

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 NOVEMBER 2018

at 7.00pm

Terry Buss PSM
Chief Executive Officer

City of West Torrens Disclaimer

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

This meeting, and the reports considered herein, are subject to the provisions of Section 91A of the *Local Government (Elections) Act 1999* and Council's Election Period Caretaker Policy. The Act prohibits councils making designated decisions during the caretaker period. The caretaker period commenced on 18 September 2018 and continues to the conclusion of the election.

INDEX

1	Meeting Opened.....	1
1.1	Evacuation Procedures	
2	Present	1
3	Apologies	1
4	Disclosure Statements	1
5	Confirmation of Minutes.....	1
6	Mayors Report.....	1
7	Elected Members Reports	4
8	Petitions	4
	Nil	
9	Deputations	4
	Nil	
10	Adjourn to Standing Committees	5
11	Adoption of Standing Committee Recommendations.....	5
11.1	Urban Services Committee Meeting	5
11.2	Governance Committee Meeting	5
12	Adoption of General Committee Recommendations.....	5
	Nil	
13	Questions with Notice	5
	Nil	
14	Questions without Notice.....	5
15	Motions with Notice	6
15.1	Infrastructure development bond.....	6
15.2	Infill development policy in the City of West Torrens	6
15.3	Recruitment of an additional Compliance Officer.....	6
16	Motions without Notice.....	6
17	Reports of the Chief Executive Officer.....	7
17.1	Aircraft Noise Survey Outcomes	7
17.2	Glandore Character Policy Area Protection DPA.....	29
17.3	Civic Committee Open Actions Report - October 2018.....	94
17.4	Food for Fines 2018	97
17.5	Partnership Agreement with the Cooperating Churches of West Adelaide	98
17.6	Request for funding assistance from Christchurch Adelaide Sister City Committee.....	101
17.7	Community Grants - August 2018 to October 2018	106

17.8	Financial Statements - Year Ending 30 June 2018.....	140
17.9	Mendelson Foundation - Financial Statements for the Year Ended 30 June 2018.....	194
17.10	Budget versus Actual - Year Ended 30 June 2018	205
18	Local Government Business.....	217
18.1	Local Government Circulars.....	217
19	Member's Bookshelf	221
20	Correspondence	221
20.1	Adelaide and Mount Lofty Ranges Natural Resources Management Board Minutes	221
20.2	Treaty on the Prohibition of Nuclear Weapons	221
20.3	Adelaide Metro Murray Darling Association Minutes	221
20.4	Container deposit scheme and funding to improve recycling	221
21	Confidential	235
	Nil	
22	Meeting Close	235

1 MEETING OPENED

1.1 Evacuation Procedures

2 PRESENT

3 APOLOGIES

4 DISCLOSURE STATEMENTS

Elected Members are required to:

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

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Council held on 16 October 2018 be confirmed as a true and correct record.

6 MAYORS REPORT

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

First, a brief note about Mayoral reports that I have been saving for my very last council meeting. Some 18 years ago, after I had commented adversely on the work ethic of some councillors, Council resolved that from that point onwards my Mayoral Reports would not be "received and adopted" like other Elected Members' Reports, because that "received and adopted" action would have resulted in my Reports also being included in the Minutes. Instead Mayoral Reports would merely be "noted". The action of being "noted" nevertheless means that my Reports for the past 18 years are still recorded in the Agendas in the event of anyone caring to carry out research on the West Torrens Council covering the 18 year period during which I was the Mayor.

In the three weeks since the last Council Meeting of 16 October 2018 functions and meetings involving the Mayor have included:

17 October

- 6.00pm Attended the Camden Community Centre Annual General Meeting.
- 7.00pm Attended the Commissioning Service for Reverend Michael Lane at the Anglican Parish of Plympton, Church Of The Good Shepherd.

18 October

- 6.00pm Attended the launch at the West Torrens Auditorium of local 14 year old Scout Sylva-Richardson's book "Excuse me, can I tell you something" explaining her brother's autism.

19 October

10.30am Attended the dedication of Stage Two of the Rose Garden and Memorial at the National Servicemen's Association's Clubrooms in Keswick.

25 October

9.45am Attended the 6th biennial City of West Torrens Mock Crash demonstration at Aldi Arena (Thebarton Oval). Congratulations for their support of this event go to Angelo Catinari and Joe Ielasi and all the other Council staff involved. Congratulations also to Chairperson Anne Pengelly, Vince Zurzolo and other members of our community-based Road Safety Group, who have done so much wonderful work. Special thanks also to Cr George Demetriou who alone has supported this important work with me. The future of the Committee's activity is endangered by the probable cessation of the Motor Accident Commission's sponsorship.

11.00am Attended day one of the Local Government Association of South Australia (LGA) Conference at the Adelaide Entertainment Centre.

6.30pm Attended the LGA Conference Networking Dinner at the Adelaide Entertainment Centre.

26 October

8.30am Attended day two of the LGA Conference and AGM at the Adelaide Entertainment Centre.

28 October

9.15am Officiated as "The Lord Mayor of London" to flag off the "Down Under London to Brighton Run" from London Road, Mile End, following which the Mayor of Holdfast Bay welcomed participants as "The Mayor of Brighton" at the conclusion of the event.

30 October

Conducted two citizenship ceremonies at 10.30am and 1.00pm at Thebarton Community Centre for a total of approximately 120 conferees. It was delightful to be reminded by new citizen Babaljit Singh Sekhon that five years earlier as a passenger in his taxi I had said to him that I might one day have the pleasure of being the Mayor who would hand him his citizenship certificate.

31 October

7.00pm Presented the 'Success through Diversity Award' at the Underdale High School's 2018 Year 12 Graduation Ceremony at Elder Hall. It was again for me a particularly special occasion as Underdale is a local school where I had been a history teacher for six years from 1969-1974. It was a pleasure to catch up with Margaret Donovan, a former colleague still teaching there, and to chat again with Principal David Harriss who had been the young president of the South Road Cricket Club of which as a youngish local MP I had been the patron nearly 40 years ago.

1 November

9.10am Participated in my regular monthly Coast FM Radio segment.

12.30pm Attended lunch with the Hon Frank Pangallo MLC and Matt Pinnegar, Chief Executive Officer of the Local Government Association of South Australia.

4.30pm Attended a Reception at Government House prior to the announcement of the Australian of the Year Awards ceremony held later that evening at Adelaide Oval. For that later event I had advised my apology due to a previously accepted commitment.

6.00pm Attended the 2018 Plympton International College Graduation Ceremony at Morphettville Racecourse.

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:

2 November

5.30pm Attending the 2018 South Australian Community Achievement Awards at the Hilton Adelaide Ballroom where the City of West Torrens Road Safety Group is a finalist in the Jones Harley Toole Community Road Safety Award category.

3 November

11.00am Attending the Philippine Fiesta of South Australia 2018 at the Western Oval, Kings Reserve, Torrensville as a VIP guest of the Filipina Network of SA.

6 November

6.00pm Council informal gathering and dinner

7.00pm Council and Committee meetings.

Further events after 10 November

Following the election count on Saturday 10 December, I will still remain in office until I am replaced when the poll is officially declared several days later, possibly Friday 16, and there may be other official duties to carry out during that time. The most significant will be the wreath-laying ceremony on behalf of Council on November 11, the centenary of the 1918 Armistice which brought to a halt the hideous industrial scale slaughter of the First World War. This will be a significant occasion for me as my father, whose full name I carry, was wounded on the Somme and spent much of his life assisting other ex-servicemen, and in bringing into existence the Annual Field Of Remembrance conducted for many years on North Terrace. No doubt he would be pleased to know that his youngest son, in what is probably my last official act, is perpetuating his memory and that of countless millions of other war victims.

Regarding centenarian Reg Henderson

I circulated this information previously, by email on 29 October, but I repeat it here so that through this report it will be recorded in the Agenda.

Some of you will be aware of the close connections between the West Adelaide Football Club and Reg Henderson, who was due to turn 100 on 25 October last week.

Most of his life was spent in the City of West Torrens, including 41 years on Burbridge Road, before moving to a retirement village. After his wife died, he took up bowls at the age of 90 at the Novar Gardens Bowling Club where he was a popular member and where he performed on the rink quite well, much to the surprise of the other members.

He was Westies' longest serving member, having joined in 1950, more than 68 years ago. But he became too frail to get into the Richmond grandstand with his walking frame, and in about 2017 I took the decision to put aside my preference for a rotation of invitations to the room at Richmond Oval, popularly known as the Mayor's Room, which is accessible by a ramp and is undercover, and I invited Reg to join us there on several occasions each year. That room would, among other uses, be ideal for providing an area to compensate for there being no undercover area at Richmond Oval that is wheelchair accessible or otherwise suited for disabled patrons.

Reg got great joy from being able to watch his beloved Westies in relative comfort from that covered area.

He was looking forward to a centenarian's celebration that was to be held at the Novar Gardens Bowling Club on Saturday 27 October and also to a family celebration on Sunday 28 October, his actual birthday falling on Wednesday 25 October.

Sadly, his failing health suddenly worsened and on Monday 23 October he was admitted to the Hospice at Flinders Medical Centre, and his celebrations were all cancelled. He managed, however, to survive three days past his targeted 100th birthday, passing away on the morning of the very Saturday on which I had promised to join with him in his celebrations.

During my time as Mayor I have extended the Council's congratulation to perhaps 30 or 40 centenarians but Reg was the one whose celebration I had most been anticipating. Those Councillors who have joined me in supporting our community's SANFL club at Richmond Oval will have met Reg and will know what a nice man he was.

In conclusion

It has been an honour and a privilege to have been the Mayor of the City of West Torrens for so long and to have been entrusted with the care of its inhabitants, only a few of whom seem to be vehemently disapproving of my endeavours on their behalf. In political life at any level, one aspect you must quickly adapt to is that whatever you say or do will always be wrong in some minds. You just hope that it is not 51% who think that.

I have held the staff of this Council in very high regard and affection, many of them very much so, and it has been for me a perpetual delight to have moved around the various departments engaging with our friendly and talented staff members. They are the Council's greatest asset and I urge all councillors, whatever an assessment they might have of me, to place a high value on the staff and to treat them with the human respect that they deserve.

There are so many of them, from every department, of whom I have grown very fond, but I will limit myself to mentioning here just two, Kathleen and Terry.

The personal Assistants whom I have shared with the CEO and with Councillors have been an indispensable part of my working life since I moved in to the Mayor's Office in 2000.

I still hold in deep affection Jean Harvy who was very loyal and dedicated, and who, when very badly treated by a councillor, was so loyal to the Council as a whole that she did not tell me about it until after she retired, knowing how I would have reacted.

After Jean, I built up a wonderful relationship with Kathleen Allen, equally loyal, who has been an amazing pillar of strength, regularly taking on seemingly impossible workloads week after week, probably to the detriment of her well-being, and often arriving to start work (such as for last week's double Citizenship Ceremony) as early as 6-30am. I doubt if most Councillors have any idea what she contributes, but I will always hold her in deep affection and admiration.

And finally Terry Buss, our superb CEO, who is as dedicated, capable and honourable as any Council could ask for, and who does not carry secret agendas but just diligently implements the policy decisions of the elected body even if sometimes councillors have forgotten what it was they asked him to do. We can thank Terry, among other great West Torrens achievements, for our peace treaty with the Airport, the asset-sale funded refurbishment of our recreational facilities, and the negotiations that finally culminated in the long overdue Brown Hill & Keswick Creeks Stormwater Project.

In conclusion, I reiterate my admiration for all our staff and I thank them and the residents of West Torrens for my immense enjoyment of the past 18 years and six months.

On my own behalf, however, I feel emboldened to add that I must have been doing something right for those 18 years not to have ever had to face an opponent since my first election.

RECOMMENDATION

That the Mayor's Report be noted.

7 ELECTED MEMBERS REPORTS**8 PETITIONS**

Nil

9 DEPUTATIONS

Nil

10 ADJOURN TO STANDING COMMITTEES**RECOMMENDATION**

That the meeting be adjourned, move into Standing Committees and reconvene at the conclusion of the 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 November 2018 be adopted.

11.2 Governance Committee Meeting**RECOMMENDATION**

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

12 ADOPTION OF GENERAL COMMITTEE RECOMMENDATIONS

Nil

13 QUESTIONS WITH NOTICE

Nil

14 QUESTIONS WITHOUT NOTICE

15 MOTIONS WITH NOTICE

15.1 Infrastructure development bond

At the meeting of Council on 16 October 2018, Cr Arthur Mangos moved the following motion which the Presiding Member ruled would be deferred to the meeting of Council on 6 November 2018.

MOTION

That an infrastructure development bond be in place, to safeguard Council's infrastructure against damage done by or caused by developers and/or their contractors.

Cr Mangos liaised with the Chief Executive Office on the most appropriate wording of the motion.

The motion is resubmitted in the following form:

MOTION

That the CEO write to the Local Government Association of SA requesting their support to lobby the State Government to put in place appropriate Regulations consistent with Section 245A of the *Local Government Act 1999* (Council may require bond or other security in certain circumstances) to safeguard Council's infrastructure and thereby recoup the cost of repairs related to development damage.

15.2 Infill development policy in the City of West Torrens

Cr Arthur Mangos gave notice of his intention to move the following motion:

MOTION

That the majority residents in the City that have spoken to myself and other elected members wish the Minister Hon Stephan Knoll to immediately review and change the infill development policy in the City of West Torrens with real consultation of residents

15.3 Recruitment of an additional Compliance Officer

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

MOTION

That Council provide a report on the cost / benefits of recruiting an additional Compliance Officer with a focus on increased oversight of timed parking areas.

The report to also advise on the potential of excess revenue being directed to the Urban Tree Fund to allow for improved open space and tree coverage in the City of West Torrens.

16 MOTIONS WITHOUT NOTICE

17 REPORTS OF THE CHIEF EXECUTIVE OFFICER

17.1 Aircraft Noise Survey Outcomes

Brief

This report outlines a summary of the results of more than 650 responses to the experiences of aircraft noise consultation survey which are proposed to inform Council's position on aircraft noise policy and advocacy with Adelaide Airport Limited, the proposed Planning Code and relevant government departments.

RECOMMENDATION

It is recommended to Council that:

1. The results of the Aircraft noise Survey be noted;
2. Its policy position, to be used to influence the Department for Planning, Transport and Infrastructure's (DPTI) development of the new *Planning and Design Code*, with respect to aircraft noise be the ANEF contour map recognising >25 ANEF as the threshold for managing aircraft noise for new development and excluding land divisions in >30 ANEF with the following additional measures be approved by Council as its position with regard to Aircraft Noise:
 - a. Development should be designed and located having regard to the flight paths, height restrictions and noise exposure forecasts issued by Adelaide Airport Limited.
 - b. Residential development on land within the area defined by Fig R1/1 is affected by aircraft noise from Adelaide Airport and should be designed, constructed and insulated to minimise the effects of noise.
 - c. Dwellings (and dwelling additions with habitable rooms) are constructed in accordance with Australian Standard 2021-2015: Acoustics - Aircraft noise intrusion - Building siting and construction; or
 - d. Dwellings (and dwelling additions with habitable rooms) and other buildings include construction techniques such as insulation, double glazing, window and door shielding and other design and construction techniques available.

Introduction

A report on Aircraft Noise was presented to the 12 December 2017 meeting of Council (**Attachment 1**). This report recommended

- '1. **Option 3** (use the ANEF contour map, recognise >25 ANEF as the threshold for managing aircraft noise and exclude land divisions in >30 ANEF) with additional prescriptive measures detailed in this report be adopted as Council's position on the management of aircraft noise which the Administration will use to influence the Department for Planning, Transport and Infrastructure's (DPTI) development of the new *Planning and Design Code*.'

Option 3, as detailed in **Attachment 1** is as follows:

'Option 3 (Preferred Option)

Use the ANEF contour map, recognise >25 ANEF as the threshold for managing aircraft noise and exclude land divisions in >30 ANEF.

This option results in no change to the treatment of those properties between 25 and 30 ANEF detailed in option 2 but does vary the requirements for properties within > 30 ANEF in that it prevents any subdivision of land in these areas. This would not apply to the replacement of existing dwellings or additions to existing dwellings.

This option more closely aligns with AS 2021:2015 and provides a greater balance between development potential and amenity (noise impacts). However, it will have the effect of limiting the subdivision potential of approximately 800 sites and would potentially be more limiting than the current system which is assessed on merit.'

Option 3 also proposed the following additional measures to give more certainty to applicants in terms of the acoustic levels that are likely to be achievable within a dwelling at a particular site:

- Development should be designed and located having regard to the flight paths, height restrictions and noise exposure forecasts issued by Adelaide Airport Limited.
- Residential development on land within the area defined by Fig R1/1 is affected by aircraft noise from Adelaide Airport and should be designed, constructed and insulated to minimise the effects of noise.
- Dwellings (and dwelling additions - where such additions have a floor area equal to or greater than 50 percent of the existing dwelling) are constructed in accordance with Australian Standard 2021-2000: Acoustics - Aircraft noise intrusion - Building siting and construction; or
- Dwellings (and dwelling additions - where such additions have a floor area equal to or greater than 50 percent of the existing dwelling) include the following construction techniques:
 - a. shielding windows and doors with external blinds or verandahs;
 - b. using masonry walls for external walls and if brick veneer construction is used fully, by insulating the cavity wall with 75 millimetres to 100 millimetres insulation (rockwool or fibreglass)
 - c. keeping window size to a minimum and using at least 6 millimetres single glazing or double glazed windows; where possible, windows of sensitive rooms should be oriented away from the direction of view to the flight path;
 - d. air-conditioning sensitive rooms using a split or ducted system. Wall mounted air-conditioning units should not be used as they provide a weak path for sound transmission;
 - e. shielding doors with an entrance verandah and using a solid core construction;
 - f. sealing airtight all cracks in the housing construction. Cracks between doors, windows and the house construction should also be weather sealed;
 - g. positioning air exhausts in non-sensitive rooms, e.g. wall vents should not be placed in bedrooms or living rooms; and
 - h. insulating the ceiling space with 75 millimetres to 100 millimetres ceiling insulation (rockwool or fibreglass)

Council deferred that report (**Attachment 1**) and resolved:

"As City of West Torrens residents are particularly affected by this aircraft noise policy position, Council writes to the Minister to advise that Council intends to undertake essential consultation with affected residents and request that no decisions be made with regard to the Aircraft Noise land use planning policy until such time as Council has completed that consultation and determined its position with regard to the management of aircraft noise."

This report presents the findings of the consultation undertaken and was presented to the 16 October meeting of the Strategy and Community Committee meeting where it was deferred for consideration at the next meeting of Council on 6 November 2018.

Given the advancement to building techniques over time, the recommendation has been amended to be less prescriptive in terms of building techniques for noise attenuation to allow for those advances.

Discussion

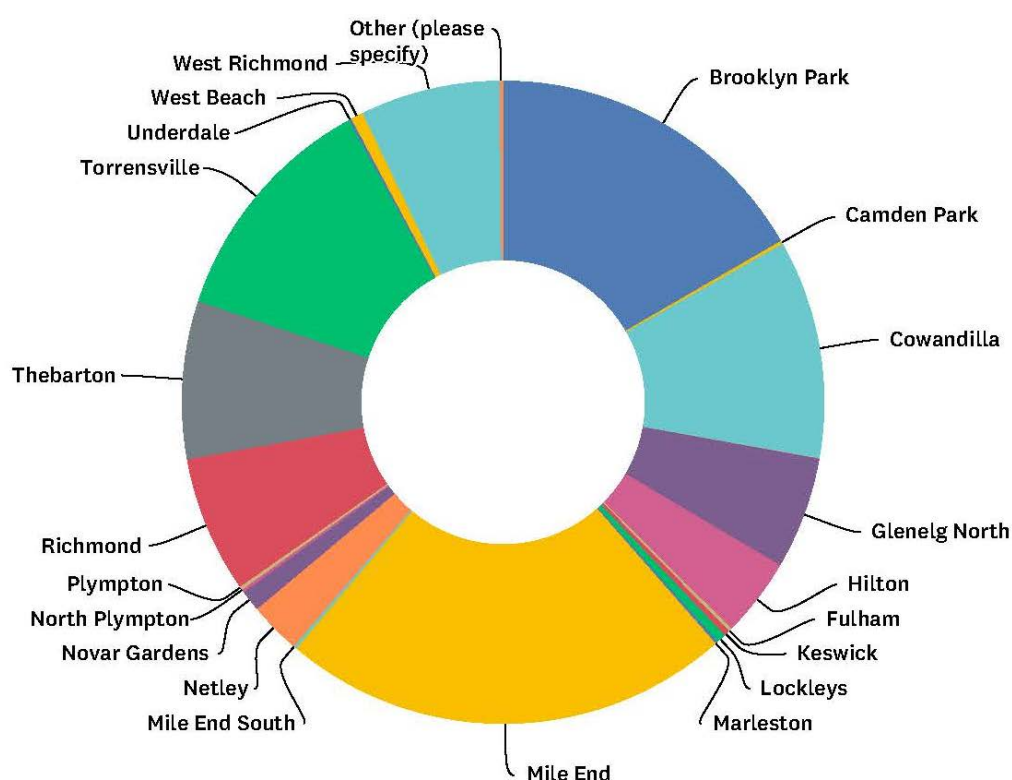
The 'Experiences of Aircraft Noise' consultation was developed as an online survey with the ability for residents to request a hard copy if required. More than 12,000 letters were sent to residents and property owners living **within** ANEF contours advising of the opportunity to participate and directing them to the online survey.

The survey was designed to canvass the range of experiences of aircraft noise felt by residents and property owners in West Torrens. The majority of responses were received from property owners with properties within the ANEF contour areas. Fewer responses were received from non-ratepaying residents some of whom lived outside of the ANEF contour areas. In total:

- 618 responses were received online
- 36 respondents provided input to the survey by phone or hard copy

The majority of responses were received in relation to the experience of aircraft noise in Brooklyn Park and Mile End (more than 100 responses for each suburb). This is roughly consistent with the fact that these suburbs are overrepresented in the ANEF contour areas. However, the survey provides valuable information of trends in responses and the wide range of experiences of those people living in the ANEF areas.

A breakdown of the survey response suburbs is shown in the chart below:

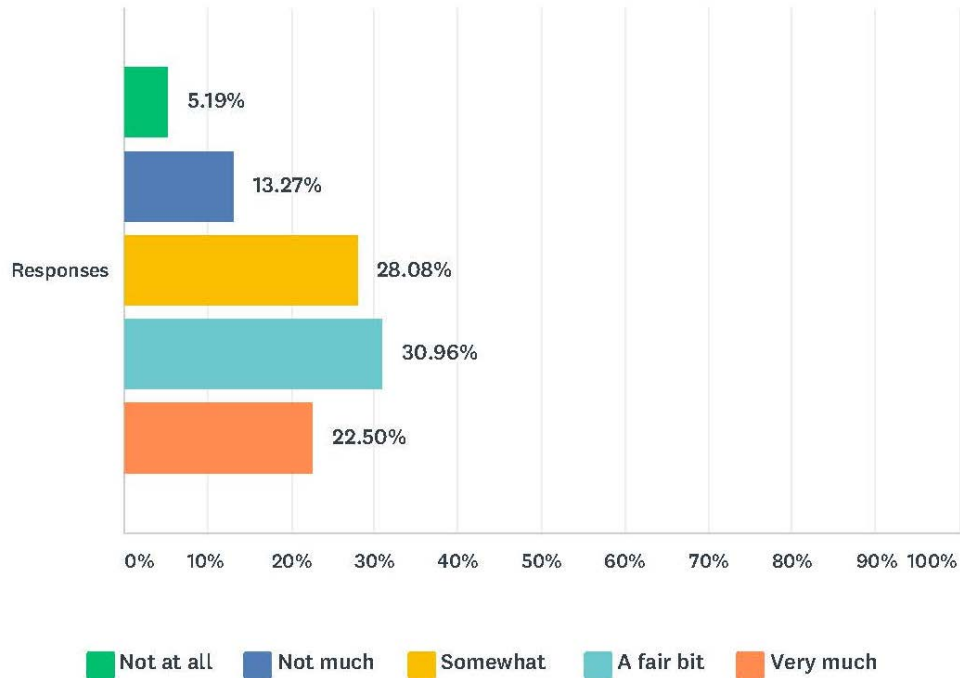


The questions canvassed decisions about moving in and buying in the area; with more than 50% of property owners in ANEF areas indicating that they would not buy in the area or might reconsider their purchase, based on current levels of aircraft noise.

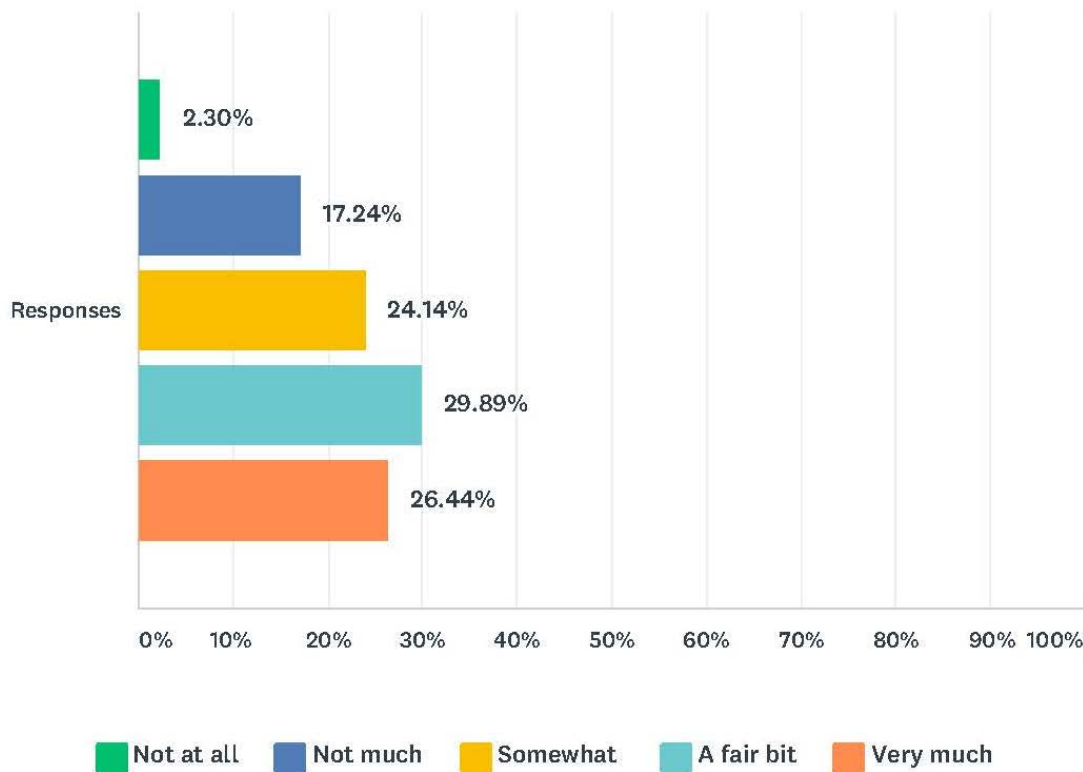
Extent of Aircraft Noise Impacts

The majority of property owners in ANEF contours indicating they were "somewhat" affected, or greater, by aircraft noise as shown in the graphs below:

Property Owners



Non-Owners



The effects did not vary considerably between owners and non-owners which would be expected.

The common effects stated in the comments section of the survey included:

- Noise
- Sleep
- Curfew

Some also stated health impacts but many stated no impact with comments that "you get used to it" or similar.

For those who did feel impacted by air craft noise, 'impact on sleep' was the highest single concern identified. The current curfew was indicated as a strong protective factor with some respondents specifically identifying that breaches of the curfew created problems for sleep.

Health concerns and impacts on quality of life (including the ability to focus on tertiary studies) were common experiences, with one extreme case indicating their child had to move out of the area to be able to concentrate on university studies, and another example at the other end of the spectrum suggesting a move would be required for comfortable retirement. Parents also cited aircraft noise as an issue for baby sleep routines.

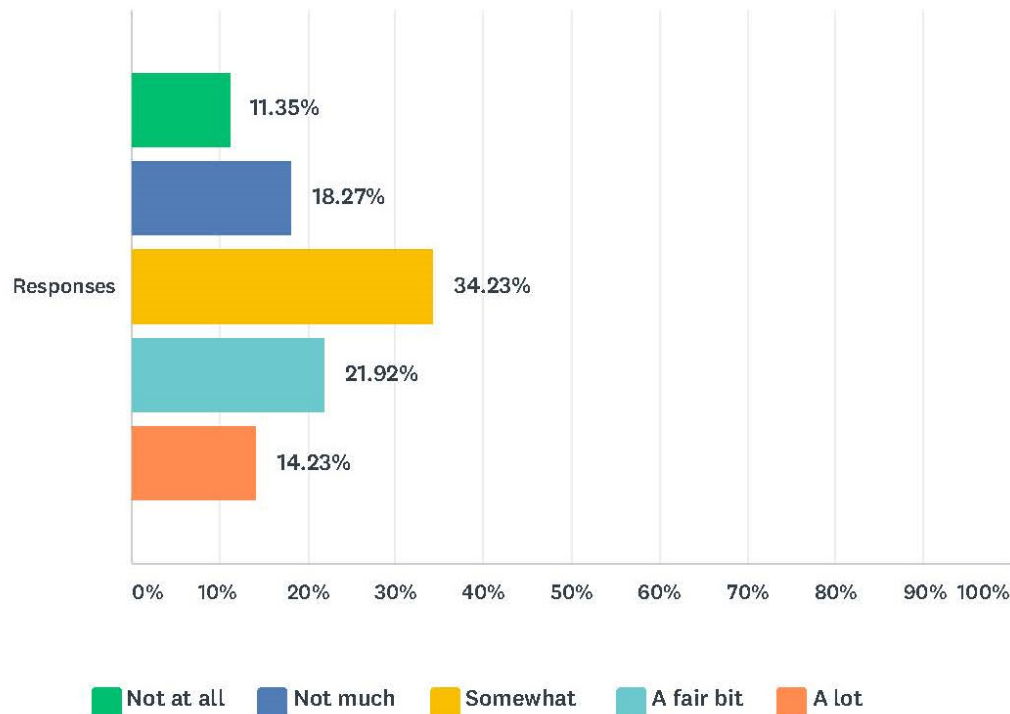
Furthermore multiple responses indicated that health impacts were not only tied to aircraft noise, but also the smell of aviation fuel vapours and perceived environmental contamination, such as sooty air and potential contamination of rainwater collected in tanks under the flight path. Multiple responses suggested additional trees in the area may assist to dissipate aircraft noise, and/or help purify and filter the air.

Vibrations, rattles and/or shakes felt in the household as aircraft fly overhead were experienced by a number of respondent property owners in the ANEF contour areas, and in some extreme cases cracks, window shattering and breakages were attributed to aircraft flying overhead.

Respondents also commonly experienced annoyance at interrupted television and radio listening as well as halted conversations and phone calls when flights passed overhead. Outdoor amenity and the ability to entertain outdoors in comfort was also compromised by the noise of flights. A few responses also identified limitations of noise attenuation as the sole solution to aircraft noise.

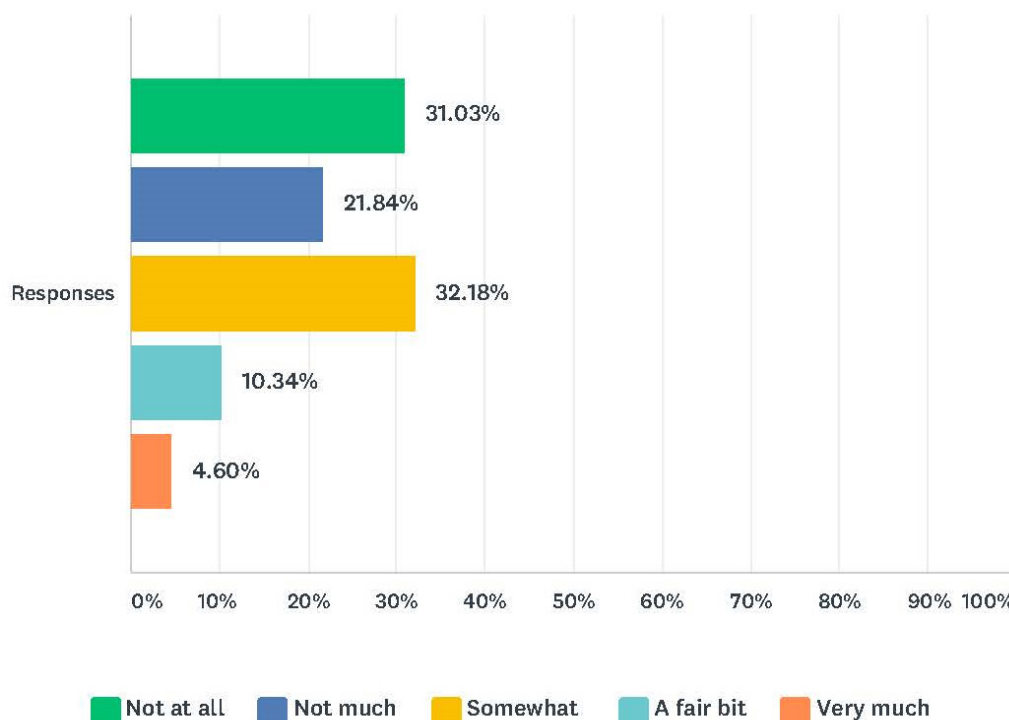
Consideration of Aircraft Noise in Purchasing Property or Moving Into Areas Affected by Aircraft Noise

Property owners were asked to what extent they considered proximity to the airport and the potential effects of aircraft noise when considering purchasing their property. The majority gave it at least some consideration (68%) with half of those giving it considerable weight.



A follow up question asked if the owner could go back in time, would they have purchased the property given what they experience now in terms of aircraft noise. Over 50% of the respondents said they may or would have reconsidered.

For non-owners, the consideration was considerably less with 53% not considering proximity or effects much at all.



However, 48% of non-owner respondents may or would have reconsidered their decision to move into an area affected by aircraft noise.

Causes of Aircraft Noise Impacts

Respondents had the ability to make any comments regarding aircraft noise and its impacts on their household. Many chose to comment on the causes of aircraft noise impacts which provided useful information when considering possible options for dealing with the effects.

Respondents in the ANEF contour submitted various experiences as to the key causes of the noise. Experiences indicated that the flight path had altered in recent times, with many responses suggesting flights that take off over the city, or land from over the city created the most noise while others found noise on the ground to be more of a disturbance.

Several long term residents that have lived in the area for ten or more years noted a considerable increase in noise in recent times. While several responses indicated that 'you get used to the noise after a while', some respondents indicated that it had reached a tipping point, where they were now no longer able to tolerate the level of noise.

Many responses indicated that larger aircraft tended to be more problematic with Emirates, Qatar, Cathay Pacific and Singapore Airlines all identified in multiple responses. A few responses made the observation that *some* larger aircraft actually have a quieter engine than other aircraft. While another response suggested that any new aircraft should not exceed the noise levels of existing aircraft that access the Airport. The increasing frequency of flights along with flights that fly low overhead were also cited as contributing factors in a number of responses.

Long term residents indicated differing experiences with aircraft noise and provided interesting perspective, many having lived in the area for more than 30 years, with at least one responder stating they had lived in the area for 56 years. Some long term resident/owners felt the situation was bearable as long as the curfew remained in place. However, many long term resident/owners indicated that noise and/or frequency of flights is increasing unreasonable and/or while it once didn't bother them, it is now becoming an issue.

Some long term resident/owners of land in the ANEF contours even expressed or indicated regret at having purchased in the area:

Meanwhile, respondents who identified themselves as long term residents/property owners were most likely of any responders to share the view that 'you get used to the noise'.

Potential Treatments and Solutions

Respondents made a number of comments which can be used to inform potential treatments or solutions. Most of these are outside of the control of Council but Council may have a role in influencing third parties such as the airport and State Government through the planning reform process to provide better outcomes for the community.

1. Communication

Several responses praised and thanked Council's efforts to provide a voice to the residents, with some expressing dissatisfaction at the level of information available and level of service provided by agencies tasked with addressing aircraft noise.

Furthermore, respondents indicated a desire for more open and transparent communication about Airport operations and aircraft movement, with a handful of respondents taking the initiative to indicate their interest in taking part on any future strategy development and/or consultation in regard to aircraft noise.

Council can continue to liaise with the Adelaide Airport through a number of existing channels and advocate on behalf of the community.

2. Airport Operations

The maintenance of the curfew was the single most mentioned concern. While the curfew was not mentioned in materials supporting the survey it seemed some residents saw this survey as an unofficial vote on the issue of retaining the curfew (or not). Interestingly, despite extensive media coverage of the Federal Government's proposed Public Safety Zones during the course of the survey feedback period, only 5 responses made reference to issues of safety in relation to proximity of runways proposed to be addressed through the NASF Guidelines on Public Safety Zones at the Ends of Airport Runways.

A large number of responses indicated that aircraft noise was tolerable, provided that the reprieve offered by the curfew is maintained. Some responses indicated additional hours of 'no flights' would be preferred, while others indicated without the curfew, they would move out of the area: Some respondents even suggested how residents could be informed and how breaches of curfew and or changes to the curfew should be addressed to benefit the residents.

Suggested changes to operations included greater penalties for breaching curfew and encouraging aircraft modification to reduce noise.

A small number of responses suggested additional works that the Airport could undertake at their boundary to contain the impact of aircraft noise (particularly relating to landing, take off and engine testing on the ground) and also that Adelaide Airport needed to take greater responsibility for minimising aircraft noise.

Responses were divided over whether batching of flights had a negative or positive impact.

Alternate views that saw economic benefit in 24/7 airport operation were presented in fewer responses.

Council can continue to liaise with the Adelaide Airport through a number of existing channels and advocate on behalf of the community.

3. Relocate the Airport

Other responses suggested moving the airport altogether. Land to the north of the Adelaide metropolitan area was the favoured location for a relocated airport (a variety of locations were suggested including Parafield, Edinburgh, north of Two Wells, near Gawler and generally 'North', with one suggestion for Normanville in the south.

Some responses indicated an acceptance that the airport in this location was here to stay, meanwhile, significantly fewer responses suggested a buyer beware approach.

As Council has no influence on the location of the airport, no action is recommended.

4. Policy Positions

4.1 Land Uses in ANEF Areas

A free text response was available for survey respondents to make suggestions as to what type of development/properties/land uses may be suitable in areas affected by aircraft noise.

Responses provided several suggestions as to alternate uses in and around the current airport land. Justification for the status quo and pro-development sentiment featured in some responses. Alternate views submitted included some responses that acknowledged the economic benefit of having the airport located so close to the city and responses that presented an optimistic outlook on the ability for residential to happily co-exist with the airport.

Responses from property owners varied considerably, with some popular responses including industry/warehousing, commercial and shopping centres/retail. However, the opposite view was also expressed with concern regarding encroachment from non-residential uses, as expressed in this response received:

"I would be totally opposed to increasing commercial use in these areas. My observation of the commercial property development has been that it detracts from the amenity of nearby residential areas."

Several responses indicated that residential was fine, or just keep things the same. Equally popular were mentions of residential land uses **that included noise attenuation**.

Other common responses included:

- Gardens and parks (including some suggestions for carbon offsetting), sporting, recreational and golf course.

There were also several mentions of the potential benefits of street trees and greening to reduce the impacts of, not only aircraft noise, but also potential odour and pollution from aviation fuel drop.

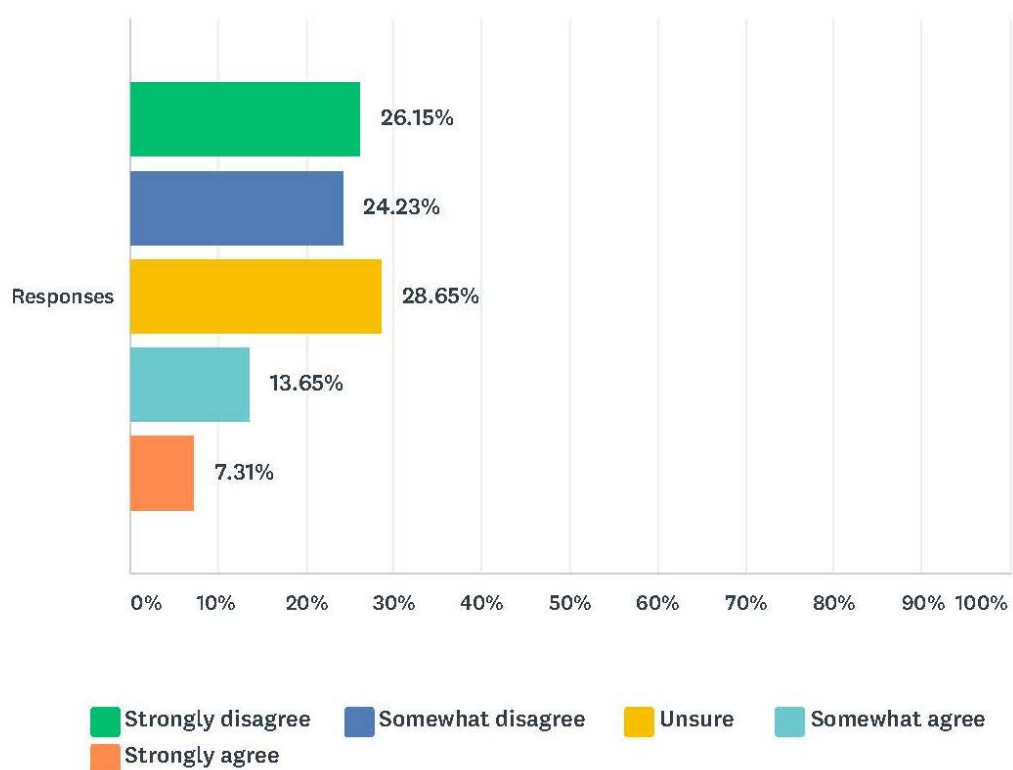
Progressive suggestions that build on the economic development and tourism benefits of the airport included:

R146: "More facilities after hours locally for airport workers e.g. gyms, eateries, close to the airport (noisiest area) rather than residences."

R117: "...some sort of park for "plane spotting"... (including)... "fixed features of binoculars and information about planes... a nice positive highlight about our proximity to the airport and this good asset we have in our area."

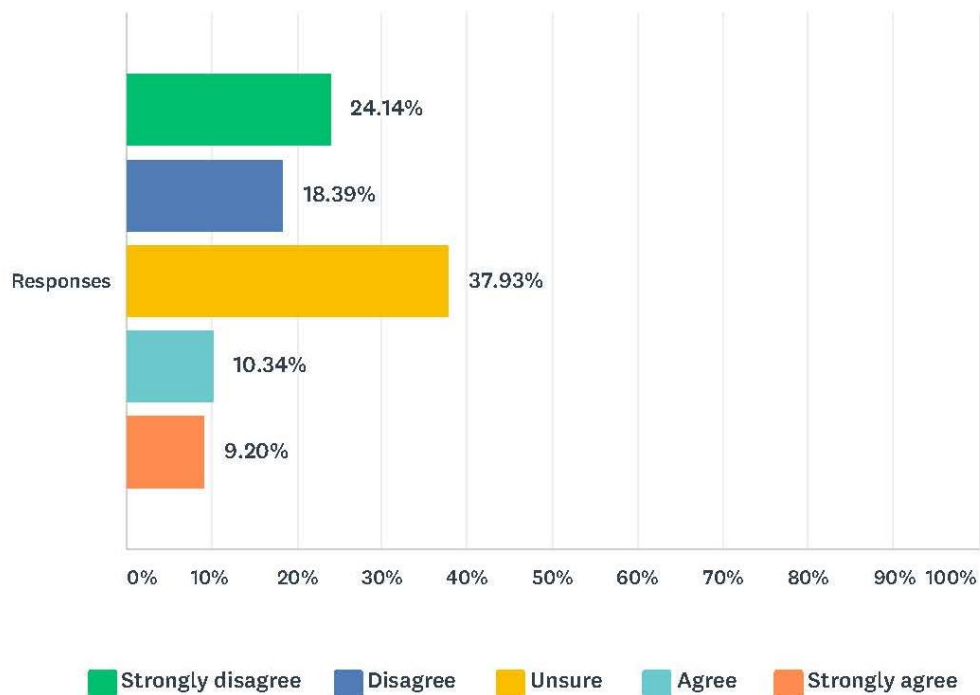
4.2 Development in Areas Affected by Aircraft Noise

The survey included a question on whether people agreed that the planning system should be encouraging more people to live in areas where aircraft noise may be experienced by allowing more houses to be built in these areas. Approximately 50% of property owners disagreed or strongly disagreed with the statement and only 20% agreeing that it is a good idea as shown in the graph below:



This was coupled by 72% of property owners stating they were unlikely to or definitely not going to subdivide in the next 10 to 20 years.

