

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, 6 MARCH 2018**  
**at 7.00pm**

**Bill Ross**  
**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

### Leave of Absence

### Council Members:

Cr Steven Rypp

## 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 20 February 2018 be confirmed as a true and correct record.

## 6 MAYORS REPORT

### (Preliminary report for the agenda to be distributed Friday, 2 March 2018)

In the two weeks since the last Council Meeting of 20 February 2018 functions and meetings involving the Mayor have included:

#### Wednesday 21 February

12noon Along with Joe Ielasi and Hannah Bateman, met with concerned Mile End residents about the Mile End pedestrian rail crossing and a proposed subdivision development backing on to Flaherty Lane in Mile End.

#### Thursday 22 February

12.30pm Attended the Airport Over 50s Club Birthday Lunch.

6.00pm Attended the South Australian Council for the Greek Cultural Month Inc official launch of Festival Hellenika at the Adelaide Pavilion.

#### Tuesday 27 February

6.00pm Participated in a Civic Committee Meeting.

**Wednesday 28 February**

9.00am Attended the Lockleys Primary School to address the Student Team Induction ceremony.

**Thursday 1 March**

9.10am Regular Coast FM interview with Dave Hearn.

1.30pm Attending a performance of 'Coppelia' by the Australian Ballet Education Program at Lockleys Primary School

6.00pm Participated in the Road Safety Committee Meeting.

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:

**Friday 2 March**

11.00am Attending the funeral of Council's CEO Terry Buss' father, Bob, at Partridge House, Glenelg.

12.30pm Attending as a guest of the Premier, with Angela Trainer, the Adelaide 500 car race in the South Australia Suite at Victoria Park.

**Saturday 3 March**

2.00pm Attending Steph Key MPs 'retirement' celebration at Ashford Electorate Office.

**Tuesday 6 March**

12noon Proposed further meeting with concerned Mile End residents about the Mile End pedestrian rail crossing

6.00pm Council pre-brief and dinner.

7.00pm Council and Committee meetings.

**RECOMMENDATION**

That the Mayor's Report be noted.

**7 ELECTED MEMBERS REPORTS****8 PETITIONS**

Nil

## **9 DEPUTATIONS**

### **9.1 Development Proposal at 4 Selby Street, Kurralta Park - Polly Chai**

Kurralta Park resident, Polly Chai, wishes to address Council in relation to the 6 storey development proposal at 4 Selby Street, Kurralta Park.

### **9.2 Development Proposal at 4 Selby Street, Kurralta Park - Kevin Kakoschke OAM**

Kurralta Park resident, Kevin Kakoschke OAM, wishes to address Council in relation to the 6 storey development proposal at 4 Selby Street, Kurralta Park.

### **9.3 Thebarton Theatre Proposed Redevelopment**

Bob Lott, Director of Weslo Holdings, wishes to address Council in relation to the proposed refurbishment and upgrades to Thebarton Theatre.

## **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 6 March 2018 be adopted.

### **11.2 Governance Committee Meeting**

#### **RECOMMENDATION**

That the recommendations of the Governance Committee held on 6 March 2018 be adopted.

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

### **12.1 Civic Committee Meeting**

#### **RECOMMENDATION**

That the Minutes of the Civic Committee held on 27 February 2018 be noted and the recommendations adopted.

## **13 QUESTIONS WITH NOTICE**

Nil

## **14 QUESTIONS WITHOUT NOTICE**

## **15 MOTIONS WITH NOTICE**

### **15.1 Recision Motion**

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

#### **MOTION**

That Council revokes its decision at the 12 December 2017 Ordinary Meeting of Council:

'That:

1. Council proceeds with the road closure and appoints an agent to sell the land.
2. Any funds that are realised from the sale of these properties be quarantined into a fund to be utilised for new open space purchases in the City of West Torrens.'

### **15.2 Local Area Traffic Management (LATM) Programs**

At the meeting of Council on 20 February 2018, Cr Michael Farnden moved the following motion which the Presiding Member ruled would be deferred to the meeting of Council on 6 March 2018.

#### **MOTION**

That the Administration prepare a report for Council consideration on the likely implication of carrying out the remaining LATM studies for Precincts D, 17, 19 and 20 as a single project to expedite the LATM strategy, having regard to considerations such as cost (in-house and external), consultation with relevant stakeholders, the adopted LATM methodology and other relevant matters that may impact on such a process.

### **15.3 Urban Tree Grants Program Framework**

At the meeting of Council on 20 February 2018, Cr Cindy O'Rielley moved the following motion which the Presiding Member ruled would be deferred to the meeting of Council on 6 March 2018.

#### **MOTION**

That the Administration develops and presents to the Civic Committee an "Urban Tree Grants" program framework, as part of its community grants program, to facilitate the distribution of grants to residents for the maintenance of trees within the City of West Torrens area capped at \$50,000.

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#### Administration Comment

Due to once-off extra funds the 2017/2018 Community Grants budget is \$396,842, \$113,477 has been expended so far. This leaves a difference of \$283,365. At least \$100,000 more will be expended this financial year leaving an estimated \$180,000 for the 2018/2019 Community Grants Budget. The Community Grants budget funds Community Grants, Equipment Grants, Sponsorships and Junior Development Grants.

Therefore if \$50,000 is allocated for a tree fund there will be approximately \$130,000 left in the 2018/2019 budget for Community Grants. In subsequent years, if and when the annual budget returns to its original annual amount of \$121,000, it would leave \$71,000 for the Community Grants.

If both the Tree Fund and the Women in Sports funds are approved, approximately \$115,000 would be left in the Community Grants for 2018/2019 and in subsequent years the annual amount for Community Grants would be \$56,000.

#### **15.4 Involving Women in Sport Program Framework**

At the meeting of Council on 20 February 2018, Cr Cindy O'Rielley moved the following motion which the Presiding Member ruled would be deferred to the meeting of Council on 6 March 2018.

#### **MOTION**

That the Administration develops and presents to the Civic Committee as "Involving Women in Sport" program framework, as part of its community grants program, to facilitate the distribution of grants to clubs and sporting groups with the aim of Increasing female participation in sport within the City of West Torrens area capped at \$15,000.

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#### Administration Comment

Due to once-off extra funds the 2017/2018 Community Grants budget is \$396,842, \$113,477 has been expended so far. This leaves a difference of \$283,365. At least \$100,000 more will be expended this financial year leaving an estimated \$180,000 for the 2018/2019 Community Grants Budget. The Community Grants budget funds Community Grants, Equipment Grants, Sponsorships and Junior Development Grants.

Therefore if \$15,000 is allocated for a Women in Sports fund there will be approximately \$165,000 left in the 2018/2019 budget for Community Grants. In subsequent years, if and when the annual budget returns to its original annual amount of \$121,000, it would leave \$106,000 for the Community Grants.

If the Urban Tree Fund is also approved, approximately \$56,000 would be left for the broader Community Grants program.

#### **16 MOTIONS WITHOUT NOTICE**

## 17 REPORTS OF THE CHIEF EXECUTIVE OFFICER

### 17.1 Guiding Principles for a Public Realm Design Manual

#### Brief

This report provides information on the development of a Public Realm Design Manual, including the development of guiding principles to ensure the decision making process addresses key issues and opportunities. Feedback on these draft principles is now being sought.

#### RECOMMENDATION

It is recommended to Council that:

1. Draft principles for the Public Realm Design Manual (also known as the Urban Design Framework) be approved; and
2. The Administration be authorised to seek feedback from the community on the draft principles.

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#### Introduction

##### The need for a quality public realm

The public realm comprises a planned structure and hierarchy of public spaces, under the care of Council. It includes areas that are accessible by the public such as streets, parks, open spaces, plazas and other outdoor places.

The City of West Torrens (CWT) is a highly developed inner metropolitan council catering for a diversifying community which is also set to densify through infill development of corridors and activity centres.

Infill development can bring with it many benefits, however there is also the potential for undesirable impacts, such as increased urban heat, traffic congestion and interface issues, and reduction in private open space, all of which can reduce the city's 'liveability'.

As the city experiences densification there will be a greater pressure to cater for the social and recreation needs of a growing community, and a greater emphasis to provide a quality public realm.

A high quality and well-coordinated public realm has the capacity to influence a healthy and active community, a viable local economy, more resilient infrastructure for the changing urban form, as well as the community's resilience to climate change.

##### A Public Realm Design Manual

A Public Realm Design Manual (the manual), also known as an urban design framework, is currently being prepared by specialist consultants Oxigen Pty Ltd to better integrate strategic planning and asset management across the public realm.

The manual will set out a palette of materials and elements that reinforce the qualities and character of the CWT with the aim of providing a consistent, recognisable aesthetic that is resilient, sustainable and easy to maintain. Importantly it will contribute towards a well-designed and managed public realm that meets the needs of our community and is sustainable over the long term.

Currently there is a mixed palette of furniture, materials and finishes throughout the public realm, created through project based implementation of annual capital works programs, and in some cases privately funded public realm creation through industrial and residential land use changes and developments. The mixed palette can create visual interest and diversity, but can also weaken the city's sense of place and identity, not allow for the public realm to reach its full potential, and may not be the most sustainable procurement process to follow.

The development of the manual provides the opportunity to create a long term vision for the city's public realm across multi-disciplines, to protect unique characteristics and values whilst allowing for diversity and creativity, and allows for flexibility so the public realm can respond to community needs and aspirations over time.

In practice, the manual will provide strategic and technical guidance for the design, management and maintenance of public realm furniture, assets and infrastructure to help achieve active, vibrant, resilient and connected communities. An important objective of the design manual is to provide durable furniture and materials that will reduce long-term maintenance and simplify purchasing. It is intended as a reference manual for use by staff within Council and to inform developers and the general public of Council's aspirations and expectations.

The manual will comprise two parts. The first part would include the vision for the public realm and a set of guiding Principles which form the basis for decision making. This would be a public document and available on the website. More information about these principles is provided later in this report. The second part of the manual would be a detailed document that provides technical information about the options for the range of materials and elements across the public realm. This would be mainly used internally however it would also be available to external bodies upon request, such as those that are influencing the look and feel of the public realm, such as developers.

The purpose of the manual is to:

1. Proactively plan and set out the long term vision for the city's public realm and in doing so provide clarity regarding asset management and planning expectations and to guide decision making;
2. Create a sense of place and identity by protecting urban characteristics that are valued by the community, as well as opportunities to create a variety of experiences and interest; and
3. Facilitate the integration of social, economic, environmental, built form and financial sustainability outcomes through Council or third party public realm planning and management.

The manual is being developed in a way that is practical, informative and applicable to:

- Staff across the organisation, particularly those with responsibilities for managing the public realm;
- Council works programs and maintenance;
- Environmental health and community services/social inclusion programs;
- Contractors/tender specification;
- Developers and planning professionals;
- State Government grants and infrastructure schemes;
- Elected Member decision making; and
- The community.

The timeframe for the completion of the project is within the first quarter of the 2018/19 financial year and budget funds were allocated in the 2017/18 financial year which can be carried over.

## Discussion

### Guiding Principles

Preparation of the manual involves developing a set of principles which form the basis for decision making, and provide the broad structure and performance standards for elements across for the public realm. They are to be taken into consideration when designing spaces, or when selecting materials, treatments, products, within the public realm, such as:

- Paving and Ground Surface Elements
- Furnishings
- Greening
- Lighting
- Signage and Wayfinding
- Public Art and Culture

It is important that the principles reflect the needs of the Administration and the community, provide sufficient guidance, and are meaningful for decision makers and the community.

Following research and discussions with staff to build an understanding of how the city is physically structured and how it functions, a set of draft principles has been developed.

The draft principles are listed below, with more description provided in the attachment.

**01 Environmental Sustainability**

**02 Comfort, Aesthetics & Amenity**

**03 Durability & Robustness**

**04 Management & Maintenance**

**05 Identity and Sense of Place**

**06 Functional & Adaptable**

**07 Health, Wellbeing & Safety**

**08 Connectivity & Integration**

### Approval requested to seek Community Feedback

The Administration would like to seek feedback on the guiding principles from the community. This may be undertaken through a process of placing the draft set of Principles for a period of time on social media, at the Hamra Library and the Civic Centre, accompanied by feedback forms. Further discussion with CWT's Community Engagement Officer will determine the most appropriate format.

A suggested range of questions to prompt community feedback is provided below.

Please refer to the attachment outlining the draft principles and provide feedback on the following questions:

- Are these principles meaningful to you?
- Do these principles address the challenges and opportunities in the public realm?
- Do these principles cover the key issues that need to be considered when designing, purchasing, constructing and maintaining the public realm? If not, please provide additional or alternative principles:
- Other comments?

## **Conclusion**

The city needs a quality public realm that caters for the diverse community, and is capable of responding to changing population pressures, housing densification, lifestyle choices, and impacts of climate change.

Preparation of a public Realm Design Manual will provide the framework for making decisions on the designs and the maintenance requirements across the public realm.

A set of draft principles has been developed to form the first part of the Manual and would be the basis for decision making. These provide the broad structure and performance standards for elements across for the public realm. The principles are to be taken into consideration when selecting materials, treatments, and products for the public realm. A separate technical document is also being developed and would form the second part of the manual to provide more detailed information on the selection options.

The Administration requests approval from the Elected Members to seek community feedback on the guiding principles.

## **Attachments**

### **1. Draft Principles for the Public Realm**

# Principles for the Public Realm

The following public realm principles form the basis for decision making and provide the broad structure and performance standards for elements proposed for use within the City of West Torrens public realm. Principles are derived from an understanding of how the City of West Torrens is physically structured and how it functions as a vibrant, active and safe community. The public realm comprises a planned structure and hierarchy of public spaces comprising open space and movement networks. This design manual defines further the landscape character, materials and elements that contribute towards the vision of a well-designed and managed public realm that is sustainable over the long term.



## 01 Environmental Sustainability

Urban environments that consider our environment through waste minimisation, low-carbon energy use, amelioration of climatic extremes, locally sourced materials & manufacture, green infrastructure, and the creation of habitat for flora and fauna are valued by our communities.



## 02 Comfort, Aesthetics & Amenity

Environments that are comfortable well maintained & clean, and attractive to be in are often those most well used. Sunlight and shade are considered as is protection from noise pollution and glare from artificial lighting. The needs of all people using the public realm are considered.



## 03 Durability & Robustness

Elements that are durable and robust to withstand environmental conditions and public use, often last longer and are cheaper in the long run. The whole-of-life cost of urban elements is an important consideration in material selection and manufacture.



## 04 Management & Maintenance

The maintenance of elements should be considered at the start to ensure that costs are minimised over the life of the asset and that they still look good and perform as required over time. The selection of urban elements should take into account availability over a long period of time and from more than one supplier when possible to ensure competitiveness in supply, whilst also maintaining consistency for ongoing maintenance and management.



## 05 Identity and Sense of Place

Consistency helps develop character and identity. Elements should be chosen to ensure consistency of aesthetics, supply and function over a period of time. A consistent and attractive suite of urban elements and their detailing reinforces the appearance and use of the public realm and has an important role in civic pride and tourism.



## 06 Functional & Adaptable

The public realm must be attractive, functional and adaptable. Elements must support the function of the public realm and be adaptable for use in a variety of locations and for different purposes. Ideally, elements should have a built-in flexibility to extend their use in all situations. The public realm should also be able to adapt and respond to incorporate new and smart technologies as they are introduced.



## 07 Health, Wellbeing & Safety

Well used urban environments are usually always attractive and safe to use and be in. These environments encourage physical activity and social interaction contributing positively to the health and well being of our communities.



## 08 Connectivity & Integration

Places within the public realm are always considered as part of a greater network of spaces, services, facilities and the economy. Places that are integrated and connected extend their use and function. Overall, the intention is to achieve urban environments that are better connected, accommodate mixed modes of transport, are more pedestrian and cycle orientated and more inclusive for people of all abilities.

## **17.2 SA Government Charter of Affordability**

### **Brief**

To advise of a request from the State Government for Council to sign the South Australian Government 'Charter of Affordability'.

### **RECOMMENDATION**

It is recommended to Council that:

The correspondence from Hon Zoe Bettison MP dated 29 January 2018 regarding the South Australian Government's Charter of Affordability be noted.

OR

1. The Administration write to the Minister for Communities and Social Inclusion advising of Council's agreement to participate in the Charter of Affordability; and
2. The Mayor and Chief Executive Officer be authorised to sign the South Australian Government Charter of Affordability on behalf of Council.

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### **Introduction**

The South Australian Government is committed to ensuring South Australia remains an affordable place to live, work and do business. The Government is therefore seeking partners to sign up to its Charter of Affordability (the Charter).

### **Discussion**

The Minister for Communities and Social Inclusion, the Hon Zoe Bettison MP, has written seeking the agreement of Council to sign up to the Charter which aims to:

- (1) Promote bill smoothing and/or direct debit arrangements (where possible).
- (2) Promote a single source of information on partner company hardship policies and alternative billing arrangements housed in a central easy to access location.
- (3) Consider, where appropriate, what other measures can be taken to support households to manage their finances.

The letter from Hon Zoe Bettison MP and the Charter can be found in **Attachment 1**.

It is noted that the City of West Torrens already follows the guiding principles contained in the Charter and its signing will not therefore commit Council to doing anything substantially different at this point.

### **Conclusion**

Council is committed to working with ratepayers to help them meet their financial commitments.

### **Attachments**

1. **Correspondence from Hon Zoe Bettison MP regarding Charter of Affordability**



**Government  
of South Australia**

**Minister for Communities and  
Social Inclusion  
Minister for Social Housing  
Minister for the Status of Women  
Minister for Ageing  
Minister for Multicultural Affairs  
Minister for Youth  
Minister for Volunteers**

Level 12 South  
1 King William Street  
Adelaide SA 5000  
GPO Box 2832  
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dcsi.ministerbettison@sa.gov.au

17TDCSI/3936

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

Dear Mr Buss

The South Australian Government is committed to ensuring South Australia remains an affordable place to live, work and do business. We aim to work with community organisations to make it easier for South Australians to balance their household budget and better manage essential cost of living pressures.

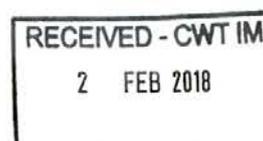
The Charter of Affordability provides the opportunity to support bill smoothing and direct debit options across government and a one stop shop for information on cost of living support, through the Affordable SA helpline 1800 025 539 and website at [www.affordablesa.com.au](http://www.affordablesa.com.au).

I write seeking agreement for your organisation to sign up to the Charter of Affordability, which aims to:

1. promote bill smoothing and/or direct debit arrangements (where possible)
2. provide a single source of information on partner company hardship policies and alternative billing arrangements housed in a central, easy to access location
3. consider, where appropriate, what other measures can be taken to support households to manage their finances.

The Charter brings together interested service providers and allows them to promote their individual or industry hardship policies in a central location in simple, easy to understand language. Relevant contacts are also displayed to assist people to know where to turn to, in the event that financial hardship becomes a reality.

The Charter currently has a range of signatories from the local government, banking, energy, water and insurance sectors. Your organisation may already have extensive policies on financial hardship, for example by assisting customers to pay smaller amounts more frequently; use of diverse payment methods; or discounting rates paid in advance. Signing the Charter may help you to better promote existing policies and branding on a central government supported website. During the period July to September 2017, 21,011 individual app and website views were received on these platforms, thereby potentially exposing and promoting your organisation to a wider audience.



As a signatory to the Charter, you would address community feedback the State Government has received that affordability mechanisms available to customers could be better understood and more widely applied across the sector. You would also agree to commit to the following principles as outlined in the Charter:

*As signatories to this Charter, the following principles will guide our future actions and endeavours to provide support and practical solutions to those experiencing financial hardship:*

- 1. We are committed to being open and transparent with the public display and availability of our financial hardship assistance process.*
- 2. We are committed to providing regular, consistent and proactive communications and messaging on the options available to customers in financial stress. This could include the provision of information on such things as:*
  - Payment options available to customers, including monthly payments and direct debit options; and*
  - The level and availability of concessions (where applicable) and the steps to apply for and retain them.*
- 3. We are committed to using clear and easy to understand language free of technical jargon when we are working with people under financial stress.*
- 4. We are committed to treating customers in financial stress with respect and compassion.*
- 5. We are committed to providing support to people to help them maintain control over their financial situation for the mutual benefit of both parties.*
- 6. We are committed to investigating the potential for new and innovative products within our own organisations that might assist people in meeting their financial commitments.*

Should you agree or wish to find out more information, please supply the name and email address of the most appropriate contact person from your organisation to Mr Rory Spreckley, Principal Policy and Programs Officer, Community Services Division, Department for Communities and Social Inclusion, by calling: 8207 0351 or emailing: [rory.spreckley@sa.gov.au](mailto:rory.spreckley@sa.gov.au).

Yours sincerely



**Hon Zoe Bettison MP**  
MINISTER FOR COMMUNITIES AND SOCIAL INCLUSION

29 / 1 / 2018

Encl Charter of Affordability

131 TWO - 031305R

# Charter of Affordability

## Commitment of Partners

The Government of South Australia and the organisations and businesses represented in Annexure A are committed to working in partnership to support families experiencing financial hardship.

The signatories to this Charter recognise that while Adelaide has long been considered one of the more affordable cities in Australia, cost of living pressures can put a strain on household budgets.

We want to protect South Australia's enviable reputation for affordability and ensure we remain an affordable place to live, work, do business and raise a family.

## South Australian Government Commitment

Through this charter, the Government of South Australia aims to:

1. Promote bill smoothing and/or direct debit arrangements;
2. Provide a single source of information on partner company hardship assistance processes and alternative billing arrangements housed in a central, easy to access location; and
3. Encourage the consideration, where appropriate, of other measures that can be taken to support households to manage their finances.

## Guiding Principles

As signatories to this Charter, the following principles will guide our future actions and endeavours

to provide support and practical solutions to those experiencing financial hardship.

1. We are committed to being open and transparent with the public display and availability of our financial hardship assistance process.
2. We are committed to providing regular, consistent and proactive communications and messaging on the options available to customers in financial stress. This could include the provision of information on such things as:
  - Payment options available to customers, including monthly payments and direct debit options; and
  - The level and availability of concessions (where applicable) and the steps to apply for and retain them.
3. We are committed to using clear and easy to understand language free of technical jargon when we are working with people under financial stress.
4. We are committed to treating customers in financial stress with respect and compassion.
5. We are committed to providing support to people to help them maintain control over their financial situation for the mutual benefit of both parties.
6. We are committed to investigating the potential for new and innovative products within our own organisations that might assist people in meeting their financial commitments.



# Charter of Affordability

## Partners

AGL

ANZ Corporation

Bank SA

Bendigo and Adelaide Bank Limited

Berri Barmera Council

Campbelltown City Council

City of Charles Sturt Council

City of Burnside Council

City of Holdfast Bay Council

City of Onkaparinga Council

City of Port Adelaide Enfield

City of Prospect Council

Commonwealth Bank of Australia

Credit Union SA

EnergyAustralia

Good Sheperd Microfinance

HomeStart Finance

Housing SA

National Australia Bank

Origin Energy

People's Choice Credit Union

Red Energy

SA Water



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South Australian Council of Social Service

---

South Australian State Schools Administrative Officers Association

---

The Salvation Army

---

Town of Walkerville

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Uniting Communities

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### **17.3 Delivery of Council Publications**

#### **Brief**

The report presents information on the potential use of sporting clubs and charitable organisations for the delivery of Council publications.

#### **RECOMMENDATION**

It is recommended to Council that the report be noted.

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#### **Introduction**

At the Council meeting on 16 January 2018, Cr Demetriou proposed the following motion:

That the West Torrens Council administration call for expressions of interest from charitable organisations, sporting bodies and other clubs and organisations to be commercially contracted for the delivery to households and other premises of council publications, including "Talking Points", community consultation documents and other similar notifications, with the deliveries including both City-wide and to selected areas.

The Presiding Member ruled that the motion be deferred until a report is prepared by the Administration for consideration by Council.

#### **Discussion**

There are a number of options available for the delivery of Council information. These include Australia Post, letterbox distribution companies such as PMP and Salmat and utilising internal staff. In the past, all of these methods have been investigated to find the optimum balance of value for money, providing a cost effective service with an acceptable level of reliability.

The Administration currently utilises letterbox distribution company PMP Ltd for delivery of Talking Points and community consultation information. In some instances, for smaller, targeted area communications, Council staff undertake letterbox drops to affected residents.

In considering an alternative distribution method, a number of factors need to be considered including:

- Ability to meet the requirements of CWT's request for quote processes.
- Demonstrated resources to meet CWT's demands in terms of timing, flexibility and reliability.
- Ability to meet Council's commercial and work health and safety requirements including insurance.
- Having an appropriate billing and payment system.
- Having an adequate system for storing and managing materials.
- Cost effectiveness.
- Reliability and follow up including systems for managing performance.
- Financial viability.

There are limited examples of sporting clubs or charitable organisations being used for delivery services. The most relevant example is delivery of the Yellow Pages. However, this is limited to an annual campaign which allows these groups to resource appropriately for a one-off effort.

Information provided by letterbox distribution company PMP shows that an experienced walker can deliver to approximately 500 letterboxes in 3 hours. Based on 27,000 copies of Talking Points being delivered for each issue, this would require 162 hours of resources, or 20 eight hour days for one person. Given that a new provider, especially one that is not equipped for this type of work, would not have experienced walkers, this would be a conservative estimate. As sporting clubs and charitable organisations run predominantly on volunteers who either work or have other commitments, the ability to find sufficient resources to fulfil CWT's regular delivery requirements is questionable. In addition, CWT needs the flexibility to amend distribution dates from time to time and this may prove problematic for clubs and organisations with limited resources.

In order for CWT to commercially contract with another party for distribution services, it would need to conduct a request for quote process. This requires organisations to meet CWT's requirements in terms of work health and safety (WHS), insurance, systems and resources. It is unlikely that sporting clubs and other charitable organisations would have the experience or resources to complete the request for quote documentation or the subsequent WHS documentation required.

Distribution companies such as Salmat and PMP have systems and processes for storing and managing materials, tracking deliveries and for rectifying any issues that arise. This includes checking that deliveries have occurred prior to the walker being paid, materials being colour coded to regions so that if materials are dumped they can be traced back to the walker, each region having an account manager and door knocking to audit if there is an issue. Sporting clubs and charitable organisations will not have the systems or resources to undertake similar activities, all of which assist to ensure reliability of delivery. This would result in increased manual recording for the distributors and a lack of information for CWT.

