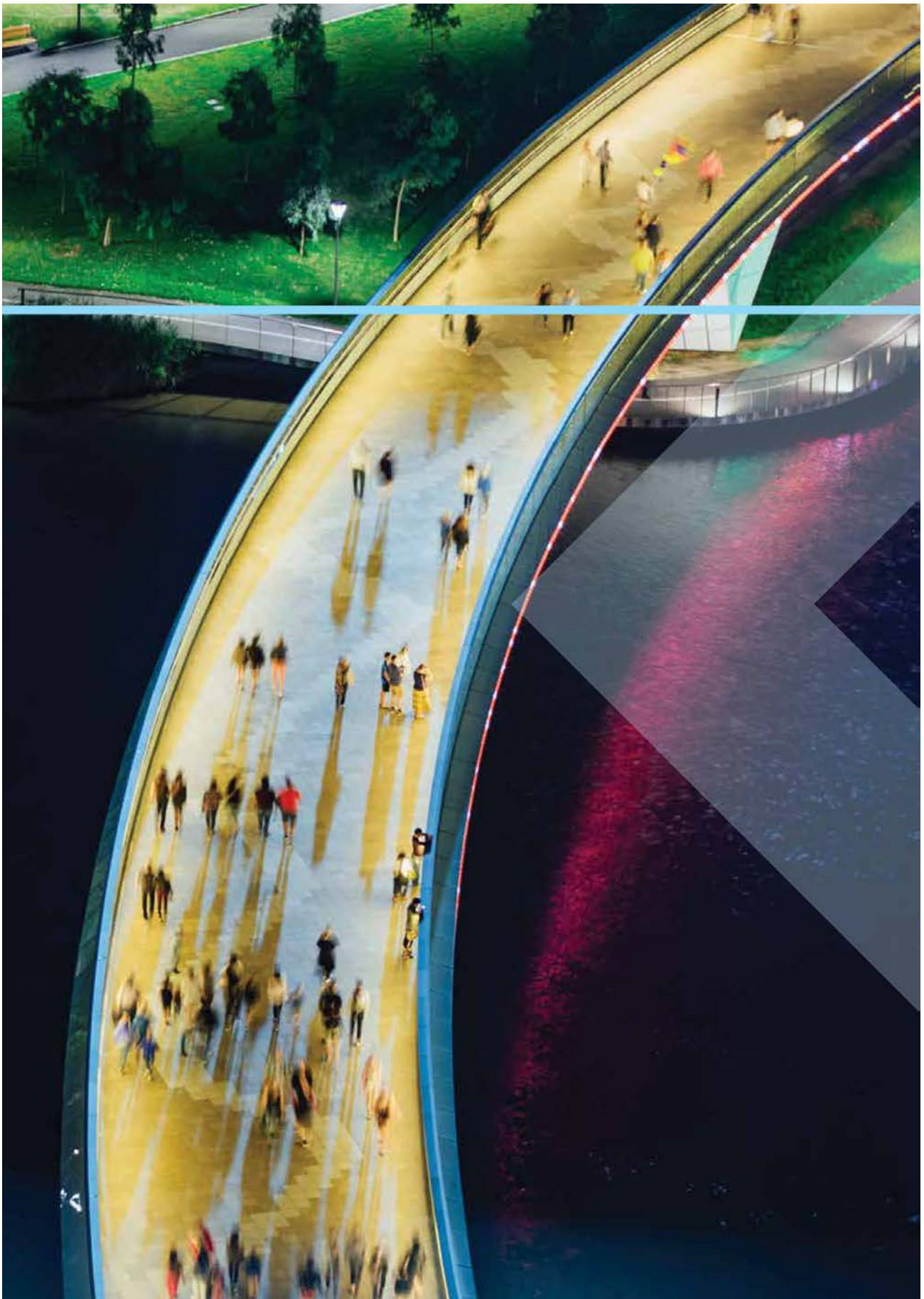
In parallel, the **State Planning Policies** will also be released for consultation by the middle of 2018.

The **draft Code Library** subsequently will be released for formal statutory consultation in early 2019.



END NOTES

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HOW YOU CAN GET INVOLVED

We invite you to participate and share your opinions as we shape and progress development of the Code.

For further details about the engagement process and to get involved visit:

www.saplanningportal.sa.gov.au



Government of South Australia

Department of Planning,
Transport and Infrastructure



Introduction to Technical Discussion Paper

Future land use definitions and classes

What is being reviewed?

How we define the use of land in South Australia plays a vital role in helping to assess developments and is a key part of modernising our planning system for the 21st century.

The Government of South Australia has initiated a review of land use definitions and classes to support a variety of planning work to happen consistently across the state with efficiency, accuracy and certainty.

This will support the development of a suite of fresh land use definitions and classes to be included within the soon to be developed planning rules for our state – the Planning and Design Code.

Ensuring a clear, consistent and effective suite of definitions and land use classes will enable our planning system to be more responsive to development trends and priority issues affecting our state.

Feedback from practitioners who regularly use the planning system will be a valuable part of this review.

Have your say:

We are calling on planning practitioners and other regular users of the planning system to provide feedback on potential gaps, areas of conflict or opportunities for improvement within the current suite of land use definitions and classes in South Australia.

Some definitions under our current planning system may no longer be relevant in contemporary planning. Other definitions may simply need updating to reflect current language, while others may continue to perform well within contemporary planning. There may also be a need for completely new definitions for more recent and emerging land uses not catered for in our current system.

We are now seeking feedback in relation to five key questions:

1. What land use definitions are working well?
2. What improvements could be made to better reflect today's policy and development trends?
3. What gaps or areas of conflict are there within our current definitions?
4. What land uses and development types might better function if grouped together?
5. How can we present the concept of land use classes in the Code and reduce the number of change of use applications?

How your feedback will be used:

Listening to your feedback, we will develop a future suite of fresh land use definitions and classes which will be incorporated into the Planning and Design Code.

There will many future opportunities to have a say on the development of the Planning and Design Code, and more information about the Code's development is available on the [SA Planning Portal](#).

Contact:

Please answer the key questions and include any additional feedback or thoughts you have.

Simply email or post your comments to us at:

- DPTI.PlanningEngagement@sa.gov.au
- PO Box 1815, Adelaide SA 5001.

The closing date to have your say is Friday 20 April 2018. We would appreciate your response before then.

Introduction

Land use definitions in South Australia

Definitions of land use have existed since the first planning legislation in the 1960's. In fact, many of the definitions we use today date back from this time. Definitions are currently located within Schedule 1 of the Development Regulations, and are also throughout some development plans. The new *Planning, Development and Infrastructure Act 2016* enables definitions to be contained within our state's Planning and Design Code, making it easier for definitions to keep pace with contemporary policy approaches. It provides a great opportunity to consider the definitions that work well and those that could be improved.

In 2011, following a comprehensive review of case law and creating the South Australian Planning Policy Library (SAPPL), we published a [terminology list](#) to assist councils, planning professionals and consultants to help with policy drafting.

The SAPPL list, in addition to [Schedule 1 of the Development Regulations](#), will be a starting reference point for the review of definitions and terminology.

Land use classes in South Australia

Our new *legislation* enables us to consider the concept of land use classes, principally as a mechanism for eliminating minor applications for change of use. In particular, an application for a change of use will not be required if moving between uses within a land use class.

Purpose of review

The purpose of the review is to consider the role and application of land use definitions and classes in the following contexts:

- New planning assessment pathways and the consistent processing of applications
- Providing certainty around assessment of applications that would be automatically approved under certain criteria
- Moving towards a mixed use and performance based approach to planning assessment
- Grouping land uses with similar impacts and spatial requirements to streamline change in use
- Implementing a digital system based around precision and certainty, including the provision of information to users including applicants, authorities and investors.

Process for review

This review process involves two key topics:

Topic 1 – land use definitions

Initial feedback through a recent review of local council development plans across South Australia has drawn attention to a number of potential land use definition gaps, issues and anomalies. In this regard, we are now seeking feedback on the following questions:

1. What land use definitions are working well?

Tell us which definitions are holding their own in the development assessment space today. We intend to identify definitions that are consistently understood and applied, and should therefore continue to feature in land use definitions within our new planning system.

2. What improvements could be made to better reflect today's policy and development trends?

Tell us what definitions should be added to better reflect today's land use and development trends, as well as whether there are any land use types that could be included or excluded from certain definitions.

3. What gaps or areas of conflict are there within our current definitions?

The concept of arranging land uses into 'activity groups' is already used by a number of other states, principally as a mechanism to reduce unnecessary or duplicate policy content within zones.

For example, rather than listing a range of dwelling types as being 'envisaged' in a zone, the umbrella term of 'residential' could be used instead.

4. What land uses and development types might better function if grouped together?

Consider whether grouping land use definitions under common umbrella terms would be simpler and more efficient than multiple definitions for similar uses. Tell us your thoughts on why some land uses should or shouldn't be grouped together.

Topic 2 – land use classes

The new system provides potential for the concept of 'no change of use' to be broadened through establishing land use classes. As explained in s4 (6), Planning, Development and Infrastructure Act 2016 - *'a change of use specified in the Planning & Design Code will not be regarded as a change of use of land under this Act.'*

5. How can we present the concept of land use classes in the Code and reduce the number of change of use applications? i.e. shop to consulting room to office back to shop in a centre zone.

In thinking about this question consider:

- The benefits land use classes could bring to the new system
- The types of land use changes that do not require an application
- What the system should keep track of in relation to land use change.

Some examples of what we've heard

“ Dependent accommodation... there is increasing pressure for this development type but it is often interpreted as a second dwelling and subject to more onerous assessment procedures. What type of facilities should be shared with the main dwelling? ”

“ Shops vs restaurants vs bulky goods outlets... do they share similar impacts or should they be defined independently? ”

“ Supported accommodation... need to provide flexibility in housing types for the ageing. Retirement villages are currently assessed as 'group dwellings'. ”

“ Horticultural buildings... are currently undefined and cannot be considered 'farm buildings'. ”

“ Serviced apartments... not currently defined but is anticipated by policy. Potential problems converting serviced apartments to residential. ”

“ Tourist accommodation... problematic. Encompasses a variety of accommodation types of varying scale and impact. Influenced by tenure and length of stay. ”

“ Motel... the necessity to include an associated restaurant can be problematic where this element is intended to be operated independently from the motel. ”

“ Intensive animal keeping... need to review how intensive animal keeping is being determined. Consider emerging small-scale free range enterprise, options for thresholds etc. ”

“ Residential flat buildings... development involving more than one, two-storey residential flat building is being assessed as Category 3 – full public notification and third party appeal rights. ”

“ There is a need to define and apply policy to emerging energy resources such as 'battery storage', 'solar farms' and consumer facilities such as 'battery recharge points'. ”

11.2 Response to the Accredited Professional Scheme Discussion Paper

Brief

This report presents the proposed feedback to the Department of Planning, Transport and Infrastructure and the Local Government Association on the Accredited Professional Discussion Paper.

RECOMMENDATION

It is recommended to Council that:

1. It endorses the comments contained in this report as the Council's response to the Accredited Professional Scheme Discussion Paper; and
2. Authorises the Chief Executive Officer to provide the approved response to the Local Government Association and the Department for Planning, Transport and Infrastructure.

Introduction

The Department of Planning, Transport and Infrastructure has released the Accredited Professional Scheme Discussion Paper (Paper) for consultation running until 30 April 2018. In circular 7.12, the LGA stated that it would review the discussion paper and be in contact with councils on the accreditation scheme and a submission/response back to DPTI. However, this does not preclude councils from making a separate submission to DPTI.