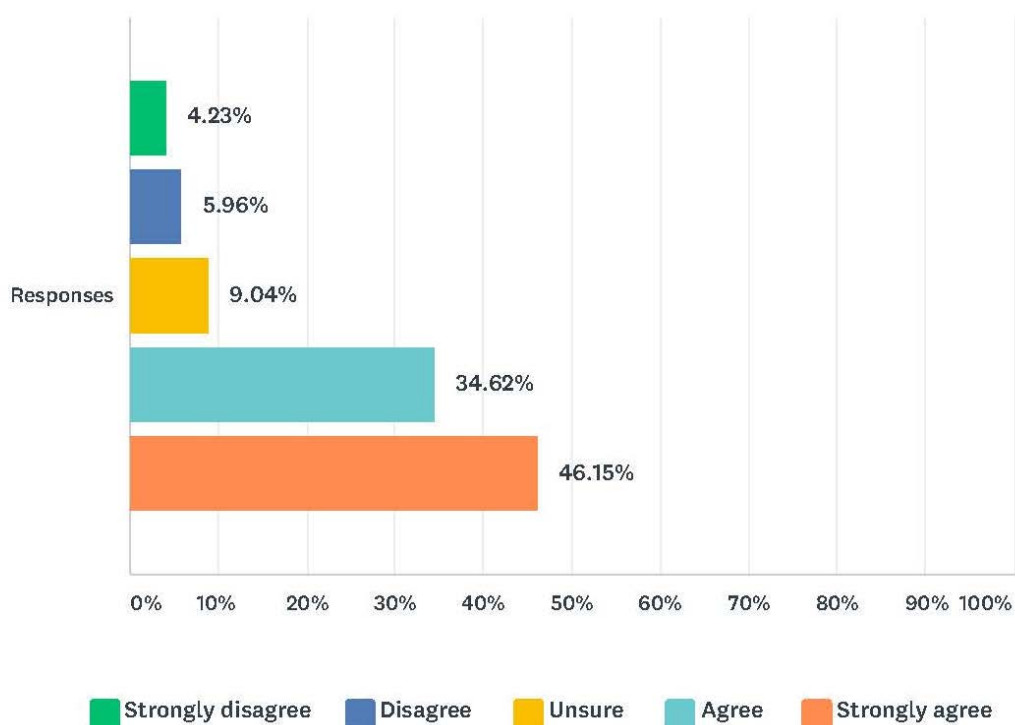
A large proportion of non-owners (42%) also disagreed that the planning system should encourage more people to live in areas affected by aircraft noise.



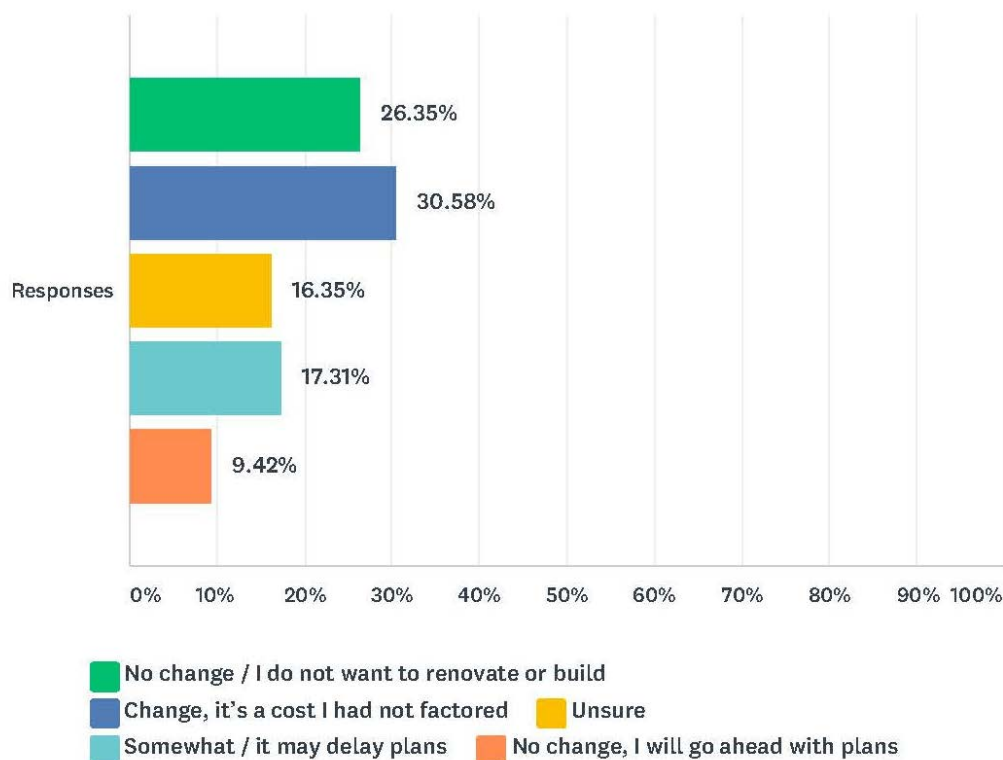
4.3 Noise Attenuation and Grants

Less than 25% of responses indicated their property had noise attenuation. In a subsequent question, the majority (81%) of property owner responses in the ANEF contours agreed or strongly agreed that new homes under the flight path should be required to be built in a way that prevents or minimises the occupants' experiences of aircraft noise.

Around 10% of property owners in the ANEF contours (53 responses) disagreed or strongly disagreed.



However, the cost of noise attenuation measures would discourage a significant proportion (57%) from renovating or building a new dwelling on their property. Responses presented differing views on the tension between noise attenuation as a solution, and building costs in the area.



Many responses indicated support for the concept of additional building insulation, double glazing and use of construction materials that ameliorate aircraft noise. The majority of such responses also indicated a preference that the subsidy be reinstated.

Several responses suggested mechanisms by which noise attenuation could be funded, including fines for breaches of curfew to fund grants.

Fewer responses included consideration of elements in the public realm which may assist with noise reduction. Such suggestions include increased tree canopy to filter air and assist dissipation of aircraft noise.

4.4 Current Planning Considerations of Aircraft Noise

The current process for planning applications is that for applications in the ANEF ≥ 25 , an acoustic report is requested which details recommendations for measures for the building work to meet AS2021 and these recommendations shall be included in the design of the building. While the process for ≥ 25 , ≥ 30 and ≥ 35 vary somewhat, the basic premise is that there must be demonstration that the development can achieve compliance with AS2021.

Decisions of the ERD Court identified that the current Development Plan does not contain sufficient rigour to refuse land divisions in ANEF ≥ 30 , however, meeting AS2021 is a requirement.

Consequently, the current planning approach is that land division in the >30 ANEF area have been approved with consideration of noise attenuation being left until the assessment of the built form (dwelling) application.

This approach is different to the proposed policy position and interpretation of the Australian Standard that is now recommended in this report to most effectively balance the outcomes of the survey, community aspirations and the Australian Standard.

4.5 Future Directions

It is likely that the issue of development within ANEF contours and around the airport in general will be considered in the Planning and Design Code. The Aircraft Noise Survey was designed to inform Council's policy position in relation to development in areas affected by aircraft noise. The survey results showed a majority support for:

- Not encouraging more building and residents within the areas affected by aircraft noise
- Ensuring noise attenuation measures are a requirement of new homes built in the areas affected by aircraft noise
- Consider alternative land uses in areas affected by aircraft noise

This position is supported by the NASF Guideline - Managing the Risk in Public Safety Zones at the end of Runways which actively discourages having people located in areas 1km from the end of airport runways.

The position is more restrictive than the under the current Development Plan and it is likely to be at odds with the State Government's infill targets. Balancing these competing priorities is challenging but Council has an opportunity to influence the outcomes through the Planning and Design Code. It is proposed that the position contained in recommendation 1 of **Attachment 1** be used to influence the Planning and Design Code as it supports the findings of the survey and is still consistent with Table 2.1 of AS2021-2015 (table included in **Attachment 2**). However, it should be recognised that while this may be the position advocated by Council, there is no guarantee this will be incorporated into the Code.

Additional Considerations

The ANEF contours above ANEF 25 need to be spatially recognised in a layer in the Planning and Design Code so that potential purchasers and developers can be aware of the potential for aircraft noise and make informed decisions and consider appropriate acoustic measures when developing, redeveloping or renovating property in areas likely to be affected by aircraft noise.

All homes in areas most affected by aircraft noise (new residential development in contours greater than ANEF 25) are required to meet AS2021 to ensure liveability and appropriate acoustic treatment for internal comfort.

Currently, there is no trigger in the assessment system to pick up the issue of potential aircraft noise issues for any development progressed under the ROSAS scheme (State Government's Renewing our Streets and Suburbs program) and Residential Code Development. It is considered that this is not only an unfair loophole but that it is a reasonable expectation that all development meet the AS2021 requirements. This is to ensure that amenity and public health of new and existing residents are not unreasonably impacted upon by the Adelaide Airport but to enable compatibility as best as possible between the two land uses.

Alternatively, the current Minister's Residential Development Code layer should be updated to ensure properties in ANEF 25+ are **not included** eligible for Minister's Residential Code Development, and therefore not encouraged for development and further sub-division.)

Design Techniques which are known to assist in reducing internal acoustic noise be included in the Residential Development Code as a guide for those designing new development in areas most affected by aircraft noise. Again, with reference to ANEF contours rather than Overlay Map depicting Areas affected by aircraft noise.

In addition, Council's strategic plans around open space and green cover as well as other public realm design elements can assist to improve the quality of life for the community within areas affected by aircraft noise.

The findings of the survey did not present any significant surprises, however the community appreciated the opportunity to share their experiences.

Conclusion

This report presents the outcomes of the 'Experiences of Aircraft Noise' consultation and proposes a policy position, with respect to aircraft noise, to be used to influence DPTI's proposed *Planning and Design Code*.

Attachments

1. **Management of Aircraft Noise Policy Position Report - Council Meeting 12 December 2017**
2. **AS2021-2015 Table 2.1**

11.2 Aircraft Noise Policy Position

Brief

This report presents the outcomes of research on land use policy options for the management of aircraft noise in existing urban areas as required by the 21 March 2017 resolution of Council.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. **Option 3** (use the ANEF contour map, recognise >25 ANEF as the threshold for managing aircraft noise and exclude land divisions in >30 ANEF) with additional prescriptive measures detailed in this report be adopted as Council's position on the management of aircraft noise which the Administration will use to influence the Department for Planning, Transport and Infrastructure's (DPTI) development of the new *Planning and Design Code*.
2. The Administration advises the Minister for Planning and DPTI's senior management of Council's recommended approach and requests that DPTI closely engages Council and its Administration in the process of developing aircraft noise policy within the new planning system, given its strong interest in the issue.
3. The Administration advocates for mechanisms within the new planning system that ensures ANEF contours are included, and can be promptly updated when new data is made available (in line with updates to the Adelaide Airport Master Plan) to maintain currency in relation to land affected by aircraft noise, particularly land in West Torrens.

Introduction

At its 21 March 2017, the Strategy and Community Committee considered a report with regard to managing aircraft noise within the West Torrens Development Plan and made the following recommendations to Council, which it subsequently resolved:

1. *Given the Minister for Planning's preference for aircraft noise management to be addressed through the Planning and Design Code, the Administration writes to the Minister for Planning advising that the Council seeks to contribute to the development of aircraft noise management provisions and other airport planning matters in the Planning and Design Code.*
2. *The Administration undertakes research on land use policy options for the management of aircraft noise in existing urban areas and report back to the Council.*

This report seeks to address the second part of the resolution by providing Council with a proposed position to address the management of aircraft noise in the Planning and Design Code.

Discussion

Background

The City of West Torrens is a desirable place to live due to its location between the city and the beach and therefore demand for land is high. This has resulted in property owners and developers looking for opportunities to subdivide larger blocks and accommodate multiple dwellings to meet the demand.

In addition, the State Government's 30 Year Plan for Greater Adelaide contains a target of 85% of all new housing in metropolitan Adelaide to be built in established urban areas.

When considering Council's position on the management of aircraft noise, these factors need to be balanced with the safe operation of the airport and the amenity of the areas affected by aircraft noise for both current and future residents.

The effect of aircraft noise is currently managed through both legislation and policy. The curfew at Adelaide Airport from 11pm to 6am set by the *Adelaide Airport Curfew Act and Regulations 2000* is designed to protect the amenity of residents during those hours to allow a rest period from otherwise relatively regular plane activity.

Within the West Torrens Development Plan, there is a module called 'Building near Airfields'. Within the module are key provisions to assess development in respect to aircraft noise which are:

6. *Development within areas affected by aircraft noise should be consistent with Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction.*
7. *Residential development on land within areas affected by aircraft noise as shown on Overlay Map WeTo/8 - Development Constraints should incorporate noise attenuation measures.*

In practice the Administration applies this policy as follows (see **Attachment 1** for where these apply):

ANEF Level	Action Undertaken
<20 ANEF	No action required
≥20 ANEF	AS2021 advisory note required on any development approval (Chris Turnbull, Acoustic Engineer from Sonus has advised that under modern construction techniques, most dwellings should be able to meet AS2021)
≥25 ANEF	If the application is for a land division, additional dwelling, dwelling addition or replacement dwelling in the Residential Zone, advise that the AS2021 lists the site as unacceptable for residential development and seek an acoustic report
≥25 ANEF	If the application is not in the Residential Zone and, for a land division, additional dwelling, dwelling addition or replacement dwelling (i.e. residential development) advise that the AS2021 lists the site as unacceptable for residential development

When a proposed dwelling is located within the ≥25 ANEF area, the applicant is requested to provide an acoustic report at a cost of approximately \$2,000.

Measures for noise mitigation generally cost in the order of \$20,000 but could be substantially more depending on the type of development. Generally a professional acoustic report that recommends measures to ensure a dwelling can achieve a desirable level of sound within a dwelling is considered appropriate however, it is worth noting that it is near impossible to check that the measures have been implemented.

The current process allows for dwellings within the >25 ANEF area to be issued planning consent by Council with conditions relating to noise attenuation measures. There are times when the dwelling is privately certified under the Building Code of Australia and the noise attenuation measures have not been met which has resulted in the applicant being requested to meet the requirements. There is no formal process to address this under the current system.

The current provisions within the City of West Torrens Development Plan provide insufficient direction in terms of how development is to respond to balancing the ongoing operations of the Adelaide Airport and the potential impact on residents adjacent or under flight paths. As a result, removal of the outdated *Area affected by aircraft noise mapping* is the logical first step to improving clarity. This approach however, was rejected by DPTI when it was initially proposed by the Administration.

Given the transition from the Development Plan to the Planning and Design Code under the *Planning, Development and Infrastructure Act 2016*, it is important that Council determines its preferred position in relation to managing aircraft noise to be used to influence the development of the Planning and Design Code policy elements relevant to aircraft noise and ensure consistent application.

Options Resulting from Research

In accordance with the resolution of the 21 March 2017 meeting of Council, the Administration undertook research which has resulted in the consideration of the following three main options to manage aircraft noise:

Option 1

Remove acoustic policy regarding aircraft noise from the West Torrens Development Plan and rely on the National Construction Code 2016 - Building Code of Australia (BCA) or Minister's Specification and market forces for development in areas affected by aircraft noise.

This is the preferred option of the Minister presumably as it is more likely to increase dwelling densities in areas affected by aircraft noise in line with the 30 Year Plan for Greater Adelaide.

This option will save applicants and developers time and money as they will not be required to include noise attenuation measures unless they choose to do so and the relevant authority will not be required to assess this aspect of the development.

In addition, this option would also allow existing lots to be subdivided resulting in greater value for the owners or developers.

On the downside, residents and prospective property buyers may not understand the implications of aircraft noise and what is required to address it during the purchase of a property, design and construction phase or whether an existing property has any noise mitigation features. Amongst other things, this may result in:

- Unexpected costs for the purchaser; and/or
- Reduced amenity for the occupants; and/or
- Unexpected additional costs to retrofit noise attenuation measures after the initial construction phase.

Effectively this option takes a 'buyer beware approach' to aircraft noise mitigation and therefore, on that basis, is not the preferred option.

Option 2

Use the ANEF contour map and recognise >25 ANEF as the threshold for managing aircraft noise.

The ANEF is referenced within the *AS 2021:2015 Acoustics- Aircraft noise intrusion - Building siting and construction* and therefore this approach clarifies how AS2021:2015 translates to the West Torrens spatial area. Option 2 formalises what is currently being applied by the Administration in development assessment.

When a proposed dwelling is located within the ≥ 25 ANEF area and is in a Residential Zone, the development assessment process requires the applicant to provide an acoustic report. This costs the applicant approximately \$2,000 while measures required for noise mitigation generally cost in the order of \$20,000 although this could be significantly more dependent on the proposed development/redevelopment.

This option goes some way to providing a balance between allowing development in areas affected by aircraft noise and protecting future owners of those dwellings from the effects of aircraft noise. However, it would potentially still allow subdivisions and therefore additional dwellings in areas >30 ANEF which are deemed unsuitable for residential development as per AS2021:2015.

A summary of the number of properties in each category is included in the table below:

Allotments	ANEF >25-30	ANEF >30-35	ANEF >35
Individual Dwellings	2,343	735	65
Multiple Dwellings	152 (on 31 allotments)	50 (on 9 allotments)	5 (on 1 allotment)

While this option would potentially impact approximately 3,143 allotments they would not experience any change with the way development is currently managed within those areas.

It should be noted that many of these dwellings will have received noise attenuation funding as part of a Federal Government program which has now ceased.

Option 2 is not the preferred option given it would still, potentially, allow for additional dwellings in areas >30 ANEF which the AS2021:2015 deems unsuitable on the basis of the negative noise impacts.

Option 3 (Preferred Option)

Use the ANEF contour map, recognise >25 ANEF as the threshold for managing aircraft noise and exclude land divisions in >30 ANEF.

This option results in no change to the treatment of those properties between 25 and 30 ANEF detailed in option 2 but does vary the requirements for properties within >30 ANEF in that it prevents any subdivision of land in these areas. This would not apply to the replacement of existing dwellings or additions to existing dwellings.

This option more closely aligns with AS 2021:2015 and provides a greater balance between development potential and amenity (noise impacts). However, it will have the effect of limiting the subdivision potential of approximately 800 sites and would potentially be more limiting than the current system which is assessed on merit.

Additional Measures (Options 2 and 3)

The addition of more descriptive policy regarding appropriate measures to minimise the impacts of aircraft noise may also be possible and could be added to both Option 2 and 3.

Prior to adopting the Better Development Plan (August 2011) format for the Development Plan, Council had the following provisions for areas affected by aircraft noise:

- 137 Development should be designed and located having regard to the flight paths, height restrictions and noise exposure forecasts issued by Adelaide Airport Limited.

- 138 Residential development on land within the area defined by Fig R1/1 is affected by aircraft noise from Adelaide Airport and should be designed, constructed and insulated to minimise the effects of noise.

Design Techniques (*Design Techniques illustrate ONE WAY of satisfying the above principle.*)

- 138.1 *Dwellings (and dwelling additions - where such additions have a floor area equal to or greater than 50 percent of the existing dwelling) are constructed in accordance with Australian Standard 2021-2000: Acoustics - Aircraft noise intrusion - Building siting and construction; or*
- 138.2 *Dwellings (and dwelling additions - where such additions have a floor area equal to or greater than 50 percent of the existing dwelling) include the following construction techniques:*
- a) shielding windows and doors with external blinds or verandahs;
 - b) using masonry walls for external walls and if brick veneer construction is used fully, by insulating the cavity wall with 75 millimetres to 100 millimetres insulation (rockwool or fibreglass)
 - c) keeping window size to a minimum and using at least 6 millimetres single glazing or double glazed windows; where possible, windows of sensitive rooms should be oriented away from the direction of view to the flight path;
 - d) air-conditioning sensitive rooms using a split or ducted system. Wall mounted air-conditioning units should not be used as they provide a weak path for sound transmission;
 - e) shielding doors with an entrance verandah and using a solid core construction;
 - f) sealing airtight all cracks in the housing construction. Cracks between doors, windows and the house construction should also be weather sealed;
 - g) positioning air exhausts in non-sensitive rooms, e.g. wall vents should not be placed in bedrooms or living rooms; and
 - h) insulating the ceiling space with 75 millimetres to 100 millimetres ceiling insulation (rockwool or fibreglass)

Re-introducing some of these concepts into the *Planning and Design Code* may give more certainty to applicants in terms of the acoustic levels that are likely to be achievable within a dwelling at a particular site. This may negate the need for a separate acoustic report.

As shown above, Design Technique 138.2 displays eight construction techniques that would assist applicants to improve noise attenuation in dwellings measured by design, construction and insulation.

Some of the wording in the historic Design Technique 138.2 is ambiguous, i.e. 'sealing airtight' in that it is unclear how the techniques can be achieved and consequently, it is recommended that these techniques be reviewed. The review should also take into consideration updated building standards, to ensure the techniques are reasonable and easy to apply.

This method will provide owners, developers, applicants or builders with more on how to achieve structural external noise minimising techniques when building in areas affected by aircraft noise.

As such, it is proposed that this be the preferred option which the Administration will use to influence the development of the *Planning and Design Code* currently being developed by DPTI.

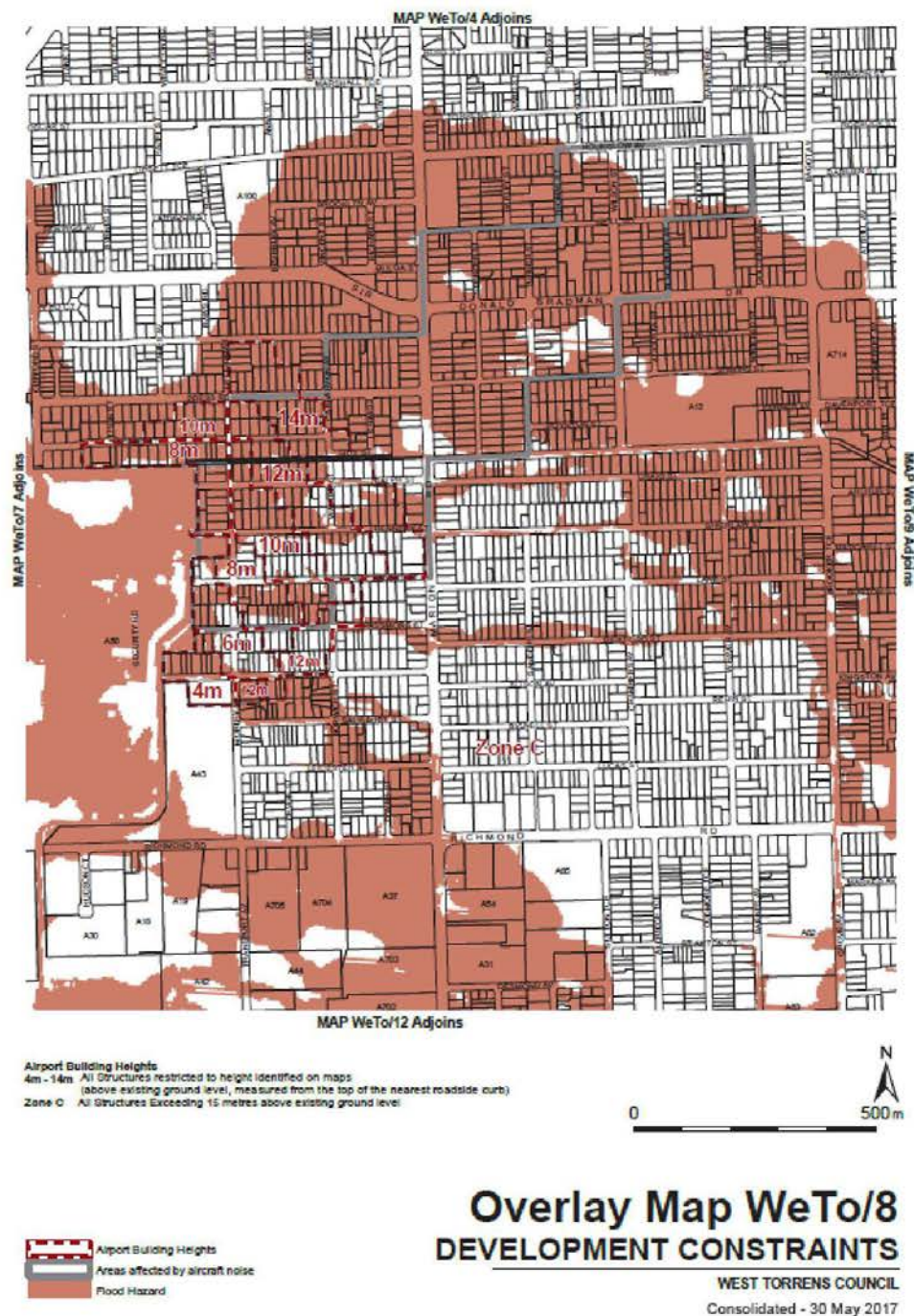
Conclusion

This report presents the outcomes of research undertaken to manage aircraft noise, as it applies to development, within West Torrens and recommends a preferred option to be used to influence the development of the *Planning and Design Code* currently being developed by DPTI.

Attachments

1. **Overlay Map WeTo/8 'Development Constraints' of the Development Plan**

Extract from the Development Plan



ATTACHMENT 2
AS2021-2015 TABLE 2.1 BUILDING SITE ACCEPTABILITY BASED ON ANEF ZONES

BUILDING TYPE	ANEF ZONE OF SITE		
	ACCEPTABLE	CONDITIONAL	UNACCEPTABLE
House, home unit, flat, caravan park	Less than 20 ANEF (Note 1)	20 to 25 ANEF (Note 2)	Greater than 25 ANEF
Hotel, motel, hostel	Less than 25 ANEF	25 to 30 ANEF	Greater than 30 ANEF
School, university	Less than 20 ANEF (Note 1)	20 to 25 ANEF (Note 2)	Greater than 25 ANEF
Hospital, nursing home	Less than 20 ANEF (Note 1)	20 to 25 ANEF	Greater than 25 ANEF
Public building	Less than 20 ANEF (Note 1)	20 to 30 ANEF	Greater than 30 ANEF
Commercial building	Less than 25 ANEF	25 to 35 ANEF	Greater than 35 ANEF
Light industrial	Less than 30 ANEF	30 to 40 ANEF	Greater than 40 ANEF
Other industrial	Acceptable in all ANEF Zones		

Notes

1. The actual location of the 20 ANEF contour is difficult to define accurately, mainly because of variation in aircraft flight paths. Because of this, the procedure of Clause 2.3.2 may be followed for building sites outside but near to the 20 ANEF contour.
2. Within 20 ANEF to 25 ANEF, some people may find that the land is not compatible with residential or educational uses. Land use authorities may consider that the incorporation of noise control features in the construction of residences or schools is appropriate (see also Figure A1 of Appendix A).
3. There will be cases where a building of a particular type will contain spaces used for activities which would generally be found in a different type of building (e.g. an office in an industrial building). In these cases Table 2.1 should be used to determine site acceptability, but internal design noise levels within the specific spaces should be determined by Table 3.3.
4. This standard does not recommend development in unacceptable areas. However, where the relevant planning authority determines that any development may be necessary within existing build-up areas designed as unacceptable, it is recommended that such development should achieve the required ANR determined according to Clause 3.2. For residences, schools, etc., the effect of aircraft noise on outdoor areas associated with the buildings should be considered.
5. In no case should new development take place in greenfield sites deemed unacceptable because such development may impact airport operations.

17.2 Glandore Character Policy Area Protection DPA

Brief

This report presents a proposed, amended, *Glandore Character Area Protection Development Plan Amendment Statement of Intent*.

RECOMMENDATION

It is recommended to Council that:

1. It approves the Statement of Intent (SOI), included at **Attachment 2**, to amend policy in the Urban Corridor Zone adjacent to Glandore Character Policy Area 24 which has been updated to reflect the changes to the SOI requested by of the Minister for Planning, as detailed in his 3 October 2018 letter to Council.
2. That the amended Statement of Intent be submitted to the Minister's delegate requesting formal approval to progress the Council-initiated Development Plan Amendment proposal in accordance with the process nominated in the draft SOI, subject to any minor changes of an editorial or technical nature.
3. That interim operation (which is subject to a separate approval process by the Minister) be sought for the DPA to ensure orderly and proper development while the DPA is progressed.
4. The Chief Executive Officer be authorised to make any minor changes to the Statement of Intent that are of an editorial or technical nature as required to:
 - a. facilitate the submission of the Statement of Intent to the Minister for Planning.
 - b. effect the implementation of interim operation of the DPA.

Introduction

At its 7 November 2017 meeting, Council resolved:

"That the Administration urgently develops a statement of intent for submission to the Minister for Planning to amend the relevant sections of Council's Development Plan, with regard to Anzac Highway, Glandore to:

- a) Ensure the community intent of the plan is reflected, as heavily consulted in 2013 and subsequently approved by the Minister for Planning in 2015.
- b) Specify that the maximum height limit is 3 storeys for **all** land in the Urban Corridor Zone between Beckman Street and South Road, to protect the Character of the Glandore Character Policy Area 24.
- c) Strengthen the wording with regard to maximum height limits to ensure the relevant authority gives strong regard to the maximum height limit when considering any development applications."

In line with this resolution, a Statement of Intent (SOI) was drafted to initiate a Development Plan Amendment (DPA) to address the conflicting policy at the Urban Corridor/Glandore Character Area interface in Glandore. The SOI was presented to the Strategy and Community Committee meeting on 12 December 2017 and was subsequently approved by Council on the same date.

The SOI was then submitted to the Minister, the Hon. John Rau on 15 December 2017. Due to the State election and corresponding caretaker period, the SOI was not considered by the Minister and subsequently became the responsibility of the incoming Minister, the Hon. Stephan Knoll (Minister).

Discussion

On 3 October 2018, a response was received from the Minister (**Attachment 1**) advising that he is *'prepared to support the Statement of Intent which seeks to rectify uncertainty in the maximum building heights and adjoining Glandore, subject to some minor amendments'*.

One of these minor amendments is *"that investigations into requiring notification of development of 2 or more storeys be removed from the SOI*.

In addition, the Minister advised that he was *"supportive of Council investigating the wording of the Category 2 public notification trigger to describe development that is inconsistent with the maximum building height or outside of the prescribed building envelope is publicly notified"*.

The Minister then requested that Council submits an amended SOI that reflects the above along with a new timetable and updated cover to reflect the change of Minister.

Consequently, and following subsequent discussions with relevant DPTI staff, the SOI has been amended (**Attachment 2**) as follows:

- Removal of wording in clause 2 relating to investigations to require public notification of development of 2 storeys or more;
- Inclusion of investigations into the wording of the Category 2 public notification trigger to describe development that is inconsistent with the maximum building height or outside of the prescribed building envelope to ensure such development is publicly notified;
- Plympton Residential DPA (developer initiated and funded) added to clause 3.2.3.2 - Council's current DPAs;
- Removal of the Inner and Middle Metropolitan Corridor (Design Amendment and Inner and Middle Metropolitan Corridor (Sites) Amendment wording in clause 3.3.3;
- Inclusion of wording at clause 5.1.1. - Rationale;
- Addition of clause 5.2 - Interim Operation to facilitate the interim operation of the DPA;
- New timetable to reflect preferred process C and second option of process B;
- Updates, required as a result of the State Election in early 2018, to reflect the change of Planning Minister (on the cover) and updated details for the State Member for Badcoe.

***Changes to the original SOI are shown, for ease of reference, as track changes in **Attachment 3**.*

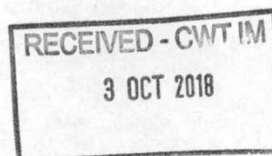
The Administration is proposing that the SOI includes a provision for it to be put on interim operation to minimise the likelihood of development occurring in the subject area contrary to the intent of the SOI and subsequent DPA. As such, the report recommends that approval be sought from the Minister to place the DPA on interim operation. However, this is not without risk in that placing the DPA on interim operation wasn't included in the original SOI and doing so at this point in time may delay the progression of the DPA while the Minister and DPTI consider this request.

Conclusion

This report presents the proposed amended Glandore Character Policy Area Protection Development Plan Amendment Statement of Intent for Council's consideration, approval and submission as requested by the Minister for Planning.

Attachments

1. **Letter from the Minister**
2. **Draft Glandore Character Policy Area Protection DPA SOI - Version Amended November 2018**
3. **SOI with Tracked Changes**



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Government
of South Australia

The Hon Stephan Knoll MP
Member for Schubert

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

Attention: Ms Rebecca Perkin

Dear Mr Buss

Thank you for the Glandore Character Policy Area Protection Development Plan Amendment (DPA) Statement of Intent (SOI). I am prepared to support the Statement of Intent which seeks to rectify uncertainty in the maximum building heights and adjoining Glandore, subject to some minor amendments.

In relation to public notification, I am conscious that the current Category 2 notification requirements for the Urban Corridor Zone apply consistently across a number of Council areas, and are generally reflective of the key intent of the Zone which is to encourage a mix of medium to high density homes, offices and shops along main roads which have good access to public transport. As such, any changes should be considered in the context of all Urban Corridor Zones and therefore I request that investigations into requiring notification of development of 2 or more storeys be removed from the SOI.

However, I am supportive of Council investigating the wording of the Category 2 public notification trigger to describe development that is inconsistent with the maximum building height or outside of the prescribed building envelope is publicly notified. These investigations will assist in the preparation of the future Planning and Design Code (the Code).

I now request that you submit an amended SOI that reflects the above, includes a new timetable and updated cover to reflect the change of Minister.

In addition, the PDI Act requires that the Code be spatially applied to the whole State by 1 July 2020. Should Council progress an SOI, it should be aware that the Code is likely to overtake the preparation of this Development Plan Amendment; and that the policy will need to be transitioned into the Code format. Council will need to be transparent with its community around this possibility.

In order to resolve this in a timely manner, I have delegated the approval of an amended SOI to the Chief Development Officer, Development Division of the Department of Planning, Transport and Infrastructure.

Minister for Transport, Infrastructure and Local Government
Minister for Planning

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



If you require any assistance or additional information, please contact Abi Coad on telephone 7109 7039 or by email abi.coad@sa.gov.au

Yours sincerely



HON STEPHAN KNOLL MP
MINISTER FOR PLANNING

27 September 2018

Statement of Intent

By the Council

West Torrens Council

Glandore Character Policy Area Protection DPA

by the City of West Torrens

November 2018

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

Terry Buss PSM

CHIEF EXECUTIVE OFFICER

Date:

Hon. Stephan Knoll MP

MINISTER FOR PLANNING

Date:

Glandore Character Policy Area Protection DPA SOI
Table of Contents

Table of Contents

1. Introduction

1

1.1 Statement of Intent 1

1.2 Chief Executive Statement 1

1.2.1 Council Contact Person..... 1

2. Scope of the Proposed DPA

2

2.1 Need for the Amendment 2

2.1.1 Rationale..... 2

2.1.2 Affected Area..... 6

2.1.3 Potential Issues..... 8

3. Strategic and Policy Considerations

9

3.1 The Planning Strategy 9

3.1.1 Targets 9

3.1.2 Policies 9

3.2 Council Policies.....11

3.2.1 Council's Strategic Directions (Section 30) Report 11

3.2.2 Infrastructure Planning..... 11

3.2.3 Other Policies or Local Issues 12

3.3 Minister's Policies.....14

3.3.1 Planning Policy Library..... 14

3.3.2 Existing Ministerial Policies (Section 25(5), 26 and Section 29) 14

3.3.3 Ministerial DPAs..... 14

4. Investigations and Consultation

15

4.1 Investigations15

4.1.1 Investigations Previously Undertaken 15

4.1.2 Investigations Initiated to Inform this DPA 15

4.2 Consultation16

Glandore Character Policy Area Protection DPA SOI

Table of Contents

5. Proposed DPA Process	18
5.1 DPA Process	18
5.2 Interim Operation	19
6. Professional Advice and Document Production	20
6.1 Professional Advice	20
6.2 Document Production	20
6.3 Mapping	21
7. Proposed DPA Timetable	22
Process C (Interim Operation) Timetable	22
Process C Timetable	24
Process B2 (consultation approval not required with Interim Operation) Timetable	25
Process B2 (consultation approval not required) Timetable	26

Glandore Character Policy Area Protection DPA SOI

1. Introduction

1. Introduction**1.1 Statement of Intent**

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

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

1.2 Chief Executive Statement

The Chief Executive Officer of the Council confirms the following:

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

1.2.1 Council Contact Person

The key Council contact person who will be responsible for managing the DPA process and who will receive all official documents relating to the DPA is Rebecca Perkin, Team Leader, Strategy.

- Telephone: (08) 8416 6333
- Email: rperkin@wtcc.sa.gov.au
- Address: 165 Sir Donald Bradman Drive, Hilton, SA 5033

Glandore Character Policy Area Protection DPA SOI

2. Scope of the Proposed DPA

2. Scope of the Proposed DPA

2.1 Need for the Amendment

2.1.1 Rationale

The purpose of this DPA is to resolve an anomaly that has been identified as giving rise to potentially detrimental impacts on the Glandore Character Policy Area (Policy Area 24 within the West Torrens Council Development Plan) from development within the Urban Corridor Zone. In particular to remedy inconsistencies in language arising from the use of the terms, abutting and adjacent in a way that almost considers the two terms interchangeable, by reviewing the wording used to enable relevant Principles of Development Control (PDC) to be interpreted in accordance with Council's intent.

It also proposes to vary the wording of the Public Notification categories to ensure consistency with the definitions in the *Planning, Development and Infrastructure Act 2016* ("PDI Act") so that the intent of who is notified is sustained when development of 3 storeys or more is proposed in the Urban Corridor Zone. Notification is to be afforded to owners and occupiers of *not only abutting land*, but also *adjacent land*, in line with the (as yet not enacted) definitions of the PDI Act, which include 'land that is no more than 60 metres from the other land'.

Building Height

The approval of buildings of up to 8 storeys and 32.5 metres in height on sites within the Urban Corridor Zone and the Boulevard Policy Area 34, but in close proximity to parts of the Glandore Character Policy Area:

- is inconsistent with a key objective (Objective 5) of the Urban Corridor Zone, which seeks a built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within existing zones; and
- has the potential to detract from the desired character of the Glandore Character Policy Area as an area with a unity of built form, particularly as viewed from the street.

On 18 June 2015 the Housing Diversity DPA (Part 2) was gazetted. The Urban Corridor Zone applied along Anzac Highway replaced components of the Industrial, Commercial, Residential, Neighbourhood Centre and Local Centre Zones. The Boulevard Policy Area 34 was applied to encourage a mix of land uses that complement the function of Anzac Highway as a strategic transport route linking Central Adelaide with Glenelg.

In the two years subsequent to consolidation of the Housing Diversity DPA (Part 2), residents in the Glandore area raised concerns with Council that the 8 storey building height envisaged for some allotments in the Urban Corridor Zone has a potentially detrimental impact on the Glandore Character Policy Area. The approval of an 8 storey, mixed use building at 192 Anzac Highway, within the Urban Corridor Zone, has reinforced residents' concerns in this regard.

In relation to Building Height, the Urban Corridor Zone provides as Principle of Development Control (PDC) 13 that:

- 13 Except where airport building height restrictions prevail or the interface height provisions require a lesser height, building heights (excluding any rooftop

Glandore Character Policy Area Protection DPA SOI

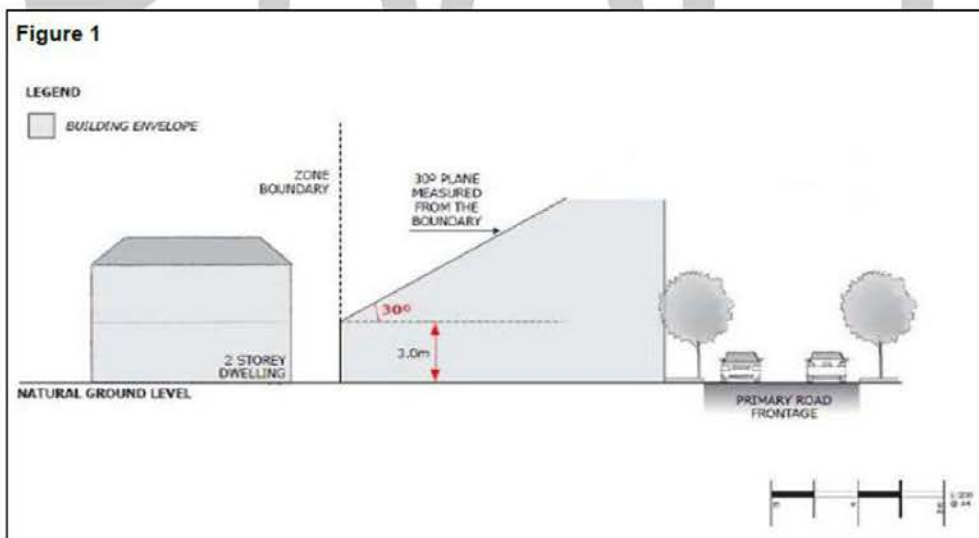
2. Scope of the Proposed DPA

mechanical plant or equipment) should be consistent with the following parameters:

Policy Area	Minimum building height (above natural ground height)	Maximum building height (above natural ground height)
Boulevard Policy Area 34	3 storeys, or 4 storeys for land facing the Adelaide Park Lands	Allotments abutting Residential Character Glandore Policy Area 24, and allotments between Syme Street and South Road: 3 storeys and 12.5 metres All other allotments: 8 storeys and up to 32.5 metres

The Urban Corridor Zone also provides the following PDC in relation to Interface Height Provisions:

- 14 To minimise building massing at the interface with residential development outside of the zone (where the zone boundary is not along a street), buildings should be constructed within a building envelope provided by a 30 degree plane, measures from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a residential zone (except where this boundary is the Primary Road frontage), as illustrated in **Figure 1**:



Glandore Character Policy Area Protection DPA SOI**2. Scope of the Proposed DPA**

It is apparent that these PDCs are not effective in ensuring the policy objectives of the Urban Corridor Zone (for a transition down in the scale and intensity of built form at the zone boundary to maintain the amenity of residential properties) and the Glandore Character Policy Area (as an area with a unity of built form, particularly as viewed from the street). The PDCs allow for the possibility of development of up to 8 storeys in areas that, although not immediately *abutting* the Glandore Character Policy Area, are in close proximity.

In part this situation results from the configuration of allotments within the Urban Corridor Zone, between Anzac Highway and the southern zone boundary. A series of "hammerhead" and other small allotments along this zone boundary means that the existing PDCs will allow large-scale built form to be developed in some instances within 15 to 20 metres of the side or rear boundaries of existing dwellings within the Glandore Character Policy Area.

The Desired Character statement for the Boulevard Policy Area 34 envisages that sites would be amalgamated to optimise development opportunities:

" Development will take place at medium and high densities, at a scale that is proportionate to the width of ... Anzac Highway...To achieve this, development will take place on large, often amalgamated allotments".

Were such amalgamations to occur, building heights would be limited to 3 storeys and 12.5 metres by the operation of PDCs 13 and 14 of the Urban Corridor Zone. Alternatively, amalgamated lots would include sufficient area to provide substantial rear boundary setbacks, increasing at upper levels, to ensure a transition down in the height and bulk of built form to the northern boundary of the Glandore Character Policy Area.

In the absence of the anticipated allotment amalgamations, the potential outcome of the existing controls is an abrupt transition from 8-storey built form to predominantly 1-storey, low-density residential built form in a manner which is inconsistent with the existing character and amenity of the Glandore Character Policy Area. The cumulative impact of a series of 8-storey buildings along the southern side of Anzac Highway would be the creation of a wall defining the northern boundary of the Glandore Character Policy Area, substantially detracting from the amenity of existing residential areas through visual impacts, overshadowing and overlooking.