In addition, companies such as PMP and Salmat are commercial entities from which CWT can seek restitution for poor performance or cancel contracts. Should CWT contract with a sporting club or charitable organisation and performance is poor, it would be more difficult to seek restitution and CWT may be exposed to negative media attention were it to choose to cancel arrangements or not pay for the service.

The amount of contract management effort required would also be significantly increased with an inexperienced provider where the service is not their core business.

Distribution companies are able to be profitable as the walkers deliver material for 5-10 companies at once during normal periods and up to 20-25 companies in the lead up to Christmas and other holiday seasons. Sporting clubs and charitable organisations are unlikely to be able to access additional work to ensure they can make the exercise worthwhile. Using CWT's current delivery costs and taking into account the inexperience of a new provider as well as the associated administrative costs they would incur, it is likely that they would gain approximately \$5 per hour for their efforts. Sporting clubs and charitable organisations are unlikely to be able to access additional work to ensure they can make the exercise worthwhile.

While many residents use Talking Points and other general information that Council delivers to gain information on Council services and news, they are not critical publications which can have serious consequences if not delivered, unlike rates notices or targeted public consultation documentation. General information is also available in other forms and is not as time sensitive. As a result, the current distribution method of using PMP or Salmat is the best balance of cost and reliability while acknowledging that there are some issues with this service.

For targeted consultation and other more critical information, the Administration could utilise Council staff to ensure greater reliability and timeliness. While a more costly option per item, these deliveries are generally quite small and so the overall cost would not be as prohibitive as undertaking a full Council-wide distribution. Utilising staff to deliver targeted communications has occurred in some instances already such as the Underdale Torrensville DPA.

There are very few options available to councils in delivering material to residents. Research has shown that Australia Post is cost prohibitive (approximately \$30,000 per Talking Points issue) and delivery can be slow since the introduction of its 'Priority' mail system. The Team Leader Media and Events has canvassed other local government areas and those that have responded all experience the same issues when it comes to cost-effective, timely delivery of material. PMP and Salmat have also been approached by CWT to see if they could provide a premium service at a higher cost, however, the issue of delivery being reliant on individuals still holds true and therefore they cannot guarantee more reliable delivery.

At this point in time sporting clubs and charitable organisations do not provide a viable alternative. The Administration will however continue to investigate alternative solutions to ensure the reliable, timely and cost effective distribution of Council publications. The Administration is currently considering utilising casual staff and its volunteer network to help deliver targeted community consultation materials and information which is more critical to the Council decision-making process.

As our residents and community continue to embrace technology, Council should give consideration to new ways of providing more timely information to its residents - whether via a news alert type system for smartphones or regular email distribution updates. This would enable the delivery of news and important information as it happens without waiting for print and delivery deadlines.

### **Conclusion**

This report presents information on the potential use of sporting clubs and charitable organisations for the delivery of Council publications.

### **Attachments**

Nil

## 17.4 2018 PIA SA State Planning Conference

### Brief

This report provides notice of the 2018 PIA SA State Planning Conference to be held at the Rydges South Park, Adelaide on Friday 23 March 2018.

### RECOMMENDATION

It is recommended to Council that:

1. Subject to their confirmation, Council approves the attendance of Cr/s .....at the 2018 PIA SA State Planning Conference to be held at the Rydges South Park, Adelaide on Friday 23 March 2018
2. Expenses be reimbursed in accordance with Council policy.
3. Subject to their confirmation, Council approves the attendance of spouses/partners of attending Elected Members and further, consistent with Council policy, that the cost of any incidental meals be met by Council.

OR

The report be received.

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### Introduction

The 2018 PIA SA State Planning Conference to be held at the Rydges South Park, Adelaide on Friday 23 March 2018.

### Discussion

The 2018 PIA SA State Planning Conference theme is "Respond, Adapt, Grow".

*The Conference will focus on how we can **RESPOND**, by looking at new methods influencing professional practice, as well as planning for both growth and decline, **ADAPT**, to shifts in social, economic and environmental situations and **GROW**, to foster sustainable outcomes.*

Conference presentations include:

- Shaping a Places Future – the values of History and Culture
- Planning for inclusive environments and communities
- Staying connected: New opportunities to plan and develop essential community infrastructure
- Planning and Design Code – Planning as we know it, only different
- Collective Dreaming: Five Hunches for the Future of Housing
- Not all heroes wear capes – the rise of the Not-for-profit developer
- Getting to 85 percent: the challenge of the 30-Year Plan's infill target

A copy of the program is attached for Members' information (**Attachment 1**).

The total conference package is \$380 per person which includes full day of conference sessions, morning tea, afternoon tea, lunch and closing function.

### Attachments

1. **2018 PIA SA State Planning Conference Program**



Current as of 30 January 2018

Friday 23 March 2018		
VENUE: Rydges South Park, South Terrace, Adelaide – Skyline Function Centre		
PIA SA State Planning Conference - RESPOND ADAPT GROW		
07:45- 08:30 Registration including Tea & Coffee		
OPENING SESSION		
8:30 - 8:35 (5m)	Welcome	Master of Ceremonies, Tim Horton
8:35 – 8:55 (20m)	Opening Address	Brendan Nelson RPIA, Planning Institute Australia, National President
8:55 – 9.05 (10m)	MC – Tim Horton	Introduction and lead in to keynote speaker
9:05 – 9.45 (40m)	Megan Antcliff Deputy Chief Executive Investment Attraction South Australia	<p><b>City competing for talent, investment and growth: creatives, please apply</b></p> <p>There are hundreds of cities of Adelaide's size competing for generators of new economic wealth. What can the city do, what should it do? What role do city shapers have in creating the conditions in Adelaide to attract and capture new investment, new talent, new growth? What is a creative anyway? How can planners be enablers, be more creative? Megan will challenge planners not only to respond, adapt and grow but to anticipate. Anticipate what's coming. Using some of her big project experience she will suggest how this has been done and how it will be done.</p>
9.45 – 10:00 (15m)	MC – Tim Horton	Thank you and questions for Megan from MC and floor
10:00 –10:30 (30 min) MORNING TEA		
PLENARY SESSION 1		
10.30 – 10.35 (5m)	MC – Tim Horton	Short Introduction to Plenary session 1
10:35 – 10:55 (20m)	David Bailey Senior Policy Planner Spatial Planning and Heritage City of Adelaide	<p><b>Shaping a Places Future – the values of History and Culture</b></p> <p>Exploring the factors that contribute to a distinct sense of place and identity for a place. Critical amongst this is to understand the past - be it Kaurna and progressive waves of settlement - and how that shapes the present. How cultural identity is expressed in the nature of the place, be it in story, built form, art or events. This talk will draw on experience around placemaking work in Adelaide City around food and cultural identity, as well as role of built heritage. Integral are people's attachment to the value they attach to their story, identity and place.</p>
10.55 – 11:15 (20m)	Angela Hazebroek Director, URPS	<p><b>Planning for inclusive environments and communities</b></p> <p>More than ever town planners find themselves invited into a range of broader planning processes. These include developing and implementing plans for Public Health, Disability Access and Inclusion, Age-Friendly and Child-Friendly Environments and Cultural Diversity. The list goes on.</p> <p>Is it possible to better link these planning processes to avoid duplication and overlap? How do we as a profession respond to these invitations to participate?</p> <p>Are there limits to the role that land use planning and development can play? Even when we acknowledge the reality of the statutory environment we operate within, can planners take a leadership role in encouraging and rewarding inclusive forms of development? Can we adapt our existing tool kit to create new more inclusive outcomes?</p> <p>This presentation will focus on examples of integrated planning that move beyond the limits of statutory planning. A facilitated conversation with key leaders who have worked with URPS, will highlight the capacity building opportunities offered by integrated partnerships for inclusion. Their involvement in these processes has supported their development as planners and the growth of the reputation of the planning profession.</p>
11:15 – 11:35 (20m)	Melissa Bailey Principal Planner Transport Advisory, AECOM	<p><b>Staying connected: New opportunities to plan and develop essential community infrastructure</b></p> <p>Sustainable, liveable and healthy communities can be achieved where there is adequate and equitable provision of community infrastructure. Communities need facilities that provide health, education, community, police, justice, emergency and public transport services. South Australia's new <i>Planning and Development Act</i> recognises these community facilities as a form of essential infrastructure. General infrastructure schemes provided by the legislation create a much needed mechanism for their long term funding and delivery.</p> <p>But what facilities should be provided, where, and who pays for them?</p> <p>This presentation looks at the steps required to successfully plan community infrastructure, the need for new triggers and funding models for delivery. It will also explore the role that emerging technology will play in the planning of social infrastructure and as a category of community infrastructure in its own right.</p>

11:35 – 12:00 (25m)	<b>Sally Smith</b> General Manager Planning & Development, Department of Planning Transport & Infrastructure	<b>Planning and Design Code – Planning as we know it, only different</b> Good planning is good planning. This session will focus on the principles of good planning as we know them, and how we develop and refine through the Commission those principles in response to a changing world. The Planning and Design Code is an opportunity to build on our established strengths, through recognition of the key trends and influences which have shaped our state, from the introduction of our first planning rules in the 60's through to the present day.
12:00 – 1:00 (60min)	<b>LUNCH</b>	
<b>PLENARY SESSION 2</b>		
1:00 – 1:05 (5m)	<b>MC – Tim Horton</b>	<b>Short Introduction to Plenary session 2</b>
1:05 – 1.25 (20m)	<b>Kerry Jones</b> The Australian Centre for Social Innovation (TACSI)	<b>Collective Dreaming: Five Hunches for the Future of Housing</b> Going beyond the normal responses of increased supply and traditional home ownership, hear how The Australian Centre for Innovation is re-imagining how we live, particularly as we age, and what that means for planning and building our future cities.
1:25 – 1:45 (20m)	<b>Michael McKeown</b> Director, Jensen PLUS	<b>Not all heroes wear capes – the rise of the Not-for-profit developer</b> In South Australia there is an important new player in the development industry. Not-for-profit organisations, including well-known aged-care, disability and community housing providers, have surged ahead with leading developments at the same time as governments grapple with decreasing budgets. Often taking the place of public sector or even (for-profit) developers, not-for-profits are responding to community needs including an ageing population, and taking advantage of their assets such as land, and strong balance sheets.  In many cases not-for-profits are using property developments to fund the renewal and expansion of their own buildings, infrastructure and services. Some are also taking the opportunity to experiment and develop new models of service provision in their fields, for example in ageing or disability services. Community housing not-for-profits are increasing their role in social and affordable housing provision, as the state seeks to own less and manage less.  This change in custodianship of major developments prompts several interesting questions. Are not-for-profit developers 'heroes' poised to deliver better community outcomes? Should planning policies treat profit and non-profit developments equally? Are not-for-profit organisations even ready to take on big property development projects, and if so what advantages might they have over other developers? Is this an Australia-wide trend and should we encourage it?  Michael will discuss these questions using case studies such as the \$200m redevelopment of Adelaide's Repatriation General Hospital into a health-focussed neighbourhood, and the Brighton Dunes beachside retirement apartments, both under development by long-established not-for-profits.
1:45 – 2:15 (30m)	<b>Aaron Hill</b> Director, Access Economics Deloitte  <b>Andrew Russell</b> Principal Urban Designer, Hames Sharley	<b>Make it Adelaide – Bigger Adelaide, Better Growth, Better Lifestyles</b> At Deloitte, we built a vision for what South Australia could be – home to two million people by 2027, with economic growth fuelled by eight key sectors in line with the state's competitive advantages and global trends. We've identified 25 opportunities to act to start executing on these objectives and we'll analyse these with regard to Adelaide's future growth.  Hames Sharley partnered with Deloitte on their 'Make it a Plan Adelaide' report to explore how Adelaide would accommodate 120,000 more people in its Middle Metro zone by 2027. They established 5 lifestyle categories – City Central, Activity Centre Environs, Transit Corridors, Inner Urban and middle Suburbs as the focus of the growth. In their presentation they will invite PIA members to join them on a hypothetical journey to explore living in Adelaide in 2027 through the daily lives of average Adelaideans.'
2:15 – 2:35 (20m)	<b>Michael Davis</b> Principal Planner, AECOM	<b>Getting to 85 percent: the challenge of the 30-Year Plan's infill target</b> The 30-Year Plan for Greater Adelaide originally released in 2010 set what was then considered an ambitious infill target of reaching 70 percent of all new dwellings as infill by the year 2038. The recent update to the 30-Year Plan, finalised in 2017, has shifted that target to 85 percent by the year 2045. This has been done due to an accelerated uptake of infill since the first version of the 30-Year Plan and State Government policy to increase urban infill to support the planned light rail network known as AdelLINK.  This infill target is particularly ambitious given the preferred method of implementing increased density is through limited corridor development along arterial roads, small-scale infill development and apartment development within the City, City-fringe and a few select locations. It is also worth noting that the accelerated progress on infill targets between 2010 and 2015, when the updated 30-Year Plan commenced preparation, relied on significant dwelling growth from greenfield sites located in the middle-ring suburbs of Adelaide. These sites are rapidly being exhausted and replacement opportunities are limited and beset with political constraints.  We posit that the current ad hoc implementation approach to the 30-Year Plan will be insufficient to meet its target for urban infill. A new approach will need to be considered as part of the development of the Planning and Design Code, Regional Plans and State Planning Policies as part of the current reforms to the planning system in South Australia.  Using a case study from our early work on the updated 30-Year Plan and more recent work on the City of Holdfast Bay Housing Strategy, we will demonstrate how authorities can approach urban infill to increase opportunities for housing growth that matches demand, community expectations and market realities.
2:35 – 2:55 (20m)	<b>Tim Anderson QC, Matt Davis, Fairlie Delbridge and Michael Lennon</b> State Planning Commission	Q&A with Chair of the State Planning Commission, Tim Anderson QC, and Commission Members, Matt Davis, Michael Lennon and Fairlie Delbridge.
2:55 – 3:10(15m)	<b>MC – Tim Horton</b>	<b>Commission Panel Q&amp;A</b>
3:10 – 3:35 (25m)	<b>AFTERNOON TEA</b>	
<b>PLENARY SESSION 3</b>		
3:35 – 3:45 (5m)	<b>MC – Tim Horton</b>	<b>Short Introduction to Plenary session 3</b>

3:45 – 4:00 (15m)	<b>Darren Starr</b> Leading Edge Town Planners	<b>Planning a Creative Profession</b> As part of increasing urbanization existing cities are expanding and new cities are being planned and developed. This can create new urban problems or exacerbate existing ones which will require new and integrated solutions from local communities, urban planners and urban development professionals. Collaboration will be critical as will the ability to find creative and new solutions to local problems.  Urban planners and urban planning are being and will be challenged to look to new ideas and consider new ways of doing things, but how receptive are urban planners to new and innovative solutions? Is urban planning a discipline that can and will accept creative solutions to emerging problems. How creative are urban planners and urban planning? Can urban planners play a leadership role in achieving creative solutions to the significant issues of the 21st century?  These questions have been considered as part of recent research into the role of urban planning in developing creative and innovative cities and urban creativity. The results of this research will be presented to the attendees of the PIA SA State Planning Conference 2018.		
4:00 – 4:30 (30m)	<b>South Australian Young Planners</b> presents an Intergenerational Panel of Planners	<b>Facilitator – Darren Starr</b>	<ul style="list-style-type: none"> <li>• <b>Stacey Mills</b></li> <li>• <b>Brad McCormack</b></li> <li>• <b>Cheryle Peddler</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Sandy Rix</b></li> <li>• <b>Ben Tuckwell</b></li> </ul>
4:30 – 5:10 (40m)	<b>Jessica Christiansen-Franks</b> Co-founder & CEO @ Neighbourlytics Co-vice chair @ Centre for Civic Innovation (Smart Cities Council AusNZ)	<b>Making cities people love social data can disrupt city-making</b> Technology is having a transformative impact on cities. But with much talk of driverless cars and drones, is technology actually helping us to create better places? Neighbourlytics is tech startup that taps into big data to track the unique identity of the places we plan, create and manage.		
5:10 – 5:25 (15m)	<b>MC – Tim Horton</b>	<b>Thank you and questions for Jessica from MC and floor</b>		
5:25 – 5:30 (5m)	<b>MC – Tim Horton</b>	<b>Event Close &amp; Wrap-Up</b>		
5:30pm – 7:00 pm	<b>CLOSING DRINKS AND CANAPES - Ground Floor – The Deck</b>			

*Disclaimer - The speakers, topics and times are correct at the time of publishing. In the event of unforeseen circumstances, PIA reserves the right to delete or alter items within the conference program.*



PIA SA State Conference | 23 March 2018

# REGISTRATION FORM

## Event Details

Date: Friday 23 March 2018  
 Venue: Rydges South Park, 1 South Terrace, Adelaide  
 Time: 7:45am Registration Opens  
 8:30am - 5:30pm Conference Proceedings  
 5:30pm - 7:00pm Closing Function with Drinks and Canapes  
 Attire: Business

## Registration Fees (Prices listed include GST)

### Early Bird Registration

until 23 February 2018

PIA Member \$220.00  
 PIA Student \$150.00  
 PIA Graduate \$185.00  
 Non-Member \$325.00

*Includes: full day of conference sessions morning tea, afternoon tea, lunch & closing function*

### Standard Registration

24 February - 19 March 2018

PIA Member \$265.00  
 PIA Student \$175.00  
 PIA Graduate \$200.00  
 Non-Member \$380.00

*Includes: full day of conference sessions morning tea, afternoon tea, lunch & closing function*

## Group Registrations

Organisations who are registering 5 or more employees are eligible for a discount on registration fees. Registering 5 or employees - apply a 10% discount to the applicable registration fee.

Invoice/Contact Name		Invoice/Contact Organisation	Invoice/Contact Phone	Invoice Contact Email Address	
Member/Non-Member	Delegate(s) Name	Delegate(s) Organisation	Delegate(s) Email	Delegate(s) Dietary Requirements	Please Select Attending Closing Function (for catering purposes)
1					YES <input type="checkbox"/>
					NO <input type="checkbox"/>
2					YES <input type="checkbox"/>
					NO <input type="checkbox"/>
3					YES <input type="checkbox"/>
					NO <input type="checkbox"/>
4					YES <input type="checkbox"/>
					NO <input type="checkbox"/>
5					YES <input type="checkbox"/>
					NO <input type="checkbox"/>
6					YES <input type="checkbox"/>
					NO <input type="checkbox"/>
7					YES <input type="checkbox"/>
					NO <input type="checkbox"/>
8					YES <input type="checkbox"/>
					NO <input type="checkbox"/>
9					YES <input type="checkbox"/>
					NO <input type="checkbox"/>
10					YES <input type="checkbox"/>
					NO <input type="checkbox"/>

*If registering more than 10 people please add a separate sheet*

## **18 LOCAL GOVERNMENT BUSINESS**

### **18.1 Local Government Circulars**

#### **Brief**

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

#### **RECOMMENDATION(S)**

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

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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 7 and 8.

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 7 and 8**



## Local Government Association of South Australia

### **7.1 Registrations open for Adelaide's Smart Water Summit**

The Water Industry Alliance and ICE WaRM are delivering the Smart Water Summit. This Circular contains more information and registration details.

### **7.2 Waste management industry and the impact of the China import ban**

The 2017 China import ban means that many Australian recyclable materials that were previously exported to China for reprocessing will no longer be received into China. This is causing problems for Australian waste operators and recyclers who are stockpiling materials because no market has been identified. The LGA is seeking information from councils on the impacts of the China import ban and ideas for possible government responses.

### **7.3 Registration open for free Resilience of Coasts and Estuaries forum**

The Estuary Care Foundation SA is organising the forum with the support of the Australian Coastal Society, Adelaide and Mt Lofty NRM and the Coast Protection Board. This Circular provides more information and registration details.

### **7.4 Environment Protection Act 1993 delegations**

The Environment Protection Authority (EPA) is permitted by the Environment Protection Act 1993 (Act) to delegate certain powers and functions under the Act to public authorities including councils. The EPA is seeking to update its delegations instrument to ensure that the instrument validly delegates all relevant powers and functions to the correct officer within councils. The EPA is seeking updates by 2 March 2018.

### **7.5 Election Signs - General Approval Guidelines publicly available on LGA website**

The LGA has made the Election Signs- General Approval Guidelines available on its public State Election webpage.

### **7.6 Changes to DPTI approval of by-laws under Harbors and Navigation Act**

DPTI has advised that by-laws made in relation to adjacent or subjacent land under section 18A of the Harbors and Navigation Act no longer require Ministerial approval.

### **7.7 Changes to Disability Parking Permits (DPPs) when a person is deceased**

A number of DPPs were being recorded as 'surrendered' by Service SA when a permit holder was deceased; however the physical DPP was not surrendered. DPTI has changed the registration and licensing database to allow a DPP to be recorded as 'inactive' once a person is deceased. This Circular provides more information on the change.

### **7.8 Food Trucks – Template Permit updated**

The food truck template permit has been updated to clarify that the permit applies to public roads within the meaning of the Local Government Act and to require the food truck vehicle registration.

### **7.9 New Code of Conduct for Council Employees commences 2 April 2018**

A new Code of Conduct for Council Employees has been made and will commence on 2 April 2018.

**7.10 REVISED OFFERING: Asset Management and Long-Term Financial Planning Training**

The Education and Training Service is pleased to offer a revised suite of training sessions for council staff responsible for Asset Management and Long-Term Financial Planning.

**7.11 Open for consultation – the draft Investment Mandate for the National Housing Finance and Investment Corporation (NHFIC)**

The Commonwealth Treasury has released the draft of the Investment Mandate for the NHFIC, and has invited comment on the Mandate and associated explanatory material. This Circular provides more information and submission details.

**7.12 PDI Act Update - Accredited Professional Scheme Discussion Paper**

DPTI has released the Accredited Professional Scheme Discussion Paper for consultation.

**7.13 Call for Applications - Special Local Roads Program 2018-19**

The Local Government Transport Advisory Panel is now calling for applications for the 2018/19 Special Local Roads Program. This circular provides deadlines for applications and further information.

**7.14 Program & Registrations - SALGFMG 'Bulletproof' Conference – 16 March 2018**

Registrations are now open for the South Australian Local Government Financial Management Group Conference 'Bulletproof' being held at the Adelaide Convention Centre on Friday 16 March 2018. This Circular provides registration and program information. Registrations close on 9 March.



## Local Government Association of South Australia

### **8.1 2018 Biosecurity Roundtable Program**

The Australian Government Department of Agriculture and Water Resources has launched the 2018 Biosecurity Roundtable Program on behalf of the National Biosecurity Committee. This Circular provides more information on the program, and registration details.

### **8.2 LG Professionals Australia, SA - Leaders Alumni Network Forum - 28 March 2018**

The LG Professionals, SA Leaders Alumni Network is holding a Forum on 28 March 2018. Further details can be found in this circular.

### **8.3 LG Professionals Australia, SA - Continuous Improvement Network Forum - 28 February 2018**

The LG Professionals, SA Continuous Improvement Network is holding a Forum on 28 February 2018. Further details can be found in this circular.

### **8.4 LG Professionals Australia, SA - HR Network Forum - 21 March 2018**

The LG Professionals, SA HR Network is holding a Forum on 21 March 2018. Further details can be found in this circular.

### **8.5 LG Professionals Australia, SA - Events Network Forum – Delivering Safe Events - 26 March 2018**

The LG Professionals, SA Events Network is holding a Forum on 26 March 2018. Further details can be found in this Circular.

### **8.6 LG Professionals Australia, SA - Speaking and Presenting for Professionals at all levels – 7 March 2018**

LG Professionals Australia, SA is holding an interactive workshop designed to dispel the myths of public speaking, give you the tools you need to improve and then turn the learning into practice.

### **8.7 LG Professionals Australia, SA - Engaging Citizens in Local Government Series**

LG Professionals Australia, SA are holding a series of workshops and webinars that will focus on expanding your skills in communicating and engaging with residents and communities online.

### **8.8 2018 Minister for Health – Excellence in Public Health Awards – Now open!**

2018 Minister for Health – Excellence in Public Health Awards – Now open! Councils can apply for recognition of their work to implement their Regional Public Health Plans.

### **8.9 Dog and Cat Management Act appeals to be transferred to SACAT from 1 July 2018**

Appeals from the Dog and Cat Management Act 1995 will be heard by the South Australian Civil and Administrative Tribunal from 1 July 2018, rather than by the District Court. This Circular provides further information.

### **8.10 Model Complaints Policy updated (complaint handling under new Code of Conduct for Council Employees)**

The LGA has updated its Model Complaints Policy to accommodate the complaint handling requirements of the new Code of Conduct for Council Employees (commencing 2 April 2018).

**8.11 Last chance to nominate - Joy Baluch Award**

Nominations will close on 2 March 2018, further information can be found in this Circular.

**8.12 Waste Pathways Workshop: call for current issues and opportunities in waste management**

The LGA will be hosting a Waste Pathways Workshop on 5 June 2018 (save the date) aimed at identifying current opportunities in waste management (recycling and resource recovery or the green economy) of interest to the local government sector. The workshop will be used to gain agreement and support for key projects to be progressed in the following 12 – 24 months.

**8.13 2018 SA State Training Awards**

Nominations for the 2018 South Australian Training Awards are now open. High achieving vocational education and training students, teachers, apprentices, employers and training organisations are invited to nominate.

**8.14 The Commonwealth Privacy Act's Notifiable Data Breach scheme applies to councils in relation to tax file number information held by councils.**

Councils are subject to the Notifiable Data Breach scheme under the Commonwealth Privacy Act in relation to any unauthorized access, disclosure or loss of tax file number information that is likely to result in serious harm to one or more individuals.

**8.15 Subscribe for updates to DPTI's Road and Traffic Management standards**

A new feature has been added to DPTI's Road and Traffic Management web page which allows users to be notified of any updates to Operational Instructions and Publications.

**8.16 Marine Litter: Local, National and International Perspectives – Breakfast seminar**

The Waste Management Association of Australia (WMAA) SA Young Professionals Group is hosting breakfast seminar on "Marine Litter: Local, National and International Perspectives" on Wednesday 14 March 2018. Attendees will have the opportunity to participate in a discussion on the actions South Australians can take to address marine litter.

**9.1 Social Media Webinars for Council Staff: BUNDLE TWO NOW OPEN FOR ENROLMENT**

The LGA's Education & Training (E&T) Service wishes to remind council staff who are interested in participating in our one-hour Social Media Webinars offerings that Bundle Two is now open for enrolment.

**9.2 Diploma of Local Government Administration (LGA50104) (Asset Management focus)**

The LGA's Education & Training (E&T) Service is pleased to announce that the Diploma of Local Government Administration (LGA50104) (Asset Management focus) is now open for enrolment.