Discussion

The proposed Accredited Professional Scheme (Scheme) will establish and maintain the minimum standards required of an accredited building or planning decision maker within South Australia. Under the scheme there will be a range of accredited building and planning professionals who can make decisions based on the nature and complexity of a particular development. Levels of accreditation will be based on qualifications, skills and experience.

The Scheme will comprise three main components:

- Accreditation;
- Registration; and
- Investigation.

General comments

The Scheme intends to ensure that any development assessment decisions being made under the new *Planning Development and Infrastructure Act 2016* (PDI Act) are by qualified assessment panel members, planners and building surveyors with the appropriate level of experience and expertise being matched to the complexity of the development. The introduction of accountability and a complaint process for those that do not comply with associated codes of conduct is also proposed under the Scheme. At a conceptual level this approach for accreditation is supported.

Planners, building surveyors and other built environmental professionals currently pay an accreditation fee to their respective professional organisations, however, the new Scheme will now also require payment of an accreditation registration fee to the registration body with no additional benefit above the existing approach. As professional accreditation fees are often paid by employers (i.e. Council) this will be an additional cost to Council with limited additional benefit to the existing professional bodies approach.

Recommended feedback specific to the accreditation for Council Assessment Panels

That:

The proposed accreditation of assessment panel members that enables Council to appoint high calibre members from a range of built environment fields is supported. However, Council does not support an accreditation scheme that preferences or limits assessment panel members to those only having an urban planning qualification and experience.

Recommended feedback specific to the accreditation for assessment managers and planning professionals undertaking development assessment

That:

Council supports the accreditation of assessment managers along with the proposed requirements and considers that it will enable councils' Chief Executive Officers to appoint highly qualified and experienced assessment managers. It is noted that in order to be appointed as an assessment manager at a metropolitan council, an exceptional level of competency and experience would be required to be demonstrated through the selection/appointment process and that the accreditation only forms one element of this process.

CWT also supports the accreditation of Accredited Planning Professional who will operate within Councils and within the private sector. We suggest that an increased period of experience (i.e. 2 years) considering the complexity of dealing with 'minor' departures in relation to code assessed (deemed to satisfy) developments.

Council does not support the proposed accreditation requirements of accredited land division professionals who will operate within local government and within the private sector, with particular concern in relation to the creation of up to 4 (four) allotments and acceptance of Surveying and Spatial Sciences Institute certification. It is noted that at the City of West Torrens (CWT), a significant proportion of land division applications are for the creation of 4 (four) or less allotments and some of these applications are some of the most complex planning applications assessed, requiring consideration of a range of planning policy matters (streetscape, amenity, character, density, public realm, council infrastructure, etc.) as they relate to infill development to increase development densities within existing established suburbs. Therefore, Council would like to see increased requirements for the accreditation of land division professionals in line with those of an accredited planning professional.

Further, case law requires the consideration of land division prior to built form applications and any poor land division outcomes that occur through a land division approval are likely to be amplified through a subsequent poor built form outcome. For this reason it is critical that a qualified and experienced urban planning professional assess land division applications. It is considered that a more appropriate approach to the accredited land division professional would be to require qualifications and accreditation consistent with the accredited planning professional.

Council supports the move away from the current system whereby building surveyors are 'private certifiers' in relation to planning consents and instead introducing an accreditation system for planning professional acting as private certifiers only for planning matters.

Recommended feedback specific to the accreditation for building professionals undertaking development assessment

That:

Council supports the Scheme's proposal of appropriate levels of experience and expertise that should be matched to the complexity of the development being assessed and that individuals are able to be held accountable for their decision making through the accreditation scheme. It is noted that at a conceptual level, this is exactly the same as the existing AIBS accreditation scheme and the key difference is that a similar approach is now being applied to planning professionals in development assessment decision making.

The Scheme's consideration of the shortage of qualified building surveyors available to undertake inspections and consideration of how this may be addressed is noted. However, the introduction of a 4th level of building surveyor accreditation may not actually result in increased flexibility or resources available to councils. A Level 4 building inspector may help with achieving a component of the legislated inspection targets but without relevant qualifications as a building surveyor they would be unable to assist in, undertake any development assessment functions or assess against the building rules requirements. At the City of West Torrens, this would place a significant limitation on the flexibility within the Building team resources as a Level 4 building inspector may not be able to take on an entire FTE workload. Further information with respect to what criteria would be applied by the accrediting authority for Level 4 is required before support for this approach can be given. Council is of the view that further work by DPTI and SPC is required to address the shortage of building surveying professionals within South Australia. It is also noted that the introduction of a Level 4 building inspector may introduce a misperception both in the construction industry and general public with respect to the roles and responsibilities of building surveyors versus those of building inspectors.

Recommended feedback specific to the recognition of Policy Planning

That:

The Discussion Paper identifies that key benefits of the scheme include 'better decisions' and 'better recognition of professionals'. However, the Scheme fails to address the foundation of decision-making which is the development of policy against which decisions are made and the consultation with community which forms the basis of such policy changes.

The Discussion Paper States that, *"..it is likely that a practice direction will be issued to require any person or entity preparing or amending a designated instrument (e.g. the Code) to have received and considered the advice of an accredited planning professional."*

It is presumed that the "Code" referred to in this clause is the Planning and Design Code (and not the Code of Conduct described in the Discussion Paper) as otherwise there is no reference to policy development in the Discussion Paper whatsoever which would imply that the development of planning policy was no longer part of the role of planners in South Australia.

There appears to be no recognition in the Accreditation Scheme that the writing of policy is a different skill set to the assessment of development. While many assessment planners may be able to adapt to this process, experience assessing development does not necessarily equate to skills compatible with writing effective and unambiguous policy that delivers intended results on the ground.

Ideally any planner or entity preparing or amending a designated instrument (such as the Planning and Design Code) will have a level of competency or demonstrated experience in policy development and community consultation - not just development assessment experience. While those preparing Code Amendments will consult with assessment planners, some recognition of policy planning as an important skill set in its own right is required in the scheme.

Conclusion

The report presents the City of West Torrens proposed feedback to the Accredited Professional Scheme Discussion Paper.

Attachments**1. Accredited Professional Scheme Discussion Paper**



ACCREDITED PROFESSIONALS SCHEME DISCUSSION PAPER



Government of South Australia
Department of Planning,
Transport and Infrastructure



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WHAT IS THE ACCREDITED PROFESSIONALS SCHEME DISCUSSION PAPER?

South Australia's new planning system is built around feedback from the community, the planning and development industries and other interested parties.

The new accredited professionals scheme (the scheme) will be no different, with this paper prepared by the Department of Planning, Transport and Infrastructure (DPTI) to discuss how it might operate most effectively. DPTI is seeking feedback from advocacy organisations, industry professionals, local governments, educational institutions and other interested parties to inform preparation of the draft scheme ahead of its testing and finalisation.

This discussion paper should stimulate thought around the possibilities of the proposed scheme. Thought provoking questions and spaces for you to capture these thoughts are provided throughout the document.

We encourage you to share feedback on the proposed accreditation scheme by emailing or posting it to us by Monday, 30th April 2018.

- **Email:** DPTI.PlanningEngagement@sa.gov.au
- **Post:** PO Box 1815, Adelaide SA 5001

1. INTRODUCTION

Planning and development in South Australia are changing. In response to this change, the new *Planning, Development and Infrastructure Act 2016* (the Act) is being progressively introduced to replace the existing *Development Act 1993* and will provide a more efficient and effective planning system. It will shape the future of South Australia by focussing on good design outcomes and engagement, revolutionising the way planning and development decisions are made and who can make them.

An important part of the new Act enables the Minister for Planning to establish an accreditation scheme for planners, building certifiers and other industry professionals involved in making development decisions. The objective of the scheme is to improve confidence in these decisions, as well as the professionalism of decision making processes more generally. The proposed scheme will support the new system and expand the similar, but more limited provisions of the *Development Act 1993*.

Under the new scheme there will be a range of accredited planning and building professionals who can make important decisions based on the nature and complexity of a proposed development. The scheme will establish and maintain the minimum standards against which professionals are assessed to determine their level of accreditation. These varying levels will be based on the professional's qualifications, skills and experience. There will also be a requirement for continued professional development in mandatory fields, such as design, engagement and performance based planning to retain accreditation.

WHAT ARE THE BENEFITS OF THE PROPOSED SCHEME?



Better decisions

The scheme will provide increased confidence for development applicants and communities that decisions are being made by qualified and experienced professionals who regularly undergo training and are audited for competency.



Better recognition of professionals

The proposed scheme will recognise the importance of professionals in the decision-making process and value their skills and experience. It will also value professional development within the sector.



More choices for professionals

For professionals, you will have the choice to become accredited by the South Australian Government, or choose a recognised scheme from a private accreditor.



More choices for applicants

For development applicants, you will have the choice to engage accredited professionals in the public or private sectors, giving faster and more responsive turnaround times on applications.



Improved management of complaints and investigations

To ensure confidence in South Australia's accredited professionals and their decisions, the scheme will provide clear audit, complaints and investigations processes.

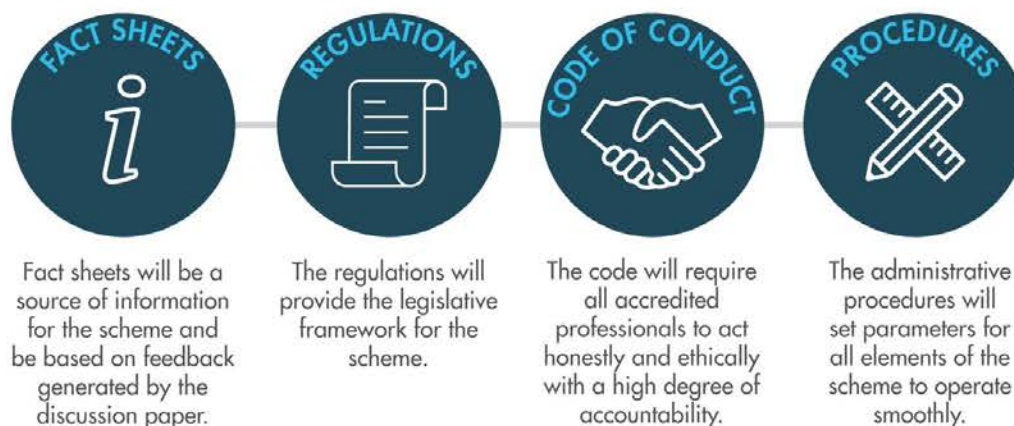


Centralised public register for all accredited professionals

All professionals accredited under the proposed scheme will be recorded on the South Australian Planning Portal. This will provide an up to date directory of all planning and building decision makers with their level of accreditation and any specialist fields.

HOW WILL THE SCHEME BE DEVELOPED?

We are taking a consultative approach to develop the scheme. This discussion paper is the first step of the process and is available for consultation for a period of three months. The feedback received will inform the development of the scheme, which will be undertaken in four steps as follows:



The scheme will be first applied to assessment panel members from mid-2019. Accreditation for planning professionals other than assessment panel members will be introduced concurrently with the new assessment pathways under the Act and launch of e-planning. This is likely to occur in 2020. Building certifiers will continue to operate as they do currently until this time.

The time line below serves as a guide of how the scheme will be developed, as well as when there will be further opportunities for your input.



2. OVERVIEW OF THE SCHEME

WHAT IS THE ACCREDITATION SCHEME?

The proposed scheme will establish and maintain the minimum standards to become an accredited building or planning decision maker within South Australia.