While the Minister's Inner Middle Metropolitan (Design) DPA (consolidated 19 December 2017) may appear to address these matters, the provisions that relate to development adjacent to a zone boundary would not be triggered in cases where the allotment configuration means the development site does not immediately adjoin the boundary. This was seen through the assessment of the development proposed at 192 Anzac Highway, which was assessed against the IMMCI (Design) DPA interim provisions.

Urban Corridor Zone Objective 5 envisages:

"A built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones."

Engagement undertaken as part of the DPA process may indicate that specific building heights should be shown on a concept plan to be prepared for affected areas of the Urban Corridor Zone adjoining, *and close to*, the Glandore Character Policy Area to ensure that built form outcomes effectively implement Objective 5 of the Urban Corridor Zone and do not detract from the stated desired character of the Glandore Character Policy Area.

Glandore Character Policy Area Protection DPA SOI

2. Scope of the Proposed DPA

Any concept plan to be prepared for this purpose would clearly depict suitable maximum (and potentially minimum) building heights to ensure clarity and transparency of the built form outcomes appropriate to implement identified urban character objectives, and prevent potential anomalies arising from the need to interpret policy wording of general application. This would also assist with integration at the point of policy transitioning to the Planning and Design Code and simplify the application of the policy through GIS mapping in the planning portal thereby providing greater certainty.

It is not considered that the proposed DPA would have a materially adverse impact on the availability of sites for medium to high-density residential development within the City of West Torrens. While opportunities might be reduced on sites adjoining or in close proximity to the Glandore Character Policy Area, sites such as the former Marleston TAFE college, which are not constrained by proximity to areas of identified established residential character, and can better contain impacts within the site, are able and better suited to accommodate that form of development.

Notification

Under the Public Notification tables within the Urban Corridor Zone, the following form of development is listed as Category 2 development:

Any development listed as Category 1 and located on adjacent land to a Residential Zone or Historic Conservation Area that:

- (a) is 3 or more storeys, or 11.5 metres or more in height
- (b) exceeds the "Building Envelope – Interface Height Provisions".

"Adjacent land" is precisely defined in the *Development Act 1993* as meaning, in relation to other land, land:

- (a) that abuts on the other land; or
- (b) that is no more than 60 metres from the other land and is directly separated from the other land only by—
 - (i) a road, street, footpath, railway or thoroughfare; or
 - (ii) a watercourse; or
 - (iii) a reserve or other similar open space;"

The PDI Act sets a different definition for 'Adjacent Land'; *in relation to other land, means land that is no more than 60 metres from the other land.*

This definition is not yet applied.

The current provisions of the Development Plan and *Development Act 1993* mean that development of up to 8 storeys within the Urban Corridor Zone will not require public notification if it is separated from the Residential Zone by a single allotment, no matter how narrow, and irrespective of the impacts of that proposed development on the character and amenity of existing residential areas.

Given the predominantly low-density, single-storey built form prevailing in the Glandore Character Policy Area and other areas of the Residential Zone in close proximity to the Urban Corridor Zone, notification should be provided to owners and occupiers of adjacent land as anticipated by the new definition of 'adjacent land' in the PDI Act and more in accordance with the future Planning and Design Code (the Code) which seeks to provide clear identification of development that requires notification.

Glandore Character Policy Area Protection DPA SOI**2. Scope of the Proposed DPA****2.1.2 Affected Area**

The area affected by the proposed DPA is depicted on the attached map and is the area bounded by Mortimer Street (to the north), Gray Street and Beckman Street (to the west) and Waymouth Avenue and its north-eastward projection (to the south). The eastern boundary of the affected area is generally formed by South Road, or those properties with their western frontages to Grosvenor Street. Anzac Highway runs through the northern part of the affected area.

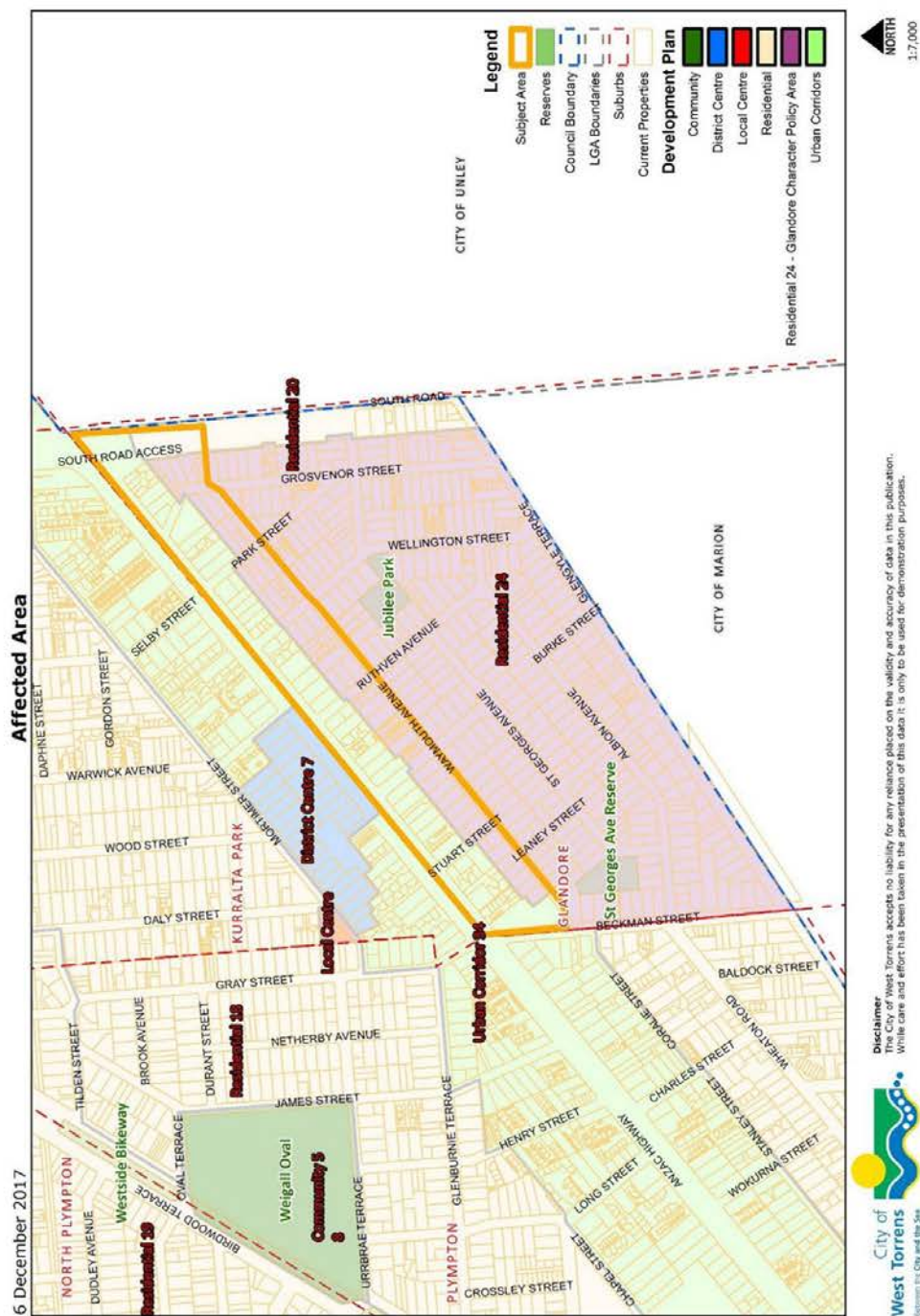
The proposed DPA is expected to have different impacts within different parts of the affected area:

- The proposed DPA will directly affect all parts of the Urban Corridor Zone along the south-eastern side of Anzac Highway between Beckman Street, Plympton and South Road accessway (to the east);
- The proposed DPA may affect (or reduce impacts on) land zoned Residential within Glandore Character Policy Area 24, south of Anzac Highway, in Glandore; and
- The proposed DPA may affect (or reduce impacts on) land in the District Centre Zone between Anzac Highway and Mortimer Street in Kurralta Park.

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Glandore Character Policy Area Protection DPA SOI

2. Scope of the Proposed DPA



Glandore Character Policy Area Protection DPA SOI**2. Scope of the Proposed DPA****2.1.3 Potential Issues**

Potential issues arising within the affected area have been identified as follows:

- Within those parts of the Glandore Character Policy Area 24 in close proximity to the Urban Corridor Zone, amenity impacts including the potential for overshadowing, a reduction in access to sunlight, visual bulk and dominance and overlooking.
- The allotment depth of land within the Urban Corridor Zone may not achieve optimal development outcomes without the site amalgamations contemplated in the Desired Character statement for the Boulevard Policy Area 34
- Parts of the affected area are identified as affected by noise and air emissions by virtue of proximity to a main arterial road.
- 2012-2016 Crash data shows clusters of crashes along Anzac Highway within the affected area.
- Within the affected area, 11 kv ETSA power lines run down Waymouth Avenue and Beckman Street, as well as part of Park Street which may be a development constraint.
- The affected area is identified as an affordable housing designated area.
- The north-eastern part of the affected area is affected by 1 in 100 year flood maps and potential flooding issues may be further exacerbated by increased infill development.
- Large areas of new high rise or high density development may compound existing identified issues, such as an existing lack of public open space.
- The potential for additional vehicle access points and shared driveway access/egress to and from Anzac Highway, a primary arterial road and identified B-double route, to impact traffic flow.
- In a recent Urban Heat Mapping project undertaken for the Western Region of Councils, Glandore and Kurralta Park were shown to be in the top 10 hottest suburbs for the City of West Torrens with mean day time temperature of 39.2 and 39.8 degrees Celsius respectively. Properties in the northernmost corner of the affected area are estimated to be more vulnerable based on the Social Vulnerability Index of Urban Heat Islands. Minimising additional surface coverage in this area may assist in reducing impacts on those estimated to be most vulnerable to urban heat island effects.
- Issues in relation to building height in areas adjoining, or close to, the Glandore Character Policy Area, and the lack of public notification for buildings of up to 8 storeys which may have adverse impacts on the character and amenity of existing residential areas.

Glandore Character Policy Area Protection DPA SOI

3. Strategic and Policy Considerations

3. Strategic and Policy Considerations**3.1 The Planning Strategy****3.1.1 Targets**

The DPA will support the relevant volume of the Planning Strategy (or draft Strategy) by implementing the following targets:

Target	How the target will be implemented:
30 Year Plan for Greater Adelaide- 2017 Update	
Target 5: A green liveable city	<p>Reduced congestion and air pollution while the ability to plant trees on-site is retained, and not diminished by basement level car parking, and hard stand surface.</p> <p>Maintaining liveability and residential amenity for existing and future residents of the Glandore Character Policy Area.</p>
Target 6: Increase Housing Choice	Allowing for sensitive redevelopment which reduces the likelihood to cause tension between existing residents and new neighbours residing in proposed multi-storey dwellings.

3.1.2 Policies

The DPA will support the relevant volume of the Planning Strategy (or draft Strategy) by implementing the following policies:

Policy	How the policy will be implemented:
30 Year Plan for Greater Adelaide- 2017 Update	
Design Quality	By facilitating good design outcomes that ensure new development positively contributes to existing neighbourhoods.

Glandore Character Policy Area Protection DPA SOI

3. Strategic and Policy Considerations

Policy	How the policy will be implemented:
	<p>Ensuring new development is sensitive to the existing character of an area, and in particular responding to:</p> <p>Target P27-</p> <p>Provide for transitions between higher density and multi-story, mixed-use developments in activity centres, corridors and existing detached housing precincts.</p> <p>Target P29-</p> <p>Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and providing active interfaces with streets and public open spaces.</p> <p>Target P31-</p> <p>Recognise the unique character of areas by identifying the valued physical attributes of particular neighbourhoods.</p> <p>Action A10 -</p> <p>Ensure that local area plans adequately manage interface issues in the local context and identify the appropriate locations for:</p> <ul style="list-style-type: none"> ▪ medium and high rise buildings ▪ sensitive infill in areas of protection ▪ where there should be minimum and maximum height limits.
Health, Wellbeing and Inclusion	<p>By avoiding increased density concentration of new residents along areas known to be affected by noise and air pollutants.</p> <p>By not pursuing a situation where new development is seen as having impacts which are adverse to the interests and expectations of existing residents.</p> <p>By avoiding greater residential density close to multi-lane roads which are shown to store heat and increase surface temperatures during the day and into the night (urban heat island impacts) and which may exacerbate existing health and wellbeing vulnerabilities (physical and mental health implications).</p>

Glandore Character Policy Area Protection DPA SOI

3. Strategic and Policy Considerations

Policy	How the policy will be implemented:
Climate Change	<p>By recognizing the risks of increasing densities in areas affected by 1 in 100 year flooding, and where urban heat island impacts and air pollution from proximity to Anzac Highway may further exacerbate any existing health and wellbeing vulnerabilities.</p> <p>Mitigating against these impacts by reducing the number of additional dwellings located in close proximity to Anzac Highway in the location where the allotments depths do not allow sufficient open space areas.</p> <p>Responding to:</p> <p>Policy P101- Increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living.</p>

3.2 Council Policies

3.2.1 Council's Strategic Directions (Section 30) Report

Council's most recent Section 30 Report was approved by DPTI in March 2015. Recommendations from Council's Strategic Directions (Section 30) Report supporting the proposed DPA are as follows:

- Future challenges facing the Council include demand for new and affordable residential housing and higher and better use of land, while protecting areas of high character and heritage value. Design will be increasingly important to ensure the built form is environmentally sustainable, human scale, responsive to human needs, aids crime prevention and mitigates interface issues.

3.2.2 Infrastructure Planning

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

In particular, this DPA will support the following infrastructure projects:

- Inner Metro Rim Structure Plan: DPTI
(Sector Plan 09_Hardy Street – John Street p48)

Glandore Character Policy Area Protection DPA SOI

3. Strategic and Policy Considerations

3.2.3 Other Policies or Local Issues

3.2.3.1 The Council-wide section of the Development Plan

Crime Prevention	This DPA is consistent with Crime Prevention Policies in that it will counteract existing policy which incentivises the reinforcement of the existing hammerhead allotment anomalies, and potentially creates an environment which may encourage developers to create hammerhead allotments to exploit the policy loophole.
Design and Appearance	The proposed DPA will reinforce "Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form."
Energy Efficiency	By reducing the allowable building heights in some parts of the affected area the DPA proposes to protect established and potential future on-site energy generation and take into account overshadowing) to neighbouring buildings in order to protect solar panels.
Hazards	The proposed DPA responds to hazards identified in the mapping sections of the Development Plan and will effectively reduce the potential (compared with the potential allowed for under the current policy) for compounding existing hazards such as flooding, air pollution, and traffic accidents.
Interface between Land Uses	The Proposed DPA will allow for a more sensitive interface between the low density Glandore Character Policy Area and areas of increased residential and mixed-use densities and built form fronting Anzac Highway.
Land Division	The proposed DPA will promote objectives for the design of land division to incorporate appropriate separation distances between potentially conflicting land uses and/or zones, and where appropriate for the amalgamation of smaller allotments to ensure co-ordinated and efficient site development.
Medium and High Rise Development (3 or More Storeys) (as per the Minister's interim operation IMMC1 (Design) DPA)	The proposed DPA will respond to newly introduced Council-wide policy that envisages development that is contextual and responds to its surroundings, having regard to adjacent built form and character of the locality and the Desired Character for the Zone and Policy Area.

Glandore Character Policy Area Protection DPA SOI

3. Strategic and Policy Considerations

Orderly and Sustainable Development	<p>Development that does not jeopardise the continuance of adjoining authorised land uses.</p> <p>Ribbon development should not occur along the coast, water frontages or arterial roads shown in <i>Overlay Maps- Transport</i>. (Anzac Highway is indicated as a primary arterial road on the <i>Overlay Maps- Transport</i> in the Development Plan.</p>
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3.2.3.2 Council's Current DPAs

- Local Heritage Places DPA (currently on hold pending the Minister's new process)
- Healthy City DPA
- Water Sensitive City DPA
- Plympton Residential DPA (Developer initiated and funded)

3.2.3.3 The Development Plans of adjoining areas

The Development Plans for Charles Sturt Council, the City of Adelaide, Unley City Council, Mitcham Council, Marion Council and Holdfast Bay Council will be reviewed.

3.2.3.4 Schedule 4 of the Regulations

Schedule 4 does not generally apply within the affected area, however on reference to Council's WestMaps mapping information for the relevant layer, there appear to be some allotments that have been included in the area covered by Schedule 2B in error.

These allotments are:

- in the Urban Corridor Zone: 2 Stuart Street, Glandore;
- in the Glandore Character Policy Area 24: properties along the eastern side of Beckman Street, Glandore- 9, 11, 13, 15, 17, 19, 21, 23, 27 and 29 Beckman Street Glandore, and 37, 56, 58 and 60 St Georges Tce Avenue, Glandore. 37 St Georges Avenue is currently identified as a reserve.

The Residential Code provisions are not consistent with development envisaged in the Urban Corridor Zone which has a minimum new dwelling height of 3 storeys, while the Residential Zone Glandore Character Policy Area does not support the smaller allotment sizes enabled by Schedule 4.

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

Glandore Character Policy Area Protection DPA SOI

3. Strategic and Policy Considerations

3.3 Minister's Policies

3.3.1 Planning Policy Library

Having regard to the scope of this DPA, Council does not intend to update the Development Plan with any material from the latest version of the Planning Policy Library.

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

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

However, should any amendment to these policies be justified in the DPA, Council confirms that the policies will only be changed in a way that ensures consistency with the Planning Strategy.

3.3.3 Ministerial DPAs

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

- **Morphettville Racecourse Amendment**

The Morphettville Racecourse DPA (as proposed) includes a concept map which shows a transition area where a transition in building heights applies. It is envisaged that a similar mechanism would assist to clarify the application of existing policy to the area between Anzac Highway and the boundary of the Glandore Character Area Policy Area 24.

4. Investigations and Consultation

4.1 Investigations

4.1.1 Investigations Previously Undertaken

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

- Local Character Study (Jensen Planning for City of West Torrens) 2010
- Open Space for Higher Density Structure Plan Project (URPS for City of West Torrens) 2017
- Western Adelaide Urban Heat Mapping Project (Seed Consulting for Western Region Partner Councils) 2017
- Research undertaken to inform the Housing Diversity DPA (as listed below):
 - Vision 2025: Strategic Directions Report – City of West Torrens, March 2015
 - Towards 2025 Community Plan – City of West Torrens, September 2014
 - Vision 2025: Strategy Directions Report – City of West Torrens, September 2008
 - City of West Torrens Vision 2025 Technical Review Report – City of West Torrens, July 2008
 - The future of West Torrens 2025: Section 30 Development Plan Review Issues Paper – City of West Torrens, September 2006
 - Section 30 Review of Development Plan: Residential Demand, Trends, Issues and Options –Connor Holmes, February 2006

4.1.2 Investigations Initiated to Inform this DPA

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

Economic / Population and Housing

- Market testing with developers regarding purchasers' preference for different built form types in this locality, specifically: apartments versus townhouses.

Environmental (Amenity) / Landscape Values, Heritage and Culture

- Review/Update the 2010 Character Study with a specific focus on the Character of Glandore (which informed the Housing Diversity DPA)

Glandore Character Policy Area Protection DPA SOI

4. Investigations and Consultation

4.2 Consultation

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

- Property owners in the affected area, (relevant portion of Urban Corridor, and neighboring Glandore Character Policy Area)
- Kurralta Central Shopping Centre Management (Vicinity Centres)
- Property Council of Australia (
- Urban Development Institute of Australia
- DPTI- Transport Department
- State Member for Badcoe, Jayne Stinson, MP
- Residents in the subject area
- Neighboring Councils: City of Unley, City of Holdfast Bay, City of Marion, City of Adelaide, City of Charles Sturt, City of Port Adelaide Enfield.
- Business SA

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

- Property Council
- UDIA
- DPTI- Transport
- Affected residents
- Kurralta Central Shopping Centre Management (Vicinity Centres)
- Property Council of Australia
- Urban Development Institute of Australia
- DPTI- Transport Department
- State Member for Badcoe, Jayne Stinson, MP
- Residents in the subject area
- Business SA
- Neighboring Councils: City of Unley, City of Holdfast Bay, City of Marion, City of Adelaide, City of Charles Sturt, City of Port Adelaide Enfield.
- LGA SA

Glandore Character Policy Area Protection DPA SOI

4 Investigations and Consultation

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

- A notice in the Government Gazette.
- A notice in the Advertiser Newspaper.
- A notice in: Westside Weekly Messenger; Coast City Weekly Messenger; and The City and Fringe Messenger
- The scheduling of a Public Meeting at which any interested person may appear to make representations on the proposed amendment.
- Notices to the owners or occupiers of any land that is within the affected area (which includes land under the Urban Corridor Zone within the affected area, the Glandore Character Policy Area, and land under the District Centre Zone at Kurralta Central Shopping Centre.
- Copies of the draft DPA will be made available at the Council Civic Centre
- Information posted on the City of West Torrens website and social media accounts outlining the objectives of the draft DPA and information on how to make a submission
- Explanatory Brochure and Fact Sheets to elaborate and explain proposals

Glandore Character Policy Area Protection DPA SOI

5 Proposed DPA Process

5. Proposed DPA Process

5.1 DPA Process

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

☐ **Process A**

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

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

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

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

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

☒ **Process C**

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

5.1.1 Rationale

Process C - has been selected as the preferred method:

- The extent of the impact is relatively localised and the proposed changes are specific in nature:
While the changes which are proposed may be of some public interest, the extent of the impact is relatively localised and the proposed changes are specific in nature, well defined and have been the subject of considerable previous public discussion and engagement, including engagement carried out as part of the Housing Diversity DPA (Part 2) and, before that, the Local Character Study.
- The number of allotments affected and the number of adjacent allotments are limited:

Glandore Character Policy Area Protection DPA SOI

5. Proposed DPA Process

Previous engagement and the policy that resulted from it have been clear in their intent that the area now within the Glandore Character Policy Area (Policy Area 24) should be protected from the impact of tall buildings, not only within the Policy Area itself but on nearby parts of the Urban Corridor Zone.

- The proposed DPA, by merely resolving an unintended consequence of wording introduced in the Housing Diversity DPA (Part 2), does not raise any new policy issues or sensitivities requiring resolution by the Minister. In the circumstances the one-step process of concurrent agency and public consultation, without the need for prior consultation approval by the Minister and a 4 week timeframe, is appropriate for the proposed DPA.

Process B2 – (consultation approval not required) has been selected on the basis Process C is not considered favourably.

- While the changes which are proposed may be of some public interest, they are well defined and have been the subject of considerable previous public discussion and engagement, including engagement carried out as part of the Housing Diversity DPA (Part 2) and, before that, the Local Character Study.
- The previous engagement and the policy that resulted from it have been clear in their intent that the area now within the Glandore Character Policy Area (Policy Area 24) should be protected from the impact of tall buildings, not only within the Policy Area itself but on nearby parts of the Urban Corridor Zone.
- The proposed DPA, by merely resolving an unintended consequence of wording introduced in the Housing Diversity DPA (Part 2), does not raise any new policy issues or sensitivities requiring resolution by the Minister. In the circumstances the process of concurrent agency and public consultation, without the need for prior consultation approval by the Minister, is appropriate for the proposed DPA.

5.2 Interim Operation

Interim Operation is being considered for this DPA.

The purpose of interim development control is to ensure orderly and proper development where a change to a Development Plan is proposed.

Interim operation will be subject to separate approval by the Minister and does not constitute part of this agreement.

Glandore Character Policy Area Protection SOI

6. Professional Advice and Document Production

6. Professional Advice and Document Production

6.1 Professional Advice

The professional advice required will be provided by:

- Rebecca Perkin, Team Leader Strategy
City of West Torrens
(08) 8416 6333
rperkin@wtcc.sa.gov.au

- Caitlin Rorke-Wickins, Senior Land Use Policy Planner
City of West Torrens
(08) 8416 6333
crorke-wickins@wtcc.sa.gov.au

These people satisfy the professional advice requirements of the Act and Regulations and will provide advice to the council prior to the preparation of the DPA. These people are not considered to have a conflict of interest or perceived conflict of interest in the DPA.

6.2 Document Production

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

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

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

Glandore Character Policy Area Protection DPA SOI

6 Professional Advice and Document Production

6.3 Mapping

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

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

- Steffen Helgerod, GIS Coordinator
City of West Torrens
8416 6333
shelgerod@wtcc.sa.gov.au

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Glandore Character Policy Area Protection DPA SOI

7 Proposed DPA Timetable

7. Proposed DPA Timetable

OPTION 1 (Using Interim Operation)

Process C (Interim Operation) Timetable

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

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted; DPA prepared and sent to Minister requesting agreement to commence Interim Development Control	Council	6 weeks SOI agreement - to DPA lodged with the Department for interim operation
DPA and Request for Interim Development Control assessed and report prepared for Minister	Department	7 weeks
Interim Development Control approved by Minister	Minister	2 weeks
Interim operation gazetted	Department	2 weeks
Agency and public consultation concludes	Council	4 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with the Department	Council	4 Weeks Public consultation closes – SCPA lodged with the Department
Minister considers report on DPA and makes decision	Minister	4 weeks

Glandore Character Policy Area Protection DPA SOI

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Approved DPA gazetted	Department	2 weeks
		(Total Timeframe: 33 Weeks)

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

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Glandore Character Policy Area Protection DPA SOI

7 Proposed DPA Timetable

OPTION 2 (without Interim Operation)

Process C Timetable

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

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted and DPA prepared; Agency and public consultation commences	Council	6 weeks SOI agreement – DPA commences consultation
Agency and public consultation concludes	Council	4 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with the Department	Council	4 weeks Public consultation closes – SCPA lodged with the Department
SCPA assessed and report on DPA prepared for Minister	Department	7 weeks
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved amendment gazetted	Department	2 weeks
		(Total Timeframe: 27 Weeks)

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

Glandore Character Policy Area Protection DPA SOI

OPTION 3 (consultation approval not required with using Interim Operation)**Process B2 (consultation approval not required with Interim Operation) Timetable**

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

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted; DPA prepared	Council	6 weeks SOI agreement – DPA commences consultation
DPA and Request for Interim Development Control assessed and report prepared for Minister	Department	7 weeks
Interim Development Control approved by Minister	Minister	2 weeks
Interim operation gazetted	Department	2 weeks
Agency and public consultation concludes	Council	8 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with the Department	Council	4 weeks Public consultation closes – SCPA lodged with the Department
SCPA assessed and report on DPA prepared for Minister	Department	7 weeks
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved amendment gazetted	Department	2 weeks
		(Total Timeframe: 42 Weeks)

Glandore Character Policy Area Protection DPA SOI

7 Proposed DPA Timetable

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

OPTION 4 (without Interim Operation)

Process B2 (consultation approval not required) Timetable

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

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted; DPA prepared	Council	6 weeks SOI agreement – DPA commences consultation
Agency and public consultation concludes	Council	8 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with the Department	Council	4 weeks Public consultation closes – SCPA lodged with the Department
SCPA assessed and report on DPA prepared for Minister	Department	7 weeks
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved amendment gazetted	Department	2 weeks
		(Total Timeframe: 31 Weeks)

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

Glandore Character Policy Area Protection DPA SOI

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Statement of Intent

By the Council

West Torrens Council

Glandore Character Policy Area Protection DPA

by the City of West Torrens

~~December 2017~~ November 2018

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

Terry Buss PSM

~~Terry Buss~~

CHIEF EXECUTIVE OFFICER

Date:

Hon. Stephan Knoll MP

~~John Rau~~

MINISTER FOR PLANNING

Date:

Glandore Character Policy Area Protection DPA SOI
Table of Contents

Table of Contents

1. Introduction

1

1.1 Statement of Intent 1

1.2 Chief Executive Statement 1

1.2.1 Council Contact Person..... 1

2. Scope of the Proposed DPA

2

2.1 Need for the Amendment 2

2.1.1 Rationale..... 2

2.1.2 Affected Area..... 6

2.1.3 Potential Issues..... 8

3. Strategic and Policy Considerations

9

3.1 The Planning Strategy 9

3.1.1 Targets 9

3.1.2 Policies 9

3.2 Council Policies.....11

3.2.1 Council's Strategic Directions (Section 30) Report 11

3.2.2 Infrastructure Planning..... 11

3.2.3 Other Policies or Local Issues 12

3.3 Minister's Policies.....15

3.3.1 Planning Policy Library..... 15

3.3.2 Existing Ministerial Policies (Section 25(5), 26 and Section 29) 15

3.3.3 Ministerial DPAs..... 15

4. Investigations and Consultation

16

4.1 Investigations16

4.1.1 Investigations Previously Undertaken 16

4.1.2 Investigations Initiated to Inform this DPA 16

4.2 Consultation17

Glandore Character Policy Area Protection DPA SOI

Table of Contents

5. Proposed DPA Process	19
5.1 DPA Process	19
5.2 Interim Operation	20
6. Professional Advice and Document Production	21
6.1 Professional Advice	21
6.2 Document Production	21
6.3 Mapping	22
7. Proposed DPA Timetable	23
Process C (Interim Operation) Timetable	23
Process C Timetable	24

Glandore Character Policy Area Protection DPA SOI

1. Introduction

1. Introduction**1.1 Statement of Intent**

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

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

1.2 Chief Executive Statement

The Chief Executive Officer of the Council confirms the following:

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

1.2.1 Council Contact Person

The key Council contact person who will be responsible for managing the DPA process and who will receive all official documents relating to the DPA is Rebecca Perkin, Team Leader, Strategy.

- Telephone: (08) 8416 6333
- Email: rperkin@wtcc.sa.gov.au
- Address: 165 Sir Donald Bradman Drive, Hilton, SA 5033

Glandore Character Policy Area Protection DPA SOI

2. Scope of the Proposed DPA

2. Scope of the Proposed DPA**2.1 Need for the Amendment****2.1.1 Rationale**

The purpose of this DPA is to resolve an anomaly that has been identified as giving rise to potentially detrimental impacts on the Glandore Character Policy Area (Policy Area 24 within the West Torrens Council Development Plan) from development within the Urban Corridor Zone. In particular to remedy inconsistencies in language arising from the use of the terms, abutting and adjacent in a way that almost considers the two terms interchangeable, by reviewing the wording used to enable relevant Principles of Development Control (PDC) to be interpreted in accordance with Council's intent.

It also proposes to vary the wording of the Public Notification categories to ensure consistency with the definitions in the *Planning, Development and Infrastructure Act 2016* ("PDI Act") so that the intent of who is notified is sustained when development of 3 storeys or more ~~so that when development of more than 2 storeys~~ is proposed in the Urban Corridor Zone. ~~Notification~~ Notification is to be afforded given to owners and occupiers of *not only abutting land*, but also *adjacent land*, in line with the (as yet not enacted) definitions of the PDI Act, which include 'land that is no more than 60 metres from the other land'. ~~as well as to those of other nearby land where the proposed development has the potential to affect the neighbourhood character or amenity of existing residential areas.~~

Building Height

The approval of buildings of up to 8 storeys and 32.5 metres in height on sites within the Urban Corridor Zone and the Boulevard Policy Area 34, but in close proximity to parts of the Glandore Character Policy Area:

- is inconsistent with a key objective (Objective 5) of the Urban Corridor Zone, which seeks a built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within existing zones; and
- has the potential to detract from the desired character of the Glandore Character Policy Area as an area with a unity of built form, particularly as viewed from the street.

On 18 June 2015 the Housing Diversity DPA (Part 2) was gazetted. The Urban Corridor Zone applied along Anzac Highway replaced components of the Industrial, Commercial, Residential, Neighbourhood Centre and Local Centre Zones. The Boulevard Policy Area 34 was applied to encourage a mix of land uses the complement the function of Anzac Highway as a strategic transport route linking Central Adelaide with Glenelg.

In the two years ~~subsequent to consolidation since commencement~~ of the Housing Diversity DPA (Part 2), residents in the Glandore area have raised concerns with Council that the 8 storey building height envisaged for some allotments in the Urban Corridor Zone has a potentially detrimental impact on the Glandore Character Policy Area. The approval of an 8-storey, mixed use building at 192 Anzac Highway, within the Urban Corridor Zone, has reinforced residents' concerns in this regard.

Glandore Character Policy Area Protection DPA SOI

2. Scope of the Proposed DPA

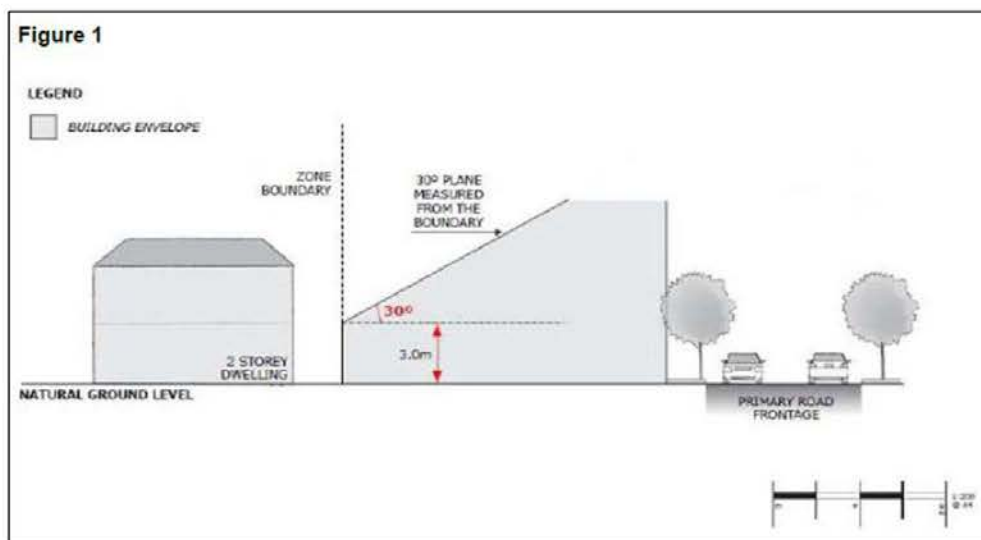
In relation to Building Height, the Urban Corridor Zone provides as Principle of Development Control (PDC) 13 that:

- 13 Except where airport building height restrictions prevail or the interface height provisions require a lesser height, building heights (excluding any rooftop mechanical plant or equipment) should be consistent with the following parameters:

Policy Area	Minimum building height (above natural ground height)	Maximum building height (above natural ground height)
Boulevard Policy Area 34	3 storeys, or 4 storeys for land facing the Adelaide Park Lands	Allotments abutting Residential Character Glandore Policy Area 24, and allotments between Syme Street and South Road: 3 storeys and 12.5 metres All other allotments: 8 storeys and up to 32.5 metres

The Urban Corridor Zone also provides the following PDC in relation to Interface Height Provisions:

- 14 To minimise building massing at the interface with residential development outside of the zone (where the zone boundary is not along a street), buildings should be constructed within a building envelope provided by a 30 degree plane, measures from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a residential zone (except where this boundary is the Primary Road frontage), as illustrated in **Figure 1**:



Glandore Character Policy Area Protection DPA SOI

2. Scope of the Proposed DPA

It is apparent that these PDCs are not effective in ensuring the policy objectives of the Urban Corridor Zone (for a transition down in the scale and intensity of built form at the zone boundary to maintain the amenity of residential properties) and the Glandore Character Policy Area (as an area with a unity of built form, particularly as viewed from the street). The PDCs allow for the possibility of development of up to 8 storeys in areas that although not immediately abutting the Glandore Character Policy Area, are in close proximity.

In part this situation results from the configuration of allotments within the Urban Corridor Zone, between Anzac Highway and the southern zone boundary. A series of "hammerhead" and other small allotments along this zone boundary means that the existing PDCs will allow large-scale built form to be developed in some instances within 15 to 20 metres of the side or rear boundaries of existing dwellings within the Glandore Character Policy Area.

The Desired Character statement for the Boulevard Policy Area 34 envisages that sites would be amalgamated to optimise development opportunities:

" Development will take place at medium and high densities, at a scale that is proportionate to the width of ... Anzac Highway...To achieve this, development will take place on large, often amalgamated allotments".

Were such amalgamations to occur, building heights would be limited to 3 storeys and 12.5 metres by the operation of PDCs 13 and 14 of the Urban Corridor Zone. Alternatively, amalgamated lots would include sufficient area to provide substantial rear boundary setbacks, increasing at upper levels, to ensure a transition down in the height and bulk of built form to the northern boundary of the Glandore Character Policy Area.

In the absence of the anticipated amalgamations, the potential outcome of the existing controls is an abrupt transition from 8-storey built form to predominantly 1-storey, low-density residential built form in a manner which is inconsistent with the existing character and amenity of the Glandore Character Policy Area. The cumulative impact of a series of 8-storey buildings along the southern side of Anzac Highway would be the creation of a wall defining the northern boundary of the Glandore Character Policy Area, substantially detracting from the amenity of existing residential areas through visual impacts, overshadowing and overlooking.

While the Minister's Inner Middle Metropolitan (Design) DPA ([consolidated 19 December 2017](#)) (~~which is currently on interim operation~~) may appear to address these matters, the provisions that relate to development adjacent to a zone boundary would not be triggered in cases where the allotment configuration means the development site does not immediately adjoin the boundary. This was seen through the assessment of the development proposed at 192 Anzac Highway, which was assessed against the IMMCI (Design) DPA interim provisions.

Urban Corridor Zone Objective 5 envisages:

Glandore Character Policy Area Protection DPA SOI

2. Scope of the Proposed DPA

"A built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones."

Engagement undertaken as part of the DPA process may indicate that specific building heights should be shown on a concept plan to be prepared for affected areas of the Urban Corridor Zone adjoining and close to the Glandore Character Policy Area to ensure that built form outcomes effectively implement Objective 5 of the Urban Corridor Zone and do not detract from the stated desired character of the Glandore Character Policy Area.

Any concept plan to be prepared for this purpose would clearly depict suitable maximum (and potentially minimum) building heights to ensure clarity and transparency of the built form outcomes appropriate to implement identified urban character objectives, and prevent potential anomalies arising from the need to interpret policy wording of general application. This would also assist with integration at the point of policy transitioning to the Planning and Design Code and simplify the application of the policy through GIS mapping in the planning portal thereby providing greater certainty.

It is not considered that the proposed DPA would have a materially adverse impact on the availability of sites for medium to high-density residential development within the City of West Torrens. While opportunities might be reduced on sites adjoining or in close proximity to the Glandore Character Policy Area, sites such as the former Marlestone TAFE college, which are not constrained by proximity to areas of identified established residential character, and can better contain impacts within the site, are able and better suited to accommodate that form of development.

Notification

Under the Public Notification tables within the Urban Corridor Zone, the following form of development is listed as Category 2 development:

Any development listed as Category 1 and located on adjacent land to a Residential Zone or Historic Conservation Area that:

- (a) is 3 or more storeys, or 11.5 metres or more in height
- (b) exceeds the "Building Envelope – Interface Height Provisions".

"Adjacent land" is precisely defined in the *Development Act 1993* as meaning, in relation to other land, land:

- (a) that abuts on the other land; or
- (b) that is no more than 60 metres from the other land and is directly separated from the other land only by—
 - (i) a road, street, footpath, railway or thoroughfare; or
 - (ii) a watercourse; or
 - (iii) a reserve or other similar open space;"

The PDI Act sets a different definition for 'Adjacent Land'; in relation to other land, means land that is no more than 60 metres from the other land.

This definition is not yet applied.

Glandore Character Policy Area Protection DPA SOI

2. Scope of the Proposed DPA

~~The current provisions of the Development Plan and Development Act 1993 These provisions means that development of up to 3 storeys requires no public notification, even when adjacent to the Residential Zone. Mean D~~ development of up to 8 storeys within the Urban Corridor Zone will not require public notification if it is separated from the Residential Zone by a single allotment, no matter how narrow, and irrespective of the impacts of that proposed development on the character and amenity of existing residential areas.

Given the predominantly low-density, single-storey built form prevailing in the Glandore Character Policy Area and other areas of the Residential Zone in close proximity to the Urban Corridor Zone, notification should be provided to owners and occupiers of ~~that~~ adjacent land as anticipated by the new definition of 'adjacent land' in the PDI Act and more in accordance with the future Planning and Design Code (the Code) which seeks to provide clear identification of development that requires notification.

~~in instances where development of more than 2 storeys is proposed. In addition, where development is proposed on land within the Urban Corridor Zone that has the potential to affect the neighbourhood character or amenity of existing residential areas, notification should be given to owners and occupiers of nearby land, even if they are not immediately adjacent to the site of the proposed development.~~

2.1.2 Affected Area

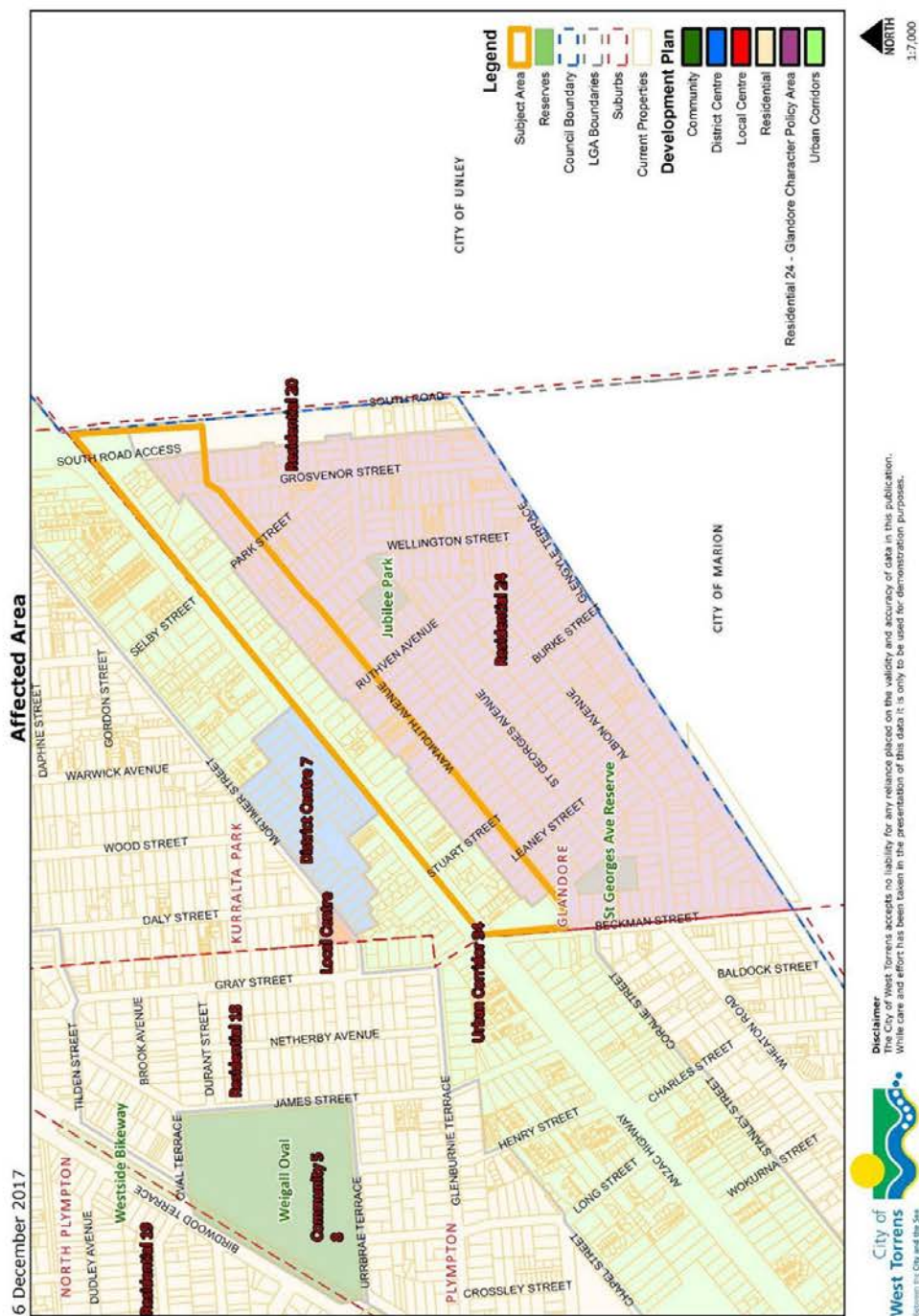
The area affected by the proposed DPA is depicted on the attached map and is the area bounded by Mortimer Street (to the north), Gray Street and Beckman Street (to the west) and Waymouth Avenue and its north-eastward projection (to the south). The eastern boundary of the affected area is generally formed by South Road, or those properties with their western frontages to Grosvenor Street. Anzac Highway runs through the northern part of the affected area.