## 19 MEMBER'S BOOKSHELF

- Campbelltown City Council - Annual Report 2016/2017  
Available on their website: <http://www.campbelltown.sa.gov.au/ar>

### RECOMMENDATION

That the additions to Members' bookshelf be noted.

## 20 CORRESPONDENCE

### 20.1 Management of River Torrens and Linear Park

Correspondence has been received from the Chief Executive of SA Water, Mr Roch Cheroux, acknowledging Council's letter dated 6 February 2018 in relation to the management of the River Torrens and Linear Park (**Attachment 1**).

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

Correspondence has been received from the Adelaide and Mount Lofty Ranges Natural Resources Management Board, regarding the minutes of the board meeting held on Thursday 23 November 2017 (**Attachment 2**).

### 20.3 Proposed Council Contributions to the NRM Levy 2018-19

Correspondence has been received from the Regional Director of the Adelaide and Mount Lofty Ranges Natural Resources Management Board, Mr Brenton Grear, regarding Council's proposed contribution to the Adelaide and Mount Lofty Ranges NRM Levy for 2018-19 (**Attachment 3**).

*Note:* The NRM Board is increasing its income across all catchment councils by 6.0 per cent, with the West Torrens Council contribution increasing by 6.5 per cent.

### 20.4 Establishment of the Brown Hill and Keswick Creeks Stormwater Board Approved

Correspondence has been received from the Minister for Regional Development and Minister for Local Government, Hon Geoff Brock MP, approving the establishment of the Brown Hill and Keswick Creeks Stormwater Board Regional Subsidiary and its charter (**Attachment 4**).

### 20.5 Wheatsheaf Hotel - Letter of Appreciation for Thebartonia Event

Correspondence has been received from the Wheatsheaf Hotel, thanking Council for the support and contribution towards Thebartonia event held on Saturday 3 February 2018 (**Attachment 5**).

### 20.6 Aircraft Noise Planning Policy

Correspondence has been received from the Deputy Premier and Minister for Planning, Hon John Rau MP, regarding the timing of the aircraft noise planning policy review (**Attachment 6**).

### RECOMMENDATION

That the correspondence be received.

---

### Attachments

- 20.1 Management of River Torrens and Linear Park
- 20.2 Adelaide and Mount Lofty Ranges Natural Resources Management Board Minutes
- 20.3 Proposed Council Contributions to the NRM Levy 2018-19
- 20.4 Establishment of the Brown Hill and Keswick Creeks Stormwater Board Approved
- 20.5 Wheatsheaf Hotel - Letter of Appreciation for Thebartonia Event
- 20.6 Aircraft Noise Planning Policy



16 February 2018

SN35849

Hon. John Trainer OAM  
Mayor  
City of West Torrens  
165 Sir Donald Bradman Drive  
Hilton SA 5033

Dear Mr Trainer

Thank you for your letter of 6 February 2018, regarding the management of the River Torrens and Linear Park.

As a statutory corporation, SA Water's primary responsibility is in serving the South Australian community by providing drinking water and removing wastewater. It is occasionally called upon to undertake other activities, including contributing engineering and construction management expertise in other works, such as remediating sections of the River Torrens and other watercourses at the request of the State Government.

As you are aware, SA Water has helped to progress numerous repair and safety projects along the Torrens over the last 18 months, including adjacent the brewery at Hindmarsh and at Paradise, and we are aware of further works needed to complete the restoration effort.

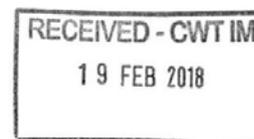
SA Water is continuing to progress works as requested by the State Government and when the Government makes a budget available to do it. I can confirm that SA Water staff will contact your officers shortly, to provide you with a specific timeline on the remediation activities that affect your Council area which we expect to progress in the coming weeks.

We trust that this will enable you to progress your maintenance and stewardship of the Linear Park.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Roch Cheroux', written over a horizontal line.

Roch Cheroux  
**Chief Executive**



Government of  
South Australia

South Australian Water Corporation  
250 Victoria Square/Tarntanyangga ADELAIDE SA 5000  
GPO Box 1751 ADELAIDE SA 5001

1300 650 950  
ABN 69 336 525 019  
sawater.com.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 136**

**held from 1.00pm to 3.15 pm  
on Thursday 23 November 2017  
at AMLR NRM Board Office,  
205 Greenhill Road, Eastwood**

**PRESENT:**

Chair: Chris Daniels

Members: Alexandra Kentish  
Belinda Bramley  
Mark Searle  
Rob Lewis  
Russell Johnstone  
Trudi Meakins  
James Crocker  
Peter Pfennig  
Daniel Casement

**APOLOGIES:**

Allan Sumner  
Rachael Siddall  
Julia Grant

**IN ATTENDANCE:**

Brenton Gear, Regional Director  
Lisien Loan, Manager Parks & Sustainable Landscapes  
Louisa Halliday, Manager Planning & Evaluation  
Roisin McAlary, Manager Business Support  
Katharine Ward, Manager Water Projects  
Kim Krebs, Manager Community Engagement  
Marguerite Swart, Manager Strategy and Governance  
Richard de Groot, Manager Fire Management  
Judy Borlase, Minute Secretary  
Whendee Young, Team Leader, Water Management Services

**231117-136-1.0 MEETING PROCEDURE**

**231117-136-1.1 Welcome**

The Chair opened the meeting and acknowledged that it was taking place on Kaurna land and the Aboriginal peoples' ongoing and deep connection with the land. He welcomed all attendees to the meeting, in particular Ms Trudi Meakins for her first meeting since appointment to the Board.

**231117-136-1.2 Apologies**

Apologies have been received from Allan Sumner, Rachael Siddall, and Julia Grant.

- 231117-136-1.3**      **Declarations of Interest**
- Declarations of interest were received from Rob Lewis for agenda item 2.1 – Presentation on Shellfish Reef Construction, and Russell Johnstone for agenda item 3.4 – Development of projects for the second phase of the National Landcare Program.
- The Board **noted** the declarations.*
- 231117-136-1.4**      **Consent Schedule**
- The Board **confirmed** the items within the consent schedule be adopted.*
- CARRIED**
- 231117-136-1.5**      **Minutes of Previous Meeting**
- The Board **confirmed** the minutes of meeting number 135 held on 26 October 2017 as a true and accurate record.*
- CARRIED**
- 231117-136-1.6**      **Matters Arising from Previous Meetings**
- The Board **noted** the matters arising.*
- CARRIED**
- 231117-136-1.7**      **Resolution Register**
- The Board **noted** the resolution register.*
- CARRIED**
- 231117-136-2.0**      **PRESENTATION**
- 231117-136-2.1**      **Shellfish Reef Construction**
- Sandy Carruthers, Group Executive Director Science and Information DEWNR, Heidi Alleway, General Manager, Aqua Policy & Environment PIRSA, and Simon Habel from The Nature Conservancy were welcomed to the meeting for a presentation on the shellfish reef construction.
- It was noted that the project is a partnership with community, State, Local and Australian government agencies.
- The Board expressed appreciation to the presenters for the presentation and looked forward to receiving updates as things progress further.
- The Board **noted** the information provided.*
- CARRIED**

**231117-136-3.0 BOARD MATTERS****231117-136-3.1 Annual financial statements 2016-17**

Manager Strategy and Governance provided an update to the Board on their annual financial statements for 2016-17.

It was noted that the statements were submitted to the Auditor-General by the required day of 11 August to ensure audit completion and signoff before 30 November 2017.

The Board noted that its assets re-valuations was a focus during the year which has led to a valuation increase of the Board's infrastructure assets.

*The Board:*

3.1.1 **endorsed** the financial statements for the financial year ending 30 June 2017; and

3.1.2 **authorised** the Presiding Member, Regional Director and the Chief Finance Officer, DEWNR to certify the financial statements.

**CARRIED**

**231117-136-3.2 Board Governance charter**

The Board acknowledged the work of the Chair of the Audit Committee, Board members, Manager Strategy and Governance, and staff for the work undertaken in the development of the charter.

*The Board:*

3.2.1 **approved** the Board's Governance Charter; and

3.2.2 **noted** the progress on the Board's Governance Handbook.

**CARRIED**

**231117-136-3.3 DEWNR and Board Service Level Agreement Reporting**

Audit Finance and Risk Committee Chair, Mark Searle provided an update to the Board on the work undertaken by the DEWNR and the Regional Business Managers for several months. It was noted that work is still underway to continually improve the reporting for the various boards.

*The Board:*

3.3.1 **noted** the progress on the monitoring of the DEWNR and Board Service Level Agreement; and

3.3.2 **requested** that the Audit Finance and Risk Committee review the report before it comes to the Board in 2018.

**CARRIED**

**231117-136-3.4 Development of projects for the second phase of the National Landcare Program**

*The Board:*

- 3.4.1 **approved** the delegation of authority to the Regional Director and Presiding Member, or Board member proxy, to approve projects out-of-session on behalf of the Board for submission through the second phase of the National Landcare Program.

**CARRIED**

**231117-136-3.5 Water management assets cleaning and maintenance**

*The Board:*

- 3.5.1 **endorsed** continued investment in gross pollutant traps, sediment basins and fishways maintained by the board;
- 3.5.2 **approved** allocation of budget in 2018-19, 2019-20 and 2020-21 for the cleaning and maintenance of water management assets (which include gross pollutant traps, sediment basins and fish ladders), estimated to be a total of \$2,565,000 over three years (noting that this commitment spans the last year of the current business plan and two years of the next business plan)
- 3.5.3 **approved** the procurement of a new cleaning and maintenance contract for water management assets (to commence in late 2017) in accordance with the State Procurement Board policies
- 3.5.4 **approved** the Regional Director to act on behalf of the Board to undertake the procurement (including seeking all relevant approvals from the Minister for Sustainability, Environment and Conservation and State Procurement Board through the DEWNR Chief Executive) for a cleaning and maintenance contract for water management assets.

**CARRIED**

**231117-136-3.6 River Torrens water quality improvement project - summer 2017-18**

Manager Water Management Services provided an update on the project, with the Board noting that the Region is in consultation with SA Water and DEWNR Water Group. It was also noted that dilution flows is the preferred use and that the Department is in the process of sourcing the water for the 2017-18 summer period.

*The Board:*

- 3.6.1 **noted** the management strategy (and associated risks) for water quality improvement in the lower River Torrens during summer 2017-18, which primarily includes the use of dilution flows, complemented by targeted trialling of hydrogen peroxide based on regular water quality monitoring and assessment.

**CARRIED**

**231117-136-3.7 Water Allocation Planning Advisory Committee Terms of Reference**

*The Board:*

- 3.7.1 **noted** the review dates for the Terms of Reference for the Barossa (August 2017), Central Adelaide (November 2016), and Northern Adelaide Plains (November 2016) WAPACs; and
- 3.7.2 **endorsed** the Terms of Reference for the Barossa, Central Adelaide, and Northern Adelaide Plains WAPACs, with next review required November 2018.

**CARRIED**

**231117-136-3.8 Audit Finance and Risk Committee Administration**

The Audit Finance and Risk Committee Chair sought approval from the Board for the appointment of the suggested three independent members to the Committee.

*The Board:*

- 3.8.1 **noted** the retirement of Board member Russell Johnstone from the Committee and thanked him for his contribution over the last three years;
- 3.8.2 **noted** that Mark Searle, Chair of the Committee and Belinda Bramley remain on the Committee until the end of their term;
- 3.8.3 **appointed** Trudi Meakins to the Committee for a period of three years;
- 3.8.3 **approved** the appointment of the external committee members Judy Goode, Tanya Johnston and Kathy Jarrett's for a period of three years; and
- 3.8.4 **noted** that the newly formed Committee will review its Charter in early 2018 and provide it to the Board for endorsement.

**CARRIED**

**231117-136-3.9 AMLR Regional Surface Water Monitoring – Composite Sampler Program Procurement**

The Board in accordance with Schedule 1, section 3 (5) of the *Natural Resources Management Act 2004* excludes member of the public from attendance at the meeting during consideration of this item to enable the Board to consider in confidence the information contained with the report.

**231117-136-3.10 Appointment of a Regional Authorised Officer**

*The Board:*

- 3.10.1 **approved** the appointment of Kathryn Tricia Martin.

3.10.2 **authorised** the Presiding Member (or Board member proxy) and the Regional Director to sign the associated instruments of appointment.

3.10.3 **authorised** the use of the Board's common seal by the Presiding Member (or Board member proxy) and Regional Director so that it may be affixed to the associated instruments of appointment.

**CARRIED**

**231117-136-4.0 WATER PLANNING AND MANAGEMENT MATTERS**

**231117-136-4.1 Status of Water Allocation Planning in AMLR Region**

*The Board:*

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

**CARRIED**

**231117-136-5.0 FINANCE**

**231117-136-5.1 Finance Report**

Manager Business Support provided the Board with an update on the finances for the period ending 31 October 2017. It was noted that expenditure is on target for 2017-18 period.

*The Board:*

5.1.1 **accepted** the financial reports for the financial period ending 31 October 2017.

**CARRIED**

**231117-136-6.0 REGION'S REPORT**

**231117-136-6.1 Regional monthly report**

*The Board **noted** the region's monthly report.*

**CARRIED**

**231117-136-7.0 PAPERS TO NOTE**

**231117-136-7.1 Register of Interests**

*The Board **noted** information paper 7.1.*

**CARRIED**

**231117-136-8.0 OTHER BUSINESS****231117-136-8.1 Adelaide meets the Bush – project with Alinytjara Wilurara NRM Board**

The Board endorsed representation of Chris Daniels, Russell Johnstone, Belinda Bramley and Alexi Kentish to attend the meeting with the Alinytjara Wilurara NRM Board on Tuesday 12 December 2017.

**231117-136-9.0 MEETING CLOSED**

There being no further business, the Chair declared the meeting closed at 3.15 pm.

The next Board meeting will be held on Thursday 14 December 2017 at the Office for Natural Resources Adelaide and Mount Lofty Ranges, 205 Greenhill Road, Eastwood.

Chris Daniels  
Presiding Member

 Date: 14/12/2017

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

Ref: F0001552602

12 February 2018

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

Tel 08 8273 9100

Fax 08 8271 9585

ABN 91 779 541 621

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

Dear

**Re: Council's contribution to the Adelaide and Mount Lofty Ranges NRM Region NRM Levy under the Natural Resources Management Act for 2018-19**

The current Adelaide and Mount Lofty Ranges Business Plan was adopted by Hon. Ian Hunter MLC, Minister for Sustainability, Environment and Conservation (the Minister) in April 2016, and is entering its third year. For the 2018-19 financial year, the Business Plan includes a specified amount for the Natural Resources Management Levy (NRM Levy) of \$30,716,303. This is to be collected by the constituent councils within the Adelaide and Mount Lofty Ranges (AMLR) NRM Region, and is based on capital value of the rateable properties within it.

Under section 92 of the *Natural Resources Management Act 2004*, following consultation, the Minister determines the share of the total levy to be contributed by each council, which is based on the proportion of the total capital value within its area. Accordingly, I am seeking your comments on behalf of the Minister on council's proposed contribution (see Attachment A).

Council may seek reimbursement from the AMLR NRM Board for administrative costs incurred during collection of the NRM levy. The amount that can be claimed can be calculated for 2018-19 based on the formula provided in Attachment A. Further information relating to this is provided in section 96 of the NRM Act and regulation 4C of the *NRM (Financial Provision) Regulations*.

If you wish to comment on council's share of the base contribution for 2018-19, or the reimbursement fee, please reply by Wednesday 21 March 2018 to [DEWNR.AMLRFeedback@sa.gov.au](mailto:DEWNR.AMLRFeedback@sa.gov.au).

After consideration of any comments, the Minister will determine Council's share and submit the amount to the Governor for approval. Notice of approved contributions will be published in the Government Gazette, and we will advise you accordingly.

Thank you for your prompt attention to this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Brenton Grear', with a long horizontal stroke extending to the right.

**Brenton Grear**  
**REGIONAL DIRECTOR**

Attachment A: Proposed Council contributions 2018-19 and reimbursement calculations 2018-19.

Electronic copy to: Rates Administrator

**Attachment A:**

Proposed council contributions to the Adelaide and Mount Lofty Ranges NRM Region 2018-19

<b>Council</b>	<b>Contribution \$ 2018-19</b>
Adelaide City Council	1,681,521
Adelaide Hills Council	959,634
Adelaide Plains Council	174,777
Alexandrina Council	177,527
The Barossa Council	465,170
The City of Burnside	1,647,295
Campbelltown City Council	1,172,568
City of Charles Sturt	2,858,446
Town of Gawler	361,432
City of Holdfast Bay	1,233,808
Light Regional Council	324,381
City of Marion	1,918,392
City of Mitcham	1,684,538
Mount Barker District Council	108,645
The City of Norwood, Payneham & St Peters	1,280,330
City of Onkaparinga	2,873,647
City of Playford	1,092,793
City of Port Adelaide Enfield	2,645,576
City of Prospect	564,966
City of Salisbury	2,014,099
City of Tea Tree Gully	1,762,475
City of Unley	1,337,669
City of Victor Harbor	398,671
Corporation of the Town of Walkerville	310,485
City of West Torrens	1,472,440
District Council of Yankalilla	195,018
<b>Total</b>	<b>30,716,303</b>

**Reimbursement Calculation 2018-19**

The total amount that can be claimed being \$2,439 plus 23 cents per rateable assessment.



Government  
of South Australia

eA183438

Mr John Trainer  
Mayor  
City of West Torrens  
165 Sir Donald Bradman Drive  
HILTON SA 5033

Dear Mayor Trainer *John*

Thank you for your joint letter of 15 January 2018 regarding the establishment of the Brown Hill and Keswick Creeks Stormwater Board (Regional Subsidiary), in conjunction with the City of Adelaide, City of Burnside, City of Mitcham, City of Unley, and City of West Torrens.

Having reviewed the contents of the charter for the proposed Regional Subsidiary, I am of the opinion that it is sufficient for the purposes of granting ministerial approval under section 43(3) of the *Local Government Act 1999* (the Act).

I hereby advise that I approve the establishment of the Brown Hill and Keswick Creeks Stormwater Board Regional Subsidiary and its charter.

Pursuant to Clause 17(3) of Schedule 2 of the Act, the Regional Subsidiary will formally come into operation on the date that my approval is published in the South Australian Government Gazette. Upon gazettal, a copy of the notice will be forwarded to you.

It is the councils' responsibility to ensure that, in conjunction with the publication of this notice under Clause 17(4), a copy of the charter of the Regional Subsidiary is also published in the Government Gazette. The Office of Local Government is able to arrange this publication to ensure that both my approval and the charter appear in the same volume of the Gazette. An invoice from the government publishers for the publication of the charter will be forwarded to the Regional Subsidiary's nominated person following this.

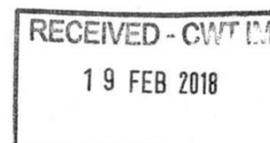
Yours sincerely

  
Hon Geoff Brock MP  
**MINISTER FOR REGIONAL DEVELOPMENT**  
**MINISTER FOR LOCAL GOVERNMENT**

*15<sup>th</sup>* February 2018

Minister for Regional Development  
Minister for Local Government

Level 17, 25 Grenfell Street Adelaide SA 5000 | GPO Box 2557 Adelaide SA 5001 DX 667  
Tel 08 8226 1300 | Fax 08 8226 0316 | [pirs.MinisterBrock@sa.gov.au](mailto:pirs.MinisterBrock@sa.gov.au)





WHEATSHEAF HOTEL  
39 George St  
THEBARTON SA 5031  
bands@wheatsheafhotel.com.au

15<sup>TH</sup> OF FEBRUARY 2018

CITY OF WEST TORRENS COUNCIL  
165 SIR DONALD BRADMAN DR,  
HILTON SA 5033

To the Honorable John Trainor - OAM,

RE: THEBARTONIA

On behalf of the Wheatsheaf Hotel we wish to express our deepest appreciation to the City of West Torrens Council for all the support and the amazing contribution towards the event, especially to: Gordon & Michael - who were exceptionally professional, easy and wonderful to work with. We believe we made a fabulous team and the efforts were obvious, not only from all of the amazing feedback that we received but for the fantastic result on the day and we couldn't have done it without your support.

We thoroughly enjoyed the whole process, especially seeing all of the happy faces on the patrons (most of whom were regulars and/or part of the local community) and as we mentioned, fantastic feedback we received on the day and have ever since! Numerous patrons expressed gratitude to us for holding the event and said it would be fantastic if it became an annual occurrence. Heather Croall, Director of the Adelaide Fringe Festival attended Thebartonia and approached us excitedly to say "you have the best party happening in all of Adelaide today!"

All local stall holders and Food Trucks were extremely happy - especially the trucks who had to re-stock their supply - and even then sold out! We all were blown away with the response and phenomenal support and attendance, which goes to show what a loving and supportive community (and beyond) we have.

We would love to hold THEBARTONIA again next year and develop the festival in partnership with the City of West Torrens Council. It would be great to keep the momentum going and make the event, bigger, better and involve even more local artists, musicians and businesses.

We look forward to your response and working together in the near future.

Yours sincerely,

Ria Loof

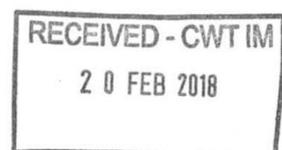
EVENTS COORDINATOR

Jade Flavell

OWNER

Liz O'Dea

OWNER



**The Hon John Rau MP**

18PLN0008

19 February 2018

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



**Government  
of South Australia**

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

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

Dear Mr Buss

**Aircraft Noise Planning Policy**

I write in response to your letter about the timing of an aircraft noise planning policy review through the transition to the Planning and Design Code (the Code).

I note that Council is advising that it proposes to consult with affected residents prior to forming a position on aircraft noise management.

Council has previously indicated a willingness to collaborate with the Department of Planning, Transport and Infrastructure (DPTI) in the development of aircraft noise planning policy for the Code.

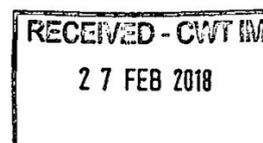
I can reconfirm that DPTI is preparing the Code writing framework and this will provide a basis for how various theme-specific policies will be written.

In order to ensure that Council's position on aircraft noise will be considered through the development and transition to the Code I encourage Council to maintain a dialogue with DPTI during the proposed consultation process.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Rau', written over a circular stamp.

**John Rau**  
Deputy Premier  
Minister for Planning



**21 CONFIDENTIAL**

Nil

**22 MEETING CLOSE**

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

Cr Steven Rypp

**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 6 February 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 Thebarton Theatre - Draft Project and Business Plan

#### Brief

The following report provides an update and seeks advice from Members in relation to the implementation of the Project and Business Plan for the revitalisation and expansion of the Thebarton Theatre Complex.

#### RECOMMENDATION

The Committee recommends to Council that it acknowledge the contents of the Draft Project and Business Plan and that it provide its agreement in principle for the initiatives identified within the Plan for the revitalisation and expansion of the Thebarton Theatre Complex to enable the parties to seek out and secure external funding opportunities that may be available.

---

#### Introduction

At its meeting of 1 August 2017, and following a recommendation of Council's Community Facilities Committee meeting of 25 July 2017, the Council received a deputation and considered a report dealing with a request received from Weslo Holdings Pty Ltd, (lessee of the Thebarton Theatre Complex) seeking the preparation of a 'Masterplan' type document. The Council was advised that the purpose of the document is to enable the lessee to seek government funding for an upgrade and extension to the Theatre premises, and also, to be positioned to make an announcement regarding any such proposal(s) on or about the 90<sup>th</sup> anniversary of the Theatre, (i.e. 11 June 2018).

Following consideration of the matter the Council resolved as follows:

- 1. To work with Weslo Holdings to seek out and secure external funding opportunities that may be available to assist with the historical restoration and upgrade of Thebarton Theatre.*
- 2. To enter into negotiations with Weslo Holdings regarding a new or extended lease term for Thebarton Theatre and report back to Council on the outcome of those negotiations including the exclusion of property at 164 South Road from the lease.*
- 3. To liaise with Weslo Holdings to ensure that the 90<sup>th</sup> anniversary of the Thebarton Theatre opening on 11 June 2018 is appropriately acknowledged and celebrated.*

#### Discussion

This report specifically focusses on the first dot point of Council's resolution of its meeting of 1 August 2017.

Following Council's meeting the Administration met with Weslo's representatives and/or its consultant (TSM Consulting) and Council's Heritage Consultant (Flightpath Architects) on a number of occasions to progress the development of the necessary project and business plan.

In addition to the input provided by the above, additional input, advice and comment was also sourced from a number of other experts including cost and building/engineering consultants. The advice which was gathered as a result of these enquiries has resulted in the development of the draft document which is attached to this report as **Attachment 1**.

As is indicated within the report the intent of the attached document is to enable Weslo to approach Government departments and/or agencies etc. in an endeavour to secure funding for the proposed upgrade works.

In essence (and as described on page 8 of the project document) the upgrade works include:

- Refurbishment of the existing building focussing on its heritage assets
- Incorporation of an additional two-storey extension on the eastern side of the theatre
- Upgrading the air-conditioning system throughout the existing buildings and provision of air-conditioning to the proposed extension
- Creation of a theatre plaza on the corner of South Road and Henley Beach Road to provide improved pedestrian access and outdoor activities
- Enhancing and improving access and parking for patrons and trucks loading in and out for shows

A preliminary costing to undertake these works has been obtained from an independent cost consultant which indicates an estimated project cost of approximately \$7.9M. The report proposes that this be funded in the following manner:

- State Government grant funding (of \$4M),
- Contribution from Weslo (of \$1M) and
- Council contribution (of approx. \$2.9M).

The determination of the Council contribution sought arises from "funding" (albeit subject to ongoing budget deliberations and approvals) identified through Council's Asset Management Plan (AMP) for this building. The current AMP allocates building maintenance and upgrade expenditure of \$250,000 per annum over a 10 year time horizon (some of which identified within the project plan has already been programmed) - the additional \$400,000 over the timeframe is attributed to cost escalations which have been factored into the consultant's calculation.

Whilst the initial motivation for considering this project was to:

- allow an announcement to be made in regard to planned upgrade works on or about the Theatre's 90<sup>th</sup> anniversary: and
- subsequently undertake and complete the works and allow a formal celebration and/or reopening or similar on the 100<sup>th</sup> anniversary of the Theatre.

