

CITY OF WEST TORRENS



## Notice of Council & Committee Meetings

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

### Council

and

- **Urban Services Prescribed Standing Committee**
- **Governance Prescribed Standing Committee**

of the

**CITY OF WEST TORRENS**

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

on

**TUESDAY, 4 SEPTEMBER 2018**  
**at 7.00pm**

**Angelo Catinari**  
**Chief Executive Officer (Acting)**

#### **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 21 August 2018 be confirmed as a true and correct record.

## 6 MAYORS REPORT

### (Preliminary report for the agenda to be distributed Friday, 31 August 2018)

In the two weeks since the last Council Meeting of 21 August 2018 functions and meetings involving the Mayor have included:

#### 23 August

- 4.00pm Met with a delegation of representatives from China and Australia from the Jolong Group to hear about their new office and factory development in our area. Adriana Christopoulos, Program Leader Partnership was also in attendance.

#### 24 August

- 9.30am Attended the St George College whole school assembly. Guest speaker was Flavia Tata Nardini, co-founder and CEO of 'Fleet' a new space technology company with their headquarters based in Adelaide, and an inspiration to future astronauts and scientists among the students of all ages in the assembly – particularly future female astronauts and scientists.
- 2.00pm In the absence of Senator Birmingham, through whom (in his former Ministerial capacity) funding had been secured, I officiated at the Turning of the Sod ceremony at Torrensville Bowling Club to mark the commencement of construction of their new \$3.5m upgrade. Councillors Garth Palmer and Arthur Mangos also attended.
- 5.30pm With Mrs Rosemary Trainer attended the Port Adelaide v Essendon match in the Chairman's Room at Adelaide Oval, as guests of the SANFL Deputy Chairman Phil Gallagher

**26 August**

12.30pm Attended the final match of the season at City Mazda Stadium between West Adelaide and Adelaide and hosted at the pre-match luncheon Simeon Thomas-Wilson, Urban Affairs writer for the Advertiser. This was a significant occasion, being the last match where Lea and Ron Nikitin would be working in the Council Reception Room after 40 years as volunteers for the club and the council. Without their loyal contribution, it would not have been possible to continue this excellent forum for councillors, community leaders, business people and journalists to meet in an informal setting, and to also provide an opportunity to express appreciation of the contribution to the community of local individuals. On this occasion, we acknowledged Reg Henderson, who will be 100 on October 25, who has been a "Westies" member for 68 years. Illness prevented the presence of Pam Nayda, President of the Lockleys Seniors Club had recently wound up after 54 years despite her sterling efforts.

**27 August**

6.00pm Addressed potential candidates for the upcoming local government election on the some aspects of running a successful election campaign at a candidate briefing session in the George Robertson Room.

**28 August**

6.00pm Participated in the Civic Committee Meeting.

**29 August**

9.45am Met with the Chair, Julie O'Malley and CEO, Joe Seric of the Camden Community Centre along with Council staff, regarding the Centre's current financial issues.  
11.15am Met with West Torrens Mayoral candidate Michael Coxon who confirmed his intentions in that regard.  
11.45am Briefly attended the Italian Pensioners Father's Day Lunch at Thebarton Community Centre.

**30 August**

12.00pm Attended the wind-up "wake" for the Lockleys Seniors Club at the Lockleys Hotel.

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:

**31 August**

10.30am Participating in the City of Marion's rate capping forum at the Marion Cultural Centre Theatre.  
12.00pm Attending the West Adelaide Football Club business lunch as a guest of the CEO, David Grenvold.  
7.00pm Attending the Western Youth Centre Annual General Meeting and Presentation Night.

**4 September**

3.00pm Attending the City of Marion's ceremony for the renaming of Sixth Avenue Reserve at Ascot Park as the 'Joan Herraman Reserve' in honour of the late Joan Herraman OAM who was a former Marion Councillor residing opposite the reserve and who was a strong advocate for playgrounds and open space.  
6.00pm Council informal gathering and pre-meeting meal.  
7.00pm Council and Committee meetings.

**RECOMMENDATION**

That the Mayor's Report be noted.

**7 ELECTED MEMBERS REPORTS**

## 8 PETITIONS

### 8.1 Restricted Parking Hours on Wainhouse Street, Torrensville

#### Brief

This report presents a petition requesting that Council amends the restricted parking hours at the southern end of Wainhouse Street, Torrensville and issue one free parking permit per household on application.

#### RECOMMENDATION

It is recommended to Council that, on the basis that the petition submitted does not meet the requirements of the Councils' *Code of Practice Procedures at Meetings* and regulation 10 of the *Local Government (Procedures at Meetings) Regulations 2013*, the petition be noted.

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#### Introduction

A petition has been received from Sue Rundle, 'Spokesperson' on behalf of twenty-one (21) residents of Wainhouse Street, Torrensville, requesting that Council amends the restricted parking hours at the southern end of Wainhouse Street, Torrensville and issues one free parking permit per household on application (**Attachment 1**).

#### Discussion

The petition was assessed against the requirements of Council's *Statutory Code: Code of Practice - Procedures at Meetings* (Code) and was found to be invalid for the following reasons:

- Clause 8(4) of the Code requires that the original copy of each page of the petition must include the name and contact details of the head petitioner. This information is not contained on any page of the petition. A name and address of a 'Spokesperson for the residents of Wainhouse Street' has been included at the bottom of page two (2) of the petition which has been taken to be the details of the Head Petitioner.
- Clause 8(5) of the Code requires that each page of the petition presented to the Council must restate the whole of the request or submission of the petitioners. This information is not stated on page two (2) of the petition.

Clause 8(9) of the Code requires that if a page of the petition does not meet the requirements of regulation 10 (of the *Local Government (Procedures at Meetings) Regulations 2013* and/or clauses 8.4 to 8.6 of the Code, the signatures on the page will not be taken into account by Council when considering the petition.

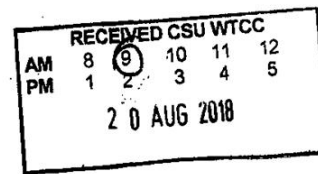
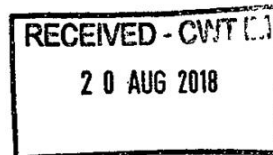
While the Code provides that only the first page of a petition is to be included in an initial petition report with the full petition presented in a future report back to Council on the matter, the petition is not valid and therefore there will be no subsequent report to Council. Consequently, the petition is presented to Council in its totality for information.

#### Conclusion

The document, presented by Ms Sue Rundle, does not meet the statutory requirements for a petition so is presented to Council for information only.

#### Attachments

1. **Petition to amend parking restrictions at the southern end of Wainhouse Street, Torrensville**



City Assets Department, City of West Torrens

**TO WHOM IT MAY CONCERN:**

Re: Attached petition to change the restricted parking hours on the southern end of Wainhouse Street, Torrensville.

Please find attached a petition from the residents of Wainhouse Street, Torrensville, urging the City of West Torrens to:

1. Take action to change the restricted parking hours on Wainhouse Street, Torrensville—between Henley Beach Road and Carlton Parade—from one-hour parking to three-hour parking, Monday to Friday—public holidays exempted.
2. Take action to abolish the restricted parking hours on Wainhouse Street, Torrensville—between Henley Beach Road and Carlton Parade—on Saturday mornings, between the hours of 8am and 12 noon; and
3. Take action to issue one FREE resident parking permit per household, when applied for.

I am a resident of the southern end of Wainhouse Street and have been for nearly 30 years. The residents of this section of Wainhouse Street are not happy with the one-hour parking restriction in this section of the street, and do urge the council to take their petition to change the restrictive parking hours into consideration. The one-hour parking restriction impacts heavily on residents, their families and friends. It also impacts on anyone wanting to visit a nearby café or a nearby business.

The surrounding streets of Danby, Northcote, Huntriss and Shipsters all have parking restrictions inconsistent with each other and with Wainhouse Street, and with Wainhouse Street having the most restrictive parking of all these streets. Why do five parallel streets in the same area with the same conditions have different parking restrictions, with Wainhouse Street having the most restrictive of all?

I have spoken to various people from the council on this question and no-one can tell me why our section of Wainhouse Street has a one-hour restriction all the way to Carlton Parade, when neighbouring streets have two and three-hour restrictions, and some not all the way to Carlton Parade. Every street is different and there seems to be no rhyme or reason.

Council employees have guessed that the restriction is because of the businesses on the corner of Wainhouse Street and Henley Beach Road. These businesses have their own large carparks. The Blackwell funeral parlour is a business, which also has a large carpark, but the parking restrictions in Danby Street are inconsistent with Wainhouse Street.

Whilst on the subject of Henley Beach Road, it seems that I can park on this narrow main road all day (apart from clearway times) without penalty, but if I turn into Wainhouse Street (a suburban side street), I can only park for one hour! Seems ludicrous to me.

Council employees have also guessed that the restriction is to stop people from parking their cars in Wainhouse Street and catching the bus to work in the city. A three-hour parking restriction would also do this. The bus stop on Henley Beach Road is closer to Northcote Street than it is to

Wainhouse Street, yet in the same section of Northcote Street the parking restriction is two hours, and Saturdays 9-12 (compared to one hour and 8-12 in Wainhouse Street).

The residents of this section of Wainhouse Street want the one-hour parking restriction on Saturday mornings abolished. This is far too restrictive for residents, family and friends. There should be no parking restrictions on weekends. There should also be no parking restrictions on public holidays, such as Easter and Christmas. If Christmas Day falls between Monday to Friday, residents, family and friends eating their Christmas lunch together fear that parking fines are being issued as they celebrate. Christmas and Easter are traditionally times for families to get together and celebrate. Where does the council expect these people to park?

The council is now allowing two and three dwellings to be built on what used to be a single dwelling block. Most of these new dwellings have three bedrooms, but only one parking space. Where are these extra cars to be parked? In the street, of course. Number 14 Wainhouse Street is a prime example of this, with three dwellings on a single block, very little space for resident parking and no space for visitors.

Because of the high-density living now being approved by the council, the council should issue one FREE resident parking permit per household to allow for a resident's car to be parked outside their place of residence. A second resident parking permit could be charged for. These permits should be transferrable, attached only to the dwelling, and not a person or car. This would be more fair to residents, their families and friends.

We, the rate-paying residents, of Wainhouse Street, urge the council to consider our requests and to come back to us with a favourable outcome.

Spokesperson for the residents of Wainhouse Street:

Sue Rundle—0407 396 705

11 Wainhouse Street, Torrensville.

jim.sue234@gmail.com

PETITION

To the City of West Torrens

City Assets Department

Title: Change to restricted parking hours on southern end of Wainhouse Street, Torrensville

The petitioners request:

1. That the City of West Torrens take action to change the restricted parking hours on Wainhouse Street, Torrensville—between Henley Beach Road and Carlton Parade—from one-hour parking to three-hour parking, Monday to Friday—public holidays exempted.
2. That the City of West Torrens take action to abolish the restricted parking hours on Wainhouse Street, Torrensville—between Henley Beach Road and Carlton Parade—on Saturday mornings, between the hours of 8am and 12 noon.
3. That the City of West Torrens take action to issue one FREE resident parking permit per household, when applied for.

NAME	ADDRESS	SIGNATURE
SUE RUNDLE	11 Wainhouse St	
Clara Meneo	17 Wainhouse St	
Matt Rudo	17 Wainhouse St	
George Papaemonauil	20 Wainhouse St	
Adela Carlsan	13 Wainhouse St	
George Lambinos	13 Wainhouse St	
Mark Rundle	11 WAINHOUSE ST.	
Irene Chiappin	9 Wainhouse St.	
Gianni Chiappin	9 Wainhouse St.	
T. POLITIS	5 WAINHOUSE ST	
Samantha Lee	3/14 Wainhouse St	
MARISA BRIGANTE	7 Wainhouse St	
FRANK BRIGANTE	7 WAINHOUSE ST	
Gyan Sporn	15 Wainhouse St	
CAROL HORDEW	16 WAINHOUSE ST	
Jim Flockhart	1 Wainhouse St	
Sheryl Boehm	01/14 Wainhouse St	

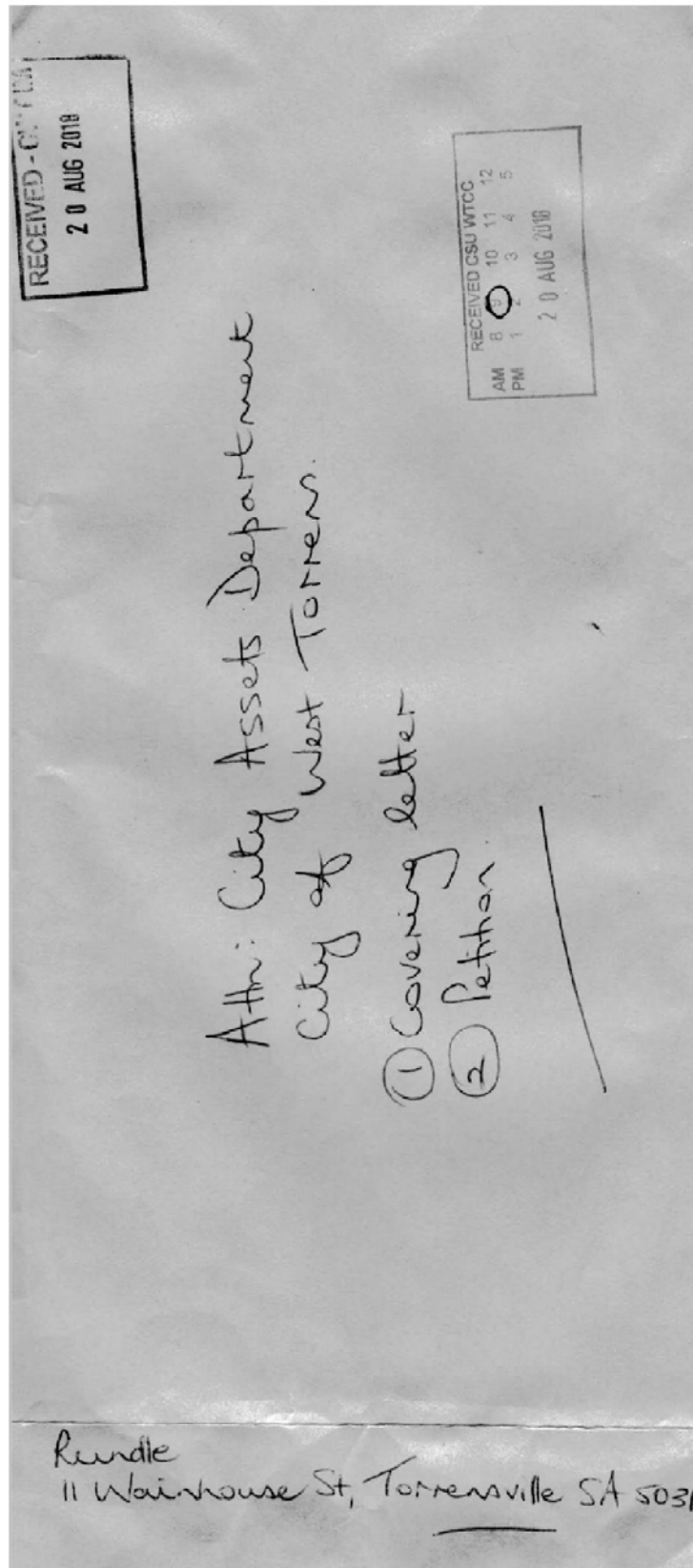
KURTIS BOEUM 1/14 WAINHOUSE ST ✓  
Albert D'Alva 2/14 Wainhouse St ✓  
PAUL INGHAM 13 WAINHOUSE ST ✓  
GREG PACE 12 WAINHOUSE ST ✓

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.....  
.....  
.....  
.....  
.....

100%  
Participation

Sue Rundle  
0407396705  
11 Wainhouse Street, Torrsville.  
jim.sue.234@gmail.com





## **9 DEPUTATIONS**

### **9.1 Camden Community Centre - Emergency Funding**

Julie O'Malley, Chair of the Camden Community Centre, wishes to address Council in relation to emergency funding for the Camden Community Centre.

## **10 ADJOURN TO STANDING COMMITTEES**

### **RECOMMENDATION**

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

## **11 ADOPTION OF STANDING COMMITTEE RECOMMENDATIONS**

### **11.1 Urban Services Committee Meeting**

#### **RECOMMENDATION**

That the recommendations of the Urban Services Committee held on 4 September 2018 be adopted.

### **11.2 Governance Committee Meeting**

#### **RECOMMENDATION**

That the recommendations of the Governance Committee held on 4 September 2018 be adopted.

## **12 ADOPTION OF GENERAL COMMITTEE RECOMMENDATIONS**

### **12.1 Civic Committee Meeting**

#### **RECOMMENDATION**

That the Minutes of the Civic Committee held on 28 August 2018 be noted and the recommendations adopted.

## **13 QUESTIONS WITH NOTICE**

Nil

## **14 QUESTIONS WITHOUT NOTICE**

## **15 MOTIONS WITH NOTICE**

### **15.1 Monitoring Traffic and Parking at Lipsett and Marshall Terrace Brooklyn Park**

At the meeting of Council on 21 August 2018, Cr Garth Palmer moved the following motion which the Presiding Member ruled would be deferred to the meeting of Council on 4 September 2018.

#### **MOTION**

Given that an Early Learning Centre and a new Primary School was recently approved by Council in May 2018 for the former College of Divinity site on Lipsett Terrace Brooklyn Park, the Administration monitor the traffic and parking conditions of the new school when operational, on Lipsett and Marshall Terrace, so that any adverse traffic impacts arising can be identified and addressed. If any significant traffic impacts were to be identified from this review, that a further report to Council be prepared for its consideration.

## **16 MOTIONS WITHOUT NOTICE**

## 17 REPORTS OF THE CHIEF EXECUTIVE OFFICER

### 17.1 Kerbside Bin Audit

#### Brief

A report on a recently completed kerbside bin audit is presented for Elected Member consideration.

#### RECOMMENDATION(S)

It is recommended that Council:

1. Pursue strategies for the diversion of organic materials from the general waste bin, including actions to:
  - Further increase awareness of kitchen caddies and compostable bags that are available from Council;
  - Explore alternative ways to distribute caddies and compostable bags;
  - Further increase participation in food waste recycling in multi-unit developments.
2. Pursue community educational programs based on:
  - Further increasing the awareness that e-waste is banned from landfill and highlighting available drop off locations within the Council area;
  - Reducing contamination in comingled and organics recycling bins;
  - Ensuring educational materials are regularly updated and use images and languages other than English whenever possible.
3. Consider providing residents with a selection of bin sizes to increase engagement and landfill diversion as a part of the next waste collection contract.
4. Review rebates on compost bins.

#### Introduction

A report on a recently completed kerbside bin audit is presented for consideration. Production of the report has been overseen by members of the Waste Working Party following a Council resolution on 5 September 2017. Members were briefed by the report authors RAWTEC at a workshop on 1 August 2018.

#### Discussion

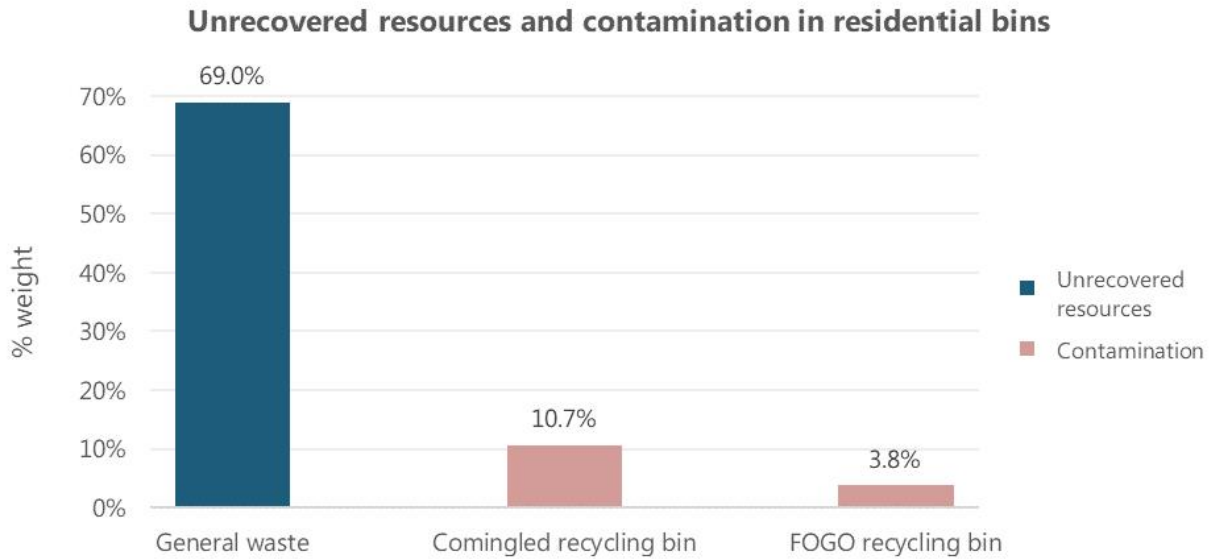
The City of West Torrens produces less waste per household when compared to the state average. Despite this, the survey diversion rate of 48.6 per cent is lower. Households may produce less in total, but the amount of waste going to landfill is greater.

#### Bin Generation Kilograms per Household

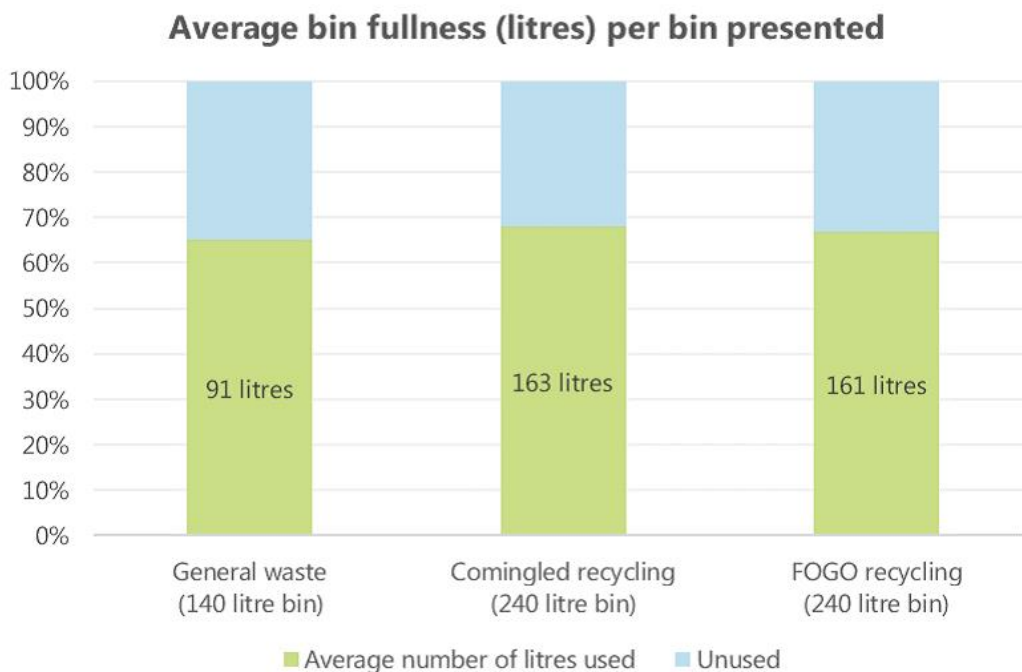
	Estimated kg/hh/week	Estimated kg/hh/year	%
General Waste	7.5	392.4	51.4
Comingled Recycling	2.6	133.4	17.5
Green Recycling	4.6	237.9	31.2
<b>Total</b>	<b>14.7</b>	<b>763.7</b>	<b>100.0</b>

Unrecovered resources and contamination are a significant challenge in all streams, with contamination a particular challenge in the comingled and food organics and garden organics (FOGO) recycling streams. There is significant opportunity to improve recycling performance, especially in the general waste stream, noting that:

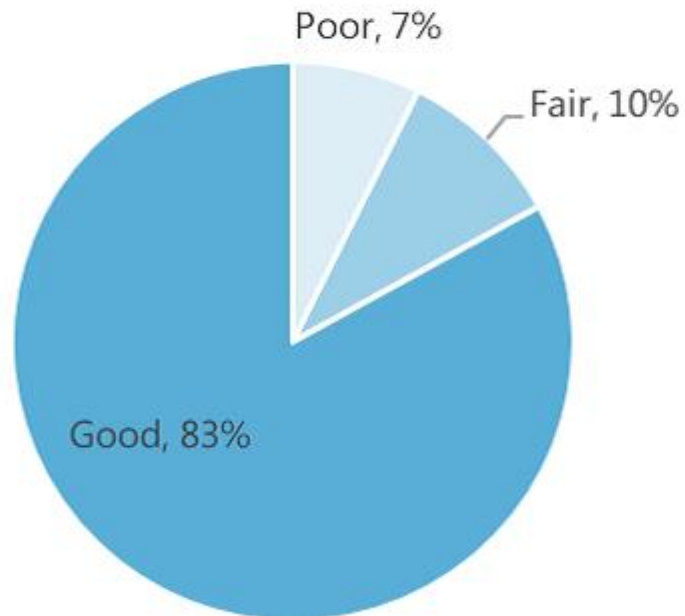
- Organic materials are 51 per cent of the total general waste bin.
- Organic materials are the largest contaminant in the comingled recycling bin (1.9 per cent).
- Building waste was a large contaminant in the comingled (1.6 per cent) and FOGO recycling bin (1.7 per cent).
- Materials in bags were a significant contaminant in the comingled (3.4 per cent) and FOGO recycling bins (1.3 per cent).



The audit collection supervisor recorded the bin fullness and physical condition of bins included in the audit. On average there is a moderate amount of unused space in the bins (approximately 70 per cent). Of the bins audited, 83 per cent of bins are in good condition.



### Bin condition (council wide, all bins audited)



#### Conclusion

A report on a recently completed kerbside bin audit is presented for Elected Member consideration. Production of the report has been overseen by members of the Waste Working Party following a Council resolution on 5 September 2017.

#### Attachments

1. Rawtec Kerbside Bin Audit 2018 - City of West Torrens

# Kerbside Bin Audit 2018

City of West Torrens



## Document verification

Date	Version	Title	Prepared by	Approved by
08 June 2018	V1	2018 Kerbside Bin Audit Draft	Kristian Le Gallou & Jarvis Webb	Mark Rawson
20 June 2018	V2	2018 Kerbside Bin Audit	Kristian Le Gallou & Jarvis Webb	Mark Rawson
02 August 2018	V2.1	2018 Kerbside Bin Audit	Kristian Le Gallou	Jarvis Webb

## Important notes

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### 1 Kerbside Bin Audit 2018





## Executive summary

Rawtec and Dynamic 3E were engaged to complete an audit of the City of West Torrens' kerbside three-bin system. The audit sampled general waste bins, comingled recycling bins and food organics and garden organics (FOGO) recycling bins. 15 bins of each stream were sampled from the seven wards of the City of West Torrens. A total of 105 bins per stream were audited.

### Key results

The City of West Torrens produces less waste per household when compared to the state average. Despite this, the diversion rate of 48.6 per cent is lower. Households may produce less in total, but the amount of waste going to landfill is greater.

Table 1: Estimated waste and recycling generation (kilograms per household)

	Estimated kg/hh/week	Estimated kg/hh/year	%	Landfill Diversion (%)
<b>General waste</b>	7.5	392.4	51.4%	
<b>Comingled recycling</b>	2.6	133.4	17.5%	<b>48.6%</b>
<b>FOGO recycling</b>	4.6	237.9	31.1%	
<b>Total</b>	<b>14.7</b>	<b>763.7</b>	<b>100%</b>	

Unrecovered resources and contamination are a significant challenge in all streams. There is significant opportunity within this area though to improve performance.

- Organic materials are 51 per cent of the total general waste bin.
- Organic materials are the largest contaminant in the comingled recycling bin (1.9 per cent).
- Building waste was a large contaminant in the comingled (1.6 per cent) and FOGO recycling bin (1.7 per cent).
- Materials in bags were a significant contaminant in the comingled (3.4 per cent) and FOGO recycling bins (1.3 per cent).

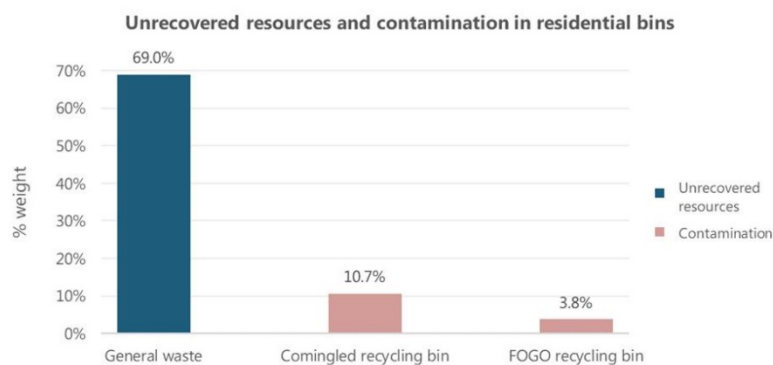


Figure: Estimated percentage of unrecovered resources and contamination in all three bin streams



The audit collection supervisor recorded the bin fullness and physical condition of bins included in the audit. On average there is a moderate amount of unused space in the bins (approximately 70 per cent). Of the bins audited, 83 per cent of bins are in good condition.

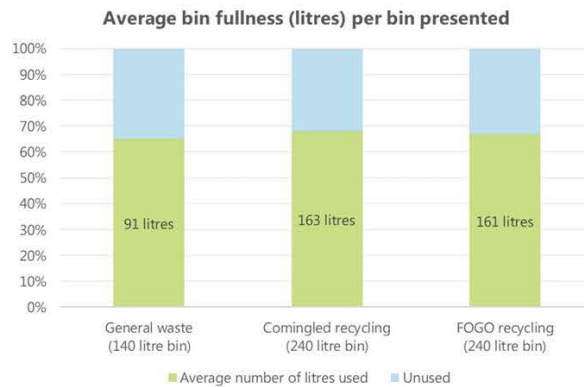


Figure: Estimated fullness of residential bins

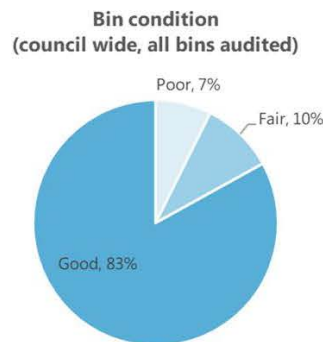


Figure: Physical condition of the bins sampled in the audit

### Summary of recommendations and opportunities

- Diverting organic materials from the general waste bin is a key opportunity. Actions include:
  - Increase awareness of kitchen caddies and compostable bags available from council.
  - Explore alternative ways to distribute caddies and compostable bags.
  - Increase participation food waste recycling in MUDs.
- Contamination was significant in the comingled and FOGO recycling bins. Increased reporting by the collection contractor and targeted education could help reduce this.
- Increase education to improve knowledge and performance. This includes:
  - Increase awareness that E-waste is banned from landfill and highlight available drop off locations within the council area.
  - Ensure education materials are regularly updated and use images and languages other than English.
- On average, bins were moderately full when presented. Council could investigate providing residents with a selection of bin sizes to increase engagement and landfill diversion.



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## 1. Project background

The City of West Torrens (also referred to as the Council) is a metropolitan South Australia local government area (LGA) of approximately 60,000 people. The LGA covers 36.5 square kilometres west of Adelaide CBD. It is mostly residential, with some commercial and industrial areas.

The Council provides a three-bin kerbside collection service to residents, including:

- A 140-litre general waste bin (collected weekly)
- A 240-litre comingled recycling bin (collected fortnightly)
- A 240-litre food and garden organics recycling bin (FOGO - collected fortnightly).

The City of West Torrens is committed to improving the effectiveness and efficiency of the kerbside waste management services. Rawtec was engaged to conduct a kerbside bin audit and provide insight into the waste and recycling behaviours and practices of residents. Rawtec partnered with Dynamic 3E to conduct the audit.

## 2. Audit aims and method

The audit aimed to provide information on:

- Composition and performance of the kerbside waste management system.
- Available usable capacity of the bins (i.e. bin fullness).
- Condition of current bin stock.
- Identification of opportunities for improvement.

### 2.1. Audit sample

The audit sampled each of the seven wards that make up the City of West Torrens. A total of 105 bins were collected. The bins collected per each ward included:

- 15 general waste bins
- 15 comingled recycling bins
- 15 food and garden organics (FOGO) recycling bins.

### 2.2. Audit sample collection

The audit schedule avoided public and school holiday periods. Collection also took place on resident's regular collection day. This ensured the sample was characteristic of what is produced by residents. Table 2 overleaf outlines the collection schedule.

An audit collection supervisor accompanied the side-lift collection vehicle each day to guarantee the sampling method. Collection dates were:

- 7 to 11 May - Comingled recycling
- 14 to 18 May - General waste and FOGO.





Table 2: Audit collection schedule

Collection Day	Ward	Suburb
Monday	Morphett	Camden Park
		Novar Gardens
	Plympton	North Plympton
Tuesday	Keswick	Glandore
		Plympton
Wednesday	Hilton	Cowandilla
		Hilton
		Richmond
Thursday	Thebarton	Thebarton
		Torrensville
Friday	Lockleys	Fulham
	Airport	Fulham
		West Beach

### 2.3. Bin sampling method

The sampling method for the kerbside audit was based on:

- Providing results that accurately reflect the council area and the purpose of the audit.
- Consideration of the recommendations in the Guide to Kerbside Performance Reporting - Zero Waste SA, 2007.
- Method and principles based on Rawtec's previous experience in kerbside auditing across Australia.

Key principles included:

- Collecting residential waste and recycling streams over five days. Where possible, based on the presentation of bins, the same houses were sampled for each bin collected. If a house did not present a bin, the next available bin was collected.
- Collecting bins from medium and high residential dwellings (MUDs). 33.5 per cent of dwellings are considered medium density and 3.5 per cent are considered high density. To reflect this in the sample 5-6 dwellings per ward were targeted for collection.
- Collecting the first bin from each street at random. Every second house was then sampled.

### 2.4. Physical audit

Waste and recycling materials collected was delivered to the Adelaide Waste and Recycling Centre, North Plympton. It was stored in labelled piles before auditing. Dynamic 3E sorted and weighed the material based on material type. The list of categories is in Appendix 1 - Audit categories.

### 3. Whole Council results

#### 3.1. Bin composition

The composition of the bins provides understanding into the practices and behaviour of residents. Figure 1 to Figure 3 identify the composition of the three bins for all wards combined, by the percentage weight of audited materials.

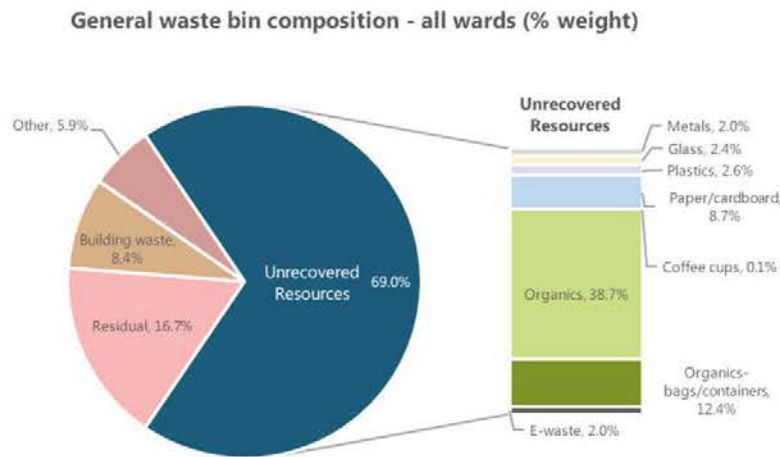


Figure 1: Composition of general waste bins audited from all wards (%weight)

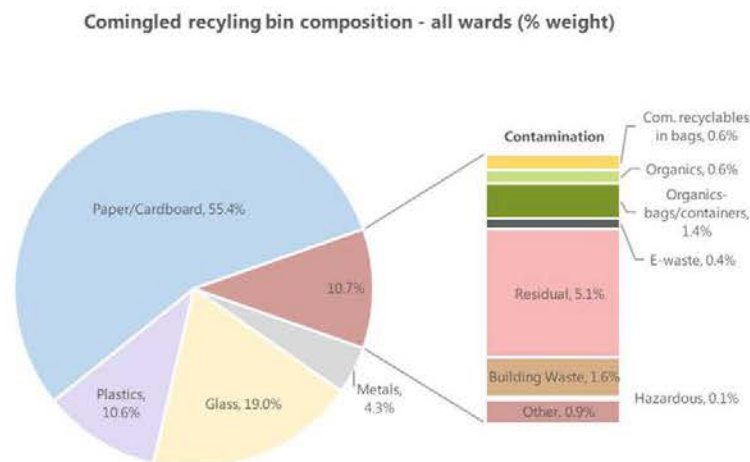


Figure 2: Composition of comingled recycling bins audited from all wards (%weight)



FOGO recycling bin composition - all wards (% weight)

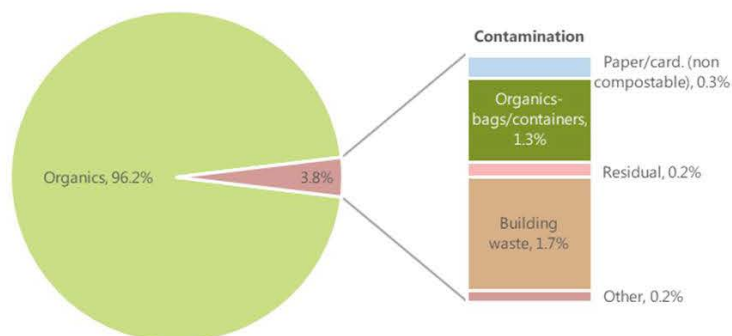


Figure 3: Composition of FOGO recycling bins audited from all wards (%weight)

Table 3 details the composition of the 105 bins collected for each stream by weight (kgs) and percentage by weight (kgs).