The proposed DPA is expected to have different impacts within different parts of the affected area:

- The proposed DPA will directly affect all parts of the Urban Corridor Zone along the south-eastern side of Anzac Highway between Beckman Street, Plympton and South Road accessway (to the east);
- The proposed DPA may affect (or reduce impacts on) land zoned Residential within Glandore Character Policy Area 24, south of Anzac Highway, in Glandore; and
- The proposed DPA may affect (or reduce impacts on) land in the District Centre Zone between Anzac Highway and Mortimer Street in Kurralta Park.

Glandore Character Policy Area Protection DPA SOI

2. Scope of the Proposed DPA



Glandore Character Policy Area Protection DPA SOI**2. Scope of the Proposed DPA****2.1.3 Potential Issues**

Potential issues arising within the affected area have been identified as follows:

- Within those parts of the Glandore Character Policy Area 24 in close proximity to the Urban Corridor Zone, amenity impacts including the potential for overshadowing, a reduction in access to sunlight, visual bulk and dominance and overlooking.
- The allotment depth of land within the Urban Corridor Zone may not achieve optimal development outcomes without the site amalgamations contemplated in the Desired Character statement for the Boulevard Policy Area 34
- Parts of the affected area are identified as affected by noise and air emissions by virtue of proximity to a main arterial road.
- 2012-2016 Crash data shows clusters of crashes along Anzac Highway within the affected area.
- Within the affected area, 11 kv ETSA power lines run down Waymouth Avenue and Beckman Street, as well as part of Park Street which may be a development constraint.
- The affected area is identified as an affordable housing designated area.
- The north-eastern part of the affected area is affected by 1 in 100 year flood maps and potential flooding issues may be further exacerbated by increased infill development.
- Large areas of new high rise or high density development may compound existing identified issues, such as an existing lack of public open space.
- The potential for additional vehicle access points and shared driveway access/egress to and from Anzac Highway, a primary arterial road and identified B-double route, to impact traffic flow.
- In a recent Urban Heat Mapping project undertaken for the Western Region of Councils, Glandore and Kurralta Park were shown to be in the top 10 hottest suburbs for the City of West Torrens with mean day time temperature of 39.2 and 39.8 degrees Celsius respectively. Properties in the northernmost corner of the affected area are estimated to be more vulnerable based on the Social Vulnerability Index of Urban Heat Islands. Minimising additional surface coverage in this area may assist in reducing impacts on those estimated to be most vulnerable to urban heat island effects.
- Issues in relation to building height in areas adjoining, or close to, the Glandore Character Policy Area, and the lack of public notification for buildings of up to 8 storeys which may have adverse impacts on the character and amenity of existing residential areas.

Glandore Character Policy Area Protection DPA SOI

3. Strategic and Policy Considerations

3. Strategic and Policy Considerations**3.1 The Planning Strategy****3.1.1 Targets**

The DPA will support the relevant volume of the Planning Strategy (or draft Strategy) by implementing the following targets:

Target	How the target will be implemented:
30 Year Plan for Greater Adelaide- 2017 Update	
Target 5: A green liveable city	<p>Reduced congestion and air pollution while the ability to plant trees on-site is retained, and not diminished by basement level car parking, and hard stand surface.</p> <p>Maintaining liveability and residential amenity for existing and future residents of the Glandore Character Policy Area.</p>
Target 6: Increase Housing Choice	Allowing for sensitive redevelopment which reduces the likelihood to cause tension between existing residents and new neighbours residing in proposed multi-storey dwellings.

3.3.2 Policies

The DPA will support the relevant volume of the Planning Strategy (or draft Strategy) by implementing the following policies:

Policy	How the policy will be implemented:
30 Year Plan for Greater Adelaide- 2017 Update	
Design Quality	By facilitating good design outcomes that ensure new development positively contributes to existing neighbourhoods.

Glandore Character Policy Area Protection DPA SOI

3. Strategic and Policy Considerations

Policy	How the policy will be implemented:
	<p>Ensuring new development is sensitive to the existing character of an area, and in particular responding to:</p> <p>Target P27-</p> <p>Provide for transitions between higher density and multi-story, mixed-use developments in activity centres, corridors and existing detached housing precincts.</p> <p>Target P29-</p> <p>Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and providing active interfaces with streets and public open spaces.</p> <p>Target P31-</p> <p>Recognise the unique character of areas by identifying the valued physical attributes of particular neighbourhoods.</p> <p>Action A10 -</p> <p>Ensure that local area plans adequately manage interface issues in the local context and identify the appropriate locations for:</p> <ul style="list-style-type: none"> ▪ medium and high rise buildings ▪ sensitive infill in areas of protection ▪ where there should be minimum and maximum height limits.
Health, Wellbeing and Inclusion	<p>By avoiding increased density concentration of new residents along areas known to be affected by noise and air pollutants.</p> <p>By not pursuing a situation where new development is seen as having impacts which are adverse to the interests and expectations of existing residents.</p> <p>By avoiding greater residential density close to multi-lane roads which are shown to store heat and increase surface temperatures during the day and into the night (urban heat island impacts) and which may exacerbate existing health and wellbeing vulnerabilities (physical and mental health implications).</p>

Glandore Character Policy Area Protection DPA SOI

3. Strategic and Policy Considerations

Policy	How the policy will be implemented:
Climate Change	<p>By recognizing the risks of increasing densities in areas affected by 1 in 100 year flooding, and where urban heat island impacts and air pollution from proximity to Anzac Highway may further exacerbate any existing health and wellbeing vulnerabilities.</p> <p>Mitigating against these impacts by reducing the number of additional dwellings located in close proximity to Anzac Highway in the location where the allotments depths do not allow sufficient open space areas.</p> <p>Responding to:</p> <p>Policy P101- Increase the proportion of low-rise, medium-density apartments and attached dwellings to support carbon-efficient living.</p>

3.2 Council Policies

3.2.1 Council's Strategic Directions (Section 30) Report

Council's most recent Section 30 Report was approved by DPTI in March 2015. Recommendations from Council's Strategic Directions (Section 30) Report supporting the proposed DPA are as follows:

- Future challenges facing the Council include demand for new and affordable residential housing and higher and better use of land, while protecting areas of high character and heritage value. Design will be increasingly important to ensure the built form is environmentally sustainable, human scale, responsive to human needs, aids crime prevention and mitigates interface issues.

3.2.2 Infrastructure Planning

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

In particular, this DPA will support the following infrastructure projects:

- Inner Metro Rim Structure Plan: DPTI
(Sector Plan 09_Hardy Street – John Street p48)

Glandore Character Policy Area Protection DPA SOI

3. Strategic and Policy Considerations

3.2.3 Other Policies or Local Issues

3.2.3.1 The Council-wide section of the Development Plan

Crime Prevention	This DPA is consistent with Crime Prevention Policies in that it will counteract existing policy which incentivises the reinforcement of the existing hammerhead allotment anomalies, and potentially creates an environment which may encourage developers to create hammerhead allotments to exploit the policy loophole.
Design and Appearance	The proposed DPA will reinforce "Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form."
Energy Efficiency	By reducing the allowable building heights in some parts of the affected area the DPA proposes to protect established and potential future on-site energy generation and take into account overshadowing) to neighbouring buildings in order to protect solar panels.
Hazards	The proposed DPA responds to hazards identified in the mapping sections of the Development Plan and will effectively reduce the potential (compared with the potential allowed for under the current policy) for compounding existing hazards such as flooding, air pollution, and traffic accidents.
Interface between Land Uses	The Proposed DPA will allow for a more sensitive interface between the low density Glandore Character Policy Area and areas of increased residential and mixed-use densities and built form fronting Anzac Highway.
Land Division	The proposed DPA will promote objectives for the design of land division to incorporate appropriate separation distances between potentially conflicting land uses and/or zones, and where appropriate for the amalgamation of smaller allotments to ensure co-ordinated and efficient site development.
Medium and High Rise Development (3 or More Storeys) (as per the Minister's interim operation IMMC1 (Design) DPA)	The proposed DPA will respond to newly introduced Council-wide policy that envisages development that is contextual and responds to its surroundings, having regard to adjacent built form and character of the locality and the Desired Character for the Zone and Policy Area.

Glandore Character Policy Area Protection DPA SOI

3. Strategic and Policy Considerations

Orderly and Sustainable Development	<p>Development that does not jeopardise the continuance of adjoining authorised land uses.</p> <p>Ribbon development should not occur along the coast, water frontages or arterial roads shown in <i>Overlay Maps- Transport</i>. (Anzac Highway is indicated as a primary arterial road on the <i>Overlay Maps- Transport</i> in the Development Plan.</p>

DRAFT

Glandore Character Policy Area Protection DPA SOI**3. Strategic and Policy Considerations****3.2.3.2 Council's Current DPAs**

- Local Heritage Places DPA (currently on hold pending the Minister's new process)
- Healthy City DPA
- Water Sensitive City DPA
- **Plympton Residential DPA (Developer initiated and funded)**

3.2.3.3 The Development Plans of adjoining areas

The Development Plans for Charles Sturt Council, the City of Adelaide, Unley City Council, Mitcham Council, Marion Council and Holdfast Bay Council will be reviewed.

3.2.3.4 Schedule 4 of the Regulations

Schedule 4 does not generally apply within the affected area, however on reference to Council's WestMaps mapping information for the relevant layer, there appear to be some allotments that have been included in the area covered by Schedule 2B in error.

These allotments are:

- in the Urban Corridor Zone: 2 Stuart Street, Glandore;
- in the Glandore Character Policy Area 24: properties along the eastern side of Beckman Street, Glandore- 9, 11, 13, 15, 17, 19, 21, 23, 27 and 29 Beckman Street Glandore, and 37, 56, 58 and 60 St Georges Tce Avenue, Glandore. 37 St Georges Avenue is currently identified as a reserve.

The Residential Code provisions are not consistent with development envisaged in the Urban Corridor Zone which has a minimum new dwelling height of 3 storeys, while the Residential Zone does not support the smaller allotment sizes supported by Schedule 4.

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

Glandore Character Policy Area Protection DPA SOI

3. Strategic and Policy Considerations

3.3 Minister's Policies

3.3.1 Planning Policy Library

Having regard to the scope of this DPA, Council does not intend to update the Development Plan with any material from the latest version of the Planning Policy Library.

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

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

However, should any amendment to these policies be justified in the DPA, Council confirms that the policies will only be changed in a way that ensures consistency with the Planning Strategy.

3.3.3 Ministerial DPAs

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

- ~~Inner and Middle Metropolitan Corridor (Design) Amendment~~

~~The proposed DPA will reflect the principles of the IMMC (Design) DPA, however, intends to express the concepts in a manner which is easier to interpret for a range of stakeholders, including developers, property owners and development assessment staff (bearing in mind that Council assessment staff are becoming less and less likely to be the relevant assessing staff for Corridor Development).~~

- ~~Inner and Middle Metropolitan Corridor (Sites) Amendment~~

~~No sites identified in the IMMC (Sites) DPA are within the affected area.~~

- **Morphettville Racecourse Amendment**

The Morphettville Racecourse DPA (as proposed) includes a concept map which shows a transition area where a transition in building heights applies. It is envisaged that a similar mechanism would assist to clarify the application of existing policy to the area between Anzac Highway and the boundary of the Glandore Character Area Policy Area 24.

Glandore Character Policy Area Protection DPA SOI

4. Investigations and Consultation

4. Investigations and Consultation

4.1 Investigations

4.1.1 Investigations Previously Undertaken

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

- Local Character Study (Jensen Planning for City of West Torrens) 2010
- Open Space for Higher Density Structure Plan Project (URPS for City of West Torrens) 2017
- Western Adelaide Urban Heat Mapping Project (Seed Consulting for Western Region Partner Councils) 2017
- Research undertaken to inform the Housing Diversity DPA (as listed below):
 - Vision 2025: Strategic Directions Report – City of West Torrens, March 2015
 - Towards 2025 Community Plan – City of West Torrens, September 2014
 - Vision 2025: Strategy Directions Report – City of West Torrens, September 2008
 - City of West Torrens Vision 2025 Technical Review Report – City of West Torrens, July 2008
 - The future of West Torrens 2025: Section 30 Development Plan Review Issues Paper – City of West Torrens, September 2006
 - Section 30 Review of Development Plan: Residential Demand, Trends, Issues and Options –Connor Holmes, February 2006

4.1.2 Investigations Initiated to Inform this DPA

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

Economic / Population and Housing

- Market testing with developers regarding purchasers' preference for different built form types in this locality, specifically: apartments versus townhouses.

Environmental (Amenity) / Landscape Values, Heritage and Culture

- Review/Update the 2010 Character Study with a specific focus on the Character of Glandore (which informed the Housing Diversity DPA)

Glandore Character Policy Area Protection DPA SOI

4 Investigations and Consultation

4.2 Consultation

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

- Property owners in the affected area, (relevant portion of Urban Corridor, and neighboring Glandore Character Policy Area)
- Kurralta Central Shopping Centre Management (Vicinity Centres)
- Property Council of Australia (
- Urban Development Institute of Australia
- DPTI- Transport Department
- State Member for Badcoe, Jayne Stinson, MP
- ~~State Member for Ashford, Hon. Steph Key, MP~~
- Residents in the subject area
- Neighboring Councils: City of Unley, City of Holdfast Bay, City of Marion, City of Adelaide, City of Charles Sturt, City of Port Adelaide Enfield.
- Business SA

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

- Property Council
- UDIA
- DPTI- Transport
- Steph Key Local MP
- Affected residents
- Kurralta Central Shopping Centre Management (Vicinity Centres)
- Property Council of Australia
- Urban Development Institute of Australia
- DPTI- Transport Department
- State Member for Badcoe, Jayne Stinson, MP
- ~~State Member for Ashford, Hon. Steph Key, MP~~
- Residents in the subject area
- Business SA

Glandore Character Policy Area Protection DPA SOI**4. Investigations and Consultation**

- Neighboring Councils: City of Unley, City of Holdfast Bay, City of Marion, City of Adelaide, City of Charles Sturt, City of Port Adelaide Enfield.
- LGA SA

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

- A notice in the Government Gazette.
- A notice in the Advertiser Newspaper.
- A notice in: Westside Weekly Messenger; Coast City Weekly Messenger; and The City and Fringe Messenger
- The scheduling of a Public Meeting at which any interested person may appear to make representations on the proposed amendment.
- Notices to the owners or occupiers of any land that is within the affected area (which includes land under the Urban Corridor Zone within the affected area, the Glandore Character Policy Area, and land under the District Centre Zone at Kurralta Central Shopping Centre.
- Copies of the draft DPA will be made available at the Council Civic Centre
- Information posted on the City of West Torrens website and social media accounts outlining the objectives of the draft DPA and information on how to make a submission
- Explanatory Brochure and Fact Sheets to elaborate and explain proposals

Glandore Character Policy Area Protection DPA SOI

5. Proposed DPA Process

5. Proposed DPA Process**5.1 DPA Process**

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

☐**Process A**

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

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

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

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

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

☒**Process C**

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

5.1.1 Rationale

Process C - has been selected as the preferred method:

- The extent of the impact is relatively localised and the proposed changes are specific in nature:
While the changes which are proposed may be of some public interest, the extent of the impact is relatively localised and the proposed changes are specific in nature, well defined and have been the subject of considerable previous public discussion and engagement, including engagement carried out as part of the Housing Diversity DPA (Part 2) and, before that, the Local Character Study.
- The number of allotments affected and the number of adjacent allotments are limited:

Glandore Character Policy Area Protection DPA SOI

5 Proposed DPA Process

Previous engagement and the policy that resulted from it have been clear in their intent that the area now within the Glandore Character Policy Area (Policy Area 24) should be protected from the impact of tall buildings, not only within the Policy Area itself but on nearby parts of the Urban Corridor Zone.

- The proposed DPA, by merely resolving an unintended consequence of wording introduced in the Housing Diversity DPA (Part 2), does not raise any new policy issues or sensitivities requiring resolution by the Minister. In the circumstances the one-step process of concurrent agency and public consultation, without the need for prior consultation approval by the Minister and a 4 week timeframe, is appropriate for the proposed DPA.

Process B2 – (consultation approval not required) has been selected on the basis Process C is not considered favourably.

- ~~because~~ While the changes which are proposed may be of some public interest, they are well defined and have been the subject of considerable previous public discussion and engagement, including engagement carried out as part of the Housing Diversity DPA (Part 2) and, before that, the Local Character Study.
- The previous engagement and the policy that resulted therefrom have been clear in their intent that the area now within the Glandore Character Policy Area (Policy Area 24) should be protected from the impact of tall buildings, not only within the Policy Area itself but on nearby parts of the Urban Corridor Zone.
- The proposed DPA, by merely resolving an unintended consequence of wording introduced in the Housing Diversity DPA (Part 2), does not raise any new policy issues or sensitivities requiring resolution by the Minister. In the circumstances the one-step process of concurrent agency and public consultation, without the need for prior consultation approval by the Minister, is appropriate for the proposed DPA.

5.2 Interim Operation

Interim Operation is being considered for this DPA.

The purpose of interim development control is to ensure orderly and proper development where a change to a Development Plan is proposed.

Interim operation will be subject to separate approval by the Minister and does not constitute part of this agreement.

Glandore Character Policy Area Protection DPA SOI

6 Professional Advice and Document Production

6. Professional Advice and Document Production**6.1 Professional Advice**

The professional advice required will be provided by:

- Rebecca Perkin, Team Leader Strategy
City of West Torrens
(08) 8416 6333
rperkin@wtcc.sa.gov.au

- Caitlin Rorke-Wickins, Senior Land Use Policy Planner
City of West Torrens
(08) 8416 6333
crorke-wickins@wtcc.sa.gov.au

- Andrew Caspar
Senior Planner, Jensen PLUS
(08) 8338 5511
ac@jenseplus.com.au

- Rebecca Perkin, Team Leader Strategy
City of West Torrens
(08) 8416 6333
rperkin@wtcc.sa.gov.au

These people satisfy the professional advice requirements of the Act and Regulations and will provide advice to the council prior to the preparation of the DPA. These people are not considered to have a conflict of interest or perceived conflict of interest in the DPA.

6.2 Document Production

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

Glandore Character Policy Area Protection SOI**6. Professional Advice and Document Production**

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

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

6.3 Mapping

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

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

- Steffen Helgerod, GIS Coordinator
City of West Torrens
8416 6333
shelgerod@wtcc.sa.gov.au

Glandore Character Policy Area Protection DPA SOI

7 Proposed DPA Timetable

7. Proposed DPA Timetable

OPTION 1 (Using Interim Operation)

Process C (Interim Operation) Timetable

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

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted; DPA prepared and sent to Minister requesting agreement to commence Interim Development Control	Council	6 weeks SOI agreement - to DPA lodged with the Department for interim operation
DPA and Request for Interim Development Control assessed and report prepared for Minister	Department	7 weeks
Interim Development Control approved by Minister	Minister	2 weeks
Interim operation gazetted	Department	2 weeks
Agency and public consultation concludes	Council	4 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions;	Council	4 Weeks Public consultation closes – SCPA lodged with the Department

Glandore Character Policy Area Protection DPA SOI

7 Proposed DPA Timetable

Steps	Responsibility	Agreed Timeframe from Minister's Approval
SCPA prepared and lodged with the Department		
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved DPA gazetted	Department	2 weeks

Total

Timeframe: 33 Weeks

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

Option 2 (without Interim Operation)

Process C Timetable

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

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted and DPA prepared; Agency and public consultation commences	Council	6 weeks SOI agreement – DPA commences consultation
Agency and public consultation concludes	Council	4 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with the Department	Council	4 weeks Public consultation closes – SCPA lodged with the Department

Glandore Character Policy Area Protection DPA SOI

7 Proposed DPA Timetable

SCPA assessed and report on DPA prepared for Minister	Department	7 weeks
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved amendment gazetted	Department	2 weeks
		(Total Timeframe: 27 Weeks)

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

OPTION 3 (consultation approval not required with using Interim Operation)

Process B2 (consultation approval not required with Interim Operation) Timetable

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

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted; DPA prepared	Council	6 weeks SOI agreement – DPA commences consultation
DPA and Request for Interim Development Control assessed and report prepared for Minister	Department	7 weeks
Interim Development Control approved by Minister	Minister	2 weeks
Interim operation gazetted	Department	2 weeks
Agency and public consultation concludes	Council	8 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with the Department	Council	4 weeks Public consultation closes – SCPA lodged with the Department

Glandore Character Policy Area Protection DPA SOI

7 Proposed DPA Timetable

Steps	Responsibility	Agreed Timeframe from Minister's Approval
SCPA assessed and report on DPA prepared for Minister	Department	7 weeks
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved amendment gazetted	Department	2 weeks
		(Total Timeframe: 42 Weeks)

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

OPTION 4 (without Interim Operation)

Process B2 (consultation approval not required) Timetable

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

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted; DPA prepared	Council	6 weeks SOI agreement – DPA commences consultation
Agency and public consultation concludes	Council	8 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with the Department	Council	4 weeks Public consultation closes – SCPA lodged with the Department
SCPA assessed and report on DPA prepared for Minister	Department	7 weeks

Glandore Character Policy Area Protection DPA SOI

7 Proposed DPA Timetable

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved amendment gazetted	Department	2 weeks
		(Total Timeframe: 31 Weeks)

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

DRAFT

17.3 Civic Committee Open Actions Report - October 2018

Brief

This report presents an update on the current status of open actions from previous meetings of the Civic Committee.

RECOMMENDATION

It is recommended to Council that it notes the status of current open actions arising from the Civic Committee.

Introduction

A report is presented to each ordinary meeting of the Civic Committee (Committee) detailing the status of open actions from previous Committee meetings. Due to the cancellation of the Civic Committee meeting on 23 October, this report is presented to Council.

Discussion

Of the nine (9) open actions, six (6) have been completed and three (3) are in progress (**Attachment 1**).

The actions currently in progress are:

1. The partnership agreement with Cooperating Churches of West Adelaide;
2. The Chilli/Olive Festival concept.
3. The Rainwater Tank Rebate Update.

Conclusion

This report provides details of the status of the nine (9) open actions from previous meetings of the Civic Committee.

Attachments

- 1. Civic Committee Open Actions Oct 2018**

Civic Committee Open Actions

October 2018

OPEN ACTIONS						
	Action	Target Date	RO	Actions Taken	Status	Meeting where item was originally raised
1	Partnership Agreement A partnership agreement with the Cooperating Churches of West Adelaide Inc be negotiated for the Back to Bethlehem and Christmas Carols Festivals.	June 2018	Manager Strategy & Business	Report presented to October meeting of the Civic Committee	In progress	Oct 2017
2	Chilli/Olive Festival Administration to explore the concept of Chilli Festival and/or small urban food festival and report back to Civic Committee.	April 2018	Manager Strategy & Business	Report to be presented to December meeting of Council	In progress	Feb 2018
3	Rainwater Tank Rebates Residential Rainwater Tank and Rain Garden Update report be presented to a meeting of Council and include the estimated cost for providing rainwater rebates to achieve 200,000 plus litres of potential rainwater capture and reuse per annum	Nov 2018	Manager Strategy & Business	Report to be presented to 6 November meeting of Council in line with Civic Committee resolution of 28 August	In progress	August 2018
COMPLETED ACTIONS						
	Action	Target Date	RO	Actions Taken	Status	Meeting where item was originally raised

1	Grants and Sponsorships Guidelines Grants and Sponsorships Guidelines to be amended to incorporate criteria for agencies such as schools and aged care providers regarding funding availability from other levels of government	Feb 2018	Manager Community Services	Guidelines amended and report included in February 2018 Civic Committee meeting.	Complete	Oct 2017
2	CCTV trailer naming competition CCTV Trailer - Administration to run a naming competition for primary school aged children	Jan 2018	Manager Strategy & Business	Competition completed, winner selected at Council meeting 20 March 2018.	Complete	Oct 2017
3	Project 294 Competition Administration and Civic Committee Elected Members to source potential judges. Administration to report back to Civic Committee with judges proposed for approval.	April 2018	Manager Community Services	Elected Members on Civic Committee and Administration emailed request for judging suggestions. Administration emailed 3 suggested judges. Proposed judges report added to Civic Committee Agenda 24 April 2018.	Complete	Feb 2018
4	Green Initiative - solar panel rebates Review and revise report regarding solar panel rebates - consider sporting clubs.	April 2018	Manager Strategy & Business	Report to Civic Committee on 24 April	Complete	Oct 2017
5	Tidy Streets The 2018 Tidy Street Competition (Project 294) proceed if at least 10 eligible Expressions of Interest are received by the 30 September 2018.	Oct 2018	Manager Community Services	Civic Committee criteria of 10 EOIs not reached by 30 September, competition not proceeding	Complete	Oct 2017
6	Stobie Pole Art Guidelines be actively promoted to encourage stobie pole art to be undertaken by the community	Sept 2018	Manager Community Services	Guidelines on Council website	Complete	June 2018

17.4 Food for Fines 2018

Brief

This report seeks Council's approval to conduct a 'Food for Fines' program in the Library prior to Christmas 2018.

RECOMMENDATION

It is recommended to Council that it approves its annual 'Food for Fines' program to be undertaken during November and December 2018.

Introduction

In 2009, the Hamra Centre Library (Library) implemented an annual 'fine amnesty program' called 'Food for Fines'. This program enables Library customers to enter into the spirit of the festive season and clear their library fines by paying with non-perishable food items which are then donated locally to those who need support in time for Christmas. Each item reduces the outstanding library fines by \$2.

This report seeks Council's approval to continue the program in 2018.

Discussion

Paying off fines with food has been found by many library users an attractive solution that supports struggling people/families at an expensive and often stressful time of the year.

Early donations are packaged into hampers and donated to vulnerable people across West Torrens while later donations are packed and delivered to a local charity. To date, the program has benefitted a large number of vulnerable people living within the City.

Each year, 'Food for Fines' is run between November and December for 4 - 6 weeks and results in approximately 100 donated items per week. It is a program that is embraced and supported by the community to the extent that a handful of customers donate items even though they do not have any outstanding library fines.

Anecdotally, there have been stories of customers taking the opportunity to clear those fines incurred by their whole family by donating a bag or more of groceries. In addition, several customers each year take the trouble to donate items that, together, comprise a meal and ask that these be kept together when packed for delivery.

It is proposed that the 2018 'Food for Fines' program runs from Monday 5 November 2018 until Friday 14 December 2018 in order for the items to be distributed in time for Christmas.

Conclusion

The Food for Fines program has been successfully operating in the City of West Torrens for the past few years enabling those with overdue Library fines to pay these via the donation of non-perishable items which are distributed to vulnerable people and families across the City in time for Christmas.

Attachments

Nil

17.5 Partnership Agreement with the Cooperating Churches of West Adelaide

Brief

This report proposes the financial and in-kind support proposal for the partnership agreements with the Cooperating Churches of West Adelaide Inc for its 'Back to Bethlehem' and 'Christmas Carols' events.

RECOMMENDATION

It is recommended to Council that:

1. It negotiates a three year partnership agreement with the Cooperating Churches of West Adelaide Inc. for its Back to Bethlehem event which includes an annual financial contribution from Council of \$4,500 and other support valued at approximately \$6,000, as detailed in this report.
2. It negotiates a three year partnership agreement with the Cooperating Churches of West Adelaide Inc. for its Christmas Carols event which includes an annual financial contribution from Council of \$2,000 and other support valued at approximately \$11,660, as detailed in this report.

Introduction

At its 24 October 2017 meeting, the Civic Committee recommended to Council that a partnership agreement with the Cooperating Churches of West Adelaide Inc. (Group) be negotiated for the Back to Bethlehem and Christmas Carols Festival. That recommendation was subsequently adopted by Council at its 7 November 2017 meeting.

Discussion

The Cooperating Churches of West Adelaide Inc. has been running the Back to Bethlehem and Christmas Carols events for a number of years.

Back to Bethlehem is a free Community Family Fun Day suitable for all ages and cultures held in late November of each year. Council has been a sponsor of this event since 2009 providing both financial and other support.

The Christmas Carols event has also been held for the past nine years with attendances in excess of 1,000 people and like Back to Bethlehem, is a free community event with Council providing sponsorship and in-kind support.

Both events have continued to grow in popularity with attendances in the order of 600 for Back to Bethlehem and more than 1000 for the Christmas Carols in 2017.

In 2017, Council provided sponsorship of \$4,600 for Back to Bethlehem and \$1,800 for the Christmas Carols events. Additional support, other than staff time, was as follows:

Back to Bethlehem

Crowd barrier fencing	\$400
Irrigation markout	\$372
Permit waiver	\$1,150
Community Resource Collection*	\$900*
Christmas Lights**	\$3,250
TOTAL	\$6,072

* Community resource collection is available to any community group free of charge so while this is included in the in-kind support, it is not exclusive to this event.

** Christmas lights are installed for the event and left it situ for the Christmas period.

Christmas Carols

Toilet block	\$2,000
Staging and fencing	\$1,750
Sound system	\$2,900
Site power	\$1,010
Permit waiver	\$750
Christmas Lights*	\$3,250
TOTAL	\$11,660

* Christmas lights are installed for the event and left it situ for the Christmas period.

Rather than requiring the Cooperating Churches of West Adelaide Inc. to continue to apply for sponsorship funding each year, the Civic Committee recommended, and Council subsequently approved the establishment of partnership agreements, similar to that with the Japan Australia Friendship Association for the Kodomo no Hi Festival, to provide some certainty around funding and support to ensure the ongoing success of these two events. Council has also increased its presence in the planning of these two events by assisting the organisers with site layout, electrical safety, crowd safety and additional event infrastructure.

Therefore, it is proposed that the arrangements that have been in place for a number of years are formalised into two partnership agreement, one for each event, for a three year period. This would more accurately reflect the nature of the arrangement between Council and the organisers and would allow Council to be more involved in the planning of the events, if required. Negotiating two separate agreements would enable Council to consider the long term support of these events separately.

It is proposed that the current level of funding, with a split of \$4,500 for Back to Bethlehem and \$2,000 for the Christmas Carols, with other support retained at the levels detailed above, be negotiated with the Group with draft agreements presented to a future Council meeting for its consideration and approval.

Conclusion

This report seeks the approval to negotiate 3 year partnership agreements with the Cooperating Churches of West Adelaide Inc. for its Back to Bethlehem and Christmas Carols events.

Attachments

Nil

17.6 Request for funding assistance from Christchurch Adelaide Sister City Committee

Brief

Council has received a request from the Christchurch Adelaide Sister City Committee seeking financial support to fund the replacement of a sculptural artwork in the Adelaide Sister City Garden in Christchurch, New Zealand.

RECOMMENDATION

It is recommended to Council that on the basis this request does not meet Council's donations criteria, the request from the Christchurch Adelaide Sister City Committee not be approved.

Introduction

The City of Christchurch, New Zealand and the City of Adelaide have had a 'sister city' relationship for more than 45 years.

An artwork which was designed and made by a renowned Adelaide artist, Karen Genoff, following three years of fundraising, was stolen from the Adelaide Sister City Garden in Christchurch in 2015. The City of Christchurch was not insured for this type of asset.

Discussion

The City of Christchurch has undertaken fundraising to replace the stolen artwork which is costing approximately \$NZ 40,000 (around \$AUD 36,500) to design, fabricate and install.

Funds raised to date total \$NZ 25,500 leaving a shortfall of \$NZ 15,500 (around \$AUD 14,000).

A request has been made by the Christchurch Adelaide Sister City Committee to all Adelaide metropolitan councils (**Attachment 1**) seeking a contribution of \$1,000 or less to enable the Committee to commence the fabrication of the replacement artwork with the City of Adelaide contributing \$5,000 given they two councils have a sister city relationship (**Attachment 2**).

In determining a recommendation to present to the Committee, the following has been taking into consideration:

- It is not clear in the correspondence (**Attachments 1 & 2 respectively**) why the City of Christchurch is not fully funding the replacement of the stolen artwork itself particularly given the low quoted cost of replacement and the fact that the artwork was under the ownership of that council.
- The objective of Council's donations program is to provide support for community organisations and groups working with people in need along with support in cases of urgent need or emergency situations. The request, therefore, does not meet this criteria.

This request does not meet that donations program criteria, nor is it clear why the City of Christchurch is not fully funding the replacement of the stolen artwork, and as such it is recommended that the request not be approved.

Conclusion

The Christchurch Adelaide Sister City Committee request for financial support of \$1,000 to assist in the replacement of a stolen piece of artwork in the Adelaide Sister City Garden in Christchurch, New Zealand, is presented for the Committee's consideration.

Attachments

1. **Letter from Christchurch Adelaide Sister City Committee Chair, Professor Emeritus Peter Cottrell**
2. **Letter from Lord Mayor Martin Haese, City of Adelaide to Mayor, Christchurch City Council offering contribution**

Mr Terry Buss AM
Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive, Hilton
South Australia 5033

26 September 2018

Dear Mr Buss AM

Warm greetings from one of Adelaide's Sister Cities, Christchurch. We value the relationship between our cities, which has more than 45 years of history. Although the Sister City relationship is formerly with the City of Adelaide, I'm aware that all Adelaideans – I am one myself, moving to Christchurch for employment opportunities in the 1980s – regard Christchurch as their Sister City.

I am writing to you on behalf of the Christchurch Adelaide Sister City Committee. We are a volunteer committee of enthusiastic individuals who develop and lead projects to benefit both our cities, formally mandated and supported by the Mayor of Christchurch and the Christchurch City Council.

Our Sister City Committee has been working with Karen Genoff, a renowned Adelaide artist, on a concept design for a replacement artwork for the Adelaide Garden in Christchurch (each of our sister cities has its own dedicated garden). The original artwork of two bronze seed pods was also designed and made by Karen in the early 2000s. It sat at the entrance to the Adelaide Sister City Garden in Halswell Quarry Park but was sadly stolen in 2015. At that time our city was not insured for such assets. It took our Committee three years to fundraise for the original artwork, so naturally we were very distressed to learn of the theft.

Karen Genoff has submitted her concept design (enclosed). She has worked closely with Kaurua Elder, Uncle Lewis O'Brien, to incorporate some fantastic indigenous elements.

The Christchurch Adelaide Sister City Committee has thus far secured funding towards the replacement artwork of about \$NZ25,500. The total cost of the project is estimated to be approximately \$NZ40,000 (~\$A36,500), so the current shortfall is about \$NZ14,500 (\$A13,100). This cost includes the artist's fee, material and manufacture and transportation of the Corten steel 'leaves' and embossed granite, and travel costs to Christchurch for Karen and the Kaurua Elder to dedicate the work with the local community, including the local indigenous Māori iwi, Ngai Tahu.

On 13 August we received a letter from the Lord Mayor of the City of Adelaide generously offering \$A5,000 towards this artwork. This amount is included in the funds secured to date. I enclose a copy of the Lord Mayor's letter as it recommends that we directly liaise with the Local Government Association of South Australia (LGASA). LGASA in turn recommended that we contact the individual Adelaide Metropolitan Councils to ask whether you would be willing to contribute.

A number of Adelaide Metropolitan Councils offering small sums of \$A1,000 or less would enable our Committee to commence the fabrication phase of this important project.

We would greatly appreciate your consideration of our request for a small amount of financial assistance towards this artwork.

We look forward to hearing from you. I would be happy to discuss this further with you via email or phone.

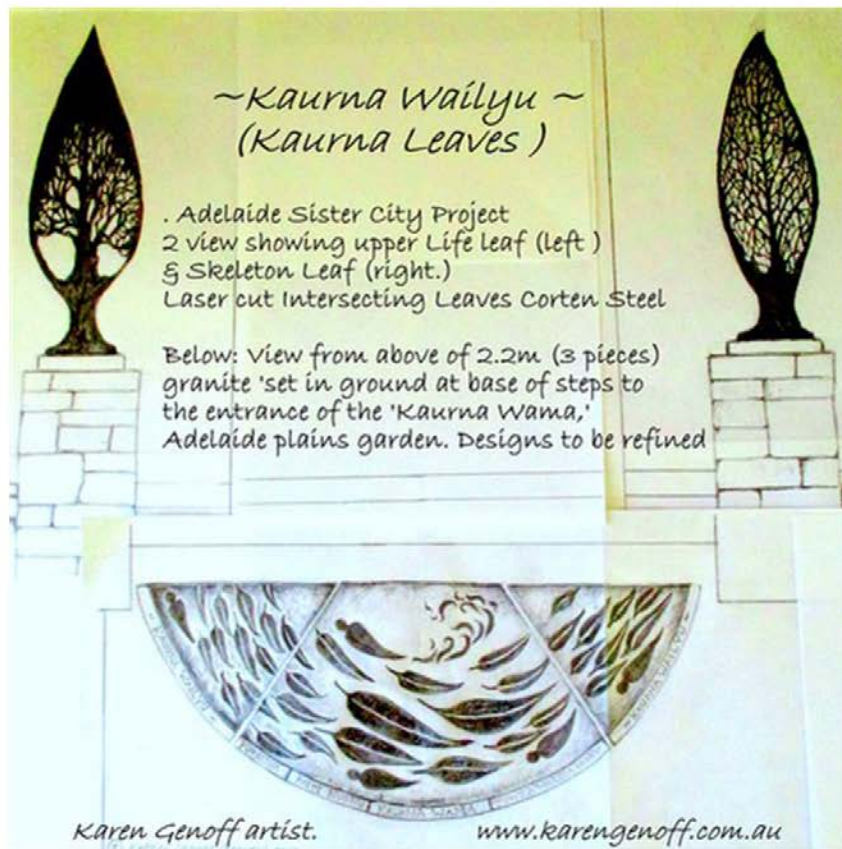
Yours sincerely,



Professor Emeritus Peter Cottrell
Chair, Christchurch Adelaide Sister City Committee
60 Hinau Street, Riccarton, Christchurch, NEW ZEALAND 8041
E: peter.cottrell@canterbury.ac.nz; M: +64 (0)22 163 7958

CC: Her Worship the Mayor of Christchurch Hon Lianne Dalziel
Matthew Nichols, Manager of International Relations, Christchurch City Council

New artwork design by Karen Genoff



Pictures of stolen sculptures



**OFFICE OF THE LORD MAYOR**

Hon Lianne Dalziel
Mayor
Christchurch City Council
PO Box 73016
Christchurch 8154

Dear Mayor Dalziel

Thank you for your letter dated 26 June 2018 regarding the replacement of the missing sculptural orbs that were located in Halswell Quarry Park.

It is unfortunate that the original spheres went missing and I appreciate the decision of the Christchurch Adelaide Sister City Committee to commission a replacement sculpture by Adelaide artist, Ms Karen Genoff.

As a sign of the strong relationship between our cities, I am pleased to offer AUD 5,000 towards the procurement and installation of the replacement artwork. I have asked my administration to contact your staff to finalise this arrangement. I truly hope this contribution is of assistance.

Nonetheless, as I do not believe it appropriate to engage fundraising for this project beyond my Council boundaries, I recommend you liaise directly with the Local Government Association of South Australia should the you wish to pursue this effort.

Again, I am delighted to hear that the City of Christchurch will be featuring the City of Adelaide again in Halswell Quarry Park and I look forward to furthering our Sister City relationship.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Martin Haese', written over a large, stylized circular flourish.

Martin Haese
LORD MAYOR

13 August 2018

17.7 Community Grants - August 2018 to October 2018

Brief

This report presents the community, equipment and sponsorship grant applications received since the 28 August 2018 meeting of the Civic Committee.

RECOMMENDATION

It is recommended to Council that the distribution of community grants August 2018 to October 2018 be approved.

Introduction

Council's Community Grants Program provides funding to eligible groups, organisations and individuals to support community projects and initiatives that are in line with Council's Community Plan. The 2018/19 budget for community grants is \$121,000.

Grant applications are now received all year round rather than in rounds as was the case previously. As such, this report presents the four (4) community, equipment, sponsorship grant applications received since the last meeting of the Committee in August 2018 for the Committee's consideration and recommendation to Council.

Discussion

The maximum funding amounts per grant are as follows:

Community Grant	\$5,000
Equipment Grant	\$3,000
Sponsorships	\$5,000
Donations	\$1,000

The table below details a summary of those four (4) applications received since the last meeting of the Committee held on 28 August 2018, along with:

- the name of the group/organisation seeking a grant or sponsorship;
- the amount requested;
- grant applications previously approved by Council; and
- the assessment recommendations of the Administration:

The full applications are included in **Attachment 1**.

	Organisation/Community Group	Grant Request	Requested Amount	Previous applications	Recommendation That:
	EQUIPMENT GRANTS (Maximum \$3,000)				
1	Lockleys Bowling Club Inc. <i>Incorporated bowling Club based in Lockleys.</i> <i>DEFERRED FROM CIVIC COMMITTEE MEETING 28 August 2018.</i>	Purchase of bowls equipment for people to try/play bowls without having to purchase their own equipment. The total cost of the equipment is \$3,000. <i>Located within CWT and provides services to residents of CWT.</i>	\$3,000	\$3,000 community grant in 2016	\$3,000 (maximum available) equipment grant be approved
2	Camden Community Centre Inc. <i>Incorporated Community Centre based in Camden.</i> <i>DEFERRED FROM CIVIC COMMITTEE MEETING 28 August 2018.</i>	Purchase of partitions and lockable cabinets for Community Hall. The total cost of the equipment is \$3,317. <i>Is located within CWT and provides services to residents of CWT.</i>	\$3,000	Equipment grant of \$3,000 in May 2018 and \$3,000 in 2016. **Council has also fully paid the 2018/19 partnership grant in advance to assist the Centre with its current financial difficulties.	\$3,000 (maximum available) equipment grant be approved
Total \$ Equipment Grants Recommended for Approval					\$6,000

COMMUNITY GRANTS (Maximum \$5,000)					
3	Castellorizian Brotherhood of SA Inc. <i>Cultural community group based in Torrensville.</i>	Funding towards upgrade of kitchen appliances/facilities. Total cost is \$10,000. <i>Located within CWT and provides services to residents of CWT.</i>	\$5,000	\$1,000 equipment grant in 2016	\$5,000 (maximum available) community grant be approved.
Total \$ Equipment Grants Recommended for Approval					\$5,000
SPONSORSHIPS (Maximum \$5,000)					
4	Iraqi Families United Inc. <i>Cultural community group based in Parafield Gardens.</i>	Sponsorship to pay for the hire cost of Thebarton Community Centre for cultural event in November 2018. <i>Event located in CWT, open to residents of CWT.</i>	\$1,800	Nil	\$1,800 sponsorship grant be approved. CWT does not currently provide in-kind support to this event.
Total \$ Sponsorships Recommended for Approval					\$1,800
Total \$ all grants recommended for approval					\$12,800

Conclusion

The total annual budget for community grants is \$121,000. Following the approval of \$28,747 of grant requests by Council at its 28 August 2018 meeting, \$82,857 remains available for disbursement for the remainder of the financial year. The recommended grants for this round total \$12,800. If this is approved \$70,057 will remain in the annual community grants budget notwithstanding any carry forwards to be considered by Council.

Attachments

1. Community Grant Applications - October 2018

Equipment Grants 18-19

Equipment Grants application

Application EQG000021819 From Camden Community Centre Inc

Eligibility and Contact Details

* indicates a required field

Applicants: please note

An online application to our grants program is an acceptance that the applicant agrees to the City of West Torrens conditions for any grant approval.

Incomplete applications and/or applications received after the activity/event date will not be considered.

Privacy Notice

City of West Torrens pledges to respect and uphold your rights to privacy protection under the Australian Privacy Principles (APPs) as established under the Privacy Act 1988 and amended by the Privacy Amendment (Enhancing Privacy Protection) Act 2012. To view our privacy statement, go to [City of West Torrens - Privacy](#)

Applicant Organisation Details

Applicant organisation name *

Camden Community Centre Inc

Please use your organisation's full name. Check your spelling and make sure you provide the same name that is listed in official documentation such as with the ABR, ACNC or ATO.

Primary (physical) address *

7 Carlisle St

Camden Park SA 5038

Must be an Australian postcode.

If your organisation operates in multiple locations or from multiple offices, please pick one as your primary address.