The scheme should:

- allow for varying levels of accreditation with differing permissions based on a person's qualifications and experience
- specify ongoing training requirements tied to the periodic renewal of accreditation
- ensure the registration of all accredited professionals on the South Australian Planning Portal
- require the holding of professional indemnity insurance
- specify arrangements for the auditing of accredited professionals
- provide grounds for the suspension or cancellation of an accreditation
- enable private professional bodies to provide accreditation, subject to appropriate protocols established by Government
- require compliance with codes of conduct
- include the management of complaints and prosecutions

EXISTING INDUSTRY SCHEMES

The Act enables a scheme provided by another entity to be recognised by the regulations. The experience and qualification levels will be prescribed in the scheme. This would be particularly relevant where a person is not a member of a recognised association or professional body.

Currently, there are several industry bodies in Australia that provide accreditation or professional certification within both the building and planning sectors. These include:

Building:

- Australian Institute of Building Surveyors (AIBS)
- Royal Institute of Chartered Surveyors (RICS)

Of note, AIBS and RICS are recognised under the *Development Act 1993*.

Planning:

- Planning Institute of Australia (PIA)

There are additional accreditation schemes offered by other industry bodies in allied fields. These could be useful for assessing those professionals who want to become Assessment Panel Members as experts in a specialist field. These include:

- Architects Accreditation Council of Australia (AACA)
- Australian Institute of Architects (AIA)
- Engineers Australia
- Surveying and Spatial Sciences Institute (SSSI)

HOW WILL IT WORK?

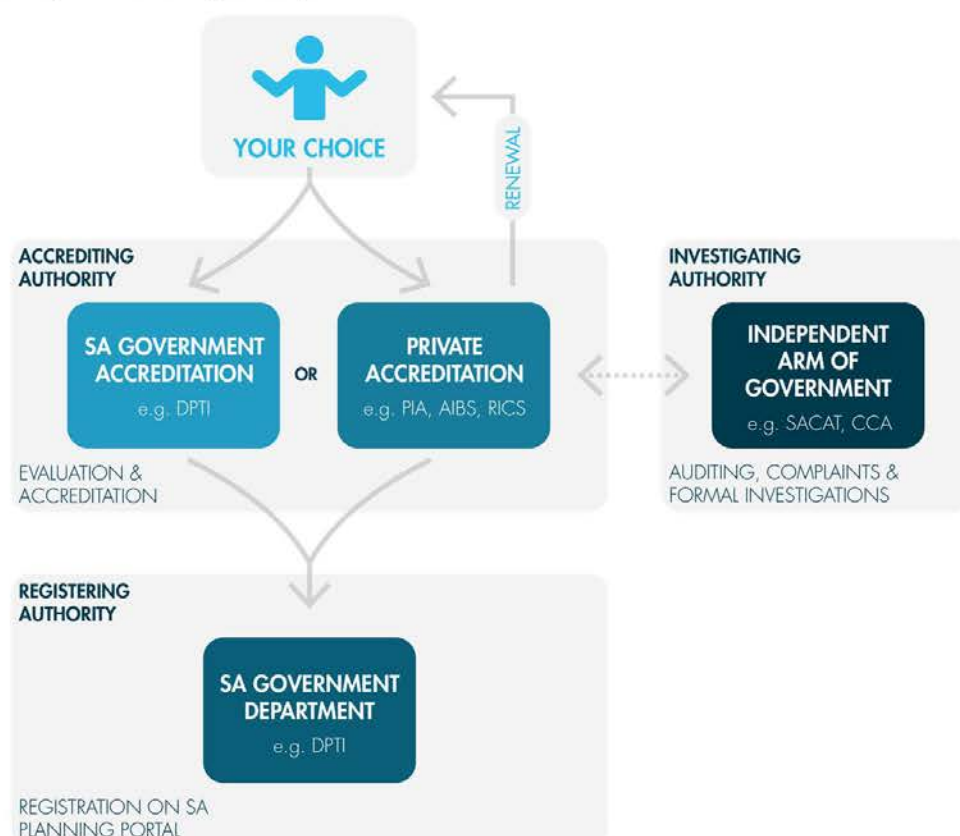
The new scheme will include three main components: Accreditation, Registration and Investigation (where required).

Different parties will play different roles within the components of the scheme as follows.

The **Accrediting Authority** could be an area within government, such as the Department of Planning, Transport and Infrastructure (DPTI) or a private accreditor, depending on the professional's choice. Their role would be to evaluate a person's skills and qualification against the minimum requirements and determine the level of accreditation. They could also manage low-level complaints. However, more serious complaints would be referred to the Investigating Authority.

We envisage that DPTI will be the **Registering Authority**, responsible for maintaining the publicly available register of all current accredited professionals on the South Australian Planning Portal.

The **Investigating Authority** would be an independent arm of government responsible for auditing accredited professionals and undertaking investigations to resolve more serious complaints referred to them by the accrediting authority.



SACAT: South Australian Civil and Administrative Tribunal, CCA: Commissioner for Consumer Affairs.



HOW WILL IT OPERATE WITHIN THE NEW PLANNING SYSTEM?

South Australia's new planning system will increase certainty for simple, standard developments and provide a tailored 'merit' approach for more complex developments. The new Act introduces four new assessment pathways as follows:

1. Exempt development - no assessment required.
2. Accepted development - assessed against the Building Rules only.
3. Code assessed development - assessed against the Planning and Design Code.
4. Impact assessed development - assessed against guidelines issued by the State Planning Commission (Commission).

Accepted development will need to be assessed by an accredited building professional against the building rules only. For planners, there will be two categories of code assessed development requiring varying degrees of professional judgement. These categories are 'Deemed to Satisfy' and 'Performance Based'. Professionals accredited under this scheme will have the authority to make code assessed decisions based on their level of accreditation and are detailed below. Impact assessed development decisions will be elevated to the State Commission Assessment Panel (SCAP) or the Minister for Planning.

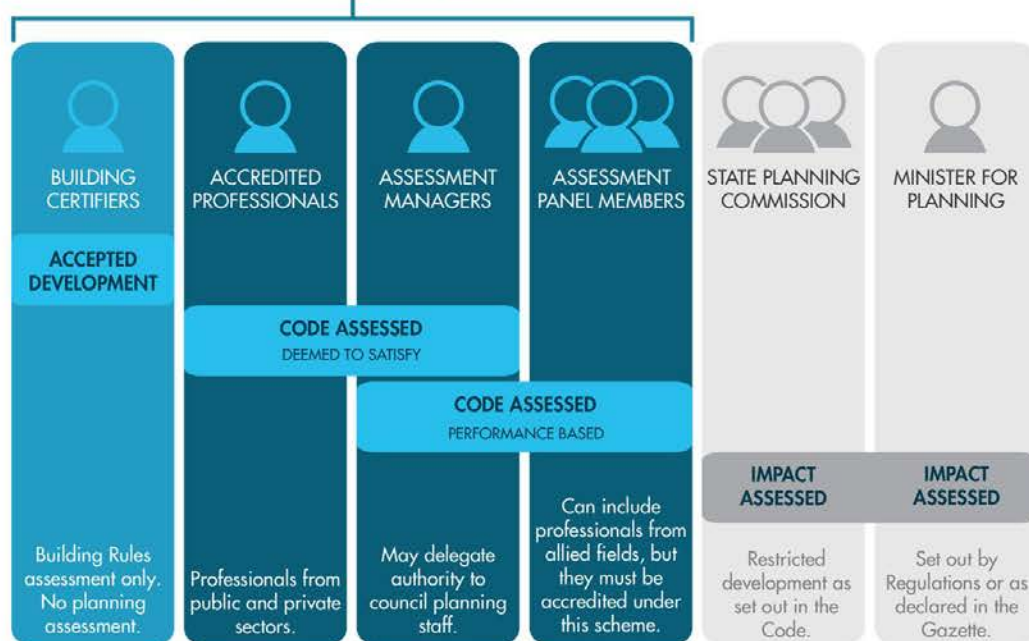
DEEMED TO SATISFY (DTS)

Process	Assess against the DTS policies (measurable standards) of the Code.
Decision	Requires lower degree of professional judgement.
Authority	Assessment Manager (or their delegate) or Accredited Professional.

PERFORMANCE BASED

Process	Assessed against performance outcomes of the Code.
Decision	Requires higher degree of professional judgement.
Authority	Assessment Manager, Assessment Panel or their delegate.

ACCREDITATION REQUIRED



initial thoughts?



how could the accreditation scheme affect you?



how might private entities (industry advocacy groups, educational institutions, etc.) support the scheme?



what should the role of building professionals be in planning decisions? Why?

3. BECOMING ACCREDITED

WHAT'S CHANGING?

The proposed scheme will mean that certain building and planning professionals must be accredited to make important decisions. Accreditation will mean that the decision maker has been screened for competency to do so. It is proposed to apply to the following:

Building professionals:

- building certifiers
- building inspectors

Planning professionals:

- assessment managers
- assessment panel members
- planning accredited professionals
- land division accredited professionals

Formalised auditing and complaint resolution processes will also be enacted under the scheme.

WHO NEEDS TO BE ACCREDITED?

The Act identifies circumstances where a relevant authority is required to make certain decisions. Upon introduction of the scheme, an accredited professional will be considered a relevant authority and may practise within local government, state government or the private sector.

Details of those required to be accredited and the relevant sections of the Act are provided in the table below.

Assessment Panels (section 83)	All assessment panel members, except where the person is an elected representative of the council and has sufficient experience in local government to act as a member of a panel.
Assessment Managers (section 87)	All assessment managers, unless they are of a prescribed class to be set by the regulations. Assessment Managers can delegate functions to staff within a council as they have under previous regulations.
Relevant Authority - Accredited Professionals (section 97)	Planners that are acting as a planning authority. Accreditation is not required for those acting under the delegation of an Assessment Manager or Assessment Panel. Private sector planning or building professionals will be able to achieve this level of accreditation.
Building Certifiers (section 92 and 99)	In addition to other aspects of the scheme, the regulations may prescribe circumstances where a building certifier may undertake an assessment against the building rules. Note that 'building certifier' equates to 'private certifier' under the current <i>Development Act 1993</i> .

In addition, it is likely that a practice direction will be issued to require any person or entity preparing or amending a designated instrument (e.g. the Code) to have received and considered the advice of an accredited planning professional.

HOW WILL ACCREDITATION BE DETERMINED?

A person's level of accreditation will be tied to their relevant qualification(s) and industry experience.

Qualification

There are a number of degrees and diplomas from around the world held by practising building certifiers and planners in South Australia. This diversity supports industry growth and innovation and would be supported under the new scheme.

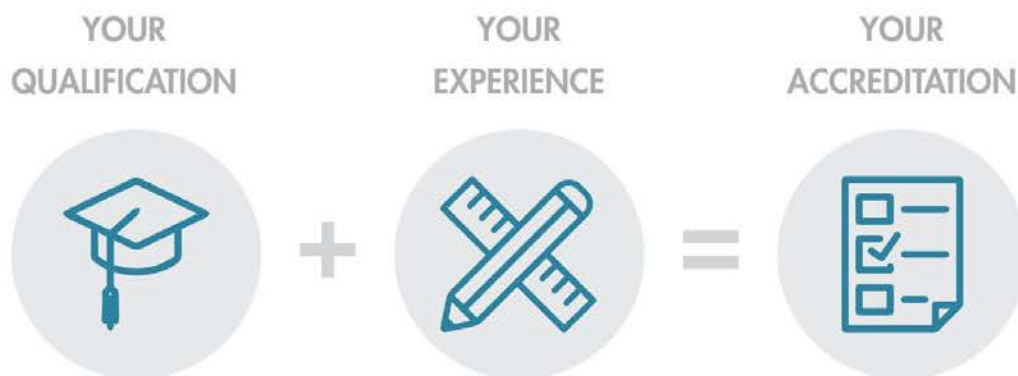
The most common qualifications of planners in South Australia are the Bachelor of Urban and Regional Planning from the University of South Australia and the Masters of Planning from the University of Adelaide. Other related degrees and diplomas from around Australia will also be considered.