Table 3: Total materials yield (kg per stream) and percentage of total amount audited

Material Stream	General Waste		Comingled Recycling		FOGO Recycling	
	Weight (kg)	%	Weight (kg)	%	Weight (kg)	%
<b>Metals</b>	19.78	2.0%	30.08	4.3%	0.48	0.0%
<b>Glass</b>	23.04	2.4%	132.76	19.0%	0	0.0%
<b>Plastics</b>	25.78	2.6%	74.24	10.6%	0.56	0.0%
<b>Paper/cardboard</b>	85.48	8.7%	387.46	55.4%	5.76	0.3%
<b>Coffee cups</b>	0.96	0.1%	0.34	0.0%	0.02	0.0%
<b>Comingled recyclables in bags</b>	0	0.0%	4.24	0.6%	0	0.0%
<b>Organics</b>	379.06	38.7%	3.88	0.6%	1650.78	96.2%
<b>Organics-bags/containers</b>	121.1	12.4%	9.46	1.4%	21.92	1.3%
<b>E-waste</b>	19.74	2.0%	3.12	0.4%	0	0.0%
<b>Residual</b>	163.48	16.7%	35.64	5.1%	3.86	0.2%
<b>Building waste</b>	82.04	8.4%	11.04	1.6%	29.58	1.7%
<b>Hazardous</b>	0.24	0.0%	0.86	0.1%	0	0.0%
<b>Other</b>	57.54	5.9%	6.52	0.9%	3.02	0.2%
<b>Total</b>	<b>978.24</b>	<b>100%</b>	<b>699.64</b>	<b>100.00%</b>	<b>1715.98</b>	<b>100%</b>

### 3.2. Waste generation

The City of West Torrens performs well and creates less waste per household per year compared to the South Australian average. Figure 4 below compares this generation with other councils and the state average. Table 4 outlines the estimated kilograms generated per household per week. This figure considers the presentation rate and the collection frequency. Note that the presentation rate for single-unit dwellings was used due to the complexity of determining the multi-unit dwelling presentation rate. The kg/hh/week figure is extrapolated to estimate the amount generated per year. The estimate for kilograms per person per year is based on the population and number of dwellings.<sup>1</sup>

Table 4: Generation rates per household (kg) and percentage diversion from landfill

	City of West Torrens				State average	
	Estimated kg/hh/week	Estimated kg/hh/year	Estimated kg/person/year	%	kg/hh/year	%
<b>General waste</b>	7.5	392.4	171.4	51.4%	564	56%
<b>Comingled recycling</b>	2.6	133.4	58.3	17.5%	224	22%
<b>FOGO recycling</b>	4.6	237.9	103.9	31.2%	227	22%
<b>Total</b>	<b>14.7</b>	<b>763.7</b>	<b>333.5</b>	<b>100%</b>	<b>1015</b>	<b>100%</b>

### Waste generation comparison (kg/hh/year)



Figure 4: Comparison of waste generation (based on publicly available data)

<sup>1</sup>Estimates based on Australian Bureau of Statistics 2016 data, accessed via Profile ID, City of West Torrens, <https://profile.id.com.au/west-torrens/household-size>





### 3.3. Landfill diversion

Landfill diversion refers to the amount of waste that is diverted by the City of West Torrens from Council's kerbside bin system. The audit found that across the council area, residents divert an estimated 48.6% of material from landfill (Table 5). This diversion is less than the state average of 53.8%.<sup>2</sup>

Table 5: Landfill diversion rate (%)

	City of West Torrens (Based on Audit)	City of Holdfast Bay (2016) <sup>3</sup>	City of Port Adelaide Enfield (2016) <sup>4</sup>	State Average <sup>5</sup> kg/hh/year
% of waste diverted from landfill	48.6%	55%	50%	53.8%

### 3.4. Contamination and unrecovered resources

Contamination refers to any material that is placed in the incorrect bin. Contamination in the comingled and FOGO recycling bins can disrupt processing of materials, cause damage to machinery and people and lower the quality of the recycled products.

Unrecovered resources are materials that could be recycled if they are separated correctly. Figure 5 outlines the unrecovered resources and contamination found in the kerbside bins.

A list of what was considered contamination and unrecovered resources for the audit is included in Appendix 2 - Unrecovered resources and contamination.

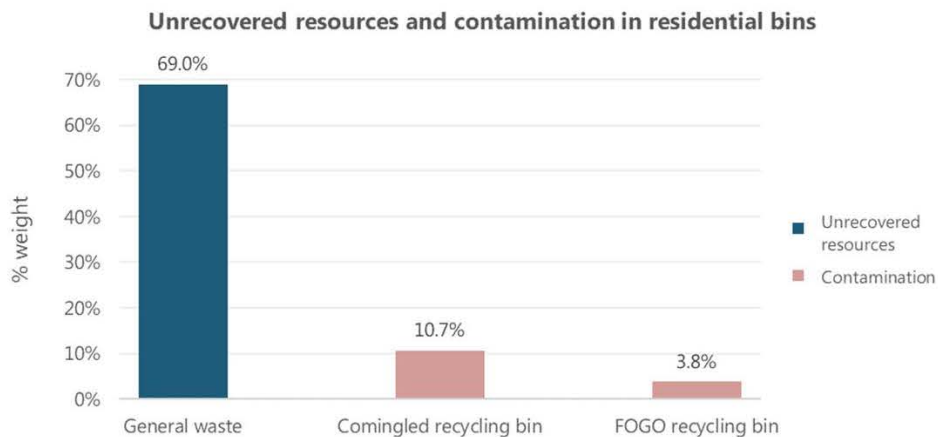


Figure 5: Estimated levels of unrecovered resources and contamination in residential bins

<sup>2</sup> Green Industries SA, 2017, South Australia's Recycling Activity Survey 2015-16 Financial Year Report, p. 23

<sup>3</sup> City of Holdfast Bay, 2017, Household Waste & recycling Guide 2017

<sup>4</sup> City of Port Adelaide Enfield, 2017, Waste Management Strategy 2017-2022

<sup>5</sup> Zero Waste SA, 2013, South Australia's Kerbside Three Bin System Waste Report 2012-13, p. 12.



### General waste bin

The general waste bins included a large amount of unrecovered resources (Table 6). If separated appropriately, 69 per cent of the bin could be recovered and recycled. Some of these items could be recovered easily if they are put in the right bin (e.g. loose recyclables or organics). Other materials will require more education by Council (e.g. organic material in bags and E-waste). There was a small amount of hazardous materials in the general waste (e.g. medical waste).

Table 6: Contamination and unrecovered resources in the general waste bins

	Weight (kg)	% of total
<b>Unrecovered resources</b> (Metal, glass, plastic, paper/cardboard, coffee cups, organics, organics in bags/containers, E-waste)	674.94	69.0%
<b>Contamination</b> (Hazardous waste)	0.24	0.02%

### Comingled recycling bin

Contamination of the comingled recycling bin was 10.7 per cent. This figure is can be considered average for metropolitan councils. The top five contaminants (by weight) found in bins across the wards were:

1. Organic material (loose and in bags), 13.34 kg or 1.9 per cent.
2. Textiles/clothing, 12.68 kg or 1.8 per cent.
3. Building waste, 11.04 kg or 1.6 per cent.
4. General waste in bags, 10.08 kg or 1.4 per cent.
5. Other (included a fishing rod, gutter guard, briefcase and ceramics), 6.52 kg or 0.9 per cent.

There was also contamination in the comingled recycling bin that could be recovered if appropriately separated and disposed of. These items include comingled recyclables in bags, organic materials and E-waste.

### FOGO recycling bin

Contamination in the FOGO recycling bin of 3.8 per cent is high. The South Australian metropolitan average is 2 per cent.<sup>6</sup> Contamination of one per cent or less is preferred by organics processors. The top five contaminants (by weight) of the FOGO bins were:

1. Building waste, 29.58 kg or 1.7 per cent.
2. Organics in bags/containers, 21.92 kg or 1.3 per cent.
3. Non-compostable paper/cardboard (e.g. liquid paper board, magazines), 5.76 kg, 0.3 per cent.
4. Other, 3.02 kg or 0.2 per cent.
5. General waste in bags, 1.14 kg or 0.1 per cent.

There was also contamination in the FOGO recycling bin that could be recovered if appropriately separated and disposed of. These items include non-compostable paper and cardboard (e.g. liquid paper board) and organics in bags.

<sup>6</sup> Zero Waste SA, 2013, South Australia's Kerbside Three Bin System Waste Report 2012-13, p. 18.

The collection supervisor also noted one bin visibly contained concrete. This is included in the analysis above. If this is excluded from the analysis, due to its high weight compared to other organic materials, contamination would decrease to 2.1 per cent, which is still above the metropolitan average.

### 3.5. Presentation rates

The presentation rate (Table 7) represent bins on the kerb at the time of collection.

Table 7: Presentation rates on the day of collection

	General waste	Comingled recycling	FOGO recycling
<b>SUDs</b>	77%	81%	56%
<b>MUDs<sup>7</sup></b>	36%	36%	12%

In several locations, the audit collection supervisor noted that bin collection took place earlier in the day than the regular run. It also is difficult to determine the presentation rates for MUDs. Estimations had to be made on the number of bins presented and the number of households within the MUD. This may impact the accuracy of the presentation rates.

### 3.6. Bin fullness

The audit collection supervisor recorded the approximate fullness of each bin in the audit sample. Figure 6 outlines the average fullness of the 105 bins sampled for each stream.

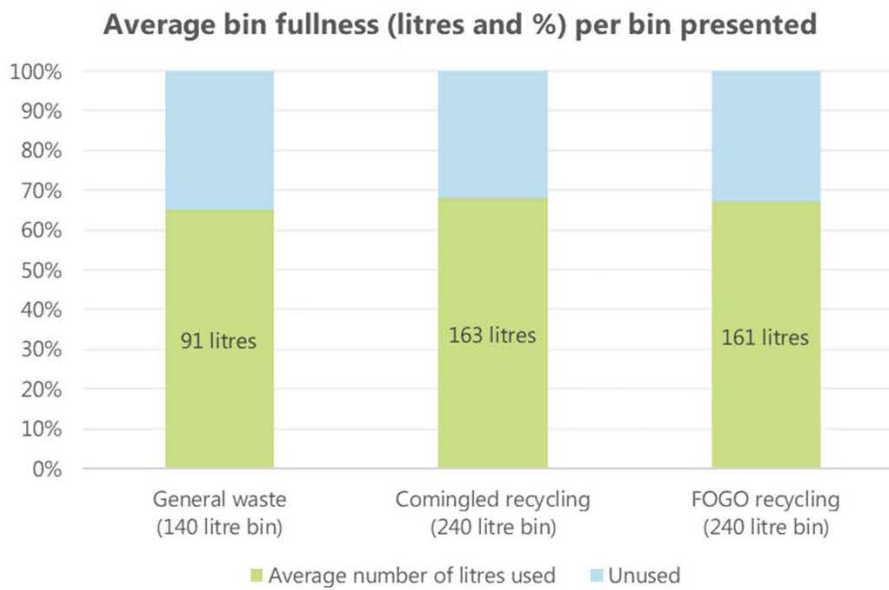


Figure 6 Average fullness of audited bins presented

<sup>7</sup> Calculation of the MUDs presentation rate is based on the number of dwellings within the property. It does not reflect whether dwellings share bins.



### 3.7. Bin condition

Reviewing the condition of the City of West Torrens' current bin stock took place during the audit supervision. Only bins collected for the audit were reviewed. The following rating system was used:

- Poor - Bin has obvious and considerable damage (e.g. cracked body or lid). This includes where residents have fixed their own bins.
- Fair - Some wear and tear. Cosmetic damage, no structural damage (e.g. dents/scratches).
- Good - Near new or minor level of wear and tear (e.g. minor scratches).

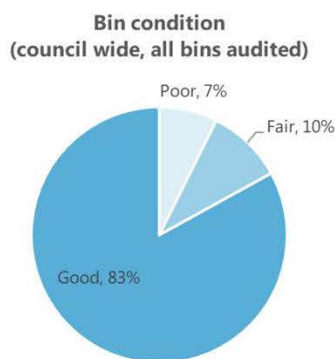


Figure 7 Results of the assessment of audited bin conditions

As outlined in Figure 7, the bins assessed were predominantly in good condition. A small percentage were fair and in poor condition. Whilst positive, the results are only indicative of the bins included in the audit. It may not provide a representative view of the entire council area. The audit collection supervisor did note bins with significant damage (often repaired by residents) that were not part of the audit. Examples of bin conditions are included in Appendix 3 - Photos.

### 3.8. Compostable bag use

The City of West Torrens provides a kitchen caddy and roll of compostable bags to residents. This aims to improve recycling of food waste and divert it from landfill. Residents are required to collect the caddy and bags from the Council. Table 8 estimates the number of households that are using the compostable bags based on the audit analysis.

Table 8 Estimate of the number of households using compostable bags

Compostable bag use	
Total number of bags in FOGO bins	33
Assumed number of bags used per household/week	5
Estimated number of households using compostable bags via FOGO bin	6.6
% of sample size (105 bins)	6.3%

Based on the audit data, if households use five compostable bags per week, an estimated 6.3 per cent of households use compostable bags to recycle food waste. This result is similar to a recent audit completed by Rawtec for a metropolitan council that provide caddies and bags.



### 3.9. CDL containers

The number of container deposit legislation containers (10 cent refunds in SA) was recorded during the physical audit. There are large numbers of containers present in both the comingled recycling and general waste stream (Table 9).

*Table 9 CDL containers in residential bins*

CDL containers			
	No. CDL in audited material	Estimated no. CDL per bin	Estimated no. CDL council wide <sup>8</sup>
<b>Recycling</b>	398	3.8	92,219
<b>General waste</b>	182	1.7	42,170
<b>FOGO</b>	0	0	0
<b>Total</b>	580	5.5	134,389

<sup>8</sup> Based on ABS, 2016 dwelling data.





## 4. Recommendations and opportunities

### 4.1. Increasing FOGO Recycling

The audit found that organic material is approximately 50 per cent of the general waste bin. It's also estimated that 6.6 per cent of households regularly use compostable bags provided by council to dispose of their food scraps in FOGO recycling bins. There is significant opportunity to increase awareness that the council provides free kitchen caddies and compostable bags, which would in turn increase food waste recycling.

Previous work by Rawtec has found that requiring residents to collect kitchen caddies and bags from council offices may be a barrier. Alternative distribution methods of caddies and bags that could be explored include:

- A mass rollout/delivery to residents. To improve efficiency and reduce costs, delivery could be scheduled for certain times during the year. Residents could fill in an online form and indicate if they need more bags and a (new or replacement) kitchen caddy. This could reduce the cost of resources and delivery to residents who are not engaged in food waste recycling whilst making it convenient for those who are.
- An alternative distribution model via supermarkets (e.g. replacing plastic fruit and veg bags with compostable bags that can be used in the kitchen caddies). A trial is currently being run with two supermarkets and the City of Holdfast Bay.

The collection supervision found that only a small number of MUDs premises participate in FOGO recycling. Opportunities to increase this are:

- Develop a database of MUDs that have FOGO recycling services. Identify the premises that don't have FOGO recycling to investigate options to provide this service. Where space is an issue, dwellings could share FOGO bins (to capture food waste at a minimum).
- Undertaking an audit specifically of MUDs could provide greater insight into performance and behaviours and identify potential strategies to increase food waste recycling at MUDs (e.g. bulk bin food waste collection services for larger developments).

### 4.2. Reducing bin contamination

Significant contamination was identified in both the comingled and FOGO recycling bins. Options that may help the Council decrease contamination include:

- Digital reporting of contamination. Investigations and trials are currently being done by other councils to explore. They involved contractors highlighting and reporting visible instances of contamination (at the kerbside or in the hopper). The process involves:
  - The collection vehicle driver digitally recording the RFID of the bin or address of the contaminated bin.
  - These details are logged into a database that can track contamination across the council.
  - Targeted educational messaging can be developed and delivered to repeat offenders.
  - Penalties for repeat offenders of significant contamination could also be explored (e.g. take their service away until the bin is presented without contamination).
  - It's recommended that Council investigate the current capability of their collection contractor to provide this service. This can also be specified in future waste collection contracts.

- Bin tagging - the City of Holdfast Bay conducts periodic inspections of street bins throughout the year. Feedback is given to residents in the form of 'well done' stickers or advice on ways to improve. Well performing households go into the draw to win a prize. Bin tagging has seen a large decrease in the council's incidents of contamination.
  - Further detail can be found at <http://www.holdfast.sa.gov.au/bins>.
  - Green Industries SA has previously prepared bin tagging guidelines for councils.<sup>9</sup>

### 4.3. Educational opportunities

The audit and collection observations identified areas where council can increase educational awareness to improve performance. They include:

- Awareness that E-waste is banned from landfill. Local E-waste recycling points are located within the council area. Electronic Recycling Australia Unplug N' Drop provide cages at all Bunnings Warehouse stores and various other points.
- The availability of replacements for damaged bins.
- Ensure waste and recycling education is up to date, is consistent across the council and is provided year-round.
  - This could assist the recovery of the resources found in the general waste bins (69 per cent). This could also reduce the volumes of waste the council sends to landfill and landfill levy costs.
  - Ensure information uses images and languages other than English. An estimated 31 per cent of residents speak a second language at home and five per cent do not speak English well, or at all.<sup>10</sup>
  - Developing a welcome pack for new residents that clearly outlines waste and recycling information. Real estate agents could distribute this to ensure residents receive up to date information.

### 4.4. Providing more flexible services for residents

The audit found that on average, bins were only moderately full. Opportunities to explore include:

- Variable bin sizes where the cost reflects the services provided. Some councils provide or are exploring a selection (or menu) of bin sizes. Residents can choose to alter the default bin service and upsize/downsize their bins to suit their needs (see Albury City Council for an example<sup>11</sup>).
  - This can increase engagement with waste and recycling by providing incentives for residents increase their performance to reduce costs.
- Subject to legislation change, the council could explore modifying the collection frequencies of its kerbside services (e.g. proving fortnightly general waste and weekly comingled recycling and/or FOGO recycling bin collection). This could increase in performance and landfill diversion and potentially reduce costs for council.

<sup>9</sup> <http://www.zerowaste.sa.gov.au/upload/resource-centre/publications/local-government/ZER3182GuidetoBinTaggingFinal24March.pdf>

<sup>10</sup> Profile id, <https://profile.id.com.au/west-torrens/speaks-english>

<sup>11</sup> <http://www.alburycity.nsw.gov.au/environment-and-waste/waste-and-recycling/options-to-vary-the-service>

# Individual Ward Results & Analysis





## 5. Individual ward results

The audit was divided according to the seven wards. Fifteen kerbside bins per stream were collected per ward and separately audited and reported. There are significant limits to the ward-by-ward approach as the small 15-bin sample size cannot provide a representative sample of the entire ward. The presence of one highly contaminated bin can skew the results and bring the performance of the ward down. Instances of this were identified and noted by the audit collection supervisor and the lead auditor. The following ward results should be used as a guide only. Placing significant emphasis on the ward results could lead to a misjudgement of the performance of residents.

Table 10: Bin presentation rate per ward across the three streams

Stream	Presentation rate per ward						
	Morphett	Plympton	Keswick	Hilton	Thebarton	Lockleys	Airport
<b>General waste</b>	77%	73%	81%	83%	91%	84%	64%
<b>Comingled recycling</b>	67%	73%	79%	84%	82%	82%	63%
<b>FOGO recycling</b>	33%	38%	58%	39%	58%	70%	79%

Table 11: The diversion rate per ward

	Diversion rate per ward						
	Morphett	Plympton	Keswick	Hilton	Thebarton	Lockleys	Airport
<b>Diversion Rate</b>	46.0%	41.2%	48.6%	38.8%	45.9%	52.4%	73.0%

Table 12: Unrecovered resources and contamination in each ward's general waste bins

Category	Unrecovered resources and contamination per ward						
	Morphett	Plympton	Keswick	Hilton	Thebarton	Lockleys	Airport
<b>General waste bin unrecovered resources</b>	81.5%	52.8%	77.4%	64.4%	68.9%	72.5%	70.9%
<b>General waste bin contamination</b>	0%	0.1%	0%	0%	0.03%	0%	0%

Table 13: Contamination in each ward's comingled and FOGO recycling bins

Category	Contamination per ward						
	Morphett	Plympton	Keswick	Hilton	Thebarton	Lockleys	Airport
<b>Comingled recycling bin contamination</b>	6.2%	12.1%	10.2%	11.0%	15.2%	13.1%	8.6%
<b>FOGO recycling bin contamination</b>	3.0%	10.4%	0.8%	0.8%	1.8%	0.5%	1.0%

### 5.1. Morphett ward

General waste bin composition - Morphett ward

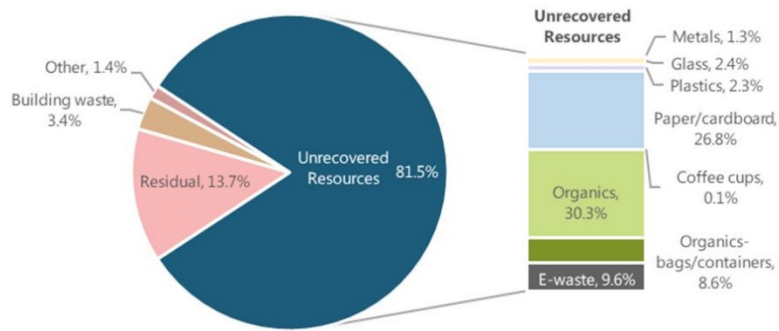


Figure 8 Composition of the general waste bin

Comingled recycling bin composition - Morphett ward

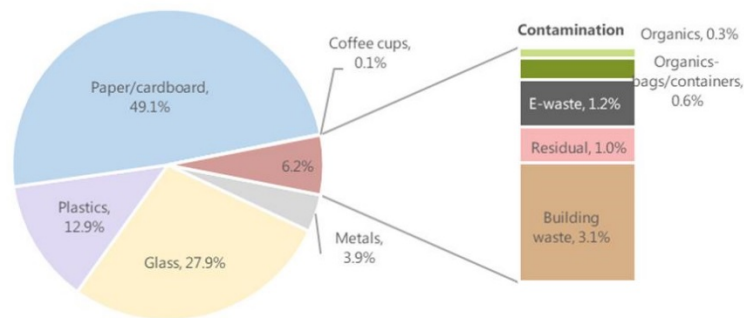


Figure 9: Composition of the comingled recycling bin

FOGO recycling bin composition - Morphett ward

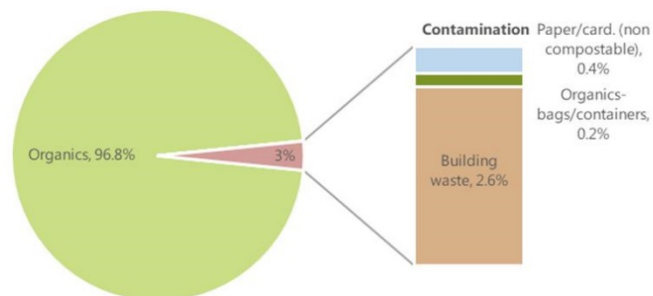


Figure 10: Composition of the FOGO recycling bin



## 5.2. Plympton ward

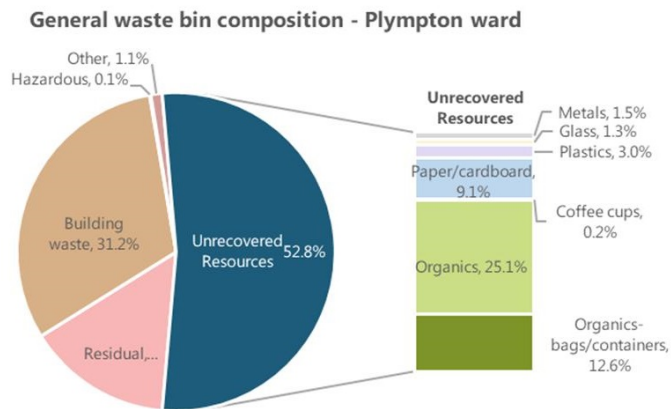


Figure 11: Composition of the general waste bin

### Comingled recycling bin composition - Plympton ward

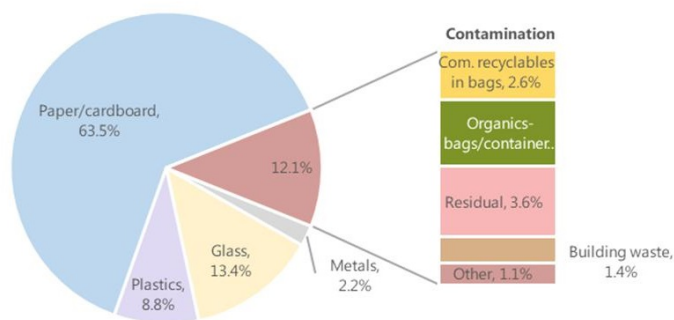


Figure 12: Composition of the comingled recycling bin

### FOGO recycling bin composition - Plympton ward

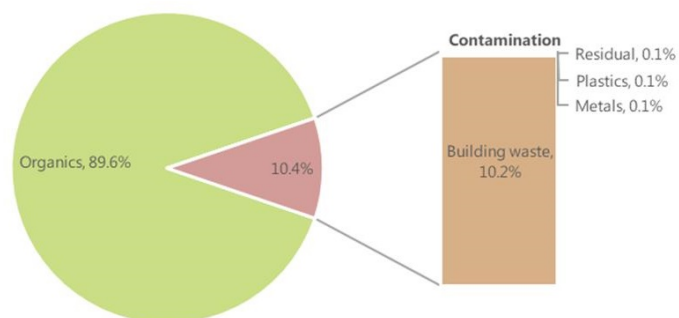


Figure 13: Composition of the FOGO recycling bin

### 5.3. Keswick ward

General waste bin composition - Keswick ward

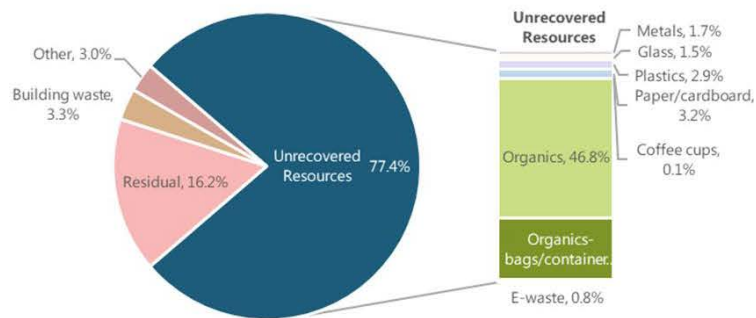


Figure 14: Composition of the general waste bin

Comingled recycling bin composition - Keswick ward

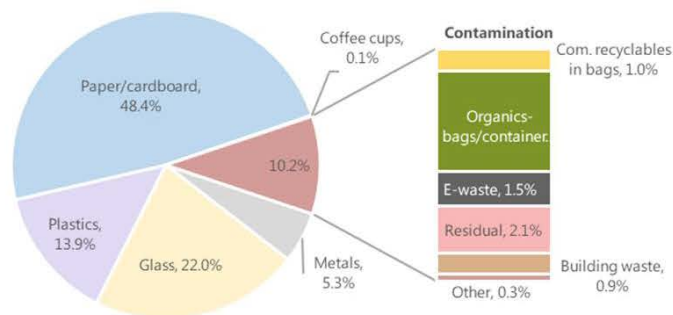


Figure 15: Composition of the comingled recycling bin

FOGO recycling bin composition - Keswick ward

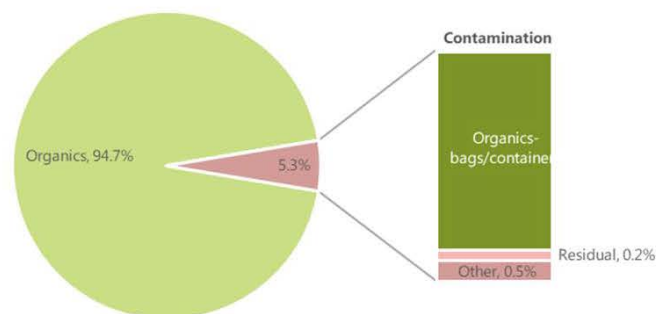


Figure 16: Composition of the FOGO recycling bin



### 5.4. Hilton ward

General waste bin composition - Hilton ward

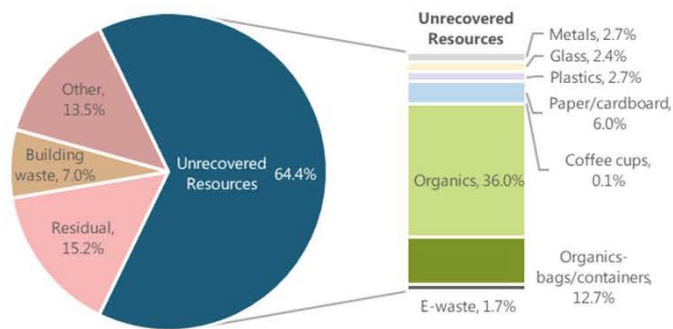


Figure 17: Composition of the general waste bin

Comingled recycling bin composition - Hilton ward

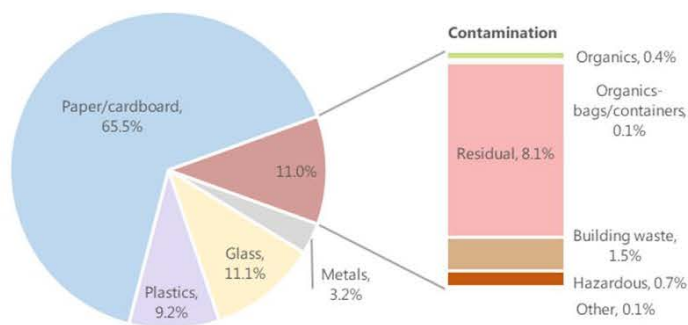


Figure 18 Composition of the comingled recycling bin

FOGO recycling bin composition - Hilton ward

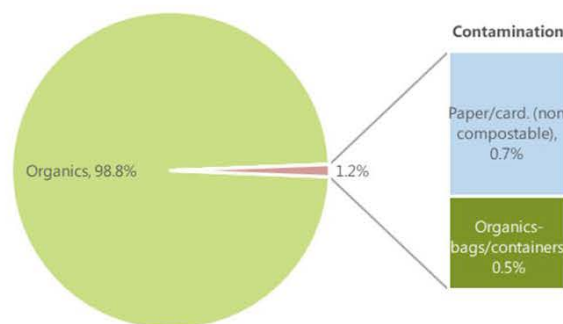


Figure 19: Composition of the FOGO recycling bin



### 5.5. Thebarton ward

General waste bin composition - Thebarton ward

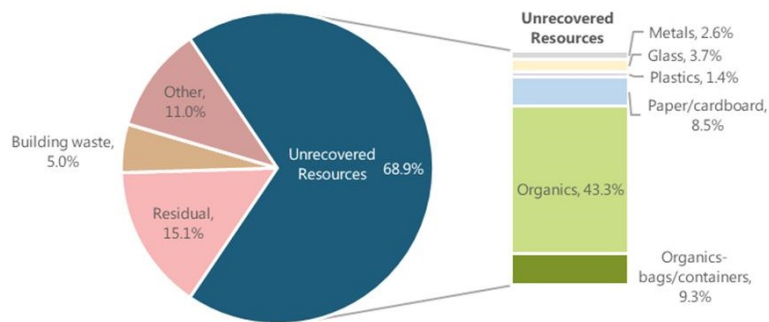


Figure 20: Composition of the general waste bin

Comingled recycling bin composition - Thebarton ward

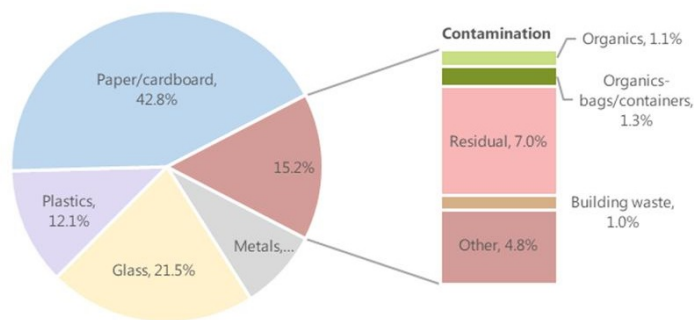


Figure 21: Composition of the comingled recycling bin

FOGO recycling bin composition - Thebarton ward

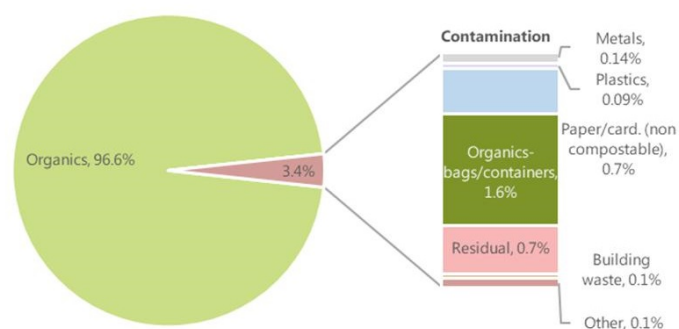


Figure 22: Composition of the FOGO recycling bin





### 5.6. Lockleys ward

General waste bin composition - Lockleys ward

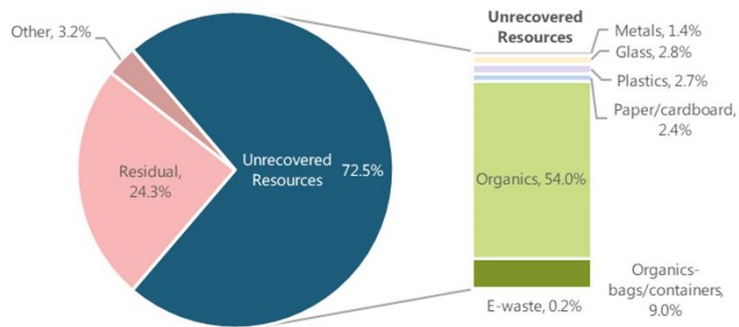


Figure 23: Composition of the general waste bin

Comingled recycling bin composition - Lockleys ward

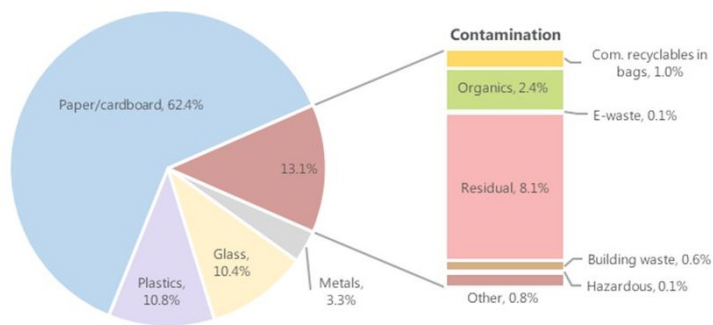


Figure 24: Composition of the comingled recycling bin

FOGO recycling bin composition - Thebarton ward

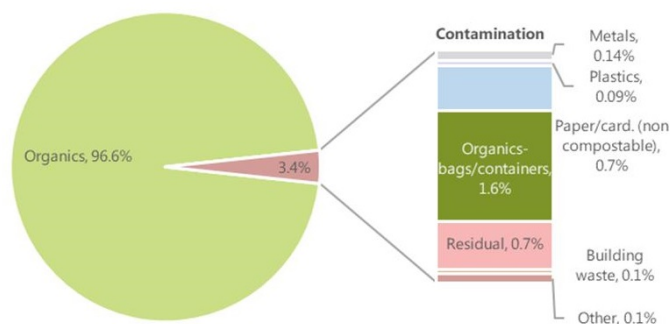


Figure 25: Composition of the FOGO recycling bin

### 5.7. Airport ward

General waste bin composition - Airport ward

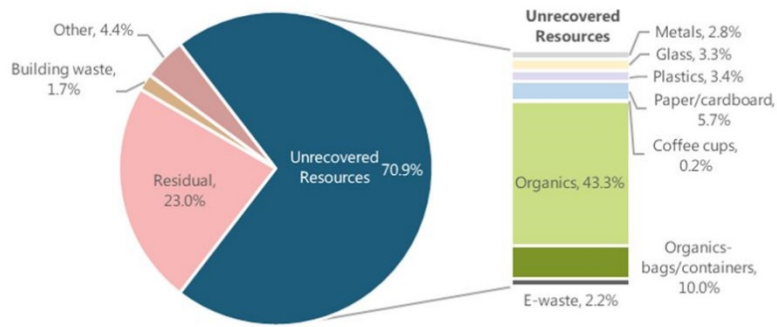


Figure 26: Composition of the general waste bin

Comingled recycling bin composition - Airport ward

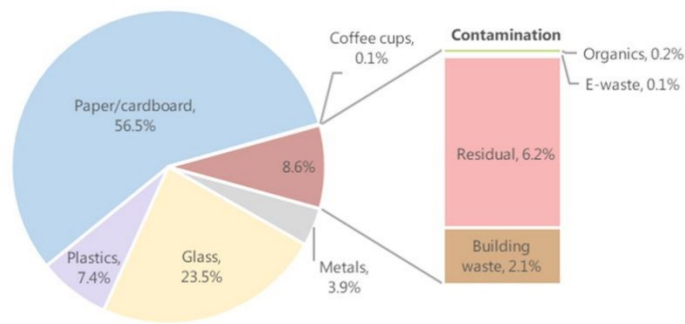


Figure 27: Composition of the comingled recycling bin

FOGO recycling bin composition - Airport ward

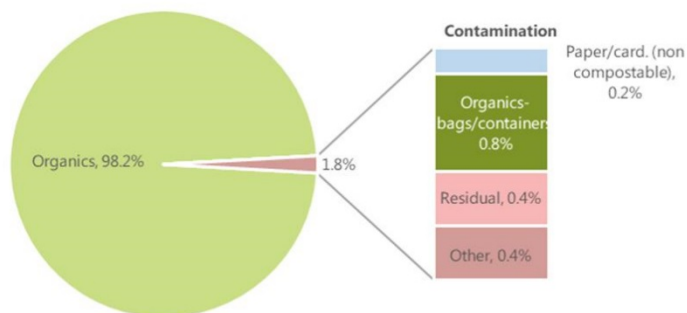


Figure 28: Composition of the FOGO recycling bin





## 6. Appendix 1 - Audit categories

Category	Material Type
<b>Metals</b>	Aluminium (CDL)
	Aluminium (trays or foil rolled in ball)
	Aerosol (aluminium/steel)
	Steel (CDL)
	Steel (food and pet food tins)
	Steel (other acceptable - fry pans, cutlery (taped bundles), clean paint tins etc.)
<b>Glass</b>	Glass bottles (CDL)
	Glass bottles (Non CDL)
	Glass (acceptable broken glass >50mm)
	Glass (10-50mm) - Swept/raked into loose pile and weighed
<b>Plastics</b>	Plastic bottles (CDL)
	Plastic (acceptable rigid items - empty bottles, food packaging, trays, plant pots etc.)
	Plastic (lids and small hard plastics in plastic container)
<b>Paper and Cardboard</b>	Paper (newspaper, magazines, junk mail, envelopes etc.)
	Paper (white - computer, office etc.)
	Liquid paper board (CDL)
	Liquid paper board (other)
	Cardboard (packaging, not containing food)
<b>Topical</b>	Coffee cups (disposal)
<b>Comingled Recyclables</b> (incorrectly presented)	Mixed recycling in plastic bags
<b>Organics</b>	Paper and cardboard (soiled, wet, tissues etc.)
	Organic garden waste (lawn clippings, leaves, weeds, prunings, branches etc.)
	Food waste (in compostable starch bags)
	Food waste (loose)
	Wood (acceptable)
	Paper (shredded loose)
	Coffee cups (compostable)
	Food waste (in non-compostable containers)
<b>Organics</b> (incorrectly presented)	Food waste (in non-compostable bags)
	Dog excrement (loose and in bags)



	Paper (shredded in bags)
	General waste in garbage bags
	Drink (in containers)
	Plastic (plastic film, loose plastic bags etc.)
	Plastic (soft plastic bundled in plastic bags)
<b>General Waste</b>	Glass (non-recyclable - light globes, Pyrex/food containers, window etc.)
	Textile (clothing, footwear, leather, rubber etc.)
	Expanded Polystyrene
	Sanitary (nappies and hygiene products)
	Ropes and hoses
	Vacuum bags and vacuum bag dust
<b>Building waste</b>	C&D material (rocks, bricks, sweepings, soil, general household dust, dirt, ash etc.)
	Batteries (household - non-alkaline)
<b>E-waste</b>	Batteries (large - car, other etc.)
	E-waste (small - mobile phones, chargers etc.)
	E-waste (large - electrical goods, kitchen appliances, cables etc.)
	Gas bottles
<b>Hazardous wastes</b>	Medical waste (needle sticks, bio contaminants, pills, drugs)
	Hazardous material (chemicals, engine oil, paint tins containing paint etc.)
<b>Other</b>	Other (unclassified, miscellaneous etc.)