Postal address (if different to above)

7 Carlisle St

Camden Park SA 5038

Applicant website

<http://www.camden.org.au>

If available. Must be a URL

Primary contact person *

Mr Joe Seric

This is the person we will correspond with about this grant

Position held in organisation *

CEO

e.g. Manager, Board Member, Fundraising Coordinator

Primary phone number *

+61 8 8376 0022

Equipment Grants 18-19

Equipment Grants application

Application EQG000021819 From Camden Community Centre Inc

Back-up phone number

Fax number

(08) 8376 0885

If applicable

Primary contact person's email address *

ceo@camden.org.au

This is the address we will use to correspond with you about this grant.

Organisation Details

* indicates a required field

Describe why your organisation exists, what does it aim to achieve and how? *

The Camden Community Centre provides community development programs and activities that contribute to a community that is thriving, connected, safe and resilient. We focus on individuals, aged, youth, and families with children with the majority having experienced loneliness, isolation, vulnerability, disability or from a CALD background. The Centre has an early intervention/prevention service model, which addresses issues such as social isolation and mental health issues, building social connections and developing life skills, increasing knowledge and resilience. Feedback from the participants indicate a positive impact in their lives creating enrichment and purpose as well as a vehicle to combat social isolation. Must be no more than 100 words.

Does your organisation have an ABN? *

☒ Yes ☐ No

ABN *

81 388 249 632

Information from the Australian Business Register	
ABN	81 388 249 632
Entity name	Camden Community Centre Inc
ABN status	Active
Entity type	Other Unincorporated Entity
Goods & Services Tax (GST)	Yes
DGR Endorsed	Yes (Item 1)
ATO Charity Type	Public Benevolent Institution More information
ACNC Registration	Registered
Tax Concessions	FBT Exemption, GST Concession, Income Tax Exemption

Equipment Grants 18-19

Equipment Grants application

Application EQG000021819 From Camden Community Centre Inc

Main business location 5038 SA

Information current as at 12:00am today

Must be an ABN

What type of not-for-profit organisation are you?

- | | |
|--|--|
| <input type="radio"/> Educational institution (includes pre-schools, schools, universities & higher education providers) | <input type="radio"/> Professional association |
| <input type="radio"/> Religious or faith-based institution | <input type="radio"/> Healthcare not-for-profit |
| <input type="radio"/> Philanthropic organisation | <input checked="" type="radio"/> Community group |
| <input type="radio"/> Peak body | <input type="radio"/> Political party / lobby group |
| <input type="radio"/> Social enterprise | <input type="radio"/> Research body |
| <input type="radio"/> International NGO | <input type="radio"/> General not-for-profit (i.e. none of the sub-types listed above) |

Please choose the option that best applies to your organisation.

What is your organisation's annual revenue?

- | | |
|--|--|
| <input type="radio"/> Less than \$50,000 | <input checked="" type="radio"/> \$1 million or more, but less than \$10 million |
| <input type="radio"/> \$50,000 or more, but less than \$250,000 | <input type="radio"/> \$10 million or more, but less than \$100 million |
| <input type="radio"/> \$250,000 or more, but less than \$1 million | <input type="radio"/> \$100 million or more |

Your revenue includes grants, donations, and other fundraising activities, fees for services, sale of goods, interest, royalties and in-kind donations that have been included in your accounts as 'revenue'. The Australian Charities and Not-for-profits Commission (ACNC) has more detailed information here: www.acnc.gov.au/ACNC/Manage/Reporting/SizeRevenue/ACNC/Report/SizeRevenue.aspx

What is your organisation's legal structure?

- | | |
|--|---|
| <input type="radio"/> Unincorporated association | <input type="radio"/> Organisation established through specific legislation |
| <input checked="" type="radio"/> Incorporated association | <input type="radio"/> Trust |
| <input type="radio"/> Cooperative | <input type="radio"/> Unknown |
| <input type="radio"/> Company limited by guarantee | <input type="radio"/> Other: |
| <input type="radio"/> Indigenous corporation, association or cooperative | |

If your organisation is unincorporated it must have an auspice organisation

Equipment Details

* indicates a required field

How does the purchase of this equipment align to the strategic priorities of Council as outlined by the Community Plan? *

The Centre is based in the Council Area and is owned by the community, for the community and run by the community. The Board is all volunteer, the centre is staffed with 30 permanent staff and over 75 volunteers. The centre provides connections between

Equipment Grants 18-19

Equipment Grants application

Application EQG000021819 From Camden Community Centre Inc

neighbours, the community in general, older and younger people, and the capacity for ageing in place. It connects the community. The equipment is for storage solutions for the Community Hall which the Centre manages on behalf of the Council. The Towards 2025 Community Plan has a focus on the use and management of Council Facilities for the maximum benefit of constituents. The Hall is utilised for community based programs (i.e. Playgroup), Sporting Club (Ju-Jitsu Academy), Weight Watchers, and for other hirers who utilise the facility for community participation. The storage facilities are very limited which also poses an OHS risk.

Must be no more than 150 words.

To refer to the City of West Torrens Community Plan go to <https://indd.adobe.com/view/cdf238c2-6408-493c-b378-4e81069d4783>

Does this application respond to one or more of the program priority areas? *

The Towards 2025 Community Plan is about developing community assets and increasing the utility of multi-purpose facilities. This community hall is a prime example of this type of facility. One of the responsibilities of the Centre is to manage the Hall in an environment which is safe for all participants and one that encourages participation. Currently regular users do not have adequate storage to safely and securely store their equipment. Additionally the Chairs, Tables and other larger equipments are stored on the outside inner circumference of the Hall proper, creating a safety risk especially for young children. The utilisation of free standing partitions will allow the equipment (when not in use), to be safely segregated from the utilised space within the Hall. The purchase of secure lockable cabinets will also facilitate the safe and secure storage of the Community Playgroups equipment.

Must be no more than 150 words.

For Program Priority areas, refer to Page 2 of the Guidelines for City of West Torrens Grants and Sponsorships.

How does the purchase of this equipment demonstrate innovation? *

The purchase of free standing partitions solves the issue of safety without the requirement of capital works to the infrastructure of the building. It is a cost effective and efficient use of resources. As the stands are free-standing, it allows centre staff the ability to re-configure unwanted equipment for each particular event or activity that would suit the space requirements and physical space configuration requirements for that event. An example would be that when the Playgroup is using the Hall. Only the chairs and tables required would be removed from behind the barriers and the remainder of the chairs and tables could be placed at the rear wall, therefore maximising the space for the play area. This would also be the case for indoor sporting events. This flexibility of storage configurations maximises the utility of the Hall without restricting storage and safety requirements.

Must be no more than 150 words.

How do you plan to engage the target groups this equipment is for? *

This equipment would be used exclusively in the Hall for all participants, therefore creating a usable and safe environment for all users. Additionally the storage cabinets would allow the community playgroup to safely and securely store all items required for setup and use of all the groups activities.

Must be no more than 150 words.

Do you have a plan for how this equipment will be used? Does your plan consider risks involved, and how you will work with partner organisations (if applicable)? *

The equipment will be used as outlined in the previous responses to questions. We will be partnering with regular users to provide storage configurations that will individually meet their needs. The purchase of this equipment will significantly reduce to the risk to participants as all non-required hall equipment for each activity will be safely stored behind barriers. The barriers purchased will have wheels that will allow the barriers to be moved

Equipment Grants 18-19

Equipment Grants application

Application EQG000021819 From Camden Community Centre Inc

safely and within WHS guidelines. Additionally the wheels will ensure that there will not be any damage to the hall floors.
Must be no more than 150 words.

Reporting your success

How will you know if you have achieved your intended outcomes? *

The outcomes will be achieved by the fact that the barriers and storage solutions will be providing a safe and efficient use of the communal space in the hall. Users will also be canvassed for feedback to ensure that the equipment is being used efficiently and safely.
Must be no more than 150 words.

Will the project be carried out in partnership with other relevant organisations? *

☐ Yes ☒ No

What will the grant funds be spent on?

Equipment (specify)

Please see attached quotes *
Free Standing Partitions with wheel kits fitted (x9) \$311 GST Inc each
Lockable Storage Cabinets (x 2) \$259 GST Inc Each

What is the total cost of the proposed purchases? *

\$3,317.00
Must be a dollar amount.

What is the amount sought from Council? *

\$3,000.00
Must be a dollar amount.

What is the amount to be funded by your organisation? *

\$317.00
Must be a dollar amount.

Documentation checklist and further information

Attached is:

Supporting documents that may be appropriate (maximum of two pages)

Filename: Storage Quotes - Camden Community Hall_20180724_000075.pdf
File size: 332.8 kB

Equipment Grants 18-19

Equipment Grants application

Application EQG000021819 From Camden Community Centre Inc

Maximum 25mb, recommended size no bigger than 5mb

Three quotes for purchases of any items more than \$1000

No files have been uploaded

Maximum 25mb, recommended size no bigger than 5mb

Previous Grants received from Council

If applicable, please list all grants received from the City of West Torrens in the past three years.

Amount	Date received	Project, initiative or resource
3000	8 May 2018	Modular Shelving Systems and Welding Equipment

Certification and Feedback

* indicates a required field

Certification

I certify that to the best of my knowledge the statements made within this application are true and correct.

I also confirm that I have read and understood the conditions for funding as outlined in the Guidelines for City of West Torrens Grants and Sponsorships and accept and agree to abide by the conditions therein.

I also accept and agree to abide by any additional conditions outlined in any approval letter.

I agree *

☒ Yes ☐ No

Name of authorised person *

Mr Joe Seric
Must be a senior staff member, board member or appropriately authorised volunteer

Position *

CEO
Position held in applicant organisation (e.g. CEO, Treasurer)

Contact phone number *

+61 8 8376 0022
Must be an Australian phone number.

Mobile number

Contact Email *

ceo@camden.org.au
Must be an email address.

Equipment Grants 18-19
Equipment Grants application
Application EQG000021819 From Camden Community Centre Inc

Date *

24/07/1918
Must be a date

Applicant Feedback

You are nearing the end of the application process.

Before you review your application and click the **SUBMIT** button please take a few moments to provide some feedback.

This section is not mandatory

Please indicate how you found the online application process:

☒ Very easy ☐ Easy ☐ Neutral ☐ Difficult ☐ Very difficult

Please provide us with your suggestions about any improvements and/or additions to the application process/form that you think we need to consider.

Equipment Grants 17-18

Equipment Grants application

Application EQG000181718 From Lockleys Bowling Club Incorporated

Eligibility and Contact Details

* indicates a required field

Applicants: please note

An online application to our grants program is an acceptance that the applicant agrees to the City of West Torrens conditions for any grant approval.
Incomplete applications and/or applications received after the activity/event date will not be considered.

Privacy Notice

City of West Torrens pledges to respect and uphold your rights to privacy protection under the Australian Privacy Principles (APPs) as established under the Privacy Act 1988 and amended by the Privacy Amendment (Enhancing Privacy Protection) Act 2012. To view our privacy statement, go to [City of West Torrens - Privacy](#)

Applicant Organisation Details

Applicant organisation name *

Lockleys Bowling Club Incorporated

Please use your organisation's full name. Check your spelling and make sure you provide the same name that is listed in official documentation such as with the ABR, ACNC or ATO.

Primary (physical) address *

46 Rutland Ave

Lockleys SA 5032

Must be an Australian postcode.

If your organisation operates in multiple locations or from multiple offices, please pick one as your primary address.

Postal address (if different to above)

46 Rutland Ave

Lockleys SA 5032

Applicant website

<http://www.lockleysbowlingclub.com.au>

If available. Must be a URL

Primary contact person *

Dr Bob Ormston

This is the person we will correspond with about this grant

Position held in organisation *

Secretary

e.g. Manager, Board Member, Fundraising Coordinator

Primary phone number *

Equipment Grants 17-18

Equipment Grants application

Application EQG000181718 From Lockleys Bowling Club Incorporated

What type of not-for-profit organisation are you?

- ☐ Educational institution (includes pre-schools, schools, universities & higher education providers)
- ☐ Religious or faith-based institution
- ☐ Philanthropic organisation
- ☐ Peak body
- ☐ Social enterprise
- ☐ International NGO
- ☐ Professional association
- ☐ Healthcare not-for-profit
- ☒ Community group
- ☐ Political party / lobby group
- ☐ Research body
- ☐ General not-for-profit (i.e. none of the sub-types listed above)

Please choose the option that best applies to your organisation.

What is your organisation's annual revenue?

- ☐ Less than \$50,000
 - ☒ \$50,000 or more, but less than \$250,000
 - ☐ \$250,000 or more, but less than \$1 million
 - ☐ \$1 million or more, but less than \$10 million
 - ☐ \$10 million or more, but less than \$100 million
 - ☐ \$100 million or more
- Your revenue includes grants, donations, and other fundraising activities, fees for services, sale of goods, interest, royalties and in-kind donations that have been included in your accounts as 'revenue'. The Australian Charities and Not-for-profits Commission (ACNC) has more detailed information here: www.acnc.gov.au/ACNC/Manage/Reporting/SizeRevenue/ACNC/Report/SizeRevenue.aspx

What is your organisation's legal structure?

- ☐ Unincorporated association
- ☒ Incorporated association
- ☐ Cooperative
- ☐ Company limited by guarantee
- ☐ Indigenous corporation, association or cooperative
- ☐ Organisation established through specific legislation
- ☐ Trust
- ☐ Unknown
- ☐ Other:

If your organisation is unincorporated it must have an auspice organisation

Equipment Details

* indicates a required field

How does the purchase of this equipment align to the strategic priorities of Council as outlined by the Community Plan? *

We are keen to purchase new bowls for use by 'come & try' and Night Owl players. They would be used for those interested in trying lawn bowls for the first time, as well as Night Owl players, who play on a regular basis but are not necessarily sufficiently committed to purchase their own bowls (which typically cost around \$600 for a new set). Encouraging community members to 'come & try' and hopefully participate in lawn bowls aligns with Council's strategic priority of 'encouraging all members of the community to pursue active

Equipment Grants 17-18

Equipment Grants application

Application EQG000181718 From Lockleys Bowling Club Incorporated

How will you know if you have achieved your intended outcomes? *

The success of our plans will be measurable by the number of individuals who attend our planned 'come & try' activities and Night Owls competitions and, ultimately, how many individuals join the Club and/or participate in our Night Owls competitions on a regular basis. Both are readily identifiable and will be reported as evidence of the success of this initiative. Must be no more than 150 words.

Will the project be carried out in partnership with other relevant organisations? *

☐ Yes ☒ No

What will the grant funds be spent on?

Equipment (specify)

Purchase of new bowls for use by 'come & try' and Night Owl players *

What is the total cost of the proposed purchases? *

\$3,000.00

Must be a dollar amount.

What is the amount sought from Council? *

\$3,000.00

Must be a dollar amount.

What is the amount to be funded by your organisation? *

\$0.00

Must be a dollar amount.

Documentation checklist and further information

Attached is:

Supporting documents that may be appropriate (maximum of two pages)

No files have been uploaded

Maximum 25mb, recommended size no bigger than 5mb

Three quotes for purchases of any items more than \$1000

Filename: Message from Lawn Bowls Online re purchased of bowls.msg

File size: 106.5 kB

Filename: Quote from Jack High for black bowls.pdf

File size: 45.0 kB

Equipment Grants 17-18
Equipment Grants application
Application EQG000181718 From Lockleys Bowling Club Incorporated

Must be a date

Applicant Feedback

You are nearing the end of the application process.

Before you review your application and click the **SUBMIT** button please take a few moments to provide some feedback.

This section is not mandatory

Please indicate how you found the online application process:

☐ Very easy ☒ Easy ☐ Neutral ☐ Difficult ☐ Very difficult

Please provide us with your suggestions about any improvements and/or additions to the application process/form that you think we need to consider.

JACK HIGH

A.B.N.: 56 459 046 835
 Unit 3 780 South Road Glandore, SA 5037
 Phone: 0883710459

Quote

Quote No.:	276	Date:	23/05/2018
		Expiry Date:	6/06/2018
Status:	Active	Served By:	Steve

Ordered By : Lockleys Bc

Delivered To:

Bar code	Description	Tax	Qty	Price \$	Total \$
1398	Henselite Club Coaching Bowls Coloured	GST	10	330.00	3,300.00

No. of Items (10)

Payment Details	Quote Totals
	Subtotal \$3,300.00
	Discount \$0.00
	Rounding \$0.00
	Tax \$300.00
	TOTAL inc GST \$3,300.00

Quote Terms & Conditions

Thankyou for the opportunity to quote your business.
 Pricing subject to change from supplier without notice.

Thankyou for your business. We are happy to offer exchange or store credit within 14 days from purchase date items must be unworn with tags attached & receipt. Refunds only on faulty items. Excludes lawn bowls, bowling arms, sale & special orders.

Community Grants 18-19

Community Grants

Application CG000021819 From CASTELLORIZIAN BROTHERHOOD OF SOUTH AUSTRALIA INCORPORATED

Eligibility and Contact Details

* indicates a required field

Applicants: please note

Please read the [Guidelines for City of West Torrens Grants and Sponsorships](#) before you click submit.

An online application to our grants program is an acceptance that the applicant agrees to the City of West Torrens conditions for any grant approval.

Incomplete applications and/or applications received after the activity/event date will not be considered.

Privacy Notice

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Applicant Organisation Details

Applicant organisation name *

CASTELLORIZIAN BROTHERHOOD OF SOUTH AUSTRALIA INCORPORATED

Please use your organisation's full name. Check your spelling and make sure you provide the same name that is listed in official documentation such as with the ABR, ACNC or ATO.

Primary (physical) address *

6 Danby St
Torrensville SA 5031

Must be an Australian postcode.

If your organisation operates in multiple locations or from multiple offices, please pick one as your primary address.

Postal address (if different to above)

6 Danby St
Torrensville SA 5031

Applicant website

If available. Must be a URL

Primary contact person *

Mr STEPHEN FINOS

This is the person we will correspond with about this grant

Position held in organisation *

SECRETARY

e.g. Manager, Board Member, Fundraising Coordinator

Primary phone number *

Community Grants 18-19

Community Grants

Application CG000021819 From CASTELLORIZIAN BROTHERHOOD OF SOUTH AUSTRALIA INCORPORATED

Main business location 5031 SA

Information current as at 12:00am yesterday

Must be an ABN

What type of not-for-profit organisation are you?

- | | |
|--|--|
| <input type="radio"/> Educational institution (includes pre-schools, schools, universities & higher education providers) | <input type="radio"/> Professional association |
| <input type="radio"/> Religious or faith-based institution | <input type="radio"/> Healthcare not-for-profit |
| <input type="radio"/> Philanthropic organisation | <input checked="" type="radio"/> Community group |
| <input type="radio"/> Peak body | <input type="radio"/> Political party / lobby group |
| <input type="radio"/> Social enterprise | <input type="radio"/> Research body |
| <input type="radio"/> International NGO | <input type="radio"/> General not-for-profit (i.e. none of the sub-types listed above) |

Please choose the option that best applies to your organisation.

What is your organisation's annual revenue?

- | | |
|--|---|
| <input checked="" type="radio"/> Less than \$50,000 | <input type="radio"/> \$1 million or more, but less than \$10 million |
| <input type="radio"/> \$50,000 or more, but less than \$250,000 | <input type="radio"/> \$10 million or more, but less than \$100 million |
| <input type="radio"/> \$250,000 or more, but less than \$1 million | <input type="radio"/> \$100 million or more |

Your revenue includes grants, donations, and other fundraising activities, fees for services, sale of goods, interest, royalties and in-kind donations that have been included in your accounts as 'revenue'. The Australian Charities and Not-for-profits Commission (ACNC) has more detailed information here: www.acnc.gov.au/ACNC/Manage/Reporting/SizeRevenue/ACNC/Report/SizeRevenue.aspx

What is your organisation's legal structure?

- | | |
|--|---|
| <input type="radio"/> Unincorporated association | <input type="radio"/> Organisation established through specific legislation |
| <input checked="" type="radio"/> Incorporated association | <input type="radio"/> Trust |
| <input type="radio"/> Cooperative | <input type="radio"/> Unknown |
| <input type="radio"/> Company limited by guarantee | <input type="radio"/> Other: |
| <input type="radio"/> Indigenous corporation, association or cooperative | |

If your organisation is unincorporated it must have an auspice organisation

Project Details

* indicates a required field

Project title: *

Upgrade of facilities of the Castellorizian Club of South Australia

Provide a name for your project/program/initiative. Your title should be short but descriptive

Community Grants 18-19

Community Grants

Application CG000021819 From CASTELLORIZIAN BROTHERHOOD OF SOUTH AUSTRALIA INCORPORATED

The project will be delivered within a time frame and outline made in consultation with the association committee and with key stakeholders, to the benefit of all. Key indicators will be set so that communication of set outcomes will be clear and achievable. A risk assessment plan for the clubroom project has been compiled.
Must be no more than 150 words.

Reporting your success

How will you know if you have achieved your intended outcomes? *

Key indicators along with a flexible time line will allow for an expression of clear intent and achievement of outcomes of our project.

Must be no more than 150 words.

Will the project be carried out in partnership with other relevant organisations? *

☐ Yes

☒ No

What will the grant funds be spent on?

Equipment (specify)	Materials (specify)	Other (specify)
Kitchen Update *	Commercial Fridge *	Chargrill hot plate *
Kitchen Upgrade	Commercial Fridge	Chargrill hot plate
Deep Fryer	Deep Fryer	
Stove Hotplate	Stove Hotplate	

What is the total cost of the proposed purchases? *

\$10,000.00

Must be a dollar amount.

What is the amount sought from Council? *

\$5,000.00

Must be a dollar amount.

What is the amount to be funded by your organisation? *

\$5,000.00

Must be a dollar amount.

Publicity and Promotion

How will you promote your project, initiative or resource? *

- | | | |
|---|--|--|
| <input type="checkbox"/> Signage | <input checked="" type="checkbox"/> Email distribution | <input checked="" type="checkbox"/> Network Meetings |
| <input checked="" type="checkbox"/> Official Launch | <input type="checkbox"/> Flyers | <input checked="" type="checkbox"/> Social Media |
| <input checked="" type="checkbox"/> Newsletters | <input type="checkbox"/> Letterbox Drop | <input type="checkbox"/> Other: |

Community Grants 18-19

Community Grants

Application CG000021819 From CASTELLORIZIAN BROTHERHOOD OF SOUTH AUSTRALIA INCORPORATED

I also confirm that I have read and understood the conditions for funding as outlined in the Guidelines for City of West Torrens Grants and Sponsorships and accept and agree to abide by the conditions therein.

I also accept and agree to abide by any additional conditions outlined in any approval letter.

I agree *

☒ Yes ☐ No

Name of authorised person *

Mr Stephen Finos
Must be a senior staff member, board member or appropriately authorised volunteer

Position *

Secretary
Position held in applicant organisation (e.g. CEO, Treasurer)

Contact phone number *

Must be an Australian phone number.

Mobile number

Contact Email *

stephen.finos@castellorizianbrotherhood.org.au
must be an email address.

Date *

18/08/2018
Must be a date

Applicant Feedback

You are nearing the end of the application process.

Before you review your application and click the **SUBMIT** button please take a few moments to provide some feedback.

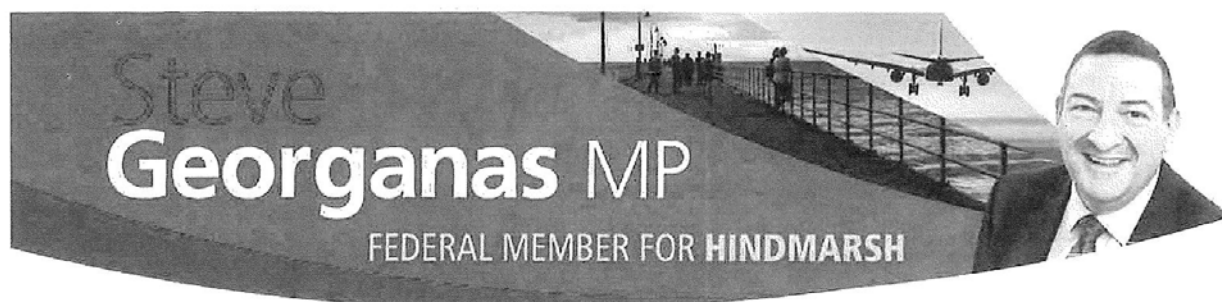
This section is not mandatory

Please indicate how you found the online application process:

☐ Very easy ☒ Easy ☐ Neutral ☐ Difficult ☐ Very difficult

Please provide us with your suggestions about any improvements and/or additions to the application process/form that you think we need to consider.

Plans approved in Council are for upgrade of Kitchen and Toilet facilities. This funding is only for an upgrade of some kitchen appliances. Letters of support are also for our intention to apply for an Grant SA Grant as well as this community council grant.



Department of Communities and Social Inclusion
Grants SA Team

To Whom It May Concern

I write in support of an application by the Castellorizian Brotherhood of SA for the **Grants SA 2018/19 Major Round 1**. This application relates to the refurbishment and upgrade of facilities and amenities.

The Castellorizian Brotherhood of SA (CBSA) situated at 6 Danby Street, Torrensville, has established itself as an important part of the Greek community both locally, and in the broader metropolitan area.

Established in 1927, the CBSA currently has approximately 650 members and volunteers that participate and engage with fellow participants in maintaining traditions and values of their home, back in Greece.

I am particularly supportive of this application because the "Cazzies" as they are affectionately known, seek to promote family cohesion in a social venue that is suitable to men, women and children. The centre is used for activities that seek to improve family relationships, and reduce social isolation. The activities at the centre also seek to provide a positive reinforcement of traditional and local customs as noted by the numerous family days and community events.

I have received considerable positive feedback regarding these events by local residents.

With an ever increasing multicultural demographic within our community, I support the endeavours of this organisation in building on their strong community ties.

Maintaining multipurpose and welcoming meeting spaces to suit the needs of current and future communities is essential in the support of ongoing community harmony.

As the Local Federal Member of Parliament, I fully support the civic and economic vision for the new amenities proposed in this application.

Yours sincerely

Steve Georganas MP
Member for Hindmarsh

15 August 2018



CHEFLINE GROUP
 Chefline Food Service Equipment
 Phone: 1300770975
 sales@cheffline.com.au
 www.cheffline.com.au
 ABN: 112 261 284

Quote: 96

Quote

Quote date: 18/08/2018

Bill to:


Castellorizian Brotherhood of SA
 6 Dandby St
 Torrensville SA 5031

Expiry:

17/09/2018

ITEM	DESCRIPTION	UNITS	UNIT PRICE (ex GST)	TAX TYPE	AMOUNT (ex GST)
#1	Frymax deep Fryer MODEL # RC500 5 tube 37 Litres	Qty 1	2,480.00	GST	2,480.00
#2	Commercial Fridge 1000Litre Glass Doors doors MODEL # LG-1000GE (1 year warranty)	Qty 1	2,930.00	GST	2,930.00
#3	Commercial Fridge 1000Litre Stainless steel doors MODEL # SUC1000 (2 year warranty)	Qty 1	3,710.00	GST	3,710.00
#4	Gasmax Six Burner top with Oven MODEL # S36T (2 year warranty)	Qty 1	1,610.00	GST	1,610.00
#5	Delivery to site	Qty 1	175.00	GST	175.00
Sub-Total (ex GST):					\$10,905.00
GST:					\$1,090.50
TOTAL (inc GST):					\$11,995.50

Notes



Cfe

Commercial
Food
Equipment

OUTSTANDING SERVICE AND ADVICE SINCE 1989

304 South Road, Hilton SA 5033
 ACN 163 025 385 ABN 38 163 025 385
 p (08) 8352 8484
 f (08) 8352 4258
 e sales@cfesa.com.au

DATE: 17TH AUGUST 2018
 TO: ANN-MARIE
 EMAIL: ann.marie@internode.on.net

RE: QUOTATION FRYERS AND CHARGRILLS

ANN-MARIE, - FOR: EASTGROVIAN CLUB SA - 6 DANBY ST TORRIGNEVILLE

AS DISCUSSED YESTERDAY, WE ARE PLEASED TO SUBMIT OUR RECOMMENDATION AND QUOTATION AS PER THE FOLLOWING:

GAS FRYERS
OPEN POT SINGLE PAN UNITS

FAST FRI FF18
 PRICE: \$ 1,990.00 + GST
 CFE FINANCE RENT PURCHASE PER WEEK: \$ 18.83 + GST

FRYMASTER MJ140
 PRICE: \$ 3,990.00 + GST
 CFE FINANCE RENT PURCHASE PER WEEK: \$ 37.75 + GST

GOLDSTEIN VFG1L
 PRICE: \$ 3,650.00 + GST
 CFE FINANCE RENT PURCHASE PER WEEK: \$ 34.54 + GST

BLUE SEAL GT45
 PRICE: \$ 3,280.00 + GST
 CFE FINANCE RENT PURCHASE PER WEEK: \$ 31.03 + GST

OPEN POT SPLIT PAN UNITS

GOLDSTEIN VFGTL
 PRICE: \$ 5,040.00 + GST
 CFE FINANCE RENT PURCHASE PER WEEK: \$ 47.69 + GST


BLUE SEAL GT46
 PRICE: \$ 4,490.00 + GST
 CFE FINANCE RENT PURCHASE PER WEEK: \$ 42.48 + GST

CHARGRILLS ON STAND (NO ROCK)

COBRA CB6
 PRICE: \$ 2,395.00 + GST
 CFE FINANCE RENT PURCHASE PER WEEK: \$ 22.66 + GST

LUUS BCH6C
 PRICE: \$ 2,670.00 + GST
 CFE FINANCE RENT PURCHASE PER WEEK: \$ 25.26 + GST

GOLDSTEIN RBA24L/SB24RB
 PRICE: \$ 3,890.00 + GST
 CFE FINANCE RENT PURCHASE PER WEEK: \$ 36.81 + GST



Cfe

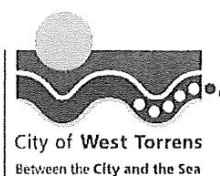
Finance

Fast. Instant. Easy

FINANCING
 YOUR WAY TO SUCCESS
 FROM CONCEPT TO COMPLETION

From the Office of the Mayor

Hon. John Trainer OAM
Mayor
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel 08 8416 6208
Mob 0417 876 847
Fax 08 8443 9099
Email jtrainer@wtcc.sa.gov.au
Website westtorrens.sa.gov.au



7 August 2018

Department of Communities and Social Inclusion
Grants SA

To Whom it May Concern

I write in support of the application by the Castellorizian Brotherhood of SA for the Grants SA 2018/19 (Major Round 1) for the refurbishment and upgrade of their facilities and amenities at 6 Danby Street, Torrensville.

The men, women and children who are members of the Castellorizian Brotherhood of SA (CBSA) play a prominent role in the life of the West Torrens Council district of which I have been the Mayor for 18 years and I have appreciated the role they have played as part of the ongoing interaction of Hellenic and non-Hellenic Australians in our multicultural district and beyond our boundaries across the wider community.

The Castellorizian Brotherhood of SA currently has approximately 650 members and volunteers maintaining the traditions and values of their home island, back in Greece. Success with this grant would assist them to have premises commensurate to their outstanding level of community activity.

As the local Mayor, I fully support their grant application.

Yours sincerely

Hon John Trainer OAM JP
Mayor
City of West Torrens



DAVID PISONI MP
MEMBER FOR UNLEY

372 Unley Road, Unley Park SA 5061
Tel 08) 8373 4846 Fax 08) 8373 4261
Email unley@parliament.sa.gov.au
www.davidpisoni.com

7 August 2018

Mr Steven Finos
Secretary, Castellorizian Brotherhood of South Australia
6 Danby Street
TORRENSVILLE SA 5031

Dear Mr Finos,

I am very happy to provide this letter of support to the Castellorizian Brotherhood of South Australia (CBSA) in their application for a Grants SA 2018/2019 Major Grant, Round One.

The Castellorizian Brotherhood of South Australia was established in 1927, to unite and connect people of the Castellorizian ancestry across South Australia and promote their heritage. Today, the CBSA has over 600 members committed to preserving the traditions and values of their homeland.

The CBSA is seeking grant funding to assist in the upgrade of their community building at 6 Danby Street, Torrensville.

The existing facilities are in need of repair and upgrade to ensure that the building meets modern standards and community expectations. It is also essential so that the Castellorizian community can continue to cater for its members needs, many of whom are now senior South Australians.

I strongly encourage Grants SA to provide favourable consideration to the CBSA's application for a 2018/2019 Major Grant.

It is important that their community and members have a suitable 'home' where the cultural values of the island of Castellorizo can be honoured, and that South Australia provides an environment that truly fosters a multi-cultural society.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'David Pisoni'.

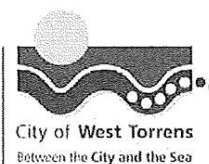
Hon David Pisoni MP
State Member for Unley

Minister for Industry and Skills



A STRONG VOICE FOR OUR COMMUNITY

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



DECISION NOTIFICATION FORM

Development Act 1993 – Regulation 42

J Kantilaftas
251 Greenhill Rd
DULWICH SA 5065

DEVELOPMENT NUMBER: 211/628/2018

Dated: 20 June 2018

Registered on: 20 June 2018

Location of Proposed Development

Address: 6 Danby Street, TORRENSVILLE SA 5031

Plan and Lot: F123117 Lot 23

Certificate of Title: CT-5722/895

Nature of Proposed Development:

Internal and external alterations to existing community centre

In respect of this proposed development you are informed that:

Nature of Decision	Date	Conditions
DEVELOPMENT PLAN CONSENT	24 JULY 2018	1
BUILDING RULES CONSENT	Still Required	
DEVELOPMENT APPROVAL	Still Required	

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No building work (or building occupation in the case of land use change) can commence on this site unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: 24 July 2018

Ebony Cetinich
Authorised Officer
City Development
City of West Torrens



Tom Koutsantonis

Member for West Torrens

3 August 2018

Department of Human Services
GPO Box 292
ADELAIDE SA 5001

To whom it may concern

I am writing to you on behalf of the Castellorizian Brotherhood of South Australia in support of their application for a major grant to assist with the refurbishment and upgrade of their facilities and amenities.


The Castellorizian Brotherhood of South Australia was established in 1927 with the aim of assisting recently arrived migrants to settle in a new country and assimilate with other Australians. It is one of the eldest migrant community groups in the country and the eldest in my electorate.

Currently, the Castellorizian Brotherhood of South Australia has approximately 550 members and volunteers and regularly holds lunches and events at their facility. Members have the opportunity to gather and engage with fellow Castellorizians, improving relationships, and reducing social isolation.

Their community facility in Torrensville for decades has been an integral part of sustaining their heritage by reinforcing their traditions and local customs through many events they have held. Due to its location and space, their facility is widely sought by members and other local community groups. To continue to support these groups and members they require urgent assistance with upgrades and refurbishments.

It is very important to me that the Castellorizian Brotherhood of South Australia continue to thrive and offer its services, as it is a pivotal community group within my electorate. I wish them all the best and success with their application and would be more than happy to discuss this letter further.

Yours sincerely


Hon Tom Koutsantonis MP
Member for West Torrens

229 Henley Beach Rd, Torrensville 5031 Telephone 8234 0777 Facsimile 8234 6323
Email westtorrens@parliament.sa.gov.au Web www.sa.alp.org.au

Sponsorship Program 18-19
Sponsorship program application
Application SP000011819 From Iraqi Families United Inc

Eligibility and Contact Details

* indicates a required field

Applicants: please note

An online application to our grants program is an acceptance that the applicant agrees to the City of West Torrens conditions for any grant approval.

Incomplete applications and/or applications received after the activity/event date will not be considered.

Privacy Notice

City of West Torrens pledges to respect and uphold your rights to privacy protection under the Australian Privacy Principles (APPs) as established under the Privacy Act 1988 and amended by the Privacy Amendment (Enhancing Privacy Protection) Act 2012. To view our privacy statement, go to [City of West Torrens - Privacy](#)

Applicant Organisation Details

Applicant organisation name *

Iraqi Families United Inc

Please use your organisation's full name. Check your spelling and make sure you provide the same name that is listed in official documentation such as with the ABR, ACNC or ATO.

Primary (physical) address *

83 Oleander Dr
Parafield Gardens SA 5107

Must be an Australian postcode.

If your organisation operates in multiple locations or from multiple offices, please pick one as your primary address.

Postal address (if different to above)

83 Oleander Dr
Parafield Gardens SA 5107

Applicant website

If available. Must be a URL

Primary contact person *

Ms Hind Suleiman

This is the person we will correspond with about this grant

Position held in organisation *

Chairperson
e.g. Manager, Board Member, Fundraising Coordinator

Primary phone number *

Sponsorship Program 18-19
Sponsorship program application
Application SP000011819 From Iraqi Families United Inc

Back-up phone number

Fax number

If applicable

Primary contact person's email address *

hindsul@hotmail.com

This is the address we will use to correspond with you about this grant.

Organisation Details

* indicates a required field

Describe why your organisation exists, what does it aim to achieve and how? *

The goal of the Iraqi Families United Organisation is firstly to bring together Iraqi's from a range of divided backgrounds and to encourage them to make a new positive start in Australia. We work hard to foster understanding and goodwill by the general community towards Iraqi's and we also help the new arrivals to fit in positively.

Key activities include an annual event to bring Iraqi's together to celebrate their identity and heritage, and also regular monthly meetings to enhance their emotional resilience as well as provide information to help with their adaptation to Australian life.

Must be no more than 100 words.

Does your organisation have an ABN? *

☒ Yes ☐ No

ABN *

13 859 106 852

Information from the Australian Business Register

ABN	13 859 106 852
Entity name	Iraqi Families United Of South Australia Inc
ABN status	Active
Entity type	Other Incorporated Entity
Goods & Services Tax (GST)	No
DGR Endorsed	No
ATO Charity Type	Not endorsed More information
ACNC Registration	No
Tax Concessions	No tax concessions
Main business location	5107 SA

Information current as at 12:00am today

Must be an ABN

Sponsorship Program 18-19

Sponsorship program application

Application SP000011819 From Iraqi Families United Inc

What type of not-for-profit organisation are you?

- | | |
|--|--|
| <input type="radio"/> Educational institution (includes pre-schools, schools, universities & higher education providers) | <input type="radio"/> Professional association |
| <input type="radio"/> Religious or faith-based institution | <input type="radio"/> Healthcare not-for-profit |
| <input type="radio"/> Philanthropic organisation | <input checked="" type="radio"/> Community group |
| <input type="radio"/> Peak body | <input type="radio"/> Political party / lobby group |
| <input type="radio"/> Social enterprise | <input type="radio"/> Research body |
| <input type="radio"/> International NGO | <input type="radio"/> General not-for-profit (i.e. none of the sub-types listed above) |

Please choose the option that best applies to your organisation.

What is your organisation's annual revenue?

- | | |
|--|---|
| <input checked="" type="radio"/> Less than \$50,000 | <input type="radio"/> \$1 million or more, but less than \$10 million |
| <input type="radio"/> \$50,000 or more, but less than \$250,000 | <input type="radio"/> \$10 million or more, but less than \$100 million |
| <input type="radio"/> \$250,000 or more, but less than \$1 million | <input type="radio"/> \$100 million or more |
- Your revenue includes grants, donations, and other fundraising activities, fees for services, sale of goods, interest, royalties and in-kind donations that have been included in your accounts as 'revenue'. The Australian Charities and Not-for-profits Commission (ACNC) has more detailed information here: www.acnc.gov.au/ACNC/Manage/Reporting/SizeRevenue/ACNC/Report/SizeRevenue.aspx

What is your organisation's legal structure?

- | | |
|--|---|
| <input type="radio"/> Unincorporated association | <input type="radio"/> Organisation established through specific legislation |
| <input checked="" type="radio"/> Incorporated association | <input type="radio"/> Trust |
| <input type="radio"/> Cooperative | <input type="radio"/> Unknown |
| <input type="radio"/> Company limited by guarantee | <input type="radio"/> Other: |
| <input type="radio"/> Indigenous corporation, association or cooperative | |

If your organisation is unincorporated it must have an auspice organisation

Event Details

* indicates a required field

Event title: *

Together for Iraq

Provide a name for your project/program/initiative. Your title should be short but descriptive

Event start date *

23/11/2018

Event end date *

23/11/2018

Sponsorship Program 18-19
 Sponsorship program application
 Application SP000011819 From Iraqi Families United Inc

Type of event:

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

You may select more than one option

Event attendees expected age range:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Under 18 | <input checked="" type="checkbox"/> 31 to 40 | <input checked="" type="checkbox"/> 51 to 60 |
| <input checked="" type="checkbox"/> 18 to 30 | <input checked="" type="checkbox"/> 41 to 50 | <input checked="" type="checkbox"/> 60+ |

You may select more than one option

Where will the attendees be travelling from?

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

What is the estimated total attendance?

250

Must be a number.

How does your event align to the strategic priorities of Council as outlined by the Community Plan? *

This event fits in with the Community Plan's strategy of recognising and celebrating it's diverse community through supporting events such as this one. Attendees will represent diversity of Iraqi ethnic groups and, as well, there is a plan to inviting non-Iraqi Australians and local City of West Torrens civic and business identities to enjoy this show-casing of Iraqi heritage and culture. It will encourage social inclusion of the Iraqi community.

The money applied for in this grant is solely the cost of hire of the Thebarton Community Centre Hall.

Must be no more than 150 words.

Refer to the City of West Torrens Community Plan at <https://indd.adobe.com/view/cdf238c2-6408-493c-b378-4e81069d4783>

Does this application respond to one or more of the program priority areas? *

Yes. Local events, activities and programs that encourage an appreciation of social diversity and celebrate multicultural heritage.

Must be no more than 150 words.

For Program Priority areas, refer to Page 2 of the Guidelines for City of West Torrens Grants and Sponsorships.

How does your event demonstrate innovation? Is there evidence and/or a clear reason for why it has been developed? *

This event is one of the highlights of the year for our Iraqi community and a good opportunity for the various sub groups to get together and remember our shared culture as well as build up our member's emotional resilience and encouraging the informal networking that is facilitated by this event. It also helps build understanding of the Iraqi people (particularly important when there is so much negative news about Iraq) and helps build mutual affection with other cultures in this socially diverse region of Adelaide.

Must be no more than 150 words.

How do you plan to engage the groups you are targeting for this event? *

Sponsorship Program 18-19
Sponsorship program application
Application SP000011819 From Iraqi Families United Inc

- With the Iraqi community: through Facebook ("Iraqi Families United of SA"); through email, and personal contact by phone. Hind is the appointed leader of the community and she is well known, and community members contact her.

- With other groups: Through signage, fliers or direct invitations, local CWT businesses, civic authorities, SA Police, Multicultural Affairs SA, Federal Police, and the Australian Refugees Assoc will be invited. Some local (CWT) service providers and professional bodies that have assisted or can assist Iraqi community members will be invited (eg. health service providers, Taxation accountants, some lawyers).

Must be no more than 150 words.

Do you have a plan for how your event will be delivered? Does your plan consider risks involved, and how you will work with partner organisations (if applicable)? *

1. Event planning group will meet to organise

2. Volunteers will be identified to help with the event on the day (set-up, serving, packing up, cleaning).

The main risk is the potential cost of the initial outlay of funds to prepare for the event, - if the funding does not come through, this will mean that some individuals who advanced funds will be out of pocket and it will also result in extra cost to the Iraqi Association.

(note that the Iraqi Association will be covering some of the cost of the Event through door tickets to cover food expenses, and there will be about 15 volunteers on the day of the Event to help.)

The event has been run before, and the Iraqi group is experienced with event management, so there are no anticipated risks with regard to running of the event itself.

Must be no more than 150 words.

Reporting your success

How will you evaluate the effectiveness of your event? *

A Survey form will be given to attendees at the event and they will be encouraged to fill it in (the kinds of things they liked about the event, how can it be improved - weak and good points, suggestions for the next event).

Must be no more than 150 words.

Will the project be carried out in partnership with other relevant organisations? *

☐ Yes

☒ No

What will the grant funds be spent on?

Equipment (specify)	Materials (specify)	Other (specify)
0 *	0 *	Hire of Thebarton Community Centre Hall Hire *

Sponsorship Program 18-19
Sponsorship program application
Application SP000011819 From Iraqi Families United Inc

What is the total cost of the proposed purchases? *

\$1,800.00

Must be a dollar amount.