It is proposed that the accrediting authority be able to consider an applicant's qualification with proof of completion on a merit basis.

Experience

Different levels of accreditation will require different levels of experience. This experience will be based on that accrued over time, but will also reflect experience gathered in specialist areas, such as development assessment, policy, specific land uses, heritage and other specialist disciplines.

A curriculum vitae (CV) showing employment history with three (3) references could satisfy this requirement.



In some regional and remote areas of South Australia, local governments have experienced difficulties attracting qualified planners. The proposed scheme should allow appropriate dispensation be given to these areas, particularly with regard to Assessment Managers and Assessment Panel Members. Persons that do not meet the prerequisites could be considered on their merit. DPTI will provide additional support to these local governments when transitioning to the new scheme.

PROPOSED ACCREDITATION LEVELS: BUILDING

There are currently 3 levels of building certification under the *Development Act 1993*. For those with existing industry accreditation, it is proposed the levels under the new scheme are the same, with one additional new level. This level is proposed to better align with national standards.

There is a mutual recognition agreement between State and Territory regulators within Australia that enables a person registered as a building certifier or equivalent within Australia to apply to be registered in SA. This is proposed to continue under the new scheme.

LEVEL 1: BUILDING CERTIFIER

A building certifier accredited at level 1 would have no limit to the type of work that may be carried out.

Anticipated function	Assess against the building rules, with no limitation. Undertake building inspections on behalf of a council.
Qualification and experience	Relevant qualification and minimum 3 years relevant experience.
Recognised equivalent scheme	Accreditation as a Level 1 Building Surveyor by an approved industry accreditation authority (e.g. AIBS or RICS).

LEVEL 2: BUILDING CERTIFIER

Anticipated function	Assess against the building rules, limited to buildings that are no more than 3 storeys in height and floor area no more than 2000m ² . Undertake building inspections on behalf of a council.
Qualification and experience	Relevant qualification and minimum 2 years relevant experience.
Recognised equivalent scheme	Accreditation as a Level 2 Building Surveyor Limited by an approved industry accreditation authority (e.g. AIBS or RICS).

LEVEL 3: BUILDING CERTIFIER

Anticipated function	Assess against the building rules, limited to Class 1 and Class 10 buildings. Undertake building inspections on behalf of a council.
Qualification and experience	Relevant qualification and minimum 6 months relevant experience.
Recognised equivalent scheme	Accreditation as a Level 3 Assistant Building Surveyor by an approved industry accreditation authority (e.g. AIBS or RICS).

LEVEL 4: BUILDING INSPECTOR

Anticipated function	On behalf of a council, undertake building inspections of class 1 or 10 matters, including roof truss and swimming pool safety inspections.
Qualification and experience	Relevant qualification and/or experience.
Recognised equivalent scheme	Qualifications and experience recognised and considered appropriate by the accrediting authority.

PROPOSED ACCREDITATION LEVELS: PLANNING

The accreditation scheme is new for the South Australian planning profession. While there have been similar arrangements under PIA, this scheme will introduce the first requirement for prescribed classes of decisions to be made by accredited professionals.

LEVEL 1: ASSESSMENT MANAGER

Level 1 is the highest level of accreditation for the most significant level of decision making.

Anticipated function	Undertake complex assessment functions and decision making, supporting an assessment panel and managing staff.
Qualification and experience	Relevant planning degree and minimum 5 years full time or equivalent experience considered appropriate by the accrediting authority.
Recognised equivalent scheme	PIA Registered Planner (PIA Full Member with 5 years experience).

LEVEL 2: ASSESSMENT PANEL MEMBER

All Assessment Panel Members will need to be accredited under the new scheme. All Panels must comprise five members and have one Assessment Manager (i.e. Level 1). The requirement for Panels to have up to one Elected Member is already in place. Professionals from allied fields will gain accreditation at this level. It is encouraged that Panels comprise a range of expertise to promote good decision making.

Anticipated function	Assessment Panel Member
Qualification and experience	Relevant planning degree or qualification in an allied field (e.g. architecture, engineering, environmental management, law) and 2 years full time or equivalent experience considered appropriate by the accrediting authority.
Recognised equivalent scheme	PIA Full or Associate Member or accreditation in a recognised allied field.

LEVEL 3: ACCREDITED PLANNING PROFESSIONAL

Anticipated function	Confirm 'accepted developments' and 'code assessed developments – deemed-to-satisfy' in relation to a specific area/class of development.
Qualification and experience	Relevant planning degree and minimum 1 year equivalent of full time experience considered appropriate by the accrediting authority.
Recognised equivalent scheme	PIA Full or Associate Member.

LEVEL 4: LAND DIVISION ACCREDITED PROFESSIONAL

Anticipated function	Acting as a relevant authority for land division, creating not more than 4 additional allotments and/or a public road.
Qualification and experience	Relevant planning degree and minimum 1 year full time or equivalent experience in the assessment of land division applications considered appropriate by the accrediting authority.
Recognised equivalent scheme	PIA Full or Associate Member, or accredited through SSSI certification. There may also be an opportunity for some licensed land surveyors with appropriate experience to become accredited.

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ACCREDITATION REQUIREMENTS

Ongoing training and development

It is proposed that the scheme include ongoing requirements for professional development in-line with accreditation schemes across Australia. There may also be some specific training requirements for registration. DPTI can support the scheme by providing free on-line training around the new Act, as well as broader planning issues.

The could operate similar to the continuing professional development (CPD) requirement associated with the renewal of PIA or AIBS membership. Under these systems, CPD points are achieved annually by the professional, with a different number of points required for different levels of accreditation. These points are achieved by completing training modules and attending information sessions provided by approved parties, such as private entities, local governments, the LGA and so on.

There would likely be mandatory training and development requirements in certain areas to maintain accreditation. Assessment Panel Members qualified in allied fields (other than planning or building) would have similar ongoing requirements. These areas could include: good design, engagement, performance based planning and decision making.

Insurance

As a further measure of consumer protection, accredited professionals will be required to have a minimum level of professional indemnity insurance at the time of registration and renewal. This insurance may be held individually for sole operators, or in a company name if there is evidence that the applicant is a current employee. For local government staff and their assessment panel members it will be assumed that this is covered under the Mutual Liability Scheme. Regulations will be drafted to reflect this, as well as the minimum cover requirements of insurance.

RENEWAL PERIOD

It is proposed the registration period for accredited professionals be 1 year. This would enable appropriate monitoring of compliance with the accreditation requirements, private association registration if being relied upon for accreditation, and registering any continued professional development. A renewal fee would be required to cover administration costs. If the renewal process (fee and documentation) is not provided or completed before the expiry date, accreditation would likely be suspended prior to lapsing. This would be recorded on the public register until resolved.

WHAT HAPPENS IF YOUR ACCREDITATION LAPSES?

If the accreditation is lapsed or suspended, the accredited professional would not be able to undertake any functions associated with the accreditation, and any decision made during this time would be invalid.

WILL THERE BE FEES INVOLVED?

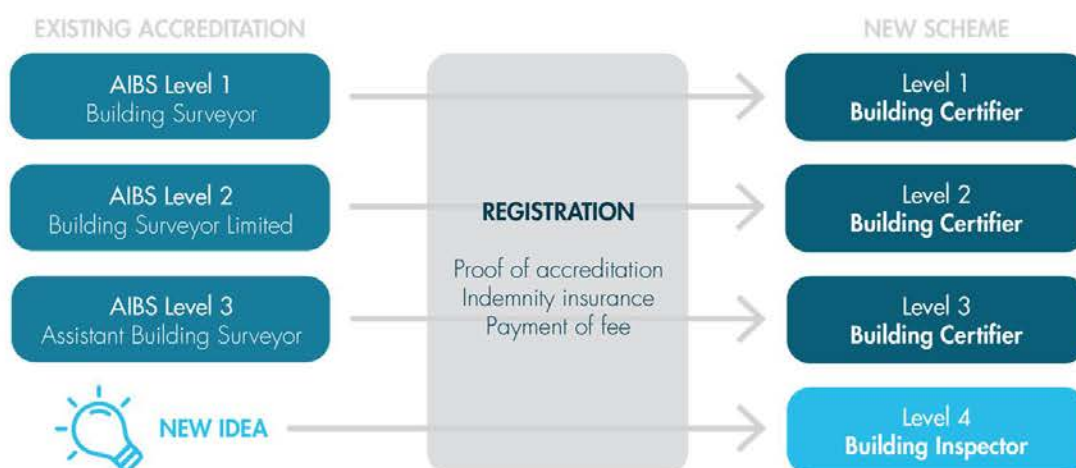
To enable effective operation and management of the scheme, costs will be incurred by the accrediting and registering authorities. It is proposed that fees will be payable annually to cover these costs. Details of associated fees are yet to be determined. Once the draft scheme is prepared, an appropriate fee structure will be prepared and included in the regulations for further comment. DPTI will engage a specialist to assist with the calculation of an appropriate fee structure.

It is likely that fees will be set for:

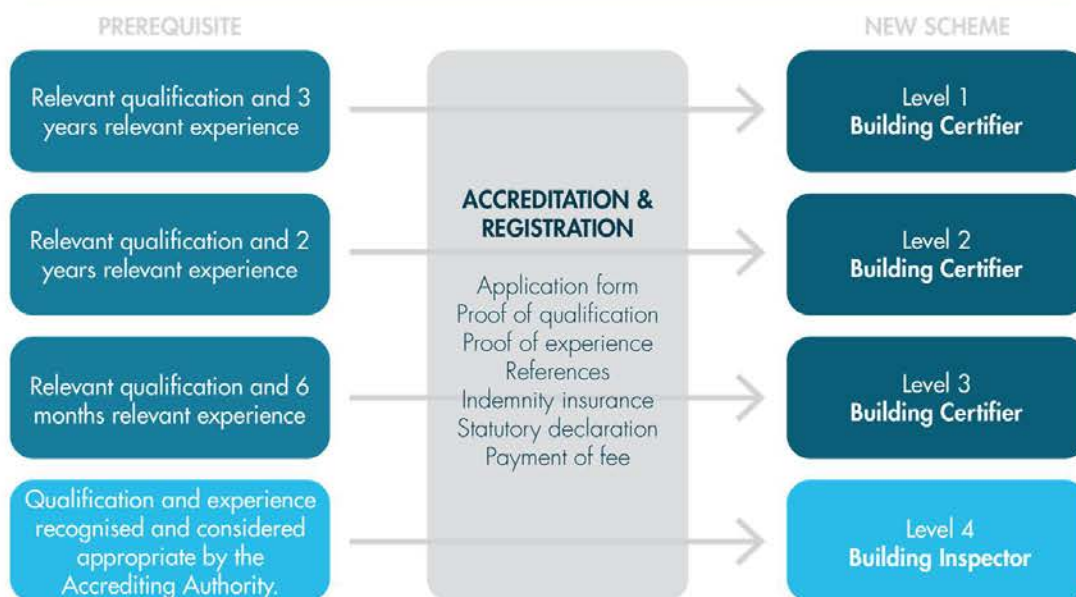
- **Accreditation:** to cover the costs of initial assessment and operating the scheme.
- **Registration:** administrative fee for maintaining the register.
- **Renewal:** required annually to check currency of the accreditation requirements and any privately held memberships of equivalent schemes.