## 7. Appendix 2 - Unrecovered resources and contamination

The table below details the audit categories designated to either unrecovered resources or contamination in each of the applicable general waste, comingled recycling and FOGO recycling bins.

Material Type	General waste		Comingled recycling		FOGO Recycling	
	Unrecov. resource	Waste	Correct material	Contam.	Correct material	Contam.
Aluminium (CDL)	✓		✓			✓
Aluminium (trays or foil rolled in ball)	✓		✓			✓
Aerosol (aluminium/steel)	✓		✓			✓
Steel (CDL)	✓		✓			✓
Steel (food and pet food tins)	✓		✓			✓
Steel (other acceptable - fry pans, cutlery (taped bundles), clean paint tins etc.)	✓		✓			✓
Glass bottles (CDL)	✓		✓			✓
Glass bottles (Non CDL)	✓		✓			✓
Glass (acceptable broken glass >50mm)	✓		✓			✓
Glass (10-50mm) - Swept/raked into loose pile and weighed	✓		✓			✓
Plastic bottles (CDL)	✓		✓			✓
Plastic (acceptable rigid items - empty bottles, food packaging, trays, plant pots etc.)	✓		✓			✓
Plastic (lids and small hard plastics in plastic container)	✓		✓			✓
Paper (newspaper, magazines, junk mail, envelopes etc.) <sup>12</sup>	✓		✓			✓
Paper (white - computer, office etc.)	✓		✓			✓
Liquid paper board (CDL)	✓		✓			✓
Liquid paper board (other)	✓		✓			✓
Cardboard (packaging, not containing food)	✓		✓			✓
Coffee cups (disposal)	✓		✓			✓
Mixed recycling in plastic bags	✓			✓		✓
Paper and cardboard (soiled, wet, tissues etc.)	✓			✓	✓	

<sup>12</sup> Compostable paper/cardboard considered suitable for the FOGO recycling bins (e.g. newspaper used to wrap food scraps), is covered under the 'Paper and cardboard (soiled, wet, tissues etc.)' audit category. Paper/cardboard materials that are considered non-compostable (e.g. any paper/cardboard that is laminated with plastic, magazines, envelopes) are considered contamination in the FOGO recycling bin. Paper/cardboard materials considered most suitable for the comingled recycling stream (e.g. significant quantities of newspaper/white paper, clean cardboard) are also considered contamination in the FOGO recycling bin, as this stream is not their highest and best value disposal location.

Material Type	General waste		Comingled recycling		FOGO Recycling	
	Unrecov. resource	Waste	Correct materials	Contam.	Correct materials	Contam.
Organic garden waste (lawn clippings, leaves, weeds, prunings, branches etc.)	✓			✓	✓	
Food waste (in compostable starch bags or wrapped in newspaper)	✓			✓	✓	
Food waste (loose)	✓			✓	✓	
Wood (compostable)	✓			✓	✓	
Paper (shredded loose)	✓			✓	✓	
Coffee cups (compostable)	✓			✓	✓	
Food waste (in non-compostable containers)	✓			✓		✓
Food waste (in non-compostable bags)	✓			✓		✓
Dog excrement (loose and in bags)	✓			✓	✓	
Paper (shredded in bags)	✓			✓		✓
General waste in garbage bags		✓		✓		✓
Drink (in containers)		✓		✓		✓
Plastic (plastic film, loose plastic bags etc.)		✓		✓		✓
Plastic (soft plastic bundled in plastic bags)		✓		✓		✓
Glass (non-recyclable - light globes, Pyrex/food containers, window etc.)		✓		✓		✓
Textile (clothing, footwear, leather, rubber etc.)		✓		✓		✓
Expanded Polystyrene		✓		✓		✓
Sanitary (nappies and hygiene products)		✓		✓		✓
Ropes and hoses		✓		✓		✓
Vacuum bags and vacuum bag dust		✓		✓		✓
C&D material (rocks, bricks, sweepings, soil, general household dust, dirt, ash etc.)		✓		✓		✓
Batteries (household - non-alkaline)	✓			✓		✓
Batteries (large - car, other etc.)	✓			✓		✓
E-waste (small - mobile phones, chargers etc.)	✓			✓		✓
E-waste (large - electrical goods, kitchen appliances, cables etc.)	✓			✓		✓
Gas bottles		✓		✓		✓
Medical waste (needle sticks, bio contaminants, pills, drugs)		✓		✓		✓
Hazardous material (chemicals, engine oil, paint tins containing paint etc.)		✓		✓		✓
Other (unclassified, miscellaneous etc.)		✓		✓		✓

## 8. Appendix 3 – Photos

### 8.1. Bin Conditions



Photo 1



Photo 2

Cracks in the bin body was the most common issue. Severity varied significantly



Photo 3



Photo 4

Some bins were in good condition but have minor issues, such as a cracked lid.



Photo 5



Photo 6

Some residents fix their own bins.  
*Note Photo six wasn't part of the audit.*





### 8.2. Audit Photos



Photo 7



Photo 8

Audit process



Photo 9 - Comingled recycling



Photo 10 - FOGO recycling

Example of bin samples delivered to the site for auditing



Photo 10 - General waste



Photo 11 - General waste bin



Photo 12 - Comingled recycling bin

Large amounts of food waste in the general waste and comingled recycling bins



Photo 13



Photo 14

Residents using compostable bags in the FOGO recycling bin



Photo 15



Photo 16

Textiles were disposed of in the general waste and comingled recycling bins



Photo 17



Photo 18

E-waste in the general waste and comingled recycling bin





info@rawtec.com.au  
+(618) 8294 5571  
11 Paringa Ave, Somerton Park,  
South Australia 5044





## 17.2 Development Plan Review Response

### Brief

This report provides information, and a recommended response to be provided to DPTI, on the Development Plan Review to guide the conversion of the current West Torrens Council Development Plan to the Planning and Design Code.

### RECOMMENDATION

It is recommended to Council that:

1. The proposed response provided in **Attachment 3** of the Agenda Report be approved and submitted to the Department of Planning Transport and Infrastructure as a response to DPTI's request for a Development Plan Review.
2. The CEO be authorised to approve any minor additions or changes of an editorial nature required prior to final submission to DPTI.

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### Introduction

In October 2017, representatives from the Department for Planning Transport and Infrastructure (DPTI) met with the Administration to discuss the draft Collaborative Work Program (CWP) and how DPTI intended to support Council's transition to the new planning system.

A CWP was drafted with principles to guide the collaboration between DPTI and the Administration. It was DPTI's intention that Council (or delegated staff) would sign up to a CWP which would guide the working relationship between DPTI and Council.

Council resolved not to formally endorse the CWP Agreement. However, it was recognised that in order to have any influence on the future of the West Torrens Council Development Plan (DP), work would need to be undertaken to guide DPTI's decision-making on the future of the council's DP.

DPTI then requested that Council undertake a review of the current West Torrens Council Development Plan by the end of 2017, guided by questions posed in DPTI's "Template 1" (**Attachment 1**) to inform the development of Planning and Design Code Theme Papers.

In recognition of the need to involve Council in formulating the response to the Development Plan Review, the Administration persistently sought a review workshop for Elected Members led by key DPTI personnel. The requested workshop was delayed and rescheduled several times by DPTI who cited the lack of availability of key DPTI staff and then the State Election in March 2018.

Eventually, DPTI led a workshop on Thursday 14 June which was well attended by Elected Members. The feedback received during the workshop is captured and where appropriate has been included in the feedback on the Development Plan Review (**Attachments 2 & 3 respectively**).

## Discussion

Since the end 2017, while awaiting the opportunity for Elected Members to have input through a DPTI workshop, the Administration continued to progress a draft review of the Development Plan in liaison with DPTI's Planning and Design Code Transition Manager.

The Development Plan Review responds to the intent of DPTI's Template 1- which states:

"The intent of the review is to identify policy duplication, policy that works well or may need updating, policy of unique and local nature and major policy gaps. Fine-grained writing of policy will be a subsequent stage of the Code development process."

In formulating the Development Plan Review Summary, the Administration referred to all Development Plan feedback collated in Council's systems and liaised with members of the Administration who are most affected by any anomalies in the Development Plan which complicate assessment processes. This feedback also drew upon experiences of ERD Court Appeals and modern interpretation of policy, some of which has not been updated for decades.

The response highlights background work and research undertaken through the (CWT internal) PDI Working Groups and innovative projects undertaken by the Administration such as the Open Space for Higher Density Structure Plan project which is currently in progress.

Many other councils made the decision to undertake the Development Plan review at an Administration level only, without significant involvement of their Elected Representatives. However, this was not considered to be the best approach at West Torrens given the current investment by Members in planning policy and the changes occurring in the area resulting from planning and planning policy decisions.

The workshop on the 14 June, led by DPTI, provided an opportunity for the Elected Members to input feedback into the Development Plan Review focussing on what is currently working well, what isn't working well and what needs review.

Key Issues identified through the workshop were captured under the following 10 broad headings:

- Issues associated with height such as solar panel overshadowing, overlooking, bulk and quality of design, characterised by the comment "height means height limit!"
- Reinstate Public notification
- Address transport, cars and parking issues.
- Increase/improve open space/greening requirements
- Protection/preservation of heritage and character areas
- Opportunities to update policy/zoning
- Hazards/overlay suggestions
- Urban corridor issues such as waste collection, car parking requirements and storage limitations
- Infill issues such as size of allotments, battle-axe development, incremental erosion of on street car parking spaces and tree canopy
- Additional matters to be raised with DPTI outside the scope of this exercise.

The Administration also has additional avenues through which to influence the proposed changes to the City of West Torrens Development Plan, one example is through the Planning & Design Code technical working groups, such as the Mixed Use and Medium Density working group at which CWT is represented.

**Note:** An earlier version of the proposed Development Plan Review response was presented to Council on 17 July 2018. The response attached has been amended to reflect feedback received from Council at that meeting.

### **Next Steps**

The Preliminary Strategic Analysis (DPTI's Template 2) is a longer term exercise to help set the path for conversations between Council and DPTI throughout 2018 and beyond regarding spatial application of standard policy modules.

DPTI's initial expectations of how Template 2 may be applied to the first iteration of the Planning and Design Code have been somewhat scaled-back since the concept was first introduced to councils at the end of 2017. In recent times, DPTI has suggested that, except where there is already an intent to change, the majority of zones in Development Plans are likely to be carried over 'like for like' in the first iteration of the Planning and Design Code.

Completion of Template 2 is an opportunity to guide the future growth of, and any desired changes to, spatial application of zoning within West Torrens Council area as we move into the new system. It is anticipated that the Administration will liaise with DPTI to undertake the future work required to complete Template 2. A report will be submitted to Council for endorsement at a future date.

### **Conclusion**

An updated response is proposed to DPTI's request for a Council Review of the Development Plan.

### **Attachments**

1. **DPTI's Template 1 - Development Plan Review (Guide)**
2. **Record of DPTI Elected Member Workshop Thursday 14 June 2018**
3. **Development Plan Review Summary v. 29 August 2018**



## Initiation Pack

## Template 1 Development Plan Review

### Development Plan Review

This template has been prepared to guide councils through their preliminary review of existing planning policy. This early review is an important first step in the collaborative process with councils to assist with the development of the new Planning and Design Code (the Code).

It is intended this exercise will be undertaken as a high-level review using the current South Australian Planning Policy Library (SAPPL) as the reference point for the Code. Acknowledging that councils know their Development Plans best, this exercise is an opportunity for councils to identify and put forward fundamental challenges, issues, gaps and opportunities that currently exist in planning policy. Fine-grained writing of policy will be a subsequent stage of the Code development process.

For those councils whose Development Plan has not been converted to the SAPPL content, an extra level of consideration will need to be brought to this exercise. This will take the form of a high-level comparison of the existing Development Plan structure against the SAPPL. Identification of policy within these Development Plans that does not have comparable content within the SAPPL will be important.

The intent of this review is to identify policy duplication, policy that works well or which may need updating, policy of a unique and local nature and major policy gaps. The information received from councils will provide important context for the development of the Code and feed into the development of the first iteration of Code Theme Papers.

[Greater Adelaide Councils](#) – policy directions should seek to align with the strategic directions of *The 30-Year Plan for Greater Adelaide - 2017 Update* (Refer to [Information Sheet 3](#))

[Councils in regional South Australia](#) – please refer to the relevant volume of the Planning Strategy for South Australia and other strategic plans (Refer to [Information Sheet 5](#))

For further information, please contact your Transition Manager or refer to the following:

- [Information Sheet 1: Getting Started](#)
- [Information Sheet 2: Introducing the Code Themes](#)

Note: All of the information sheets are also accessible via the [Council Connect](#) discussion forum.

1. The Code will seek to identify opportunities to streamline and reduce the number of zones available, where appropriate. Therefore the Department is seeking to work with individual councils to undertake a preliminary review of their existing Development Plan zones. Please identify using the table format below zones that have common policy intent that could potentially be consolidated.

For Development Plans that have not been converted to SAPPL please use this table to identify equivalent / matching SAPPL Zones.

Current Zone (plus SAPPL Equivalent)	Policy Intent	Envisaged Development Types	Comments

2. Has your council experienced any challenges or issues with the application of SAPPL content? This question is most relevant to councils with a Development Plan converted into the SAPPL format.

Module	Challenge	Comments
<b>General</b>		
<b>Zone</b>		
<b>Policy Area / Precinct</b>		
<b>Other (Tables, Mapping etc)</b>		

- 3 Identify policy in your Development Plan that sits outside of SAPPL but should be considered for transition to the Code (this could be in relation to local characteristics or more general policy).

*For example:*

- *Are there any zones, policy areas or general / council-wide policy modules that do not form part of the SAPPL that should be considered for migration into the Code for potential broad application?*

*For example the Capital City Zone in the City of Adelaide Development Plan and policy guiding tourist accommodation in Coastal Conservation Zone in the Kangaroo Island Council Development Plan.*

- 4 Are there any fundamental or major gaps within the SAPPL content or your Development Plan? Which, if any, of these should be priorities for attention?

*For example:*

- *Is there sufficient policy regarding aged care accommodation in the SAPPL?*
- *Do relevant strategic directions, such as those contained in The 30-Year Plan Update or council's strategic directions report, highlight emerging and/or priority planning policy challenges that are not addressed by the SAPPL?*
- *Have recent investigations been undertaken in regard to these challenges or gaps to inform initiatives aimed at addressing the gap?*



- 5 Please provide any other high-level policy issues that should be considered in the development of the Planning and Design Code library.

*For example:*

- *buffers required for specialised infrastructure.*

## Record of Elected Member input from DPTI Workshop Thursday 14 June 2018

### Residential Policy Feedback:

- Additional car parking on street associated with infill:
  - Insufficient garage widths
  - Insufficient street widths
  - Driveway angles
  - Take account of prohibited. Parking
  - Storage for boat trailers campervans etc. associated with ageing demographic
- Waste/garbage bins on site-
  - Bin placement
  - Waste truck access
  - Loss of recycling with private contractors
- Open space needs to be calculated per head rather than per allotment in infill situations
- Height prescription

### Question!

How do we implement the required setback from Brownhill Creek- could this be through an overlay?

### Industry and Employment Policy Feedback:

- Balancing existing uses with zones that don't contemplate them
- Buffer Zones between Residential and Industry (concerns re: noise etc. to residents)
- Traffic movements for Industry and turning circles for B-doubles
- Adelaide Airport Traffic flow (whole perimeter)

How the following are/are not addressed in the current Development Plan process:

- Airport Public Safety Zones
- AAL Obstacle Limitation (heights)
- Overlays
- Airport Noise
- Airports policy in general
- Noise attenuation

**This page is feedback recorded by the facilitator at the front of the room**

## Record of Elected Member input from DPTI Workshop Thursday 14 June 2018

### General Height Issues & Urban Corridor Development

- Height limits should be 'not negotiable!' / Height means height!
- Height limits should be 'not negotiable!' / Performance based development: quantitative measures -such as parking and height cannot be discounted.
- Overshadowing and lack of notification to residents
- Protect solar panels
- Housing Diversity DPA/ Urban Corridor Zone policy is resulting in poor development parking, bins, allotment sizes.
- High Rise developments include 20-60 units with only 60 car parks... how do we fit in all required servicing such as rubbish, stormwater, car parks and open space?
- Designs should incorporate a place for garbage bins to be off the street.
- Seek better design outcomes/Encourage Design Review referrals for Medium Density Housing
- Urban Corridor interface controls/ needs address direct overlooking
- Review Residential building heights in Policy Area 18 + 19 (medium density)
- Require internal storage for residents.

### Issues of Infill

- Keep more street trees when infill occurs
- Require sufficient off-street parking to meet current and increased demand from Urban Infill.
- Infill: where only 1 house was previously, now it is possible to add 2 or more which means the average number of cars has risen from 2-4 cars minimum. Where do they park?
- Definition of 'group dwelling' vs 'hammerhead allotment' causes issues for assessment and development assessment processing (in character areas).
- Don't want 2 storey development on battle axe allotments.
- Residential allotment sizes are too small - minimum means MINIMUM! Current development is well below minimum allotment sizes.
- Requirement for more landscaping
- Increased residential density provisions which trigger reduced allotment sizes relating to Local - - Centres (currently set at allotments within 400metres of a Centre Zone), should be concentrated only within 200m.
- Industrial/Residential interface requires additional policy consideration.

### Open Space- public and private

- Private open space must be really OPEN SPACE - and useable, not paved courtyards
- Private open space minimum 10%
- Open space must be really open space and useable
- Increase Open Space/ green space % in infill [some areas currently deprived of open space]
- Areas currently underserved for open space require public open space contributions.
- Put open space/ovals in the Community Zone

### Heritage + Character

- Leave Heritage areas as is!! (= Heritage 'working well') (e.g. Mile End)
- Any applications for Heritage demolition should be assessed by CAP
- Heritage Areas are important + character areas.
- Heritage and character areas interface with other zones/uses/ Development around character areas should have regard to the character of the areas.

## Record of Elected Member input from DPTI Workshop Thursday 14 June 2018

### Transport, Cars and Parking

- Sufficient Off-street car parking to meet current increased demand.
- Car Parking is a key issue particularly in Plympton, Thebarton, Mile End, Ashford and Keswick
- Lack of efficient public transport in whole of city [Mon-Fri, Sat-Sun = WORSE!]
- Garages are too narrow/small for (some) modern cars (e.g. SUVs)
- Road linkages identified through the ITLUP across the Airport should be implemented.
- Truck movements in residential areas/ interface areas.
- Opportunity/constraint of employee parking close to city areas

### Public Notification

- Better consultation/Notification to adjoining residents / Category 2 for multi-storey development in residential areas/ Lack of notification to residents
- Placing Development "notice of intent" on site as part of consultation or notification process so neighbours know what is planned for the site (like Victoria) [good]
- Natural justice and fairness should be considered in how public notification is applied to- for development of 2 storeys or more on boundaries in residential areas.
- Lack of Notification is seen as a lack of respect.
- If it is worth y of being assessed by CAP- it should be consulted (neighbours should be notified).
- 2 storey+ development in transit areas should be notified (public notification)

### Hazards/ Overlays

- Flooding- particularly Brownhill/Keswick Creek setbacks - not allow buildings close to levy banks.
- Flooding Overlays based on CWT data!
- Aircraft Noise 'code' needs to have better guidance
- Incorporate Heat Mapping and climate change considerations in planning policy (overlay possibility)

### Other

- Business area amenity needs to be enhances by screening and landscaping
- More offices okay in Commercial Zone/ Urban Corridor Zone more opportunities for offices.
- Area South of Airport is suitable for Industry.

### Additional Matters raised with DPTI during the session

- Community Engagement Charter - concerns there were minimal changes to the draft in response to consultation feedback, before the final version (primarily need for public consultation on development applications).
- What happens with DPAs if a policy change is needed now in advance of the P& D Code?
- How can we get a fix to the Glandore policy anomaly?
- Achieving certainty for important things.
- The strategic review of Development Plans.

The preceding 2 pages of notes are a record of the workshop brainstorming activity at the tables.

## 2018 Review of the West Torrens Council Development Plan

### Preamble

It is understood from documents and guidance provided by DPTI that the intent of this review is limited to identifying the following themes in relation to the West Torrens Council Development Plan:

1. Areas of policy duplication
2. Major policy gaps (including policy that may need updating)
3. Unique policy of a local nature that may be suited to a sub-zone
4. Challenges and issues with existing policy content

Council is aware that at the time of preparing this Development Plan Review, fine-grained writing of policy is to take place at a subsequent stage of the Planning and Design Code development process.

### 1. Policy Duplication

Council is of the view that all policy within the West Torrens Development Plan (the Plan) serves a purpose and is necessary to ensure the outcomes expected by the West Torrens community. The policy in the Plan has been developed over time with input from the Community and has responded to their needs and aspirations. To remove any policy elements from the Plan without proper community consultation or engagement would be problematic and potentially alienate affected communities.

### 2. Major Gaps

#### 2.1 Transparency of Urban Corridor Zone developments

Council is increasingly concerned, given strong feedback from sections of the community, that the height limits stipulated in Development Plan policy will be eroded through design 'trade-offs'. Community members have made it clear that they see envisaged heights described in policy as the maximum 'allowable' heights.

Council has heard strong feedback from parts of the West Torrens Community regarding the interpretation of planning policy, particularly as it relates to the quantitative provisions in the Development Plan such as maximum building heights. Community members have expressed frustration that developments have been approved for greater densities and heights than stipulated in the policy which was presented for public consultation and that in many cases the process no longer provides an opportunity for further public notification at the development assessment stage.

Council is particularly concerned that developments in the Urban Corridor Zone are of such significance yet due to their height they are now assessed by SCAP without neighbours being notified as part of the assessment process. Council asks that this be addressed in the Planning and Design Code in the spirit of the Community Engagement Charter.

#### 2.2 Protecting Character Areas

Character and Heritage areas have been retained through the Housing Diversity DPA in direct response to community feedback. Accordingly, Council seeks to ensure that all

Character and Heritage areas identified in the West Torrens Development Plan are retained in their current form.

Council identified an anomaly in the CWT Development Plan (which occurred when the Housing Diversity DPA policy was introduced) as a result of a proposed development which appears to have exploited the loophole regarding height limits 'abutting' (rather than 'near') the Glandore Character Area.

The Glandore Character Protection Corridor DPA Statement of Intent (SOI) was submitted to DPTI in an attempt to address this height 'limit' anomaly. The request for agreement from the Minister for Planning (at the time, Minister Rau) to progress a Development Plan Amendment to review the building heights envisaged in the Urban Corridor Zone close to, not just *immediately adjacent*, the Glandore Protection Area was lodged with the Department on 19 December 2017.

In early 2018 it was not possible to progress the proposed SOI prior to the State Government's caretaker mode. Subsequent to the change of Government, following the state election, Council's CEO wrote to Minister Knoll in April 2018. The CEO's letter congratulated Minister Knoll on his appointment and sought assurance that the proposed DPA be given due consideration in order to protect the character area from the impact of high rise development(s) taking place in the nearby Urban Corridor Zone.

Council is yet to receive any indication of support or otherwise for this Statement of Intent from the current Planning Minister.

### **2.3 Climate Change**

There is limited recognition of the increasing impacts of Climate Change on development and infrastructure within the current Development Plan. In West Torrens this is particularly evident when it comes to:

#### Open Space and Tree Canopy

Increasing infill development in the inner metropolitan areas and inadequate open space contribution funds are causing a future where a lack of open space and minimal land available for trees to establish and create a tree canopy, is a likely outcome for many inner metropolitan residents.

The 'codification' of qualitative standards to satisfy e-planning requirements, risks ignoring important design elements such as facilitating space for tree canopy which helps to mitigate against climate change impacts.

Policy and/or legislation which addresses the way in which open space contributions are managed and allocated (particularly to remove or reduce the Minister's discretionary component) is needed to ensure fairness in the spatial distribution of public open space. In addition, policy that gives due importance to street trees as 'living assets', rather than a expendable part of development, is required to address the imbalance of higher density housing development and open space provision.

Boundary to boundary development with reduced front and rear setbacks increases the likelihood of insufficient green space and tree canopy which, in turn, increases heat island impacts and creates hostile and unattractive inner urban environments. This is not a satisfactory or desired outcome for local communities.

The City of West Torrens' urban island heat mapping and loss of tree canopy cover and open space show the impact that infill development has already produced for the Council area. Ideally policy provisions would respond to this compounding situation by incorporating



measures that seek to reduce the potential for these impacts to be exacerbated as medium density infill increases.

#### Healthy Cities

The concept of a Healthy Cities DPA was first identified in CWT Strategic Directions Report 2008. This DPA was suggested to examine the current regulatory environment with respect to Council's commitment to a healthy community and environment.

The matter continues to be of importance due to growing impost of ill-health to the State's economy - compounded as a result of an ageing population; increase in conditions such as diabetes and dementia; increase in rates of depression and mental ill-health that can ensue from the rapid increase in lone person households. (Social connections can be a protective factor.)

The role that the design of housing and the built environment plays in providing opportunities for, not only open space and incidental physical activity, but access to daylight, adequate ventilation, and trees for oxygen and shade, meaningful engagement in communities and other preventative factors which reduce or minimise the incidences of mental ill-health are becoming increasingly important and ought to be reflected in development policy.

Recommendations in relation to climate change adaptation and the built environment as a result of the Western Adelaide Region AdaptWest project should be implemented in the Planning and Design Code to inform the spatial application of any future policy provisions and recommended materials. The Urban Heat Mapping identifies and prioritises areas where the population is most vulnerable.

#### Stormwater Provisions

The proposed Urban Stormwater DPA (first identified in CWT Strategic Directions Report 2008) was anticipated to incorporate urban stormwater, updated hazard risk/flood mapping and Water Sensitive Urban Design (WSUD) provisions into the CWT Development Plan. The DPA was intended, in part, to rectify the outdated 2003 flood mapping data in the Development Plan given the availability of more recent flood data.

An impending 'crunch point' for stormwater management in West Torrens (and indeed broader metropolitan Adelaide) is approaching, as existing infrastructure comes to the end of its natural service life at the same time that more intensive urban development adds further pressure on a deteriorating asset. Policy triggers are needed to regulate development in a way that minimises the flood risk.

Changes required over the next 5-20 years as a result of staged implementation of flood mitigation measures via the Brown Hill Keswick Creek Stormwater Management Plan will increase the importance of mechanisms whereby flood mapping data in the Planning and Design Code can be easily and promptly updated to accurately reflect the flood risk in areas of CWT.

### **2.4 Employment Lands, Tourism and Disruptive Technologies**

As a result of modern technological changes, "disruptive" business models such as Air B n' B, Uber, Share-bike schemes, food trucks and the like need to be accommodated without negatively impacting on and/or being unfairly advantaged over traditional land uses.

Planning for these emerging types of uses can facilitate equitable physical access for people of all abilities in the public realm. However, many of these uses do not fall within the definition of development and while they have potential to add vibrancy, Council needs to ensure the ongoing safety of residents and visitors within the public realm. For this reason, some mechanism to spatially identify suitable locations for less traditional uses could be beneficial.

### Mixed Use and Commercial Zones.

As provided for in SAPPL modules, the Commercial Zone provides an overview of land uses, however it omits to cater for the range of uses that are envisaged for the zone. In the City of West Torrens Development Plan a number of policies and precincts have been created to accommodate the range of diverse commercial activities in the locality. Planning policy has historically been slow to respond to changes in business types and the new planning framework needs mechanisms to ensure it keeps pace with the rate of change.

Currently new employment uses such as gyms/studios, recreation centres and clean industries are absent from the policy. Policy guidance is required to assess land uses that reflect the changing economy and these need to be more flexible to accommodate a range of modern commercial and industrial uses while protecting such areas from incompatible encroachment from residential development.

There may be potential to identify some underperforming commercial areas for possible rezoning to accommodate appropriately planned mixed use development. (e.g. Plympton Residential DPA). Further consideration of the Urban Renewal Zone and assessment of outcomes facilitated by the policy is required before applying this zone to additional areas.

## **2.5 Planning Near Airports and Flight Paths**

### Aircraft Noise:

A number of policy issues have been triggered as a result of the conversion of the CWT Development Plan to the SAPPL modules. Of particular importance is the removal of specific noise attenuation options from the policy which, which provided applicants with guidance on how to reduce the noise experienced in the home without requiring an acoustic report.

Council is currently conducting a survey of more than 12,000 residents and property owners to canvass the range of experiences people have when living on, or owning land under the flight path and within ANEF noise contours. More than 640 responses have been received to date, and it is anticipated that Council will form a position on how aircraft noise should be treated within the planning system, following a summary report of the survey findings being presented to them in the near future.

### Public Safety Zones

Recently proposed NASF guidelines regarding the Federal Government approach to plan for Public Safety Zones at the ends of airport runways has been a cause of concern for residents. Council provided a response to the Federal Government's consultation in which it was asserted that:

"The implementation of the Public Safety Zones at Adelaide Airport, including the determination of the width and shape of the PSZ, is the responsibility of the State Government and not Council. Consequently to avoid confusion with the new terms introduced through the Planning and Design Code, it is recommended that if the State Government intends to implement a PSZ then it should be:

- Introduced in a layer (overlay) of the Planning and Design Code as it is being developed,
  - Known as 'public safety areas' to distinguish between designated planning policy zones and any new overlay associated with airport 'hazards'
- The benefits of spatially mapping the Public Safety Zone areas would be:
- Openness and transparency
  - Easily identifiable
  - Calculations for an areas can be combined thereby reducing double-handling and improving economies of scale."

Public safety zones should be calculated based on the ultimate capacity of the airport to prevent future complications.

Council acknowledges that the Adelaide Airport land is developed in accordance with Federal Legislation and believes it would be beneficial to include policy content in the Planning and Design Code to guide future versions of the Adelaide Airport Master Plan. In addition the Code should also include a mechanism that acknowledges any spatial element of new Airport Master Plans as they are created.

### **3. Unique policy of a local nature suited to a sub-zone within the code**

The following policy identified in the City of West Torrens Development Plan sits outside of the SAPPL modules but should be considered for transition to the Planning and Design Code.

#### **3.1 Residential Zone:**

The Housing Diversity DPA implemented in 2015 allows for infill development in parts of the City of West Torrens. It included policy which provided for a range of protections against the negative impacts of such development, e.g. 1.7 metre sill heights in upper level windows of dwellings, and single storey dwellings at the rear of hammerhead allotments. Council strongly supports the retention of these measures in the Planning and Design Code and would support the review of provisions in areas where amenity has been compromised by infill development.

#### **Conservation Policy Areas:**

West Torrens' conservation policy areas are a considerable asset and greatly appreciated by residents of these areas which are held in great regard as time capsules of the City's urban history.

In some policy areas, the Development Plan provisions only recognise the allotment pattern, whereas in other policy areas the prevailing housing types are also identified as a key part of the conservation value of the area.

Desired Character statements or another similar qualitative policy mechanism is required in order to properly conserve the established development and allotment pattern in these areas. However, it would also be of value to add consistent definitions for density terms within the Planning and Design Code.

Development in the conservation policy areas is designed to contribute to and maintain the desired character of the locality. Council wishes to retain the specific policy provisions that apply.

#### **Character Policy Areas:**

Council recognises the importance of Character areas that meet the aesthetic desires of residents who wish to retain key feature of their suburbs.

#### **Ashford Character Policy Area 22:**

Development in this policy area is to contribute to the desired character of the policy area in the locality. All new development is complementary to the predominant character of interwar bungalows and Tudor style dwellings. Allotments are to be from low-density to very low-density, with subdivisions reinforcing the existing allotment pattern of wide deep allotments.

#### **Cowandilla / Mile End West Character Policy Area 23:**

Development is to contribute to the desired character of the policy area in the locality. All new development is required to be complementary to the predominant character of Victorian-era villas, cottages, inter-war bungalows, Spanish mission and Dutch colonial style

dwellings. Allotments are to be from low-density to very low-density, with subdivisions reinforcing the existing allotment pattern of generally deep with narrow street frontages.

**Glandore Character Policy Area 24:**

Development is to contribute to the desired character of the policy area in the locality. All new development is complementary to the predominant character of villas, cottages, inter-war bungalows, Spanish mission and Dutch colonial style dwellings. Allotments are to be very low-density, with subdivisions reinforcing the existing allotment pattern of deep and wide allotments.

**Lockleys Character Policy Area 25:**

Development is to contribute to the desired character of the policy area in the locality. All new development is complementary to the predominant character of inter-war bungalows, Dutch colonial style dwellings and art-deco style dwellings. Allotments are to be low-density, with subdivisions reinforcing the existing allotment pattern of wide street frontages and even deeper side boundaries allotments.

**Novar Gardens Character Policy Area 26:**

Development is to contribute to the desired character of the policy area in the locality. All new development is complementary to the predominant character of low and wide single story detached dwellings on wide generously landscaped allotments. Allotments are to be very low-density, with subdivisions reinforcing the existing allotment pattern of relatively square with comparatively wide frontages allotments.

**Thebarton Character Policy Area 27:**

Development is to contribute to the desired character of the policy area in the locality. All new development is complementary to the predominant character of Victorian-era villas, cottages and bungalow-style dwellings. Allotments are to be from medium to very low-density, with subdivisions reinforcing the existing allotment pattern in the immediate locality.

**Torrensville Character Policy Area 28:**

Development is to contribute to the desired character of the policy area in the locality. All new development is complementary to the predominant character of Victorian-era villas, cottages, inter-war bungalows, and Tudor style dwellings. Allotments are to be from low to very low-density, with subdivisions reinforcing the existing allotment pattern of wide street frontages and even deeper side boundaries.

**Low Density Policy Areas**

The Low Density Policy areas of West Torrens provide an important housing choice for those who wish to live in suburbs that feature traditional predominantly detached dwellings on larger allotments where all front yards address the street.

While the policy intent of increased densities in proximity to Centre Zones is appreciated- this would be better implemented through a spatial overlay which provides greater certainty for property owners and developers.

**Low Density Policy Area 20:**

The policy supports low-density and building heights of two-storey. Battle axe subdivisions will not occur in the policy area to preserve a pattern of rectangular allotment development with buildings having a direct street frontage. The policy envisages marginal increases in density in proximity to eligible Centre Zones through provisions that allow smaller allotments. The policy aims to maintain lower densities with the exception of sites near eligible Centre Zones.



**Low Density Policy Area 21:**

The policy area seeks to preserve the low-density character of the area in the locality and envisages that development will predominantly involve the replacement of detached dwellings with the same type of structure. A range of allotment sizes are provided in policy areas, from 300 square metres to 420 square metres depending on its proximity to existing eligible Centre Zones.

A denser allotment pattern with alternative dwelling types such as semi-detached and row dwellings is permitted within 400 metres of eligible Centre Zones. To preserve the pattern of rectangular allotments, the policy states that battle axe subdivisions will not occur in the policy area.

**Medium Density Policy Areas**

The medium density policy areas of West Torrens provide for a greater mix of dwelling types, particularly in inner residential areas close to the CBD and transport links. Development at increased heights is only suitable in those parts of the Medium Density policy areas where nearby green space and public realm may ameliorate concerns relating to overshadowing, bulk and scale.

While the policy intent of increased densities in proximity to Centre Zones is appreciated- this would be better implemented through a spatial overlay which provides greater certainty for property owners and developers. The policies have been created to satisfy the density requirements for each locality.

**Medium Density Policy Area 18:**

The policy area permits buildings up to 3 storeys in height and, in specific areas of Underdale and Ashford, envisages buildings of four storeys. Where it interfaces with the Residential Character Ashford Policy Area 22, the building height is restricted to 3 stories.

Buildings on the edge of the policy area which are adjacent to residential policy areas at lower densities will pay particular attention to their appearance, bulk and overshadowing.

The aim of the policy is to achieve the desired densities in the locality and successfully manage the interface with surrounding areas including Character policy areas.

**Medium Density Policy Area 19:**

The policy seeks to support buildings up to 2 storeys with the exception of allotments facing Brooker Terrace, Marion Road, Henley Beach Road and allotments overlooking the Westside Bikeway, where buildings will be up to 3 storeys in height and provide a strong presence to the street.