What is the amount sought from Council? *

\$1,800.00

Must be a dollar amount.

What is the amount to be funded by your organisation? *

\$0.00

Must be a dollar amount.

Publicity and Promotion

How will you promote your event? *

- | | | |
|--|---|---|
| <input type="checkbox"/> Advertorials | <input type="checkbox"/> Television | <input type="checkbox"/> Web site |
| <input type="checkbox"/> Advertising - newspaper | <input checked="" type="checkbox"/> Signage | <input checked="" type="checkbox"/> Social Media |
| <input type="checkbox"/> Radio | <input type="checkbox"/> Letterbox Drop | <input checked="" type="checkbox"/> Other: Fliers, Email, Contact like-minded organisation, |

Provide details of the level of coverage anticipated:

Coverage to the Iraqi networks and also targeted local CWT business, professional and community representatives.

Documentation checklist and further information

Attached is:

Supporting documents that may be appropriate (maximum of two pages)

Filename: Statement about the Budget.docx

File size: 32.5 kB

Maximum 25mb, recommended size no bigger than 5mb

Three quotes for purchases of any items more than \$1000

No files have been uploaded

Maximum 25mb, recommended size no bigger than 5mb

Previous Grants received from Council

If applicable, please list all grants received from the City of West Torrens in the past three years.

Amount	Date received	Project, initiative or resource

Sponsorship Program 18-19
Sponsorship program application
Application SP000011819 From Iraqi Families United Inc

Certification and Feedback

* indicates a required field

Certification

I certify that to the best of my knowledge the statements made within this application are true and correct.

I also confirm that I have read and understood the conditions for funding as outlined in the Guidelines for City of West Torrens Grants and Sponsorships and accept and agree to abide by the conditions therein.

I also accept and agree to abide by any additional conditions outlined in any approval letter.

I agree *

☒ Yes ☐ No

Name of authorised person *

Mrs Hind Suleiman
Must be a senior staff member, board member or appropriately authorised volunteer

Position *

Chairperson
Position held in applicant organisation (e.g. CEO, Treasurer)

Contact phone number *

Must be an Australian phone number.

Mobile number

-

Contact Email *

Must be an email address.

Date *

31/08/2018
Must be a date

Applicant Feedback

You are nearing the end of the application process.

Before you review your application and click the **SUBMIT** button please take a few moments to provide some feedback.

This section is not mandatory

Please indicate how you found the online application process:

☐ Very easy ☒ Easy ☐ Neutral ☐ Difficult ☐ Very difficult

Please provide us with your suggestions about any improvements and/or additions to the application process/form that you think we need to consider.

Statement about the Budget Expense:

This budget is for hire of the Thebarton Town Hall, being \$1,000 for hire and \$800 for refundable bond. The total cost therefore is \$1800.

On refund of the \$800 bond back to Iraqi Families United, this amount will be returned to the City of West Torrens.

17.8 Financial Statements - Year Ending 30 June 2018

Brief

This report presents the audited financial statements of the Council for the year ended 30 June 2018.

RECOMMENDATION

It is recommended to Council that the Chief Executive Officer and Principal Member be authorised to certify the annual financial statements for 2017/18 in their final form pursuant to the requirements of Regulation 14(g) of the *Local Government (Financial Management) Regulations 2011*.

Introduction

This report presents the audited financial statements of the Council for the year ended 30 June 2018 (**Attachment 1**). These statements have been prepared using model financial statements, as required by Regulation 13 of the *Local Government (Financial Management) Regulations 2011*.

The Audit and Risk Committee reviewed the fairness of the financial statements on 9 October 2018, and resolved in accordance with Section 126(4)(a) of the Local Government Act 1999, that they consider the annual financial statements present fairly the state of affairs of the Council.

Audit independence statements accompany the financial statements, pursuant to the requirements of Regulation 22 of the *Local Government (Financial Management) Regulations 2011*.

Discussion

Net Operating Surplus

The year to 30 June 2018 ended with Council showing a favourable net operating surplus before capital and other items of \$10.474 million as shown below:

	2018	2017
	\$'000	\$'000
Income	65,450	64,556
Less Expenditure	56,234	53,405
Operating Result	9,216	11,151
Add: Net Gain / (Loss) on Disposal	11	(52)
Amounts Received for New /		
Upgraded Assets	1,247	1,368
Physical Resources Donated	0	578
Net Surplus / (Deficit)	10,474	13,045

Council's operating surplus ratio has fallen from 17 per cent to 14 per cent, ratios for the last five years being:

Financial Year	Operating Surplus Ratio
2013/14	9%
2014/15	10%
2015/16	6%
2016/17	17%
2017/18	14%

LGA Information Paper 9 *Financial Indicators* (May 2015) suggests an operating break even position, or better, over any five year period, and an operating surplus ratio of between zero and 10 per cent as a long term target range.

Sustainability

The asset sustainability ratio shows the extent to which capital expenditure on the renewal and replacement of assets matches the level proposed in Council's Infrastructure and Asset Management Plan. Achieving a break even result of 100 per cent or better demonstrates that the cost of consumption of assets in any one year is being met by current rates and current ratepayers.

LGA Information Paper 9 suggests an asset sustainability ratio greater than 90 per cent but less than 110 per cent. This was substantially achieved in the five financial years to 2017/18, as shown in note 15 of the accounts, although 2017/18 has been impacted by the one-off purchase of the new depot.

Financial Year	Asset Sustainability Ratio
2013/14	103%
2014/15	111%
2015/16	104%
2016/17	105%
2017/18	152%

Liquidity

Council's balance sheet and cash flow statement indicate a strong end of year cash flow position, with cash down from \$20.707m to \$17.719m. Two factors have largely contributed to the strength of Council's cash flow position:

- Asset sale proceeds yet to be utilised; and
- Slippage on the capital expenditure program.

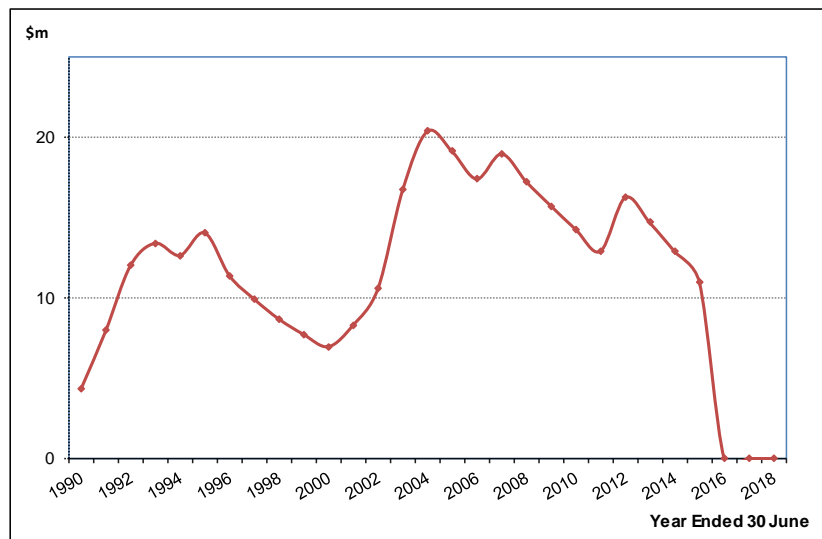
Other Matters

Other items of note include:

- The most recently available full actuarial investigation conducted by the actuary for the Local Government Superannuation Scheme as at 30 June 2017, indicated that the defined benefit fund was in a satisfactory financial position, with advice provided that contribution levels at the time were adequate, but Council's contribution rates may need to change at a future point in time (refer note 18).
- Work in progress has increased from \$3.720 million to \$8.741 million, largely due to increased long term significant capital and capital works projects; including the redevelopment of Weigall, Camden and Apex/Lockleys Ovals, along with purchase of the new depot, with these projects accounting for over \$2.9 million alone.
- Depreciation expense increased by \$0.493 million or 4.1 per cent to \$12.515 million (refer note 3).
- Mendelson Foundation wealth increased by \$115,287 to \$1.454 million during the course of the year, a portfolio increase of 8.6 per cent (10.4 per cent in 2016/17).
- Unspent funds carried forward have increased to \$36.916 million, an amount that is heavily committed. Community hubs funding accounts net for \$13,583,375 or 37.2 per cent of the carryover amount, with Lockleys drainage and seven road reconstructions accounting for a further \$14,061,181 or 38.6 per cent of the carryover amount (net of overheads). Carried forward funds since the year ended 30 June 2008 have been as follows:

Year Ended 30 June	Amount \$'000
2009	9,992
2010	8,797
2011	10,930
2012	9,760
2013	8,754
2014	10,475
2015	11,396
2016	20,215
2017	24,838
2018	36,916

- Notes comparing budget and actual expenditure and income for the year are excluded from the accounts, following changes to the *Local Government (Financial Management) Regulations 2011*, but these will be reported to Council in November 2018.
- Full cost attribution is reflected at note 12.
- With funds from the sale of St Martin's, the loan balance was fully paid out in 2016, with the trend since 1991 as below. Council is expecting sizeable borrowings to occur when carryovers funds are spent over the next year or so, which could be in the vicinity of \$20 million.



An audit completion report from BDO was tabled at the Audit and Risk Committee meeting on 9 October 2018 and has been added to the Members' bookshelf.

Conclusion

This report presents the audited financial statements of the Council for the year ended 30 June 2018.

Attachments

1. Audited Financial Statements for year ended 30 June 2018

City of West Torrens

GENERAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2018



City of West Torrens

General Purpose Financial Statements for the year ended 30 June 2018

Contents	Page
1. Council Certificate	2
2. Understanding Council's Financial Statements	3
3. Primary Financial Statements:	
- Statement of Comprehensive Income	4
- Statement of Financial Position	5
- Statement of Changes in Equity	6
- Statement of Cash Flows	7
4. Notes to the Financial Statements	8
5. Independent Auditor's Report - Financial Statements	44
6. Independent Auditor's Report - Internal Controls	46
7. Certificates of Audit Independence	
- Council Certificate of Audit Independence	48
- Audit Certificate of Audit Independence	49

City of West Torrens

General Purpose Financial Statements for the year ended 30 June 2018

Certification of Financial Statements

We have been authorised by the Council to certify the financial statements in their final form.

In our opinion:

- the accompanying financial statements comply with the *Local Government Act 1999*, *Local Government (Financial Management) Regulations 2011* and Australian Accounting Standards,
- the financial statements present a true and fair view of the Council's financial position at 30 June 2018 and the results of its operations and cash flows for the financial year,
- internal controls implemented by the Council provide a reasonable assurance that the Council's financial records are complete, accurate and reliable and were effective throughout the financial year,
- the financial statements accurately reflect the Council's accounting and other records.


Terry Joseph Buss *PSM*
CHIEF EXECUTIVE OFFICER
John Trainer
MAYOR

Date: 10 October 2018

City of West Torrens

General Purpose Financial Statements for the year ended 30 June 2018

Understanding Council's Financial Statements

Introduction

Each year, individual Local Governments across South Australia are required to present a set of audited Financial Statements to their Council and Community.

About the Certification of Financial Statements

The Financial Statements must be certified by the Chief Executive Officer and Mayor as "presenting a true & fair view" of the Council's financial results for the year and ensuring both responsibility for and ownership of the Financial Statements across Council.

What you will find in the Statements

The Financial Statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2018.

The format of the Financial Statements is standard across all South Australian Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and the requirements as set down in the South Australia Model Financial Statements.

The Financial Statements incorporate 4 "primary" financial statements:

1. A Statement of Comprehensive Income

A summary of Council's financial performance for the year, listing all income & expenses.

2. A Balance Sheet

A 30 June snapshot of Council's financial position including its assets & liabilities.

3. A Statement of Changes in Equity

The overall change for the year (in dollars) of Council's "net wealth".

4. A Statement of Cash Flows

Indicates where Council's cash came from and where it was spent.

About the Notes to the Financial Statements

The Notes to the Financial Statements provide greater detail and additional information on the 4 Primary Financial Statements.

About the Auditor's Reports

Council's Financial Statements are required to be audited by external accountants (that generally specialize in Local Government).

In South Australia, the Auditor provides an audit report, with an opinion on whether the Financial Statements present fairly the Council's financial performance and position.

About the Independence Certificates

Council's Financial Statements are also required to include signed Certificates by both the Council and the Auditors that the Council's Auditor has maintained its independence in accordance with the requirements of the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011*.

Who uses the Financial Statements?

The Financial Statements are publicly available documents and are used by (but not limited to) Councillors, Residents and Ratepayers, Employees, Suppliers, Contractors, Customers, the Local Government Association of South Australia, the SA Local Government Grants Commission, and Financiers including Banks and other Financial Institutions.

Under the *Local Government Act 1999* the Financial Statements must be made available at the principal office of the Council and on Council's website.

City of West Torrens

Statement of Comprehensive Income for the year ended 30 June 2018

\$ '000	Notes	2018	2017
Income			
Rates Revenues	2a	55,466	53,634
Statutory Charges	2b	2,272	2,368
User Charges	2c	1,277	1,126
Grants, Subsidies and Contributions	2g	5,131	5,353
Investment Income	2d	629	744
Reimbursements	2e	320	274
Other Income	2f	355	1,057
Total Income		65,450	64,556
Expenses			
Employee Costs	3a	21,482	21,054
Materials, Contracts & Other Expenses	3b	22,237	20,329
Depreciation, Amortisation & Impairment	3c	12,515	12,022
Total Expenses		56,234	53,405
Operating Surplus / (Deficit)		9,216	11,151
Asset Disposal & Fair Value Adjustments	4	11	(52)
Amounts Received Specifically for New or Upgraded Assets	2g	1,247	1,368
Physical Resources Received Free of Charge	2i	-	578
Net Surplus / (Deficit) ¹		10,474	13,045
Other Comprehensive Income			
<i>Amounts which will not be reclassified subsequently to operating result</i>			
Changes in Revaluation Surplus - I,PP&E	9a	8,709	52,986
Total Other Comprehensive Income		8,709	52,986
Total Comprehensive Income		19,183	66,031

¹ Transferred to Statement of Changes in Equity

The above statement should be read in conjunction with the accompanying Notes and Significant Accounting Policies.

page 4

City of West Torrens

Statement of Financial Position as at 30 June 2018

\$ '000	Notes	2018	2017
ASSETS			
Current Assets			
Cash and Cash Equivalents	5a	17,718	20,707
Trade & Other Receivables	5b	2,107	2,241
Other Financial Assets	5c	1,240	1,137
Inventories	5d	25	11
Total Current Assets		21,090	24,096
Non-Current Assets			
Infrastructure, Property, Plant & Equipment	7a	689,601	670,561
Other Non-Current Assets	6a	8,741	3,720
Total Non-Current Assets		698,342	674,281
TOTAL ASSETS		719,432	698,377
LIABILITIES			
Current Liabilities			
Trade & Other Payables	8a	4,566	2,967
Provisions	8c	4,144	3,847
Total Current Liabilities		8,710	6,814
Non-Current Liabilities			
Provisions	8c	191	215
Total Non-Current Liabilities		191	215
TOTAL LIABILITIES		8,901	7,029
Net Assets		710,531	691,348
EQUITY			
Accumulated Surplus		76,322	68,297
Asset Revaluation Reserves	9a	594,020	585,311
Other Reserves	9b	40,189	37,740
Total Council Equity		710,531	691,348

The above statement should be read in conjunction with the accompanying Notes and Significant Accounting Policies.

page 5

City of West Torrens

Statement of Changes in Equity for the year ended 30 June 2018

\$ '000	Notes	Accumulated Surplus	Asset Revaluation Reserve	Other Reserves	Total Equity
2018					
Balance at the end of previous reporting period		68,297	585,311	37,740	691,348
a. Net Surplus / (Deficit) for Year		10,474	-	-	10,474
b. Other Comprehensive Income					
- Gain (Loss) on Revaluation of I,PP&E	7a	-	8,709	-	8,709
Other Comprehensive Income		-	8,709	-	8,709
Total Comprehensive Income		10,474	8,709	-	19,183
c. Transfers between Reserves		(2,449)	-	2,449	-
Balance at the end of period		76,322	594,020	40,189	710,531
2017					
Balance at the end of previous reporting period		57,693	532,344	35,280	625,317
a. Net Surplus / (Deficit) for Year		13,045	-	-	13,045
b. Other Comprehensive Income					
- Gain (Loss) on Revaluation of I,PP&E	7a	-	52,986	-	52,986
- Transfer to Accumulated Surplus on Sale of I,PP&E	9a	19	(19)	-	-
Other Comprehensive Income		19	52,967	-	52,986
Total Comprehensive Income		13,064	52,967	-	66,031
c. Transfers between Reserves		(2,460)	-	2,460	-
Balance at the end of period		68,297	585,311	37,740	691,348

The above statement should be read in conjunction with the accompanying Notes and Significant Accounting Policies.

page 6

City of West Torrens

Statement of Cash Flows for the year ended 30 June 2018

\$ '000	Notes	2018	2017
Cash Flows from Operating Activities			
Receipts			
Rates Receipts		55,488	53,543
Statutory Charges		2,329	2,427
User Charges		1,379	1,154
Grants, Subsidies and Contributions (operating purpose)		5,141	5,490
Investment Receipts		523	633
Reimbursements		338	288
Other Receipts		4,920	5,237
Payments			
Payments to Employees		(21,410)	(21,119)
Payments for Materials, Contracts & Other Expenses		(25,105)	(26,563)
Net Cash provided by (or used in) Operating Activities	11b	23,603	21,090
Cash Flows from Investing Activities			
Receipts			
Amounts Received Specifically for New/Upgraded Assets		1,247	1,368
Sale of Replaced Assets		504	724
Sale of Surplus Assets		-	1
Distributions Received from Equity Accounted Council Businesses		-	41
Payments			
Expenditure on Renewal/Replacement of Assets		(19,482)	(13,296)
Expenditure on New/Upgraded Assets		(8,878)	(8,221)
Net Purchase of Investment Securities		3	(32)
Net Cash provided by (or used in) Investing Activities		(26,606)	(19,415)
Cash Flows from Financing Activities			
Receipts			
Proceeds from Bonds & Deposits		14	10
Payments			
Nil			
Net Cash provided by (or used in) Financing Activities		14	10
Net Increase (Decrease) in Cash Held		(2,989)	1,685
plus: Cash & Cash Equivalents at beginning of period	11	20,707	19,022
Cash & Cash Equivalents at end of period	11	17,718	20,707
Additional Information:			
plus: Investments on hand - end of year	5c	1,240	1,137
Total Cash, Cash Equivalents & Investments		18,958	21,844

The above statement should be read in conjunction with the accompanying Notes and Significant Accounting Policies.

page 7

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Contents of the Notes accompanying the Financial Statements

Note	Details	Page
1	Significant Accounting Policies	9
2	Income	15
3	Expenses	18
4	Asset Disposal & Fair Value Adjustments	20
	Current Assets	
5a	Cash & Cash Equivalents	20
5b	Trade & Other Receivables	20
5c	Other Financial Assets (Investments)	20
5d	Inventories	21
	Non-Current Assets	
6a	Other Non-Current Assets	21
	Fixed Assets	
7a (i)	Infrastructure, Property, Plant & Equipment	22
7a (ii)	Investment Property	22 n/a
7b	Valuation of Infrastructure, Property, Plant & Equipment	23
	Liabilities	
8a	Trade & Other Payables	27
8b	Borrowings	27
8c	Provisions	27
	Reserves	
9a	Asset Revaluation Reserve	27
9b	Other Reserves	28
10	Assets Subject to Restrictions	28
11	Reconciliation to Statement of Cashflows	29
12a	Functions	30
12b	Components of Functions	31
13	Financial Instruments	32
14	Commitments for Expenditure	35
15	Financial Indicators	36
16	Uniform Presentation of Finances	38
17	Operating Leases	39
18	Superannuation	40
19	Interests in Other Entities	41
20	Non Current Assets Held for Sale & Discontinued Operations	41 n/a
21	Contingencies & Assets/Liabilities Not Recognised in the Balance Sheet	41 n/a
22	Events After the Balance Sheet Date	41
23	Related Party Transactions	42

Additional Council Disclosures

24	Mendelson Foundation	43
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n/a - not applicable

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 1. Summary of Significant Accounting Policies

The principal accounting policies adopted by Council in the preparation of these consolidated financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

1 Basis of Preparation

1.1 Compliance with Australian Accounting Standards

This general purpose financial report has been prepared on a going concern basis using the historical cost convention in accordance with Australian Accounting Standards as they apply to not-for-profit entities, other authoritative pronouncements of the Australian Accounting Standards Board, Interpretations and relevant South Australian legislation.

The financial report was authorised for issue by certificate under regulation 14 of the *Local Government (Financial Management) Regulations 2011* dated 6 November 2018.

1.2 Historical Cost Convention

Except as stated below, these financial statements have been prepared in accordance with the historical cost convention.

1.3 Critical Accounting Estimates

The preparation of financial statements in conformity with Australian Accounting Standards requires the use of certain critical accounting estimates and requires management to exercise its judgement in applying Council's accounting policies.

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are specifically referred to in the relevant sections of these Notes.

1.4 Rounding

All amounts in the financial statements have been rounded to the nearest thousand dollars (\$'000).

2 The Local Government Reporting Entity

The City of West Torrens is incorporated under the South Australian *Local Government Act 1999* and has its principal place of business at 165 Sir Donald Bradman Drive. These financial statements include the Council's direct operations and all entities through which Council controls resources to carry on its functions. In the process of reporting on the Council as a single unit, all transactions and balances between activity areas and controlled entities have been eliminated.

Other entities in which Council has an interest but does not control are reported in Note 19.

3 Income Recognition

Income is measured at the fair value of the consideration received or receivable. Income is recognised when the Council obtains control over the assets comprising the income, or when the amount due constitutes an enforceable debt, whichever first occurs.

Where grants, contributions and donations recognised as incomes during the reporting period were obtained on the condition that they be expended in a particular manner or used over a particular period, and those conditions were undischarged as at the reporting date, the amounts subject to those undischarged conditions are disclosed in these notes. Also disclosed is the amount of grants, contributions and receivables recognised as incomes in a previous reporting period which were obtained in respect of the Council's operations for the current reporting period.

In recent years the payment of untied financial assistance grants has varied from the annual allocation as shown in the table below:

	Cash Payment Received	Annual Allocation	Difference
2015/16	\$839,796	\$1,781,140	- \$941,344
2016/17	\$3,323,628	\$1,766,928	+\$1,556,700
2017/18	\$2,655,441	\$991,628	+\$1,663,813

Because these grants are untied, the Australian Accounting Standards require that payments be recognised upon receipt. Accordingly, the operating results of these periods have been distorted

City of West Torrens

Notes to and forming part of the Financial Statements

for the year ended 30 June 2018

Note 1. Summary of Significant Accounting Policies (continued)

compared to those that would have been reported had the grants been paid in the year to which they were allocated.

The Operating Surplus Ratio disclosed in Note 15 has also been calculated after adjusting for the distortions resulting from the differences between the actual grants received and the grants entitlements allocated.

4 Cash, Cash Equivalents and other Financial Instruments

Cash Assets include all amounts readily convertible to cash on hand at Council's option with an insignificant risk of changes in value with a maturity of three months or less from the date of acquisition.

Receivables for rates and annual charges are secured over the subject land, and bear interest at rates determined in accordance with the Local Government Act 1999. Other receivables are generally unsecured and do not bear interest.

All receivables are reviewed as at the reporting date and adequate allowance made for amounts the receipt of which is considered doubtful.

All financial instruments are recognised at fair value at the date of recognition. A detailed statement of the accounting policies applied to financial instruments forms part of Note 13.

5 Inventories

Inventories held in respect of stores have been valued by using the weighted average cost on a continual basis, after adjustment for loss of service potential.

6 Infrastructure, Property, Plant & Equipment

6.1 Initial Recognition

All assets are initially recognised at cost. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition.

All non-current assets purchased or constructed are capitalised as the expenditure is incurred and depreciated as soon as the asset is held "ready for use". Cost is determined as the fair value of the

assets given as consideration plus costs incidental to the acquisition, including architects' fees and engineering design fees and all other costs incurred. The cost of non-current assets constructed by the Council includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

6.2 Materiality

Assets with an economic life in excess of one year are only capitalised where the cost of acquisition exceeds materiality thresholds established by Council for each type of asset. In determining (and in annually reviewing) such thresholds, regard is had to the nature of the asset and its estimated service life. Examples of capitalisation thresholds applied during the year are given below. No capitalisation threshold is applied to the acquisition of land or interests in land.

Office Furniture & Equipment	\$2,000
Other Plant & Equipment	\$2,000
Buildings	\$10,000
Infrastructure	\$10,000

6.3 Subsequent Recognition

All material asset classes are revalued on a regular basis such that the carrying values are not materially different from fair value. For infrastructure and other asset classes where no active market exists, fair value is determined to be the current replacement cost of an asset less, where applicable, accumulated depreciation calculated on the basis of such cost to reflect the already consumed. Further detail of these uncertainties, and of existing valuations, methods and valuers are provided at Note 7.

6.4 Depreciation of Non-Current Assets

Other than land, all infrastructure, property, plant and equipment assets recognised are systematically depreciated over their useful lives on a straight-line basis which, in the opinion of Council, best reflects the consumption of the service potential embodied in those assets.

Depreciation methods, useful lives and residual values of classes of assets are reviewed annually.

Major depreciation periods for each class of asset are listed below. Depreciation periods for

page 10

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 1. Summary of Significant Accounting Policies (continued)

infrastructure assets have been estimated based on the best information available to Council, but appropriate records covering the entire life cycle of these assets are not available, and extreme care should be used in interpreting financial information based on these estimates.

Plant, Furniture & Equipment

Furniture, Equipment and Fittings	2 to 50 years
Plant and Equipment	2 to 30 years

Building & Other Structures

Buildings and Components	10 to 100 years
Other Structures	10 to 100 years

Infrastructure

Land Improvements including	
Park and Other Structures	10 to 80 years
Sealed Roads – Surface	15 to 50 years
Sealed Roads – Structure	55 to 80 years
Other Transport	10 to 70 years
Footpaths, Kerb, Gutter and Cycle Tracks	10 to 80 years
Stormwater	25 to 100 years
Glenelg to Adelaide Pipeline	50 years
Bridges	35 to 100 years

Other Assets

Library Resources	2 to 7 years
Artworks	80 to 100 years

6.5 Impairment

Assets that are subject to depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount (which is the higher of the present value of future cash inflows or value in use).

Assets whose future economic benefits are not dependent on the ability to generate cash flows, and where the future economic benefits would be replaced if Council were deprived thereof, are not subject to impairment testing.

Other assets that are subject to depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount (which is the higher of the present value of future cash inflows or value in use).

Where an asset that has been revalued is subsequently impaired, the impairment is first offset against such amount as stands to the credit of that class of assets in Asset Revaluation Reserve, any excess being recognised as an expense.

6.6 Borrowing Costs

Borrowing costs in relation to qualifying assets (net of offsetting investment revenue) have been capitalised in accordance with AASB 123 "Borrowing Costs". The amounts of borrowing costs recognised as an expense or as part of the carrying amount of qualifying assets are disclosed in Note 3, and the amount (if any) of interest revenue offset against borrowing costs in Note 2.

7 Payables

7.1 Goods & Services

Creditors are amounts due to external parties for the supply of goods and services and are recognised as liabilities when the goods and services are received. Creditors are normally paid 30 days after the month of invoice. No interest is payable on these amounts.

7.2 Payments Received in Advance & Deposits

Amounts other than grants received from external parties in advance of service delivery, and security deposits held against possible damage to Council assets, are recognised as liabilities until the service is delivered or damage reinstated, or the amount is refunded as the case may be.

8 Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred and are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the income statement over the period of the borrowings using the effective interest method.

Borrowings are carried at their principal amounts which represent the present value of future cash flows associated with servicing the debt. Interest is accrued over the period to which it relates, and is recorded as part of "Payables".

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 1. Summary of Significant Accounting Policies (continued)

9 Employee Benefits

9.1 Salaries, Wages & Compensated Absences

Liabilities for employees' entitlements to salaries, wages and compensated absences expected to be paid or settled within 12 months of reporting date are accrued at nominal amounts (including payroll based oncosts) measured in accordance with AASB 119.

Liabilities for employee benefits not expected to be paid or settled within 12 months are measured as the present value of the estimated future cash outflows (including payroll based oncosts) to be made in respect of services provided by employees up to the reporting date. Present values are calculated using government guaranteed securities rates with similar maturity terms.

Weighted avg. discount rate 0.1% (2017, 0.1%)

No accrual is made for sick leave as Council experience indicates that, on average, sick leave taken in each reporting period is less than the entitlement accruing in that period, and this experience is expected to recur in future reporting periods. Council does not make payment for untaken sick leave.

9.2 Superannuation

The Council makes employer superannuation contributions in respect of its employees to the Statewide Superannuation Scheme. The Scheme has two types of membership, each of which is funded differently. No changes in accounting policy have occurred during either the current or previous reporting periods. Details of the accounting policies applied and Council's involvement with the schemes are reported in Note 18.

10 Leases

Lease arrangements have been accounted for in accordance with Australian Accounting Standard AASB 117.

In respect of finance leases, where Council substantially carries all of the risks incident to ownership, the leased items are initially recognised as assets and liabilities equal in amount to the present value of the minimum lease payments. The assets are disclosed within the appropriate asset class and are amortised to expense over the period

during which the Council is expected to benefit from the use of the leased assets. Lease payments are allocated between interest expense and reduction of the lease liability, according to the interest rate implicit in the lease.

In respect of operating leases, where the lessor substantially retains all of the risks and benefits incident to ownership of the leased items, lease payments are charged to expense over the lease term.

11 Equity Accounted Council Businesses

Council participates in cooperative arrangements with other Councils for the provision of services and facilities. Council's interests in cooperative arrangements, which are only recognised if material, are accounted for in accordance with AASB 128 and set out in detail in Note 19.

12 GST Implications

In accordance with UIG Abstract 1031 "Accounting for the Goods & Services Tax"

- Receivables and Creditors include GST receivable and payable.
- Except in relation to input taxed activities, revenues and operating expenditures exclude GST receivable and payable.
- Non-current assets and capital expenditures include GST net of any recoupment.
- Amounts included in the Statement of Cash Flows are disclosed on a gross basis.

13 New accounting standards and UIG interpretations

In the current year, Council adopted all of the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) that are relevant to its operations and effective for the current reporting period. The adoption of the new and revised Standards and Interpretations has not resulted in any material changes to Council's accounting policies.

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 1. Summary of Significant Accounting Policies (continued)

The City of West Torrens has not applied any Australian Accounting Standards and Interpretations that have been issued but are not yet effective.

Some Australian Accounting Standards and Interpretations have been issued but are not yet effective. Those standards have not been applied in these financial statements. Council will implement them when they are effective.

The standards that are expected to have a material impact upon Council's future financial statements are:

Effective for annual reporting periods beginning on or after 1 January 2018

- AASB 9 *Financial Instruments* This replaces AASB 139 *Financial Instruments: Recognition and Measurement*, and addresses the classification, measurement and disclosure of financial assets and liabilities.

The standard introduces a new impairment model that requires impairment provisions to be based on expected credit losses, rather than incurred credit losses. Based on assessments to date, council expects a small increase to impairment losses however the standard is not expected to have a material impact overall.

- AASB 15 *Revenue from Contracts with Customers*, AASB 1058 *Income of Not-for-Profit Entities* and AASB 2016-8 *Amendments to Australian Accounting Standards - Australian Implementation Guidance for Not-for-Profit Entities*

AASB 15 will replace AASB 118 *Revenue*, AASB 111 *Construction Contracts* and a number of Interpretations.

provides Australian requirements and guidance for not-for-profit entities in applying AASB 9 and AASB 15, and AASB 1058 will replace AASB 1004 *Contributions*. Together they contain a comprehensive and robust framework for the recognition, measurement and disclosure of income including revenue from contracts with customers.

Council is still reviewing the way that income is measured and recognised to identify whether there will be any material impact arising from these standards.

Effective for annual reporting periods beginning on or after 1 January 2019

- AASB 16 *Leases*

Council has some leases that are not in the Statement of Financial Position. These will need to be included when this standard comes into effect. A lease liability will initially be measured at the present value of the lease payments to be made over the lease term. A corresponding right-of-use asset will also be recognised over the lease term.

The standards are not expected to have a material impact upon Council's future financial statements are:

Effective for annual reporting periods beginning on or after 1 January 2017

- AASB 2014-5 *Amendments to Australian Accounting Standards arising from AASB 15*
- AASB 2015-8 *Amendments to Australian Accounting Standards – Effective Date of AASB 15*
- AASB 2016-7 *Amendments to Australian Accounting Standards – Deferral of AASB 15 for Not-for-Profit Entities*

Effective for annual reporting periods beginning on or after 1 January 2018

- AASB 9 *Financial Instruments*
- AASB 15 *Revenue from Contracts with Customers*
- AASB 2010-7 *Amendments to Australian Accounting Standards arising from AASB 9 (December 2010)*
- AASB 2014-1 *Amendments to Australian Accounting Standards (Part E)*
- AASB 2014-7 *Amendments to Australian Accounting Standards arising from AASB 9 (December 2014)*

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 1. Summary of Significant Accounting Policies (continued)

- AASB 2016-3 *Amendments to Australian Accounting Standards – Clarifications to AASB 15*
- AASB 2016-5 *Amendments to Australian Accounting Standards – Classification and Measurement of Share-based Payment Transactions*
- AASB 2016-6 *Amendments to Australian Accounting Standards - Applying AASB 9 Financial Instruments with AASB 4 Insurance Contracts*
- AASB 2017-3 *Amendments to Australian Accounting Standards – Clarifications to AASB 4*

Effective for annual reporting periods beginning on or after 1 January 2019

- AASB 16 *Leases*
- AASB 16 *Leases (Appendix D)*
- AASB 1058 *Income of Not-for-Profit Entities*
- AASB 1058 *Income of Not-for-Profit Entities (Appendix D)*
- AASB 2016-8 *Amendments to Australian Accounting Standards - Australian Implementation Guidance for Not-for-Profit Entities*
- AASB 2017-1 *Amendments to Australian Accounting Standards – Transfers of Investment Property, Annual Improvements 2014-2016 Cycle and Other Amendments*
- AASB 2017-4 *Amendments to Australian Accounting Standards – Uncertainty over Income Tax Treatments*
- AASB 1059 *Service Concession Arrangements: Grantors*
- AASB 1059 *Service Concession Arrangements: Grantors (Appendix D)*

Effective for annual reporting periods beginning on or after 1 January 2021

- AASB 17 *Insurance Contracts*

- AASB 17 *Insurance Contracts (Appendix D)*

14 Comparative Figures

To ensure comparability with the current reporting period's figures, some comparative period line items and amounts may have been reclassified or individually reported for the first time within these financial statements and/or the notes.

15 Disclaimer

Nothing contained within these statements may be taken to be an admission of any liability to any person under any circumstance.

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 2. Income

\$ '000	Notes	2018	2017
(a). Rates Revenues			
General Rates			
General Rates		54,632	52,956
Less: Mandatory Rebates		(794)	(753)
Less: Discretionary Rebates, Remissions & Write Offs		(37)	(29)
Total General Rates		53,801	52,174
Other Rates (Including Service Charges)			
Natural Resource Management Levy		1,398	1,274
Total Other Rates		1,398	1,274
Other Charges			
Penalties for Late Payment		142	145
Legal & Other Costs Recovered		139	56
Total Other Charges		281	201
Less: Discretionary Rebates, Remissions & Write Offs		(14)	(15)
Total Rates Revenues		55,466	53,634
(b). Statutory Charges			
Development Act Fees		791	828
Animal Registration Fees & Fines		338	284
Parking Fines / Expiation Fees		1,049	1,162
Environmental Control Fines		5	7
Other Licences, Fees & Fines		40	43
Sundry		49	44
Total Statutory Charges		2,272	2,368
(c). User Charges			
Hall & Equipment Hire		193	99
Property Lease		637	548
Subsidies Received on Behalf of Users		11	40
Sundry		59	64
Cummins House		2	19
Waste royalties		97	121
Employee Contributions		124	127
Home Assistance		154	108
Total User Charges		1,277	1,126

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 2. Income (continued)

\$ '000	Notes	2018	2017
(d). Investment Income			
Interest on Investments			
- Local Government Finance Authority		445	526
- Banks & Other		17	37
Market movement on investments		106	119
Dividend income including franking credits		61	62
Total Investment Income		629	744
(e). Reimbursements			
Roadworks		-	7
Private Works		54	44
Electricity & Gas		102	102
Insurance		18	18
Rates & Taxes		84	81
Employee Costs		6	2
Other		56	20
Total Reimbursements		320	274
(f). Other Income			
Insurance & Other Recoupments - Infrastructure, IPP&E		20	121
Rebates Received		166	497
Sundry		112	165
Fuel Tax Credits		37	35
Airport Stormwater Contribution		-	50
Mendelson Scholarships		20	20
Open Space Contributions		-	169
Total Other Income		355	1,057
(g). Grants, Subsidies, Contributions			
Amounts Received Specifically for New or Upgraded Assets		1,247	1,368
Total Amounts Received Specifically for New or Upgraded Assets		1,247	1,368
Other Grants, Subsidies and Contributions		3,346	2,682
Untied - Financial Assistance Grant		882	1,779
Home and Community Care Grant		482	476
Library and Communications		421	416
Total Other Grants, Subsidies and Contributions		5,131	5,353
Total Grants, Subsidies, Contributions		6,378	6,721

page 16

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 2. Income (continued)

\$ '000	Notes	2018	2017
(g). Grants, Subsidies, Contributions (continued)			
The functions to which these grants relate are shown in Note 12.			
(i) Sources of grants			
Commonwealth Government		1,374	1,491
State Government		4,941	5,161
Other		62	69
Total		6,378	6,721
(h). Conditions over Grants & Contributions			
Grants and contributions which were obtained on the condition that they be expended for specified purposes or in a future period, but which are not yet expended in accordance with those conditions, are as follows:			
Unexpended at the close of the previous reporting period		1,667	569
<i>Less:</i>			
<i>Expended during the current period from revenues recognised in previous reporting periods</i>			
Roads Infrastructure		(40)	-
Immunisation & Preventive Health		-	(14)
Other Environment		(25)	(146)
Parks & Gardens		(7)	(128)
Roads Sealed		(953)	-
Governance		-	(281)
Other Community Amenities		(642)	-
Subtotal		(1,667)	(569)
<i>Plus:</i>			
<i>Amounts recognised as revenues in this reporting period but not yet expended in accordance with the conditions</i>			
Roads Infrastructure		10	40
Parks & Gardens		-	7
Roads Sealed		523	953
Other Community Amenities		618	642
Other Environment		40	25
Subtotal		1,191	1,667
Unexpended at the close of this reporting period		1,191	1,667
Net increase (decrease) in assets subject to conditions in the current reporting period		(476)	1,098

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 2. Income (continued)

\$ '000	Notes	2018	2017
(i). Physical Resources Received Free of Charge			
Land & Improvements		-	27
Roads, Bridges & Footpaths		-	365
Stormwater Drainage		-	153
Sports Facilities		-	33
Total Physical Resources Received Free of Charge		-	578

Note 3. Expenses

(a). Employee Costs

Salaries and Wages		18,884	18,138
Employee Leave Expense		499	392
Superannuation - Defined Contribution Plan Contributions	18	1,686	1,651
Workers' Compensation Insurance		557	893
Other		602	733
Less: Capitalised and Distributed Costs		(746)	(753)
Total Operating Employee Costs		21,482	21,054
 Total Number of Employees (full time equivalent at end of reporting period)		 224	 221

(b). Materials, Contracts and Other Expenses

(i) Prescribed Expenses

Auditor's Remuneration			
- Auditing the Financial Reports		24	24
Bad and Doubtful Debts		2	1
Elected Members' Expenses		433	439
Operating Lease Rentals - Non-Cancellable Leases	17		
- Minimum Lease Payments		728	12
Subtotal - Prescribed Expenses		1,187	476

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 3. Expenses (continued)

\$ '000	Notes	2018	2017
(b). Materials, Contracts and Other Expenses (continued)			
(ii) Other Materials, Contracts and Expenses			
Contractors		8,634	8,350
Energy		591	497
Maintenance		356	350
Legal Expenses		430	303
Levies Paid to Government - NRM levy		1,383	1,260
Levies - Other		233	209
Parts, Accessories & Consumables		562	544
Professional Services		1,630	1,475
Sundry		2,146	1,919
Materials		886	847
Insurance		778	811
Street lighting		957	855
Aged care facility - sundry		-	14
Advertising & Marketing		300	298
Printing, Postage & Stationery		451	435
Software, Licensing & Maintenance		767	927
Water Rates		675	542
Memberships & Subscriptions		271	217
Subtotal - Other Material, Contracts & Expenses		21,050	19,853
Total Materials, Contracts and Other Expenses		22,237	20,329
(c). Depreciation, Amortisation and Impairment			
(i) Depreciation and Amortisation			
Land Improvements		741	599
Buildings & Other Structures		1,830	1,671
Infrastructure			
- Sealed Roads		5,767	5,567
- Stormwater Drainage		1,391	1,492
- Footways / Cycle Tracks		1,110	1,060
- Bridges		134	130
Plant & Equipment		882	865
Furniture & Fittings		382	377
Library Books		278	261
Subtotal		12,515	12,022
(ii) Impairment			
Nil			
Total Depreciation, Amortisation and Impairment		12,515	12,022

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 4. Asset Disposal & Fair Value Adjustments

\$ '000	Notes	2018	2017
Infrastructure, Property, Plant & Equipment			
(i) Assets Renewed or Directly Replaced			
Proceeds from Disposal		504	724
Less: Carrying Amount of Assets Sold		(494)	(776)
Gain (Loss) on Disposal		11	(52)
(ii) Assets Surplus to Requirements			
Proceeds from Disposal		-	1
Less: Carrying Amount of Assets Sold		-	(1)
Gain (Loss) on Disposal		-	-
Net Gain (Loss) on Disposal or Revaluation of Assets		11	(52)

Note 5. Current Assets

(a). Cash & Cash Equivalents

Cash on Hand at Bank	120	245
Deposits at Call	10,440	1,747
Short Term Deposits & Bills, etc.	7,000	18,559
Investment - Mendelson	158	156
Total Cash & Cash Equivalents	17,718	20,707

(b). Trade & Other Receivables

Rates - General & Other	932	953
Council Rates Postponement Scheme	14	15
Accrued Revenues	26	116
Debtors - General	465	560
GST Recoupment	670	591
Prepayments	-	6
Total Trade & Other Receivables	2,107	2,241

(c). Other Financial Assets (Investments)

Shares in Listed Companies - Mendelson Foundation	996	901
Units in Managed Funds - Mendelson Foundation	244	236
Total Other Financial Assets (Investments)	1,240	1,137

Amounts included in other financial assets that are not expected to be received within 12 months of reporting date are disclosed in Note 13

page 20

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 5. Current Assets (continued)

\$ '000	Notes	2018	2017
(d). Inventories			
Stores & Materials		25	11
Total Inventories		<u>25</u>	<u>11</u>

Note 6. Non-Current Assets

(a). Other Non-Current Assets			
Capital Works-in-Progress		8,741	3,720
Total Other Non-Current Assets		<u>8,741</u>	<u>3,720</u>

City of West Torrens

Notes to and forming part of the Financial Statements
for the year ended 30 June 2018

Note 7a (i). Infrastructure, Property, Plant & Equipment

\$ '000	Fair Value Level	as at 30/6/2017					Asset Movements during the Reporting Period								as at 30/6/2018				
		At Fair Value	At Cost	Accumulated		Carrying Value	Asset Additions		WDV of Asset Disposals	Depreciation Expense (Note 3c)	WIP Transfers	Adjustments & Transfers	Revaluation Decrements to Equity (ARR) (Note 9)	Revaluation Increments to Equity (ARR) (Note 9)	At Fair Value	At Cost	Accumulated		Carrying Value
				Dep'n	Impairment		New / Upgrade	Renewals									Dep'n	Impairment	
Capital Work in Progress		-	3,720	-	-	3,720	6,557	1,148	-	-	(2,561)	(123)	-	-	-	8,741	-	-	8,741
Land - Community	3	183,595	-	-	-	183,595	225	-	-	-	-	-	-	-	183,595	225	-	-	183,820
Land - Other	2	35,775	-	-	-	35,775	-	-	-	-	-	-	-	-	35,775	-	-	-	35,775
Land Improvements	3	16,926	-	3,254	-	13,672	2,188	98	-	(741)	146	-	-	135	19,491	-	3,993	-	15,498
Buildings & Other Structures	2	95,700	-	55,337	-	40,363	1,045	8,127	-	(1,566)	101	-	-	-	123,611	-	75,541	-	48,070
Buildings & Other Structures Infrastructure	3	48,712	-	25,719	-	22,993	-	-	-	(264)	-	-	-	-	48,712	-	25,984	-	22,728
- Sealed Roads		310,046	-	93,494	-	216,552	134	5,397	-	(5,717)	99	-	-	7,121	329,580	-	105,994	-	223,586
- Stormwater Drainage		127,014	-	55,251	-	71,763	375	94	-	(1,340)	2,135	-	-	480	130,449	-	56,942	-	73,507
- Other Transport		1,882	-	258	-	1,624	83	-	-	(50)	75	-	-	43	2,091	-	316	-	1,775
- Footways / Cycle Tracks		77,054	-	12,546	-	64,508	381	695	-	(1,110)	-	-	-	681	78,906	-	13,751	-	65,155
- Glenelg to Adelaide Pipeline		2,546	-	201	-	2,345	-	-	-	(51)	-	-	-	23	2,569	-	252	-	2,317
- Bridges		11,912	-	3,295	-	8,617	49	-	-	(134)	-	-	-	229	12,283	-	3,522	-	8,761
Plant & Equipment		-	9,838	3,884	-	5,954	164	1,186	(465)	(882)	5	-	-	-	-	10,100	4,138	-	5,962
Furniture & Fittings		-	7,673	5,848	-	1,825	126	112	(2)	(382)	-	-	-	-	-	7,902	6,223	-	1,679
Library Books		1,703	-	729	-	974	-	300	(27)	(278)	-	-	(3)	-	1,661	-	693	-	967
Total Infrastructure, Property, Plant & Equipment		912,865	21,231	259,816	-	674,280	11,327	17,157	(494)	(12,515)	-	(123)	(3)	8,712	968,723	26,968	297,349	-	698,342
Comparatives		877,585	35,117	300,703	-	611,999	10,821	11,317	(777)	(12,022)	-	(43)	(3,091)	56,077	912,865	21,231	259,816	-	674,280

Note 7a (ii). Investment Property

Nil

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 7b. Valuation of Infrastructure, Property, Plant & Equipment & Investment Property

\$ '000

Valuation of Assets

The fair value of assets and liabilities must be estimated in accordance with various Accounting Standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a "level" in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Refer to Note 7a for the disclosure of the Fair Value Levels of Infrastructure, Property, Plant and Equipment Assets.