Recent upgrade/refurbishment works to other similar properties within the state (e.g. Festival Theatre and Her Majesty's Theatre) would suggest that the proposed Thebarton Theatre works should progress and be completed prior to the 100<sup>th</sup> anniversary. The funding request has been premised on an earlier completion date, and further, the consultant's advice indicates that the request to be made to the State Government (for funding of approx. \$4M) is unlikely to be considered or successful without a commitment from Council to the proposed revitalisation and upgrade.

Given the:

- financial commitment Council has already made to a number of other significant building related projects, e.g. Weigall Oval, Lockleys Oval, Apex Park, Mellor Park and Camden Oval; and
- expected capital cost of the Thebarton Theatre upgrade project over the ensuing five years is likely to exceed \$4,000,000 (indexed);

should Weslo be successful in its endeavours to secure grant funding from the State Government, it will be necessary for a Prudential Report to be obtained and considered by the Council. Related to this requirement it is also noted that to this time there has been no public consultation undertaken in regard to this proposal.

On a separate matter, and as indicated within the previous Council resolution, the current term for the lease of the former Thebarton Town Hall premises held by Weslo expires in June this year. As has been previously advised, it is the Administration's desire to consolidate the two existing Weslo lease agreements (i.e. the former Town Hall premises and the Theatre) into a single lease. However, it is difficult to proceed with certainty in this regard until such time as the Council has determined whether or not it is supportive of the revitalisation and upgrade of the Thebarton Theatre. (The decision regarding the grant of a long term lease will in part be contingent upon any significant financial contribution which the lessee indicates it is prepared to make toward the proposed project.).

### **Conclusion**

A draft Project and Business Plan has been developed by consultants engaged by the lessee of the property (Weslo Holdings Pty Ltd) for the revitalisation and upgrade of the Thebarton Theatre premises. The intent is that this Plan be used by Weslo and/or its consultants to seek external grant funding from the State government. To enable this action to proceed it is necessary for Council to provide its endorsement of the proposed works.

### **Attachments**

- 1. Thebarton Theatre - Draft Project and Business Plan**

# THE BARTON THEATRE

## REVITALISATION & EXPANSION



## PROJECT & BUSINESS PLAN

FEBRUARY 2018

Prepared by:



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## 1. EXECUTIVE SUMMARY

Thebarton Theatre will achieve 90 years of operation in June this year. It is an iconic theatre that is one of only a few that have survived over the last century. 1981 was a critical year in which Weslo Holdings commenced its lease and invested in refurbishment that has sustained theatre operation over the past 38 years.

Thebarton Theatre is a favourite place for entertainment in Adelaide, particularly on the contemporary music scene. The size (audiences up to 2,000), internationally famous acoustics and flexibility of the theatre makes it easily suited to a wide variety of events from children's concerts to alternative rock and dance acts and even sporting events such as wrestling and kickboxing tournaments.

The medium sized venue now seats 2000 people and is perfect for young bands breaking into the concert circuit and more established bands that prefer the intimacy of the Thebbie to huge and impersonal stadiums. Alternative bands love the theatre where they can perform right in the midst of the energy and excitement of their fans.

It can be transformed through a number of seating arrangements from a 700 seat lyric mode suited to more intimate performances to 'in the round' seating for sporting events.

The building owner, City of West Torrens, and Weslo Holdings have maintained a strong relationship over the 38 years of the lease and have successfully built a vibrant and much loved theatre.

The theatre is well and truly due for renovation. Western Adelaide need for community facilities far exceeds the availability of community facilities. Thebarton Theatre usage is limited for community use, hence the opportunity to redevelop with an extension which will both revitalise the theatre and provide community use opportunities.

Mindful of the heritage status of Thebarton Theatre, Flightpath Architects has developed a concept to meet the needs of the theatre usage and that of the community.



The project seeks to:

- Refurbish the existing building with a focus on its heritage assets
- Incorporate an additional two story extension on the eastern side of the theatre, more than doubling the foyer milling space and including corporate facilities and meeting rooms at a level expected in today's corporate climate
- Upgrade air-conditioning throughout both the existing buildings and the new development
- Create a Theatre Plaza on the corner of South and Henley Beach Roads for improved pedestrian access and outdoor activities
- Improve access and parking for patrons and for trucks loading in and out for shows

Implementation of this proposal has been estimated to cost **\$7,896,000**.

Project outcomes include:

1. Expanded Thebarton Theatre with facilities to allow diversification of use
2. Enhanced environment for theatre goers
3. New venue for community meeting, activity and event use
4. Increased employment both during construction (62 FTE) and when the extended facility is available for operational use (71 FTE)
5. Community Integration
6. Overcoming isolation
7. Providing facilities catering for use by people of all ages
8. Increased access for frail, elderly and disabled
9. Increased business development through development of conference market; greater exposure of product
10. Tourism local expenditure increase associated with increased tourism providing greater visitation to Thebarton Theatre
11. Improved traffic movement, loading & unloading and attendee car parking

The long term good working relationship between City of West Torrens and Weslo Holdings (Government and Private Enterprise) has provided South Australia with an iconic theatre which has been sustainable through its international reputation as a unique historic theatre.

City of West Torrens has continually invested in maintaining the structure as an iconic historic venue. Millions have been invested recently in upgrading of the fire safety system, lighting and electrical systems. This together with the proposed facility expansion will reinforce the attraction to Adelaide to perform international acts.

Weslo Holdings and City of West Torrens seek to ensure preservation of this iconic theatre by undertaking required facility upgrades and expansion of Thebarton Theatre to develop it into a greater multi-use venue which will be a landmark gateway to the City of West Torrens.

The Council and Weslo Holdings are keen to expand this facility through ongoing financial investment and seeks State Government support of \$4M to assist in this endeavour.

## 2. PROJECT DESCRIPTION & RATIONALE

### Thebarton Theatre History

The Thebarton Theatre was officially opened on Monday June 11 1928 by Mayor HS Hatwell Esq and at the time was considered the premier venue for concerts, films and theatre performances.

Known as the Thebarton Town Hall and Municipal offices the building was built by the Thebarton Council at a cost of £30,000. The opening was a grand occasion with residents satisfied that this was a truly modern building with modern conveniences. It was in fact elaborate and luxurious featuring seating for 2,000 people, a large stage, beautiful proscenium arch and indirect lighting.



The theatrical lighting installed in the theatre was regarded as an innovation with "all the colours of the rainbow thrown forth through the protruding cone and rosette ceiling." The hall was fitted with 2,000 lights, with only around 200 visible the remainder used for dissolving and dimming effects.

As well as the state of the art lighting there was a full orchestra and a variety of seating arrangements and rooms for use. A large Assembly Room was used for functions and dancing, the administrative building included offices and the Council Chambers as well as the Mayors and Mayoresses rooms. Another room was set aside for the School for Mothers, a precursor to the Mothers and Babies Health Association. The Dress Circle provided spacious seating with the front section boasting luxurious armchairs with room for two people. Ten boxes to the side of the Stalls were also fitted with armchairs to create Balcony seating on each side of the auditorium. Seating in the stalls was also designed for comfort with specially constructed chairs finished in gold leather.



### Recent History

Weslo Holdings Pty Ltd commenced negotiations to lease Thebarton Town Hall in 1980 and renamed the venue as Thebarton Theatre in 1981!

At the commencement of the lease the building was in a very poor state. The then owner, – The Township of Thebarton Council - borrowed nearly \$400,000 on which Weslo Holdings paid the interest and the Council the principal until the loan was repaid.

The Council was unable to continue funding the promised upgrades of the venue under this form of arrangement, so Weslo Holdings, to complete the upgrade and redevelopment, outlaid a further approximately \$1,000,000 for considerations of lease extensions. It was fitted out with new foyers, toilets, electrics, carpets, seating, administration areas, bars, and confectionary and merchandise areas. The developers were instructed to perfectly blend the new work with the old and have done brilliantly with the redevelopment winning praise from historical theatre societies and buffs worldwide for its heritage-sensitive treatment.

Following the redevelopment Thebbie renewed its position as a favourite place for entertainment in Adelaide, particularly on the contemporary music scene. The size and flexibility of the theatre makes it easily suited to a

wide variety of events from children's concerts to alternative rock and dance acts and even sporting events such as wrestling and kickboxing tournaments.

The medium sized venue now seats 2000 people and is perfect for young bands breaking into the concert circuit and more established bands that prefer the intimacy of the Thebbie to huge and impersonal stadiums. Alternative bands love the theatre where they can perform right in the midst of the energy and excitement of their fans.

It can be transformed through a number of seating arrangements from a 700 seat lyric mode suited to more intimate performances to 'in the round' seating for sporting events.

The Thebarton Theatre is licensed, has kitchen facilities and a number of breakout areas which can be used for conferences and seminars. The old Council Chambers, lounge and offices have not been forgotten and are also available for hire. They can be used for corporate entertainment, breakout areas, private functions and other events. The Thebarton Theatre is a popular and versatile historic treasure situated just ten minutes from the city centre.

The building owner, City of West Torrens, and Weslo Holdings have maintained a strong relationship over the 38 years of the lease and have successfully built a vibrant and much loved theatre.



### City of West Torrens

City of West Torrens was formed in 1853 and comprises 36 square kilometres of Adelaide's western metropolitan area. It is bounded by the Torrens River to the north, Adelaide City to the east, Anzac Highway to the south, and Gulf St Vincent and local streets to the west.



Major features of City of West Torrens include the River Torrens, River Torrens Linear Park, Adelaide Airport, SA Athletics Stadium, Adelaide Shores tourist and recreation precinct, Thebarton Oval, Richmond Oval, and Keswick National Rail Terminal.

The City of West Torrens has an estimated resident population of approximately 59,000 and is currently experiencing a population renewal, with increasing numbers of young people (predominantly 20-34 year age group) moving into the area.

## Weslo Holdings

Weslo commenced operation in the 1960's. A few years later it became Weslo Holdings Pty Ltd and has continued to operate and grow into the 21st century as the cornerstone company of a highly successful group of companies servicing the entertainment industry.

Weslo Holdings Pty Ltd has been the leading advocate in South Australia to save important theatres from demolition, to ensure they are not allowed to deteriorate or become lost to the public of South Australia. Besides being the lessee of Thebarton Theatre for nearly 40 years, Weslo Holdings Pty Ltd has managed the Arts Theatre upgrade and management improvement, the Noarlunga Theatre and has recently been contracted to manage and supply staff to the Woodville Town Hall.

Weslo Staff Pty Ltd was formed when Weslo Crowd Control Pty Ltd, Adelaide Commercial Theatres Pty Ltd and Weslo Holdings Pty Ltd came together to create a stronger and singularly focused company. It provides extensive event services across the state, including security staff, patrol dogs, event staff, and event management services. Today, Weslo Staff is the major supplier of Security personnel to almost all major events staged in South Australia. It prides itself on its ability to provide high quality service to their clients for both single events such as Days on The Green, Sea and Vines, Crush and Gluttony, and ongoing venue and property security including Adelaide Convention Centre, the Intercontinental Hotel, Drakes supermarkets, Chapleys supermarkets, and San Remo.

Weslo Holdings Pty Ltd also developed the highly successful, and largest theatre and sport's ticket selling business in South Australia – VenueTix Pty Ltd which now concentrates on developing state-of-the-art entertainment ticketing, staff and resource management equipment and gate control products for the industry.



## Thebarton Theatre Revitalisation & Expansion

A Conservation Management Plan exists to ensure maintenance of the heritage aspects of the Thebarton Theatre. A Heritage Architect was engaged to advise and plan for an appropriate extension in compliance with this plan.

Weslo Holdings has successfully invested nearly 40 years into Thebarton Theatre despite the seasonal challenges of the industry, to make it a world renowned venue loved by artists from across the globe but it needs improvement to compete in today's performing arts industry.

The age of the Thebarton Theatre building and its heritage status provides challenges for redevelopment, however there are a number of successful projects in Australia which confirm the success of facility upgrades and expansions. Authorities across Australia are currently restoring and preserving their iconic theatres such as the Pallas Theatre in St Kilda, Her Majesty's Theatre in Adelaide and the Empire Theatre in Toowoomba.

Weslo Holdings and City of West Torrens seek to ensure preservation of this iconic theatre by undertaking required facility upgrades and expansion of Thebarton Theatre to develop it into a greater multi-use venue which will be a landmark gateway to the City of West Torrens.

The project seeks to:

- Refurbish the existing building with a focus on its heritage assets
- Incorporate an additional two story extension on the eastern side of the theatre, more than doubling the foyer milling space and including corporate facilities and meeting rooms at a level expected in today's corporate climate
- Upgrade air-conditioning throughout both the existing buildings and the new development
- Create a Theatre Plaza on the corner of South and Henley Beach Roads for improved pedestrian access and outdoor activities
- Improve access and parking for patrons and for trucks loading in and out for shows

The development of a multi-use venue offers the capacity to operate 7 days a week and increase commercial operations. Improving the models of engagement will allow for more varied and flexible presentations while meeting the needs of the audience and artists.

As a community owned asset, Weslo Holdings and City of West Torrens seek to ensure Thebarton Theatre remains a relevant, vibrant venue, which is an asset to its community. Its upgrade seeks to provide the community with an additional venue for its citizens to utilize, and fill a gap in the market for community accessible space.

The addition and refurbishment has been costed at \$7.9 million.



Artists Impression



### 3. MARKET DESCRIPTION

#### Theatre Usage & Patrons

Thebarton Theatre hosts 70 to 80 events each year and achieved as high as 93, with a total audience attendance of approximately 145,000 (average 1850 per event).

Music events account for 65% of events, and attract a broad audience age range with young children for performances such as Mr Maker, concert bands drawing teens to 20's, and old rock n rollers attracting audiences up to their 80's. Comedy and theatre account for 25% of events, and generally attract audience ages of 25 to 60. The remaining 10% of facility use is for community events, including school breakups, concerts, and community group events.

A large proportion of patrons are from South Australia, with audiences drawn from all over the state. Interstate visitation is achieved due to the theatre's incredible reputation both nationally and internationally.



#### Employment

Weslo Holdings employs 8 FTE staff members, including 4 full time staff, 6 part time. The company additionally has a large pool of casual staff for events.

On average, 40 staff are required to deliver each show at Thebarton Theatre, including direct employment by Weslo Holdings, and contracted staff. Positions include caterers, cleaners, ushers / ticketing, repairers and riggers. Staff ages generally range between 20 and 45, with an approximate 50% mix of males and females.

### Local Flow-on Impact

Thebarton Theatre provides significant boost to local trade, particularly before and after shows. As a result, local businesses assist in marketing upcoming shows to increase their flow-on trade. Pubs, cafes, restaurants, service stations, and other surrounding businesses benefit from the increased foot traffic.

As a privately run inner suburban business, Thebarton Theatre crowds do not benefit from direct public transport links to the same degree as city venues, or government operated venues. Patrons are largely reliant on buses, taxi's, and Uber. Each performance provides an ongoing impact to these businesses.

Weslo Holdings encourages producers to promote their shows locally and to support local suppliers wherever possible.

### Community Facilities

City of West Torrens has a range of community facilities available for local groups, clubs, and citizens to hire. These existing facilities are located across the Council region and include facilities for hire including halls, function rooms, meeting rooms, and sporting facilities. The Centres within the City of West Torrens include:

- Camden Community Centre
- Cummins House
- Hamra Centre
- Plympton Community Centre
- Fulham Community Centre
- Thebarton Community Centre
- Western Youth Centre

Hire fees for these community facilities are categorised based on the user group, and range from no charge for community based groups which do not have any fees or charges for members, to standard rates for corporate or private hire.

Council has identified the need for further community facilities to accommodate community groups. The Thebarton Theatre is currently not maximising its potential use because it is not designed to accommodate community usage other than for performance based activities. The expansion as proposed will provide additional spaces than can be utilised by community groups, for community meetings, activities and events. Currently, the 80 performances per year leaves approximately 200 days of inactivity. The proposed expansion will enable organised usage of the building for these days, thus meeting community demand for additional facilities in Western Adelaide.

## 4. STRATEGIC CONTEXT

### AUSTRALIA – NATIONAL IMPORTANCE

#### Tourism 2020

Strategic Area 6: Build industry resilience, productivity and quality  
 Action - Facilitate greater linkages between tourism and the arts through measures consistent with the Australian Government's National Cultural Policy



### SOUTH AUSTRALIA – STATE-WIDE IMPORTANCE

#### South Australia's Strategic Plan

Goal: We are The Festival State; our festivals, cultural venues and events create a vibrant and energetic atmosphere, generating excitement!



Target 3: Cultural vibrancy – arts activities - Increase the vibrancy of the South Australian arts industry by increasing attendance at selected arts activities by 150% by 2020

Goal: We are known world-wide as a great place to live and visit.

Target 4: Tourism industry - Increase visitor expenditure in South Australia's total tourism industry to \$8 billion and on Kangaroo Island to \$180 million by 2020. Milestone of \$6.3 billion total industry by 2014.

Goal: All South Australians have job opportunities.

Target 47: Jobs - Increase employment by 2% each year from 2010 to 2016 (baseline: 2010)

Goal: We value and promote artistic vibrancy and excellence and celebrate community expressions through the arts.

Target 99: Cultural engagement - Increase the number of attendances at South Australia's cultural institutions by 20% by 2014 and maintain or improve thereafter.

#### Strategic Infrastructure Plan for SA Discussion Paper

Strategic Priority – Managing and Making the Best Use of Heritage Assets

- Maximise economic and social benefits through improved conservation and management strategies for the state's heritage assets.
- Target potential high profile heritage experiences for revitalisation through commercial opportunities that will lift the profile of South Australia's heritage and culture and subsequently induce further conservation and management opportunities.
- Develop a strategy to bring heritage buildings to an acceptable standard for disability access.

#### South Australian Tourism Plan 2020 – South Australian Tourism Commission

Action – Deliver innovative partnerships across sectors and different industries that deliver outcomes for tourism, including areas already active in tourism such as food and wine, the Arts, business events and international education.



### 30 Year Plan for Greater Adelaide

Policy 34 – Ensure heritage places and areas of heritage value are appropriately identified and their conservation promoted.

Policy 36 – Tourism – Provide for sustainable tourism development across Greater Adelaide by:

- Protecting, enhancing and promoting the qualities that attract tourism and are of value to the whole community
- Providing appropriate support infrastructure for tourism
- Facilitating sustainably designed tourism accommodation in suitable locations
- Facilitating tourism-related developments such as restaurants, specialty retail accommodation and other value adding activities.



Policy 88 – Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals of all demographic groups and levels of ability.

Policy 89 – Integrate and co-locate different community infrastructure and services in community hubs to maximise their use and enhance their economic feasibility.

### COUNCIL - LOCAL IMPORTANCE

#### City of West Torrens 'Towards 2025' Community Plan

- Facilitate access to arts and cultural performances, exhibitions and events
- Support the development and growth of local business and jobs, including tourism and export opportunities
- Plan, develop and manage Council's assets with consideration to community and business needs and economic, social and environmental values
- Encourage economic growth & productivity
- Foster a vibrant & inviting City



City of West Torrens has a detailed asset management plan which includes the detailed works necessary to maintain the historic Thebarton Theatre. Council already maintains significant financial investment in implementing these plans at the Thebarton Theatre.

### ORGANISATIONAL IMPORTANCE

Ongoing sustainability of Thebarton Theatre a unique performance venue has been demonstrated over its 90 year history. Looking to the future, Weslo Holdings is keen for greater facility utilisation as follows:

#### Thebarton Theatre Artistic Strategic Plan

Weslo Holdings invests significantly in regular international travel to enable outstanding performances to be identified and attracted to perform in Adelaide. This includes a significant range of new events annually as part of the Adelaide Fringe and Festival of Arts offerings. Experience has demonstrated a significant flow on effect for other acts to perform at the Thebarton Theatre to follow those initially enticed shows.

#### Increase Site Activity Through Community Use

The theatre usage involves the site underutilised for most weekdays. The building extension would enable site utilisation 7 days per week, including both artistic performances and community meetings, activities and events.

## 5. COMPETITORS

There are two aspects to consider regarding competition ie Performance venues and community use venues.

### Performance Venues

The Thebarton Theatre attracts performances to suit its stage and audience size, accommodating up to 2,000 patrons per show. Its management ensures a point of difference with the following venues which are considered to be competitors:

Her Majesty’s Theatre – Grote Street, Adelaide	Capacity 1,000
Adelaide Festival Theatre – King William Street, Adelaide	Capacity 2,000
Adelaide Entertainment Centre – Port Road, Thebarton	Capacity 9,300
HQ (Headquarters) new venue – Hindley Street, Adelaide.	Capacity 1,200
The Gov – Port Road Hindmarsh.	Capacity 1,000
The GC Adelaide (German Club) – Flinders Street, Adelaide.	Capacity 500
Adelaide Convention Centre new space – North Terrace, Adelaide.	Capacity 3,000
Fat Controller – North Terrace, Adelaide	Capacity 500

The Thebarton Theatre with exceptional acoustics is completely different to these competing venues as it has been sustained through its almost 90 year lifetime as one of Australia’s few remaining icon theatres. There is a remarkable list of very significant performers who, if unable to get a booking date at Thebbie refuse to include Adelaide in their itinerary.



### Community Use Venues

Section 3 of this Business Plan identifies the other existing community facilities within the City of West Torrens. At this stage they are all operating at maximum capacity, particularly the nearby newly constructed Thebarton Community Centre. This centre is fully utilised and there are ongoing demands for access which currently and in the foreseeable future cannot be met by that facility.

Utilisation of an extended and purpose build Thebarton Theatre would address the current inadequacy of community centre facilities within the region.

## 6. MARKETING

Thebarton Theatre is known nationally and internationally by performers, agents, and promoters. The venue is generally selected based on its capacity, internationally renowned acoustics, and hire costs.

Weslo Holdings has a marketing plan in place to ensure ongoing promotion of the venue to the performance industry, which is currently being reviewed and enhanced to ensure target markets are reached.

All events that perform at Thebarton Theatre conduct 90% of publicity for their show(s), however Weslo Holdings has developed a marketing package available for hirers in 2018 that will offer a boost to their own marketing campaign. Thebarton Theatre actively markets for its audiences via social media, including Facebook (9,400 followers), Twitter, Instagram, and YouTube.

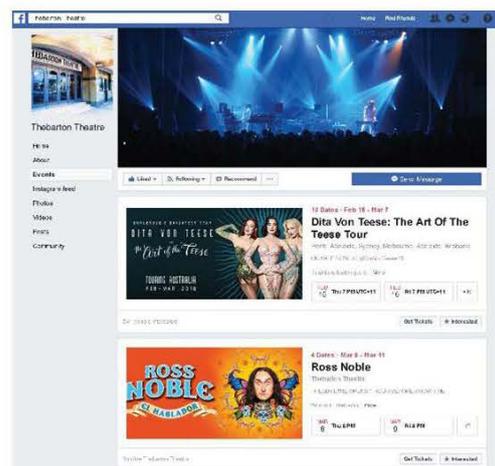
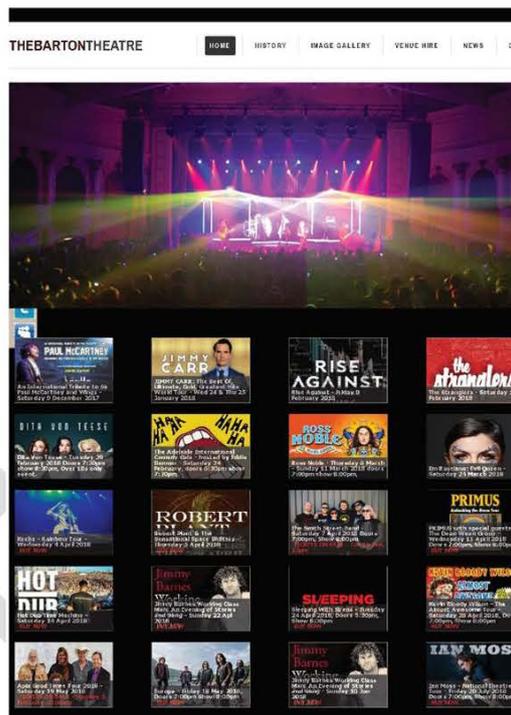
Weslo Holdings has a mailing list comprising 105,000 individuals who receive a weekly newsletter detailing information and links for ticketing for upcoming shows. Additionally, the Thebarton Theatre Website attracts potential audience members and links directly to Ticketmaster, the Theatre’s exclusive ticket-selling agent.

Thebarton Theatre is utilised by the local community for events and functions, and Weslo Holdings offer discounted rates to community groups, schools, and charities. The Thebarton Theatre website is utilised as a marketing tool for community hire, and the future inclusion on the City of West Torrens website will provide further exposure once the extension and upgrade is completed, and the Theatre is in a greater hireable position.

As a key driver for trade of local businesses, established partnerships with surrounding traders (pubs, cafes, restaurants, petrol stations, etc.) assist in local marketing. These local businesses provide vital support by providing their guests and customers with upcoming show information by providing poster space and pamphlets.

Current marketing consists of: A2 & A3 Posters, DL Flyers, Pull up Banners for foyer, External billboard on the Eastern side corner of the Theatre facing South and Henley Beach Roads, Social Media via website, Facebook, Twitter and U-Tube and 105,000 newsletters weekly to subscribers.

Development of a new expanded marketing plan will be undertaken in consultation with City of West Torrens to integrate community use of the facility upon completion of the extension.



## 7. LEGISLATIVE REQUIREMENTS

Concept plans have been developed by Flightpath Architects based on consultation with Weslo Holdings and City of West Torrens. Upon securing funding, each stage of the redevelopment will undergo design development and documentation in order to lodge for required approvals. All approvals will be received before the proposed works begin.

Weslo Holdings commenced the process to have Thebarton Theatre listed on the SA Heritage Register as a State Heritage Place. As the proposed works directly affect a state heritage place, the development application will be referred to the Minister responsible for the Heritage Places Act for consideration.

Amendments to the existing liquor license will be addressed at commencement of the works.



## 8. MANAGEMENT & ORGANISATIONAL STRUCTURE

### Managing the Project Implementation

A Project Control Group (PCG) has been formed to maintain an overview of the project implementation progress. Membership includes representation from the following organisations

Weslo Holdings Pty Ltd	Thebarton Theatre lessee / operator Members: Bob Lott, Robbie Robertson, Martha Lott
City of West Torrens	Thebarton Theatre owner Members: Dean Ottanelli, Steve Watson

The Project Control Group retain all responsibility for the project development and implementation, including the appointment of all required consultants, and contractual decisions.