The policy addresses proximity to centre zones by allowing smaller allotments when the allotments are located within 400 metres of eligible Centre Zones.

The aim of the policy is to achieve the desired density in the locality by correlating the allotment size to centre zones in the local locality.

#### **4. Challenges & Issues with SAPPL content / Policy that needs updating**

##### **4.1 Issues with SAPPL Car Parking Provision for Urban Corridor Areas**

The Urban Corridor Zone in the West Torrens Development Plan adopts the SAPPL requirements for Urban Corridor Zone and transition areas. The provisions in those areas are already heavily discounted in recognition of the Urban Corridor Zone's proximity to public transport, and therefore Council would like to reinforce that car parking figures stipulated for these areas are strictly adhered to and not further discounted as part of design trade-offs.

This is especially the case when the requisite public transport, although close by, is already at capacity and therefore unlikely to invite patronage from additional residents in the areas.

##### **4.2 Building near Airfields module**

Development near the Airport is a major challenge for City of West Torrens, and is likely to amplify with increasing development of the Adelaide Airport and the potential for the third runway and expanding activities at the Adelaide Airport.

### **17.3 Library closure in October 2018 for renovations**

#### **Brief**

This report outlines the services that will be available to the community while the library is closed for renovations for five days in late October 2018.

#### **RECOMMENDATION**

It is recommended to Council that this report be received.

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#### **Introduction**

The 2018/2019 approved budget includes \$70,000 to fund renovations in the Hamra Centre Library. Renovations include removal of the customer service desk and installation of service pods and furniture that will modernise and refresh the spaces in the library for customers. To achieve these renovations in the most cost effective way and minimise disruption to customers, the library will need to be closed from Monday 29 October 2018 to Friday 2 November 2018 (inclusive). During this time many of the library services will still be available for customers and the library staff will undertake administration tasks.

#### **Discussion**

The renovations include the removal of the customer service desk, electrical work, some flooring, the installation of new furniture and service points and the moving/installation/set up of computers. The aim of the renovations is to complete the final stage of the library upgrade to a modern RFID community hub environment. It is important during this closure that any inconvenience and disruption to customers is minimised and that as many services as possible are available. To achieve this the following services will still be available to customers:

- The Hamra Centre foyer will be open and accessible for people to use the public toilets.
- Books and other library items will be able to be returned via the external returns chute or to staff in the Hamra Centre foyer.
- Baby and Toddler time will go ahead as usual in the Auditorium.
- A staff member will be rostered to provide a service point for customers in the Hamra Centre foyer area.
- The 'Hold' shelves will be relocated to the foyer so that people can still borrow online and pick up their books.
- A selection of DVDs and the latest best seller Quick Reads collections will be available for customers to borrow in foyer.
- The Mobile Library will continue its runs and will be open and available to customers at the Hamra Centre when not out in the community.
- The JP Service will be relocated to the Civic Centre meeting room in the customer service area.
- Free Wi-Fi will continue to be available 24 hours, the signal strength is good outside the building and in the foyer for customers with their own internet enabled devices.
- Home library deliveries will continue as usual.
- All online services such as EBooks will still be available to customers.

The library staff not involved in the providing the above services will work on a stocktake and the moving of collections and resources in the library to compliment the new spaces. The closure will be promoted early and widely to current and potential customers. The library will be open as usual on Saturday 3 November 2018, with the new spaces ready to be used and activated by the community.

#### **Attachments**

Nil



## **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**

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

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#### **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 33 and 34.

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 33 and 34**



## Local Government Association of South Australia

### **33.6 Last chance to register - 2018 LGA Roads and Works Conference**

One week left to register for the 2018 LGA Roads and Works Conference. Further information can be found in this Circular.

### **33.7 Review of the Australian Emergency Management Arrangements Handbook**

The Australian Institute for Disaster Resilience are undertaking a review of the Australian Emergency Management Arrangements Handbook. Councils are invited to provide feedback via this Circular.

### **33.8 Guideline for Minimum Levels of Asset Componentisation for Road Infrastructure - Austroads Webinar**

Councils are invited to register for a free Austroads webinar on the Guideline for Minimum Levels of Asset Componentisation for Road Infrastructure.

### **33.9 Heritage Inquiry – discussion paper**

The LGA has developed a discussion paper to assist those councils providing submissions on the Heritage Inquiry. The LGA would appreciate comments on the questions contained within the discussion paper by 30 August 2018.

### **33.10 Reforming the natural resources management system – council input sought**

To help the LGA provide a submission on the State Government's proposed reform of the natural resources management system, councils are invited to answer a series of questions identified in an online document.

### **33.11 Election Signs – General Approval Guidelines publicly available on LGA website**

The LGA Election Signs – General Approval Guidelines are available on the LGAs public Local Government Elections webpage

### **33.12 2018 Jim Crawford Award - Nominations are now open**

Nominations for the 2018 Jim Crawford Award are now open. Further information can be found in this Circular.

### **33.13 Certificates of Service (20+ years) for Council Members**

Currently serving council members who have served local government for 20 years or more (either as a council member for the entire period, or as a combination of service over the period as council member and as a council staff member) are eligible to receive recognition of service to local government by way of a certificate of service. This category of service certificate may be presented to the recipient at the LGA's conference dinner in October. Further information is available via this Circular.

### **33.14 Local Government (Differential Rates on Vacant Land) Amendment Bill 2018**

On 1 August 2018, the Hon John Darley MLC introduced the Local Government (Differential Rates on Vacant Land) Amendment Bill 2018 into the Legislative Council. Council feedback on the proposed amendments is sought by 24 August 2018.

### **33.15 Draft Housing Improvement Regulations out for Consultation**

Throughout 2017 and 2018, the Housing Safety Authority has been conducting a review of the South Australian Minimum Housing Standards as prescribed by the Housing Improvement Regulations 2017 under the Housing Improvement Act 2016.

**33.16 LGA Community Engagement Forum – Thursday 6 September 2018 – call for registrations**

A number of recent developments have the potential to impact community engagement processes in the local government sector. The LGA will provide an update on these developments, at a Community Engagement Forum to be held on 6 September 2018.

**34.1 LG Professionals, SA Community Managers Network Conference Beyond the Buzz: Local Government's Role in Community Wellbeing**

Beyond the Buzz: Local Government's role in Community Wellbeing'. A Community Managers Network Conference designed specifically for staff working in or leading community development and community services. Hurry, registrations selling fast – Register today until 27 August unless sold out sooner.

**34.2 UDIA Awards for Excellence - NEW Award Category for local councils to shine – last chance to enter**

UDIA Awards for Excellence - NEW Award Category for local councils to shine – last chance to enter. Further information can be found in this Circular.

**34.3 In Conversation with change makers**

The Australia Day Council of South Australia is partnering with the Hutt St Centre and Catherine House to host 'In Conversation with change makers: Supporting Catherine House and the Hutt St Centre". This event is a fundraiser that aims to raise funds for two of South Australia's inspirational organisations addressing homelessness and domestic violence.

**34.4 2018 Energy Efficiency Expo and Seminar**

Energy Efficiency Expo and Seminar at the Adelaide Convention Centre on Wednesday 22 August 2018





## Local Government Association of South Australia

### **34.5 EPA guideline released**

The Environment Protection Authority (EPA) has released a 'Guideline for environmental management of dewatering during construction activities'. The guideline emphasises that effective planning for dewatering activities during construction can inform site design and decrease costs associated with dewatering. This Circular provides further information.

### **34.6 Review of SA Health's Voluntary Food Safety Rating Scheme**

SA Health has commenced a review of their Voluntary Food Safety Rating Scheme. Councils are invited to participate in the review and to help promote it to community and businesses, so that interested parties can be involved.

### **34.7 Event - In Conversation with change makers: supporting Catherine House and the Hutt St Centre - 16 Oct 2018**

Hosted by the Australia Day Council of SA - The 'In conversation with change makers' breakfast supports two frontline organisations responding to domestic violence and homelessness in Catherine House and the Hutt St Centre.

### **34.8 Delegations Quarterly update (Q.2 2018)**

The delegation template has been updated for the Road Traffic Act 1961.

### **34.9 LGA Procurement – Adobe Agreement and Microsoft Contract**

LGA Procurement has entered into a new arrangement direct with Adobe to provide an Enterprise Program for all of your Adobe requirements and has also extended the current arrangement for supply of Microsoft Enterprise Agreements (EA). Further details can be found in this Circular.

### **34.10 LG Professionals, SA, Programs**

LG Professionals, SA – Ignite Light Program, SA Network Conference, Influencing Skills for Positive Outcomes. For further information please see the circular.

### **34.11 LGA Community Engagement Forum – Thursday 6 September 2018 – call for registrations**

As outlined in last week's circular the LGA Community Engagement Forum will be run on the 6 September - see more details in this circular.

### **35.1 Inquiry into the economic contribution of migration to South Australia**

Councils are invited to contribute to the LGA SA's submission into the economic contribution of migration to South Australia. Councils are encouraged to liaise with their Regional LGA's and RDA's for localised information. Please forward to [sean.holden@lga.sa.gov.au](mailto:sean.holden@lga.sa.gov.au) by Friday September 14.

### **35.2 Short Course - Adobe InDesign CC –Beginner to intermediate**

Summary 'Adobe InDesign CC –Beginner to Intermediate' is a two day program developed to up-skill council staff who use InDesign as part of their role.

## 19 MEMBER'S BOOKSHELF

- 2017 Annual Report of the Adelaide and Mount Lofty Ranges Natural Resources Management Board's NRM Education program.
- Presentations from the Murray Darling Association Metro Region Meeting held 24 August 2018

### RECOMMENDATION

That the additions to Members' bookshelf be noted.

## 20 CORRESPONDENCE

### 20.1 South Road Project, between the River Torrens and Anzac Highway

Correspondence has been received from the Hon Stephan Knoll MP, Member for Schubert, acknowledging Council's letter dated 24 May 2018 seeking an update on the South Road Project, between the River Torrens and Anzac Highway (**Attachment 1**).

### 20.2 Mayor Sam Telfer's Nomination for the LGA SA President

Correspondence has been received from the Mayor of the District Council of Tumby Bay and the President of the Eyre Peninsular Local Government Association, Sam Telfer, regarding his nomination for the Local Government Association of South Australia President (**Attachment 2**).

### 20.3 Adelaide and Mount Lofty Ranges Natural Resources Management Board Minutes

Correspondence has been received from the Adelaide and Mount Lofty Ranges Natural Resources Management Board regarding minutes of the Board meeting held on Thursday 28 June 2018 (**Attachment 3**).

### 20.4 2017 Annual Report of the Adelaide and Mount Lofty Ranges Natural Resources Management Board's NRM Education program

Correspondence has been received from the Presiding Member of the Adelaide and Mount Lofty Ranges Natural Resources Management Board, Felicity-ann Lewis, regarding the 2017 Annual Report of the Adelaide and Mount Lofty Ranges Natural Resources Management Board's NRM Education program (**Attachment 4**).

### 20.5 Adelaide Metro Murray Darling Association Minutes

Correspondence has been received from the Murray Darling Association, regarding the minutes of the meeting held on Thursday 23 August 2018 (**Attachment 5**).

### 20.6 Australian Mayoral Aviation Council Newsletter

Correspondence has been received from the Executive Director of the Australian Mayoral Aviation Council, John Patterson, regarding the August 2018 Australian Mayoral Aviation Council Newsletter (**Attachment 6**).

### RECOMMENDATION

That the correspondence be received.

**Attachments**

- 20.1 South Road Project, between the River Torrens and Anzac Highway**
- 20.2 Mayor Sam Telfer's Nomination for the LGA SA President**
- 20.3 Adelaide and Mount Lofty Ranges Natural Resources Management Board Minutes**
- 20.4 2017 Annual Report of the Adelaide and Mount Lofty Ranges Natural Resources Management Board's NRM Education program**
- 20.5 Adelaide Metro Murray Darling Association Minutes**
- 20.6 Australian Mayoral Aviation Council Newsletter**



Government  
of South Australia

The Hon Stephan Knoll MP  
Member for Schubert

18MTIL0792

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

A handwritten signature in black ink that reads 'Terry Buss'.

Dear Mr Buss

Thank you for your letter regarding an update of the South Road Project, between the River Torrens and Anzac Highway.

On 7 May 2018, the Australian Government announced its \$1.2 billion contribution towards the North-South Corridor. The Australian and South Australian Governments are working together to explore opportunities to accelerate the funding and delivery of the projects.

Construction is currently underway on the Northern Connector, Torrens Road to River Torrens and Darlington sections of the corridor, with funding committed towards the delivery of the Regency Road to Pym Street section of South Road. Completion of these projects by 2022 will create a 47 kilometre continuous section of the North-South Corridor between Gawler and the River Torrens.

The River Torrens to Tonsley Boulevard section is currently in the planning phase with detailed planning and design to be undertaken to determine the full scope of works and exact impacts. At this stage, the nature and timing of potential improvements to this section of South Road are yet to be determined.

In 2011 stakeholder and community engagement was undertaken to help inform the South Road Planning Study, Regency Road to Anzac Highway. Community engagement on the Torrens Road to River Torrens section was also undertaken to help advance the project planning to better define the corridor requirements as the initiative moved into its delivery phase.

As full funding is secured for individual projects along the remaining sections of the North-South Corridor, the stakeholders and community will be engaged and have the opportunity to be involved throughout the lifetime of the project. Once the next priority section has been identified and concept plans developed, the department will have greater certainty of impacts and will be able to provide reliable advice to affected land owners, local and state government agencies and the community.

Minister for Transport, Infrastructure and Local Government  
Minister for Planning

Roma Mitchell House Adelaide SA 5000 | GPO Box 1533 Adelaide SA 5001 DX 171  
Tel 08 7109 8430 | Email [ministerknoll@sa.gov.au](mailto:ministerknoll@sa.gov.au)





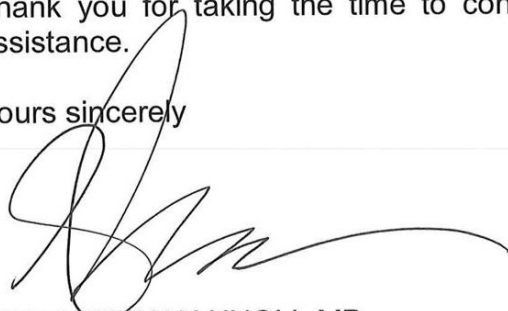
Information about the 10 Year Delivery Strategy for the North-South Corridor can be found in the Scoping Report available at [www.infrastructure.sa.gov.au/nsc/10yds](http://www.infrastructure.sa.gov.au/nsc/10yds).

Further information on the North-South Corridor can be obtained at [www.infrastructure.sa.gov.au/nsc](http://www.infrastructure.sa.gov.au/nsc) or if you would like to speak to a member of the North-South Corridor team, please email [northsouthcorridor@sa.gov.au](mailto:northsouthcorridor@sa.gov.au) or call 1300 951 145.

I appreciate your offer for council staff to assist with community engagement and data provision. I will ensure the department maintains their close working relationship with council staff as specific project details are confirmed.

Thank you for taking the time to contact me and I trust this information is of assistance.

Yours sincerely



**HON STEPHAN KNOLL MP**  
**MINISTER FOR TRANSPORT, INFRASTRUCTURE AND LOCAL GOVERNMENT**  
**MINISTER FOR PLANNING**

4 August 2018

# Mayor Sam Telfer LGA President Candidate



Dear Mayor Trainer and elected colleagues at the City of West Torrens,

I am writing to ask for your support for my nomination for the position of LGA President.

I am the Mayor of the District Council of Tumby Bay and the President of the Eyre Peninsula Local Government Association. Through those roles I have been a member of both the LGA and SAROC Boards.

The LGA needs strong, consultative, and accountable leadership, and I believe that I am the best candidate to help deliver that outcome.

We need meaningful change, not more of the same.

Below are some of the areas which I will be focussing on if I am privileged enough to be elected as your LGA President.

## **REFORM**

There are many areas of local government in which the LGA can drive true reform. Once the Parliament makes the decision on the future of ratecapping, the LGA President will need to provide strong leadership for the Board and the sector in making progress in some of these key areas. Financial responsibility can be strengthened through reform in strengthening accountability to Long Term Financial Plans and standardisation of the audit process across the sector. Code of Conduct reform can be driven to ensure greater transparency and ramifications for serious offences, as well as minimising reporting that is frivolous or purely personality clashes. The LGA can also help facilitate better collaboration between Councils to help drive efficiencies, as well as enabling Councils to have a strong vision on the structures of their organisations in future years.

## **REPRESENTATION**

The LGA needs to continually be focussed on representing the needs of its member Councils. I have experience as both a Mayor and as an Elected Member, and I know the importance of sound communication with both. There needs to be a greater level of trust between the LGA and its members, with transparency and accountability around decision making. The LGA is a member organisation, and those members need to be the drivers of the future direction for the organisation. This means constructive communication at all times, not just at scheduled times of the year. We must be focussed on supporting the core business of Councils.

## **RELATIONSHIPS**

A strong relationship between the LGA and the Federal and State Government is paramount for the future strength and longevity of Local Government. We need these relationships to be collaborative and constructive, not divisive and adversarial. I have good rapport with all sides of politics, and am always proactive to find solutions which advantage the communities we represent. There are so many opportunities which we can maximise with strong relationships with other levels of government and their departments, especially in areas of 'red-tape' and regulation which continue to cost councils time and money.

Mayor Sam Telfer

TELEPHONE  
0427 885607

EMAIL  
stelfer@  
tumbybay.sa.  
gov.au

# Mayor Sam Telfer LGA President Candidate



The next two years are going to see much opportunity and need for change, and we need strong leadership throughout that time.

During my time in Local Government, I have been able to recognise such opportunities to be an innovative and forward-thinking leader for my council and region. As well as this, during this term as Mayor I have completed a *Bachelor of Government and Public Management* through Flinders Uni, which has added to my skills and knowledge in developing a representative organisation such as the LGA to be run to its full potential.

As President of the LGA, I will provide strong, accountable and energetic leadership, driving the opportunities for change while balancing the strengths which we already have as an organisation.

I would appreciate your support in my bid to do so.

I welcome anyone who would like to talk to me further, and once again ask for your vote for my candidacy for this important role in our sector.

Yours respectfully,

Mayor Sam Telfer

Mayor Sam Telfer

TELEPHONE  
0427 885607

EMAIL  
stelfer@  
tumbybay.sa.  
gov.au

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



Government  
of South Australia

Adelaide and  
Mount Lofty Ranges  
Natural Resources  
Management Board

**MINUTES OF MEETING NO 142**

**held from 10.00am to 12.00 pm  
on Thursday 28 June 2018  
at the Office for Natural Resources AMLR,  
205 Greenhill Road, Eastwood**

**PRESENT:**

Chair: Chris Daniels

Members: Alexandra Kentish  
Alison Cusack  
Mark Searle  
Rachael Siddall  
Rob Lewis  
Russell Johnstone  
Trudi Meakins  
Vicki-Jo Russell  
Peter Pfennig  
Daniel Casement

**APOLOGIES:**

Allan Sumner  
Julia Grant  
James Crocker

**IN ATTENDANCE:** Brenton Grear, Regional Director  
Katharine Ward, Manager Water Projects  
Kim Krebs, Manager Community Engagement  
Lisien Loan, Manager Parks & Sustainable Landscapes  
Louisa Halliday, Manager Planning & Evaluation  
Marguerite Swart, Manager Business Support  
Michaela Heinson, Manager Land Marine and Biodiversity Services  
Richard de Groot, Manager Fire  
Judy Borlase, Minute Secretary  
Observer: Felicity-ann Lewis  
Observer: Jaqueline Frizenschaf

**280618-142-1.0 MEETING PROCEDURE**

**280618-142-1.1 Welcome**

The Chair opened the meeting and acknowledged that it was taking place on Kurna land and the Aboriginal peoples' ongoing and deep connection with the land. He welcomed all attendees to the meeting.

**280618-142-1.2 Apologies**

Apologies have been received from Allan Sumner, Julia Grant and James Crocker.



- 280618-142-1.3**      **Declarations of Interest**
- There were no additional declarations of interest declared.
- 280618-142-1.4**      **Consent Schedule**
- The Board **confirmed** the items within the consent schedule be adopted.*
- CARRIED**
- 280618-142-1.5**      **Minutes of Previous Meeting**
- The Board **confirmed** the minutes and confidential minutes of meeting number 141 held on 24 May 2018 as a true and accurate record.*
- CARRIED**
- 280618-142-1.6**      **Matters Arising from Previous Meetings**
- The Board **noted** the matters arising.*
- CARRIED**
- 280618-142-1.7**      **Resolution Register**
- The Board **noted** the resolution register.*
- CARRIED**
- 280618-142-2.0**      **BOARD MATTERS**
- 280618-142-2.1**      **Kaurna and AMLR NRM Board Advisory Group**
- The Board noted the work undertaken by staff, with the Kaurna Nation Cultural Heritage Association, in the establishment of an advisory group to assist the Kaurna community to have greater input into the range of programs and projects that are delivered throughout the AMLR region.
- The Board endorsed staff member Andy Raymond to continue to co-chair the meetings with Jeffery Newchurch.
- The Board:*
- 2.1.1 **noted** the progress made since 24 August 2017 on this project.
- 2.1.2 **endorsed** the recommendation of the Kaurna Heritage Association that a Kaurna and AMLR NRM Advisory Group be established until the formation of the Kaurna Prescribed Body Corporate is established.
- 2.1.3 **extended** an invitation to Allan Sumner to join Russell Johnstone, Rachael Siddall to be a part of the AMLR NRM Board representation to the Kaurna AMLR NRM Advisory Group.
- CARRIED**

**280618-142-2.2 AMLR NRM Strategic Priorities**

The Board noted the update on the Board's identified strategic priorities and welcomed notification to the Executive Officer on addition to the working groups.

*The Board:*

- 2.2.1 **noted** the progress towards the Adelaide and Mount Lofty Ranges Natural Resources Management Boards Strategic Priorities as at June 2018.
- 2.2.2 **noted** that a review of the priorities will be undertaken with the Adelaide and Mount Lofty Ranges Natural Resources Management Board in September 2018.
- 2.2.3 **supported** the suggestions of the nominees of new Adelaide and Mount Lofty Ranges Natural Resources Management Board members to replace previous Board members as suggested by the Regional Management Team.

**CARRIED**

**280618-142-2.3 Water Management in the Mount Lofty Ranges**

The Board noted the progress on the implementation of the election commitment for Water Management in the Mount Lofty Ranges. The Board expressed a desire to understand the implications to the Board and to water management in the Western Mount Lofty Ranges for this election commitment.

The Board felt that water management is an issue that the community need to own and assist in solving, the role of the NRM Boards is to help the community to understand the problem.

*The Board:*

- 2.3.1 **noted** progress made to implement the water management election commitment tabled by the new government
- 2.3.2 **endorses** the Adelaide and Mount Lofty Ranges Natural Resource Management Board Presiding Member discussing the issue with the South Australia Murray-Darling Basin (SAMDB) Natural Resource Management Board Presiding Member in light of the upcoming SAMDB workshop and the proposal to develop a 'lows flows position' to discuss with the Minister.
- 2.3.3 **seeks** an opportunity to provide advice to the Minister for Environment and Water on this election commitment.

**CARRIED**

**280618-142-2.4 Withdrawn**

This paper was withdrawn.

**280618-142-2.5 2018-19 Business and Operational Plan Budget**

The Regional Director and Manager Business Support provided an update to the Board on the 2018-19 budget and it was noted that some projects have salary related costs only with no operational budget allocated to complete the actions. The Board noted and approved by 2018-19 business and operational plan budget.

The Board requested that an ongoing review and refinement of the budget for 2018-19 be completed and, that the Board's Audit Finance and Risk Committee review the budget revision process and report back to the Board.

*The Board:*

- 2.5.1 **approved** the 2018-19 Business and Operational Plan Budget - income and key driver expenditure of \$33.074m.
- 2.5.2 **approved** the 2018-19 Operational Project Budget – expenditure by project (action) of \$19.607m.
- 2.5.3 **approved** the 2018-19 Administration and Governance Budget and salary budget, including \$8.836m for salaries and \$4.633m for administration and governance expenses.
- 2.5.4 **delegated** responsibility for approving variations to projects, within the project (action), in the Board's budget to the Regional Management Team consistent with existing expenditure authorisations, noting that approval for major projects over \$550k (GST inclusive) will remain with the Board.
- 2.5.5 **delegated** to the Regional Director the authority to approve variations to budget of up to \$150k (GST exclusive) between projects (actions).
- 2.5.6 **requested** regular updates on the budget position through the monthly financial report.

**CARRIED**

**280618-142-2.6 Northern Adelaide Plains Water Allocation Plan Advisory Committee Membership**

*The Board:*

- 2.6.1 **endorsed** that Bryan Robertson's membership of the Northern Adelaide Plains Water Allocation Plan Advisory Committee be terminated.
- 2.6.2 **endorsed** the appointment of Felicia Nguyen as a member of the Northern Adelaide Plains Water Allocation Plan Advisory Committee effective from 1 July 2018.
- 2.6.3 **noted** the intended resignation of Lam van Dang as a member of the Northern Adelaide Plains Water Allocation Plan Advisory Committee.

**CARRIED**



**280618-142-2.7 Adelaide meets the Bush – trip to Oak Valley**

The Region's Aboriginal Community Engagement Coordinator provided the Board with his view of the trip to Oak Valley with the Alinytjara Wilurara NRM Board, and spoke of his personal views.

It was noted that this was a significant investment by the Board but felt the expense and breadth of knowledge received during the time with the Oak Valley Community and the Alinytjara Wilurara NRM Board was time well spent. There are discussions underway on how the learning could support a joint session between the Adelaide and Mount Lofty Ranges NRM Board with the Four Nations in the near future.

*The Board:*

2.7.1 **noted** *this summary report of the Adelaide meets the Bush camp at Oak Valley, Maralinga Tjarutja Country in May-June 2018*

2.7.2 **approved** *that the AMLR Aboriginal Communities Engagement Officer prepare a Community Report to be provided to the Alinytjara Wilurara NRM Board and Oak Valley community.*

**CARRIED**

**280618-142-2.8 Review of draft policies for feral deer and feral pigs under the NRM Act**

The Board noted that there is no change to the proposed declaration for feral deer but noted that culling targets could be problematic for the region and suggested that these targets be placed into the State Deer Management Plan rather than in the policy.

The Board were advised that current control is more prominent near freeways with the approach being taken is different between the feral deer and feral pigs.

*The Board:*

2.8.1 **approved**, *in principle, the culling targets for feral deer and feral pigs.*

2.8.2 **endorsed** *the final draft feral deer policy under the Natural Resources Management Act 2004 on the proviso that the target is removed and incorporated into a state deer management plan.*

2.8.3 **endorsed** *the final draft policy feral pigs under the Natural Resources Management Act 2004.*

2.8.4 **noted** *that Biosecurity South Australia will be seeking advice from the Crown Solicitor's Office on the use of culling targets in combination with a declaration to destroy and that this advice may result in the proposed declaration being modified.*

2.8.5 **requested** *development of communication and education practices on the different actions that owners can undertake.*

**CARRIED**

**280618-142-2.9 AMLR Volunteer Engagement Strategy 2018 - 2021**

*The Board:*

2.9.1 **noted** the AMLR Volunteer Engagement Strategy 2018 – 2021.

**CARRIED**

**280618-142-2.10 Financial Management Compliance Program 2018-19**

*The Board:*

2.10.1 **approved** the Financial Management Compliance Program relating to the 2017-18 financial year,

2.10.2 **noted** that a request will be made to the Department for Environment and Water Risk Management Audit Committee to seek greater visibility and input into the internal audit program,

2.10.3 **noted** that a request will be made to the Department for Environment and Water Chief Finance Officer to provide a written assurance each year over the internal control environment in place on behalf of the Board.

**CARRIED**

**280618-142-2.11 Board Authorisation and Delegation 2018-19**

The Board nominated Trudi Meakins and Rachael Siddall to sign the authorisations and delegations under the Board's common seal.

*The Board:*

2.11.1 **approved** the updated Instrument of authorisations and delegations.

2.11.2 **approved** the delegation of Contract Execution – Purchase Cards to the Regional Director.

2.11.3 **endorsed** the use of the Common Seal and nominated Board members, Trudi Meakins and Rachael Siddall, to sign the Instrument of authorisations and delegations.

**CARRIED**

**280618-142-2.12 Aldinga Washpool Macroinvertebrate Baseline and Diatom studies**

*The Board:*

2.12.1 **noted** the tabling of the Aldinga Washpool Macroinvertebrate Baseline and Diatom studies (2 reports); and

2.12.2 **endorsed** release of the reports via the Board's website.

**CARRIED**

**280618-142-2.13 Aldinga Washpool Lagoon and Blue Lagoon Revegetation Plan 2018**

*The Board:*

2.13.1 **noted** the tabling of the Aldinga Washpool Lagoon and Blue Lagoon Revegetation Plan 2018; and

2.13.2 **endorsed** release of the Aldinga Washpool Lagoon and Blue Lagoon Revegetation Plan 2018 via the Board's website.

**CARRIED**

**280618-142-3.0 FINANCE**

**280618-142-3.1 Finance Report**

The Manager Business Support provided the Board with an update on the end of year positions which is currently projected to be 3% underspent. It was noted that there are still a number of large payments to be made before the closing of the accounts for 2017-18.

*The Board:*

3.1.1 **accepted** the financial reports for the financial period ending 31 May 2018

**CARRIED**

**280618-142-4.0 REGIONAL REPORTING**

**280618-142-4.1 Region's Monthly Report**

*The Board:*

4.1.1 **noted** the region's monthly report.

**CARRIED**

**280618-142-5.0 PAPERS TO NOTE**

**280618-142-5.1 Register of Interests**

**280618-142-5.2 Letter to Minister Speirs re April 2018 board meeting**

**280618-142-5.3 Letter to Minister Speirs re May 2018 board meeting**

**280618-142-5.4 Letter to Murray Darling Basin Royal Commission**

*The Board noted* information papers 5.1, 5.2, 5.3, and 5.4.

**CARRIED**

**280618-142-6.0 OTHER BUSINESS****280618-142-6.1 Tennyson Dunes Working Group**

The Presiding Member advised that he was stepping down from the role of Chair for the Tennyson Dunes Working Group and sought another member to undertake this role. This was left with Board members to think about and advise the Executive Officer if they wish to take this role on.

**280618-142-6.2 Farewell to Chris Daniels**

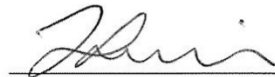
Rob Lewis on behalf of the other board members, AMLR Region management and staff thanked Chris for his leadership, enthusiasm, and guidance over the last seven plus years. It was expressed on the pleasure it has been working under Prof Daniels, who is seen as an ambassador and great spokesperson for NRM and the environment.

**280618-142-7.0 MEETING CLOSED**

There being no further business, the Chair declared the meeting closed at 12:00 pm.

The next Board meeting will be held on Thursday 26 July 2018 at Office for Natural Resources AMLR, 205 Greenhill Road, Eastwood.

Felicity-ann Lewis  
Presiding Member



Date: 26 107 12018



**Government of South Australia**  
Adelaide and Mount Lofty Ranges  
Natural Resources Management Board

Our ref: F0000116815

22 August 2018

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

**Adelaide Office**  
205 Greenhill Road  
Eastwood SA 5063

Tel 08 8273 9100

Fax 08 8271 9585

ABN 91 779 541 621

[www.naturalresources.sa.gov.au/  
adelaidentloftyranges/](http://www.naturalresources.sa.gov.au/adelaidentloftyranges/)

Dear Mr Buss

**Re: 2017 Annual report of the Adelaide and Mount Lofty Ranges Natural Resources Management Board's NRM Education program**

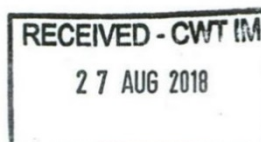
I write to share the achievements and outcomes of the Adelaide and Mt Lofty Ranges Natural Resources Management Board's NRM Education program for the 2017 calendar year as outlined in the enclosed summary annual report. The Board is proud of its NRM Education program's achievements and invite you to share this with your elected members, staff and ratepayers.

Over the last 10 years the NRM Education program has worked with 876 out of the 1101 (80%) of the schools and preschools in the Adelaide and Mount Lofty Ranges including 565 out of 654 (86%) of Department for Education schools and preschools. In 2017;

- 436 schools and preschools engaged with the NRM Education program.
- 1139 instances of educators from 212 schools building skills at 74 professional development events.
- 12,129 students, educators and community members (40,419 instances) were engaged in learning about, contributing ideas or taking action on sustainability in their school and community.

The NRM Education program has been running since 2007 and supports preschools, schools and the tertiary sector to work with their communities to develop the knowledge, skills and values to live more sustainably. NRM Education program staff, who are all based with host partners such as Council and NGOs work in collaboration with a range of public and private sector partners to support schools and preschools to develop quality learning connected to sustainability and local environments.

I'd like to take this opportunity to thank you, the elected members, your staff and community for all being a part of this strong schools-based program. Every community has a school at its heart, and NRM Education works with those schools to help its community to learn together, to live more sustainable lifestyles and to achieve health, wellbeing, financial and environmental rewards.





This summary report and the more detailed full report is available electronically at this link (under the heading 'NRM Education')

<http://www.naturalresources.sa.gov.au/adelaidentloftyranges/about-us/our-regions-progress>.

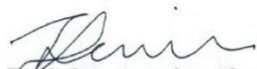
The 2017 NRM Education annual report highlights the importance of collaboration and partnerships with the community. This is how we build capacity and resilience for stronger natural resource management outcomes. I trust you will find the report heartening in regards to how we are preparing our young to become tomorrow's environmental stewards.

I would also like to inform you that the new State Government has committed to repealing the *Natural Resources Management Act 2004*. You should have already received correspondence about the reform including an invitation to provide your input through the community consultation process via yourSAy <https://yoursay.sa.gov.au/decisions/landscape-reform/about>.

I encourage you to be involved in helping the Government strengthen the services and outcomes derived from the NRM Levy through your input into the consultation process.

Should you or your staff wish to explore further collaboration with the NRM Education team, or should you wish for additional copies of the report, please contact Manager NRM Education and Urban Sustainability, Mr Hugh Kneebone on 8273 9133 or [hugh.kneebone@sa.gov.au](mailto:hugh.kneebone@sa.gov.au).

Yours sincerely



**Felicity-ann Lewis**  
**PRESIDING MEMBER**

Encl.





## Murray Darling Association Inc.

admin@mda.asn.au  
www.mda.asn.au  
T (03) 5480 3805  
ABN: 64 636 490 493

463 High Street  
P.O. Box 1268  
Echuca, Vic 3564

3<sup>rd</sup> Floor, 553 Kiewa Street  
P.O. Box 359  
Albury, NSW 2640

### Minutes of Meeting No. 106 of Adelaide Metro Region (7) On Thursday 23rd Aug 2018 at the City of Playford Playford Civic Centre, 10, Playford Blvd, Elizabeth

#### 1. ATTENDANCE

##### 1.1 Present

Cr Lynda Yates	Secretary, Holdfast Bay Council
Cr David Shetliffe	Region 7 Chair, Walkerville Council
Deputy Mayor Gay Smallwood-Smith	Playford Council
Jonathon Roberts (Speaker)	Senior Manager, Assets, Playford Council
Chris Burgess (Speaker)	Water Operations Manager, Playford Council
Dr Michele Akeroyd (Speaker)	Inside Infrastructure
Cr Shirley Halls	Playford Council
Cr Jane Onuzans	Playford Council
Cr Denis Davey	Playford Council
Cr Robin Coleman	Tea Tree Gully Council
Director Thornton Harfield	Tea Tree Gully Council staff
Cr Peter Jamieson	Pt Adelaide Enfield Council
Cr Arthur Mangos	Region 7 Vice Chair, West Torrens Council
Pauline Frost	Life Member
Gary Goland	

##### 1.2 Apologies

Mayor Glenn Docherty	Playford Council
Mayor Simon Brewer	Campbelltown Council
Mayor Glenn Spear	Mitcham Council
Cr Peter Hughes, Acting Mayor	Unley Council
Cr John Kennedy	Campbelltown Council
Cr Garth Palmer	West Torrens Council
Cr Andrew Tilley	Mitcham Council
Ron Jones	Playford Alive Community Reference Group
Ray Najjar	
Rex Adams	
Frank Verrall	
Vicky Veliskou	

#### 2. WELCOME

2.1 Cr David Shetliffe welcomed those attending.

2.2 Deputy Mayor Gay Smallwood-Smith hoped MDA attendees would enjoy the meeting and the hospitality of Playford.

#### 3. DECLARATION OF INTERESTS          None

**4. MINUTES OF THE PREVIOUS MEETING**

The 105th meeting of the region was held on 24/05/18 at Norwood, Payneham & St Peters Council.

**Motion:** That the minutes of the last Adelaide Metro meeting be accepted.  
Moved Cr Shirley Halls, Seconded Cr Robin Coleman – Carried

**5. PRESENTATIONS****5.1 Waterproofing Playford Update – Jonathon Roberts and Chris Burgess****5.2 Changing the Dynamic in the Murray-Darling Basin – Dr Michele Akeroyd**

Both presentations are provided as email attachments.

**6. REPORTS****6.1 Report from Region Chair**

Motion: That the report be noted.  
Moved Cr Robin Coleman, Seconded Cr Arthur Mangos - Carried

**7. GENERAL BUSINESS****7.1 AGM and Next Meeting**

Motion: That the next meeting be held on 25<sup>th</sup> October 2018 and the AGM be held later after council elections and once Councils have chosen their MDA delegates.  
Moved Cr Peter Jamieson, Seconded Cr Arthur Mangos

**7.2 Other Business**

None

**8. NEXT MEETING**

4th Thursday in the month – 25<sup>th</sup> Oct 2018 at Tea Tree Gully Council (note no AGM), assuming this date is suitable for the host Council.

**9. CLOSE 9.30pm**

Secretary Lynda Yates [lyates@holdfast.sa.gov.au](mailto:lyates@holdfast.sa.gov.au) ; Mob 0417 484 717

*The Murray Darling Association acknowledges and thanks  
Holdfast Bay Council for arranging and hosting this meeting of Region 7.*

# The AMAC newsletter

*\* Published by the Australian Mayoral Aviation Council*

## 2019 AMAC Conference

1<sup>ST</sup> to 3<sup>rd</sup> May 2019  
MELBOURNE

### The President says....

#### 2018 Annual General Meeting and Conference

I can report that this year's Conference and Annual General Meeting held at the Mercure Hotel Perth in May were well received by delegates.