BECOMING ACCREDITED: BUILDING

FOR THOSE WITH EXISTING ACCREDITATION: BUILDING

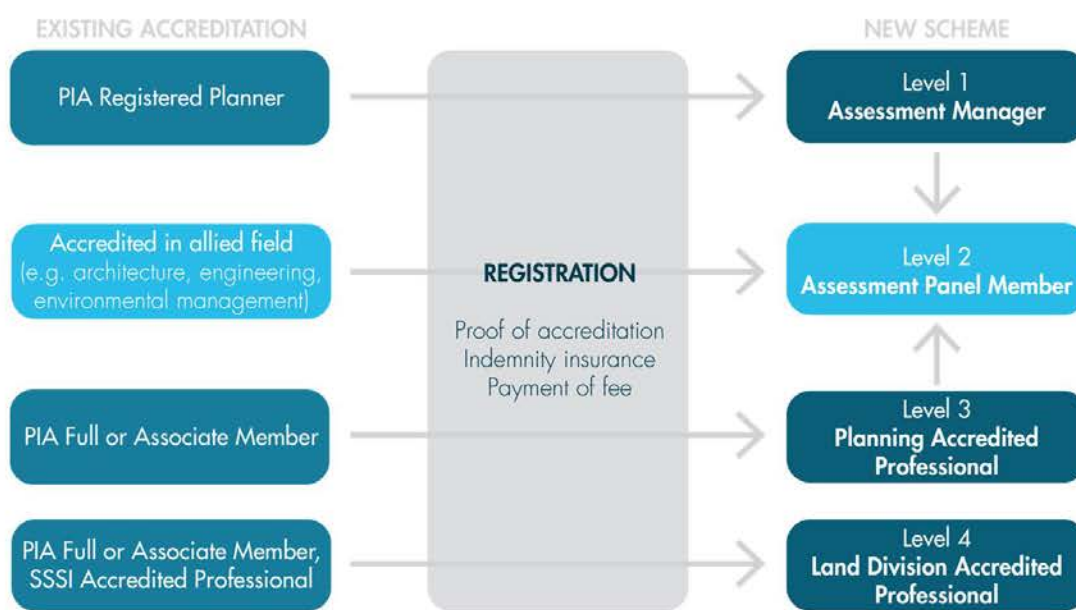


FOR THOSE WITHOUT ACCREDITATION: BUILDING

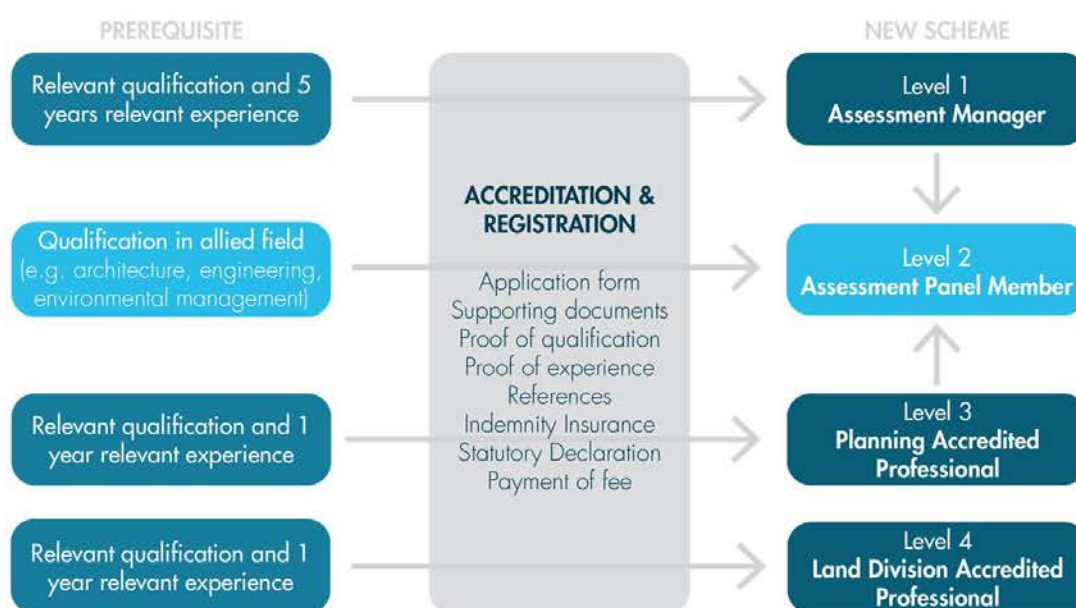


BECOMING ACCREDITED: PLANNING

FOR THOSE WITH EXISTING ACCREDITATION: PLANNING



FOR THOSE WITHOUT ACCREDITATION: PLANNING



15

should professionals from allied fields that are accredited as Assessment Panel Members (such as architects, engineers, environmental managers and so on) have the same requirements for continued professional development and training as planning professionals? Please discuss...

how might the scheme vary between urban and regional contexts?

in addition to design, performance, good decision making and engagement, what other types of continued professional development and training should be required to retain accreditation?

should building certifiers need additional experience to approve 'performance solutions' under the Building Rules?

for the new Level 4: Building Inspectors, what should be the required qualification and experience?

4. KEEPING THE SYSTEM HONEST

To ensure confidence in South Australia's accredited professionals and the decisions they make, it is important to have coordinated auditing, investigation and complaint resolution processes. These procedures will be drafted synonymously with the relevant regulations and made available for comment prior to adoption of the scheme.

AUDITING

Auditing is a critical component to ensure trust in the scheme, particularly given the role of accredited professionals. Any person registered under the scheme will be subject to periodic audit.

It is proposed there be two types of auditing under the scheme:

- administrative auditing (correct documentation, current insurance, etc.)
- technical auditing (processes undertaken by accredited professionals to arrive at decisions)

COMPLAINTS

If a complaint is received in relation to the code of conduct the investigating authority will be responsible for investigating it. This independent arm of government will take appropriate disciplinary or other action against the accredited professional appropriately. This does not preclude any professional membership body from conducting its own investigation and disciplinary processes, but will require them to refer any complaints they receive that relate directly to the accredited professionals scheme code of conduct to the investigating authority.

Procedures will be set out in the regulations to ensure that the accredited professional is notified of the complaint and given the opportunity to provide evidence to the appointed investigator, prior to any action being considered. Procedures will be developed as necessary to support the implementation of the regulations.

SUSPENSION OR CANCELLATION OF ACCREDITATION

The accrediting authority will issue reminder notices to accredited professionals prior to their accreditation period lapsing. There may be a minimum requirement for this, for example one month prior, to allow sufficient time to prepare any additional items. This is likely to be administered in a similar fashion to the current process for private accreditors.

An unintentional lapse of accreditation would result planning permissions being suspended until the accreditation is renewed. This would restrict access to the e-planning system, planning portal and so on. In more serious cases, such as where the accredited professional has acted in an unprofessional or inappropriate manner, or failed to professionally discharge a responsibility under the Act, the accrediting authority may see fit to suspend or cancel that person's accreditation.

A policy and procedure will be developed to detail how the suspension or cancellation of accreditation process will be administered.

APPEALS

An appeals process allowing accredited professionals the opportunity to respond to any action arising from the auditing or complaints process is required. This process will be developed prior to the introduction of the scheme and be made available for future comment.

APPEALS AGAINST DECLINED ACCREDITATION

Under the *Development Act 1993*, there lies no right to appeal against a decision made by the Minister with respect to the registration, condition imposed, suspension or cancellation of a private certifier. Under the new Act, it is proposed that an appeal against a declined application could be lodged with the accrediting authority. The initial appeal would necessitate a review of any decision made, which would hear the matter and confirm the original decision, modify or overturn it.

If the applicant remains aggrieved by the accrediting authority's decision, an appeal could be put in place with an independent body. This will be detailed in the regulations and could be, for example the South Australian Civil and Administrative Tribunal (SACAT).

GOVERNANCE

The overall governance of the scheme is yet to be determined. The Minister, in association with the Commissioner for Consumer Affairs is responsible for the scheme to be made by regulation. The Act however provides for any aspect of the scheme to be administered or managed by the Commissioner for Consumer Affairs or any other body prescribed by the regulations or Minister.

thoughts?

Q do you agree that the processes undertaken by accredited professionals to arrive at particular decisions should be audited under the scheme?

Q are there areas where the proposed scheme can be improved?



Government of South Australia
Department of Planning,
Transport and Infrastructure

We welcome your feedback on the proposed accredited professionals scheme by either:

Email: DPTI.PlanningEngagement@sa.gov.au

Post: PO Box 1815, Adelaide SA 5001

11.3 Introduction to the Disability Access and Inclusion Plan

Brief

This report presents the draft *Disability Access and Inclusion Plan*.

RECOMMENDATION

The Committee recommends to Council that the draft *Disability Access and Inclusion Plan* be approved and targeted public consultation be undertaken to test its contents with representatives of core stakeholder organisations and selected residents who have a lived experience of disability.

Introduction

The *Disability Inclusion Bill* (Bill) was introduced into the Legislative Council on 28 September 2017.

The Bill proposed the development of a State Disability Inclusion Plan (Plan) every four years by State Government departments, statutory authorities and local councils. It proposed that the Plan outlines each agency's role in promoting equality and inclusion of the community of people living with disability to achieve their full potential in line with the National Disability Strategy.

The Bill is not intended to replace the *Disability Services Act 1993* (Act). However, the Act will not be required once the transition to the National Disability Insurance Scheme is fully operational.

Following its introduction, the Bill was subsequently adjourned at its second reading. While the Bill was not progressed prior to the State Election, it is important to note that the Bill was introduced as a private member's Bill with bi-partisan support. Also, it did not rely on support from the presence of the Dignity Party in the Parliament to be progressed. It is therefore anticipated that the Bill is likely to progress once Parliament resumes under the new Government.

In anticipation of the Bill being supported by Parliament, a Plan has been developed and presented to Council (**Attachment 1**) for its consideration, approval and progression to public consultation as detailed in this report.

Discussion

All levels of government, including local government, have obligations under the Disability Discrimination Act, 1992 (DDA). The DDA makes it illegal to discriminate against a person because of disability when providing goods, services or facilities, or access to public premises.

In addition to the DDA, the National Disability Strategy 2010-2020 (NDS) provides an avenue for all levels of government to unite in a national approach that improves the lives of people with disability for the first time in Australia's history.

The term 'people with disability' is defined in the NDS as:

"...people with all kinds of impairment from birth or acquired through illness, accident or the ageing process. It includes cognitive impairment as well as physical, sensory and psycho-social disability."

In light of changes driven by the NDS, and in anticipation of the success of the Bill, councils have been encouraged to develop access and inclusion plans for people living with disability. Councils' unique position as a provider of services, programs and infrastructure for communities enables them to identify barriers to inclusion and set policies and practices that facilitate a more inclusive society.

Planning for disability access and inclusion not only provides benefits for people living with disability, but also the wider community and councils (as both providers of services to people with disabilities and employers). It is important to plan for opportunities that facilitate the shift from segregated to integrated service delivery and move beyond minimum compliance.

Local and National policy and legislation reform is moving away from a focus on compliance and service provision to a more progressive and fundamental human rights-based approach which supports individual choice, control and independence. The National Disability Strategy (NDS) provides a framework for this reform and the draft Disability Access and Inclusion Plan (DAIP) is in alignment with the core tenets of the NDS.

The Draft Disability Access and Inclusion Plan

The draft DAIP has been informed by extensive consultation with the local community over the last 2-3 years and the contemporary developments taking place around the rights of people living with disability and structural changes that affects their lives.

The following six key local issues were identified as goals during consultation with the local community:

- 1. Accessibility of assets**
- 2. Accessibility of services**
- 3. Liveable private realm**
- 4. Community attitudes**
- 5. Partnerships**
- 6. Active citizenship**

The implementation of the DAIP requires a whole of Council approach to facilitate the achievement of these six (6) goals. As the development of the DAIP has been delayed, awaiting the impending legislation, it is considered necessary to test the six key issues with relevant stakeholders for currency. As such, approval is sought from Council to test the DAIP by undertaking targeted consultation with representatives of core stakeholder organisations and selected residents who have a lived experience of disability.