### Contractors

A number of contractors with specialist expertise have been engaged to develop the project, including:

Flightpath Architects	Project Architect / Heritage Architect
McDougall & Vines	Conservation & Heritage Consultants – Conservation Management Plan
KBR	Services Engineers
Chris Sale Consulting	Quantity surveying / cost estimate services
@TSM Consulting	Project development and project funding consultants







Additional contractors are anticipated to include: structural engineers, landscape designers, civil engineers, etc. All consultants will be engaged based on their experience, and will be local companies where available.

### Ongoing Management

Weslo Holdings will continue to manage the facility throughout and beyond project completion. Weslo Holdings has successfully managed the property since 1981 and is negotiating a long-term extension of the lease.

## 9. RISK MANAGEMENT STRATEGY

	Risk	Risk Level	Mitigation Strategy
1	Project approvals	Medium	As Thebbie is a State Heritage Place, the Project Control Group & Project / Heritage Architect will maintain close consultation with State Heritage throughout the design development and documentation phases to ensure support for the developed proposal prior to lodging for approval.
2	Unrealistic time schedule to complete project	Low	Project implementation may be staged to ensure the construction program aligns with all operational and funding requirements.
3	Project finances	Medium	The project may be delivered in stages based on available funds. Stages will commence once sufficient funding is in place, including suitable contingencies to cover any latent conditions, design amendments, or cost overruns.
4	Insufficient funds to accelerate project implementation	High	Seek government and public support.
5	Vandalism, Fire, Theft to building/property	Low	Appropriate insurances to be maintained.
6	Climatic, emergency situation or natural disaster such as fire or storm damage	Low	Appropriate insurances to be maintained.
7	Incurring of additional project costs	Medium	As an existing building of its age and design, the theatre is likely to provide a few surprises during construction, as is common when working with existing character buildings. Consultants including Project / Heritage Architect and Services Engineers, have been selected based on established knowledge of the building. Flightpath Architects and KBR have been engaged by Council for works at Thebarton Theatre in the past and have a good understanding of the facility. Utilising consultants with prior knowledge of the building will assist to minimise the risk.
8	Competition	Low	The Adelaide theatres seen as competition (Her Majesty's; Adelaide Festival Centre and Adelaide Entertainment Centre) all have unique design features to attract specific audiences. Thebarton Theatre is a unique smaller suburban theatre with a long and proven record of attracting shows suited to its loyal customer base.
9	Lack of patronage	Low	The extensive mailing list and long term experience in attracting popular shows, supported by loyal patrons has demonstrated good attendance ie 145,000 pa

## 10. FINANCIAL PROPOSAL

### PROJECT EXPENDITURE

Expenditure Item	Cost
Existing building upgrades / refurbishment	\$1,070,000
Eastern 2 storey addition	\$3,355,000
Air-conditioning upgrade	\$2,626,000
Theatre Plaza	\$515,000
Access and parking	\$340,000
<b>TOTAL</b>	<b>\$7,896,000</b>

The above project costs have been prepared by Chris Sale Consulting based on architectural drawings undertaken by Flightpath Architects.

### PROJECT INCOME

Organisation / Fund	Cash Contribution	Status
Weslo Holdings Pty Ltd	\$ 1,000,000	Confirmed
City of West Torrens	\$ 2,896,000	To be Confirmed
Seeking from Government	\$ 4,000,000	Requesting
<b>TOTAL</b>	<b>\$ 7,896,000</b>	

## 11. PROJECT MILESTONES

Key Activities	Outcome(s)	Performance Indicator(s)	Timeframe (Weeks / Months)
Finalise Master plan	Master Plan document complete	Project components identified, ready to seek funding	Complete
Finalise funding arrangements	Funding secured for each master plan component	Funding agreement(s) signed	January – April 2018
Documentation	Construction documents completed	Development Application lodged	April – July 2018
Project Announcement	Confirmation of Expansion Project	Civic ceremony in the theatre	June 2018
Gain development approval	Documentation completed and all required approvals in place, ready to proceed	Development Approval received	July 2018 – January 2019
Tender / request quotes	Final project costs received	Tenders / quotes received	March – April 2019
Appoint contractor(s)	Contractor(s) appointed	Contracts signed	May- June 2019
Building works implementation	Building upgrades and new section of building under construction	Building works complete	July 2019 – March 2020
Building fitout	Fitout works to existing and new building areas	Interior fitout and new air conditioning installation complete	November 2019 – March 2020
Update Liquor Licence	Updated licence in place to reflect new facility layout	Licence received and displayed in accordance with requirements	March 2020
Public opening	Upgraded facility open for use	Attendance at opening	March 2020

## 12. OUTCOMES

### Outcomes

	Outcome	Measure
1	Expanded Thebarton Theatre with facilities to allow diversification of use	Completion of building works
2	Enhanced environment for theatre goers. Currently we have difficulty attracting MOR (Middle-Of –The – Road) performers because of inadequate Air Conditioning , Milling Space (this age group don't wish to have to push their way through patrons standing at bars), and the current lack of options which enable presentation of some theatrical effects on stage	Audience appreciation of improved theatre facilities measured by attendance statistics and user surveys
3	New venue for community meeting, activity and event use	Community usage of the newly available facility measured by attendance statistics and user surveys
4	Increased employment both during construction and when the extended facility is available for operational use	Creation of jobs: 62FTE during construction works 71 FTE when fully operational
5	Community Integration – Overcoming isolation Providing facilities catering for use by people of all ages	The improved complex will provide more connection with the total cross section of the community. Statistics on users and visitors will confirm use by all ages
6	Increased access for frail, elderly and disabled	New entrances and internal configuration will give all members of the community complete and equal access to all areas of the Theatre/Centre
7	Increased business development through - development of conference market; greater exposure of product	Recording of meetings and functions and attendees attracted to Thebarton Theatre
8	Tourism Local expenditure increase associated with increased tourism providing greater visitation to Thebarton Theatre	Statistics
9	Improved traffic management and parking	Achievement of improved South Road access, loading and unloading facilities and attendee parking

### Economic Benefits

Implementation of the Thebarton Theatre Expansion project will result in significant benefits to the City of West Torrens Council area, Adelaide Metropolitan Region, South Australia, and Australia. These benefits will include:

- Construction employment of **62 FTE jobs**, based on Deloitte Access Economics Report 'Economic Contribution Analysis of State Government Procurement' to the Office of the Industry Advocate (Jan 2014). This is calculated based on a construction spend creating 7.8 FTE direct & indirect jobs per \$1M of capital construction expenditure.
- Following completion of the building works, the theatre will create **71 FTE jobs**, based on Deloitte Access Economics Report to the Office of the Industry Advocate (Jan 2014). This is calculated based on theatre operational spend creating 9.8 FTE direct & indirect jobs per \$1M of generated theatre revenue.
- Currently 145,000 patrons attend shows at the theatre each year. The expansion will provide for activity in the theatre daily through utilising new facilities for community activities and events. This will generate additional local community usage (additional 200 days usage per year for non-performance community purposes) and also attract new visitors to the theatre and region (based on 'moderate' level visitation). This equates to a 20% increase in the number of Thebarton Theatre users.



### 13. SWOT ANALYSIS

The SWOT Analysis demonstrates the opportunities and constraints of the current Thebarton Theatre facilities that have influenced the proposed project.

	<b>Strengths</b>	<b>Weaknesses</b>	<b>Opportunities</b>	<b>Threats</b>
<b>Location</b>	Easily accessible from Adelaide city centre and suburbs.  Located on a main road with good street presence.	Access for event setup proves challenging and dangerous with current access and parking for trucks requiring reverse access from South Road, within meters of the Henley Beach Road intersection.  Provision of parking.  Main entry doors are accessed from a main road footpath.  Entry and exit of crowds in a confined space in close proximity to main road traffic requires close monitoring for patron and motorist safety.  Minimal opportunities for events or patrons to utilise outdoor areas.	South Road upgrade works provide opportunity to redevelop the existing carpark into a pedestrian plaza and coordinate design for greater integration with the public realm.  Reconfigure the entry / exit locations to take pressure off the existing main doors and confined entry space.  Introduce outdoor event and patron spaces, including pedestrian plaza through reconfiguration of car parking spaces and entry / exit locations.	Details of South Road upgrade design and timing currently unknown for this section of South Road.
<b>Land Use</b>		Most visually prominent part of the site is utilised as a carpark – not visually appealing.  Physical separation between theatre and administration restricts use of the theatre as staff are not directly on site.	Provide greater connection between administration and theatre.	South Road upgrade design unknown and may impact of land access and configuration.
<b>Economic Development</b>	Thebbie has been managed by the current tenant since 1981, confirming operational sustainability.  Flow-on impact to surrounding local businesses.	Limited opportunity for income from bar and snack sales due to insufficient milling space.		Potential of existing aircon system failure – will result in cancellation of events.
<b>Environmental</b>		Existing building services / systems are outdated and inefficient.	Upgrade of building services to provide greater efficiency and reduce use of natural resources.	
<b>Social</b>	State Heritage Place listing confirms the building's cultural importance to South Australia and its community.  Attraction of patrons from a wide age range.	Milling space is not physically large enough to cater to the crowds, restricting pre-show and interval socialization.  No outdoor space available to patrons. Those wishing to go outside can currently only be on the footpath or in the carpark.  Little opportunity to support corporate or community functions due to lack of suitable facilities.	Incorporate facilities to support corporate, community, and private hire through incorporation of suitable spaces.	

## 14. FINANCIAL PROJECTION

### Thebarton Theatre Profit & Loss

	2014/15 Actual	2015/16 Actual	2016/17 Actual	2017/18 Est	2018/19 Projected	2019/20 Projected
Total Bar Sales and Merchandising	741,057	961,872	864,154	920,000	950,000	1,500,000
Total Theatre Hire	224,989	289,002	279,000	290,000	300,000	400,000
Staff Recoveries	159,797	232,204	232,801	240,000	230,000	250,000
Total Venue/Event Sundries	79,340	193,892	223,024	225,000	200,000	250,000
Total Box Office Income	4,092	5,451	5,324	5,500	5,000	10,000
Total Other Income	10,749	24,490	13,146	15,000	10,000	20,000
<b>TOTAL INCOME</b>	<b>1,220,024</b>	<b>1,706,911</b>	<b>1,617,449</b>	<b>1,695,500</b>	<b>1,695,000</b>	<b>2,430,000</b>
Total Bar Sales & Merchandising Cost	241,774	248,627	232,294	240,000	250,000	450,000
Total Theatre Rent and Related Charg	136,335	152,325	145,612	150,000	150,000	250,000
Total Event Staff Costs	153,088	195,993	262,686	260,000	265,000	325,000
Total Security Staff Costs	48,023	73,389	75,626	90,000	90,000	135,000
Total Venue / Event Sundries	40,152	127,313	158,519	160,000	150,000	200,000
Total Box Office Costs	102,682	114,360	109,885	120,000	115,000	150,000
Other Costs	0	2,286	2,848	3,000	5,000	10,000
<b>TOTAL COST OF SALES</b>	<b>722,054</b>	<b>914,293</b>	<b>987,470</b>	<b>1,023,000</b>	<b>1,025,000</b>	<b>1,520,000</b>
<b>GROSS PROFIT</b>	<b>497,970</b>	<b>792,618</b>	<b>629,979</b>	<b>672,500</b>	<b>670,000</b>	<b>910,000</b>
Total Employee Costs	201,698	229,160	169,956	200,000	210,000	300,000
Bad Debts	0	695,845	0	0	0	0
Overhead Expenses	132,405	238,575	257,413	275,000	280,000	350,000
<b>TOTAL EXPENSES</b>	<b>334,103</b>	<b>1,163,580</b>	<b>427,369</b>	<b>475,000</b>	<b>490,000</b>	<b>650,000</b>
<b>PROFIT/LOSS</b>	<b>163,867</b>	<b>-370,962</b>	<b>202,610</b>	<b>197,500</b>	<b>180,000</b>	<b>260,000</b>

#### Assumptions:

- Building extension works 2018/19
- Maintain theatre cash flows during extension year
- New income streams 2019/20 due to completion of extensions
- Milling Space, Air-con, will increase income by at least 25%

Upon completion of the Theatre extension, the financial projections include a significant increase in activity and an increased employment cost. Other costs for operation of the facility will be increased due to proposed introduction of community centre activities throughout the new 7 day per week operation.

## 11.2 Proposed Footpath Installation - Lockleys Footpath Network

### Brief

This report seeks Council's endorsement to proceed with the Lockleys long term footpath installation plan to achieve a footpath on at least one side of the road and ultimately complete the footpath network in Lockleys.

### RECOMMENDATION

The Committee recommends to Council that:

1. Council proceed to schedule the installation of a footpath in Clyde Avenue (western side) (Castlebar Road to Frontage Road) in future capital work programs.
2. Council defer the proposed installation of footpaths in Macumba Avenue (Fulham Park Drive to End), Arcoona Avenue (Fulham Park Drive to End), Horsley Street (Corona Avenue to Frontage Road), Durham Avenue (Castlebar Road to Frontage Road), Frontage Road (Horsley Street to Clyde Avenue) and Frontage Road (Clyde Avenue to Sandilands Street).

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### Introduction

The Lockleys long term footpath installation plan was developed on the basis that all local roads are to have a footpath on at least one side of the road, as stated in Council's Footpath Asset Management Plan. To achieve this, Council's Administration previously proposed to install a footpath on Clyde Avenue, Frontage Road, Durham Avenue, Horsley Street, Arcoona Avenue and Macumba Avenue, Lockleys. Installing a footpath on the roads mentioned above will also complete the footpath network in Lockleys, providing pedestrians with a safe, accessible and continuous route that links Henley Beach Road and Linear Park.

As part of the approved 2016/2017 Capital Works Program it was proposed to construct a footpath in Horsley Street, Lockleys. In facilitating this, notification advising of the pending works was distributed to the residents in Horsley Street, dated 24 August 2016. As a result of the notification, Council's Administration received a number of objections in regards to the proposed installation of a footpath.

Due to the concerns expressed by some residents from the earlier consultation of August 2016, Administration undertook further consultation with all the residents via a survey seeking residents' preference regarding installation of the footpath and invited any other comments on the proposal. The survey was distributed to all residents of Horsley Street on 21 September 2016, with a request that it be completed and returned to Council by close of business on 7 October 2016. Subsequently, a report to Council was presented at its meeting held on 17 January 2017 and the resolution was to consult with the wider community of Lockleys regarding the long term footpath installation plan for Lockleys.

Since this time, the Administration have been updating the Footpath Asset Management Plan including the undertaking of a re-condition audit of the City's footpath network. The updated Footpath Asset Management Plan was subject to a Council report and it reaffirmed the requirements to have a hard standing footpath on at least one side of the road.

## Discussion

Council's Administration consulted with the wider community of Lockleys regarding the long term footpath installation plan via an informative letter and a corresponding survey form (**Attachment 1**). The consultation letter was delivered to residents on 24 November 2017, with all responses to be returned to Council by 8 December 2017. The consultation letter also included the footpath locality plan which highlighted the proposed location of the footpaths and the Council trees that will be considered for removal. The survey gave the residents an opportunity to provide their preference on the long term footpath plan for Lockleys and invited any other comments on the proposal.

As an overview of the final results from the survey, Council received a total of 55 responses out of the possible 270 survey forms distributed. From the 55 responses received, 31 responses were in favour of the footpath proposal, and 24 responses were opposed to the proposal. A summary of the responses is provided in the table below.

Footpath Proposal	Responses	Response Percentage (%)
In Favour	31	56.4%
Opposed	24	43.6%

The survey responses were in relation to the total footpath installation proposal within Lockleys, however, numerous comments were made regarding specific streets in which a footpath is proposed to be installed.

A further detailed breakdown of the survey results has been evaluated below for each road that a footpath has been proposed, including the preference and key comments from residents residing in the corresponding street.

### Macumba Avenue (Fulham Park Drive to End)

Macumba Avenue is a No Through Road that only provides access to the properties within the street and ends with a flight of stairs leading to the Linear Park shared path. Council Administration has proposed that a footpath be installed on the northern side and for one tree to be removed. From the eight (8) properties within Macumba Avenue, Council received three (3) responses in which one (1) response was in favour and two (2) responses were opposed to the proposal. The following comments were also included in the responses:

- Opposed to the removal of the tree due to the privacy and shade the tree provides.
- Minimal vehicle traffic in Macumba Avenue.
- Obstructions in verge including water inspection point and stobie pole.

### Arcoona Avenue (Fulham Park Drive to End)

Arcoona Avenue is also a No Through Road that only provides access to the properties within the street and ends with a flight of stairs leading to the Linear Park shared path. Council Administration has proposed that a footpath be installed on the northern side. From the nine (9) properties within Arcoona Avenue, Council received five (5) responses in which all five (5) responses were opposed to the proposal. The following comments were also included in the responses:

- Minimal vehicle traffic in Arcoona Avenue.
- Footpath will disturb well established front lawns.
- Higher foot traffic on the southern side of Arcoona Avenue from St Francis School.

### Clyde Avenue (Castlebar Road to Frontage Road)

Clyde Avenue currently has an existing footpath from Henley Beach Road to Castlebar Road. Council Administration has proposed that a footpath be installed on the western side of Clyde Avenue between Castlebar Road and Frontage Road to link with the existing footpath and provide pedestrians with safe access to the Linear Park shared path. One tree will be required to be removed to accommodate the footpath. From the 25 properties within this section of Clyde Avenue, Council received 10 responses in which seven (7) responses were in favour and three (3) responses were opposed to the proposal. The following comments were also included in the responses:

- Opposed to the removal of the tree due to the tree's size and maturity.
- Concerned about the general loss of trees and green space.
- Minimal vehicle traffic in Clyde Avenue.
- Majority of houses do not have front fences; installing a footpath will lose the feeling of 'openness'.
- Grass verges are already well maintained.
- Footpath will create difficulty in maintaining the verge.
- Access to Linear Park from Henley Beach Road already exists on Fulham Park Drive.
- Pedestrians currently walk within the carriageway of Clyde Avenue to access Linear Park which can be unsafe.
- The proposed side for the footpath has a kindergarten so it seems a logical choice.

### Horsley Street (Corona Avenue to Frontage Road)

Horsley Street runs alongside Linear Park. Council Administration has proposed to install a footpath on the eastern side of Horsley Street as the existing path along Linear Park on the western side of Horsley is elevated at a height that does not satisfy DDA requirements of accessibility. The proposed footpath on the western side of Horsley Street will link the existing footpath on Corona Avenue with the pram ramp leading into the Linear Park shared path at the corner of Horsley Street and Frontage Road. From the six (6) properties within Horsley Street, Council received four (4) responses in which one (1) response was in favour and three (3) responses were opposed to the proposal. The following comments were also included in the responses:

- Residents from properties No. 8, 10, and 12 can easily walk across the street to the shared path as there is no significant level rise to the shared path.
- Council could compromise and install a footpath from property No. 6 to the existing footpath at Corona Avenue.
- Minimal vehicle traffic in Horsley Street.
- Access to Linear Park from Henley Beach Road already exists on Fulham Park Drive.
- A footpath is required for safety as a resident who resides on Horsley Street has previously fractured her vertebrae due to an unmaintained grass verge.
- The three gum trees in front of property No. 4 to be removed as they are dangerous.

### Durham Avenue (Castlebar Road to Frontage Road)

Durham Avenue currently has an existing footpath from Corona Avenue to Castlebar Road. Council Administration has proposed that a footpath be installed on the eastern side of Durham Avenue, between Castlebar Road and Frontage Road, to link with the existing footpath on Durham Avenue and provide pedestrians with safe access to the Linear Park shared path. From the 10 properties within this section of Durham Avenue, Council received four (4) responses in which all four (4) responses were opposed to the proposal. The following comments were also included in the responses:

- Minimal foot traffic in Durham Avenue.
- Works well as it is already.
- Access to Linear Park from Henley Beach Road already exists on Fulham Park Drive.
- Removal of several large native trees that provide shade to houses. If the trees are removed, they should be replaced with mature trees and provide the same street appeal.

### Frontage Road (Horsley Street to Fulham Park Drive)

Frontage Road runs alongside Linear Park. Council Administration has proposed to install a footpath on the southern side of Frontage Road, between Horsley Street and Fulham Park Drive. This proposed footpath will link the existing footpath at the intersection of Fulham Park Drive with the tram ramp leading into the Linear Park shared path at the corner of Horsley Street. From the nine (9) properties within this section of Frontage Road, Council received four (4) responses in which all four (4) responses were opposed to the proposal. The following comments were also included in the responses:

- Shared path is already located on the northern side of Frontage Road, and therefore a footpath is not necessary for the southern side.

### Frontage Road (Fulham Park Drive to Clyde Avenue)

Frontage Road runs alongside Linear Park. Council Administration has proposed to install a footpath on the southern side of Frontage Road, between Fulham Park Drive and Clyde Avenue. This proposed footpath will link the existing footpath at the intersection of Fulham Park Drive with the proposed footpath in Clyde Avenue, allowing pedestrians to safely access the Linear Park shared path from Clyde Avenue. From the three (3) properties within this section of Frontage Road, Council received two (2) responses in which all two (2) responses were opposed to the proposal. The following comments were also included in the responses:

- Footpath will spoil the nature look of the road.
- Verges are well maintained.
- Access to Linear Park from Henley Beach Road already exists on Fulham Park Drive.
- Footpath will create difficulty in maintaining the grass verge.

### Frontage Road (Clyde Avenue to Sandilands Street)

Frontage Road runs alongside Linear Park. Council Administration has proposed to install a footpath on the southern side of Frontage Road, between Clyde Avenue and Sandilands Street. This proposed footpath will link the existing footpath at Sandilands Street with the proposed footpath in Clyde Avenue. From the nine (9) properties within this section of Frontage Road, Council received four (4) responses in which two (2) responses were in favour and two (2) responses were opposed to the proposal. The following comments were also included in the responses:

- Footpath already exists on the northern side of Frontage Road which meets the minimum requirement of the DDA, therefore a footpath is not required on the southern side.
- The expense of the footpath could be spent better elsewhere.
- Minimal vehicle traffic.
- Majority of houses do not have front fences; installing a footpath will lose the feeling of 'openness'.
- This is excellent and long overdue, especially along Frontage Road.

## **Conclusion**

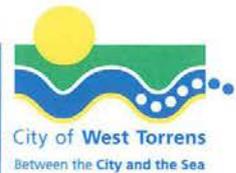
Further to a wider community consultation on the installation of footpaths in the Lockleys area, and given that the majority of responses for the individual streets were not in favour of installing footpaths, it is proposed not to proceed with scheduling new footpaths in the following streets: Macumba Avenue (Fulham Park Drive to End), Arcoona Avenue (Fulham Park Drive to End), Horsley Street (Corona Avenue to Frontage Road), Durham Avenue (Castlebar Road to Frontage Road), Frontage Road (Horsley Street to Clyde Ave) and Frontage Road (Clyde Avenue to Sandilands Street). However, Administration will monitor customer requests to identify any roads that would require further consideration of a footpath based on demand.

Given that positive feedback was received from the consultation in Clyde Avenue (Castlebar Road to Frontage Road) and that a kindergarten fronts Clyde Avenue, it is proposed to schedule the installation of a footpath in future capital work programs.

## **Attachments**

### **1. Lockleys Footpath Proposal - Resident Letter, Survey and Plan**

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



24 November 2017

## LOCKLEYS FOOTPATH NETWORK PROPOSED FOOTPATH INSTALLATION

Dear Resident/Ratepayer,

As a part of the City of West Torrens Asset Management Plan, Council require that all local roads have a footpath on at least one side of the road. In achieving this, Council is proposing to complete the footpath network in Lockleys, focusing on the network between Henley Beach Road and Linear Park Shared Use Path.

For the City of West Torrens to achieve a completed footpath network in Lockleys, a footpath is required to be installed on **Clyde Avenue, Frontage Road, Durham Avenue, Horsley Street, Arcoona Avenue, and Macumba Avenue, Lockleys.** The proposed Lockleys footpath network will provide pedestrians with a continuous route that links the Henley Beach Road Footpath to the Linear Park Shared Path.

The decision to complete the footpath network in Lockleys is also based upon Council's policy to comply with the Disability Discrimination Act (DDA), which requires that there is a footpath on at least one side of all roads, for the safety and accessibility of pedestrians.

To assist Council in its consideration to proceed with the instalment of footpaths, Council is requesting your comments on the proposed footpath network. Please find enclosed a copy of a Survey Form together with a reply paid envelope, and the Lockleys Footpath Locality Plan including the location of the proposed new footpaths and the trees that will be considered to be removed. Based on the results of the Survey, Council Administration will provide a report to Council Elected Members for their deliberation.

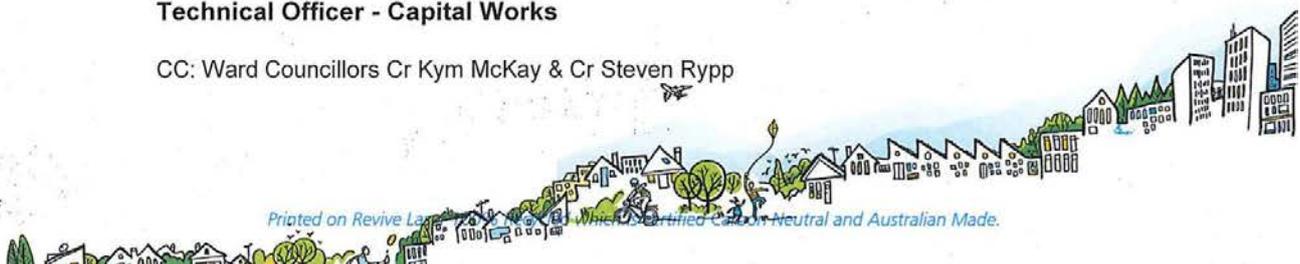
In order for your response to be considered, please return your completed Survey Form to Council by Close of Business, Friday 8<sup>th</sup> December 2017 via the enclosed reply paid envelope. Once the survey is complete, Council will then be able to make an informed decision regarding the installation of new footpaths to complete the Lockleys footpath network.