Information on Valuations

Certain land, and the buildings and structures thereon, are shown above as being based on fair value hierarchy level 2 valuation inputs. They are based on prices for similar assets in an active market, with directly or indirectly observable adjustments for specific advantages or disadvantages attaching to the particular asset.

Valuations of Crown land, community land and land subject to other restrictions on use or disposal, shown above as being based on fair value hierarchy level 3 valuation inputs, are based on prices for similar assets in an active market, but include adjustments for specific advantages or disadvantages attaching to the particular asset that are not directly or indirectly observable in that market, or the number and / or amount of observable adjustments of which are so great that the valuation is more fairly described as being based on level 3 valuation inputs.

There is no known market for buildings, infrastructure and other assets. These assets are valued at depreciated current replacement cost. This method involves:

- The determination of the cost to construct the asset (or its modern engineering equivalent) using current prices for materials and labour, the quantities of each being estimated based on recent experience of this or similar Councils, or on industry construction guides where these are more appropriate.
- The calculation of the depreciation that would have accumulated since original construction using current estimates of residual value and useful life under the prime cost depreciation method adopted by Council.

This method has significant inherent uncertainties, relying on estimates of quantities of materials and labour, residual values and useful lives, and the possibility of changes in prices for materials and labour, and the potential for development of more efficient construction techniques.

page 23

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 7b. Valuation of Infrastructure, Property, Plant & Equipment & Investment Property (continued)

\$ '000

Valuation of Assets (continued)

Other Information

At 1 July 2004 upon the transition to AIFRS, Council elected pursuant to AASB 1.D5 to retain a previously established deemed cost under GAAP as its deemed cost. With subsequent addition at cost, this remains as the basis of recognition of non-material asset classes.

Upon revaluation, the current new replacement cost and accumulated depreciation are re stated such that the difference represents the fair value of the asset determined in accordance with AASB 13 Fair Value Measurement: accumulated depreciation is taken to be the difference between current new replacement cost and fair value. In the case of land, current replacement cost is taken to be the fair value.

Highest and best use

All of Council's non financial assets are considered as being utilised for their highest and best use.

Transition to AASB 13 - Fair Value Measurement

The requirements of AASB 13 Fair Value Measurement have been applied to all valuations undertaken since 1 July 2013 as shown by the valuation dates by individual asset classes below.

Valuation Techniques used to derive Level 2 Fair Values recognised in the Financial Statements

The following table sets out the valuation techniques used to measure fair value within Level 2, including a description of the significant inputs used.

Description	Valuation approach and inputs used
Land - Other	Direct comparison of the market evidence approach. This method seeks to determine the current value of an asset by reference to recent comparable transactions involving the sale of similar assets. The valuation is based on price per square metre.
Buildings & Other Structures - Market Approach	The valuation of each Building under this scenario has been undertaken utilising the Direct Comparison Method of valuation by reference to market data and the subsequent apportionment of the Land and Structural Components.
Buildings & Other Structures - Income Approach	The valuation of Buildings under this scenario has been undertaken by reference to actual or imputed income and capitalised at market rates.
Buildings & Other Structures - Cost Approach	The calculated value is based on Replacement Cost data sourced from the Maloney Field Services' Replacement Cost Database and / or Rawlinsons Australia Construction Handbook 2018. Under this valuation scenario the all-inclusive rate per square metre has been provided to comply with the requirement for Disclosure.
Land - Community	Market Approach The valuation of Community Land has been undertaken utilising the Market Approach, more specifically the Direct Comparison Method of Valuation by reference to comparable market data and subsequently adjusted to reflect the level of risk associated with alienating the Land to make it available for disposal.

page 24

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 7b. Valuation of Infrastructure, Property, Plant & Equipment & Investment Property (continued)

\$ '000

Valuation of Assets (continued)

Description	Valuation approach and inputs used
Buildings & Other Structures	The calculated value is based on Replacement Cost data sourced from the Maloney Field Services' Replacement Cost Database and / or Rawlinsons Australia Construction Handbook 2018. Under this valuation scenario the all-inclusive rate per square metre has been provided to comply with the requirement for Disclosure. The unique nature of such Buildings and Structures and the lack of definitive valuation inputs requires that we inform users of this information that the valuation may vary from the generally acceptable range of +/- 10%.
Land Improvements	The valuation is Replacement Cost data sourced from the Maloney Field Services' Replacement Cost Database. Alternatively when Maloneys cannot provide a valuation an asset is valued at cost and indexed each year for CPI increases.
Roads Sealed	Formulated using Rawlinsons Australia Construction Handbook 2018 data and recent schedule of rates as provided by tendered works. This is subject to an independent condition audit by an industry expert every 5 years. Annual CPI increases are applied each year thereafter.
Other Transport	Asset is valued at cost and indexed each year following for CPI increases.
Footways / Cycle Tracks	Formulated using Rawlinsons Australia Construction Handbook 2018 data and recent schedule of rates as provided by tendered works. Alternatively where unit rate application is not applicable asset is valued at cost and indexed each year following for CPI increases. This is subject to an independent condition audit by industry expert every 5 years.
Stormwater	Formulated using Rawlinsons Australia Construction Handbook 2018 data and recent schedule of rates as provided by tendered works. Alternatively where unit rate application is not applicable asset is valued at cost and indexed each year following for CPI increases.
Glenelg to Adelaide Pipeline	Formulated using Rawlinsons Australia Construction Handbook 2017 data and recent schedule of rates as provided by tendered works. Alternatively where unit rate application is not applicable asset is valued at cost and indexed each year following for CPI increases.
Bridges	This is subject to an independent condition audit by industry expert every 5 years. This is subject to annual CPI increases for each year following.

Land & Land Improvements

Council being of the opinion that it is not possible to attribute a value sufficiently reliably to qualify for recognition, land under roads has not been recognised in these reports. Land acquired for road purposes during the year is initially recognised at cost, but transferred to fair value at reporting date, effectively writing off the expenditure.

Land is valued at written down replacement cost. Independent valuations of land and land improvements were determined at 30 June 2014 by Peta Mantzarapis, B Bus Property (Valuation) AAPI, Certified Practising Valuer, of Maloney Field Services.

page 25

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 7b. Valuation of Infrastructure, Property, Plant & Equipment & Investment Property (continued)

\$ '000

Valuation of Assets (continued)

Buildings & Other Structures

Buildings and other structures are initially recognised on the cost basis.

Independent valuations of buildings and other structures were determined on the 30 June 2014 by Peta Mantzarapis, B Bus Property (Valuation) AAPI, Certified Practising Valuer, of Maloney Field Services.

Buildings and other structures are then valued at written down replacement costs.

Infrastructure

Infrastructure assets are measured based on periodic valuations by external independent valuers less, where applicable, any accumulated depreciation and impairment losses. Any additions made during the periods between revaluations are carried at cost.

Land improvements are valued at written down replacement cost. Independent valuations of land and land improvements were determined at 30 June 2014 by Peta Mantzarapis, B Bus Property (Valuation) AAPI, Certified Practising Valuer, of Maloney Field Services.

Valuations on roads sealed assets were determined by Mr Joseph Ielasi, Dip Civil Eng, in conjunction with Mr Norman Biggs, BEc, ASA, and Calibre Consulting Pty Ltd for the year ended 30 June 2018.

Valuations on footways and cycle tracks were determined by Mr Joseph Ielasi, Dip Civil Eng, in conjunction with Mr Norman Biggs, BEc, ASA, and Calibre Consulting Pty Ltd for the year ended 30 June 2018.

Valuations on stormwater and Glenelg to Adelaide pipeline were determined by Mr Joseph Ielasi, Dip Civil Eng, in conjunction with Mr Norman Biggs BEc, ASA for the year ended 30 June 2018.

Independent valuations of bridges were determined on the 30 June 2015 by Paul Allen, B Eng, Certified Practising Engineer, of Kellogg Brown & Root. Bridges are then valued at written down replacement costs.

Plant & Equipment

Council has elected to recognise these assets on the cost basis.

Library Resources

Library resources are valued at written down current cost. Library resources are measured at valuation as at 30 June 2018 undertaken by library staff. Any accumulated depreciation at the date of revaluation is restated proportionately with the change in the gross carrying amount of the asset so that the carrying amount of the asset after revaluation equals its revalued amount.

All other Assets

Pursuant to Council's election, these assets are recognised on the cost basis.

page 26

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 8. Liabilities

\$ '000	Notes	2018	2018	2017	2017
		Current	Non Current	Current	Non Current
(a). Trade and Other Payables					
Goods & Services		3,191	-	1,600	-
Payments Received in Advance		104	-	104	-
Accrued Expenses - Employee Entitlements		430	-	480	-
Accrued Expenses - Other		740	-	696	-
Deposits, Retentions & Bonds		99	-	85	-
Other		2	-	2	-
Total Trade and Other Payables		4,566	-	2,967	-

(b). Borrowings

Nil

(c). Provisions

Employee Entitlements (including oncosts)	4,144	191	3,847	215
Total Provisions	4,144	191	3,847	215

Note 9. Reserves

\$ '000	1/7/2017	Increments (Decrements)	Transfers	Impairments	30/6/2018
(a). Asset Revaluation Reserve					
Land - Community	218,767	-	-	-	218,767
Land - Other	805	-	-	-	805
Land Improvements	2,144	135	-	-	2,279
Buildings & Other Structures	42,685	-	-	-	42,685
Infrastructure					
- Sealed Roads	190,224	7,121	-	-	197,345
- Stormwater Drainage	54,322	480	-	-	54,802
- Other Transport	66	43	-	-	109
- Footways / Cycle Tracks	69,294	681	-	-	69,975
- Glenelg to Adelaide Pipeline	447	23	-	-	470
- Bridges	6,162	229	-	-	6,391
Plant & Equipment	44	-	-	-	44
Library Books	351	(3)	-	-	348
Total Asset Revaluation Reserve	585,311	8,709	-	-	594,020
Comparatives	532,344	52,986	(19)	-	585,311

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 9. Reserves

\$ '000	1/7/2017	Tfrs to Reserve	Tfrs from Reserve	Other Movements	30/6/2018
(b). Other Reserves					
Development Reserve	9,917	(8,989)	-	-	928
Committed Expenditure Reserve	27,823	11,438	-	-	39,261
Total Other Reserves	37,740	2,449	-	-	40,189
Comparatives	35,280	2,460	-	-	37,740

PURPOSES OF RESERVES

Asset Revaluation Reserves

The asset revaluation reserve is used to record increments and decrements arising from changes in fair value of non current assets (less any subsequent impairment losses, where applicable).

Development Reserve

The development reserve largely holds funds from the sale of assets and is used for developmental purposes.

Committed Expenditure Reserve

The committed expenditure reserve holds unspent funds being carried forward to 2018/19 for capital and operational purposes.

Note 10. Assets Subject to Restrictions

\$ '000	Notes	2018	2017
<p>The uses of the following assets are restricted, wholly or partially, by legislation or other externally imposed requirements. The assets are required to be utilised for the purposes for which control was transferred to Council, or for which the revenues were originally obtained.</p>			
Cash & Financial Assets			
Unexpended amounts received from Federal Government			
Open Space Contributions		-	169
Mendelson Foundation		1,447	1,339
Total Cash & Financial Assets		1,447	1,508
Total Assets Subject to Externally Imposed Restrictions		1,447	1,508

2018: Mendelson Foundation funds are restricted to the Trust Deed (see Note 24).

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 11. Reconciliation to Statement of Cash Flows

\$ '000	Notes	2018	2017
(a). Reconciliation of Cash			
Cash Assets comprise highly liquid investments with short periods to maturity subject to insignificant risk of changes of value. Cash at the end of the reporting period as shown in the Statement of Cash Flows is reconciled to the related items in the Balance Sheet as follows:			
Total Cash & Equivalent Assets	5	17,718	20,707
Less: Short-Term Borrowings	8	-	-
Balances per Statement of Cash Flows		17,718	20,707
(b). Reconciliation of Change in Net Assets to Cash from Operating Activities			
Net Surplus/(Deficit)		10,474	13,045
Non-Cash Items in Income Statements			
Depreciation, Amortisation & Impairment		12,515	12,022
Non-Cash Asset Acquisitions		-	(578)
Grants for Capital Acquisitions (Treated as Investing Activity Receipts)		(1,247)	(1,368)
Net (Gain) Loss on Disposals		(11)	52
Other		(106)	(111)
		21,625	23,062
Add (Less): Changes in Net Current Assets			
Net (Increase)/Decrease in Receivables		134	371
Net (Increase)/Decrease in Inventories		(14)	1
Net Increase/(Decrease) in Trade & Other Payables		1,585	(2,291)
Net Increase/(Decrease) in Unpaid Employee Benefits		273	(53)
Net Cash provided by (or used in) operations		23,603	21,090
(c). Non-Cash Financing and Investing Activities			
Acquisition of assets by means of:			
- Physical Resources Received Free of Charge	2i	-	578
Amounts recognised in Income Statement		-	578
Total Non-Cash Financing & Investing Activities		-	578
(d). Financing Arrangements			
Unrestricted access was available at balance date to the following lines of credit:			
Corporate Credit Cards		105	110
LGFA Cash Advance Debenture Facility		5,000	5,000
The bank overdraft facilities may be drawn at any time and may be terminated by the bank without notice.			

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 12a. Functions

Functions/Activities	Income, Expenses and Assets have been directly attributed to the following Functions / Activities. Details of these Functions/Activities are provided in Note 12(b).									
	INCOME		EXPENSES		OPERATING SURPLUS (DEFICIT)		GRANTS INCLUDED IN INCOME		TOTAL ASSETS HELD (CURRENT & NON-CURRENT)	
	Actual 2018	Actual 2017	Actual 2018	Actual 2017	Actual 2018	Actual 2017	Actual 2018	Actual 2017	Actual 2018	Actual 2017
\$ '000										
Business Undertakings										
Community Services										
- Public Order & Safety	41	3	202	194	(161)	(191)	14	-	171	-
- Health Services	91	70	354	344	(263)	(274)	76	30	83	-
- Community Support	890	614	2,828	2,492	(1,938)	(1,878)	482	476	9,591	-
- Community Amenities	226	18	177	124	49	(106)	10	-	-	-
Culture										
- Library services	459	452	3,320	3,148	(2,861)	(2,696)	423	416	4,779	973
- Cultural services	92	110	1,242	937	(1,150)	(827)	-	-	19,677	-
Economic Development										
Environment										
- Waste Management	189	188	5,314	5,145	(5,125)	(4,957)	-	-	806	-
- Other Environment	1,448	1,367	9,835	9,466	(8,387)	(8,099)	78	30	267	74,108
Recreation	168	280	5,767	5,184	(5,599)	(4,904)	1,200	-	23,579	197,267
Regulatory Services	2,252	2,368	5,100	4,800	(2,848)	(2,432)	-	-	19	-
Transport & Communication	3,236	2,554	12,520	12,448	(9,284)	(9,894)	1,075	2,562	1,158	291,301
Plant Hire & Depot/Indirect	113	-	6	3	107	(3)	-	-	9,577	5,954
Council Administration	56,245	56,532	9,334	8,994	46,911	47,538	1,774	1,814	9,700	-
Total Functions/Activities	65,450	64,556	56,234	53,405	9,216	11,151	5,131	5,353	719,432	698,377

Revenues and expenses exclude net gain (loss) on disposal or revaluation of assets, net gain (loss) from joint ventures & associated entities, amounts received specifically for new or upgraded assets and physical resources received free of charge.

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 12b. Components of Functions

\$ '000

The activities relating to Council functions are as follows:

COMMUNITY SERVICES

Public Order and Safety, Crime Prevention, Emergency Services, Other Fire Protection, Other Public Order and Safety, Health Services, Pest Control – Health, Immunisation, Nursing Homes, Preventive Health Services, Other Health Services, Community Support, Elderly Citizens Facilities, Home Assistance Scheme, Other Services for the Aged and Disabled, Child Care Centres, Children and Youth Services, Community Assistance, Community Transport, Family and Neighbourhood Support, Other Community Support, Community Amenities, Bus Shelters, Cemeteries / Crematoria, Public Conveniences, Car Parking – non-fee-paying, Telecommunications Networks, and Other Community Amenities.

CULTURE

Library Services, Mobile Libraries and Housebound Services, Static Libraries, Other Library Services, Cultural Services, Cultural Venues, Heritage, Museums and Art Galleries, and Other Cultural Services.

ECONOMIC DEVELOPMENT

Employment Creation Programs, Regional Development, Support to Local Businesses, Tourism, and Other Economic Development.

ENVIRONMENT

Agricultural Services, Agricultural Water, Animal/Plant Boards, Landcare, Other Agricultural Services, Waste Management, Domestic Waste, Green Waste, Recycling, Transfer Stations, Waste Disposal Facility, Other Waste Management, Other Environment, Coastal Protection, Stormwater and Drainage, Street Cleaning, Street Lighting, Streetscaping, Natural Resource Management Levy, and Other Environment.

RECREATION

Parks and Gardens, Sports Facilities – Indoor, Sports Facilities – Outdoor, and Other Recreation.

REGULATORY SERVICES

Dog and Cat Control, Building Control, Town Planning, Clean Air/Pollution Control, Litter Control, Health Inspection, Parking Control, and Other Regulatory Services.

TRANSPORT

Bridges, Bus Service, Footpaths and Kerbing, Roads – sealed, Roads – formed, Roads – natural formed, Roads – unformed, Traffic Management, LGGC – roads (formula funded), and Other Transport.

COUNCIL ADMINISTRATION

Governance, Administration n.e.c., Elected Members, Organisational, Support Services, Accounting/Finance, Payroll, Housing for Council Employees, Human Resources, Information Technology, Communication, Rates Administration, Records, Occupancy, Contract Management, Customer Service, Other Support Services, Revenues, LGGC – General Purpose, and Separate and Special Rates.

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 13. Financial Instruments

\$ '000

Recognised Financial Instruments

Bank, Deposits at Call, Short Term Deposits

Accounting Policy:

Carried at lower of cost and net realisable value; Interest is recognised when earned.

Terms & Conditions:

Deposits are returning fixed interest rates between 1.50% and 2.15% (2017: 1.75% and 2.55%). Short term deposits have an average maturity of 90 days and an average interest rate of 2.04% (2017: 99 days and 2.26%).

Carrying Amount:

Approximates fair value due to the short term to maturity.

Receivables

Rates & Associated Charges

(including legals & penalties for late payment)

Note: These receivables do not meet the definition of "financial instruments" and have been excluded from the following disclosures.

Accounting Policy:

Carried at nominal values less any allowance for doubtful debts. An allowance for doubtful debts is recognised (and re-assessed annually) when collection in full is no longer probable.

Terms & Conditions:

Secured over the subject land, arrears attract interest of 0.55% (2017: 0.58%). Council is not materially exposed to any individual debtor, credit risk exposure is concentrated within the Council's boundaries in the State.

Carrying Amount:

Approximates fair value (after deduction of any allowance).

Receivables

Fees & Other Charges

Accounting Policy:

Carried at nominal values less any allowance for doubtful debts. An allowance for doubtful debts is recognised (and re-assessed annually) when collection in full is no longer probable.

Terms & Conditions:

Unsecured, and do not bear interest. Council is not materially exposed to any individual debtor, credit risk exposure is concentrated within the Council's boundaries.

Carrying Amount:

Approximates fair value (after deduction of any allowance).

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 13. Financial Instruments (continued)

\$ '000

Recognised Financial Instruments

Receivables

Other Levels of Government

Accounting Policy:

Carried at nominal value.

Terms & Conditions:

Amounts due have been calculated in accordance with the terms and conditions of the respective programs following advice of approvals, and do not bear interest. All amounts are due by Departments and Agencies of State and Federal Governments.

Carrying Amount:

Approximates fair value.

Receivables

Retirement Home Contributions

Accounting Policy:

Carried at nominal values less any allowance for doubtful debts. An allowance for doubtful debts is recognised (and re-assessed annually) when collection in full is no longer probable.

Terms & Conditions:

Amounts due have been calculated in accordance with the terms and conditions of the respective legislation.

Carrying Amount:

Approximates fair value (after deduction of any allowance).

Liabilities

Creditors and Accruals

Accounting Policy:

Liabilities are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Council.

Terms & Conditions:

Liabilities are normally settled on 30 day terms.

Carrying Amount:

Approximates fair value.

Liabilities

Finance Leases

Accounting Policy:

Accounted for in accordance with AASB 117.

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 13. Financial Instruments (continued)

\$ '000	Due < 1 year	Due > 1 year & ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
2018					
Financial Assets					
Cash & Equivalents	17,718	-	-	17,718	17,718
Receivables	491	-	-	491	491
Other Financial Assets	1,240	-	-	1,240	1,240
Total Financial Assets	19,449	-	-	19,449	19,449
Financial Liabilities					
Payables	3,396	-	-	3,396	4,566
Total Financial Liabilities	3,396	-	-	3,396	4,566
2017					
Financial Assets					
Cash & Equivalents	20,707	-	-	20,707	20,707
Receivables	1,282	-	-	1,282	676
Other Financial Assets	1,137	-	-	1,137	1,137
Total Financial Assets	23,126	-	-	23,126	22,520
Financial Liabilities					
Payables	1,792	-	-	1,792	2,967
Total Financial Liabilities	1,792	-	-	1,792	2,967

Risk Exposures

Credit Risk represents the loss that would be recognised if counterparties fail to perform as contracted. The maximum credit risk on financial assets of the Council is the carrying amount, net of any allowance for doubtful debts. All Council investments are made with the SA Local Government Finance Authority and are guaranteed by the SA Government. Except as detailed in Notes 5 & 6 in relation to individual classes of receivables, exposure is concentrated within the Council's boundaries, and there is no material exposure to any individual debtor.

Market Risk is the risk that fair values of financial assets will fluctuate as a result of changes in market prices. All of Council's financial assets are denominated in Australian dollars and are not traded on any market, and hence neither market risk nor currency risk apply.

Liquidity Risk is the risk that Council will encounter difficulty in meeting obligations with financial liabilities. In accordance with the model Treasury Management Policy (LGA Information Paper 15), liabilities have a range of maturity dates. Council also has available a range of bank overdraft and standby borrowing facilities that it can access.

Interest Rate Risk is the risk that future cash flows will fluctuate because of changes in market interest rates. Council has a balance of both fixed and variable interest rate borrowings and investments. Cash flow fluctuations are managed holistically in seeking to minimise interest costs over the longer term in a risk averse manner.

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 14. Commitments for Expenditure

\$ '000	Notes	2018	2017
(a). Capital Commitments			
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:			
Land		20,308	7,250
Buildings		16,892	17,305
Plant & Equipment		500	283
		37,700	24,838
These expenditures are payable:			
Not later than one year		37,700	24,838
Later than one year and not later than 5 years		-	-
Later than 5 years		-	-
		37,700	24,838
(b). Other Expenditure Commitments			
Other expenditure committed for (excluding inventories) at the reporting date but not recognised in the financial statements as liabilities:			
Audit Services		104	18
Waste Management Services		10,235	12,620
Grants Funding (restricted)		1,191	1,575
Operational Expenditure		253	219
Information Technology Commitments		14	22
		11,797	14,454
These expenditures are payable:			
Not later than one year		6,056	6,035
Later than one year and not later than 5 years		5,740	8,419
Later than 5 years		-	-
		11,797	14,454
(c). Finance Lease Commitments			
Council has no Finance Leases.			

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 15. Financial Indicators

\$ '000	Amounts	Indicator	Prior Periods	
	2018	2018	2017	2016

These Financial Indicators have been calculated in accordance with *Information paper 9 - Local Government Financial Indicators* prepared as part of the LGA Financial Sustainability Program for the Local Government Association of South Australia.

1. Operating Surplus Ratio

Operating Surplus	9,216	14%	17%	6%
Total Operating Income	65,450			

This ratio expresses the operating surplus as a percentage of total operating revenue.

2. Net Financial Liabilities Ratio

Net Financial Liabilities	(12,164)	(19%)	(26%)	(23%)
Total Operating Income	65,450			

Net Financial Liabilities are defined as total liabilities less financial assets (excluding equity accounted investments in Council businesses). These are expressed as a percentage of total operating revenue.

Adjustments to Ratios

In recent years the Federal Government has made advance payments prior to 30th June from future year allocations of financial assistance grants, as explained in Note 1. These Adjusted Ratios correct for the resulting distortion in key ratios for each year and provide a more accurate basis for comparison.

Adjusted Operating Surplus Ratio	14%	17%	6%
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3. Asset Sustainability Ratio

Net Asset Renewals	18,978	152%	105%	104%
Infrastructure & Asset Management Plan required expenditure	12,515			

Net asset renewals expenditure is defined as net capital expenditure on the renewal and replacement of existing assets, and excludes new capital expenditure on the acquisition of additional assets.

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 15. Financial Indicators - Graphs (continued)

<p>1. Operating Surplus Ratio</p> <table><thead><tr><th>Year</th><th>Ratio %</th></tr></thead><tbody><tr><td>2016</td><td>6%</td></tr><tr><td>2017</td><td>17%</td></tr><tr><td>2018</td><td>14%</td></tr></tbody></table>	Year	Ratio %	2016	6%	2017	17%	2018	14%	<p>Purpose of Operating Surplus Ratio</p> <p>This indicator is to determine the percentage the operating revenue varies from operating expenditure</p>	<p>Commentary on 2017/18 Result</p> <table><thead><tr><th>2017/18 Ratio</th><th>14%</th></tr></thead></table> <p>The reduction in surplus ratio in 2017/18 is reflective of the reduced local government rebate reimbursement and Financial Assistance Grant being paid in advance in 2017/18.</p>	2017/18 Ratio	14%
Year	Ratio %											
2016	6%											
2017	17%											
2018	14%											
2017/18 Ratio	14%											
<p>2. Net Financial Liabilities Ratio</p> <table><thead><tr><th>Year</th><th>Ratio %</th></tr></thead><tbody><tr><td>2016</td><td>-23%</td></tr><tr><td>2017</td><td>-26%</td></tr><tr><td>2018</td><td>-19%</td></tr></tbody></table>	Year	Ratio %	2016	-23%	2017	-26%	2018	-19%	<p>Purpose of Net Financial Liabilities Ratio</p> <p>This indicator shows the significance of the net amount owed to others, compared to operating revenue</p>	<p>Commentary on 2017/18 Result</p> <table><thead><tr><th>2017/18 Ratio</th><th>-19%</th></tr></thead></table> <p>The payout of all loans in 2015/16 has resulted in a strong financial position.</p>	2017/18 Ratio	-19%
Year	Ratio %											
2016	-23%											
2017	-26%											
2018	-19%											
2017/18 Ratio	-19%											
<p>Adjusted Operating Surplus Ratio</p> <table><thead><tr><th>Year</th><th>Ratio %</th></tr></thead><tbody><tr><td>2016</td><td>6%</td></tr><tr><td>2017</td><td>17%</td></tr><tr><td>2018</td><td>14%</td></tr></tbody></table>	Year	Ratio %	2016	6%	2017	17%	2018	14%	<p>Purpose of Adjusted Operating Surplus Ratio</p> <p>This indicator is to determine the percentage the operating revenue (adjusted for timing differences in the Financial Assistance Grant) varies from operating expenditure</p>	<p>Commentary on 2017/18 Result</p> <table><thead><tr><th>2017/18 Ratio</th><th>14%</th></tr></thead></table> <p>The adjusted operating surplus ratio reflects the real ratio, after removal of the advance payment of the 2018/19 Financial Assistance Grant paid in June 2018.</p>	2017/18 Ratio	14%
Year	Ratio %											
2016	6%											
2017	17%											
2018	14%											
2017/18 Ratio	14%											
<p>3. Asset Sustainability Ratio</p> <table><thead><tr><th>Year</th><th>Ratio %</th></tr></thead><tbody><tr><td>2016</td><td>104%</td></tr><tr><td>2017</td><td>105%</td></tr><tr><td>2018</td><td>152%</td></tr></tbody></table>	Year	Ratio %	2016	104%	2017	105%	2018	152%	<p>Purpose of Asset Sustainability Ratio</p> <p>This indicator aims to determine if assets are being renewed and replaced in an optimal way</p>	<p>Commentary on 2017/18 Result</p> <table><thead><tr><th>2017/18 Ratio</th><th>152%</th></tr></thead></table> <p>Council continues to meet its annual obligations for the renewal of assets consistent with the Asset Management Plans. 2017/18 ratio has increased dramatically with the depot relocation.</p>	2017/18 Ratio	152%
Year	Ratio %											
2016	104%											
2017	105%											
2018	152%											
2017/18 Ratio	152%											

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 16. Uniform Presentation of Finances

\$ '000	2018	2017
<p>The following is a high level summary of both operating and capital investment activities of the Council prepared on a simplified Uniform Presentation Framework basis.</p> <p>All Councils in South Australia have agreed to summarise annual budgets and long-term financial plans on the same basis.</p> <p>The arrangements ensure that all Councils provide a common 'core' of financial information, which enables meaningful comparisons of each Council's finances.</p>		
Income	65,450	64,556
less Expenses	(56,234)	(53,405)
Operating Surplus / (Deficit)	9,216	11,151
Net Outlays on Existing Assets		
Capital Expenditure on Renewal and Replacement of Existing Assets	(19,482)	(13,296)
add back Depreciation, Amortisation and Impairment	12,515	12,022
add back Proceeds from Sale of Replaced Assets	504	724
Subtotal	(6,463)	(550)
Net Outlays on New and Upgraded Assets		
Capital Expenditure on New and Upgraded Assets (including Investment Property & Real Estate Developments)	(8,878)	(8,221)
add back Amounts Received Specifically for New and Upgraded Assets	1,247	1,368
add back Proceeds from Sale of Surplus Assets (including Investment Property & and Real Estate Developments)	-	1
Subtotal	(7,631)	(6,852)
Net Lending / (Borrowing) for Financial Year	(4,878)	3,749

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 17. Operating Leases

\$ '000	2018	2017
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Leases Providing Revenue to the Council

Council owns various buildings, plant and other facilities that are available for hire or lease (on a non-cancellable basis wherever practicable) in accordance with the published revenue policy. Rentals received from such leases are disclosed as rent and hire of non-investment property in Note 2.

(i) Non-Investment Property

Rentals received, and outgoings reimbursed, in relation to Non-Investment Property are also disclosed in Note 2. These lease agreements, all of which are classified as operating leases, are made on a non-cancellable basis wherever practicable.

Leases commitments under all non-cancellable lease agreements, including those relating to Non-Investment Property, are as follows:

Not later than one year	642	583
Later than one year and not later than 5 years	1,797	1,786
Later than 5 years	588	676
	<u>3,027</u>	<u>3,045</u>

(ii) Lease Payment Commitments of Council

Council has entered into non-cancellable operating leases for various items including land rental from Adelaide Airport housing a new depot, computer and other plant and equipment.

The Adelaide Airport land rental expires in August 2048 and contains a option to extend for an additional 49 years of lease.

Leases in relation to computer and office equipment permit Council, at expiry of the lease, to elect to re-lease return or acquire the equipment leased

Commitments under non-cancellable operating leases that have not been recognised in the financial statements are as follows:

Not later than one year	500	19
Later than one year and not later than 5 years	1,980	5
Later than 5 years	13,365	-
	<u>15,845</u>	<u>24</u>

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 18. Superannuation

\$ '000

The Council makes employer superannuation contributions in respect of its employees to Statewide Super (formerly Local Government Superannuation Scheme). There are two types of membership, each of which is funded differently. Permanent and contract employees of the South Australian Local Government sector with Salarylink benefits prior to 24 November 2009 have the option to contribute to the Accumulation section and/or Salarylink. All other employees (including casuals) have all contributions allocated to the Accumulation section.

Accumulation only Members

Accumulation only members receive both employer and employee contributions on a progressive basis. Employer contributions are based on a fixed percentage of ordinary time earnings in accordance with superannuation guarantee legislation (9.50% in 2017/18; 9.50% in 2016/17). No further liability accrues to the Council as the superannuation benefits accruing to employees are represented by their share of the net assets of the Fund.

Salarylink (Defined Benefit Fund) Members

Salarylink is a defined benefit scheme where the benefit payable is based on a formula determined by the member's contribution rate, number of years and level of contribution and final average salary. Council makes employer contributions to Salarylink as determined by the Fund's Trustee based on advice from the appointed Actuary. The rate is currently 6.3% (6.3% in 2016/17) of "superannuation" salary.

In addition, Council makes a separate contribution of 3% of ordinary time earnings for Salarylink members to their Accumulation account. Employees also make member contributions to the Salarylink section of the Fund. As such, assets accumulate in the Salarylink section of the Fund to meet the member's benefits, as defined in the Trust Deed, as they accrue.

The Salarylink section is a multi-employer sponsored plan. As the Salarylink section's assets and liabilities are pooled and are not allocated by each employer, and employees may transfer to another employer within the local government sector and retain membership of the Fund, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided by AASB 119.32(b), Council does not use defined benefit accounting for these contributions.

The most recent actuarial investigation was conducted by the Fund's actuary, Louise Campbell, FIAA, of Willie Towers Watson as at 30 June 2017. The Trustee has determined that the current funding arrangements are adequate for the expected Salarylink liabilities. However, future financial and economic circumstances may require changes to Council's contribution rates at some future time.

Contributions to Other Superannuation Schemes

Council also makes contributions to other superannuation schemes selected by employees under the "choice of fund" legislation. All such schemes are of the accumulation type, where the superannuation benefits accruing to the employee are represented by their share of the net assets of the scheme, and no further liability attaches to the Council.

Superannuation contributions paid by council for 12 months to 30 June 2018 totalled \$1,686,083 (2016/17 \$1,650,732).

page 40

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 19. Interests in Other Entities

\$ '000

(i) JOINT VENTURES, ASSOCIATES AND JOINT OPERATIONS

(a) Carrying Amounts

Brownhill and Keswick Creek Stormwater Board

During the year, the Brown Hill and Keswick Creeks Stormwater Board (the 'Regional Subsidiary') was established and City of West Torrens has 49% Equitable Interest and 20% Operating Expenses Interest in this. A draft financial statement of the Regional Subsidiary became available just recently though this is not audited. Given the circumstances, the management assessed that there is insufficient reliable information to account for this investment in the Council's financials for the year ended 30 June 2018.

(b) Relevant Interests

Name of Entity	Interest in Operating Result		Ownership Share of Equity		Proportion of Voting Power	
	2018	2017	2018	2017	2018	2017
Brownhill and Keswick Creek Stormwater Board	20%	0%	49%	0%	20%	0%

Note 20. Non-Current Assets Held for Sale & Discontinued Operations

Council does not have any Non-Current Assets Held for Sale or any Discontinued Operations

Note 21. Contingencies & Assets/Liabilities Not Recognised in the Balance Sheet

Council has no contingencies nor any assets or liabilities not recognised in the Statement of Financial Position.

Note 22. Events after the Balance Sheet Date

Events that occur after the reporting date of 30 June 2018, up to and including the date when the financial statements are "authorised for issue" have been taken into account in preparing these statements.

Council has adopted the date of receipt of the Auditors' Report as the appropriate "authorised for issue" date relating to these General Purpose Financial Statements.

Accordingly, the "authorised for issue" date is 10/10/18.

Council is unaware of any material or significant "non adjusting events" that should be disclosed.

page 41

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 23. Related Party Transactions

\$ '000	2018	2017
---------	------	------

Key Management Personnel

Transactions with Key Management Personnel

The Key Management Personnel of the Council include the Mayor, Councillors, CEO and certain prescribed officers under section 112 of the Local Government Act 1999. In all, 19 persons were paid the following total compensation:

The compensation paid to Key Management Personnel comprises:

Short-Term Employee Benefits	1,426	1,391
Post-Employment Benefits	82	86
Total	1,508	1,477

Amounts paid as direct reimbursement of expenses incurred on behalf of Council have not been included above.

Other Related Parties:

2018: Key Management Personnel did not make any other material related party transactions.

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Note 24. Mendelson Foundation

\$ '000	2018	2017
---------	------	------

The Max and Bette Mendelson Foundation is a charitable fund established in 1996 under a Deed of Charitable Trust, and it is dedicated in perpetuity to the promotion and encouragement of education in conjunction with South Australian universities. Foundation funds were bequeathed to the City of West Torrens under the terms of the Trust Deed.

Financial Performance & Cash Flow Information

Statement of Comprehensive Income - Mendelson Foundation

INCOME

Dividend Income including Franking Credits	61	62
Interest income	3	4
Fair Value Movement on Financial Assets	106	119
Council Contribution	20	20
	<u>190</u>	<u>205</u>

EXPENDITURE

Scholarships	48	48
Fund Management	15	12
Member Emoluments	12	19
	<u>75</u>	<u>79</u>

CHANGE IN FOUNDATION WEALTH

	<u>115</u>	<u>126</u>
--	------------	------------

Statement of Financial Position - Mendelson Foundation

CURRENT ASSETS

Cash & Cash Equivalents	203	194
Trade & Other Receivables	11	8
Units in Managed Funds	246	236
Shares in Listed Companies	987	901
Total Assets	<u>1,447</u>	<u>1,339</u>

LIABILITIES

Current Liabilities	-	-
Non Current Liabilities	-	-
Total Liabilities	<u>-</u>	<u>-</u>

NET ASSETS

	<u>1,447</u>	<u>1,339</u>
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FOUNDATION WEALTH

Accumulated Surplus	<u>1,447</u>	<u>1,339</u>
---------------------	--------------	--------------



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INDEPENDENT AUDITOR'S REPORT TO THE PRINCIPAL MEMBER OF CITY OF WEST TORRENS

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of City of West Torrens (the Council), which comprises the statement of financial position as at 30 June 2018, the statement of profit and loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial report, including a summary of significant accounting policies, and the certification of the financial statements.

In our opinion the financial report of City of West Torrens, presents fairly, in all material respects, the Council's financial position as at 30 June 2018 and its financial performance for the year ended on that date in accordance with Australian Accounting Standards, the Local Government Act 1999, and the Local Government (Financial Management) Regulations 2011.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Council in accordance with the Local Government Act 1999 and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the Local Government Act 1999, which has been given to the Council, would be in the same terms if given to the Council as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information Other than the Financial Report and Auditor's Report Thereon

Management is responsible for the other information. The other information obtained at the date of this auditor's report is the general purpose financial reports of the Western Region Waste Management Authority.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report of the City of West Torrens, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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page 44



Council's Responsibility for the Financial Report

The Council's officers are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards, the Local Government Act 1999 and the Local Government (Financial Management) Regulations 2011 and for such internal control as the Council's officers determine is necessary to enable the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Council's officers are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Council's officers either intend to liquidate the Council or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (<http://www.auasb.gov.au/Home.aspx>) at: http://www.auasb.gov.au/auditors_files/ar3.pdf.

This description forms part of our auditor's report.

A handwritten signature in blue ink, appearing to read 'Andrew Tickle', is written over the BDO logo.

BDO Audit (SA) Pty Ltd

A handwritten signature in blue ink, appearing to read 'Andrew Tickle', is written over the BDO logo.

Andrew Tickle
Director

Adelaide, 17 October 2018



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INDEPENDENT ASSURANCE REPORT ON THE INTERNAL CONTROLS OF THE CITY OF WEST TORRENS

Opinion

We have undertaken a reasonable assurance engagement on the design and the operating effectiveness of controls established by Council in relation to financial transactions relating to the receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities, throughout the period 1 July 2017 to 30 June 2018 relevant to ensuring such transactions have been conducted properly and in accordance with law.

In our opinion, in all material respects:

- (a) The controls established by Council in relation to financial transactions relating to the receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities were suitably designed to ensure such transactions have been conducted properly and in accordance with law; and
- (b) The controls operated effectively as designed throughout the period from 1 July 2017 to 30 June 2018.

Basis for opinion

We conducted our engagement in accordance with Standard on Assurance Engagements ASAE 3150 *Assurance Engagements on Controls* issued by the Auditing and Assurance Standards Board.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

The Council's responsibilities for the internal controls

The Council is responsible for:

- a) The receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities;
- b) Identifying the control objectives
- c) Identifying the risks that threaten achievement of the control objectives
- d) Designing controls to mitigate those risks, so that those risks will not prevent achievement of the identified control objectives; and
- e) Operating effectively the controls as designed throughout the period.

Our independence and quality control

We have complied with the independence and other relevant ethical requirements relating to assurance engagements, and apply Auditing Standard ASQC 1 *Quality Control for Firms that Perform Audits and Reviews of Financial Reports and Other Financial Information, and Other Assurance Engagements* in undertaking this assurance engagement. **Assurance practitioner's responsibilities**

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page 46



Our responsibility is to express an opinion, in all material respects, on the suitability of the design to achieve the control objectives and the operating effectiveness of controls established by Council in relation to financial transactions relating to the receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities. ASAE 3150 requires that we plan and perform our procedures to obtain reasonable assurance about whether, in all material respects, the controls are suitably designed to achieve the control objectives and the controls operated effectively throughout the period.

An assurance engagement to report on the design and operating effectiveness of controls involves performing procedures to obtain evidence about the suitability of the design of controls to achieve the control objectives and the operating effectiveness of controls throughout the period. The procedures selected depend on our judgement, including the assessment of the risks that the controls are not suitably designed or the controls did not operate effectively. Our procedures included testing the operating effectiveness of those controls that we consider necessary to achieve the control objectives identified. An assurance engagement of this type also includes evaluating the suitability of the control objectives.

Limitations of controls

Because of the inherent limitations of an assurance engagement, together with any internal control structure it is possible that, even if the controls are suitably designed and operating effectively, the control objectives may not be achieved and so fraud, error, or non-compliance with laws and regulations may occur and not be detected.