Care will be taken to consult with stakeholders, individuals and (where applicable) their carers to inform appropriate responses to a range of experiences across the spectrum of physical, sensory, and psycho-social disability as well as cognitive impairment(s) which affect individuals' experience and interactions with council services, programs, facilities, communications and works.

It is acknowledged that, as yet, no legislation requiring council to have a DAIP has been passed. However, in the interests of those members of our community who live with disability and their networks, it is considered timely to progress the DAIP as it indicates a best practice commitment to addressing the needs of all community members.

The draft DAIP supports Council's vision to be the best place to live, work and enjoy life. It is a proactive way for Council to demonstrate commitment to inclusion and improve access to programs services and facilities that provide people living with disability the opportunity to fully participate in all aspects of society.

Conclusion

A draft Disability Access and Inclusion Plan has been developed in line with impending legislation and best practice principles of inclusion for consideration by Council and approval to test the content via targeted public consultation with relevant community members and organisations.

Attachments

- 1. Draft Disability Access and Inclusion Plan 2018**

Disability Access and Inclusion Corporate Plan 2018 - 2021





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While reasonable efforts have been made to ensure that the contents of this document are factually correct, the City of West Torrens does not accept responsibility for its accuracy or currency. As information is subject to change, the City of West Torrens shall not be liable for any loss or damage that may be occur through the use of, or reliance on, the contents of this document.

Kaurna Acknowledgement

The City of West Torrens acknowledges that the Kaurna people and their descendants are still and will always be the first peoples of the land. The City of West Torrens commits to valuing and supporting the Kaurna people's inherent relationship to the land

2 Disability Access and Inclusion Corporate Plan 2018 - 2021

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Document history

<i>Version</i>	<i>Date</i>	<i>Details</i>
1.0	January 2018	Draft for internal review

Purpose



Built Environment



City Prosperity



Community Life



Financial Sustainability



Natural Environment



Organisational Strength

As we head towards 2025, our community has expressed its desire to live and work in a city that embraces diversity, is safe, engaged and active with functional and sustainable natural assets and a thriving business environment.

Council's Community Plan (Towards 2025) reflects our community's vision for the City of West Torrens. It presents aspirations for a vibrant and connected community within a liveable and sustainable city and proposes long-term and short-term strategies to guide the operations, investment and decisions of Council.

The community has a strong voice on preserving and enhancing the way we live, including working towards a community that embraces diversity and offers people with disability the same treatment and opportunities as anyone else in the community.

This Disability Access and Inclusion Corporate Plan (DAIP) is a demonstration of Council's commitment to the community's vision by providing a strategic response to the themes of the community plan:

- Community Life
- Natural Environment
- Built Environment
- City Prosperity
- Financial Sustainability
- Organisational Strength

This DAIP supports Council's vision to be the best place to live, work and enjoy life. It is a proactive way for Council to improve access to programs, services and facilities that provide people with disability the opportunity to fully participate in all aspects of society.

National and State Government policy and legislation are moving from a focus on compliance and service provision to a rights-based approach supporting individual choice, control and independence. The National Disability Strategy (NDS) provides a common framework for this reform.

The term 'people with disability' is defined in the NDS as:

'people with all kinds of impairment from birth or acquired through illness, accident or the ageing process. It includes cognitive impairment as well as physical, sensory and psycho-social disability.'

This DAIP aligns with the six outcomes prescribed by the NDS:

1. Inclusive and accessible communities.
2. Economic security and employment.
3. Rights protection, justice and legislation.
4. Personal and community support.
5. Learning and skills.
6. Health and well-being.

Extensive consultation with the local community has informed the development of the DAIP by providing a systematic approach to identifying barriers to inclusion and local solutions.

The following six key local issues were identified as goals during the consultation and will guide Council's efforts in responding to the National outcomes:

1. Accessibility of assets.
2. Accessibility of services.
3. Liveable private realm.
4. Community attitudes.
5. Partnerships.
6. Active Citizenship.

This DAIP outlines priority areas for action, many with a focus on Council adopting universal design principles across all areas and moving beyond minimum compliance. These areas include programs, events, open space, community facilities and the development assessment process. By planning for universal design, we allow for greater equality of access to services, resources and facilities for all members of the community.

The implementation of the DAIP requires a whole of Council approach towards achieving the six goals. It is a dynamic document that will respond to available information and will be regularly reviewed and updated.

Council has achieved considerable successes for people with disability in providing improved access to community facilities and open space; inclusive community programs and accessible communication strategies. The aim is to build on these achievements and the knowledge gained and to continue to be proactive in working towards creating an accessible and inclusive city in partnership with the local community and stakeholders.

City of West Torrens Corporate planning framework





Photo: John Kruger Hot Images; reproduced courtesy of Orana

Introduction

What is access and inclusion?

Access and inclusion makes communities liveable for everyone; this means the ability to move around the community and access facilities, programs and services in an equal and dignified manner. This includes involvement in business, work, education, social and leisure activities.

Access (sometimes referred to as universal access) means that regardless of ability, a person can approach, enter, pass to or from and make use of an area and its facilities, programs and services without assistance.

Planning for access and inclusion involves thinking about design, place and people and how they inter-relate.

Why have a plan?

All levels of government, including councils, have obligations under the Disability Discrimination Act, 1992 (DDA). The DDA makes it illegal to discriminate against a person because of disability when providing goods, services or facilities, or access to public premises.

In addition to the DDA, the National Disability Strategy 2010- 2020 (NDS) is bringing together all levels of government in a unified, national approach to improve the lives of people with disability for the first time in Australia's history.

In light of changes driven by the NDS, councils have been encouraged to develop access and inclusion plans for people with disability. Councils' unique position in communities enables them to identify barriers to inclusion and develop and implement more inclusive policies and practices in order to work towards a more inclusive society.

Planning for disability access and inclusion benefits not only people with disability but also the wider community and councils as organisations and employers.

What will the plan do?

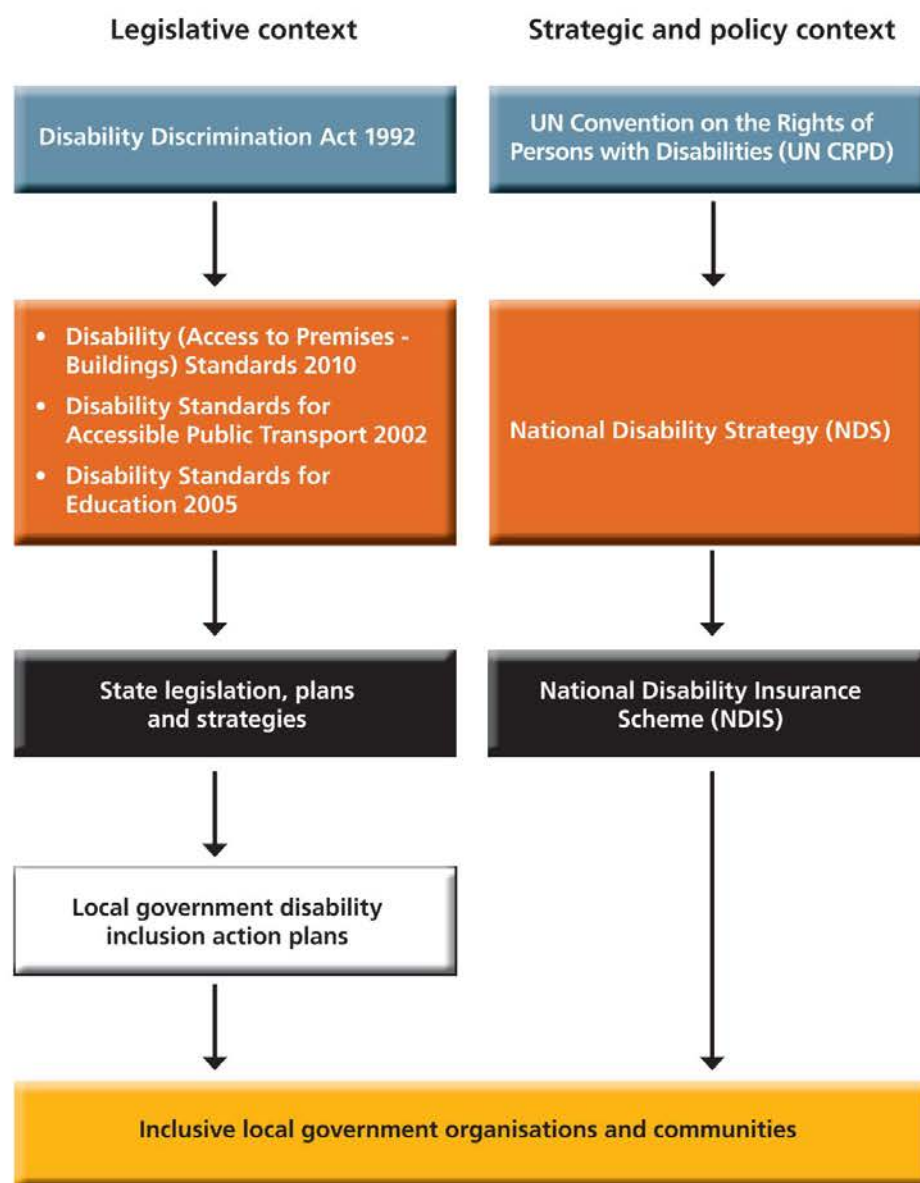
Council recognises that people with disability are part of the fabric of our community and should have the opportunity to fully participate in all aspects of society. As such it is important to plan for opportunities that facilitate a shift from segregated to integrated service delivery, mainstream diversity and move beyond minimum compliance.

This plan aims to:

- Align the City of West Torrens' obligations under the DDA and the United Nations Convention of the Rights of Persons with Disabilities with Council's internal planning framework.
- Continue to improve access to facilities, services and assets that contribute to a quality of life for residents, visitors and employees of the City of West Torrens, using a fair and reasonable approach.
- Facilitate active citizenship whereby people with disability vote and are engaged members of the local community, in partnership with key agencies and service providers within West Torrens.
- Promote attitudinal change in the community through role modelling and advocacy.
- Recognise areas in which the Council is successful in supporting access and inclusion.
- Investigate and commit to beyond minimum compliance actions.

Legislative and strategic context

State, national and international authorities have produced highly relevant policy documents that direct and influence action at a community level and consequently on the development of the DAIP.



Disability and Inclusion Planning - A Guide for Local Government

8 Disability Access and Inclusion Corporate Plan 2018 - 2021

International

United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) - ratified by Australia 2008. The UNCRPD promotes, protects and ensures the full and equal enjoyment of all human rights and fundamental freedoms by all persons with disabilities and promotes respect for their inherent dignity.

National

Disability Discrimination Act 1992 (DDA). The DDA protects individuals across Australia from unfair treatment in many parts of public life. The DDA makes discrimination unlawful and promotes equal rights, opportunities and access for people with disability.

The DDA is supplemented by Disability Standards and Guidelines which are legally binding regulations and assist with compliance.

The National Disability Strategy 2010 - 2020 (NDS). This is a comprehensive national implementation strategy for the UNCRPD and provides a shared agenda to help achieve the vision of an inclusive Australian society and recommends the development of access and inclusion plans.

National Disability Insurance Scheme (NDIS)

2013. Introduced as an equitable and consistent system to support people with disability early to improve their outcomes later in life. The NDIS builds on the shared vision of the NDS.

State

Strong Voices: a blueprint to enhance life and claim rights of people with disability in South Australia 2012 - 2020.

Outlines a framework for reform in South Australia, giving people with disability access to equal rights afforded other members of the community. The report recommends that access and inclusion plans be legislated for state and local government and statutory bodies as a consistent compliance mechanism.