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

Yours sincerely

**Luke Boin**  
**Technical Officer - Capital Works**

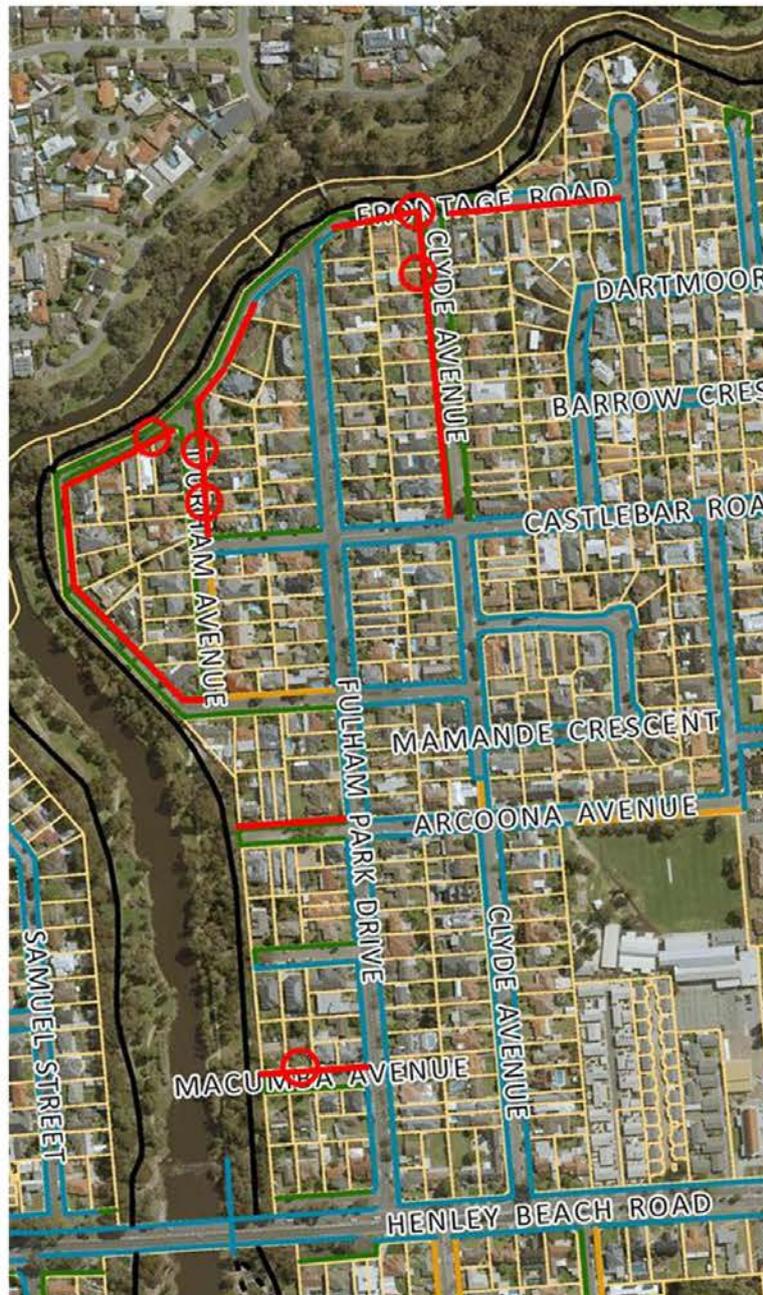
CC: Ward Councillors Cr Kym McKay & Cr Steven Rypp



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**CITY OF WEST TORRENS  
PROPOSED FOOTPATH LOCALITY PLAN  
LOCKLEYS**



**LEGEND**

- PROPOSED NEW FOOTPATH
- EXISTING BRICK PAVED FOOTPATH
- UNFORMED VERGE
- EXISTING SHARED USE PATH
- EXISTING CONCRETE FOOTPATH
- TREES CONSIDERED TO BE REMOVED



**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.



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

#### Brief

To provide Members with a monthly update report on the relocation to the new depot facility at Morphett Road, North Plympton.

#### RECOMMENDATION

The Committee recommends to Council that the report be received.

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#### Introduction

At the Council Meeting on 12 December 2017, the Council 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 of 6 February 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:

- A delivery framework has been completed and extensive staff consultation has been ongoing. The delivery framework provides for a structured approach to the move, using different staff reference groups for the implementation, delivery and relocation of the staff to the new depot.
- In September 2017, the consultants commenced the 30% design component for the depot site. Different design options (floor plan layouts) with analysis of the different traffic movements have been investigated and considered in consultation with the staff groups. The 30% design component was finalised in February 2018.
- The feasibility study into the installation of solar/battery and other sustainability solutions at the new depot is continuing and a draft report is expected to be completed in the coming months.
- Detailed investigations have also commenced regarding the options for the use (or reuse) of water within the depot. This includes water storage options (for ground/roof run-off) and connection into the recycled water pipeline (Council's recycled water pipeline network).
- Ongoing compliance testing and maintenance has continued in all areas of the site, including electrical/fire compliance, lift servicing, air conditioning, building and gardening maintenance etc. Additional repairs have continued on some of the building elements for occupancy of the building, including roof access systems, ceiling (water) damage, electrical wiring and lighting, etc.
- Works are nearing completion on the modifications to the current ground floor facilities to cater for female use. Works include removal of an existing (male) wash area and construction of a female change room, shower and toilet facilities. These works are scheduled to be completed in early March.

- Work Health Safety (WHS) compliance tasks are underway and essential to enable the commencement of the staged staff relocation scheduled in mid-March. Tasks include staff emergency and evacuation management, staff site inductions and traffic and safety management on site while the new depot 'fitout' is being implemented.
- Detailed design is continuing on specific 'fitout' elements, including:
  - Security
  - Wash-down bay and 'water fill' facility
  - Fuel and oil storage
  - Welding/steel fabrication facility
  - Team workshop facilities
  - Mechanical workshop

An update of the timeframes and the deliverables of each of these components will be provided in a future report once the design has been finalised.

### Financial

The current status of budget vs expenditure to 30 January 2018 is as follows:

Budget 2017 / 2018	Expenditure (Approx.)
\$1,000,000	\$225,000

Proposed expenditure timeframes will be provided once the detailed design has been finalised for the different elements within the depot facility (as detailed above).

### Timeframes for Relocation

City Property Department staff have already relocated into the facility and the majority of the City Operations Department staff will commence relocating from mid to late March 2018. The remaining staff will not relocate until specific facilities are implemented at the Morphett Road Depot, i.e. mechanical/fabrication workshops.

### Site Leasing

The following provides an update of the site leasing of the facility:

- The existing tenants, Merlin Software, continue to occupy the administrative/office space on the ground floor.
- A short term lease has been arranged with WE Hughes Removalists for secure storage within the yard space.
- An agent has been appointed to progress the leasing of the remaining area of the facility. Further information is available from the following website, Real Commercial:

<https://www.realcommercial.com.au/property-industrial+warehouse-sa-adelaide+airport-502695098>

### **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 North Plympton depot site.

### **Attachments**

Nil

## 11.4 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	The contract for the civil works associated with this project has been awarded. A supply contract for the provision of the pipes and culverts for the project have been secured. Advance works, with minimal traffic or resident impact, have commenced on site. Programming and major traffic management discussions and works permit submission has been undertaken with DPTI. The advance undertaking of major service alterations have commenced, with Council awaiting confirmation of when these will be physically undertaken. Major drainage works will commence upon completion of the service works, which is currently anticipated to be during April 2018.
George Street, Thebarton Stormwater Drainage Upgrade and Road Reconstruction	George Street (South Road to Dew Street) - Construction works underway. Currently installing the underground stormwater pipes and culverts.
Dew Street and Maria Street, Thebarton, Stormwater Drainage Upgrade	Refer to George Street Stormwater Drainage and Road Upgrade.
George Street and Dew Street, Thebarton, New Roundabout	Refer to George Street Stormwater Drainage and Road Upgrade.
Brown Hill and Keswick Creek Maintenance	Consultant quotes for design solutions are currently being sought for three sites where maintenance works are necessary to be undertaken for stability on these creeks.
Brown Hill Creek Bridge Replacements	Consultant quotes are currently being sought for the concept design of two replacement road bridges over Brown Hill Creek at Daly Street, Kurralta Park, and Watson Avenue, Netley.
River Torrens Linear Park, (Pedestrian Light Project)	The River Torrens Linear Park Pedestrian Lighting Projects for 2017/2018 from Tapleys Hill Road, Fulham, to the Council boundary (for both the north and south sides of the river) are currently underway and are scheduled for completion in April 2018.

Westside Bikeway, (Pedestrian Lighting Project)	The Westside Bikeway Pedestrian Lighting Project for 2017/2018, along Birdwood Terrace, North Plympton, and Deacon Avenue, Richmond have commenced on site and are scheduled for completion in June 2018.
Rolling Underground Stormwater Condition Audit 2017	All investigations associated with the current package of works have now been undertaken and this information is now being integrated into Council's Asset Management systems.

### Capital Works

Road Reconstruction Works	<p>The following is an update on roadworks occurring in our City:</p> <p>West Beach Road - the administration are continuing to work with the City of Charles Sturt to develop detailed design and documentation.</p> <p>Design and documentation is currently being undertaken for the following roads:</p> <ul style="list-style-type: none"> <li>- Mortimer Street (Gray Street to Grassmere Street)</li> <li>- St Andrews Crescent (Sunningdale Avenue to Bonython Avenue)</li> <li>- St Andrews Crescent (Bonython Avenue to Hoylake Street)</li> <li>- Aldridge Terrace (Richmond Road to Lucknow Street)</li> <li>- White Avenue (Tracey Crescent to Pierson Street)</li> </ul> <p>Design and documentation have been completed and tender documentation is being developed for the following roads:</p> <ul style="list-style-type: none"> <li>- West Thebarton Road/Phillips Street - It is anticipated that tenders will be called in March 2018 following completion of the undergrounding of power</li> <li>- Toledo Avenue - works are programmed to start in March</li> <li>- Cambridge Avenue - Works are programmed to start in March</li> </ul> <p>The tendering process has been completed and construction works have commenced on the following roads:</p> <ul style="list-style-type: none"> <li>- Wainhouse Street (Ashley Street to Carlton Parade) - Construction works are underway and expected to be completed by mid-March 2018</li> <li>- George Street (South Road to Dew Street) - Construction works are underway and expected to be completed by end of June 2018</li> <li>- Britton Street (Marion Road to Norwich Street)</li> <li>- Birmingham Street (South Road to Pymbrah Road) - Construction tenders received and currently being evaluated, works are anticipated to start in late March 2018</li> </ul>
Undergrounding of Power West Thebarton Road/ Phillips Street, Thebarton	Power pole and cabling works are ongoing. There was a delay due to contractual issues between SAPN and their contractor. SAPN have now advised that the completion date for the project will be April 2018.

Kerb & Water table Program	<p>The following is a list of the streets allocated for kerb only works in 2017/2018. The streets have been divided into two (2) stages of equal duration.</p> <p>Stage 1 - Works underway:</p> <ul style="list-style-type: none"> <li>- Ebor Avenue (Darebin Street to Tarragon Street)</li> <li>- Laverack Road (Birdwood Terrace to Marion Road) - complete</li> <li>- Moss Avenue (Richmond Road to Commercial Street) - complete</li> <li>- Tilden Street (James Street to Gray Street)</li> <li>- Thanet Street (Henley Beach Road to Marshall Terrace) - design works are underway.</li> </ul> <p>Stage 2 - Works complete:</p> <ul style="list-style-type: none"> <li>- Clifford Street (Oscar Street to Lipsett Terrace) - complete</li> <li>- Bonython Avenue - complete</li> <li>- East Parkway (Riverside Drive to Hughes Avenue) - complete</li> <li>- Kellett Avenue (Kenton Street to Torrens Avenue) - complete</li> <li>- La Jolla Avenue (Huntington Avenue to Ayton Avenue) - complete</li> <li>- Lorraine Avenue (Anthus Street to Grallina Street) - complete</li> </ul>
Road Reseal Program	<p>The road reseal program has commenced.</p> <p>The following streets have been completed:</p> <ul style="list-style-type: none"> <li>- Clifton Street (Stonehouse Avenue to Carlton Road)</li> <li>- Patricia Avenue (Clifton Street to Whelan Avenue)</li> <li>- Warwick Avenue (Daphne Street to Cross Terrace)</li> <li>- Coulter Street (Allchurch Avenue to Galway Avenue)</li> <li>- Mackay Avenue (Edward Davies Street to Laverack Road)</li> <li>- Park Terrace (Allchurch Avenue to Talbot Avenue)</li> <li>- Talbot Avenue (Marion Road to Birdwood Terrace)</li> <li>- Darebin Street (Ebor Avenue to Falcon Avenue)</li> <li>- Albert Street (Milner Road to Martin Avenue)</li> <li>- Arthur Street (Brooker Terrace to Shaw Avenue)</li> <li>- Davenport Terrace (South Road to Milner Road)</li> <li>- Smith Street (Dew Street to Holland Street)</li> <li>- Sherriff Court</li> <li>- Bedford Street (Wakefield Place to end)</li> <li>- Acacia Avenue (End to Willingale Avenue)</li> <li>- Fulham Park Drive (Arcoona Avenue to Corona Avenue)</li> <li>- Rostrata Street (Willingale Avenue to End)</li> <li>- Torrens Avenue (End to Dartmoor Street)</li> <li>- Rankine Road (Grey Street to House No. 31)</li> <li>- Torrens Street (Wilton Terrace to Ferris Street)</li> <li>- Wilton Terrace (Elizabeth Street to end)</li> <li>- Fitch Road (Halsey Road to Good Street)</li> <li>- Layton Street (Henley Beach Road to Ashburn Avenue)</li> <li>- Samuel Street (Mackirdy Street to Weetunga Street)</li> <li>- Susan Street (Ayton Avenue to Henley Beach Road)</li> </ul>

	<p>Road reseal works for the following are currently being programmed:</p> <ul style="list-style-type: none"> <li>- Sunningdale Avenue (Muirfield Street to St Andrews Crescent)</li> <li>- Read Lane (Coneybeer Street to Major Avenue)</li> <li>- McArthur Avenue (Glenburnie Terrace to Long Street)</li> <li>- Norma Street (South Road to Falcon Avenue) - on hold due to development</li> <li>- Dew Street (Rose Street to George Street)</li> <li>- James Street (Phillips Street to Smith Street)</li> <li>- Victoria Street (Henley Beach Road to Hughes Street)</li> <li>- Huntington Street (Henley Beach Road to Riverside Drive)</li> <li>- Charles Veale Drive (Windsor Terrace to Tapleys Hill Road)</li> <li>- Burbridge Road (Davis Street to Boundary)</li> <li>- Halsey Road (Western end side road)</li> </ul>
Road Rejuvenation program	<p>Works complete for the following roads:</p> <ul style="list-style-type: none"> <li>- Byrnes Street (Lipsett Terrace to Sir Donald Bradman Drive)</li> <li>- Cudmore Terrace (St Anton Street to Richmond Road)</li> <li>- Fenner Avenue (Brooker Terrace to End)</li> <li>- Sanders Street (Lucas Street to Bignell Street)</li> <li>- Weaver Avenue (Lucas Street to Redin Street)</li> <li>- Lane Street (Brooker Terrace to Weaver Avenue)</li> <li>- Allchurch Avenue (Packard Street to Marion Road) - 50%</li> <li>- Raymond Avenue (Kinkaid Avenue to Padman Street)</li> <li>- Lea Street (Raymond Avenue to End)</li> <li>- Deeds Road (End to Kinkaid Avenue)</li> <li>- Fairfax Terrace (Elizabeth Street to End) - 50%</li> <li>- Lantana Court (Hopson Street to End)</li> <li>- Frasten Street (Torrens Street to End)</li> <li>- Dudley Avenue (Edward Davies Street to Birdwood Terrace)</li> <li>- Victoria Avenue (Curzon Street to Morphett Road)</li> <li>- Sir Donald Bradman Drive (Service Road) (Brecon Street to Rutland Avenue)</li> <li>- Sir Donald Bradman Drive (Service Road) (Moresby Street to Brecon Street)</li> <li>- Mawson Crescent (Rutland Avenue to Rutland Avenue)</li> <li>- Sabre Street (Streeters Road to Convair Street)</li> <li>- Lewis Crescent (Bransby Avenue to Neston Avenue)</li> <li>- Lasscock Avenue (Riverview Drive to Garden Terrace)</li> <li>- Bransby Avenue (Hawson Avenue to End)</li> </ul> <p>Preparatory works have been completed. Rejuvenation to be programmed for the following roads:</p> <ul style="list-style-type: none"> <li>- Victoria Street (Ballara Street to Daringa Street)</li> <li>- Railway Terrace (Hughes Street to Junction Lane)</li> <li>- Hughes Street (Railway Terrace to First Chicane)</li> <li>- Babidge Lane (Cuming Street to Flaherty Lane)</li> <li>- Flaherty Lane (Railway Terrace to End)</li> <li>- William Street (Rosslyn Street to End)</li> <li>- Burt Avenue (South Road to Milner Road)</li> <li>- Fewings Avenue (Clifford Street to Byrnes Street)</li> </ul>

Road Rejuvenation program ( <i>continued</i> )	<ul style="list-style-type: none"> <li>- Witter Place (Lewis Street to End)</li> <li>- Sarah Street (George Street to Richmond Road)</li> <li>- Broughton Avenue (Clifford Avenue to Selby Street)</li> <li>- Ballantyne Street (Lowe Street to South Road)</li> <li>- Pine Avenue (Capri Avenue to Coorilla Avenue)</li> <li>- Bonython Avenue (Leane Avenue to Boundary)</li> <li>- Ayliffe Place (Stanford Avenue to End)</li> <li>- Coral Sea Road (Burnley Street to Halsey Road)</li> <li>- Tapleys Hill Road (Service Road) (Weston Street to Tapleys Hill Road)</li> <li>- McCann Avenue (Orana Avenue to Shannon Avenue)</li> <li>**BOUNDARY**</li> <li>- Crossley Street (Glenburnie Terrace to Long Street)</li> <li>- Fairfax Terrace (Elizabeth Street to End)</li> <li>- Day Avenue (Anzac Highway to Everard Avenue)</li> <li>- Selby Street (Basnett Street to End)</li> <li>- Riverside Drive (East Parkway to City Boundary)</li> </ul>
Footpath Program	<p>The following is a list of the streets allocated for footpath works in 2017/2018:</p> <p>Renewal Footpath Program - Works complete:</p> <ul style="list-style-type: none"> <li>- Warwick Avenue (Mortimer Avenue to Anzac Highway) - complete</li> <li>- Tapleys Hill Road (Chippendale Avenue to Suburb Boundary) - complete</li> <li>- Tapleys Hill Road (Suburb Boundary to Sir Donald Bradman Drive) - complete</li> <li>- August Street (Neville Road to South Road) - complete</li> <li>- Delray Street (Gault Avenue to Crispian Street - complete</li> </ul> <p>New Footpath Program - Works underway:</p> <ul style="list-style-type: none"> <li>- Ingerson Street (Tapleys Hill Road to Kitt Street) - works complete</li> <li>- Ingerson Street (Kitt Street to Davis Street) - works complete</li> <li>- Broughton Avenue (Tennyson Street to Clifford Street)</li> <li>- Clifford Street (Lipsett Terrace to Kennedy Street)</li> <li>- Clifford Street (Fewings Avenue to Sir Donald Bradman Drive)</li> <li>- Clifford Street (Kennedy Street to Fewings Avenue)</li> <li>- Airport Road and Lipsett Terrace (Southern Centre Island)</li> <li>- Queen Street (Reid Street to West Thebarton Road)</li> <li>- Clyde Avenue (Frontage Road to Castlebar Road)</li> </ul>
Playground Upgrade 2017/2018	<p>The following is an update on the current outstanding program of works:</p> <ul style="list-style-type: none"> <li>- Memorial Gardens, Hilton - a report is currently being prepared for the Community Facility General Committee Meeting of 27 March 2018.</li> <li>- Joe Wells Reserve, Netley - Playground project is completed and has now been opened to the public.</li> </ul>

	<p>Works are scheduled to commence in the coming months on the following replacement program for playgrounds at:</p> <ul style="list-style-type: none"> <li>- Montreal Avenue Reserve, Novar Gardens</li> <li>- East Parkway Reserve, Fulham - Works are scheduled to commence in April</li> <li>- Dove Street Reserve, Thebarton - Works are scheduled to commence in April</li> <li>- Jubilee Park Reserve, Glandore - Works are scheduled to commence in April</li> </ul>
<p>Upgrade of St Georges Reserve, Glandore</p>	<p>The proposed project to upgrade the reserve includes the following:</p> <ul style="list-style-type: none"> <li>• Upgrade to the irrigation</li> <li>• Additional playground equipment, including shade to the existing play area</li> <li>• New path, fencing and reserve furniture</li> <li>• New plantings in the reserve</li> </ul> <p>Consultation is continuing with the neighbouring Glandore Kindergarten regarding the final project plan for the reserve. An updated site plan based on the feedback from the kindergarten will be circulated to neighbouring residents in early March.</p> <p>The proposed works to the reserve, including modifications to the existing playground and additional play equipment can commence in March with an expected completion scheduled for June 2018. The additional timeline is required due to the changes to playground equipment.</p>
<p>Reserve Irrigation Upgrades, 2017/2018</p>	<p>The following is the status update on the current program of works:</p> <ul style="list-style-type: none"> <li>• Frank Norton Reserve, Torrensville - complete</li> <li>• Amy Street Reserve, Novar Gardens - complete</li> <li>• Joe Wells Reserve, Netley - complete</li> </ul> <p>The remaining irrigation projects are currently in design/documentation and scheduling or the current year's program:</p> <ul style="list-style-type: none"> <li>• Westside Bikeway, Plympton (staged)</li> <li>• Mile End Common Reserve, Mile End</li> <li>• Jubilee Park Reserve, Glandore</li> </ul> <p>The irrigation project scheduled for Thebarton Oval, Torrensville, has now been placed on hold due to late feedback received from the South Australian Amateur Football League (SAAFL) regarding a proposed sizing and re-alignment to a north/south direction of the oval. Further information is available from the Community Facilities General Committee report from 28 November 2017. A further update will be provided at the next Community Facilities General Committee meeting on 27 March 2018.</p>

Traffic Projects and Parking Management	
Torrensvile/Thebarton LATM	<p>Detailed development of the following projects is continuing:</p> <ul style="list-style-type: none"> <li>• Concept plan being developed for Ashley Street (between Holbrooks Road and Hayward Avenue)</li> </ul> <p>The following projects are completed:</p> <ul style="list-style-type: none"> <li>• North Parade and Wainhouse Street kerb extension - works complete</li> <li>• Hardys Road and Ashley Street roundabout (Black Spot funding - \$79,950) - works complete</li> <li>• Ashwin Parade and Hardys Road intersection realignment - works complete</li> <li>• Pram ramps (x4) on Ashley Street adjoining Thebarton Senior College.</li> </ul> <p>Concept for Ashley Street/Sheriff Street roundabout removal is complete and detail design is currently being developed.</p>
Novar Gardens/Camden Park LATM	Community feedback currently being reviewed to develop draft solutions paper and it is proposed that an Elected Members Working Party meeting be programmed in March 2018.
Richmond/Mile End LATM	Baseline traffic data has been collected.
Rutland Avenue slow points	Concepts of upgrade of speed control devices and associated drainage upgrade have been developed. Consultation with residents is scheduled to occur during March 2018.
Marion Road Upgrade Planning Study - Grade separation of Marion Road from the intersection of Anzac Highway to Cross Road	<p>The project is to undertake planning for the upgrade of Marion Road. The planning work will look at the grade separation of Marion Road from the intersection of Anzac Highway to Cross Road, grade separation of Marion Road from the tramline to Cross Road and a tramline overpass of Marion Road and Cross Road.</p> <p>DPTI advised that the planning study commenced in late 2017 and is scheduled to be completed in mid-2018.</p>
New School Zone at Malurus Avenue	New School Zone and speed reduction signs have been installed on Malurus Avenue to accommodate the needs of Lockleys Children's Centre.
Parking Review	<p>Installed No Stopping at end of Eringa Avenue Lockleys fronting property #3 Eringa Avenue Lockleys.</p> <p>Installed No Stopping on southern side of John Street Marlestone fronting unit 2 John Street opposite to School's entry/exit driveway.</p> <p>Installed time limited parking control (4P 8am-5pm Mon-Fri) along Dove Street Thebarton.</p> <p>Removed existing Work Zone and reinstated No Stopping along eastern side of Ashford Road intersection with Everard Avenue.</p> <p>Temporary No Stopping on Southern side of Kintore Lane intersection to James Congdon Drive</p>

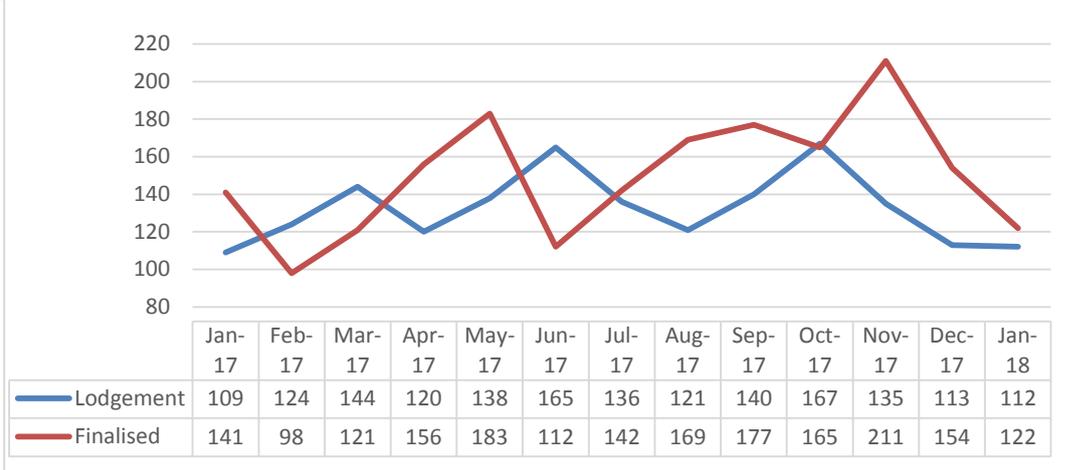
	<p>Removed time limited parking control (2P 8am-5pm Mon-Fri) from Herbert Road fronting Ashford Treetop School Oval</p> <p>Installed standard 10 meters No Stopping at John Street intersection to Sarah Street Marleston</p>
Bus Stop Upgrades	<p>Locations for the bus stop upgrades have been selected and works have commenced for this financial year as follows:</p> <ul style="list-style-type: none"> <li>- Holbrooks Road - Stop 13 West side</li> <li>- Ashley Street - Stop 7, 8,10,11 &amp;12 North side</li> <li>- Mooringe Avenue - Stop 14 &amp; 15 North side</li> <li>- Morphett Road - Stop 15D West side</li> <li>- Morphett Road - Stop 15D &amp; 15A East side</li> <li>- Rowells Road - Stop 13A West side</li> <li>- All Bus Stops along Everard Avenue have been upgraded.</li> </ul> <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 anticipated for completion in March 2018.</p>
Blackspot project - Stonehouse Avenue/Morphett Road	<p>The roundabout upgrade proposal for the junction of Stonehouse Avenue/Morphett Avenue has been approved by the State Blackspot Program for funding. Funding of \$293,334 will be contributed by DPTI as part of the total project cost of \$440,000.</p> <p>A concept plan of the upgrade has been completed by Traffic Consultants and is now being assessed internally to determine cost and service implications.</p>
Blackspot project - Albert Street/George Street	<p>The proposed threshold treatment for Albert Street/George Street intersection has been submitted to DPTI for funding approval. The project is currently under consideration by DPTI and funding commitment is yet to be determined.</p>
<b>Property and Facilities</b>	
Weigall Oval Masterplan and Facility Development	<p>Site works are continuing to deliver the stage 1 components of the upgrade of the facilities. Works are scheduled for completion in June 2018.</p> <p>Council's consultants are continuing with the preliminary plan concepts and design documentation of the next stage following the start-up meeting which was held with lessee/licensee stakeholders prior to Christmas.</p> <p>A further update will be provided to the Community Facilities General Committee Meeting on 27 March 2018.</p>
Lockleys Oval Masterplan and Facility Development	<p>Council's consultants are continuing to progress and finalise the plans/design documentation for Lockleys Oval facility upgrade. The procurement process is expected to commence early March 2018.</p>