There were particularly positive comments about the conference program and the calibre of the speakers, a number of who stayed on for other program presentations which were of interest to them.

The AGM endorsed a 2.5% increase in the membership fee for the 2018/19 year and also endorsed Executive Committee membership for the current year.

The 2018/19 Committee is:

Alderman Jock Campbell, Deputy Mayor, City of Clarence (President) TAS;  
Mayor Phil Marks, Belmont City Council (Vice President) WA;  
Mayor Khal Asfour, Canterbury Bankstown Council, NSW;  
Councillor Jack Medcraft, City of Hume, VIC;  
Mayor John Trainer, City of West Torrens, SA; and  
Councillor Paul Tully, Ipswich City Council, QLD.

I welcome Mayor Asfour to the Committee representing NSW following the upheaval caused by the forced amalgamation of a number of NSW Councils by the State Government.

I also take the opportunity to thank fellow members of the Committee for their endorsement of both myself and Mayor Marks as President and Vice President respectively.

I have no doubt the members of the Committee, along with the Executive Director, will continue to exercise our best endeavours to represent the interests of our communities on airport and aviation issues.

I also take the opportunity to flag that the AGM endorsed Melbourne as the venue for the 2019 Conference and AGM to be held from 1<sup>st</sup> to 3<sup>rd</sup> May next year.

Preliminary planning has commenced and further updates will be provided in future Newsletters. In the meantime I urge you to take note of the dates with the aim of strong representation and delegate participation in the 2019 program.

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#### EXECUTIVE COMMITTEE

**President and Tas Representative**  
Alderman Jock Campbell  
Clarence City Council

**Vice President and WA Representative**  
Mayor Phil Marks  
City of Belmont

**SA Representative**  
Mayor John Trainer  
City of West Torrens

**Vic Representative**  
Councillor Jack Medcraft  
City of Hume

**Qld Representative**  
Councillor Paul Tully  
Ipswich City Council

**NSW Representative**  
Mayor Khal Asfour  
Canterbury Bankstown Council

**Executive Director**  
Mr John Patterson  
AMAC



Issue No. 78  
August 2018



## POWER TO THE PEOPLE

With the odd exception it appears that many airport operators are coming to terms with the value in actively considering their local communities in their forward planning process.

Perhaps this more positive approach is exemplified in a statement by the Chair of the Board of Directors of Heathrow Airport in reference to that airport's push for an additional runway.

An extract from what the Chairman has had to say follows:

*"Past proposals, including our own in 2009, have been drawn up and thrown aside because they prioritised the wrong things. They put the interests of airlines and the airport first. They did not prioritise the needs of our communities, passengers and country and it was right these proposals were rejected.*

*From the first day of work to develop the proposal on which we are currently consulting we have set our sights on two clear guiding principles.*

*First, through expansion, we have a once in a generation opportunity to reduce the negative impacts of Heathrow on our local communities – and to ensure that local residents and businesses can benefit from the positive impacts, including jobs and investment which expansion will create.....*

*Through expansion our committed goal is to reduce the number of residents impacted by noise, ensure compliance with all air quality regulations and improve green space available for local communities....."*

Of course, to what degree these noble sentiments are achieved remains to be seen but the fact they are now considered cornerstones in the planning process reflects moves in a positive direction.

In any case the UK House of Commons has voted 415-119 in favour of construction of the proposed third runway.

### MORE MAIL FROM HEATHROW

While moves are afoot for an additional runway, Heathrow air traffic controllers are now using an enhanced time-based system to reduce the wake separation between landing aircraft.

Earlier research found that strong headwinds dissipates the effect of wake vortices allowing aircraft separation to be reduced.

The enhanced system now in use allocates aircraft into six weight categories. For example the Airbus A380 is classified "super heavy" while the Boeing 747 is rated "upper heavy" and the Airbus A320 and Boeing 737 are classified "upper medium."

The new tool gives air traffic controllers separation markers to the runway threshold based on the classification of approaching aircraft. It also provides controllers with other indicators for pairs of arriving aircraft when there are more limiting considerations than wake separation, an example being the differing approach speeds a smaller turbo-prop aircraft and larger jet aircraft.



## A SERIOUS CHALLENGE TO AVIATION SAFETY

Following a year which was the safest for commercial aviation on record the question arises as to whether our rush to make aviation technology available to the many, including those with little if any understanding of aviation safety, is putting the public at risk.

There has been a steady increase in reports of piloted aircraft conflict with drones, particularly in the critical take-off and landing phase. These include the crash landing of a helicopter in the US earlier this year following a drone related incident. Fortunately on that occasion injury was avoided.

The fact that our skies are becoming increasingly crowded is undeniable. While larger commercial aircraft have access to sophisticated air traffic management systems and on-board technology such as Traffic Collision Avoidance Systems and automated dependent surveillance systems, the same does not apply in the pilotless air vehicle environment.

While related technology suitable for inclusion in larger unmanned vehicles is evolving (NASA is currently moving to the next phase of a detect-and-avoid program following the successful 2.5 hour flight of a large vehicle in national airspace), government needs to move quickly to mandate the

application of available technology in UAV's in company with suitable training, education, licensing and regulation regimes.

In the US members of the Homeland Security and Government Affairs Committee have introduced legislation aimed at expanding the Government's power to act against drones deemed threatening to public safety.

The Bill will empower the Departments of Home Security and Justice authority to track and monitor drones without operator permission, as well as potentially seize, confiscate or, if deemed necessary, destroy them.

Counter drone systems are becoming increasingly available with some already deployed.

Australian company, DroneShield currently offers portable 'rifle-like' devices to target individual craft as well as static installations capable of clearing low sky incursions from designated areas by jamming multiple radio frequencies. The company's technology was used by the Queensland Police Service during the 2018 Commonwealth Games on the Gold Coast.

Department 13, another Australian company, has teamed with Ratheon to market a system known as Mesmer, capable of redirecting a drone's flightpath. The introduction of large commercial drones carrying cargo and/or passengers is closer

than most people might currently believe.

While annual spending of such craft research and development is currently estimated to be around several hundred million dollars, this figure is projected to exceed \$4 billion by 2028 and \$30 billion by 2035.

Given the timeline required to develop and test craft it is increasingly urgent that certification targets for such aircraft are identified and promulgated.

On another front the Allianz Insurance Group is offering preferential pricing and conditions to drone operators whose craft are equipped with a parachute recovery system produced by Israeli company, ParaZero.

The company's system uses an on-board computer paired with a pyrotechnic parachute launcher which deploys within fractions of a second of an inflight malfunction.

The system monitors key flight parameters and, if a failure is identified, deploys the parachute, stops the rotors, reduces the vehicles speed and emits a loud sound alerting anyone below to the vehicle's controlled descent.

The company's systems are suitable for drone classes from 5kg to 350kg.



## POSITIVE DRONING

On a more positive note drone delivery provider Zipline has introduced improved systems to speed up the supply of blood for urgent transfusions to remote clinics in Rwanda, and soon in Tanzania.

Using new aircraft along with improved launch, flight and recovery systems, the time from receipt of order to delivery launch has been reduced from 10 minutes to 1 minute improving potential daily delivery flight from a centre to 500, up from 50.

The fixed wing UAS now in use has a cruise speed of 100kph, 20 kph faster than the vehicle replaced. It has a round trip range of 160km carrying 2kg of cargo.

Zipline commenced operations in 2016 under contract with the Rwandan government with one centre and 15 drones to deliver blood, plasma and platelets to 21 hospitals across the western half of the country.

Since commencing operations 7000 units have been delivered on 4000 flights or more than 20% of supply outside the capital Kigali. A second centre has been commissioned servicing the remainder of the country.

In Tanzania the plan is to deliver blood supplies, emergency vaccines, HIV medication, antimalarials, antibiotics, laboratory reagents and basic surgical supplies. The operation will have the capacity of up to 2000 deliveries a day to more than 1000 health facilities across the country.

It seems like a system that would have application in many countries including Australia.

### HIGH LEVEL AIRPORT SECURITY

Following this year's Federal Budget advanced 'full body scanners' are to be rolled out across Australia's 9 major domestic and international airports replacing the current metal detectors.

In addition security infrastructure is to be upgraded at 64 regional airports and there may be additional restrictions restricting liquids and other items from carry-on baggage.



### GENDER BALANCE

Virgin Australia has announced a target of equal male/female intake to its next Pilot Cadetship Program, a 54 week program conducted at Flight Training Adelaide.

Graduates will obtain a Commercial Pilot License and be offered placement with the airline.

Globally just 3 per cent of pilots are women.





## A DIFFERENT APPROACH

The US Department of Transport has initiated a new approach naming 10 local, state and tribal governments from a list of 150 applicants to participate in a landmark Unmanned Aircraft Systems Program.

The program aims to provide for low-altitude operations including night flights, flights over people and flights beyond line-of-sight, all of which are currently prohibited except via specific FAA approval.

In addition the program will provide for testing of package delivery systems, detect-and-avoid technology and data link security between pilot and aircraft.

The program, to operate over two-and-a-half years, aims to prove operating procedures and also inform the development of an appropriate regulatory framework.



## TO AND FROM 'THE LAND DOWNUNDER'

There has been ample publicity around the now operational, Perth/London non-stop flights. In terms of time and distance this route is about to be superseded by Singapore Airlines Singapore/New York non-stop route.

Advancing engine and aircraft technology and desire and a commitment to orders expressed by a number of airlines is leading to the development of new models capable of flying routes which are currently either beyond range or not commercially viable with existing aircraft.

In fact an aircraft manufacturer's response is closer than many may realise.

Airbus currently has an ultra-long-range variant of the A350-900 concluding test flights with 7 on order by Singapore Airlines and the first of these nearing delivery. Boeing has the 777-8 in the advanced stage of development.

The Singapore/New York route will be 8,285nm which is within the A350's 9,700nm range.

Qantas' proposed Australia East Coast to London or New York are 9,200nm and 8,650nm respectively meaning the range of the current A350ULR is a little short allowing for the required flight safety margins.

Air New Zealand has also expressed firm interest in aircraft capable of direct access to the US East Coast and is closely watching Airbus and Boeing developments.

Early indications regarding Qantas' proposal is for an aircraft carrying over 300 passengers across 4 classes on its 18 – 20 hour trek from Sydney and Melbourne to destinations such as London, New York and Paris.

Compare that to the initial Singapore / New York aircraft configuration with 67 business class and 94 premium economy seats.

Qantas has also highlighted the idea of sleeping berths or pods in the cargo hold designed as modules which could be interchangeable with a standard cargo container.

The use of the hold area for such purposes as diverse as work/study areas, in-flight gym/exercise facilities, club/meeting space and a creche are also in discussion.



## ELECTRICITY CHARGING FORWARD

As with drone technology, there is currently increasing investment in battery technology and electric aircraft development and, again, this field is more advanced than many may realise.

Norway has conducted early electric aircraft flights using a two-seater training aircraft under its proposal to electrify the majority of domestic aviation by 2040.

The country's mountainous terrain and distances between communities can result in relatively short flights with few passengers between the countries 44 state owned airports.

At the same time Israeli company Eviation is working with South Korean battery development company Kokam to provide lithium polymer batteries to power the full scale prototype of its "Alice" nine-passenger all-electric regional aircraft by early next year.

Kokam supplied batteries for the Solar Impulse 2 which flew around the world in 2015-16.

Eviation will utilise a battery with 900kWh capacity giving the "Alice" a maximum range of 650nm at a cruise speed of 240kt at 10,000 feet.

The battery will in fact make up almost 50% of the aircraft's take-off weight.

The target is turbo-prop aircraft routes under 500nm with aircraft pricing comparable to competing light passenger aircraft but with operating cost of around \$200 per hour compared to \$600 - \$1000 per hour for conventional aircraft.

The company has flown a 650-lb subscale aircraft validating aerodynamics and flight control of the design which has three propellers – one on each wing tip and one on the tail.

In the US Bye Aerospace currently has its 2 seat "Sun Flyer 2" conducting test flights.

The company is aiming for FAA certification for the aircraft within 2 years to be followed closely by a 4 seat model.

The company intends targeting flight schools following certification and already has a number of pre-orders with low operating cost and community noise impact of electric versus conventional training aircraft seen as major attractions.

"Sun Flyer 2" has a maximum endurance of 3.5 hours and a fast charge time of 30 minutes.

At the upper end of the potential market Zunum Aero with the backing of Boeing is planning 2019 use of a light business jet as a test bed for a 12 passenger

700nm range hybrid electric airliner by 2022.

Meanwhile Airbus, Rolls-Royce and Siemens are aiming for a demonstrator based on a modified BAe 146 with a hybrid electric propulsion system as a step towards a sub-100-seat electric airliner by 2030.



Australian Mayoral Aviation Council  
(AMAC)  
PO Box 21  
ROCKDALE NSW 2216

AMAC Executive Director

Phone: 0414 276 464  
Fax: (02) 9366 3777  
Email: amac@bayside.nsw.gov.au

**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****RECOMMENDATION**

That the Minutes of the meeting of the Urban Services Committee held on 7 August 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 URBAN SERVICES DIVISION REPORTS

### 11.1 Reid Street Permit - Update

#### Brief

This report updates Members' of recent negotiations to change the permit granted to Thebarton Management Pty Ltd for the use of a portion of Reid Street, Thebarton.

#### RECOMMENDATION

It is recommended to Council that:

1. The existing permit for the use of the portion of Reid Street, Thebarton granted to *Thebarton Management Pty Ltd* (being the entity that will sign the permit on behalf of the owners) be amended to include a revised permit fee and area (as delineated in **Attachment 1**) of \$1,200 p.a plus GST and 60m<sup>2</sup> respectively.
2. The permit fee escalate by Adelaide All Groups Consumer Price Index (CPI) (or similar index should that index be discontinued) on each anniversary of the commencement date.
3. The Mayor and Chief Executive Officer be authorised to sign and seal any documentation giving effect to the grant of permit.

---

#### Background

At Council's meeting of 15 November 2016, Members' adopted a request from the University of Adelaide (the University) to allow the University to be released from its obligations under an existing permit/authorisation it held with *Reid Torrens Partnership* for the use of the northern portion of Reid Street, Thebarton (**Attachment 2**).

Subsequent to this, at Council's meeting of 7 February 2017, the Administration advised Council that it had received advice from *Reid Torrens Partnership* that the entity which was now to hold the permit was to be *Thebarton Management Pty Ltd*. At this meeting, Council provided its consent for the change of entity name and for the permit to be issued to the newly nominated entity (**Attachment 3**).

#### Discussion

Since Council's meeting of 7 February 2017, there has been significant discussion and negotiation between the Administration and consultants acting on behalf of the permit holder, principally in regard to the need or requirement for the permit, the extent of the permit area and the permit fee. There has also been further discussion regarding the entity which is proposed to hold the permit.

Consultants acting for the permit holder have now advised that the following entities have an interest in the newly created permit, *HC Khor Pty Ltd* ACN 104 851 603; *GISPS Reid Torrens Pty Ltd* ACN 615 385 245, *AFR Reid Torrens Pty Ltd* ACN 615 385 389, *Henfield (SA) Pty Ltd* ACN 615 386 251, *CT Reid Torrens Pty Ltd* ACN 615 388 817, *RCR Reid Torrens Pty Ltd* ACN 615 388 906, *CMG Four Pty Ltd* ACN 615 517 792, *Altered Alliance 4 Pty Ltd* ACN 615 465 953, *RRFF Reid Torrens Pty Ltd* ACN 615 387 365, *Xperience Investments Pty Ltd* ACN 615 421 433, *Lavender By Pty Ltd* ACN 615 423 991, *LTM4 Reid Torrens Pty Ltd* ACN 615 449 397.

Further, due to restructuring of activities and relocation of lessee infrastructure, the proposed permit holder entity now no longer requires the extent of land on the northern side of Reid Street to be included within the proposed permit area. It is noted that the permit area has been substantially reduced (from approx. 488m<sup>2</sup> to 60m<sup>2</sup>) and that much of the northern side of Reid Street will now be returned for public use (**Attachment 1**).



The consultants have also advised that *Thebarton Management Pty Ltd* (ACN 615 712 564) has the power of attorney to sign legal documents for the owners of *Thebarton Superlot 4* and that this will be the entity that will sign the permit on behalf of the owners.

Given the proposed amendment to the permit area, the Administration has sought valuation advice from its property consultant in order to determine the appropriate fee to be charged. In summary, the permit area has reduced from an area of approx. 488m<sup>2</sup> at a permit fee of \$20,601.77 pa (referenced, **Attachment 2**) to a new permit area of approx. 60m<sup>2</sup>. The advice received has indicated a commencing fee of \$1,200 pa plus GST.

### **Conclusion**

This report updates Members' of the recent discussions and negotiations with consultants acting on behalf of *Thebarton Management Pty Ltd*, for the use of a portion of Reid Street, Thebarton, and are seeking Council's support to change the permit holder name and assign a power of attorney to sign legal documents for the owners of Thebarton Superlot 4.

### **Attachments**

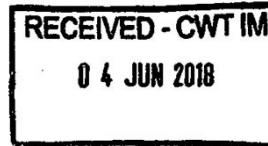
1. **Building Plan Encroachments and Aerial Photograph**
2. **Council Report 15 November 2016**
3. **Council Report 7 February 2017**

Our Ref: SC/CE/4069

31 May 2018

Senior Property Asset Advisor  
City of West Torrens  
165 Sir Donald Bradman Drive  
HILTON SA 5033

Attention: Mr Steve Watson



**SAM CHRISTODOULOU F.A.P.I.**  
Grad. Dip. Town Planning

ABN 45 362 691 173

PROPERTY VALUER  
REAL ESTATE CONSULTANT

222 STURT STREET  
ADELAIDE SA 5000

PO BOX 84,  
GOODWOOD SA 5034

TELEPHONE: 0417 839 245  
FAX: (08) 8231 5480  
EMAIL: samchris@esc.net.au

Dear Sir,

**RE: OPINION OF RENTAL VALUE**  
**BUILDING PLANT ENCROACHMENTS, REID STREET, THEBARTON SA 5031**

Following on your instructions I inspected the various items of building plant which encroach onto Reid Street on 14 May 2018, for the purpose of determining the rental value thereof over land upon which the building plant encroachments occur on the north side of Reid Street adjacent an industrial building of red brick construction.

The encroachments are depicted on the plan attached. There are five separate encroachment sites interspersed amongst the marked angled parking bays on the north side of Reid Street.

The aggregate total of the site encroachments amount to 59.58 square metres net, but the collective impact on the public space is effectively greater than 59.58 square metres.

I have notwithstanding restricted the measure of rental value to the net aggregated areas of encroachment. Land values in the general location range from \$700 per square metre down to \$400 per square metre depending on allotment areas (the larger the site the lower the rate of value).

The current zoning in the subject location is Urban Corridor, Policy Area 37, which contemplates land uses from industrial to residential medium density and affordable housing.

The encroachments are attached to light industrial land use and therefore I have derived the base land value therefrom to which I have applied a premium to reflect the value of the encroachment area. I have thus adopted the base land value at \$500 per square metre. Rent on land value ranges from between 3% and 6% of the capital value depending on growth expectation on capital gains. I have adopted a yield of 4% in this instance as required and applicable to the capital value of the land.

Thus the land value is determined by 59.58 square meters at \$500 per square metre amounting to say \$30,000. A yield of 4% on a capital value of \$30,000 will provide return of \$1,200 per annum net of all outgoings plus GST if applicable. In addition, the tenant shall be responsible for any public liability and will require to meet any cost of cover thereto.

.../2

SAM CHRISTODOULOU F.A.P.I.

- 2 -

**RENTAL VALUE**

Having regard to all relevant considerations I have determined the fair market rental value of the encroachments highlighted in the attached photo/diagrams to be the amount of **ONE THOUSAND TWO HUNDRED DOLLARS (\$1,200) per annum net, plus GST if applicable.**

This opinion does not constitute or address a structural, boundary, termite or wood rot, geotechnical or contamination soil or asbestos surveys.

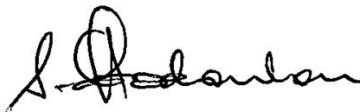
This opinion is for the use only of the person to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this opinion.

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any affect on the valuation.

This statement is a requirement of the Professional Indemnity Policy cover.

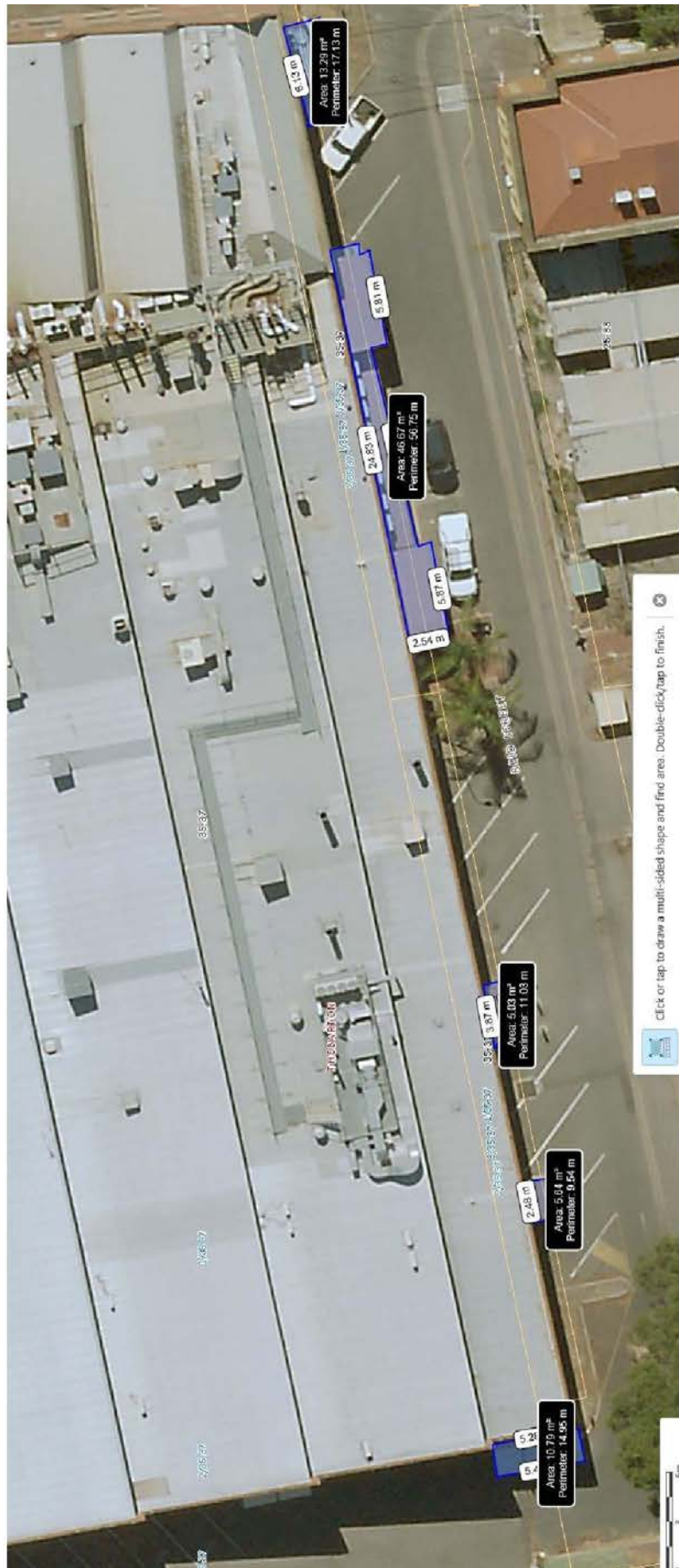
Yours faithfully



**S. CHRISTODOULOU** F.A.P.I.  
Property Valuer Consultant

Atch2

### New permit area locations for Reid St permit



### 17.3 Reid Street - Request for Termination of Permit/Authorisation and Grant of New Permit/Authorisation

#### Brief

The University of Adelaide has written to Council seeking to be released from its obligations under an existing permit/authorisation it holds over the northern portion of Reid Street, Thebarton, as it has entered into a contract to sell the adjoining land. It has also sought the grant of a new permit to the purchaser of the land.

#### RECOMMENDATION(S)

It is recommended to Council that:

1. The report be noted.
2. The Council release the University of Adelaide from any obligations it may have in regard to the permit/authorisation on condition that the entities that comprise the Reid Torrens Partnership enter into an agreement on similar terms and conditions to that currently held by the University of Adelaide.
3. A new permit to the entities that comprise the Reid Torrens Partnership commence on the date of settlement of the adjoining property to the north (at this time anticipated to be on or about 30 November 2016) and run for a term of 5 years. The commencing fee for the permit be determined following the provision of valuation advice from Council's property consultant. The permit fee to escalate by Adelaide All Groups CPI (or similar index should that index cease to exist) on each anniversary of the commencement date during the term of the permit/authorisation.
4. The Mayor and Chief Executive Officer be authorised to sign and seal any documentation relating to the grant of permit and authorisation.

#### Introduction

The University of Adelaide holds an existing permit/authorisation to use a portion of the northern side of Reid Street, Thebarton, for business purposes (carparking, encroachment of verandahs/canopies and activities associated with the use of the adjoining land to the north). The University has advised that it has entered into a contract for sale of the land abutting the permit area and seeks to "transfer" the permit/authorisation to the purchaser of the adjoining land (**see Attachment 1**).

#### Discussion

The existing permit and authorisation held by the University of Adelaide commenced on 24 December 2013; amongst other things, it requires the University to:

- (a) maintain the road and structures erected/installed within the permit area
- (b) remove the structures at the expiry or sooner determination of the agreement, and make good to Council's satisfaction
- (c) provide 3 months written notice of its intention to terminate the agreement (should it so desire).

The term is capped at 5 years in accordance with the relevant sections of the Local Government Act. The current rental/permit fee paid by the University is \$ 20,601.77pa plus GST.

The permit is not able to be transferred or assigned to the purchaser of the adjoining land. Given this, the request, which is *effectively* for "transfer" of it, has been couched in terms of a request for the grant of a new permit, as is required (**see Attachment 2**).

The Administration has held preliminary/initial discussions with the purchaser of the adjacent land and advised that, should a new permit/authorisation be granted by the Council, it would be on similar terms and conditions to the existing document, i.e. the responsibilities and obligations imposed on the University under the current arrangements would continue to operate under any new agreement. Additionally, and as with the current agreement, the term would be restricted to 5 years. The purchaser has also been advised that Council would seek a valuation from its property consultant to guide it in setting the rental/authorisation fee at the commencement of a new permit term. The purchaser did not take issue with any of these requirements.

Whilst the agreement requires the University to provide 3 months written notice of its intention to terminate, this time requirement can be overridden or waived by Council. As notice is ordinarily sought to enable (e.g. either a lessee to seek alternative premises or a lessor a new tenant, as the case may be), the current situation, whereby a new permit holder has been introduced who has agreed to meet the obligations identified within the existing and proposed agreements, will not jeopardise the income stream received from the arrangement by Council nor place it in an adverse position in regard to the requirement to maintain the infrastructure specified with the agreement.

It is therefore suggested that Council:

- (a) release the University of Adelaide from any obligations it may have in regard to the permit/authorisation on condition that the entities that comprise the Reid Torrens Partnership enter into an agreement on similar terms and conditions to that currently held by the University of Adelaide;
- (b) enter into a new permit/authorisation agreement with the entities that comprise the Reid Torrens Partnership for a term of 5 years commencing on the date of the property's settlement (at this stage proposed to be 30 November 2016), on similar terms and conditions to those currently held by the University of Adelaide; and
- (c) request the Administration to obtain valuation advice to provide guidance in setting the permit/authorisation fee at the date of commencement of the new permit/authorisation.

### **Conclusion**

The University of Adelaide currently holds a permit/authorisation over a portion of the northern side of Reid Street, Thebarton. The University has advised that it has entered into a contract to sell the land which abuts this street and consequently seeks Council consent to allow termination of the current permit. The request is supported on proviso that a new permit be granted to the purchasing party on terms and conditions similar to the existing permit.

### **Attachments**

- 1. University of Adelaide - Request to Terminate Agreement**
- 2. Request for Grant of New Permit - Lot 4 Reid Street Partnership**



Council

Item 17.3- Attachment 1

17 October 2016

Steve Watson  
Senior Property Assets Advisor  
City of West Torrens  
165 Sir Donald Bradman Drive  
Hilton SA 5033



INFRASTRUCTURE BRANCH  
Division of Services & Resources

STEPHEN PAYN  
MANAGER, PROPERTY & LEASING

THE UNIVERSITY OF ADELAIDE  
ADELAIDE SA 5005  
AUSTRALIA  
TELEPHONE +61 8 8313 0426

stephen.payn@adelaide.edu.au  
CRICOS Provider Number 00123M

Dear Steve

**RE: University of Adelaide Authorisation and Permit for Reid Street, Thebarton Campus dated 20 February 2015 (Reid Street Lease)**

I refer to our meeting on Wednesday 12 October at which we discussed the Reid Street Lease in the context of the sale by the University of the Thebarton Campus.

On the basis of your advice that the Reid Street Lease is not transferrable, the University would like to agree with Council to terminate the Reid Street Lease effective from a new authorisation and permit being entered into between Council and the purchaser of the Thebarton Campus on the same or substantially similar terms.

Settlement of the sale of the Thebarton Campus is due to occur on 30 November. Termination of the Reid Street Lease will, of course, need to be subject to settlement of the sale occurring and, ideally, would occur on or as soon as practicable after settlement of the sale.

The intention is that the alterations constructed by the University pursuant to the Reid Street Lease will remain, and with effect from settlement of the sale, will be owned by, and be the ongoing responsibility of, the purchaser of the Thebarton Campus. Accordingly, the University requests that termination of the Reid Street Lease is on the basis that reinstatement by the University under clause 4.7 is not required as a consequence of such termination.

I understand that the purchaser of the Thebarton Campus will write separately to Council seeking a new authorisation and permit.

I trust that, together, we will be able to provide for a smooth transition of these arrangements to the purchaser of the Thebarton Campus. If you have any questions, please call me to discuss.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Payn', written over a large, loopy flourish.

STEPHEN PAYN  
Manager, Property & Leasing

Level 10, Statewide House  
99 Gawler Place  
Adelaide SA 5000

GPO Box 2243  
Adelaide SA 5001  
www.colliers.com.au

MAN +61 8 8305 8888  
FAX +61 8 8385 0210  
MOB +61 403 041 008  
EMAIL Enzo.Pepe@colliers.com



7 November 2016

Steve Watson  
Senior Property Assets Advisor  
City of West Torrens  
165 Sir Donald Bradman Drive  
Hilton SA 5033

**Sent via email and ordinary post**

**Permit for Reid Street, Thebarton Campus**

Dear Steve

We refer to our meeting on Wednesday, 12 October 2016, whereby Colliers International (SA) Pty Ltd advised the City of West Torrens that it is the authorised agent for Reid Torrens Partnership, the Purchaser of the Thebarton Campus. The entities that comprise the Reid Torrens Partnership are listed below:

**LOT 4 – REID TORRENS PARTNERSHIP**

	ENTITY	ACN
1	Altered Alliance 4 Pty Ltd	615 465 953
2	HC Khor Pty Ltd	104 851 603
3	LTM4 Reid Torrens Pty Ltd	615 449 397
4	GISPS Reid Torrens Pty Ltd	615 385 245
5	AFR Reid Torrens Pty Ltd	615 385 389
6	Lavender BY Pty Ltd	615 423 991
7	Henfield (SA) Pty Ltd	615 386 251
8	CMG Four Pty Ltd	615 517 792
9	RRFF Reid Torrens Pty Ltd	615 387 365
10	CT Reid Torrens Pty Ltd	615 388 817
11	Xperience Investments Pty Ltd	615 421 433
12	RCR Reid Torrens Pty Ltd	615 388 906

We also refer to the attached letter from Stephen Payn, Manager, Property & Leasing – The University of Adelaide, whereby he advised the City of West Torrens of the intention of the University of Adelaide to terminate the Reid Street Authorisation Permit agreement dated 20 February 2015. The nominated termination date is to occur simultaneously on the settlement of sale date, 30 November 2016.

We hereby request a new Reid Street Authorisation Permit agreement with a commencement date of 30 November 2016. The permit is to be granted ostensibly under the same terms and conditions as that which is currently held by the University of Adelaide, with the exception of a possible variation in the permit commencement fee. This fee is to be agreed by both parties.



Colliers International (SA) Pty Limited | ABN 73 007 897 663



Council

Item 17.3- Attachment 2

Steve Watson  
City of West Torrens



Can you please provide any documentation that needs to be completed by the Purchaser to assist with this request.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Enzo Pepe", with a long horizontal line extending to the right.

**Enzo Pepe**  
Associate Director  
Real Estate Management



### 11.3 Reid Street Permit Update

#### Brief

This report advises that a request has been received to change the permit for the portion of Reid Street, Thebarton granted to Reid Torrens Partnership to a new entity, namely Thebarton Management Pty Ltd.

#### RECOMMENDATION(S)

The Committee recommends to Council that:

1. A permit for a term of 5 years commencing on 30 November 2016 at an initial permit fee of \$20,900 pa plus GST be granted to Thebarton Management Pty Ltd for use of that portion of Reid Street Thebarton as delineated in Attachment 1 of the report.
2. The permit fee escalate by Adelaide All Groups Consumer Price Index (CPI) (or similar index should that index be discontinued) on each anniversary of the commencement date.
3. The Mayor and Chief Executive Officer be authorised to sign and seal any documentation giving effect to the grant of permit.

---

#### Introduction

At its meeting of 15 November 2016, Council resolved the request from the University of Adelaide and Reid Torrens Partnership to allow the University to surrender its permit conditional upon the grant of a new permit (under ostensibly the same terms and conditions as the existing permit held by the University) to Reid Torrens Partnership for the use of portion of Reid Street, Thebarton.

The report further indicated that the Administration was seeking advice from its property consultant in regard to a commencing permit fee.

A copy of the aerial plan indicating the extent of the area (to be) held under permit is attached (**Attachment 1**).

Correspondence has since been received from agents acting on behalf of Reid Torrens Partnership requesting that the permit to be held by a different entity, namely Thebarton Management Pty Ltd (**Attachment 2**).

#### Discussion

The request for the substitution of a different entity to that which was previously notified is effectively mechanical in nature, but nevertheless one that does require the consent of Council, as a sign and seal motion to a different entity to that previously advised is required.

The substitution of a single legal entity, as opposed to a partnership comprising a number of separate legal entities, is also likely to be less problematic from a Council perspective as Council will only have to deal with the one entity.

The Administration also takes this opportunity to advise that the valuation advice referred to in the previous report has now been received. This advice suggests that an appropriate permit fee at commencement of the new permit term is \$20,900 pa plus GST.

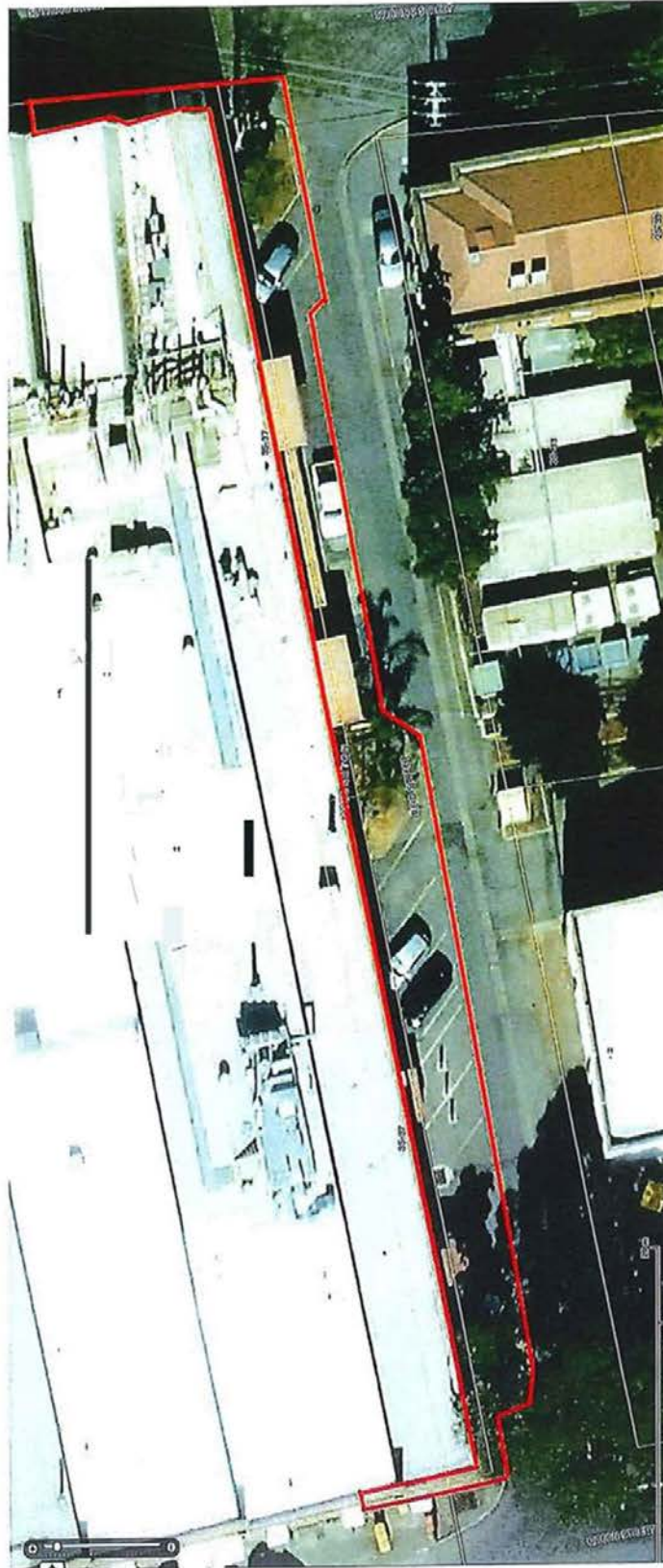
**Conclusion**

The request received by Agents acting on behalf of Reid Torrens Partnership seeking the permit for use of portion of Reid Street, Thebarton be granted to Thebarton Management Pty Ltd be supported.