Planning Development and Infrastructure Act 2016 - this will focus on increasing South Australia's liveability and promote universal design for the benefit of people with differing needs and abilities.

Local

City of West Torrens Disability Access and Inclusion Corporate Plan 2016 - aligns Council's obligations under international, national and state legislation and set a framework for achieving improved access to local services and assets.



Disability Access and Inclusion Corporate Plan 2018 - 2021 9

Background

Disability Access and Inclusion Plan framework

The introduction of a DAIP demonstrates a commitment to improving the participation of people with disability across a range of areas so that they can enjoy the rights and opportunities provided to all citizens to achieve their full potential.

Key outcome areas listed within the DAIP align with those of the NDS, which were developed following extensive consultation with people with disability, their families and carers. Although aligned with the national strategy, policy directions specifically relate to the South Australian context.

This approach provides for development and implementation of a common framework that reflects the direction of current disability reforms in moving from a focus on service provision to a rights-based approach supporting individual choice, control and independence. Within this framework, individual agencies can determine actions and strategies based on their own priorities and time-lines.

The National Disability Strategy focusses on six outcomes:

1. Inclusive and accessible communities.

People with disability live in accessible and well-designed communities with opportunity for full inclusion in social, economic, sporting and cultural life.

2. Economic security and employment.

People with disability, their families and carers have economic security, enabling them to plan for the future and exercise choice and control over their lives.

3. Rights protection, justice and legislation.

People with disability have their rights promoted, upheld and protected.

4. Personal and community support.

People with disability, their families and carers have access to a range of supports to assist them to live independently and actively engage in their communities.

5. Learning and skills.

People with disability achieve their full potential through their participation in an inclusive high quality education system that is responsive to their needs. People with disability have opportunities to continue learning throughout their lives.

6. Health and well-being.

People with disability attain the highest possible health and well-being outcomes throughout their lives.

Development of the plan

The DAIP builds on the considerable experience of Council in developing and implementing DDA Action Plans, and was developed through consultation with the community and through research.

The purpose of the consultation was to provide the community with the opportunity to make access and inclusion issues known to Council and to inform the development of the DAIP.

Community consultation

During 2012 more than 280 people across West Torrens participated in the Vulnerable Residents Project, which sought feedback on issues and needs of vulnerable groups.

The key issues identified can be grouped into the following themes:

1. Access to Council services and facilities.
2. Building community capacity.
3. Better use of resources.

Lessee consultation

Between 2012 and 2013, Council sent questionnaires to lessees of 48 Council-owned community facilities.

Seventeen lessees participated and completed the questionnaire and 41 per cent of the respondents identified access and inclusion issues for their communities. Current and future Building and Asset Management Plans will work towards addressing these priorities.

Disability network

Since 2013, Council has maintained an active disability network, liaising with local disability organisations and residents with disability. Through the active engagement of organisations such as Orana and SCOSA as part of the network, Council has seen increased participation of people with disability at community venues, activities and events.

Residents with disability are encouraged and supported to engage with Council's Community Development staff to develop pathways into Council services and connect with support networks in the local community.

The outcomes of these consultations were collated and analysed to draw out key issues and opportunities for Council, and to inform the DAIP.



Background

Issues relating to access and inclusion

Who needs greater access and inclusion?

According to the 2011 Census, more than 3,100 people (5.7 per cent) of the West Torrens population need help in their day-to-day lives due to disability. This data identifies people who report a need for assistance with self-care, mobility or communication due to 'profound or severe core activity limitation' caused disability, long-term health condition or old age.

This should not be viewed as the total population with disability as many people with disability do not require assistance on a day-to-day basis.

Add to this number the families of approximately 3,000 children aged under four years and the nearly 10,000 people aged over 65 years living in the West Torrens area. When this is taken into account, the number of residents with access and inclusion needs significantly increases due to the use of strollers and prams, walkers and as a result of frailty.

The 2011 ABS findings also indicate that there were just over 5,200 people (11 per cent) providing informal assistance to people with disability, with long-term illness or in old age.

A number of people with disability and their carers also visit the City of West Torrens due, in part, to the high number of disability agencies and organisations based within the city. Organisations such as (but not limited to): Disability Rights Advocacy Service, Motor Neurone Disease Association of SA, Autism SA, Physical Disability Council of SA and Arthritis Foundation of SA are located within West Torrens.

These statistics help in understanding the prevalence of people who need support in the community and, along with information on unpaid care to a person with a disability, how that support is provided.

In order to gain a full picture of disability in the community Council must also understand the issues and barriers facing local people and visitors with a disability.

Improving access

Small changes can have a big impact on people with disability. Improving access creates a more inclusive and engaging community and has benefits for a broad range of people including parents of young children in prams, people with temporary illness and injury, older Australians, delivery people shoppers with heavy bags or trolleys and people with disability.



People with disability are community members, family, employees and voters who need access to local services such as medical, shopping centres, sports clubs, transport, schools, information etc. It is imperative that the broader community and mainstream services and facilities which are part of everyday life be available and fully accessible for people with disability.

The Disability Access and Inclusion Plan

Key Focus Areas

Through consultation and the process of developing the DAIP, six key local issues emerged as areas in which Council can have an impact:

1. Accessibility of assets

Including the built environment, Council-owned facilities, open space, streetscapes and connectivity across the city.

2. Accessibility of services

Including access to Council's mainstream programs and activities, information and events.

3. Liveable private realm

Including increased housing density, housing liveability and universal design.

4. Community attitude

Including the opportunity to role model and influence inclusive attitudes.

5. Strategic partnerships

Create partnership opportunities with disability service providers located within West Torrens for the benefit of our community.

6. Active citizenship

Increasing awareness of civic rights and opportunities to actively participate in community life.

The six local issues have been identified as key focus areas of the DAIP.

The goals will guide Council's efforts in delivering the West Torrens Community Plan's community aspirations and responding to the six main outcomes as outlined by the National Disability Strategy:

- 1 Inclusive and accessible communities**
- 2 Economic security and employment**
- 3 Rights, protection, justice and legislation**
- 4 Personal and community support**
- 5 Learning and skills**
- 6 Health and well-being**



Disability Access and Inclusion Corporate Plan 2018 – 2021 13

The Disability Access and Inclusion Plan

Accessibility of assets

Objective:

Include accessibility to assets such as the built environment, Council-owned facilities, open space, streetscapes and connectivity across the city.

Liveable private realm

Objective:

Be an advocate for housing liveability by supporting universal design principles within infill development.

Key considerations

The City of West Torrens already takes seriously the need for inclusive and accessible communities. Its combined Infrastructure and Asset Plans aim to improve physical access to a range of Council-owned community facilities. For example, Council has recently upgraded Western Youth Centre, Camden Community Centre Hall and plans to upgrade several buildings along Sir Donald Bradman Drive to include accessible facilities.

Community consultation showed that a continuous accessible path of travel is a key need for people with disability. It allows people to have an uninterrupted path of travel to and between local destinations and popular focal points such as shops, food stores, schools, parks and public transport stops. Extensive walking and cycle paths have been provided across the city by Council, which help achieve a more walkable and accessible local community.

Moving beyond minimum compliance, Council is committed to taking a universal design approach to programs, services and facilities as an effective way to remove barriers that exclude people with disability. The City of West Torrens has begun to introduce more universally accessible open space including playgrounds and amenities such as the playground built at Kings Reserve on Ashley Street, Torrensville.

Liveable private realm is about advocating for and influencing housing choices of various access types. Seeking planning policy and legislation that promotes infill growth and increased household density will apply the principles of universal access to design, assessment and subsequent development of new dwellings.



Key initiatives:

Council will:

- Improve the provision of universal design in public spaces including open space and community facilities.
- Promote the design and development of more accessible and adaptable private housing using universal design standards.
- Adopt universal design principles when planning for procurement in the public realm.
- Promote people with disability as integrated members of the West Torrens community.

Meeting the National outcomes

- 1 Inclusive and accessible communities**
- 6 Health and well-being**

Accessibility of services

Objective:

Increase the access to Council's mainstream programs and activities, information and events.

Key considerations

Council provides a range of services to residents and aims to make these universally accessible to people with disability. We can also play a role in increasing community engagement by actively supporting people with disability to participate in its programs.

To achieve this, Council employs a Community Development Officer who maintains a focus on access and inclusion and ensures that inclusion is a natural component of Council's programs and services.

Council also maintains an Independent Living Collection, which is a collection of equipment for loan designed to assist people with temporary or longer term impairment. Customers can borrow this equipment to trial a particular item without incurring the often prohibitive cost of assistive devices, or to aid them in recovery from and injury or illness. This collection is unique among South Australian public libraries.

Other Council services such as community transport, community meals, the Mobile Library and a range of centre-based activities enable residents with disability to remain connected to their communities.



Key initiatives:

Council will:

- Promote access to the Hamra Centre Library's collection of aids and equipment for people with disability.
- Ensure residents living with disability have opportunities to be active valued members of the community who participate in the life of the city.
- Strengthen the capacity for healthy ageing in place through applying universal design principles and support programs.

Meeting the National outcomes

- 4** Personal and community support
- 5** Learning and skills

The Disability Access and Inclusion Plan

Community attitude

Objective:

The opportunity to role model and influence inclusive attitudes.

Key considerations

The City of West Torrens recognises the extremely important role economic security plays in enabling people to participate in community life. City Prosperity is a core aspiration in Council's 'Towards 2025 Community Plan'. This means exploring partnership opportunities to support local businesses to increase employment opportunities, fostering economic growth and increasing pathways to training and employment.

Volunteering, work experience and employment opportunities are key areas in which the Council plays a role as a local employer. The City of West Torrens employs people with disability and supports volunteers with disability to carry out various roles.

Employee disability awareness training ensures that colleagues and customers with disability can be assured of a welcoming environment free of discrimination. Appropriately trained employees also results in inclusive services for the community.



City Prosperity



Community Life



Organisational Strength

Key initiatives:

Council will:

- Investigate and implement an annual access and inclusion professional development program.
- Ensure employees are aware of their roles and responsibilities regarding disability discrimination.
- Develop and review existing recruitment policies for employees and volunteers to ensure access and inclusion.
- Work with key partners to identify and reduce any fair and reasonable barriers and disincentives for the employment of people with disability.
- Investigate a community grants program to support local business improve accessibility to their premises.
- Ensure customer service facilities are able to support people with disability who visit Council.

Meeting the National outcomes

2

Economic security and employment

4

Personal and community support

5

Learning and skills

Strategic partnerships

Objective:

Create partnership opportunities with disability service providers located within West Torrens for the benefit of our community.



Community Life



Organisational Strength

Key considerations

Like many facets of our lives our health is determined by our overall quality of life and the ease with which we can access services, infrastructure and social support.

Through its commitment to working in all six outcome areas of the National Disability Strategy, Council is working towards better health for people with disability.

Additionally, through the four objectives of its Public Health Plan, Council is committed to healthy communities for all residents.

Strategic partnerships is reflective of the fact that West Torrens is a highly accessible and attractive location for disability access and inclusion service providers. We have the potential to capitalise on our resident partners for greater advocacy to attract investment and initiatives to improve access and inclusion, also to partner in the identification and implementation of strategic service opportunities to improve the quality of life of our residents and visitors with greater access needs.

Key initiatives:

Council will:

- Strengthen the ability for people with disability to seek information.
- Reduce barriers for people with disability in accessing public health services.

Meeting the National outcomes

- 1 Inclusive and accessible communities
- 3 Rights, protection, justice and legislation
- 6 Health and well-being



The Disability Access and Inclusion Plan

Active citizenship

Objective:

Increasing awareness of civic rights and opportunities to actively participate in community life.