Apex Park Masterplan and Facility Development	<p>The advance works to the greater upgrade of Apex Park Reserve are continuing with the construction of the replacement stormwater culvert from Burbridge Road (including a section along Burbridge Road) to the wetland. Due to the complexity of the drainage works it is now expected to be completed by early to mid-March 2018.</p> <p>The procurement process and review of submissions is continuing for Stage 1 works. These delays are due to the complexity of the project incorporating the changes and improvements to the open space/wetlands area and the upgrade to the drainage network.</p> <p>A further update will be provided to the Community Facilities General Committee Meeting on 27 March 2018.</p>
Camden Oval Masterplan and Facility Development	<p>The project to supply and install the senior synthetic soccer pitch has commenced on site with an expected completion scheduled for May 2018.</p> <p>The procurement process for the greater project has commenced with tenders closing mid-March.</p> <p>A further update will be provided to the Community Facilities General Committee Meeting on 27 March 2018.</p>
Kings Reserve Masterplan	<p>A further report detailing the updates to the Masterplan will be provided to the next Community Facilities General Committee on 27 March 2018.</p>
Torrensville Bowling Club	<p>The Torrensville Bowling Club (TBC) has executed the new ground lease. The club is now expected to commence the procurement process in the coming months for the new development.</p> <p>The improvements to the local drainage within Kings Reserve, namely the construction of a wetland/water feature, is underway and is still scheduled to be completed during May 2018.</p> <p>A further report detailing these proposed works will be provided to the next Community Facilities General Committee on 27 March 2018.</p>
Thebarton Theatre Complex	<p>This Urban Services General Committee Meeting includes an updated report dealing with the request from Weslo Holdings for providing a draft project and business plan for the revitalisation and upgrade of the theatre.</p> <p>The Administration is now seeking guidance of the Council in regard to the terms of the lease depending on outcomes from this report.</p> <p>The electrical and structural works upgrade program for 2017/2018 is continuing within the theatre and is expected to be completed in May 2018.</p>

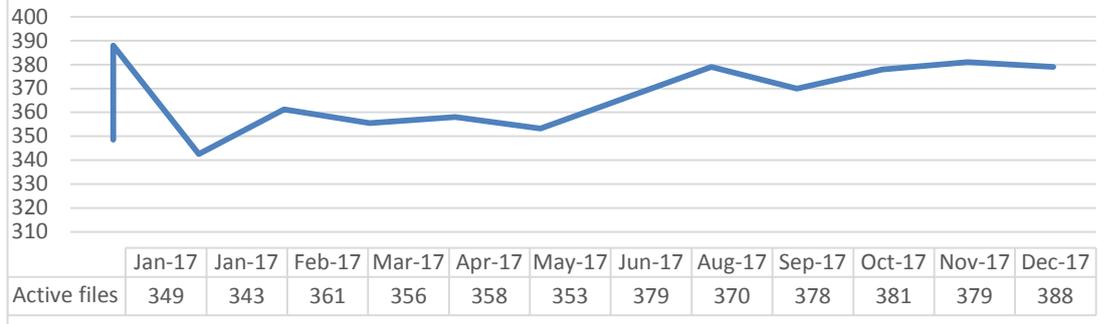
Civil and General Maintenance			
Monthly Update	Concrete, Block Paver & Asphalt Footpath/Dr Crossover		84m <sup>2</sup>
	Kerbing & Water table / Invert		2m
	Road Repairs		25m <sup>2</sup>
	Graffiti Removal	Council property	26 locations (85m <sup>2</sup> )
		Private property	98 locations (353m <sup>2</sup> )
Bus stops		4 locations (8m <sup>2</sup> )	
Drainage and Cleansing Services			
Monthly Update	Pump Station inspections	Chippendale	Completed
		Shannon	Completed
		Riverway	Completed
		West Beach	Completed
		Duncan Laneway	Completed
	Illegal Rubbish Dumping	11.5	
Road Sweepers	117t		
Horticulture Services			
Monthly Update	Trees Pruned		564
	Removals		19
	Weed Control (Reserves, Verges, Traffic Islands)		480L

**Development Assessment**

Development Applications

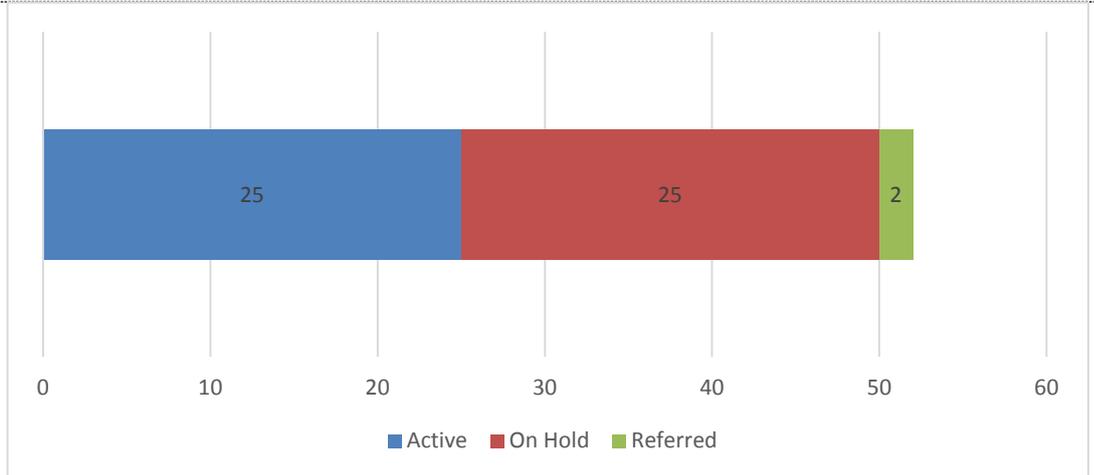


Active files Development Approval



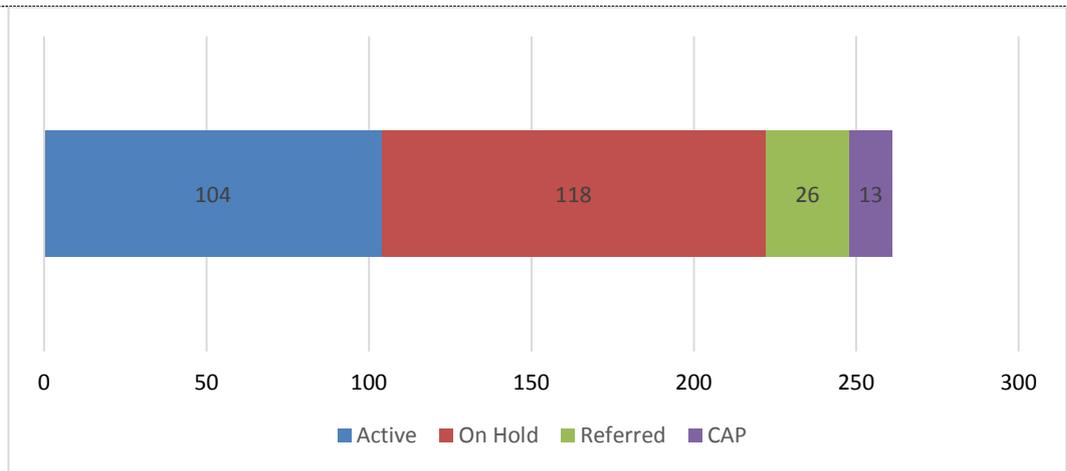
Active files shows all development applications that have been lodged with Council but are yet to receive a decision, it includes applications for Development Plan Consent, Building Rules Consent and Land Division Consent.

Current Applications Building Rules Consent



Building Rules Consent, is the process where applications are assessed against the Building Code of Australia (BCA), not all applications are assessed against the BCA (e.g. land divisions, tree removals) and some are only assessed against the BCA.

Current Applications  
Development Plan Consent

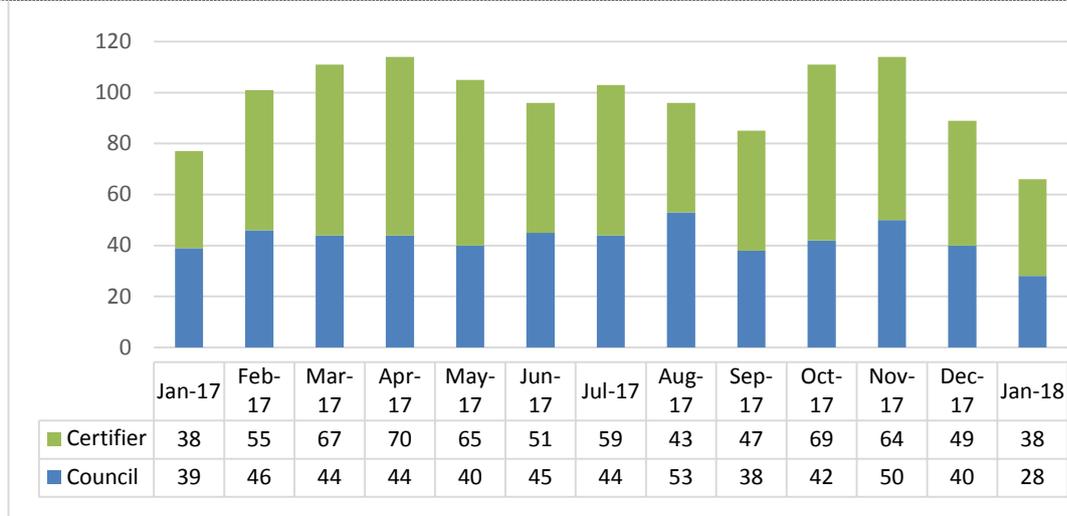


*Development Plan Consent, is the process where applications are assessed against the City of West Torrens Development Plan (DP) not all applications are assessed against the DP (e.g. Residential Code and Building Rules only) and some are only assessed against the DP (eg land divisions, tree removals).*

Council Assessment Panel Decision

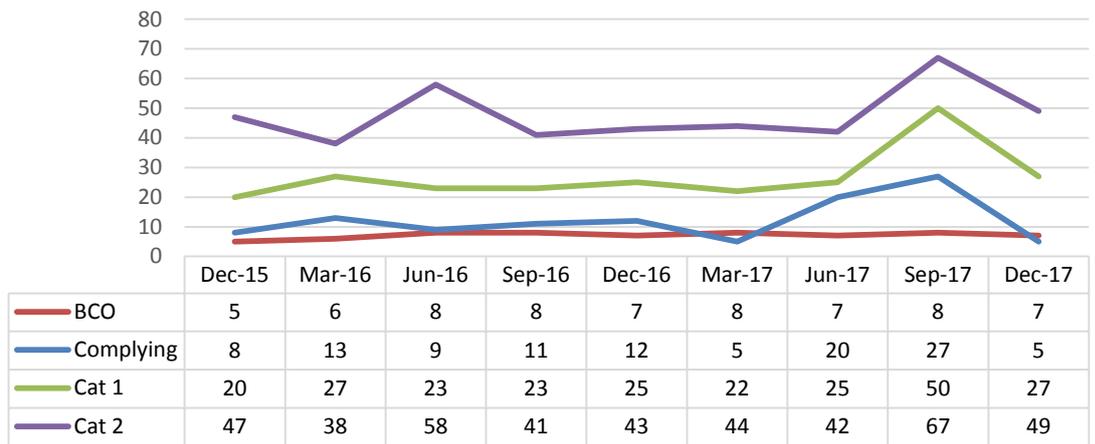


Building Rules Consent issued  
By Relevant Authority



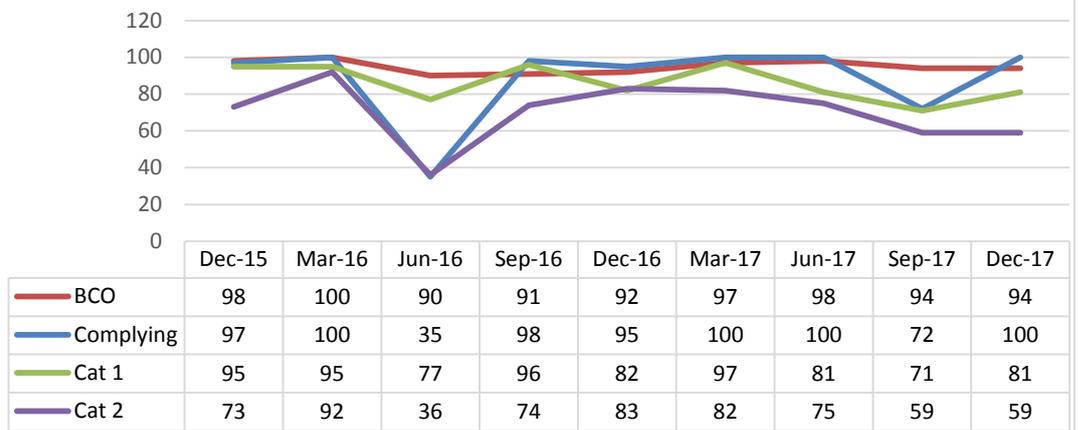
*Not all Building Rules Consents are assessed by Council, about half are assessed by private assessors known as Private Certifiers, these privately certified assessments still need to be registered and recorded with Council.*

Median Assessment Timeframes



Maximum Statutory Timeframes are as follows:  
 Building Code Only (BCO) - 20 days  
 Complying - 30 days Category 1 - 60 days Category 2 - 60 days

Percentage of DAs that met Statutory Timeframes



Maximum Statutory Timeframes are as follows:  
 Building Code Only (BCO) - 20 days  
 Complying - 30 days Category 1 - 60 days Category 2 - 60 days

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
Jan 17	19	14	0	56	1	-	-	-	2	11
Feb 17	11	7	0	60	-	-	-	-	2	5
Mar 17	27	24	8	55	-	-	-	-	2	10
Apr 17	10	5	7	53	-	-	-	-	2	7
May 17	13	9	10	47	1	-	-	1	1	18
Jun 17	16	6	0	57	-	-	-	-	1	13
Jul 17	9	7	5	43	-	-	-	1	0	18
Aug 17	18	12	2	49	-	-	-	-	-	20
Sep 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

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.

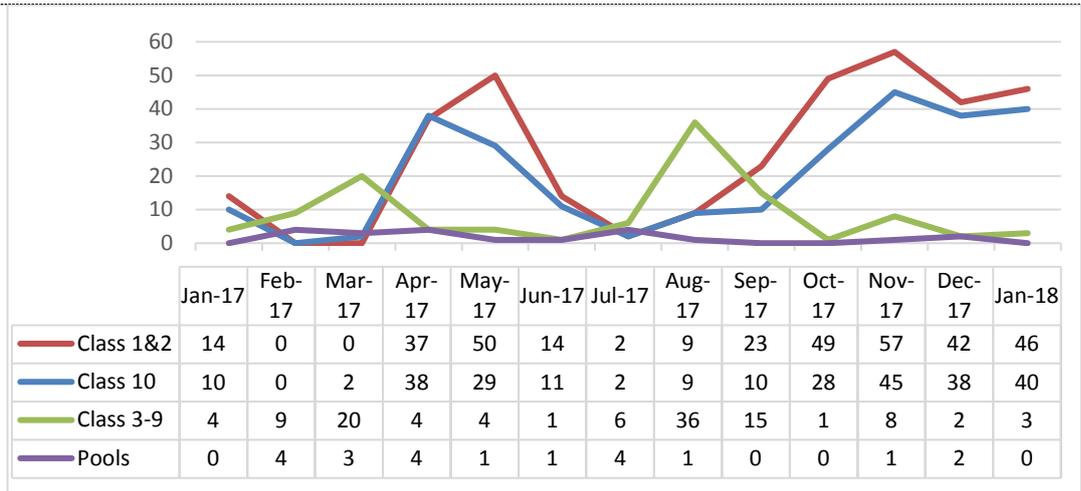
Building Inspections



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.

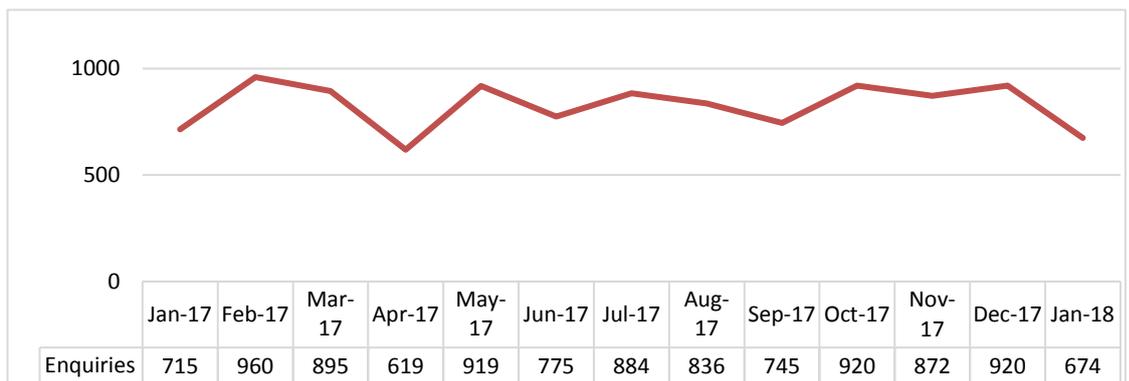
Actual Satisfactory Building Inspections Undertaken



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.

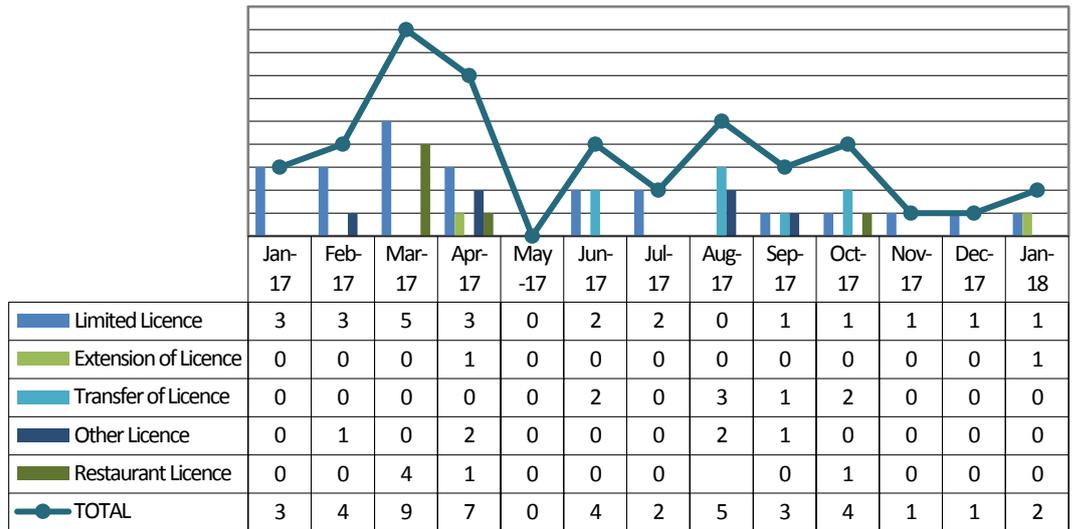
NOTE: Only successful inspections are recorded, failed inspections are listed for re-inspection

ePathway Online Development Application Enquiries



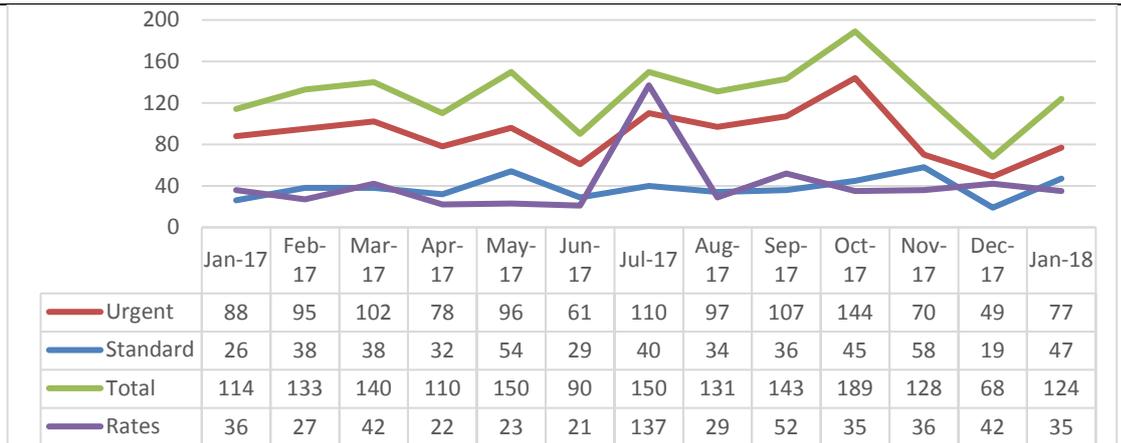
Since 2011, people have been able to check the progress of their own development applications or check the history of development applications via the internet on Council's website.

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**

**1 Meeting Opened ..... 1**

**2 Present ..... 1**

**3 Apologies ..... 1**

**4 Disclosure Statements ..... 1**

**5 Confirmation of Minutes..... 1**

**6 Communications by the Chairperson..... 1**

**7 Questions with Notice ..... 1**

    Nil

**8 Questions without Notice..... 1**

**9 Motions with Notice..... 1**

    Nil

**10 Motions without Notice..... 1**

**11 Governance Reports..... 2**

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**12 Meeting Close ..... 15**

**1 MEETING OPENED****2 PRESENT****3 APOLOGIES**

**Leave of Absence  
Committee Members:**  
Cr Steven Rypp

**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 6 February 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 Kurna ILUA and Native Title Update

#### Brief

This report presents correspondence from the Local Government Association advising of the conclusion of the Kurna Indigenous Land Use Agreement.

#### RECOMMENDATION

The Committee recommends to Council that it notes the conclusion of local government's negotiations on an Indigenous Land Use Agreement (ILUA) with the Kurna people and the settlement of the Kurna Native Title Claim.

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#### Introduction

Correspondence has been received from the Local Government Association (LGA) advising of the conclusion of the Indigenous Land Use Agreement (ILUA) negotiations (**Attachment 1**). In addition, recent correspondence from Norman Waterhouse Lawyers advises that the State Government and the Kurna people have settled the Native Title Claim prior to the commencement of the two-stage trial due to commence in April 2018 (**Attachment 2**).

#### Discussion

##### ILUA

An ILUA is a voluntary agreement between a native title group and others around the use of land and water. The Kurna Claim area, and therefore the ILUA, comprised those council areas effectively from Cape Jervis to Port Broughton including the whole of the Adelaide Metropolitan area.

Negotiations between the Kurna people and those councils within the area on which the ILUA was focussed have been underway for the past ten years or so with, until four years ago when the negotiations appeared to have stalled, the Chief Executive Officer representing this Council in those negotiations.

As Council would be aware from the reports presented to Council on these negotiations by the Chief Executive Officer, they have been very protracted and as indicated in Attachment 1, with no resolution in sight have ultimately been unsuccessful.

Consequently, the LGA has formally advised of the conclusion of the negotiations and is seeking to repay the remaining monies contributed by each council. Therefore, as requested in Attachment 1, the sum of \$7,486.37 has been invoiced to the LGA for repayment of the remaining contribution by Council.

This effectively terminates Council's involvement in the Kurna ILUA negotiations.

##### Native Title Claim

Over the years, Council has been presented with regular reports on the progress of the Kurna Native Title Claim (Claim), lodged in 2000, through the Native Title Tribunal/Federal Court. Recent reports to Council have advised that the first stage of a two stage trial to determine the Claim was due to commence in the Federal Court in April 2018 with the second stage scheduled for 2019.

However, correspondence has been received from Norman Waterhouse Lawyers, who are acting for the majority of councils involved in the Claim, advising that the Claim has been now been settled with the Attorney General and Cabinet approving the settlement before the commencement of the State Election caretaker period and the Kurna people approving it over 17-18 February 2018 weekend.

The settlement effectively extinguishes native title all but sixteen of the half a million parcels of land in the Kurna Claim area. These sixteen parcels are only contained within 4-5 council areas and are located to the north and south of the metropolitan area as per **Attachment 3** and, as by Norman Waterhouse, none of these parcels are within West Torrens.

### **Conclusion**

This report provides details of the conclusion of the Kurna Indigenous Land Use Agreement (ILUA) negotiations and the settlement of the Kurna Native Title Claim. The result is that Council can be assured that there is no native title to be applied to any parcel of land in West Torrens and as there is no native title to underpin an ILUA then there will be no need in the future to participate in any resurrected ILUA negotiations nor provide any further update reports to Council on both matters.

### **Attachments**

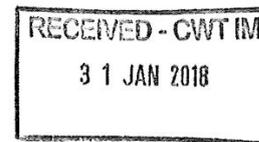
1. **Kurna ILUA - Correspondence from LGA**
2. **Correspondance from Norman Waterhouse Lawyers re Native Title Claim**
3. **Kurna Native Title Claim Map**



Voice of Local Government

In reply please quote our reference: ECM 657782 LB/AH

29 January 2018



Mayor John Trainer  
City of West Torrens  
165 Sir Donald Bradman Drive  
HILTON SA 5033

Dear Mayor Trainer

### Conclusion of Kurna Indigenous Land Use Agreement Negotiations

I am writing to formally advise you of the conclusion of negotiations relating to the Indigenous Land Use Agreement (ILUA) between the Kurna people and those South Australian councils within the area to be represented by the Agreement.