**Attachments**

1. **Reid Street Aerial Plan (permit area)**
2. **Email requesting change of entity**





-----Original Message-----

From: Nuzzo, Nadia  
Sent: Friday, 13 January 2017 1:14 PM  
To: Joseph Ielasi  
Cc: Pepe, Enzo  
Subject: RE: Emailing: rtp.pdf

Hi Joseph

Please utilise the following:

Thebarton Management Pty Ltd  
A.C.N 615 712 564  
c/- Colliers International  
Level 10, 99 Gawler Place  
ADELAIDE SA 5000

Please let me know if you require further information.

Kind regards,

Nadia Nuzzo  
Property Manager  
Real Estate Management  
Dir +61 8 8305 8875 | Mob + Main +61 8 8305 8888 | Fax +61 8 8231 7712 | vCard Level 10, 99  
Gawler Place | Adelaide, SA 5000 | Australia Please read the CBS Form R7 Under new Legislative  
provisions we are required to serve this to you.

-----Original Message-----

From: Joseph Ielasi  
Sent: Thursday, January 12, 2017 1:20 PM  
To: Nuzzo, Nadia <>; Pepe, Enzo <>  
Cc: Steve Watson <; 'Pep Rocca' <>  
Subject: Emailing: rtp.pdf

Hi Enzo,

Further to earlier discussions, attached is the clarification sought and in addition provides the commencing annual permit fee.

Briefly we need confirmation of the entity and signature title of who will be entering into the agreement for the lease of Reid Street. Earlier advice was "Reid Torrens Partnership" to which the Council resolution was noted in.  
If any different then a subsequent report would need to be presented to Council with the new entity.

Should you require any further clarification please contact Steve Watson.

Regards  
Joe Ielasi  
Manager City Assets  
City of West Torrens

## 11.2 Opening of Roads - Craig Street and Weaver Avenue, Richmond

### Brief

This report provides an update to Members' on the progress of the closure and possible sale of a portion of Weaver Avenue, north of Craig Street, Richmond.

### RECOMMENDATION

The Committee recommends to Council that:

1. It declare the private roads, which are currently described as Allotments 92, 93, and 95 in Deposited Plan 2633 (being portion of Weaver Avenue, portion of Chambers Avenue and portion of Craig Street, Richmond) to be public roads.
2. The Administration undertake any further necessary actions to facilitate this declaration.

---

### Introduction

At Council's meeting of 17 January 2017, it authorised the Administration to commence the process to close the northern extent of Weaver Avenue, Richmond (i.e. the section of Weaver Avenue situated to the north of Craig Street, Richmond).

An update report was provided to Council's meeting of 12 December 2017 which advised that, following necessary processes to progress the closure of Weaver Avenue, that both Craig Street and Weaver Avenue were currently held in private ownership and that, prior to proceeding with action to close the nominated portion of Weaver Avenue, it was necessary to firstly undertake a process to declare the road open. Given the (similar) status of Craig Street it was recommended, and subsequently resolved, that the same action apply to the identified portion of Craig Street.

### Discussion

Since Council's meeting of 12 December 2017, Council's consultants were engaged to assist with the process and prepare the necessary documentation for the portion of Weaver Avenue, Richmond (portion of Chambers Avenue and portion of Craig Street, Richmond) to be declared a public road.

As indicated in Council's December 2017 report, the following process was to be undertaken:

- Firstly, Council to approve a resolution to declare the road to be public;
- To advertise and undertake public consultation in regard to the proposed declaration;
- To consider any submissions that may be received; and
- For final Council resolution and subsequent publish of the public notification of the public road declaration within the Government Gazette.

In accordance with the above, a public notice was placed in *The Advertiser* and the *Government Gazette* dated 24 May 2018 seeking public comment and/or submissions from interested parties.

The applicable and relevant legislation requires that Council must give public notice of the proposed declaration at least 3 months prior to making a declaration. The mandatory time period expired on 23 August 2018. The Administration is also able to advise that no responses or submissions were received as a result of the public consultation.

Given that no responses were received, Council is now able to confirm whether it wishes to proceed with declaring the roads to be public. Should it so determined, the next steps will be to publish a further notice in the Government Gazette declaring that the roads be public along with a notice to the Surveyor-General advising of this declaration.

Once the northern extent of Weaver Avenue is confirmed as a public road, the process to close the identified portion of Weaver Avenue, Richmond (i.e. that section north of Craig Street) may commence. As Council has previously authorised the Administration to commence the road closure process for this segment of road, no further approval is required at this time.

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

### **Conclusion**

This report advises that public consultation has been undertaken for the proposal to declare a portion of Weaver Avenue, Richmond (portion of Chambers Avenue and portion of Craig Street, Richmond) to be declared a public road. As a result of no submissions or correspondence being received, final approval is required by Council to finalise the public road declaration.

Upon Council's confirmation, the Administration will commence the final road declaration process and proceed with the closure of a portion of Weaver Avenue, situated north of the Craig Street intersection, Richmond.

### **Attachments**

- 1. Weaver Avenue, Richmond Deposited Plan 2633**





### 11.3 Request for a Memorial Plaque

#### Brief

A written request has been received by the Administration seeking permission to locate a memorial plaque on an existing bench located on the corner of Autumn Ave and Riverview Dr, Lockleys to acknowledge the cultural contribution of the late Mr John Derek Baker, a resident of Lockleys for over 16 years.

#### RECOMMENDATION

The Committee recommends to Council that it provides its consent to the placement of a memorial plaque on an existing bench seat located on the corner of Autumn Ave and Riverview Dr to commemorate the community contribution of the late Mr John Derek Baker of Autumn Ave Lockleys.

---

#### Introduction

In an email addressed to Council Administration dated 28 August 2018, Ms Di Caught (the applicant) has requested that a memorial plaque be installed on an existing bench located on the corner of Autumn Ave and Riverview Dr, Lockleys to acknowledge the cultural contributions of the late Mr John Derek Baker, a resident of Lockleys for 16 years (**Attachment 1**). The approximate location which has been suggested for the placement of the plaque is shown in the attached aerial plan (**Attachment 2**).

#### Background

Understanding the need to commemorate the memory of a person, group, physical object or event through a memorial or monument is of importance to Council. Memorials or monuments add significant value to the culture of the community as well as preserving the history of the Council area.

Accordingly, a Council Policy that provides guidance for the approval, installation and management of memorials and monuments in the City was developed and referred to as part of this particular application (**Attachment 3**).

#### Discussion

In accordance with Council's Memorial Policy, Council must formally endorse the installation of a memorial or monument, prior to its placement, by way of a resolution of Council.

*"An application for installation of a memorial or monument will be considered by Council to commemorate:*

- *An individual who was, or is, a member of the West Torrens community and made a significant contribution to the cultural, political or social life of the community, or*
- *An incorporated body or group which has made a significant contribution to the cultural, political or social life of the West Torrens community, or*
- *A place or an historical event or anniversary of local, state or national significance."*

And further:

- "5.4.3 *Unless otherwise agreed, the applicant will be required to pay for the design, manufacture and installation of the memorial or monument to Council's specifications.*
- 5.4.3.1 *Repair or replacement of the memorial or monument as a result of vandalism or theft is at the applicant's cost.*
- 5.4.4 *Council may consider contributing funds to the establishment of a memorial or monument when there is a clear demonstration of the community significance and civic involvement of the proposal...."*

John Baker (The Baker Suite) relocated from Sydney to Lockleys in 2002 to be with his partner and then wife Gayle Buckby. John and Gayle lived in Autumn Avenue Lockleys for 16 years.

John was a musician, recording artist, performer and mentor well known for his charitable work with young musicians and indigenous peoples.

John was inducted into the South Australian Music Hall of Fame in June 2018. He participated in two City of West Torrens' Summer Festivals (2016 and 2018) and the Volunteer recognition event held at Thebarton Community Centre in 2017.

The Administration has been in contact with the applicant who has confirmed they will pay for production of the plaque. The plaque quotes lyrics from the Baker Suite's song 'Pocketful of Rhyme' (from the album *Your Dreaming Self*). The song, which references his home in Autumn Avenue, has been performed live around the world.

The Baker Suite released five albums between 2004 and 2016. The group regularly performed at live music venues in West Torrens as well as touring nationally and internationally. Festival appearances include WOMADelaide (AU 2014), International Asia-Pacific Music Festival (RU 2014), Bohemia Jazz Festival (CZ, 2012), Okayama Cultural Festival (JP, 2010), Nelson Arts Festival (NZ, 2010), International Guitar Festival (AU, 2009), Adelaide Festival of Arts (AU), Adelaide Cabaret Festival (AU), Lorch Am Rhein Cultural Festival (DE), and The National Folk Festival (AU).

The sentiments expressed by Ms Caught in her email are certainly endorsed by his industry peers as reflected in the quotes below:

"Singer, songwriter and guitarist John Baker is among the Australian music scene's best-kept secrets. A poet's eye for lyrics and an educated ear for melody and rhythm, his elegant and understated roots-inflected albums rank alongside those of acclaimed national treasures such as Paul Kelly and Shane Howard". Tony Hillier reviewing The Baker Suite's 'Still Life' album April 16/17 2016, *The Weekend Australian* (4.5 Stars)

"Harks back to great writers such as James Taylor, Jimmy Webb, Carole King and Burt Bacharach." (Paul Grabowsky)

"Minor masterpieces that blend folk, country, blues and jazz speckled with global allusions sit beside quirky pop songs suggestive of Paul Simon". Tony Hillier reviewing The Baker Suite's 'Your Dreaming Self' album October 19 2013, *The Weekend Australian* (4 Stars)

As is indicated above, the policy provides that the Council may endorse the installation of a memorial or monument to commemorate:

- *An individual who was, or is, a member of the West Torrens community and made a significant contribution to the cultural, political or social life of the community, or*
- *An incorporated body or group which has made a significant contribution to the cultural, political or social life of the West Torrens community, or*
- *A place or an historical event or anniversary of local, state or national significance.*

It is apparent from the information provided by the applicant that criterion one is satisfied.

### **Conclusion**

The applicant has written to Council seeking consent to install a memorial plaque on an existing bench seat located on the corner of Autumn Ave and Riverview Dr to commemorate the community service of the late Mr John Derek Baker to recognise his service to the community.

### **Attachments**

- 1. Memorial Plaque Request**
- 2. Proposed Location**
- 3. City of West Torrens Memorials Council Policy**

----- Forwarded message -----

From: **Di Caught** >  
Date: Tue, Aug 28, 2018 at 5:13 PM  
Subject: Memorial/Tribute Bench Seat Request - Lockleys  
To: <[csu@wtcc.sa.gov.au](mailto:csu@wtcc.sa.gov.au)>

Hello Dean,

I am writing to you to ask permission to place a plaque on a bench seat situated along the River Torrens on the corner of Riverview Drive and Autumn Ave.

The plaque would be in memory of John Baker - a much loved local musician, teacher, friend and husband, who loved this location for its beauty and opportunity for reflection.

John very sadly passed away yesterday morning.  
He was a very well respected musician and the nucleus of popular local musical group The Baker Suite, who performed locally, nationally and internationally - touching hearts and souls wherever they played.

John and his wife Gayle live on Autumn Ave and have spent many hours over the last 16 years, walking, bicycling and appreciating this very special location, and it would mean so much to us if we could place a plaque on this bench seat to offer a space for quiet reflection for all of John's friends, family....and loyal following.

It would be very fitting if we could use some of John's very special lyrics - about this location - on the plaque:

*Here on the bank we will lay  
And watch as the night comes to farewell the day  
With one long slow kiss...  
Lyrics from 'Pocketful of Rhyme' - John Baker (1955 - 2018)*

John has many family and friends travelling from interstate and overseas next week for his funeral next week on Thursday 6 September and we would be incredibly grateful if we could get approval to install the plaque as soon as possible so they can all get the opportunity to see it.

If you could please let me know anything we would need to do or any costs involved to make this happen as soon as possible.

Thankyou so much  
Di Caught





**Disclaimer**  
The City of West Torrens accepts no liability for any reliance placed on the validity and accuracy of data in this publication. While care and effort has been taken in the presentation of this data it is only to be used for demonstration purposes.







City of West Torrens Council Policy – Memorials Policy

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City of West Torrens Council Policy – Memorials Policy

## COUNCIL POLICY - Memorials

### 1. Preamble

- 1.1 The Council of the City of West Torrens (CWT) understands the need to commemorate the memory of a person, group, physical object or event through a memorial or monument adds significant value to the culture of the community, as well as preserving the history of the council area.

### 2. Purpose

- 2.1 This policy provides guidelines for the approval, installation and management of memorials and monuments in the CWT area.

### 3. Scope

- 3.1 This policy covers all proposed memorials and monuments on local government land and roads in the CWT.
- 3.2 This policy covers all temporary memorials or roadside vigils on local government land and roads in the CWT.
- 3.3 The policy does not cover signage, display boards, banners, memorial seats or benches or public art works.

### 4. Definitions

#### 4.1 Local Government Land

Land owned by a Council or under Council's care, control and management. (Section 4 of the *Local Government Act 1999*)

#### 4.2 Plaque

A flat tablet of metal or other durable material and which includes text and/or images that commemorate a person, group, association, event or occasion. Such plaque is to be affixed to a building, object, or pavement.

#### 4.3 Memorial or Monument

An object such as a statue, sculpture or plaque (but not including a plaque that is affixed to a memorial seat or bench, no larger than 150cm x 75cm), that is designed to preserve the memory of a person, group, association, physical object (such as a bridge), event or occasion.

#### 4.4 Road

For the purposes of this policy, the definition of "road" is as per section 4 of the *Local Government Act 1999*, being;

"a public or private street, road or thoroughfare to which public access is available on a continuous or substantially continuous basis to vehicles or pedestrians or both and includes -

- (a) a bridge, viaduct or subway; or
- (b) an alley, laneway or walkway."

City of West Torrens Council Policy – Memorials Policy

#### 4.5 Temporary Memorial/ Roadside Vigil

A memorial which is installed on an ad hoc basis by private individuals in response to a tragic event, and which is not intended to be a long term or permanent fixture.

#### 4.6 Applicant

A person or group which proposes the creation or installation of a memorial. They will be responsible for the financial support of the memorial.

### 5. **Policy Statement - Permanent Memorials and Monuments**

#### 5.1 Approval from Council

5.1.1 Council recognises the sensitivity of an application for a permanent memorial or monument and understands that often the intention is to honour a person or event that was special to them. An application for installation of a memorial or monument will be considered by Council to commemorate;

5.1.1.1 An individual who was, or is, a member of the West Torrens community and made a significant contribution to the cultural, political, or social life of the community, or

5.1.1.2 An incorporated body or group which has made a significant contribution to the cultural, political, sporting, or social life of the West Torrens community, or

5.1.1.3 A place or an historical event or anniversary of local, state, or national significance.

5.1.2 Memorials and monuments should be consistent with the Community Land Management Plan for the location.

5.1.3 Memorials and monuments should be in keeping with the aesthetic appeal and functionality of the location.

5.1.4 Alterations to, or replacement of, an existing memorial or monument must comply with the policy.

5.1.5 Council must formally endorse the installation and/or naming of a memorial or monument prior to its placement by way of a resolution of Council.

5.1.5.1 In all instances, the applicant will be contacted by a CWT officer to confirm the details of the application before a memorial or monument will be presented to the Council for consideration and also advised of the meeting date.

5.1.5.2 Memorials and Monuments which have been installed without Council approval may be removed by the CWT.

5.1.6 Any existing memorial or monument cannot be taken as a precedent for future approvals.

5.1.7 The Council has the right to refuse any application for a memorial or monument on local government land or roads.

## City of West Torrens Council Policy – Memorials Policy

- 5.1.8 Only in exceptional circumstances will a new memorial or monument be approved to commemorate the same person, event, or organisation for which there already exists a memorial in the council area.
- 5.1.9 Prior ownership of the land on which the memorial or monument is to be installed is not by itself sufficient reason to apply the owner's name to the site.
- 5.1.10 A memorial or monument must be developed in line with this policy and any of the conditions specified by Council at the point of approval.
- 5.1.11 The placement of the Memorial or Monument is at the discretion of Council and regard will be given to public safety, the object and any maintenance considerations.

## 5.2 Public Safety

- 5.2.1 The design and/or placement of a memorial or monument should not present a safety risk to pedestrians, cyclists or vehicles.
- 5.2.2 Council may conduct a risk assessment where public safety issues are identified. This will be completed in accordance with legislative requirements and any applicable Australian Standards.

## 5.3 Register of Memorials and Monuments

- 5.3.1 CWT will maintain a Register of Memorials and Monuments that have been approved by Council, which fall within the scope of this policy.

## 5.4 Maintenance of a Memorial or Monument

- 5.4.1 Council cannot guarantee that a memorial or monument will be preserved or remain at a site indefinitely. However, in the event of an alteration or relocation of a memorial or monument, every effort will be made to contact the original applicant or organisation recorded in the Register.
  - 5.4.1.1 The new location of an existing memorial or monument will be as aesthetically appealing and appropriate for the type of memorial or monument as the original location in accordance with legislation.
  - 5.4.1.2 CWT will attempt to consult other stakeholders when altering, removing or relocating a memorial or monument where appropriate with consideration to the principles of the [Public Consultation Policy](#)
  - 5.4.1.3 In the event that a memorial or monument has not been maintained by the applicant as specified within the conditions of approval or when changing circumstances may mean that its existing location compromises public safety, Council reserves the right to remove a memorial or monument if it falls into disrepair.
- 5.4.2 While reasonable effort will be made to maintain memorials and monuments where Council has agreed to be responsible, the estimated lifespan of objects is ten (10) years unless otherwise specified.
  - 5.4.2.1 If a memorial or monument needs replacing within that time, costs will be borne by the applicant or organisation recorded in the Register.



## City of West Torrens Council Policy – Memorials Policy

- 5.4.2.2 Council reserves the right to decide to remove a memorial or monument after the expiry of ten (10) years, subject to the condition of the original memorial or monument approval and after consultation with the applicant or organisation recorded in the Register.
- 5.4.2.3 Council will endeavour to contact the applicant at its most recently notified postal address and will allow up to 28 days for a response unless there is a risk to public safety.
- 5.4.3 Unless otherwise agreed, the applicant will be required to pay for the design, manufacture, and installation of the memorial or monument to Council's specifications.
- 5.3.3.1 Repair or replacement of the memorial or monument as a result of vandalism or theft is at the applicant's cost.
- 5.4.4 Council may consider contributing funds to the establishment of a memorial or monument when there is a clear demonstration of the community significance and civic involvement of the proposal. In this instance, Council will specify its proposed financial contribution in the original approval.

**6. Policy Statement - Temporary Memorials or Roadside Vigils**

- 6.1 Council understands that families who have lost a loved one due to a tragic event often feel that a temporary memorial or a roadside vigil assists in their mourning and grieving process.
- 6.2 An individual or group wishing to install a temporary memorial or roadside vigil on local government land and roads must acknowledge that the roadside memorial or vigil:
- is temporary in nature
  - must not present a public risk or impediment to other road users or authorities
  - must be maintained by that individual or group
  - will be permitted to remain on the site at the sole discretion of Council
- 6.3 Council may decide in certain circumstances to exercise its powers under the *Road Traffic Act 1961* and remove the objects.
- 6.3.1 The removal of temporary memorials is an indication that no further placement of memorial items will be allowed at that location.
- 6.3.2 If the owner of the items is able to be identified, Council will attempt to contact and return these objects where possible.
- 6.3.3 Removal of temporary memorials is at the discretion of Council in order to maintain public safety.

## 11.4 Stormwater Drainage - Crace Road, Fulham

### Brief

To provide information about the options available to improve the existing stormwater drainage in Crace Road, Fulham.

### RECOMMENDATION

The Committee recommends to Council that the report be received.

---

### Introduction

At Council's Meeting of 7 July 2017, Cr Palmer put forward the following motion, which was adopted by Council:

*"that the Administration investigate and submit a report on options to help avoid the flooding of properties in Crace Road and adjacent streets of Fulham".*

As a result of the motion, this report provides Members' with information about the options available to improve the existing stormwater drainage in Crace Road, Fulham.

### Background

Council has been aware for some time that the stormwater gutter flows within several streets in the Fulham area are greater than would be desired by the local community or in consideration of ideal infrastructure standards.

Of these streets, Crace Road is the most impacted with frequent wide flows from moderate rainfall events, with inconvenience to residents for periods of approximately an hour after rain falls.

Council's Administration has fielded complaints/concerns from a couple of residents over the years in relation to this, with feedback (or photos) confirming the inconvenience elements and water raising to front lawn/garden level, but not to an extent which would raise concern over water entering dwellings or garages.

### Discussion

Based on the location and scale of the existing stormwater network, as well as the topography restrictions of the surrounds, investigations and observations have determined that there are no simple or economical works which would eliminate the frequent high flows experienced in this street. Substantial improvement in this location, would only be achievable through major upgrade of the stormwater network downstream of this location.

Some minor civil works are being considered in the vicinity which could provide some incremental improvement to the concerns at a moderate expenditure, but are not anticipated to substantially reduce the reported resident concerns.

Council is aiming to complete in this financial year, the Stormwater Management Plans for all the local drainage systems within the Council area, this study will evidently also include analysis of the drainage systems servicing this area.

The study, considering not only the current conditions, but forecasting future impacts of development and climate, will highlight deficiencies and areas of concern and more importantly provide a resource to assist in justified prioritising stormwater upgrade works across the entire Council area.

Based on Administration observation, there are currently numerous known locations across the Council area which experience undesirable stormwater gutter flows to a similar or greater extent to Crace Road, Fulham.

Some of these are subjectively considered to carry greater risk of private property flooding than is anticipated in Crace Road and hence have been considered to date as warranting major stormwater upgrade before Crace Road.

An example of this being Elba Street, Lockleys, where stormwater has been reported to have entered private buildings on several occasions and is the focus of civil works recently tendered and to be physically undertaken in the coming financial year.

### **Conclusion**

Minor works in the locality of concern, to provide minor improvement, will be further investigated but will likely need to be the subject of a further budget consideration.

A further report will be presented back to Council, upon the completion of the Stormwater Management Plan for the greater Council area.

### **Attachments**

Nil

## 11.5 Stormwater Drainage System Update - Atlantic Avenue West Beach

### Brief

To provide an update on the engineering investigation into the Outfall Drain performance at West Beach.

### RECOMMENDATION

The Committee recommends to Council that the report be received.

---

### Introduction

At Council's Meeting of 7 July 2017, Cr Palmer put forward the following motion, which was adopted by Council:

*"that the Administration provide a report to Council on the progress made between the Council and Adelaide Airport Limited in reducing the water level of the drainage system at the rear of the houses in Atlantic Avenue, West Beach".*

As a result of the motion, this report provides Members' with an update on the engineering investigation undertaken into the Outfall Drain performance in West Beach.

### Background

In December 2016, a storm event of critical characteristics triggered high stormwater flows along the Outfall Drain through West Beach, resulting in the a localised section of the flood wall (located along the residential side of the drain from West Beach Road to Tapleys Hill Road) being compromised.

The compromising of the flood wall resulted in stormwater entering numerous private property yards along Atlantic Ave and Mountbatten Grove, with stormwater entering and causing flooding to one dwelling (as reported to Council).

Post this flooding event, the flood wall has been repaired and reinforced around the area of the compromised wall. The flood wall has since been inspected on a frequent basis, including during periods of higher stormwater flow. The inspections have shown no further signs of movement or major deficiency in the flood wall.

### Discussion

Upstream of West Beach Road, the outfall drain is comprised of an open concrete channel under the ownership, care and control of Council. Directly downstream of West Beach Road the drain flows through Remnant Patawalonga Creek, which is located on Commonwealth Airport land and is under the care and control of Adelaide Airport Limited.

Remnant Patawalonga Creek is a vegetated watercourse which has been identified as having elements of high environmental value. By its nature, the watercourse is a good mechanism for the collection and deposition of sediment from stormwater flows, and over the years has been observed to have an increasing standing water level within it. As a result of this increasing standing water level in the creek, stormwater flows along the flood wall section of the Outfall Drain increase to a level where there is water over the footing of the flood wall on a more frequent occurrence and for longer duration.

The flood wall was not specifically designed to be a permanently inundated structure, with investigations into event where the flood wall was compromised indicating that the frequency and duration to which the flood wall was experiencing water flows against it may have been a contributing factor to the flooding event.

Given the interaction between the Remnant Patawalonga Creek and the Outfall Drain system, Council has entered into a joint project with Adelaide Airport Limited to investigate the initial works and ongoing maintenance works. This would also seek to improve the management and operation of the Outfall Drain system, including the control of sediment and vegetation impacts on water level within the drain, whilst being considerate of the environmental importance of the Remnant Patawalonga Creek section.

Specialist engineering and environmental consultants, Australian Water Environments, have been engaged to undertake these investigations and report on the development appropriate options for improved management of the system. This has involved field investigations and surveying, and building of an engineering computer model to show how water moves through the system at varying flows and under varying alteration options.

In the interim, Adelaide Airport Limited have worked with their landscaping contractors and have removed areas of weed and undesirable vegetation from some of the more heavily vegetated sections of the creek. From ongoing observation of the Outfall Drain, these works would appear to have provided some initial incremental improvement in relation to the scale of rainfall event which resulted in flows raising to the flood wall level and also improving the speed to which the water level drops below the flood wall level after rainfall has ceased.

Council, Adelaide Airport Limited and the Consultant have a progress and reporting meeting scheduled for early September 2018 at which time the Consultant has indicated the intent to present the outcome of the completed modelling and present for discussion options for consideration in relation to future management elements, activities and approaches.

It would be anticipated that based on a period of technical 'workshopping' and discussions in relation to this initial works, the Consultant will then be able to develop final reporting and recommendation for this project.

### **Conclusion**

A further update report will be presented to Council, for Members' information, once the final report has been received by the Consultant.

The Community will also be provided with further information on this project upon the adoption and development of the implementation scheduling for the improved management works.

### **Attachments**

Nil



## 11.6 New Depot Facility - Morphett Road, North Plympton

### Brief

This report provides Members' with a monthly update on the relocation of staff from the current depot site on Marion Road to the new depot site at Morphett Road, North Plympton.

### RECOMMENDATION

The Committee recommends to Council that the report be received.

### Introduction

At Council's Meeting held on 12 December 2017, it resolved that:

*"The Administration provide an update report to each meeting of the Urban Services Committee on the progress and actions required to relocate staff to the new North Plympton Public Works Depot including timelines and general financial information on how the project is tracking against the approved budget".*

This report details the progress and actions taken by the Administration since the previous report presented to the Committee at its meeting held on 7 August 2018.

### Discussion

The following is a summary of the current status of the relocation of staff from the current depot site on Marion Road to the new depot site at Morphett Road, North Plympton:

- Procurement and building works are continuing on the following elements:
  - Mechanical workshop
  - Welding/steel fabrication facility
  - Team workshop facilities
  - Tenancy for "bay 5"

The current building works underway include the following:

- Modifications to the existing wash-down bay structure;
  - The fitout of the mechanical, welding and workshop areas;
  - Commencement of the fitout for the new tenancy for "bay 5".
- Ongoing compliance testing and maintenance has continued in all areas of the site, including electrical/fire compliance, air conditioning, pest control, building and gardening maintenance etc.

### Financial

The current status of budget vs expenditure to 31 July 2018 is as follows:

Original Budget 2017/2018	Expenditure (Approx.)
\$1,000,000	\$391,500

Funds expended in July relating to purchase of equipment.

It is anticipated that the majority of the remaining budgeted funds will be committed prior to the end of the calendar year.

### Timeframes for Relocation

The relocation of remaining staff (i.e. mechanical/fabrication workshops and store areas) is expected to occur once the fitout of these areas has been completed. The fitout of these areas has commenced and it is anticipated that the majority of 'fitout elements' works will be completed prior to the end of the calendar year.

### Site Leasing

The Administration has continued to focus time and resources over the last month on the leasing of surplus space and the associated works required to ensure that the development of the leasable areas is appropriate and meets the necessary statutory obligations.

The site continues to remain listed (advertised) by the agent. Further information is available from the following website, Real Commercial:

<https://www.realcommercial.com.au/property-industrial+warehouse-sa-adelaide+airport-502695098>

### Marion Road Depot

The Administration is progressing with the identified actions from the confidential Council report dated 19 June 2018 for the divestment of Council property. This will continue until the end of the calendar year.

### **Conclusion**

The Administration will continue to provide an updated report to each meeting of the Urban Services Committee on the progress and actions required to relocate staff to the new depot site at Morphett Road.

### **Attachments**

Nil

## 11.7 Urban Services Activities Report

### Brief

To provide Elected Members' with information on activities within the Urban Services Division.

### RECOMMENDATION

The Committee recommends to Council that the Activities Report be received.

### Discussion

This report details the key activities of the City Assets, City Development, City Operations and City Property Departments.

Special Project Work	
New Drainage System - Lockleys Catchment Henley Beach Road Crossings - Stage 4b May Terrace, Douglas Street and Rowells Road	Works on this project are advancing along Rowells Road and Douglas Street.  The works are on target with the programme. Works are scheduled to be completed by the end of October 2018.
New Drainage System - Lockleys Catchment Henley Beach Road Crossings - Stage 5B Clyde Ave, Arcoona Ave, Franciscan Ave, Noble Ave, Torrens Ave, Kent Terrace and Elba Ave.	Construction works have commenced and are scheduled to be completed by December 2018.
George Street, Thebarton Stormwater Drainage Upgrade and Road Reconstruction	All works are now complete.
Dew Street and Maria Street, Thebarton, Stormwater Drainage Upgrade	Works are underway and expected to be scheduled to be completed by end of October 2018.
George Street and Dew Street, Thebarton, New Roundabout	All works are complete.
Brown Hill and Keswick Creek Maintenance	Preliminary investigation reporting has been received from Consultants and is currently being reviewed by the Administration.
Brown Hill Creek Bridge Replacements	Design investigations and development for these works are progressing.

Shannon Avenue, Glenelg North, Stormwater Pump Station - Upgrade	The delivery of this project is funded for 2018/2019 and the procurement for this project is scheduled to commence shortly. It is expected site works will not commence until early 2019 (due to long lead times with stormwater componentry and negotiations with SA Water for minor encroachment into the Sturt Creek Channel Reserve - by Shannon Ave, Glenelg North).
Westside Bikeway, (Pedestrian Path Lighting Project)	Design works are continuing for the 2018/2019 staged program of works - along the Bikeway at Long St, Birdwood Tce and Osborn Tce, Plympton.  Staged site works are expected to commence later this calendar year.
Captain McKenna Pathway, (Pedestrian Path Lighting Project).	The design and documentation of the Captain McKenna Pathway Pedestrian Lighting Project was finalised in 2017/2018. The scope of the project is for new pathway lighting from Watson Avenue, Netley to Tapleys Hill Road, West Beach.  The delivery of this staged project is now funded for 2018/2019. A works program is to be scheduled.
River Torrens Bank Repair Works - SA Water	SA Water contractors are continuing with major works on the first of three sites and have been undertaking advanced ground condition investigations for the other two sites.
Mortimer Street, Kurralta Park	The detailed design works have commenced with implementation of works to be undertaken during March 2019.
West Beach Road, West Beach	Tenders are currently being evaluated. It is anticipated that works will commence late September/early October 2018. Initial notification to residents was distributed on 23 July 2018.

### Capital Works

Road Reconstruction Works	<p>The following is an update on roadworks occurring in our City:</p> <p>The status of the 2017/18 road reconstruction projects are as follows:</p> <ul style="list-style-type: none"> <li>- White Avenue, Lockleys (Tracey Crescent to Pierson Street) - construction underway</li> <li>- Aldridge Terrace, Marleston (Richmond Road to Lucknow Street) - construction underway</li> <li>- West Thebarton Road &amp; Phillips Street - construction underway</li> <li>- Norma St - 6985 (South Rd to Falcon Av) - design underway</li> <li>- School Lane - 8985 (Taylors Lane to Rose St) - design underway</li> </ul>
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Design and documentation is currently underway for the following 2018/19 roads program:

- Broughton Av, Kurralta Park (Tennyson St to Beauchamp St)
- Saratoga Dr, Novar Gardens (Pine Av to Sheoak Av)
- Ashwin Pd, Torrensville (City Boundary to East St)
- Mcarthur Av, Plympton (Urrbrae Ter to Glenburnie Ter)
- Delray St, Fulham (Gault Av to Crispian St)
- Wilford Av, Underdale (Sherriff St to Hardy's Rd)
- Stephens Av, Torrensville (End to Ashley St)
- Durant St, Plympton (Gray St to James St)
- Mackirdy St, Fulham (Henley Beach Rd to Samuel St)
- Norman St, Underdale (Sherriff St to Holbrooks Rd)
- Sherriff St, Underdale (Norman St to Henley Beach Rd)
- Ashley St, Underdale (Sheriff St to Holbrooks Rd)

Road Reseal Program  
2018/19

Tender evaluation is complete with a contractor awarded to complete the required works.

Works are scheduled to commence in the coming weeks.

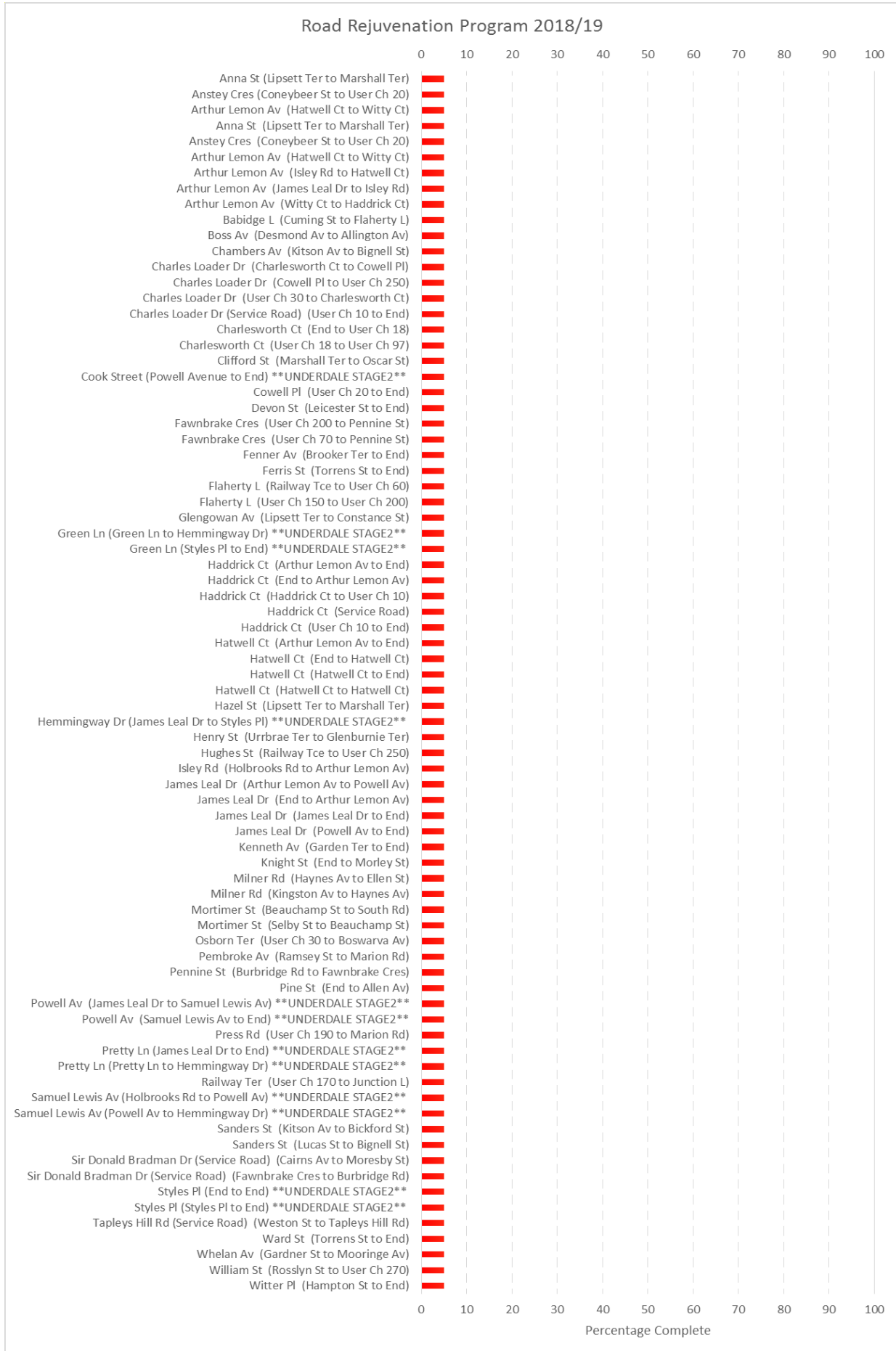


Capital Works (continued)

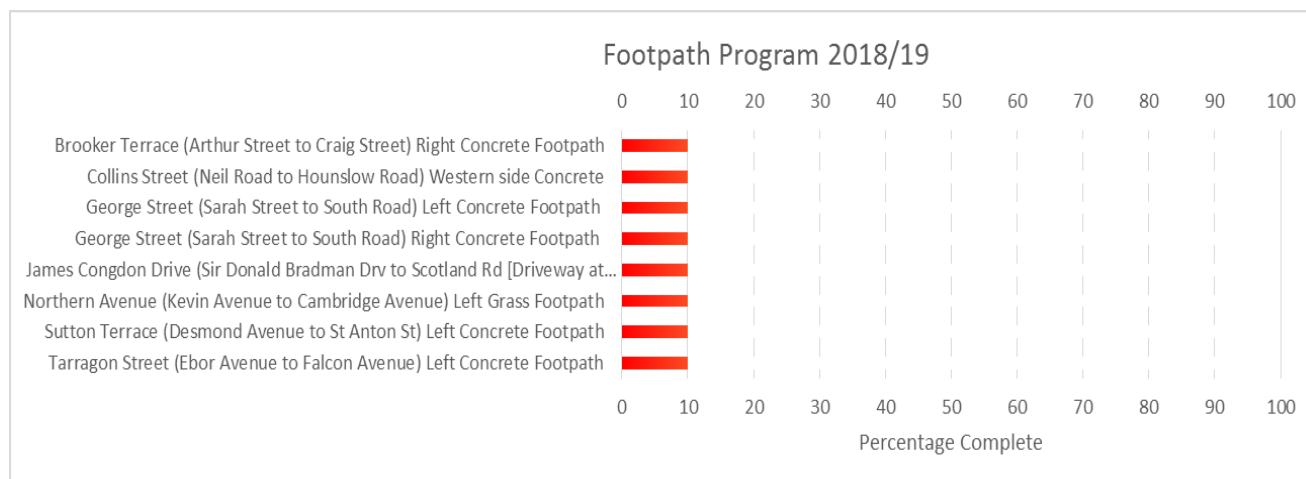
Kerb & Water table Program



### Road Rejuvenation Program



### Footpath Program



### Capital Works (continued)

**Playground Upgrade 2018/2019**

The following is an update on the current outstanding program of works:

- Memorial Gardens, Hilton:

The procurement process has concluded and notification of works has been provided to neighbouring properties on Somerset Ave.