Key considerations

As a sphere of government in Australia, Local Government plays a vital role in ensuring that citizens' rights are upheld and protected. The right to be connected to, to contribute to your local community and to have a say in what matters is important for everyone but often an opportunity denied to people with disability.

The City of West Torrens has a strong history of partnering with other spheres of government and external stakeholders with the common goal of building capacity and increasing civic engagement opportunities for people with disability.

Council is also committed to delivering civic education to people with disability to ensure people know how to have a say in their communities; from being involved in local activities through to enjoying the right to vote.



City Prosperity



Organisational Strength

Key initiatives:

Council will:

- Promote awareness and acceptance of the rights of people with disability.
- Ensure people with disability have every opportunity to be active participants in the civic life of the community.
- Strengthen the ability for people with disability to provide advice and seek information.

Meeting the National outcomes

- 3** Rights, protection, justice and legislation
- 4** Personal and community support

Implementing and monitoring our progress

Council's role

The DAIP recognises that not all people with disability are alike. People with disability have specific needs, priorities and perspectives based on their personal circumstances and some people with disability experience multiple disadvantages.

The City of West Torrens' DAIP sets out goals, priority actions and anticipated outcomes for our community based on the six key outcomes of the National Disability Strategy 2010 - 2020.

To achieve outcomes across the priority areas, Council will assume one or more roles as described in our Community Plan:

Facilitator:

Help groups of people or organisations understand their common objectives and assist them to plan to achieve them.

Leader:

Guide the community by example in direction, course or action.

Advocate:

Appeal on behalf of the community to service providers and other levels of government.

Partner:

Work in cooperation and share responsibility, with other people or groups to achieve a common goal.

Service provider:

Be directly responsible for funding and providing service.

Monitoring and reporting

It is the responsibility of each Council department to implement its Annual Service Plans inclusive of the DAIP initiatives and to ensure staff that are responsible for particular actions have the training and expertise to implement them.

Reports on the achievements of the DAIP will be provided to the Council's Executive Management Team.

The DAIP will be communicated to all staff to ensure that they understand the goals and targets and how they can contribute to its success.

Monitoring and evaluation of the DAIP will focus on tracking and analysing progress toward the indicators of success outlined in the DAIP.

The focus areas and key initiatives of the DAIP move our Council beyond minimum compliance towards a culture change which focuses on best practice and innovation.

City of West Torrens Corporate planning framework - implementation





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11.4 City Strategy Activity Report

Brief

This report presents the Strategy Unit's activity report for the month of March 2018.

RECOMMENDATION

The Committee recommends to Council that the Strategy Activity Report for March 2018 be received.

Introduction

A report is presented to each Strategy and Community Committee detailing the status of key projects and activities within the Strategy Unit since the last report to the Committee.

Discussion

Corporate Planning

Annual Service Plans Quarterly Progress Updates

A second quarter progress report was provided to the 13 March 2018 meeting of the CPPP Committee on the delivery of each department's 2017/18 Annual Service Plan.

Relevant officers and managers provided third quarter progress updates on the delivery of the departmental 2017/18 Annual Service Plans in preparation for a report to be provided to the 8 May meeting of the CPPP Committee.

2018/19 Departmental Annual Service Plans

All managers have prepared their draft departmental 2018/19 Annual Service Plans, commensurate with their 2018/19 budget bids, in preparation for a report to be provided to the 8 May 2018 meeting of the CPPP Committee.

Corporate Planning Framework and Processes

The interdepartmental LEAN group progressed the Corporate Planning Framework project to identify ways to improve the Corporate Planning process. The recommendations are expected to be presented to management over the next month.

Public Realm Design Manual

The guiding principles for the Manual have been developed and presented to Elected Members. These principles will assist in making decisions on selecting future materials, styles, colours, etc., for elements in the public realm e.g. bike racks, drinking fountains, seating, paving, lighting, and more. The consultants are now developing detailed data sheets for each of the elements and this will include several options for each element.

Environmental Planning

Greening and Cooling

The Administration is scoping ways to green and cool the City by bringing together results of heat mapping and tree canopy analysis, this will be analysed in the context of open space and urban design projects and issues, to identify options and prioritise actions.

Raingarden Interpretive Trail

Signage for raingardens is being developed as part of an interpretive trail. Development of a dedicated webpage and factsheets are also being developed to showcase the raingardens to others.

Proposed Rebates for Solar Panels for Community Groups

The Administration has prepared a proposed program to offer rebates to community groups for the installation of solar panels. This will be outlined in a report to 28 April Civic Committee.

AdaptWest Regional Coordinator

The Cities of West Torrens, Port Adelaide Enfield and Charles Sturt have appointed an AdaptWest Regional Coordinator who will commence their role on 9 April. Charles Sturt is hosting the position on behalf of the project partners, however the officer will be located at West Torrens one day per week.

The key responsibility of this role will be to coordinate implementation of the AdaptWest Climate Change Adaptation Plan for the Western Adelaide Region, working across government, businesses and the community.

Native Bee Hotels

As part of the *River Torrens Recovery Project*, the Administration is working in partnership with the Adelaide Mount Lofty Ranges Natural Resources Management Board and seven other councils to implement the Native Bee Hotels project. The Administration recently attended an information day with a native bee expert to identify sites for the upcoming community events where residents will have the opportunity to participate in constructing a bee hotel.

Economic Development***Tourism Projects***

On 14 March 2018, the Administration met with partner councils to progress the further development and promotion of the <https://www.adelaidebeaches.com.au/> website which was launched in February 2018.

Heritage Grants

In March 2018, the heritage grants criteria were entered into Council's SmartyGrants system to be promoted through Council's website, Talking Points, Social Media, Messenger Newspaper and SmartyGrants itself with applications closing on 17 May 2018. The intention is to issue grants prior to the end of this financial year.

Land Use Planning***Intergovernmental Relations***

On 2 March 2018, the Administration hosted a collaborative meeting they had initiated with Renewal SA representatives to discuss the potential for Council and Renewal SA to consider how their development/work programs may overlap or intersect. Mike Philippou, Project Director Housing Strategy and Development at Renewal SA attended with Gianni Cirelli (Renewal SA Development Manager) to provide an overview of his section's forward program to identify potential overlaps or opportunities.

This meeting indicated that there is potential scope for Council to initiate land acquisitions/purchase when Renewal SA is in the design phase of redevelopment of large sites. This may include purchase of land to increase local provision of public open space or for the purpose of pedestrian access through a site to aid access to other open space or transport routes.

A workshop, anticipated to take place with DPTI and Elected Members in March, was postponed and put on hold pending the results of the state election.

On 23 March 2018, members of the Strategy Unit attended the Planning Institute of Australia's State Planning Conference at which DPTI launched their Blueprint for South Australia's Planning and Design Code which is the subject of a separate report in this agenda.

On 27 March 2018, the Administration met with DPTI and the project team working on the Federal Government funded, Marion Road Planning Study. Advice was provided to DPTI regarding planning and community considerations surrounding the locality being investigated for potential grade separation.

Glandore Character Policy Area Protection Statement of Intent

This Statement of Intent (SOI) proposes to amend policy in the Urban Corridor Zone Policy Area 34, between Anzac Highway and Waymouth Avenue, to protect the character of the nearby Residential Zone Glandore Character Policy Area.

Following the last Activity Report, a letter was received from DPTI advising that the SOI documents had not progressed prior to the state government entering caretaker mode prior to the March election.

DPTI staff have subsequently further advised that the SOI will now need to be considered by the incoming Planning Minister the Hon. Stephan Knoll. In accordance with the resolution of Council, a letter was sent to the incoming Planning Minister congratulating him on his appointment and identifying Council's interest in progressing the Glandore Character Policy Area Protection SOI.

DPAs

Underdale Torrensville DPA

The Underdale and Torrensville Urban Renewal DPA was gazetted and consolidated 6 February 2018. The Administration has responded to enquiries from interested members of the public and intends to complete the mail out of the new fact sheet to affected community members in April.

Privately Funded DPA- Mooringe Ave (now known as Plympton Residential DPA)

The Administration received confirmation of the proponent's acceptance of the updated Deed Agreement. The Deed Agreement and proposed Statement of Intent to initiate the DPA will be presented as attachments to a report to the 17 April Council Meeting (presented elsewhere in this agenda).

Ministerial DPAs

The Minister's Morphettville Racecourse DPA is still pending despite the change in state government and subsequent appointment of a new Minister. There has been no further progress to report at this stage.

Conclusion

This report details the activities of the Strategy Unit for March 2018.

Attachments

Nil

11.5 Community Services Activity Report - March 2018

Brief

This report details the activities of the Community Services Department for March 2018.

RECOMMENDATION

The Committee recommends to Council that the Community Services Activity Report - March 2018 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 during the month of March 2018 are as follows:

Community Centres

Over the month of March, there were a total of 94 groups booked into Thebarton Community Centre and 83 booked into Plympton Community Centre.

Thebarton Community Centre hosted several large and elaborate 21st birthday events, traditional community celebrations and weddings. There was also a very successful screening of an amateur Australian film which aims to spread awareness of the dangers of fracking. Both Community Centres have had a significant increase in bookings compared to last year in March.

Active Ageing

The first Senior Citizens Over 50's Clubs Forum for 2018 was held on 15 March 2018 in the Sun Room at the Hamra Centre. Members from 14 (fourteen) different Community and Church Groups from within West Torrens attended. There was a guest speaker from SAPOL who presented the group with some very valuable information regarding personal safety, safety in the home and in the community, cyber security and awareness of email scams.

Outreach

The Community Resource Collection was loaned out to 5 (five) organisations who borrowed and returned the entire collection. This included the Thai-Australian Association of SA, who held their annual Thai festival at Kings Reserve.

The fifth school gardening workshop was delivered on 19 March 2018 with 15 attendees from schools and kindergartens across West Torrens, Holdfast Bay and Marion. This partnership, with Natural Resources Management, will continue throughout 2018 via 2 (two) more workshops planned with the next one to be held in a West Torrens school or kindergarten.

Project 294 was launched on Neighbour Day (25 March 2018) with promotion across social media and throughout the community. The Native Plant Giveaway in June will also feature promotion for the competition, with residents encouraged to come along and connect with their neighbours and find out more.

Arts and Culture

The auditorium hosted the Hellenika Festival exhibition - PHOS for Essence. The exhibition was opened by the Mayor and attended by relevant dignitaries.

Harmony Day celebrations included the making of a large community mandala in The Hamra Centre Sunroom on 21 March 2018. This was a family-friendly event, attended by over 250 participants, in which they created a mandala from cacti and succulent plants. The large community mandala is currently on display in the Hamra Centre.



A Mexican Fiesta event was held in the Hamra Centre Auditorium on 29 March 2018. This was an interactive, vibrant Mexican music and food experience for over 120 customers. Musicians from the Mexican Mariachi Band "The Three Amigos" sang and had many participants dancing with classic songs such as "Guantanamera," "La Cucaracha," "La Bamba" and with contemporary hits like "Uptown Funk" by Mark Ronson and Bruno Mars. Mexican wood fired pizzas were served by El Diablo.

Library Services

The Library now holds weekly groups for people who need to improve their English reading skills every Monday and Wednesday as follows:

1. *Post-Beginner to Pre-Intermediate Group* - This group focuses on short stories or other readings of interest. At meetings, they read the text aloud and focus on pronunciation and vocabulary, and together discuss the meanings of words.
2. *Intermediate to Advanced Group* - This group focuses on longer stories or other texts of interest. The group analyses the meaning of texts and puts the author's ideas into their own words in English. Some reading aloud in group meetings occurs but also reading at home is involved.

Activities Coming Up

Movie nights

Free movie nights are held in the Hamra Centre bi-monthly at 7pm on Thursdays:

12 April 2018	Life of PI
5 July 2018	Hidden Figures

Attachments

Nil

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