As you are aware, over the past 10 years, the Local Government Leadership Group (comprising eight councils) has been negotiating with the Kurna people on behalf of the councils involved. During this period Mr Tony Lawson was engaged to provide management and administrative services for this process and Finlaysons have provided legal advice. The Local Government Association (LGA) has acted as host for routine administration processes, such as financial receipts and payments.

Mr Lawson's final advisory note to participating councils (attached) provides further details and an outline of the circumstances that have led to the conclusion of the negotiations. The remaining project funds that have been contributed by participating councils will be returned to each council, calculated as a proportion of the amounts originally paid to the LGA.

The amount now payable to City of West Torrens is \$7,486.37 inclusive of GST. Please provide a tax invoice to the LGA at the below address to facilitate repayment of these funds.

I have attached a draft report that can be provided to your Council, which includes a discretionary recommendation that the returned funds be directed towards other council activities that support Aboriginal South Australians.

I appreciate that there will be a sense of disappointment among councils and I would like to thank you for your time and commitment to these efforts during the past 10 years.

Yours sincerely

A handwritten signature in cursive script that reads 'Lorraine Rosenberg'.

Mayor Lorraine Rosenberg

**President**

Telephone: (08) 8224 2022

Email: [lga@president@lga.sa.gov.au](mailto:lga@president@lga.sa.gov.au)

Attach: ECM 657784 – Kurna LGA Newsletter, June 2017  
ECM 652453 – Draft Council Report: Kurna ILUA / Local Government Association Update

148 Frome Street Adelaide SA 5000 | GPO Box 2693 Adelaide SA 5001 | T 08 8224 2000 | F 08 8232 6336 | W [lga.sa.gov.au](http://lga.sa.gov.au)

LOCAL GOVERNMENT LEADERSHIP/NEGOTIATION GROUP  
**KAURNA CLAIM NEGOTIATIONS**

**ADVISORY TO PARTICIPATING COUNCILS****June 2017**

The purpose of this Advisory is to bring Councils up to date with the latest developments in relation to the Kurna Native Title Indigenous Land Use Agreement (ILUA) negotiations.

Following protracted negotiations over approximately 10 years I regrettably inform you that negotiations with the Kurna community on the establishment of an Indigenous Land Use Agreement (ILUA) between the Kurna community and Local Government have been unsuccessful. This is most disappointing as we held a high level meeting with the Kurna in December 2016 (just prior to Christmas) and there was quite a positive feeling from the meeting that we may be able to finally reach agreement.

However, on 21 February 2017 our ILUA legal adviser (George McKenzie of Finlaysons) received a letter from Kurna's lawyer (Tim Campbell of Campbell Law) advising that they had been advised not to carry out any further work on the ILUA and that the matter is now closed. Campbell indicated that each party had received instructions which are at odds to negotiation of a final ILUA document. To this date we have not been advised of the matters and advice which are at odds. However, we did advise that given that all parties agreed to the agreement in 2013 we did not believe it was necessary or practical to amend the agreement and that given the passage of time we would have extreme difficulty in achieving full agreement from 25 Councils for any changes plus the logistical exercise of briefing all Councils on the changes would be very challenging. We also stated that Councils had been acting in good faith that agreement would be reached by contributing to the capacity building fund already.

The Local Government Leadership Group members who have been negotiating on your behalf with Kurna have considered this latest advice and have regrettably come to the conclusion that there does not appear to be any further point in trying to progress negotiations for the execution of the ILUA with the Kurna or Campbell Law.

Our legal adviser has sought advice from South Australian Native Title Services, the native title representative body for South Australia, who are the umbrella organisation acting for all Indigenous native title claimants, to ascertain whether there was anything they could do to support the negotiations. The advice has been in the negative.

Accordingly, a final decision will need to be made by the appropriate decision making bodies of the LGA and when this occurs, arrangements will need to be made to repay the funds Councils have deposited with the LGA to build the capacity building fund under the ILUA to undertake projects of mutual benefit. It is respectfully suggested that Councils apply these funds to assist in delivering their own Reconciliation Action Plans.

We would like to thank all Councils for their support and patience in seeking a satisfactory outcome for the positive negotiation of an LG/Kurna ILUA; a great opportunity which has been lost.

Tony Lawson  
Native Title Adviser

Page 1 of 1

# Draft

## Draft Council Report: Kurna ILUA / Local Government Association Update

### Recommendation

#### That the Council:

1. notes the conclusion of local government's negotiations on an Indigenous Land Use Agreement (ILUA) with the Kurna people; and
2. requests that any relevant funds to be returned by the LGA are directed towards other Council activities that support Aboriginal South Australians.

### Discussion

#### *Background*

An Indigenous Land Use Agreement (ILUA) is a voluntary agreement between a native title group and others about the use of land and waters. These agreements allow people to negotiate flexible, pragmatic agreements to suit their particular circumstances. When registered with the National Native Title Tribunal, ILUAs bind all parties and all native title holders to the terms of the agreement. In 2005, an ILUA began to be initiated between the Kurna Yerta Aboriginal Corporation and the Kurna Nation Cultural Heritage Association Incorporated and relevant councils. The Local Government Association (LGA) assisted by helping to facilitate the development of a group to coordinate consideration of the ILUA.

The negotiation of the Kurna ILUA has been an extremely large and complex operation involving 28 of the 68 councils in South Australia, covering 83 per cent of the population of the state. These 28 councils are all the councils within the boundaries of the Kurna native title claim.

#### *Local Government Leadership Group*

Given the large number of participating councils it was necessary to streamline the negotiation process, with the LGA assisting by facilitating the development of a group to coordinate consideration of the ILUA. The Local Government Leadership Group (LGLG) was established in late 2006, with LGA Board endorsement.

#### *ILUA Negotiations*

Following protracted negotiations over approximately 10 years, regrettably the negotiations with the Kurna community on the establishment of an ILUA have ultimately been unsuccessful.

The *LGLG Advisory to Participating Councils, June 2017* (attached) provides further details and an outline of the circumstances that have led to the conclusion of the negotiations.

The LGLG members who have been negotiating on councils' behalf with Kurna have considered this latest advice and have come to the conclusion that there does not appear to be an immediate resolution in negotiating this ILUA. The LGLG has respectfully suggested that councils apply these funds to assist in delivering their own reconciliation outcomes within their communities.

The LGA is now seeking to repay the remaining funds councils have deposited with the LGA to build the capacity building fund. This will be done by way of Council invoicing the LGA for the amount of \$7,486.37.



**PRIVATE AND CONFIDENTIAL**

By email:

Ref: NLJ\W0246830F05144479

21 February 2018

Ms Pauline Korista  
District Council of Mount Barker  
PO Box 54  
MOUNT BARKER SA 5251

Dear Pauline

**Kaurna Native Title Claim – Settlement**

1. We refer to our previous correspondence in relation to the above matter, including our letter dated 2 February 2018.
2. In that letter, we foreshadowed the distinct possibility that this matter may in fact settle before the trial. We now confirm that the State has indeed made a settlement offer to the Kaurna, and the Kaurna has accepted it. The offer was approved by Cabinet mid last week, put to the Kaurna by the Crown Solicitor's Office last Friday, and accepted by the Kaurna at a community meeting at the weekend. Accordingly, while there are still finer details to be sorted out between the State and the Kaurna, it is clear that the Kaurna claim will now settle.
3. The Kaurna and the State are presently working on the precise wording of draft orders, in respect of which they will then seek to obtain the consent of all parties and then submit to the Federal Court of the Australia for the making of a consent determination (**CD**). We expect to receive those draft orders next week. However, we do know that the fundamental terms of the orders will be as follows:
  - 3.1 The list of Kaurna 'apical ancestors' will be revised (reduced from 15 to 11), which will result in a smaller claim group of Kaurna persons.
  - 3.2 The Northern and Southern claim boundaries will be pulled back to exclude areas where there may be some contention as to the appropriate Aboriginal society, resulting in a Kaurna determination size of around half the size of the original claim (see **attached** map, where orange highlighting denotes the parts of the claim which will be dismissed by consent).
  - 3.3 In the determination area which remains, practically all land parcels will be recorded in the CD as having had native title extinguished on them. Only very, very few parcels will be recorded as having native title existing on them.
4. We have recently been in very regular contact with the Crown Solicitor's Office regarding the specific parcels which are candidates for where native may exist.

- 2 -

5. Significantly, your Council will have no parcels within its area which will have native title upon them. All parcels in the Council area will be recorded as having had native title extinguished on them.
6. This means that, should the CD indeed be formalised by the Court in these terms, the Council will not need to address native title considerations whatsoever when dealing with land it owns or in its care, control and management. (It is, however, important to recognise that this only becomes true once the CD has actually been made by the Court.)
7. Aboriginal heritage obligations, on the other hand, will continue to exist under the *Aboriginal Heritage Act 1988* (SA) (**AH Act**), which is an entirely separate regime than the recognition of native title by the Federal Court of Australia under the *Native Title Act 1993* (Cth) (**NT Act**). While the CD is not concerned with the AH Act, it will effectively permanently entrench the Kurna as the traditional owners of the determination area. The Kurna will also appoint a corporation to be the "Prescribed Body Corporate" for native title purposes under the NT Act, which will in turn most likely become a "Recognised Aboriginal Representative Body" under the new section 19B(4) of the AH Act. The Kurna's heritage rights under the AH Act will exist on all land in their determination area, including the extensive land where native title is extinguished. (Traditional owner status in the former claim area which has been carved off the determination will, however, be somewhat less clear.)
8. We look forward to updating the Council and assisting the Council to navigate the post-CD heritage landscape. However, returning to the more immediate matter of the native title CD, we confirm also that the State and Kurna are presently working on an Indigenous Land Use Agreement (**ILUA**) to accompany the CD. We do not anticipate that your Council will need to be a party to that ILUA (or any other ILUA for that matter) due to its lack of any legal interest in any land where native title is proposed to be recorded as existing.
9. The ILUA which will accompany the CD will most likely deal with some degree of compensation to the Kurna for past extinguishment of native title, but to be clear we are of the view that this liability should not be passed onto any Council (in spite of Section 79 of the *Crown Land Management Act 2009* (SA)). We will strongly resist any attempts by the State to leave the door open to a requirement now or later on that it be indemnified for any compensation by any Council, though we confirm that so far no such suggestion has been made by the State.
10. We confirm that there is a case management conference listed for this matter before Justice Mortimer in the Federal Court of Australia on **Thursday 22 February 2018 at 4.15pm**. At that case management conference, the parties will discuss a timetable to programme the matter towards a consent determination rather than a trial (which is what the present Court timetable still envisages) and sort out various technical details.
11. While the Council has indicated to the Court that it is a 'non-active' party for the purpose of the first-stage trial in this matter (and therefore we have limited our Court appearances to the bare minimum necessary), it is now appropriate that we attend this case management conference because the matter is no longer heading to trial. The Kurna and the State have also specifically requested that we attend so that Local Government has a seat at the table in this new and seemingly final phase of the SAD6001/2000 Court proceeding. We will accordingly attend at this case management conference.

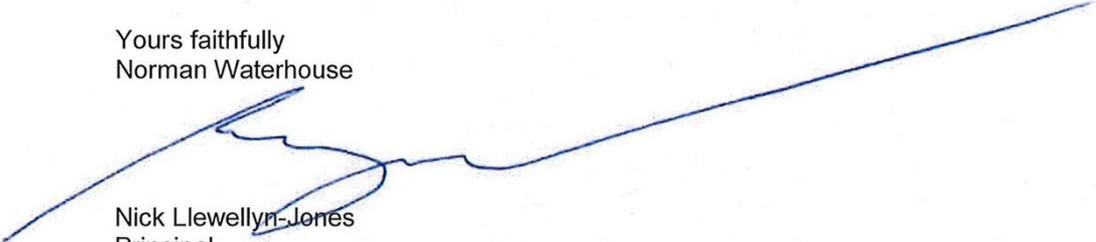
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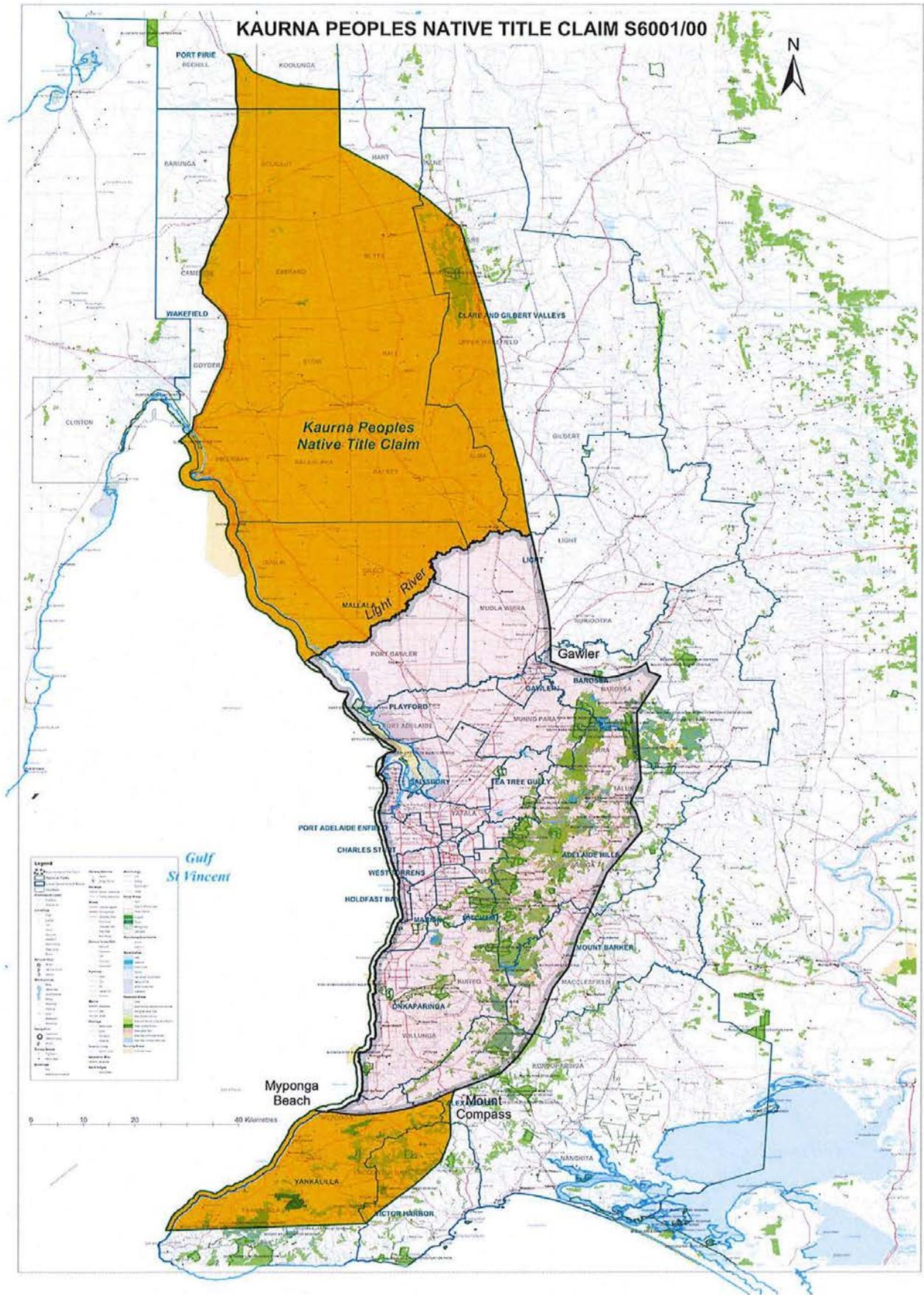
12. We expect to provide a further report back letter soon, following the outcomes of the case management conference and receipt of the draft CD document from the Kurna and the State. Please contact us in the interim if you would like any further information regarding the matters discussed in this letter.

Yours faithfully  
Norman Waterhouse



Nick Llewellyn-Jones  
Principal  
Direct Line: (08) 8210 1269

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## 11.2 Legislative Progress Report - February 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 - February 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

#### Recent Amendments to Legislation

##### ***Constitution (Prorogation of Parliament and Dissolution of House of Assembly) Proclamation 2018***

The dissolution of the House of Assembly and the prorogation of the Parliament of South Australia was proclaimed on 17 February 2018 and came into operation immediately; the next session of Parliament will begin on 10 April 2018.

##### ***Local Government (General) (Employee Code of Conduct) Variation Regulations 2018***

The *Local Government (General) (Employee Code of Conduct) Variation Regulations 2018* (the Regulations) were published in the South Australian Government Gazette on 13 February 2018 and will come into effect on 2 April 2018.

The Regulations will amend the *Local Government (General) Regulations 2013* by inserting a new Code of Conduct for Council Employees (Code) to exclusively cover gifts and benefits.

Gifts, benefits or hospitality received over \$50 must be recorded in a register of gifts and benefits maintained by the Chief Executive Officer. Additionally, any gift or benefit received by a member of the employee's family or; a family company of the employee or; a trustee of a family trust of the employee, is to be considered as a gift or benefit received by the employee.

Any complaints pertaining to this Code must be dealt with in accordance with a Council Policy which identifies a nominated person or persons responsible for handling the grievance.

**Further information can be found on LGA Circular 7.9**

### ***Fines Enforcement and Debt Recovery Act (Commencement) Proclamation 2018***

On 6 February 2018 the *Fines Enforcement and Debt Recovery Act (Commencement) Proclamation 2018* and associated Regulations were published in the South Australian Government Gazette proclaiming sections 3 to 47 (inclusive); sections 67 to 76 (inclusive); and Schedule 1, clauses 1 to 35 (inclusive) to come into operation on 30 April 2018.

The Act consolidates numerous debt recovery and enforcement Acts and makes for a more efficient process regarding public office debt recovery. The Act enables vulnerable persons more options for offsetting their outstanding debts and confers new powers of enforcement.

**Further information can be found on the South Australian Legislative Tracking website.**

### ***Development (Building Cladding) Variation Regulations 2018***

The *Development (Building Cladding) Variation Regulations 2018* (the Regulations) were published in the South Australian Government Gazette on 13 February 2018 with a commencement date set for the 12 March 2018.

The Regulations will amend regulations 3, 74, 83 and Schedule 5 of the *Development Regulations 2008*. The amendments will provide the Minister the ability to publish a Gazette Notice prescribing guidelines when lodging an application of a deemed designated building, class of building or building product. It will be a requirement that one day business notice is provided to a relevant council and a prescribed checklist is completed when construction of a designated building using a designated building product is to begin.

**Further information can be found on the South Australian Legislative Tracking website.**

### ***Development (Horticultural Netting) Variation Regulations 2018***

The *Development (Horticultural Netting) Variation Regulations 2018* (the Regulations) were published in the South Australian Government Gazette on 13 February 2018 with a commencement date of 8 April 2018.

The Regulations will amend regulation 24 and Schedule 1A of the *Development Regulations 2008*. The amendments will require any new, alterations to or additions to protective tree netting structures under 6 meters to be of a low light-reflective material and have dark netting (if netting is proposed).

**Further information can be found on the South Australian Legislative Tracking website.**

### **Summary of Proposed Amendments to Legislation**

***Nil***

### **Bills previously reported on where the status has changed**

***Nil***

**Bills previously reported on where the status remains unchanged**

- The *Fines Enforcement and Debt Recovery Act 2017* (Act) received Royal Assent on 12 December 2017 and came into operation immediately. Sections 48 to 66 are awaiting on a day to be fixed by proclamation to come into operation.
- The *Disability Inclusion Bill 2017* was introduced into the Legislative Council on 28 September 2017 at which it was adjourned at its second reading.
- The *Statutes Amendment (Intensity of Development) Bill 2017* (Bill) was debated in the Legislative Council on 29 November 2017 at which it was adjourned at its second reading.
- The *Local Government (Fixed Charges) Amendment Bill 2017* (Bill) was introduced into the Legislative Council on 1 November 2017 at which it was adjourned at its second reading. The Bill was further debated on 29 November 2017 and received in the House of Assembly on 30 November 2017 where it was adjourned at its first reading.
- The *Public Interest Disclosure Bill 2016* (Bill) was introduced to the House of Assembly on 6 July 2016 and adjourned with the House of Assembly requesting a conference be granted in respect to certain proposed amendments. On 22 June 2017, a motion to suspend Standing Orders to enable the House of Assembly to continue to sit during the conference was rejected in the House of Assembly. On 31 October 2017 the House of Assembly disagreed with amendments and the Bill was laid aside in the Legislative Council. The Bill cannot be reintroduced without changes until after the State election.
- *Local Government (Elections) Amendment Bill 2017* (Bill) was introduced into the House of Assembly on 16 November 2017 at which it was adjourned at its second reading.
- *Dog and Cat Management (Dog Attacks) Amendment Bill 2017* (Bill) was introduced into the Legislative Council on 15 November 2017 at which it was adjourned at its second reading.
- *Valuation of Land (Separate Valuations) Amendment Bill 2017* was introduced into the Legislative Council on 27 September 2017 at which it was adjourned at its second reading.
- *Referendum (One Vote One Value) Bill 2017* was introduced into the Legislative Council on 28 September 2017 at which it was adjourned at its second reading.
- *Retail and Commercial Leases (Miscellaneous) Amendment Bill 2017* was introduced into the House of Assembly on 5 July 2017 at which it was adjourned at its second reading. The Bill was further debated, agreed to and amended on 28 September 2017. The Bill was received in the Legislative Council on 17 October 2017 at which it was adjourned at its second reading.
- *Tobacco Products Regulation (E-Cigarette Regulation) Amendment Bill 2017* was received in the House of Assembly on 18 May 2017 at which it was adjourned at its second reading. The Bill was further debated, agreed to and received in the Legislative Council on 19 October 2017 at which it was adjourned at its first reading.
- The National Transport Commission (NTC) recently published draft amendments to the *Australian Road Rules*. The NTC will seek Ministerial approval for the proposed amendments in November 2017.

- *Independent Commissioner Against Corruption (Serious or Systemic Misconduct or Maladministration) Amendment Bill 2017* was introduced to the House of Assembly on 31 May 2017 with The Hon. Susan Close MP moving that Standing Orders be suspended. The Bill was then received in Legislative Council on 21 June 2017 and on 5 July 2017 at which time it was rejected. The *Independent Commissioner Against Corruption (Serious or Systemic Misconduct or Maladministration) Amendment (No.2) Bill 2017* was introduced by Mr Steven Marshall Opposition Leader and returned to the House of Assembly on 5 July 2017 at which it was adjourned at its second reading on 6 July 2017.
- *Disability Services (Inclusion and Monitoring) Amendment Bill 2016* was introduced to the House of Assembly on 10 March 2016 and was adjourned at its second reading on 23 June 2016.
- *Whistleblowers Protection (Miscellaneous) Amendment Bill 2016* was received by the House of Assembly on 22 September 2016. The *Whistleblowers Protection Act 1993* will be repealed once the *Public Interest Disclosure Bill 2016* comes into effect.
- *Liquor Licencing (Small Venue Licence) Amendment Bill 2016* was adjourned in the Legislative Council at its 2<sup>nd</sup> reading on 27 July 2016.
- *Local Government (Members Contesting State Elections) Amendment Bill 2017* was adjourned in the House of Assembly at its second reading on 18 May 2017. The Bill was further adjourned at its second reading on 10 August 2017.

**Further information can be found on the South Australian Legislative Tracking website.**

#### Acts Assented to but Not Yet Commenced

- The *Environmental Protection (Waste Reform) Amendment Act 2017* (Act) received Royal Assent on 14 November 2017 and was proclaimed on 28 November 2017. The operation of Schedule 2 of the Act is suspended until a subsequent proclamation.
- The *Local Government (Mobile Food Vendors) Amendment Act 2017* (Amendment Act) received Royal assent on 22 August 2017 and was proclaimed on 14 November 2017. However, following a request from the Local Government Association to delay the start, the Amendment Act will come into force on 1 March 2018.
- *Dog and Cat Management (Miscellaneous) Amendment Act 2016* was proclaimed on 19 April 2017 and is subject to a staged commencement. The first tranche of provisions came into operation on 1 July 2017 with the remaining tranche of sections commencing on 1 July 2018.
- The *Local Government (Boundary Adjustment) Amendment Act 2017* (Amendment Act) received Royal assent on 22 August 2017 and was proclaimed on 7 November 2017. The Amendment Act will come into operation on 1 January 2019 following the 2018 Local Government elections.

**Further information can be found on the South Australian Legislative Tracking website.**

**Parliamentary Inquiries****Parking and Traffic Movement**

The Parliament of South Australia's Legislative Review Committee (Committee) is undertaking an Inquiry into the Regulation of Parking and Traffic Movement and are currently receiving evidence pertaining to the investigation.

The Administration provided a submission to the Legislative Review Committee on Friday 21 July 2017 and provided a copy to the LGA who will be preparing a submission in consultation with member councils that focusses on the terms of reference.

**Further information can be found on the South Australian Legislative Tracking website.**

**Conclusion**

This report on legislative amendments is current as at 26 February 2018.

**Attachments**

**Nil**

**12 MEETING CLOSE**

CITY OF WEST TORRENS



# **Late Confidential Agenda Item**

**Council**

**6 March 2018**

Item 21.1 Council Assessment Panel - Presiding Member

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**21 CONFIDENTIAL****21.1 Council Assessment Panel - Presiding Member****Reason for Confidentiality**

The Council is satisfied that, pursuant to Section 90(3) (a) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this agenda item is:

- (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

**RECOMMENDATION**

It is recommended to Council that:

1. Pursuant to Section 90(2) of the *Local Government Act 1999*, Council orders, that the public, with the exception of the Chief Executive Officer, members of the Executive and Management Teams in attendance at the meeting, and meeting secretariat staff, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential report Item 21.1 Council Assessment Panel - Presiding Member, attachments and any associated documentation submitted by the Chief Executive Officer, specifically on the basis of the provisions of Section 90(3) (a) because on the basis that the premature disclosure of this information would be unreasonable given it contains personal information relating to the applicants which could inadvertently prejudice their future career aspirations and breach any duty of confidentiality owed to them by Council.
2. At the completion of the confidential session the meeting be re-opened to the public.