Site mobilisation works commenced on 24 August 2018.

The dwelling at 10 Somerset Ave along with the existing playground will be demolished prior to the commencement of the new works.

The project is scheduled to be completed in early November 2018.

The following list is the 2018/2019 replacement program for playgrounds at:

- Montreal Avenue Reserve, Novar Gardens;
- Cromer Street Reserve, Camden Park;
- Mellor Park Reserve, Lockleys;
- Apex Park Reserve, West Beach (additional equipment/expansion).

Reserve Irrigation Upgrades, 2018/2019	<p>The following is an update on the current outstanding program of works:</p> <ul style="list-style-type: none"> <li>• Westside Bikeway, Richmond/Plympton (this project is an ongoing/staged program that is further funded into 2018/2019).</li> </ul> <p>The following list is the 2018/2019 upgrade irrigation program for reserves at:</p> <ul style="list-style-type: none"> <li>• Westside Bikeway, Marleston / Plympton, (staged project, selected areas within the linear park);</li> <li>• Lockleys Oval and surrounds, Lockleys;</li> <li>• Cromer Street Reserve, Camden Park;</li> <li>• Stirling Street Reserve, Thebarton.</li> </ul>
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Traffic Projects and Parking Management	
Torrensvile/Thebarton LATM	Detailed design is underway for Ashley Street (between Holbrooks Road and Hayward Avenue), which includes the removal of the "bus only" control, located west of West Street and the removal of the roundabout at Ashley Street and Sherriff Street.
Novar Gardens/Camden Park LATM	<p>Feedback from City of Holdfast Bay has been received detailing their main concerns of the consultation process for their residents along with the required funding.</p> <p>It has been agreed that the City of West Torrens will undertake the initially consultation process for our Council area. Resident consultation letters to be distributed in the coming weeks.</p>
Richmond/Mile End LATM	Baseline traffic data has been collected. Crash data analysis and supplementary traffic counts are continuing.
School Supplementary Signs - Drop off/ Pick up	The proposed sign has been endorsed by the Road Safety Group and the Administration are currently seeking quotes for the production of the school signs.
Parking Review	<p>New Parking Zones:</p> <ul style="list-style-type: none"> <li>• Hill Place, Richmond - new no stopping zone at cul-de-sac</li> <li>• Waltham Street, Ashford - waste vehicle zone for new apartments</li> <li>• Birmingham Street, Mile End South - reinstate previous parking controls</li> <li>• West Street, Torrensvile - parking conditions were reviewed, occupancy was found to be less than 25%. No action to be taken.</li> <li>• Murdoch Avenue, Plympton - new no stopping zone around the bend.</li> <li>• Fisher Place, Mile End - conducting consultation for no stopping zone (closes 31/8/2018)</li> <li>• Cudmore Terrace, Marleston - conducting consultation for 2P zone (closed 24/8/2018)</li> <li>• Farnham and Chatham Road, Keswick - conducting consultation for 2P zone (closed 27/8/2018)</li> </ul>

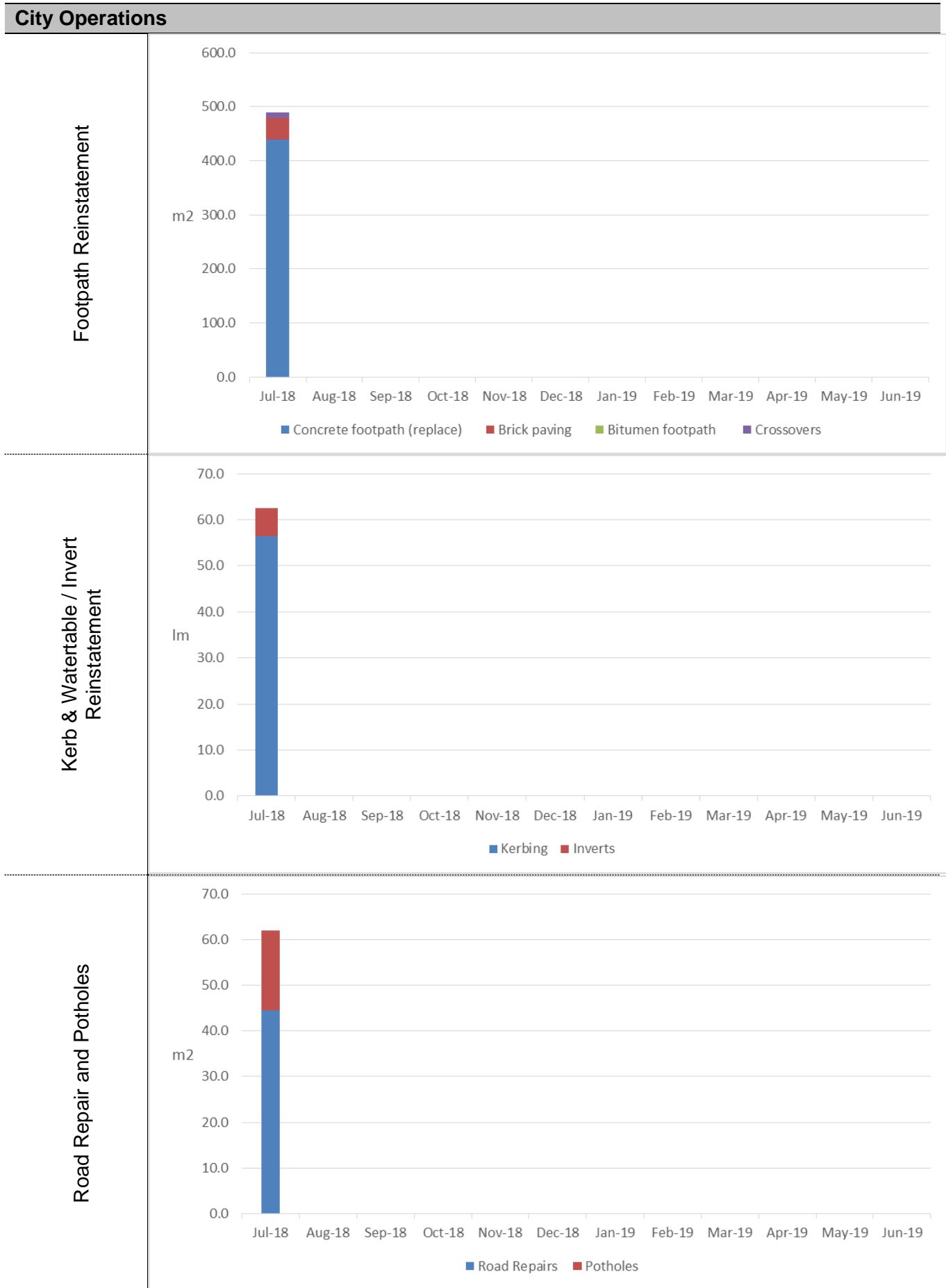
	<ul style="list-style-type: none"> <li>• Turner Street, Cowandilla - conducting consultation for 2P zone (closes 3/9/2018)</li> <li>• Lucas Street, Richmond - conducting consultation for 2P review (closes 7/9/2018)</li> <li>• Lincoln Avenue, Plympton - new 2P zone (scheduled for installation in the coming weeks).</li> <li>• Cowell Place, Mile End - new no stopping zone (to be installed on or after 31/8/2018)</li> <li>• Tennyson and Beauchamp Street, Kurralta Park - Parking survey has been completed. Very high occupancy on Tennyson and minimal on Beauchamp Street. To determine next best course of action.</li> <li>• Pearse Street, Underdale - Parking survey has been completed. Approximately 50% occupancy. To determine next best course of action.</li> <li>• Hawson Avenue, North Plympton - Parking Survey has been completed. Less than 50% occupancy.</li> </ul> <p>Traffic Requests:</p> <ul style="list-style-type: none"> <li>• Frank Street and Airport Road, Brooklyn Park - conducting consultation for traffic island proposal (closed 28/9/2018)</li> <li>• Traffic counts requested for (1) Laverack Road, North Plympton, (2) Light Terrace, Thebarton, (3) Kinkaid Avenue, North Plympton, (4) Gardner Street, Plympton, (5) Daly Street, Kurralta Park, and (6) Douglas Street, Lockleys to investigate traffic issues.</li> </ul>
<p>Bus Stop Upgrades</p>	<p>Bus Stop 11 and 12 Ashley Street (Northern side) will be upgraded to DDA Standards and indented to allow free-flow traffic along Ashley Street. The works are being scheduled, along with the removal of the roundabout located at the intersection of Ashley Street and Sheriff Street, within the 3<sup>rd</sup> quarter of 2018/19.</p> <p>An additional 19 bus stop upgrades have been identified for inclusion 2018/2019 upgrade program.</p>
<p>Blackspot project - Stonehouse Avenue/Morphett Road</p>	<p>Construction of the roundabout is complete. Line marking is still be installed.</p>
<p>Blackspot project - Albert Street/George Street</p>	<p>Council has been notified that the proposed threshold treatment for the Albert Street/George Street intersection has been successful for funding approval by DPTI under the 2018/19 Blackspot Program.</p> <p>The Administration are currently developing a concept for stakeholder consultation.</p>



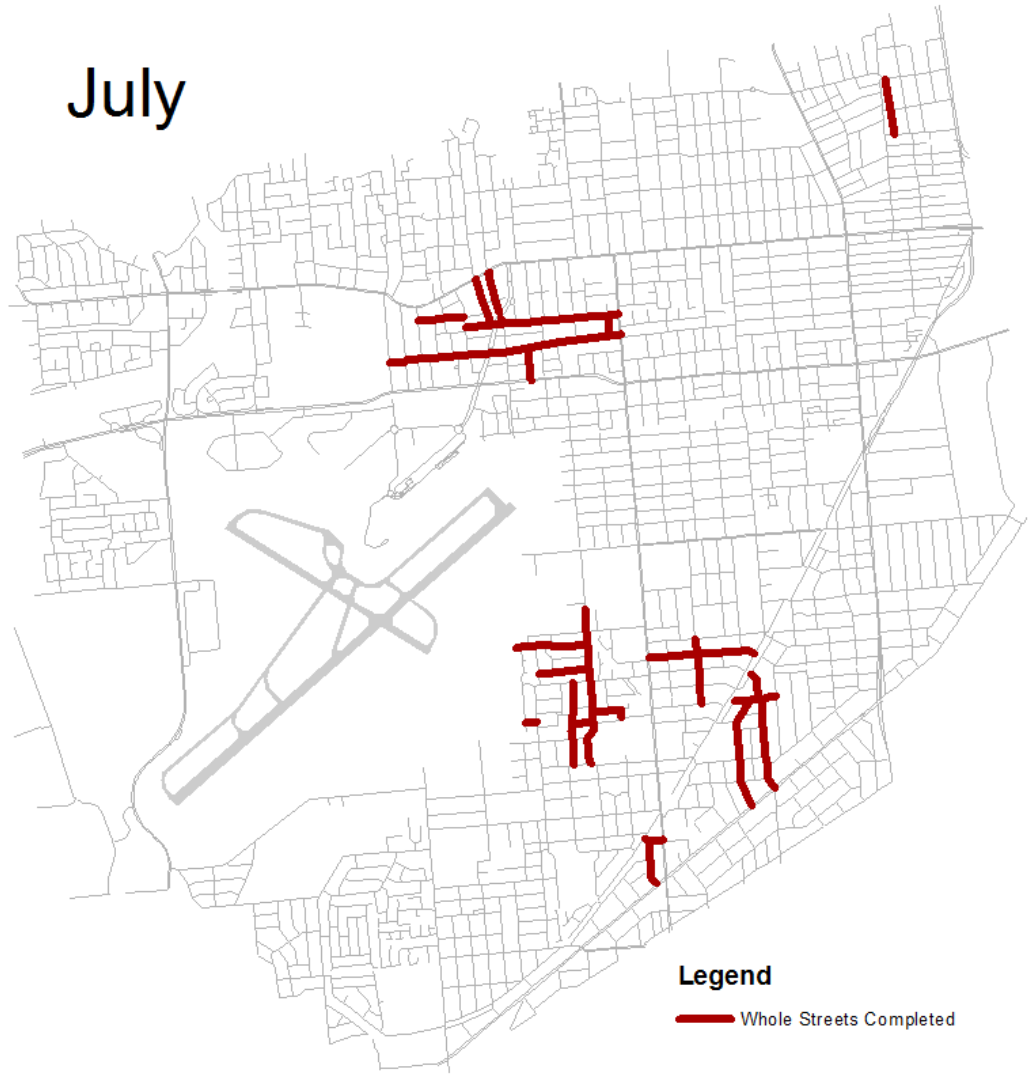
Mock Crash Demonstration	<p>The Mock Crash Demonstration is to be held on 25 October 2018 at Thebarton Oval. Preparation is ongoing along with liaising with emergency services and local schools.</p> <p>Invitations have been sent to the local schools for expression of interest in attending this event. The Administration is currently liaising with the schools to confirm attendances.</p> <p>The Administration met with the Emergency Services on 8 August 2018 in which their participation at this event was confirmed.</p> <p>The Road Safety Group nomination for the SA Community Awards has been completed and submitted.</p>
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Property and Facilities	
Weigall Oval Masterplan and Facility Development	<p>Site works are continuing for the stage 1 component of the upgrade of the facilities.</p> <p>Inclement weather has caused significant delays of these works which are now scheduled for completion in early September 2018.</p> <p>The play space equipment and toilet facility has been installed, and the carpark and surfacing of the tennis courts are complete.</p> <p>A small community event to formally open the Stage 1 works has been planned for Sunday 16<sup>th</sup> September between 12noon and 3pm.</p> <p>Stage 2 works are progressing with detailed design complete. Planning approval is currently being sought and once granted, the procurement process will commence.</p> <p>Further information will be provided to the Community Facilities General Committee Meeting to be held on 25 September 2018.</p>
Lockleys Oval Masterplan and Facility Development	<p>Storage containers have been installed on site for lessee/licensee stakeholders during the construction period.</p> <p>Site mobilisation and preliminary site investigation/works have commenced by the successful contractor.</p> <p>Further information will be provided to the Community Facilities General Committee Meeting to be held on 25 September 2018.</p>
Apex Park Masterplan and Facility Development	<p>Site mobilisation and preliminary site investigation/works have commenced by the successful contractor.</p> <p>Further information will be provided to the Community Facilities General Committee Meeting to be held on 25 September 2018.</p>

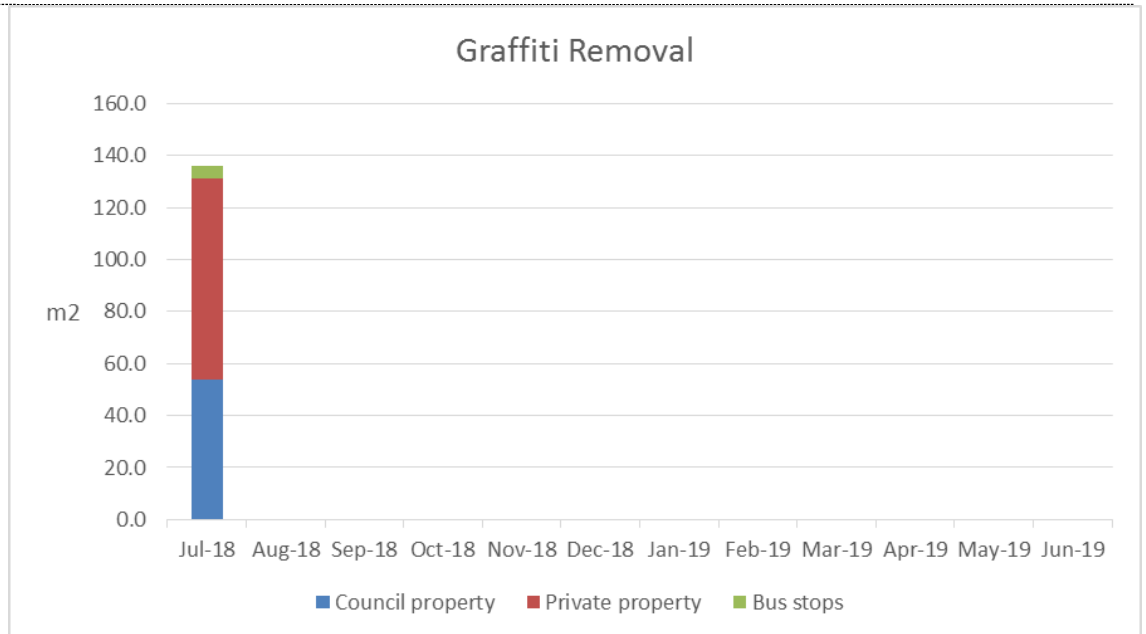
Camden Oval Masterplan and Facility Development	<p>Site works are continuing to deliver the installation of the senior synthetic soccer pitch and upgrade to lighting. It is anticipated the works will be complete within the next quarter.</p> <p>The building and construction project is underway on site. Current works on site include drainage, demolition and site preparation. The heritage olive trees within the footprint of the new Football Clubrooms have been removed and relocated to fill gaps within the existing grove.</p> <p>Stakeholders continue to be informed of the progress.</p> <p>Further information will be provided to the Community Facilities General Committee Meeting to be held on 25 September 2018.</p>
Cummins House	<p>A response has been received from the Minister confirming that the property will not be offered to Council for other than market value in a competitive market.</p> <p>The Minister seeks confirmation in writing from Council that the premises will be vacated at the end of the current lease period - 31 December 2018.</p> <p>At the Council meeting held 21 August 2018, Council agreed to vacate the property at the end of the year.</p>
Torrensville Bowling Club	<p>Site works for the new synthetic bowling green and covered structure has now commenced and a sod turning ceremony was held on Friday 24 August 2018. The project is expected to be completed by June 2019.</p> <p>Works to replace/upgrade the clubroom building roof structure are continuing.</p> <p>Further information will be provided to the Community Facilities General Committee Meeting to be held on 25 September 2018.</p>
Thebarton Theatre Complex	<p>Preparation and design works for the electrical and structural upgrade program within the theatre for 2018/2019 has commenced.</p> <p>This project will continue for the remainder of the financial year.</p>



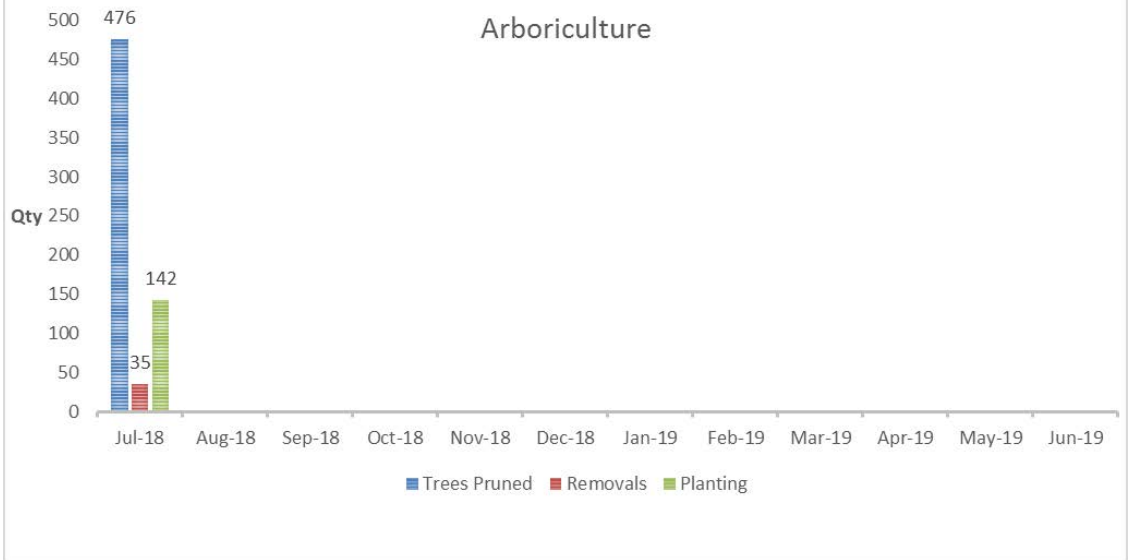
Footpath Grinding Program



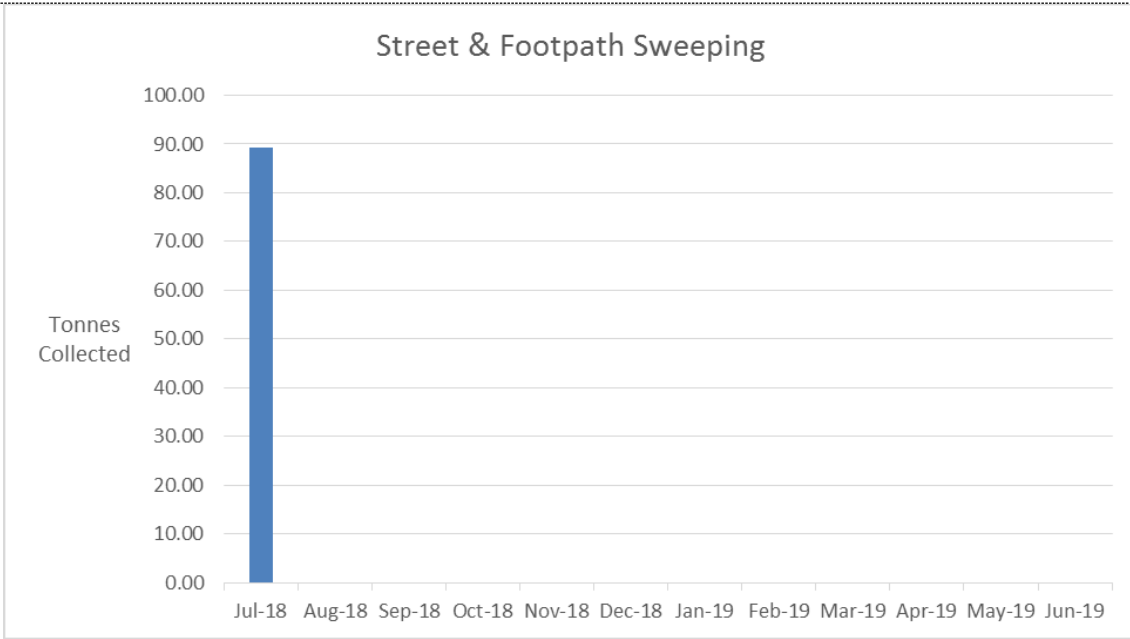
Graffiti Removal



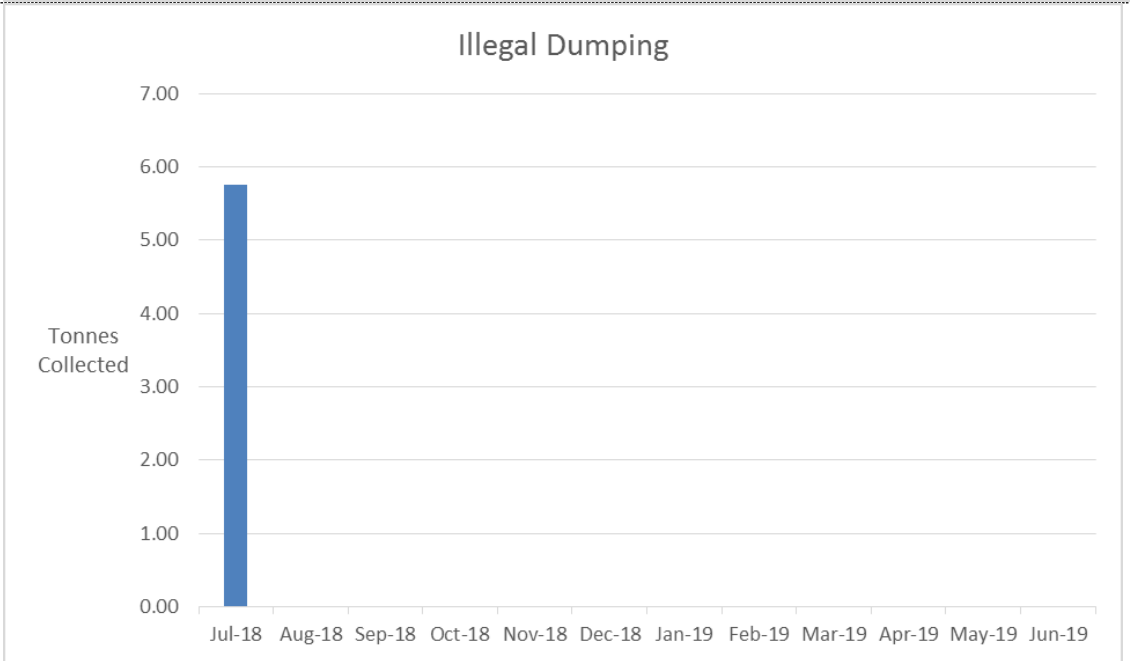
Arboriculture



Street Sweeper

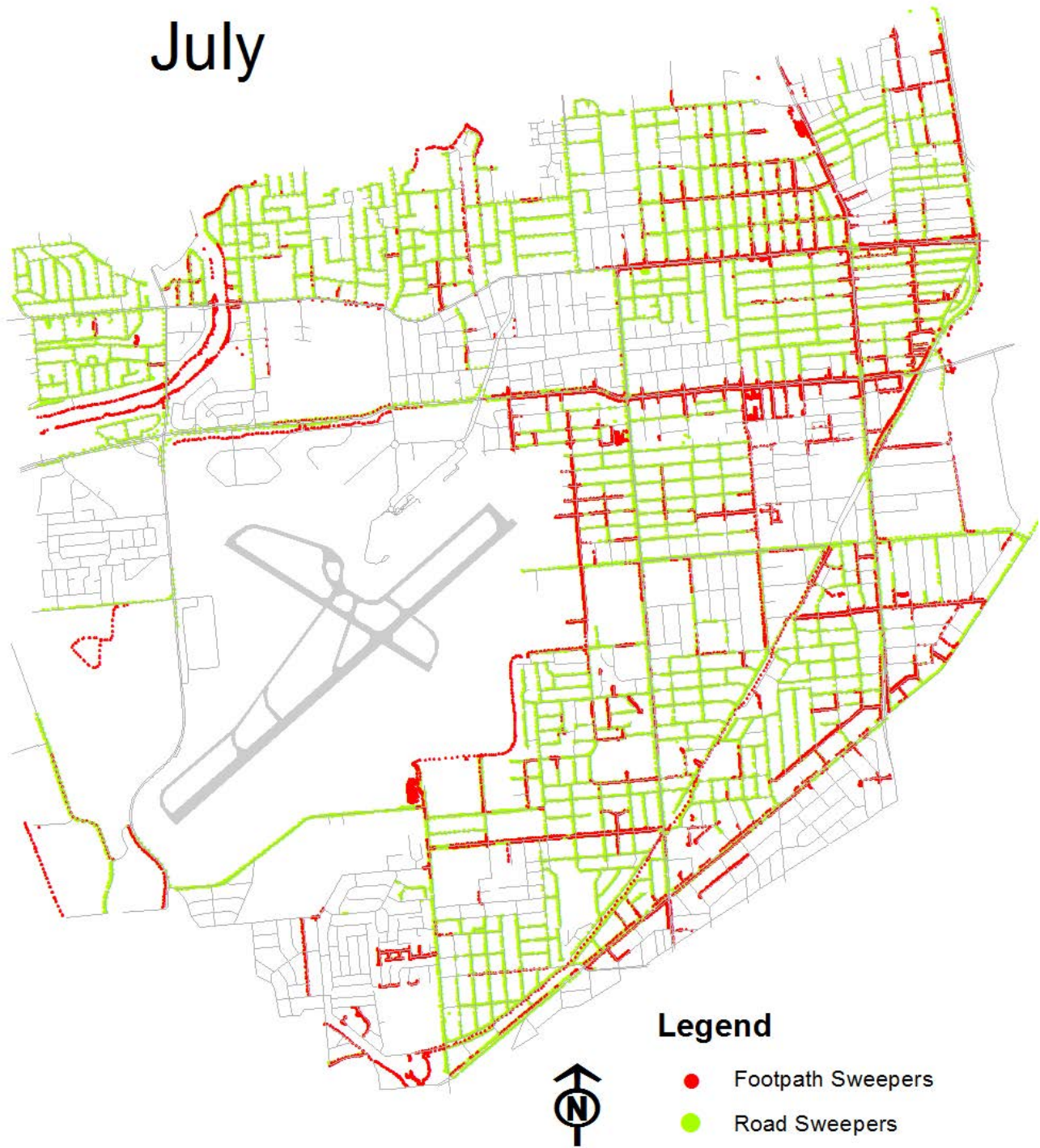


Illegal Rubbish Collection



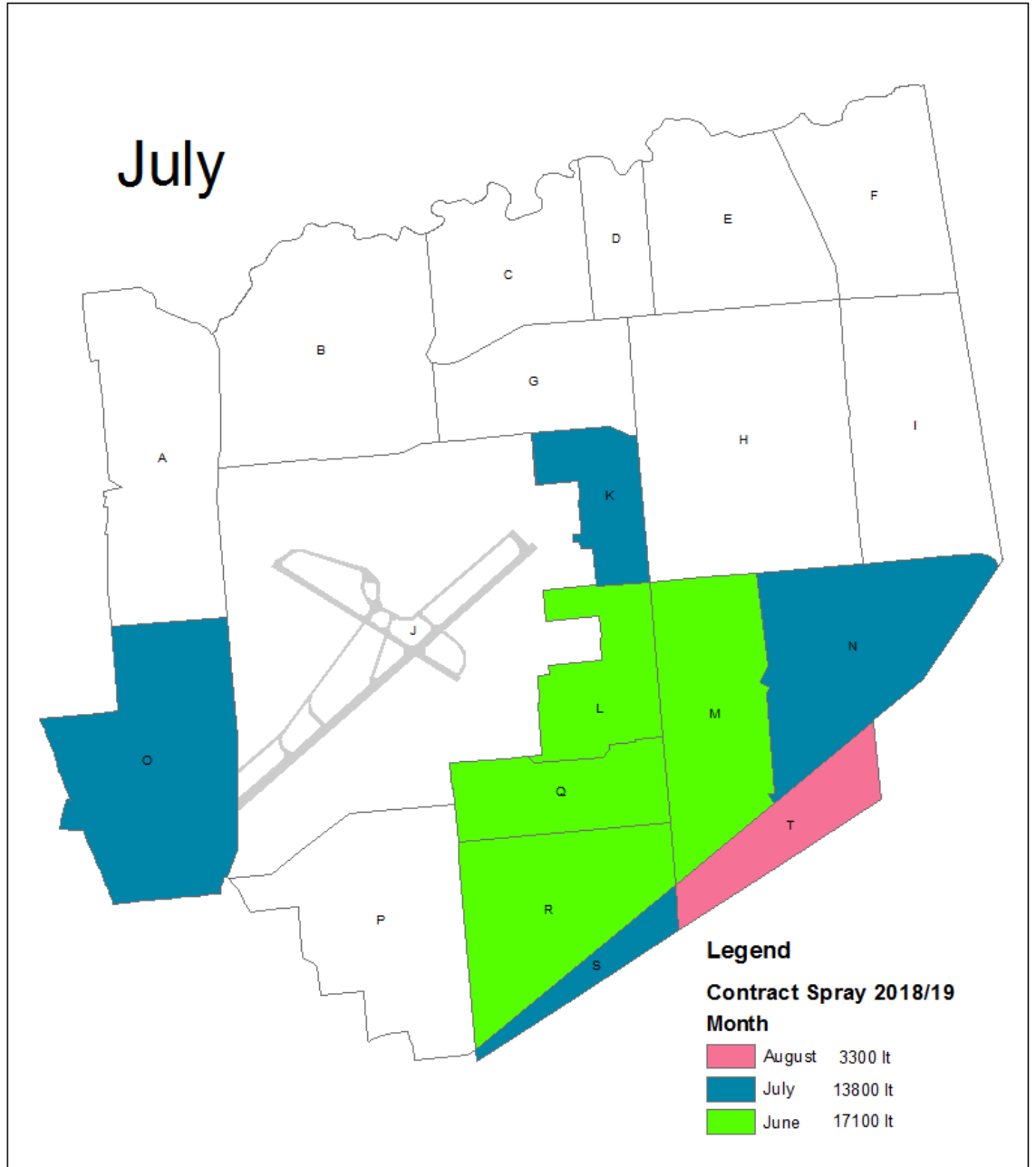
Street and Footpath Sweeper Coverage

# July





Contract Weed Spraying  
(1st Cycle)



**Development Assessment**

DPTI Aluminium Composite Panels (ACP) Building Audit

The Aluminium Composite Panel (ACP) Building Audit is a 3 phase audit across the state being led by DPTI in response to the Grenfell Tower fire in London and resulting concerns about the non-complaint use of ACP in buildings. The three phases involve:

- Phase 1: Identification - Desktop Review.
- Phase 2: Investigations - Review of approved plans, site inspections and assessment against the South Australia Life Safety Analysis Tool.
- Phase 3: Respond - Undertaking action such as issuing notices to alert risks or issuing emergency orders as required.

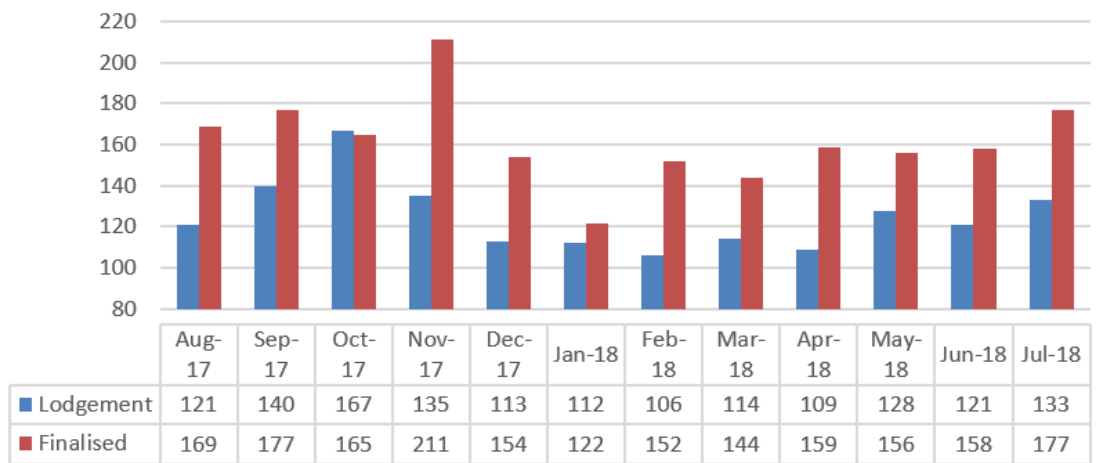
Phase 2 of the audit has been completed by DPTI for 4 high profile buildings on Crown land (New RAH, Convention Centre, Women's and Children's Hospital and Adelaide Oval). DPTI and City of Adelaide have also completed a pilot Phase 2 audit which did not identify any buildings where the presence of ACP presents a risk to life safety.

For buildings within the City of West Torrens (except on Crown land), Phase 1 of the audit it was undertaken by the Administration will be reviewed by the Building Fire Safety Committee as part of Phase 2.

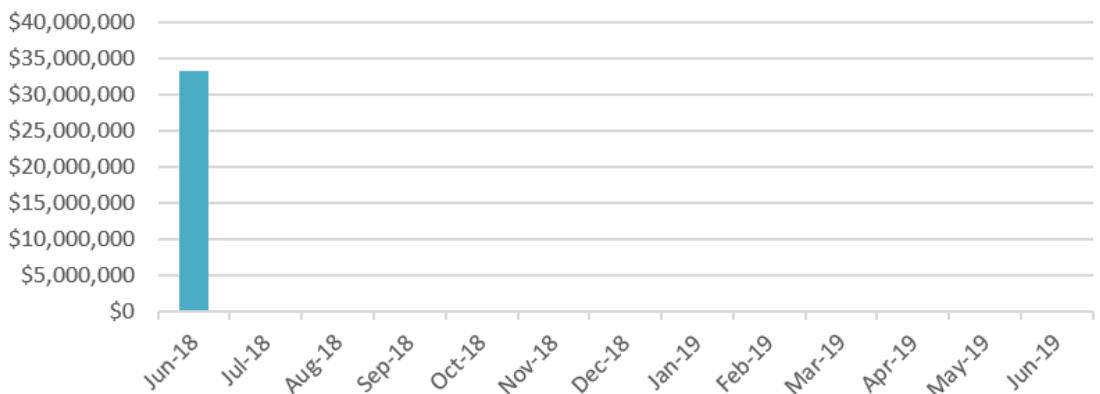
DPTI have not yet provided councils with the methodology (including the South Australia Life Safety Analysis Tool) to commence Phase 2 of the Audit.

Further information is available on the SA Planning Portal:  
<https://www.saplanningportal.sa.gov.au>

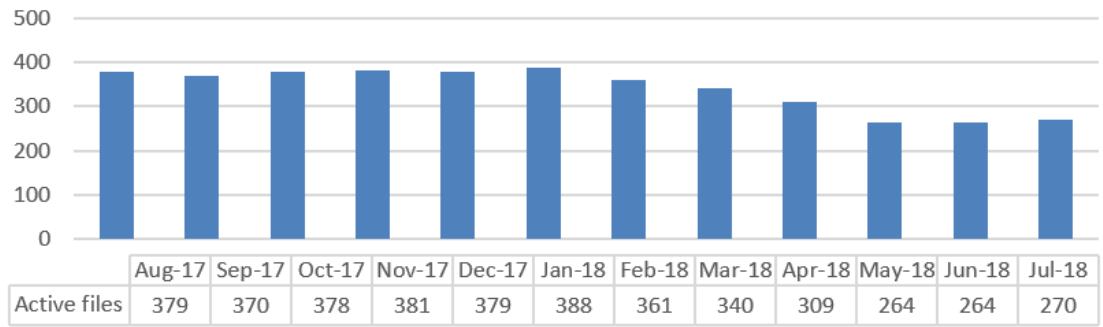
Development Applications



Estimated Construction Cost (Approved Development)

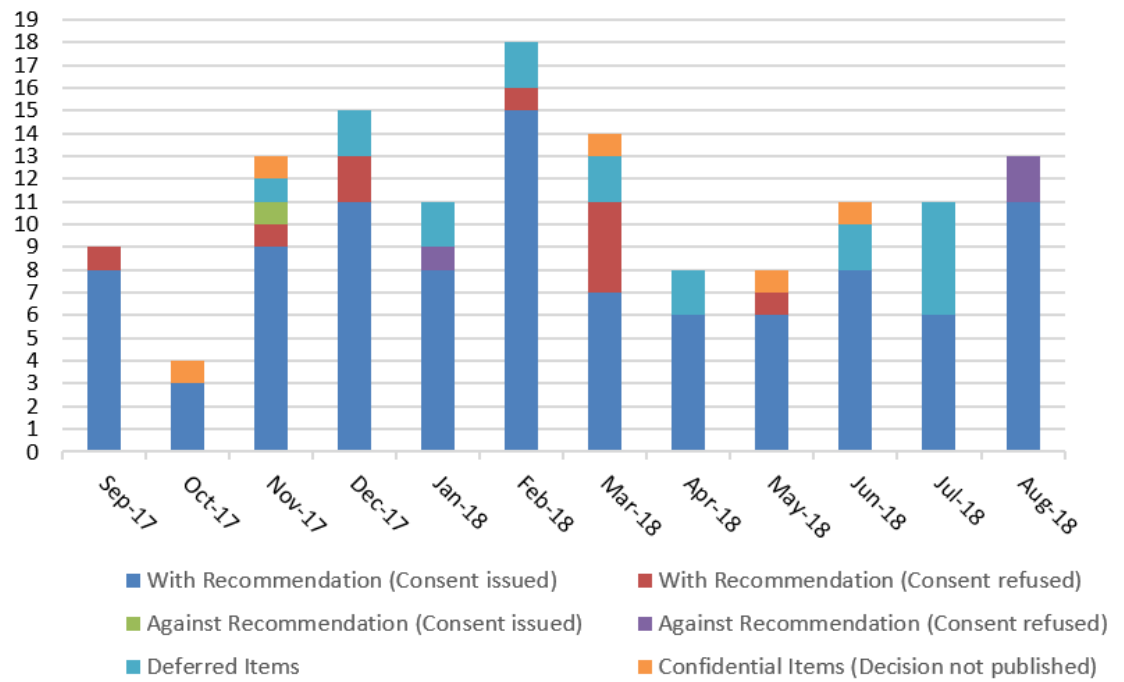


Active files  
Development Approval

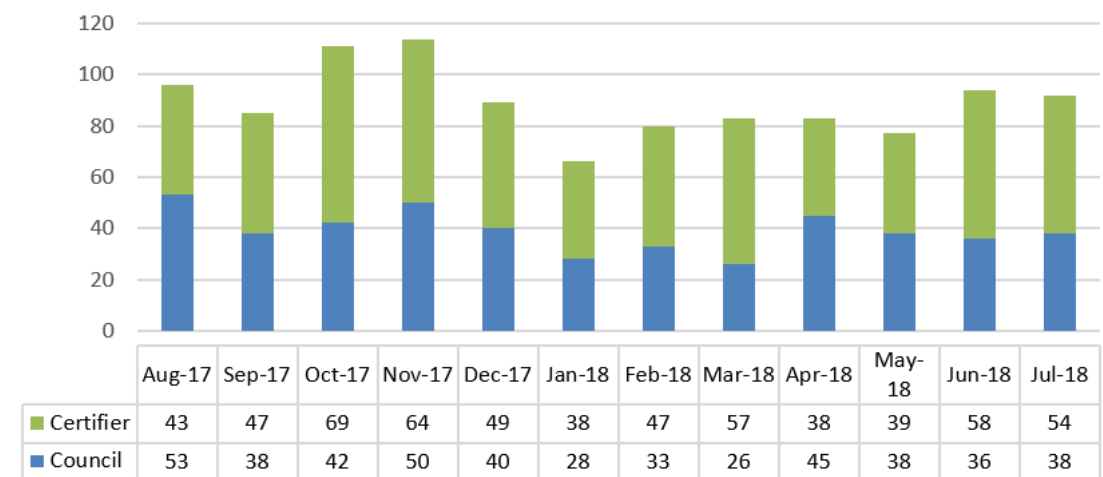


Active files shows all development applications that have been lodged with Council but are yet to receive a decision, it includes applications for Development Plan Consent, Building Rules Consent and Land Division Consent.

Council Assessment Panel  
Decisions



Building Rules Consent issued  
By Relevant Authority



Not all Building Rules Consents are assessed by Council, about half are assessed by private assessors known as Private Certifiers, these privately certified assessments still need to be registered and recorded with Council.

Environment, Resources and Development (ERD)  
Court Appeals

DA Number	Address	Reason for Appeal	Description of Development	Status
211/676/2017	425 Anzac Highway, CAMDEN PARK	Representor appealed CAP approval	Construct three storey residential flat building with 8 dwellings	ERD Court approved compromise plan.
211/1373/2017	33 & 35 Malurus Avenue, LOCKLEYS	Applicant appealed CAP refusal	Land division - Torrens Title (Boundary re-alignment)	Withdrawn
211/1159/2017; 211/1309/2017	37 & 39 Malurus Avenue, LOCKLEYS	Applicant appealed CAP refusal	Create one additional allotment and construct 3 dwellings	ERD Court upheld CAP decision.
211/1256/2017	240-242 Sir Donald Bradman Drive & 27 Wilson Street, COWANDILLA	Representor appealed CAP approval	Change of use and construction of child care centre	Pending preliminary conference.

Compliance

Month / Year	No of Actions Received	Actions Resolved within the month	Actions Resolved from previous months	Total Ongoing Actions	Section 84 Issued	Section 69 Issued	New Actions with ERD Court	Resolved Actions with ERD Court	Total ongoing Actions with ERD Court	Section 51 Clearances
Aug 17	18	12	2	49	-	-	-	-	-	20
Sept 17	28	24	13	40	-	-	-	-	-	12
Oct 17	25	14	8	50	2	-	-	-	-	14
Nov 17	21	10	0	58	-	-	1	-	1	22
Dec 17	24	17	3	50	-	-	-	-	1	7
Jan 18	15	12	2	55	1	-	-	-	1	11
Feb 18	24	16	8	55	1	1	1	-	2	19
Mar 18	27	23	1	46	1	-	1	-	2	9
Apr 18	22	14	7	47	2	-	-	-	2	9
May 18	26	23	3	45	-	-	-	-	2	10
Jun 18	15	10	4	45					2	12
Jul 18	23	17	7	43	2				2	8

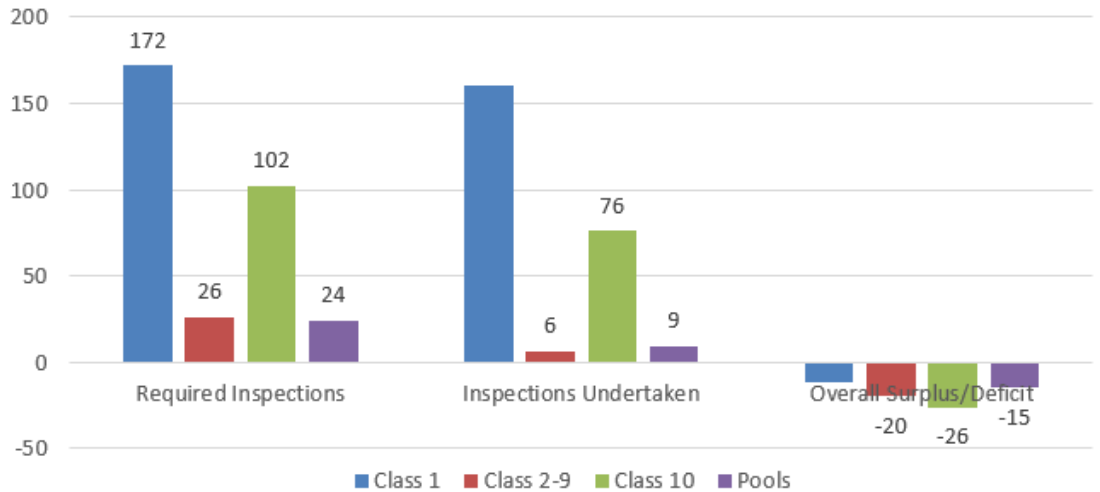
*Compliance actions include investigating potential use of properties for activities that haven't been approved, buildings being constructed without the required approvals, checking of older buildings that may be becoming structurally unsound.*

*Sec 84 notices are the first stage of prosecution for unapproved development.*

*Sec 69 notices are the first stage of prosecution for unsafe buildings.*

*Sec 51 clearances, refers to the final check of properties with approval to subdivide, this is where we give the all clear for new Certificates of Title to be issued.*

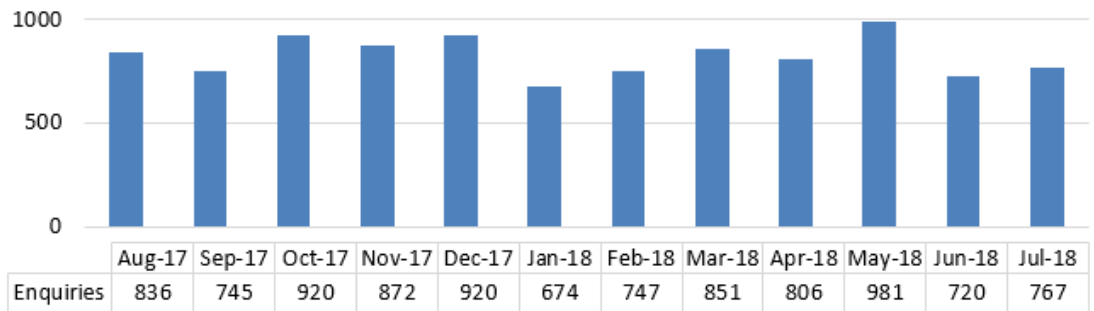
Building Inspections (January - July 2018)



The Development Act and Council's Building Inspection Policy requires that a minimum number of approved buildings are inspected for compliance with their associated Development Approval documentation. In addition there is a requirement to undertake a pool safety inspection upon all swimming pools approved for construction. Class 1 & 2 refers to houses and units, Class 3-9 refers to commercial, industrial and community buildings, Class 10 refers to verandahs, sheds, fences etc. Where 100% of inspections have not been met in a month the requirement is rolled over to the next month until all required inspections have been undertaken.

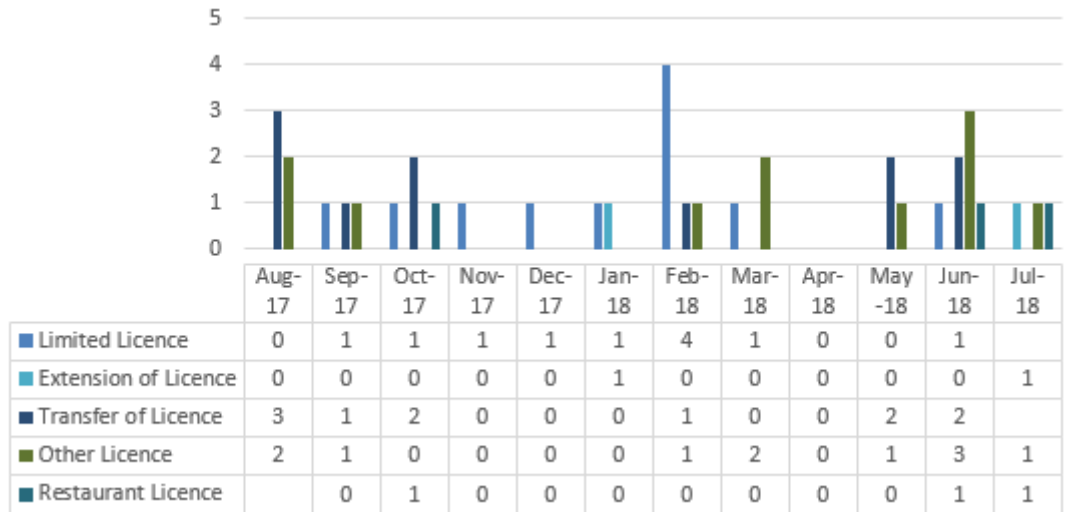
NOTE: Only successful inspections are recorded, failed inspections are listed for re-inspection including Swimming Pools.

ePathway Online Development Application Enquiries



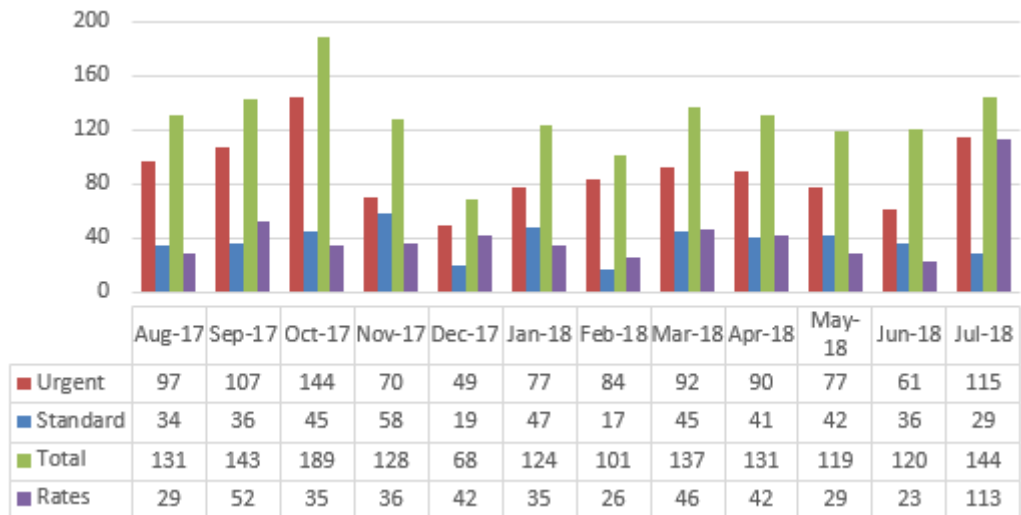
Since 2011, people have been able to check the progress of their own development applications or check the history of development applications via the internet on Council's website.

Licence Applications



When an application is lodged with the State Government's Office of Liquor & Gambling (OLG), it is also required to be referred to Council for our comment. The proposals are handled in accordance with our Liquor Licensing Policy, and Limited Licence applications are referred to the relevant Ward Councillors for their comment prior to feedback being sent to the OLG.

Section 12 Searches



When a property is purchased, the purchasers are provided with a Form 1 (commonly known as cooling off paperwork) Council contributes to this Form 1 with a Section 12 Certificate, the certificate provides the potential purchaser with all relevant known history for the property. Prior to settlement on the property the relevant Conveyancer will also request a Rates statement from Council to ensure the appropriate rates payments are made by the purchaser and the vendor (seller).

Attachments

Nil

12 MEETING CLOSE



**INDEX**

<b>1</b>	<b>Meeting Opened</b> .....	<b>1</b>
<b>2</b>	<b>Present</b> .....	<b>1</b>
<b>3</b>	<b>Apologies</b> .....	<b>1</b>
<b>4</b>	<b>Disclosure Statements</b> .....	<b>1</b>
<b>5</b>	<b>Confirmation of Minutes</b> .....	<b>1</b>
<b>6</b>	<b>Communications by the Chairperson</b> .....	<b>1</b>
<b>7</b>	<b>Questions with Notice</b> .....	<b>1</b>
	Nil	
<b>8</b>	<b>Questions without Notice</b> .....	<b>1</b>
<b>9</b>	<b>Motions with Notice</b> .....	<b>1</b>
	Nil	
<b>10</b>	<b>Motions without Notice</b> .....	<b>1</b>
<b>11</b>	<b>Governance Reports</b> .....	<b>2</b>
11.1	2018 Local Government Association Annual General Meeting - Notice of Motion .....	2
11.2	Complaints Lodged with the Ombudsman's Office - 1 January 2018 to 30 June 2018 .....	6
11.3	Legislative Progress Report - August 2018 .....	12
<b>12</b>	<b>Meeting Close</b> .....	<b>16</b>

**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 Governance Committee held on 7 August 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 GOVERNANCE REPORTS

### 11.1 2018 Local Government Association Annual General Meeting - Notice of Motion

#### Brief

This report presents a Notice of Motion for the 2018 Local Government Association Annual General Meeting to be held on Friday 26 October 2018 at the Adelaide Entertainment Centre, 98 Port Road Hindmarsh.

#### RECOMMENDATION

The Committee recommends to Council that:

1. The Annual General Meeting requests that the Local Government Association writes to the Hon Stephan Knoll, Minister of Transport, Infrastructure and Local Government and Minister for Planning, requesting that the State Government reinstates its funding of the pensioner concessions on Council rates that was discontinued by the then Labour Government on 1 July 2015, and that this occur in lieu of a direct cost of living payment being made.

or

2. The report be received.

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#### Introduction

At its 17 July 2018 meeting, Council was advised that the Local Government Association (LGA) was calling for Notices of Motion (Motion) from councils for the LGA Annual General Meeting (AGM) to be held on Friday 26 October 2018 at the Adelaide Entertainment Centre, 98 Port Road Hindmarsh.

At its 17 January 2017 meeting, Council resolved that the number of Motions to be submitted to the LGA by the City of West Torrens be limited to a maximum of three (3) at each meeting.

#### Discussion

Following a report to its 17 July 2018 meeting, advising that the LGA was calling for Motions for its AGM, Council resolved that draft Motions were to be provided to the Chief Executive Officer (CEO) by Friday 10 August 2018 and presented to its 4 September 2018 meeting for consideration.

In accordance with the agreed process, the following Motion was presented to the CEO:

*That the Annual General Meeting writes to the Hon Stephan Knoll, Minister of Transport, Infrastructure and Local Government and Minister for Planning, requesting that the State Government reinstate its funding of the pensioner concessions on Council rates that was discontinued by the then Labour Government on 1 July 2015, and this occur in lieu of a direct cost of living payment being made.*

This Motion was referred to the LGA which advised that it has advocated on behalf of councils in the past with regard to this issue and has been successful in securing pensioner living concessions. However, it appreciates that a concession tied to local government through the rates notice, as was the case previously, is something that will benefit pensioners and councils alike in that it offers transparency and an obvious link to easing the cost of living pressure brought about by council rates.

However, in the broader context of the current state government policies, it is of the opinion that such a request would not be strongly supported by the state government or have success in effecting change. In addition, the LGA cautioned of the potential unintended consequences that may result from the Motion such as increased red tape and reporting requirements that may flow on to councils.

While the LGA indicated that this Motion is unlikely to succeed, it conceded that the Motion is an opportunity to ensure that the state government is aware of local government's continued support and interest for the concession.

### **Conclusion**

In response to the LGA's call for motions with notice for its upcoming AGM, a proposed Notice of Motion is presented to the Committee for its consideration and referral to Council. Approved Notices of Motion will be forwarded to the LGA by the closure date of 14 September 2018.

### **Attachments**

- 1. Proposed Notice of Motion for LGA AGM October 2018**



The voice of local government.

## Council Notice of Motion - 2018 LGA Annual General Meeting

The purpose of this form is to notify the LGA of a motion a council proposes to move at the LGA Annual General Meeting to be held on Friday 26 October 2018.

<b>Council Name</b>	City of West Torrens
<b>Subject of the motion</b>	
	The Annual General Meeting requests that the Local Government Association writes to the Hon Stephan Knoll, Minister of Transport, Infrastructure and Local Government and Minister for Planning, requesting that the State Government reinstates its funding of the pensioner concessions on Council rates that was discontinued by the then Labour Government on 1 July 2015, and that this occur in lieu of a direct cost of living payment being made.
<b>Background / intended purpose of proposed motion</b>	<p>Prior to 2015 South Australian pensioners and low-income earners received a rate concession that originated from Federal funding. This money was used to offset the cost of rates and was paid directly to the councils by the State Government.</p> <p>Federal funding was removed in 2014 and the State Government funded the shortfall for the 2014/2015 financial year. After this time the State Government decided to abolish the rates concession and instead now distributes a \$200 cost of living concession. This money is distributed directly to the pensioners and low income earners.</p> <p>Some rate payers have decided not to use these monies to offset rate payments.</p>
<b>Council Contact Officer submitting form and date submitted</b>	Name: Vanessa Davidson Date:
<b>Council Meeting Minute Reference and date of meeting</b>	
<b>Council has referred draft motion to or considered by relevant Regional LGA</b>	Sent to LGA Policy Officer for comment.
<b>Supported by relevant Regional LGA</b>	Yes / No Region: Minute Reference:
<b>LGA Strategic Plan Reference</b>	Key Initiative 2



The voice of local government.

	<p>Capacity building and sustainability.</p> <p>Strategy D</p> <p>Help councils communities.</p>
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Please return word version of completed form to [lgasa@lga.sa.gov.au](mailto:lgasa@lga.sa.gov.au)  
by COB **Friday 14 September 2018**



## 11.2 Complaints Lodged with the Ombudsman's Office - 1 January 2018 to 30 June 2018

### Brief

The South Australian Ombudsman has provided a report of all complaints received and any investigations conducted by his office relating to the City of West Torrens during the period 1 January 2018 to 30 June 2018.

### RECOMMENDATION(S)

The Committee recommends to Council that the report Complaints Lodged with the Ombudsman's Office 1 January 2018 - 30 June 2018 be received.

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### Introduction

Every six (6) months, the South Australian Ombudsman (the Ombudsman) provides Council with a report that summarises those complaints received, as well as any investigations initiated, by him involving the City of West Torrens. The Ombudsman has provided his 1 January 2018 to 30 June 2018 report to Council (**Attachment 1**). The report does not contain full descriptions of the matters due to the confidential nature of that information.

### Discussion

The report indicates that 14 complaints were received by the Ombudsman's office during the reporting period. In each case, the complainant may or may not have contacted the Administration prior to referring the matter to the Ombudsman.

Of these complaints:

- The Ombudsman declined to investigate three (3) complaints as he deemed investigation to be unnecessary or unjustifiable.
- The Ombudsman declined to investigate one (1) complaint as he deemed that the complaint did not have sufficient personal interest or was not directly affected by the matter.
- Two (2) complainants were advised that an alternative remedy was available with another body.
- Eight (8) complainants were referred back to the Administration. It should be noted that not all complainants elect to submit their complaint to the Administration following contact with the Ombudsman.

Of the eight (8) complainants that were referred back to the Administration by the Ombudsman, six (6) complainants contacted the Administration and the complaints were resolved in accordance with relevant policies. Please note, one complainant lodged two separate complaints.

Of these six (6) complaints referred back to Council:

- One (1) matter related to unreasonable outcome of complaint regarding tree roots.
- One (1) matter related to an unreasonable delay in responding to a complaint.
- Three (3) matters related to unreasonable expiation notices.
- One (1) matter related to a failure to address a complaint regarding street numbering.

Details of these six (6) complaints are below:

Complainant	Date Referred by Ombudsman	Date Contacted Administration	Matter	Outcome
Vicky Stathakos	15/01/2018	24/01/2018	Unreasonable outcome of complaint regarding tree roots	The complainant and the Administration have been in regular communication for a number of months regarding a street tree and alleged damage to private property in George Street Thebarton.
Michael Lester	26/02/2018	1/03/2018	Unreasonable expiation notice	The expiation notice was paid on 21 June 2018.
Vicky Stathakos	15/03/2018	2/04/2018	Unreasonable delay in providing remedy to complaint	<p>A claim for damages to private property was lodged with the LGRS in October 2017. This claim was subsequently denied.</p> <p>The Administration met with the complainant at the property in April 2018 to discuss appropriate remedies which included the CWT commissioning an arborist's report on the condition and impact of the street tree and the installation of root barrier around the tree during the road upgrade in George Street Thebarton.</p>
Thomas McLean	9/03/2018	16/4/2018	Unreasonable expiation notice	The expiation notice withdrawn due to officer error.
Boyd Dohnt	10/04/2018	9/07/2018	Unreasonable expiation notice	The expiation notice was paid on 9 July 2018.
Anna - Marie Beltrame	27/04/2018	10/08/2018	Failure to address complaint regarding street numbers	The complainant has been advised that, due to the location of six new properties adjacent to her property, Council is unable to alter the current numbering (2A-2F)

### Comparison of Complaints Across Reporting Periods

A comparison of the number of complaints received by the Ombudsman's office for previous reporting reports is detailed in the table below:

Number of Complaints	1 January 2017 to 31 June 2017	1 July 2017 to 31 December 2017	1 January 2018 to 31 June 2018
	47	16	14

A comparison of the number of complaints received by the Ombudsman's office for the last three financial years is presented in the table below:

Number of Complaints	2015/2016	2016/2017	2017/2018
	53	84	30

A table comparing the comparing the outcome of the complaints received by the Ombudsman for the 2016/17 financial year and the 2017/2018 financial year is provided below:

Resolution	July to December 2016	January to June 2017	July to December 2017	January to June 2018
Ombudsman Declined	12	20	4	4
Alternative remedy available through another body	10	7	5	2
Withdrawn	2	0	1	0
Complainant not contactable	1	0	0	0
Referred to Administration	12	14	6	8
Resolved with Administration	0	5	0	0
Carried over to next reporting period	0	1	0	0
<b>Totals for reporting period</b>	<b>37</b>	<b>47</b>	<b>16</b>	<b>14</b>
<b>TOTAL for financial year</b>	<b>84</b>		<b>30</b>	

The Ombudsman's Office advises that the half yearly report is not required to be kept in confidence as it does not contain any confidential details.

For more information about other Ombudsman investigations and outcomes, please refer to the Ombudsman's Annual report which is available at [www.ombudsman.sa.gov.au](http://www.ombudsman.sa.gov.au).

**Conclusion**

This report contains details of all complaints and investigations conducted by the Ombudsman that relate to the City of West Torrens for the period 1 January 2018 to 30 June 2018.

**Attachments**

1. **Complaints Lodged with the Ombudsman's Office 1 January 2018 to 30 June 2018**

## CITY OF WEST TORRENS

1 January 2018 - 30 June 2018

Agency	Number	Complainant	Received Date	Title	Outcome
City of West Torrens	2018/00177	Hollow, Peter	05/01/2018	Unreasonable enforcement	Declined\\Investigation Unnecessary or Unjustifiable
City of West Torrens	2018/00521	Stathakos, Vicki	15/01/2018	Unreasonable outcome of complaint regarding tree roots	Referred Back to Agency
City of West Torrens	2018/01930	Giobbi, Guisepppe	16/02/2018	Unreasonable refusal to water grass on verge	Declined\\Investigation Unnecessary or Unjustifiable
City of West Torrens	2018/02373	Lester, Michael	26/02/2018	Unreasonable expiation notice	Referred Back to Agency
City of West Torrens	2018/02592	Franceschini, Erminio	05/03/2018	Unreasonable enforcement of expiation notices at airport	Alternate Remedy Available with Another Body
City of West Torrens	2018/02702	Richichi, Dominic	07/03/2018	Unreasonable delay processing building application	Referred Back to Agency
City of West Torrens	2018/02872	McLean, Thomas	09/03/2018	Unreasonable expiation notice	Referred Back to Agency
City of West Torrens	2018/02987	Stathakos, Vicki	15/03/2018	Unreasonable delay in providing remedy to complaint	Referred Back to Agency
City of West Torrens	2018/03979	Dohnt, Boid	10/04/2018	Unreasonable expiation notice	Referred Back to Agency
City of West Torrens	2018/04321	Stathakos, Vicki	18/04/2018	Failure to pay for damage to property caused by tree	Alternate Remedy Available with Another Body
City of West Torrens	2018/04646	Belframe, Anna-Marie	27/04/2018	Failure to address complaint about house numbers	Referred Back to Agency
City of West Torrens	2018/05642	Carrocci, Michelle	24/05/2018	Unreasonable delay responding to correspondence	Declined\\Investigation Unnecessary or Unjustifiable

Agency	Number	Complainant	Received Date	Title	Outcome
City of West Torrens	2018/05837	Fedele, Philip	30/05/2018	Failure to upgrade sporting facilities	Declined\No Sufficient Personal Interest or Not Directly Affected (s17(2))
City of West Torrens	2018/06450	Panzarino, Emma	19/06/2018	Breach of council employee code of conduct - Mr Leverington & Ms Lennon	Referred Back to Agency



### 11.3 Legislative Progress Report - August 2018

#### Brief

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

#### RECOMMENDATION

The Committee recommends to Council that the 'Legislative Progress Report - August 2018' be received.

#### Introduction

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

Information on the status of all Bills and Acts is available on the South Australian Legislative Tracking and the Federal Register of Legislation websites at:

<https://www.parliament.sa.gov.au/Legislation/BillsMotions/SALT/Pages/default.aspx> and/or <https://www.legislation.gov.au/>

#### Discussion

<b>Recent Amendments to Legislation</b>
<i>Nil</i>
<b>Summary of Proposed Amendments to Legislation</b>
<b><i>Local Government (Differential rates on Vacant Land) Amendment Bill 2018</i></b>
<p>This Bill, to amend the <i>Local Government Act 1999</i>, was introduced to the Legislative Council and read a first time on 1 August 2018.</p> <p>The Bill intends to amend s156 of the <i>Local Government Act 1999</i> to, in effect, stop councils from applying differential rates to vacant land for the first three years of ownership.</p> <p>The Bill was adjourned at its second reading.</p> <p><b>Further information can be found on the South Australian Legislative Tracking website.</b></p>

**Bills previously reported on where the status has changed*****Retail Trading Bill 2018***

The *Retail Trading Bill 2018* is a Bill to provide for the closing of retail shops in metropolitan Adelaide on certain days and to repeal the *Shop Trading Hours Act 1977*.

The Bill stipulates that all shops in metropolitan Adelaide must be closed on Good Friday, Christmas Day (25 December) and until 12 noon on Anzac Day (25 April).

The Bill also voids any term of a retail shop lease or collateral agreement that requires a shop to be open on a Sunday and creates a statutory right for staff to refuse to work on a Sunday.

The Bill was read a third time and moved by the Hon. S K Knoll on 5 July. It was then received by the Legislative Council on 24 July 2018. The Bill has been adjourned at Second Reading.

**Further information can be found on the South Australian Legislative Tracking website.**

***Infrastructure SA Bill 2018***

The *Infrastructure SA Bill 2018* aims to promote the provision and management of infrastructure for the benefit of the South Australian community and economy and to establish Infrastructure SA.

The Bill seeks to establish an entity, to be known as Infrastructure SA, which must prepare a 20 year State Infrastructure Strategy, and must consider relevant information provided by the public sector.

The Bill was introduced and read for the first time on 20 June 2018 and passed the House of Assembly on 5 July 2018. The Bill was received by the Legislative Council on 24 July 2018 and the Second Reading moved on 25 July 2018.

**Further information can be found on the South Australian Legislative Tracking website.**

***Public Finance and Audit (Miscellaneous) Amendment Bill 2018***

This is a Bill to amend the *Public Finance and Audit Act 1987*. The Bill makes a number of wording substitutions, mainly changing occurrences of "and economy" to "economy and effectiveness", and other changes to the form of the Auditor-General's report.

The Bill was first introduced to the Legislative Council on 4 July 2018 and passed on 24 July 2018. The Bill was read a first time in the House of Assembly on 24 July 2018. The Bill was returned from the House of Assembly without amendment on 31 July 2018.

**Further information can be found on the South Australian Legislative Tracking website.**

### **South Australian Productivity Commission Bill 2018**

The *South Australian Productivity Commission Bill 2018* seeks to establish the South Australian Productivity Commission.

The main objective of the Commission will be to improve the rate of economic growth and productivity of the South Australian economy in order to achieve higher living standards for South Australians.

The Bill was returned with amendments from the Legislative Council on 1 August 2018. The House of Assembly returned the Bill to the Legislative Council on 2 August 2018, agreeing and disagreeing to amendments and making alternative amendments and consequential amendments. The Legislative Council responded by insisting on its proposed amendments.

**Further information can be found on the South Australian Legislative Tracking website.**

### **Bills previously reported on where the status remains unchanged**

#### ***Local Government (Rate Oversight Amendment) Bill 2018***

The *Local Government (Rate Oversight Amendment) Bill 2018* had its first reading in June 2018. The Bill amends the *Local Government Act 1999* to introduce rate capping in South Australia.

The Bill also provides that the Essential Services Commission of South Australia (ESCOSA) will be responsible for making rate cap determinations, assessing applications from councils for variations to the rate cap and reporting on the outcomes of the system. ESCOSA may charge councils a fee for assessing a variation application and applications will need to be lodged by 31 March for the following financial year.

ESCOSA will determine the basis of the rate cap, e.g. whether it will relate to a price or particular index (CPI, LGPI etc.) and whether the cap will include any efficiency or productivity component.

The details of how the rate cap will be determined will be subject to ESCOSA guidelines that are yet to be developed.

It intends that the cap be applied to a 'base standard rate', which is a nominal rate that is arrived at by dividing the total annualised general rate revenue for a council area by the number of rateable properties in that area at the end of a base year (30 June). This model accounts for growth in the number of rateable properties over the course of a year.

A council may apply to ESCOSA for a variation from the rate cap for a maximum period of up to 5 years. In applying for a variation, councils will need to provide the reasons for the variation application, evidence of community consultation and an assessment of the likely impact on ratepayers.

Councils will be expected to make efficiencies across their operations before applying for a rate cap variation and will need to demonstrate they have considered funding priorities and alternative sources of revenue.

Consistency with long term financial plans and infrastructure and asset management plans will be a critical component of an application for a variation.

Separate rates and service rates and charges are excluded from the rate cap calculation, but a council must inform ESCOSA if they proposed to introduce a separate rate or service rate or charge as this will be taken into consideration when they set the primary rate cap for that council.

ESCOSA will be required to monitor and review each council's compliance with the system and prepare reports on the effects of rate capping on councils and any trends that may arise as a result of the rate capping scheme.

The Minister may take action in relation to a council under Section 273 on the basis of a report by ESCOSA. Currently this provision includes ICAC, the Auditor-General and/or the Ombudsman.

The Bill passed the House of Assembly on 24 July 2018, and was received in the Legislative Council on 25 July 2018. It was adjourned at its second reading on 26 July 2018.

**Further information can be found on the South Australian Legislative Tracking website, and the Local Government Association website.**

### ***Single Use and Other Plastics (Waste Avoidance) Bill 2018***

This is a Bill to regulate the sale and supply of single use and other plastics.

The Bill provides that retailers must provide alternatives to prohibited plastics before 1 July 2023 and creates an offence for releasing helium-filled balloons into the open. It also creates a requirement to provide disposal instructions for fishing tackle and personal hygiene products.

The Bill was introduced to the Legislative Council and read a first time on 25 July 2018.

**Further information can be found on the South Australian Legislative Tracking website.**

### ***Independent Commissioner Against Corruption (Investigation Powers) Amendment Bill 2018***

The *Independent Commissioner Against Corruption (Investigation Powers) Amendment Bill 2018* seeks to amend the *Independent Commissioner Against Corruption Act 2012* to allow the Independent Commissioner Against Corruption (ICAC) the ability to conduct public hearings into maladministration and misconduct.

This Bill passed the House of Assembly on 30 May 2018. It was received by the Legislative Council on 31 May 2018, and was adjourned for second reading on 31 May 2018.

**Further information can be found on the South Australian Legislative Tracking website.**

### ***Liquor Licencing (General)(Minors and Other Matters) Variation Regulations 2018***

The *Liquor Licencing (General)(Minors and Other Matters) Variation Regulations 2018* relate to Stage 2 of South Australia's liquor licensing reforms.

The draft Regulations include:

- additional provisions around direct sales (which are over the phone or online sales) to ensure the person delivering the alcohol obtains and records evidence of the age of the person who takes delivery of the liquor
- requirements related to the seizure of evidence of age documents, including what information must be provided when a document is seized under the Act and what records of the seizure must be kept
- extension of the Commissioner's power to deal with disciplinary matters involving the unlawful sale and supply of alcohol to either minors or intoxicated persons
- strengthened requirements regarding the determination of whether a person is fit and proper.

Additional reforms expected to form part of Stage 2 include:

- the Commissioner's power to direct training
- reforms to barring orders
- introduction of the approval of written liquor accords
- council declared short-term dry areas (for a period of 48 hours or less).

The draft Regulations are available to view via the LGA website at [www.lga.sa.gov.au](http://www.lga.sa.gov.au).

### Acts Assented

*Nil*

### Parliamentary Inquiries

#### ***Water Industry Act 2012***

Councils licensed to provide water and sewerage services under the *Water Industry Act 2012* as water industry entities will continue to have their pricing regulated by the "2013-2017 Price Determination for Minor and Intermediate Retailers" after a recent decision by the Essential Services Commission of South Australia ("**ESCOSA**").

The Price Determination was made in June 2013 by ESCOSA and requires minor and intermediate licensees to comply with the "National Water Initiative Pricing Principles" when charging for the supply of water and sewerage services. Licensees must also report to ESCOSA on how they are complying with this requirement.

Originally, the Price Determination was to apply from 1 July 2013 to 30 June 2017.

In August 2016, ESCOSA commenced an inquiry to review the regulatory framework applying to licensees. One of the key considerations of the inquiry was the price regulation to be applied.

In June 2017, ESCOSA released a subsequent determination to extend the application of the Price Determination until 30 June 2018, to allow it to develop proposals for, and undertake public consultation on, potential changes to the current regulatory framework.

ESCOSA originally planned to release and consult with licensees on the changes identified in the inquiry prior to 30 June 2018. However, the inquiry remains ongoing.

Accordingly, ESCOSA considered it appropriate to make a "Subsequent Determination", effective from 1 July 2018, to extend the application of the Price Determination until such time as the inquiry and public consultation process has occurred and a new price determination introduced.

For now, councils can continue to operate as they have been, but the outcome of the inquiry is expected soon, with consultation on a new pricing determination following soon after.

### Conclusion

This report on legislative amendments is current as at 28 August 2018.

### Attachments

*Nil*

## 12 MEETING CLOSE