An assurance engagement on operating effectiveness of controls is not designed to detect all instances of controls operating ineffectively as it is not performed continuously throughout the period and the tests performed are on a sample basis. Any projection of the outcome of the evaluation of controls to future periods is subject to the risk that the controls may become inadequate because of changes in conditions, or that the degree of compliance with them may deteriorate.

A handwritten signature in blue ink, appearing to read 'Andrew Tickle', is written over the BDO logo.

BDO Audit (SA) Pty Ltd

A handwritten signature in blue ink, appearing to read 'Andrew Tickle', is written over the BDO logo.

Andrew Tickle
Director

Adelaide, 17 October 2018

City of West Torrens

General Purpose Financial Statements for the year ended 30 June 2018

Certification of Auditor Independence

To the best of our knowledge and belief, we confirm that, for the purpose of the audit of City of West Torrens for the year ended 30 June 2018, the Council's Auditor, BDO Audit (SA) Pty Ltd. has maintained its independence in accordance with the requirements of the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) *Local Government (Financial Management) Regulations 2011*.



Terry Joseph Buss *PSM*
CHIEF EXECUTIVE OFFICER

Steven Rypp
PRESIDING MEMBER, AUDIT COMMITTEE

Date: 10 October 2018



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AUSTRALIA

CERTIFICATION OF AUDITOR INDEPENDENCE

I confirm that, for the audit of the financial statements of the City of West Torrens for the year ended 30 June 2018, I have maintained my independence in accordance with the requirements of APES 110 - Code of Ethics for Professional Accountants, Section 290, published by the Accounting Professional and Ethical Standards Board, in accordance with the Local Government Act 1999 and the Local Government (Financial Management) Regulations 2011 made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22 (5) Local Government (Financial Management) Regulations 2011.

A handwritten signature in blue ink, appearing to read 'Andrew Tickle', is written over a faint, light blue grid background.

Andrew Tickle
Director

BDO Audit (SA) Pty Ltd

Adelaide, 9 October 2018

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page 49

17.9 Mendelson Foundation - Financial Statements for the Year Ended 30 June 2018

Brief

This report presents the audited financial statements of the Mendelson Foundation for the year ended 30 June 2018.

RECOMMENDATION

It is recommended to Council that the audited financial statements of the Mendelson Foundation for the year ended 30 June 2018 be received.

Introduction

The audited financial statements of the Mendelson Foundation for the year ended 30 June 2018 are presented for information.

Discussion

The equity of the Mendelson Foundation has increased for the year ended 30 June 2018 by \$115,287 or 8.6 per cent (increased by \$126,038 or 10.4 per cent in 2016/17) as follows:

Income

Dividend Income including Franking Credits	\$61,283
Interest Income	3,203
Market Movement on Investments	105,732
Council Grant	20,000
Total Income	\$190,218

Expenditure

Scholarships	\$48,000
Fund Management Fees	12,246
Member Emoluments	14,685
Total Expenditure	\$74,931
Surplus / (Deficit)	\$115,287

Conclusion

The audited financial statements of the Mendelson Foundation for the year ended 30 June 2018 are presented for information.

Attachments

1. Audited Mendelson Financial Statements for year ended 30 June 2018



CITY OF WEST TORRENS MAX & BETTE MENDELSON FOUNDATION

FINANCIAL STATEMENTS 2017/18 FOR THE 12 MONTHS TO 30TH JUNE

FINANCIAL REPORTS

CITY OF WEST TORRENS MAX AND BETTE MENDELSON FOUNDATION

TABLE OF CONTENTS

Contents	Note	Page
Table of contents		1
Certification of Financial Statements - Mendelson Foundation		2
Statement of Comprehensive Income		3
Statement of Financial Position		4
Summary of Significant Accounting Policies		5
Revenue		6
Expenditure		7
Audit Report		8-9

The Max and Bette Mendelson Foundation is a charitable fund established under a Deed of Charitable Trust, and it is dedicated in perpetuity to the promotion and encouragement of education in conjunction with South Australian universities. Foundation funds were bequeathed to the City of West Torrens as the legal Trustee under the terms of the Trust Deed.

CITY OF WEST TORRENS AS TRUSTEE FOR THE MAX AND BETTE MENDELSON FOUNDATION

ANNUAL FINANCIAL STATEMENTS

For the year ended 30 June 2018


CERTIFICATION OF FINANCIAL STATEMENTS - MENDELSON FOUNDATION

We have been authorized by the Council to certify the financial statements in their final form.

In our opinion:

- The Foundation is not a reporting entity and this special purpose financial report should be prepared in accordance with the accounting policies described in Note 1 to the financial statements;
- The financial statements present fairly of the Foundation's financial position at 30 June 2018 and the results of its operations for the financial year;
- The financial statements accurately reflect the Foundation's accounting and other records.


.....
Terry Joseph Buss PSM
CHIEF EXECUTIVE OFFICER


.....
John Trainer
MAYOR

Date: 10th October 2018

Date: 10th October 2018.

STATEMENT OF COMPREHENSIVE INCOME

CITY OF WEST TORRENS MAX AND BETTE MENDELSON FOUNDATION
INCOME STATEMENT FOR THE YEAR 30 JUNE 2018

	Note	\$ 2018	\$ 2017
REVENUE			
Dividend Income including Franking Credits		61,283	61,632
Interest Income		3,203	4,326
Market Movements		105,732	119,247
Council Grants		20,000	20,000
		<hr/>	<hr/>
Revenue	2	190,218	205,206
		<hr/>	<hr/>
EXPENDITURE			
Scholarships		48,000	48,000
Committee Allowances		14,685	19,357
Trustee Fees		12,246	11,810
		<hr/>	<hr/>
Expenditure	3	74,931	79,167
		<hr/>	<hr/>
NET SURPLUS		115,287	126,038
		<hr/> <hr/>	<hr/> <hr/>

STATEMENT OF FINANCIAL POSITION

CITY OF WEST TORRENS MAX AND BETTE MENDELSON FOUNDATION
AS AT 30 JUNE 2018

	Note	\$ 2018	\$ 2017
CURRENT ASSETS			
Cash		202,649	193,812
Receivables		11,332	8,457
Units in Managed Funds		252,991	235,648
Shares in Listed Companies		987,003	900,772
		<hr/>	<hr/>
Total Current Assets		1,453,975	1,338,689
Non-Current Assets		0	0
		<hr/>	<hr/>
TOTAL ASSETS		1,453,975	1,338,689
Less Liabilities		0	0
		<hr/>	<hr/>
NET ASSETS		1,453,975	1,338,689
		<hr/>	<hr/>
FOUNDATION WEALTH			
Accumulated Surplus		1,453,975	1,338,689
Reserves		0	0
		<hr/>	<hr/>
TOTAL FOUNDATION WEALTH		1,453,975	1,338,689
		<hr/>	<hr/>

NOTES TO THE ACCOUNTS

CITY OF WEST TORRENS MAX AND BETTE MENDELSON FOUNDATION
NOTES TO AND FORMING PART OF THE ACCOUNTS FOR THE 12 MONTHS ENDED 30 JUNE 2018

Note 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Accounting

Unless otherwise specified, these special purpose foundation accounts have been prepared on the basis of the historical cost convention, modified by the revaluation of financial assets for which the fair value basis of accounting has been applied.

Fair value means the amount for which an asset could be exchanged between a knowledgeable buyer or seller in arm's length transactions.

(b) Consolidated Accounts

Mendelson accounts are consolidated with those of the City of West Torrens and should be read in conjunction with those accounts.

(c) Current Assets and Liabilities

Current assets are cash and other forms of assets that are reasonably expected to be paid or satisfied within one year of balance date.

(d) Revenue Recognition

Equity investments are recognized on a fair value basis.

(e) Financial Instruments

Foundation includes in its Statement of Financial Position several financial assets. These assets are recognized at their fair value.

NOTES TO THE ACCOUNTS

CITY OF WEST TORRENS MAX AND BETTE MENDELSON FOUNDATION NOTES TO ACCOUNTS FOR THE 12 MONTHS ENDED 30 JUNE 2018

NOTE 2. REVENUE

Date	Payer	Description	Amount
31/07/2017	Council Grants FY 2017/18	Council Grant	20,000.00
31/07/2017	Dividend Income Received July 2017	Dividend Income	14,373.53
31/07/2017	Interest Income Received July 2017	Interest Income	23.69
31/07/2017	Market Movement July 2017	Market Movement	(8,149.23)
31/08/2017	Dividend Income Received August 2017	Dividend Income	2,622.20
31/08/2017	Interest Income Received August 2017	Interest Income	2,078.18
31/08/2017	Market Movement August 2017	Market Movement	11,311.86
30/09/2017	Dividend Income Received September 2017	Dividend Income	6,666.65
30/09/2017	Interest Income Received September 2017	Interest Income	342.46
30/09/2017	Market Movement September 2017	Market Movement	(1,088.97)
31/10/2017	Dividend Income Received October 2017	Dividend Income	4,337.20
31/10/2017	Interest Income Received October 2017	Interest Income	376.88
31/10/2017	Market Movement October 2017	Market Movement	34,054.67
30/11/2017	Dividend Income Received November 2017	Dividend Income	371.26
30/11/2017	Interest Income Received November 2017	Interest Income	39.60
30/11/2017	Market Movement November 2017	Market Movement	24,504.63
31/12/2017	Dividend Income Received December 2017	Dividend Income	3,538.98
31/12/2017	Interest Income Received December 2017	Interest Income	41.54
31/12/2017	Market Movement December 2017	Market Movement	2,134.20
31/12/2017	FY16/17 - Franking Credit Adjustment	Franking Credits	69.38
31/01/2018	Dividend Income Received January 2018	Dividend Income	2,319.29
31/01/2018	Interest Income Received January 2018	Interest Income	26.78
31/01/2018	Market Movement January 2018	Market Movement	5,120.42
28/02/2018	Dividend Income Received February 2018	Dividend Income	2,733.18
28/02/2018	Interest Income Received February 2018	Interest Income	33.82
28/02/2018	Market Movement February 2018	Market Movement	(3,432.59)
31/03/2018	Dividend Income Received March 2018	Dividend Income	5,388.66
31/03/2018	Interest Income Received March 2018	Interest Income	38.77
31/03/2018	Market Movement March 2018	Market Movement	(38,968.06)
30/04/2018	Dividend Income Received April 2018	Dividend Income	5,532.82
30/04/2018	Interest Income Received April 2018	Interest Income	101.51
30/04/2018	Market Movement April 2018	Market Movement	40,604.60
31/05/2018	Dividend Income Received May 2018	Dividend Income	562.70
31/05/2018	Interest Income Received May 2018	Interest Income	70.15
31/05/2018	Market Movement May 2018	Market Movement	10,180.44
30/06/2018	Dividend Income Received June 2018	Dividend Income	1,737.96
30/06/2018	Interest Income Received June 2018	Interest Income	29.86
30/06/2018	Market Movement June 2018	Market Movement	29,459.87
30/06/2018	Estimated 17/18 Franking Credits	Franking Credits	11,028.83
GRAND TOTAL			190,217.72

NOTES TO THE ACCOUNTS

CITY OF WEST TORRENS MAX AND BETTE MENDELSON FOUNDATION NOTES TO ACCOUNTS FOR THE 12 MONTHS ENDED 30 JUNE 2018

NOTE 3. EXPENDITURE

Date	Payee	Description	Amount
31/07/2017	FMD Financial Pty Ltd	Trustee Fee Jun 17 (exc GST)	1,054.43
31/07/2017	Mendelson Foundation	Scholarships FY2017/18	48,000.00
31/08/2017	FMD Financial Pty Ltd	Trustee Fee Jul 17 (exc GST)	979.29
31/08/2017	CR Haese	Committee Allowance	1,216.00
31/08/2017	CR Hill	Committee	1,216.00
30/09/2017	FMD Financial Pty Ltd	Trustee Fee Aug 17 (exc GST)	983.15
31/10/2017	FMD Financial Pty Ltd	Trustee Fee Sept 17 (exc GST)	1,000.36
31/10/2017	Adelta Legal	Committee Allowance	1,215.75
30/11/2017	CR Haese	Committee Allowance	1,219.00
30/11/2017	CR Hill	Committee Allowance	1,219.00
30/11/2017	FMD Financial Pty Ltd	Trustee Fee Oct 17 (exc GST)	1,005.75
31/12/2017	Adelta Legal	Committee Allowance	1,215.75
31/12/2017	FMD Financial Pty Ltd	Trustee Fee Nov 17 (exc GST)	1,029.56
31/01/2018	FMD Financial Pty Ltd	Trustee Fee Dec 17 (exc GST)	1,044.48
29/02/2018	CR Haese	Committee Allowance	1,238.00
29/02/2018	CR Hill	Committee Allowance	1,238.00
29/02/2018	FMD Financial Pty Ltd	Trustee Fee Jan 18 (exc GST)	1,049.80
31/03/2018	FMD Financial Pty Ltd	Trustee Fee Feb 18 (exc GST)	1,055.94
30/04/2018	FMD Financial Pty Ltd	Trustee Fee Mar 18 (exc GST)	1,043.49
31/05/2018	Adelta Legal	Committee Allowance	1,215.75
31/05/2018	CR Haese	Committee Allowance	1,238.00
31/05/2018	CR Hill	Committee Allowance	1,238.00
31/05/2018	FMD Financial Pty Ltd	Trustee Fee Apr 18 (exc GST)	958.51
30/06/2018	FMD Financial Pty Ltd	Trustee Fee May 18 (exc GST)	1,041.17
30/06/2018	Adelta Legal	Committee Allowance	1,215.75
GRAND TOTAL			74,930.94



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INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEE OF THE CITY OF WEST TORRENS MAX AND BETTE MENDELSON FOUNDATION

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of The City of West Torrens Max and Bette Mendelson Foundation (the Entity), which comprises the statement of financial position as at 30 June 2018, the statement of comprehensive income and notes to the financial report, including a summary of significant accounting policies, and the certification of financial statements.

In our opinion the accompanying financial report presents fairly, in all material respects, the financial position of the Entity as at 30 June 2018 and of its financial performance for the year ended in accordance with the basis of accounting described in note 1 and the financial reporting requirements of the trust deed.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the Financial Report* section of our report. We are independent of the Entity in accordance with ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter - Basis of accounting

We draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist the Entity to meet the requirements of the trust deed. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Responsibilities of management and those charged with governance for the Financial Report

Management is responsible for the preparation and fair presentation of the financial report, and have determined that the basis of preparation described in Note 1 is appropriate to meet the requirements of the trust deed and for such internal control as management determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

BDO (SA) ABN 68 506 530 045 is a member of a national association of independent entities which are all members of BDO Australia Ltd ABN 77 050 110 275, an Australian company limited by guarantee. BDO (SA) and BDO Australia Ltd are members of BDO International Ltd, a UK company limited by guarantee, and form part of the international BDO network of independent member firms. Liability limited by a scheme approved under Professional Standards Legislation, other than for the acts or omissions of financial services licensees.



Auditor's responsibilities for the audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (<http://www.auasb.gov.au/Home.aspx>) at: http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf

This description forms part of our auditor's report.

A handwritten signature in blue ink that reads 'BDO'.

BDO Audit (SA) Pty Ltd

A handwritten signature in blue ink, appearing to read 'Andrew Tickle'.

Andrew Tickle
Director

Adelaide, 17 October 2018

17.10 Budget versus Actual - Year Ended 30 June 2018

Brief

This report reviews the budget for the year ended 30 June 2018 pursuant to the requirements of Regulation 10 of the *Local Government (Financial Management) Regulations 2011*.

RECOMMENDATION

It is recommended to Council that the report on the budget for the year ended 30 June 2018, made pursuant to the requirements of Regulation 10 of the *Local Government (Financial Management) Regulations 2011*, be received.

Introduction

Budget versus actual information for the year ended 30 June 2018 has been reviewed and is presented in this report.

Discussion

The report in **attachment 1** shows the budget versus actual position for 2017/18, with variances comparing actual results to the revised budget (as per the March budget review). **Attachment 2** shows the same data presented in a manner consistent with the model financial statements, pursuant to the requirements of Regulation 10 of the *Local Government (Financial Management) Regulations 2011*.

Key variances include:

Operational Income

- Rates income was \$40,933 above budget (\$62,709 above budget in 2016/17), largely due to a higher than expected level of early rate payments in June 2018.
- Statutory charges were \$39,870 or 1.7 per cent below budget, with parking income lower than expected.
- User charges were below budget by \$93,650, which included lower than expected community centre and hall hire income (\$80,822). Budget review adjustments totalling \$120,000 in 2017/18 over-estimated income receipts, with no allowance made for an end-of-year adjustment of \$41,497.
- Grants, subsidies and contributions were above budget by \$1,002,811, largely because of advance payments of financial assistance grants by the Federal Government (\$991,629) which were received but not budgeted in June 2018.
- Reimbursements and other income was \$144,901 above budget, largely due to higher than expected investment income (\$110,585), influenced by a more favourable cash flow and better than expected Mendelson investment performance.

Operational Expenditure

- Staff and related costs were \$954,663 below budget, having been impacted by an unbudgeted end-of-year adjustment of capitalised expenditure (\$745,900). Costs were otherwise \$208,763 or 0.9 per cent below budget, largely for vacancy reasons.
- Building, equipment and related expenses were \$92,917 above budget, the most significant variances being depreciation (\$164,218 over) and computer associated expenditure (\$50,826 under). A committed amount of \$27,000 was carried forward to 2018/19.
- Community asset costs were above budget by \$1,106,718, all of which is infrastructure depreciation that has been impacted by end-of-year processes, especially asset revaluations.
- General expenses were below budget by \$345,264, largely impacted by an under-spending of professional fees (\$243,442). An amount of \$260,500 was carried forward to the 2018/19 budget, most of which was committed professional fees.
- Council related expenditure was \$153,536 below budget, largely because of an under-spending of donations (\$45,147) and community and partnership grants (\$139,607), although this is offset by over-budget building / planning and Dog and Cat Management Board payments of \$50,934 to the SA Government. An amount of \$26,900 was carried forward to 2018/19.
- Contract and material expenditure was \$1,444,638 above budget, largely the result of end-of-year adjustments totalling \$1,663,877 that involved minor capital works being expensed (fully budgeted as capital expenditure). A favourable variance otherwise of \$223,000 has been transferred to reserves as China sword provisioning.
- Occupancy and property costs were \$69,007 above budget, largely due to higher than expected start-up and rental costs associated with the new depot.
- Expenditure recoveries were \$709,161 above budget, largely due to an end-of-year accounting adjustment involving overhead of \$745,900 being included in capitalised works (refer staff and related costs).

Capital Income

- Capital income was \$3,422,486 under budget because grant money for the Lockley's Oval/Apex Park redevelopment was not received at year end. Its receipt has been re-budgeted in the 2018/19 financial year.

Capital Expenditure

- Computer expenditure was below budget by \$22,372.
- Other plant and equipment expenditure was \$628,568 below budget, most of which has been carried forward to the 2018/19 financial year.
- Land and building costs (excluding asset sales) were below budget by \$20,596,320, mostly property related expenditure involving hub related developments that has been carried forward to 2018/19.

Capital Works Expenditure

Capital works variances were largely timing related and included a number of significant projects such as Lockleys catchment drainage (\$3,258,915), and upgrades of Phillips Street (\$3,512,835), and West Beach Road (\$2,909,963). An amount of \$18,725,917 net of overheads and income not received was carried forward to 2018/19.

Conclusion

Budget information for the year ended 30 June 2018 has been presented and key variance highlight, pursuant to Regulation 10 of the *Local Government (Financial Management) Regulations 2011*.

Attachments

1. **2017/18 Budget v's Actual**
2. **2017/18 Model Financial Statements**

City of West Torrens							
Summary of Budget Changes 2017/18							
Operational Income and Expenditure (\$'000's)							
Adopted Original Budget	Income & Expenditure	Carryover Budget Review	September Budget Review	December Budget Review	March Budget Review	Year End Result	Variance to Original Budget
Income							
55,523	Rates Related	55,523	55,392	55,421	55,425	55,466	(57)
2,293	Statutory Charges	2,293	2,333	2,338	2,312	2,272	(21)
1,242	User Charges	1,242	1,400	1,436	1,451	1,357	114
3,615	Grants Subsidies & Contributions	3,652	3,476	3,491	3,805	4,808	1,193
1,093	Reimbursements & Other Income	1,093	931	1,029	1,155	1,300	208
63,766	Total Income	63,804	63,533	63,714	64,148	65,204	1,437
Expenditure							
22,988	Staff & Related Costs	23,058	22,848	22,594	22,438	21,483	(1,505)
4,768	Buildings, Furniture, Plant & Equipment	4,768	4,811	4,795	4,774	4,866	99
8,315	Community Asset Costs	8,315	8,315	8,315	8,315	9,422	1,107
4,115	General Expenses	4,501	4,753	4,961	4,909	4,564	449
151	Bank & Finance Charges	151	151	154	146	142	(9)
3,469	Council Related Expenditure	3,592	3,776	3,893	3,792	3,639	170
8,355	Contract & Material Expenditure	8,355	8,555	8,663	8,836	10,281	1,925
1,670	Occupancy & Property Costs	1,670	2,340	2,353	2,365	2,434	764
(85)	Expenditure Recovered	(85)	(91)	(98)	(163)	(594)	(509)
53,746	Total Expenditure	54,325	55,458	55,631	55,411	56,236	2,490
10,020	Operating Surplus/Deficit	9,478	8,074	8,084	8,737	8,968	(1,053)

City of West Torrens Summary of Budget Changes 2017/18 Capital Income and Expenditure (\$'000's)									
Adopted Original Budget	Capital Expenditure & Sales	Carryover Budget Review	September Budget Review	December Budget Review	March Budget Review	Year End Result	Variance to Original Budget		
97	Motor Vehicles	97	97	139	142	137	40		
255	Computer Equipment	255	155	155	166	144	(111)		
1,049	Other Plant & Equipment	1,412	1,412	1,434	1,434	806	(243)		
7,930	Land & Buildings	18,240	34,066	34,066	34,281	13,685	5,755		
323	Library Resources	323	323	301	301	300	(23)		
9,654	Total Expenditure	20,326	36,053	36,096	36,325	15,071	5,418		
Adopted Original Budget	Capital Income	Carryover Budget Review	September Budget Review	December Budget Review	March Budget Review	Year End Result	Variance to Original Budget		
3,625	Grants & Subsidies - Capital	3,718	6,241	4,918	4,918	1,495	(2,130)		
3,625	Total Income	3,718	6,241	4,918	4,918	1,495	(2,130)		
Adopted Original Budget	Capital Works Expenditure	Carryover Budget Review	September Budget Review	December Budget Review	March Budget Review	Year End Result	Variance to Original Budget		
2,556	Stormwater & Drainage	4,547	4,562	4,627	4,627	1,013	(1,543)		
4,387	Recreation & Culture	6,307	4,830	4,830	4,852	2,450	(1,937)		
11,919	Transport & Communication	18,129	26,359	24,948	25,180	10,702	(1,217)		
18,862	Total Expenditure	28,983	35,751	34,405	34,659	14,164	(4,697)		

City of West Torrens

Statement of Comprehensive Income for the year ended 30 June 2018

\$ '000	Notes	2018	2017
Income			
Rates Revenues	2a	55,466	53,634
Statutory Charges	2b	2,272	2,368
User Charges	2c	1,277	1,126
Grants, Subsidies and Contributions	2g	5,131	5,353
Investment Income	2d	629	744
Reimbursements	2e	320	274
Other Income	2f	355	1,057
Total Income		65,450	64,556
Expenses			
Employee Costs	3a	21,482	21,054
Materials, Contracts & Other Expenses	3b	22,237	20,329
Depreciation, Amortisation & Impairment	3c	12,515	12,022
Total Expenses		56,234	53,405
Operating Surplus / (Deficit)		9,216	11,151
Asset Disposal & Fair Value Adjustments	4	11	(52)
Amounts Received Specifically for New or Upgraded Assets	2g	1,247	1,368
Physical Resources Received Free of Charge	2i	-	578
Net Surplus / (Deficit) ¹		10,474	13,045
Other Comprehensive Income			
<i>Amounts which will not be reclassified subsequently to operating result</i>			
Changes in Revaluation Surplus - I,PP&E	9a	8,709	52,986
Total Other Comprehensive Income		8,709	52,986
Total Comprehensive Income		19,183	66,031

¹ Transferred to Statement of Changes in Equity

The above statement should be read in conjunction with the accompanying Notes and Significant Accounting Policies.

City of West Torrens

Statement of Financial Position
as at 30 June 2018

\$ '000	Notes	2018	2017
ASSETS			
Current Assets			
Cash and Cash Equivalents	5a	17,718	20,707
Trade & Other Receivables	5b	2,107	2,241
Other Financial Assets	5c	1,240	1,137
Inventories	5d	25	11
Total Current Assets		21,090	24,096
Non-Current Assets			
Infrastructure, Property, Plant & Equipment	7a	689,601	670,561
Other Non-Current Assets	6a	8,741	3,720
Total Non-Current Assets		698,342	674,281
TOTAL ASSETS		719,432	698,377
LIABILITIES			
Current Liabilities			
Trade & Other Payables	8a	4,566	2,967
Provisions	8c	4,144	3,847
Total Current Liabilities		8,710	6,814
Non-Current Liabilities			
Provisions	8c	191	215
Total Non-Current Liabilities		191	215
TOTAL LIABILITIES		8,901	7,029
Net Assets		710,531	691,348
EQUITY			
Accumulated Surplus		76,322	68,297
Asset Revaluation Reserves	9a	594,020	585,311
Other Reserves	9b	40,189	37,740
Total Council Equity		710,531	691,348

The above statement should be read in conjunction with the accompanying Notes and Significant Accounting Policies.

City of West Torrens

Statement of Changes in Equity for the year ended 30 June 2018

		Accumulated	Asset	Other	Total
\$ '000	Notes	Surplus	Revaluation	Reserves	Equity
2018					
Balance at the end of previous reporting period		68,297	585,311	37,740	691,348
a. Net Surplus / (Deficit) for Year		10,474	-	-	10,474
b. Other Comprehensive Income					
- Gain (Loss) on Revaluation of I,PP&E	7a	-	8,709	-	8,709
Other Comprehensive Income		-	8,709	-	8,709
Total Comprehensive Income		10,474	8,709	-	19,183
c. Transfers between Reserves		(2,449)	-	2,449	-
Balance at the end of period		76,322	594,020	40,189	710,531
2017					
Balance at the end of previous reporting period		57,693	532,344	35,280	625,317
a. Net Surplus / (Deficit) for Year		13,045	-	-	13,045
b. Other Comprehensive Income					
- Gain (Loss) on Revaluation of I,PP&E	7a	-	52,986	-	52,986
- Transfer to Accumulated Surplus on Sale of I,PP&E	9a	19	(19)	-	-
Other Comprehensive Income		19	52,967	-	52,986
Total Comprehensive Income		13,064	52,967	-	66,031
c. Transfers between Reserves		(2,460)	-	2,460	-
Balance at the end of period		68,297	585,311	37,740	691,348

The above statement should be read in conjunction with the accompanying Notes and Significant Accounting Policies.

City of West Torrens

Statement of Cash Flows for the year ended 30 June 2018

\$ '000	Notes	2018	2017
Cash Flows from Operating Activities			
<u>Receipts</u>			
Rates Receipts		55,488	53,543
Statutory Charges		2,329	2,427
User Charges		1,379	1,154
Grants, Subsidies and Contributions (operating purpose)		5,141	5,490
Investment Receipts		523	633
Reimbursements		338	288
Other Receipts		4,920	5,237
<u>Payments</u>			
Payments to Employees		(21,410)	(21,119)
Payments for Materials, Contracts & Other Expenses		(25,105)	(26,563)
Net Cash provided by (or used in) Operating Activities	11b	23,603	21,090
Cash Flows from Investing Activities			
<u>Receipts</u>			
Amounts Received Specifically for New/Upgraded Assets		1,247	1,368
Sale of Replaced Assets		504	724
Sale of Surplus Assets		-	1
Distributions Received from Equity Accounted Council Businesses		-	41
<u>Payments</u>			
Expenditure on Renewal/Replacement of Assets		(19,482)	(13,296)
Expenditure on New/Upgraded Assets		(8,878)	(8,221)
Net Purchase of Investment Securities		3	(32)
Net Cash provided by (or used in) Investing Activities		(26,606)	(19,415)
Cash Flows from Financing Activities			
<u>Receipts</u>			
Proceeds from Bonds & Deposits		14	10
<u>Payments</u>			
Nil			
Net Cash provided by (or used in) Financing Activities		14	10
Net Increase (Decrease) in Cash Held		(2,989)	1,685
plus: Cash & Cash Equivalents at beginning of period	11	20,707	19,022
Cash & Cash Equivalents at end of period	11	17,718	20,707
Additional Information:			
plus: Investments on hand - end of year	5c	1,240	1,137
Total Cash, Cash Equivalents & Investments		18,958	21,844

The above statement should be read in conjunction with the accompanying Notes and Significant Accounting Policies.

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Financial Indicators

	Amounts	Indicator	Prior Periods	
\$ '000	2018	2018	2017	2016

These Financial Indicators have been calculated in accordance with *Information paper 9 - Local Government Financial Indicators* prepared as part of the LGA Financial Sustainability Program for the Local Government Association of South Australia.

1. Operating Surplus Ratio

Operating Surplus	9,216	14%	17%	6%
Total Operating Income	65,450			

This ratio expresses the operating surplus as a percentage of total operating revenue.

2. Net Financial Liabilities Ratio

Net Financial Liabilities	(12,164)	(19%)	(26%)	(23%)
Total Operating Income	65,450			

Net Financial Liabilities are defined as total liabilities less financial assets (excluding equity accounted investments in Council businesses). These are expressed as a percentage of total operating revenue.

Adjustments to Ratios

In recent years the Federal Government has made advance payments prior to 30th June from future year allocations of financial assistance grants, as explained in Note 1. These Adjusted Ratios correct for the resulting distortion in key ratios for each year and provide a more accurate basis for comparison.

Adjusted Operating Surplus Ratio	14%	17%	6%
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3. Asset Sustainability Ratio

Net Asset Renewals	18,978	152%	105%	104%
Infrastructure & Asset Management Plan required expenditure	12,515			

Net asset renewals expenditure is defined as net capital expenditure on the renewal and replacement of existing assets, and excludes new capital expenditure on the acquisition of additional assets.

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Financial Indicators - Graphs (continued)

<p>1. Operating Surplus Ratio</p> <table><tr><th>Year</th><th>Ratio %</th></tr><tr><td>2016</td><td>6%</td></tr><tr><td>2017</td><td>17%</td></tr><tr><td>2018</td><td>14%</td></tr></table>	Year	Ratio %	2016	6%	2017	17%	2018	14%	<p>Purpose of Operating Surplus Ratio</p> <p>This indicator is to determine the percentage the operating revenue varies from operating expenditure</p>	<p>Commentary on 2017/18 Result</p> <p>2017/18 Ratio 14%</p> <p>The reduction in surplus ratio in 2017/18 is reflective of the reduced local government rebate reimbursement and Financial Assistance Grant being paid in advance in 2017/18.</p>
Year	Ratio %									
2016	6%									
2017	17%									
2018	14%									
<p>2. Net Financial Liabilities Ratio</p> <table><tr><th>Year</th><th>Ratio %</th></tr><tr><td>2016</td><td>-23%</td></tr><tr><td>2017</td><td>-26%</td></tr><tr><td>2018</td><td>-19%</td></tr></table>	Year	Ratio %	2016	-23%	2017	-26%	2018	-19%	<p>Purpose of Net Financial Liabilities Ratio</p> <p>This indicator shows the significance of the net amount owed to others, compared to operating revenue</p>	<p>Commentary on 2017/18 Result</p> <p>2017/18 Ratio -19%</p> <p>The payout of all loans in 2015/16 has resulted in a strong financial position.</p>
Year	Ratio %									
2016	-23%									
2017	-26%									
2018	-19%									
<p>Adjusted Operating Surplus Ratio</p> <table><tr><th>Year</th><th>Ratio %</th></tr><tr><td>2016</td><td>6%</td></tr><tr><td>2017</td><td>17%</td></tr><tr><td>2018</td><td>14%</td></tr></table>	Year	Ratio %	2016	6%	2017	17%	2018	14%	<p>Purpose of Adjusted Operating Surplus Ratio</p> <p>This indicator is to determine the percentage the operating revenue (adjusted for timing differences in the Financial Assistance Grant) varies from operating expenditure</p>	<p>Commentary on 2017/18 Result</p> <p>2017/18 Ratio 14%</p> <p>The adjusted operating surplus ratio reflects the real ratio, after removal of the advance payment of the 2018/19 Financial Assistance Grant paid in June 2018.</p>
Year	Ratio %									
2016	6%									
2017	17%									
2018	14%									
<p>3. Asset Sustainability Ratio</p> <table><tr><th>Year</th><th>Ratio %</th></tr><tr><td>2016</td><td>104%</td></tr><tr><td>2017</td><td>105%</td></tr><tr><td>2018</td><td>152%</td></tr></table>	Year	Ratio %	2016	104%	2017	105%	2018	152%	<p>Purpose of Asset Sustainability Ratio</p> <p>This indicator aims to determine if assets are being renewed and replaced in an optimal way</p>	<p>Commentary on 2017/18 Result</p> <p>2017/18 Ratio 152%</p> <p>Council continues to meet its annual obligations for the renewal of assets consistent with the Asset Management Plans. 2017/18 ratio has increased dramatically with the depot relocation.</p>
Year	Ratio %									
2016	104%									
2017	105%									
2018	152%									

City of West Torrens

Notes to and forming part of the Financial Statements for the year ended 30 June 2018

Uniform Presentation of Finances

\$ '000	2018	2017
<p>The following is a high level summary of both operating and capital investment activities of the Council prepared on a simplified Uniform Presentation Framework basis.</p> <p>All Councils in South Australia have agreed to summarise annual budgets and long-term financial plans on the same basis.</p> <p>The arrangements ensure that all Councils provide a common 'core' of financial information, which enables meaningful comparisons of each Council's finances.</p>		
Income	65,450	64,556
less Expenses	(56,234)	(53,405)
Operating Surplus / (Deficit)	9,216	11,151
Net Outlays on Existing Assets		
Capital Expenditure on Renewal and Replacement of Existing Assets	(19,482)	(13,296)
<i>add back</i> Depreciation, Amortisation and Impairment	12,515	12,022
<i>add back</i> Proceeds from Sale of Replaced Assets	504	724
Subtotal	(6,463)	(550)
Net Outlays on New and Upgraded Assets		
Capital Expenditure on New and Upgraded Assets (including Investment Property & Real Estate Developments)	(8,878)	(8,221)
<i>add back</i> Amounts Received Specifically for New and Upgraded Assets	1,247	1,368
<i>add back</i> Proceeds from Sale of Surplus Assets (including Investment Property & and Real Estate Developments)	-	1
Subtotal	(7,631)	(6,852)
Net Lending / (Borrowing) for Financial Year	(4,878)	3,749

18 LOCAL GOVERNMENT BUSINESS

18.1 Local Government Circulars

Brief

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

RECOMMENDATION

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

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 41, 42 and 43.

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 41, 42 and 43



Local Government Association of South Australia

41.3 Green Industries SA Infrastructure Grants

Green Industries SA (GISA) has grants available for Recycling Infrastructure, and councils are invited to apply. Applications must be lodged by 5pm, 2 November 2018.

41.4 Local Government Act – District Court jurisdiction transferred to SACAT

On 4 October 2018, the jurisdiction of the District Court in relation to a number of matters under the Local Government Act 1999 transferred to the South Australian Civil and Administrative Tribunal (SACAT).

41.5 Review of Australian Road Rules by National Transport Commission

The National Transport Commission is currently reviewing the Australian Road Rules. If councils have identified any issues with the Rules, they are encouraged to provide input to DPTI before Friday 19 October 2018.

41.6 Release of Terms of Reference for the Aged Care Royal Commission

The Federal Government has announced its terms of reference for the Royal Commission into Aged Care Quality and Safety.

41.7 Dog and Cat Management Board seeking council feedback on the DACO system

The Dog and Cat Management Board have prepared a Consultation Paper to help assess the Dog and Cats Online system (DACO). Councils are encouraged to respond.

41.8 Road reinstatement working group

To help develop an agreed road reinstatement policy with essential service providers, the LGA seeks expressions of interest from council staff interested in forming a working group. This Circular provides further information.

41.9 Move it Aus – Better Ageing Grant Program

The Australian Sports Commission has released a grant program that aims to increase levels of physical activity of Australians aged 65+, particularly those less active, to improve their overall health and wellbeing. Councils are invited to consider making an application.

41.10 LG Professionals, SA - Strategic Management Program commencing 6 March 2019

Registrations are now open for our Strategic Management Program (previously Professional Leaders Program), developed in partnership with the University of South Australia and local government experts. Commencing 6 March 2019 participants will build high-level leadership and management skills within a local government context, and learn the technical skills required to manage business functions, enhancing innovation, strategic thinking, business acumen and operational excellence over three months.

41.11 LG Professionals, SA - Women's Network Conference 'Reaching Your Full Potential'

Due to popular demand we have increased capacity at this years' Women's Network Conference 'Reaching your full potential'. Secure a place to what promises to be an amazing day out of the office!

41.12 LG Professionals, SA - Short Programs

Our range of Short Programs are an effective, efficient and affordable way to develop new skills to enhance your local government career.



Local Government Association of South Australia

41.13 Last chance to register - 2018 LGA Conference and AGM

Online registrations for the 2018 LGA Conference and AGM close next Thursday 18 October. Further information can be found in this Circular.

41.14 Elected Member Learning and Development Program

On 27th September 2018 the LGA's Education and Training Service launched its 'Elected Member Leadership Development Program'.

42.1 Salary Packaging / Benefits Program for Local Government

Through an LGA Procurement preferred supplier arrangement, all South Australia councils and their subsidiaries are able to access a dedicated Maxxia Relationship Manager to provide staff with salary packaging options for certain non-cash benefits as part of their remuneration package.

42.2 2018 Council Members' Guide now available

The LGA has released a new Council Members' Guide . It can be downloaded from the LGA members website.

42.3 Remembrance Day: centenary of the armistice

Are you hosting a community event? Do you wish to co-brand and use the Armistice logo?

43.1 Elected Member Mandatory Training - bookings filling fast

The 'Elected Member Leadership Development Program' was launched in September 2018 (Circular 40.1 and 41.14). Included in this program are the four modules that constitute South Australia's elected member mandatory training requirements. The LGA's Education and Training Service (E&T) is pleased to advise that the fee schedule for 'per person', 'in-house and 'hub' sessions are now available. Further details can be found in this circular.

43.2 Smart Cities Project Officer appointment

From the City of Adelaide Alfredo Veron has been appointed Smart Cities Project Officer. Councils will be aware that the LGA SA called for an expression of interest, Circular 32 (9 August 2018), for one of your officers responsible for smart cities to be nominated as a secondee for the position of Smart Cities Project Officer. This position is funded by the MLGG and he will work across the nineteen metropolitan councils.

43.3 Local Health Network Board positions available

The State Government is implementing reforms to the governance of our public health system. Local Health Network (LHN) Governing Boards are being established and SA Health are currently seeking five to seven members for each of these boards.



Local Government Association of South Australia

43.4 Local Government (Fixed Charges) Amendment Bill 2018 and Valuation of Land (Separate Valuations) Amendment Bill 2018

On 17 October 2018, the Hon John Darley MLC introduced two amendments Bills into the Legislative Council. Council feedback on the proposed amendments is sought by 16 November 2018.

43.5 Consultation on Murray-Darling Basin water efficiency initiative

Community meetings will be held throughout the Murray-Darling Basin to discuss the Australian Government's new water efficiency initiative, the Murray-Darling Basin Water Infrastructure Program. This Circular contains further information.

43.6 Supported Residential Facilities and the role of local government

The LGA is seeking feedback from members on the role of local government in administering the Supported Residential Facilities Act 1992 and associated Regulations.

43.7 Native vegetation interim guidelines

Following changes to the Native Vegetation Regulations in 2017, the Native Vegetation Council (NVC) has released Interim Guidelines under section 25 of the Native Vegetation Act 1991. The guidelines aim to improve the management of roadside native vegetation in accordance with Native Vegetation Regulation 11(23).

43.8 GISA "Women in Waste" Leadership Award – nominations sought

Women working in South Australia's waste management sector are encouraged to nominate for the 2018 "Women in Waste" Leadership Award. Nominations for the award close on Monday, 19 November 2018.

43.9 LG Professionals, SA – Conversations that Matter Short Program & Failing by design

There are two courses listed in this circular and they will cover these content areas: Learn useful skills and strategies to lead conversation that build relationships and improve performance and the second one is Learn how failure will help you and your council be successful and sustainable in an increasingly complex environment.

43.10 Better Together Showcase – designing public services in a digital age

The State Government's Better Together Showcase will be held on Wednesday 7 November 2018 at the Adelaide Convention Centre. This event will showcase examples of innovative, best practice engagement to share new ideas and ways of working in an age of digital disruption.

19 MEMBER'S BOOKSHELF

- City of West Torrens Audit Completion Report - Year ended 30 June 2017
- Dog and Cat Management Board Annual Report 2017-18
- Murray Darling Association October 2018 presentation on 'Managing the wetlands along the SA River Murray'

RECOMMENDATION

That the additions to Members' bookshelf be noted.

20 CORRESPONDENCE

20.1 Adelaide and Mount Lofty Ranges Natural Resources Management Board Minutes

Correspondence has been received from the Adelaide and Mount Lofty Ranges Natural Resources Management Board regarding minutes of the Board meeting held on Thursday 23 August 2018 (**Attachment 1**).

20.2 Treaty on the Prohibition of Nuclear Weapons

Correspondence has been received from the International Campaign to Abolish Nuclear Weapons, seeking support of the Treaty on the Prohibition of Nuclear Weapons (**Attachment 2**).

20.3 Adelaide Metro Murray Darling Association Minutes

Correspondence has been received from the Murray Darling Association, regarding the minutes of the meeting held on Thursday 25 October 2018 (**Attachment 3**). A hard copy of the presentation will be available in the Elected Members Lounge.

20.4 Container deposit scheme and funding to improve recycling

Correspondence has been received from the Minister for Environment and Water, David Speirs MP, acknowledging Council's letters dated 5 July 2018 and 9 July 2018 regarding Council's resolution to Ministers in relation to the container deposit scheme and funding to improve recycling (**Attachment 4**).

RECOMMENDATION

That the correspondence be received.

Attachments

- 20.1 Adelaide and Mount Lofty Ranges Natural Resources Management Board Minutes**
- 20.2 Treaty on the Prohibition of Nuclear Weapons**
- 20.3 Adelaide Metro Murray Darling Association Minutes**
- 20.4 Container deposit scheme and funding to improve recycling**

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

MINUTES OF MEETING NO 144

**held from 10.30am to 11.45 am
on Thursday 23 August 2018
at the Office for Natural Resources AMLR,
205 Greenhill Road, Eastwood**



**Government
of South Australia**

Adelaide and
Mount Lofty Ranges
Natural Resources
Management Board

PRESENT: Chair: Felicity-ann Lewis

Members: Alexandra Kentish
Alison Cusack
Rachael Siddall
Rob Lewis
Russell Johnstone
Trudi Meakins
James Crocker

APOLOGIES: Allan Sumner
Vicki-Jo Russell
Julia Grant
Peter Pfennig
Daniel Casement

IN ATTENDANCE: Brenton Grear, Regional Director
Judy Borlase, Executive Officer
Katharine Ward, Manager Water Projects
Lisien Loan, Manager Parks & Sustainable Landscapes
Louisa Halliday, Manager Planning & Evaluation
Marguerite Swart, Manager Business Support
Roisin McAlary, Manager Financial Services
Observer: Lissa Arcoverde, Manager Planning AMLR

230818-144-1.0 MEETING PROCEDURE

230818-144-1.1 Welcome

The Chair opened the meeting, acknowledging that the land meet on today is the traditional lands for the Kurna people and the Board respects their spiritual relationship with their Country. The Board also acknowledged the Kurna people as the traditional custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today. She welcomed all attendees to the meeting.

230818-144-1.2 Apologies

Apologies have been received from Vicki-Jo Russell, Allan Sumner, Peter Pfennig, Daniel Casement and Julia Grant.

230818-144-1.3 Declarations of Interest

There were no additional declarations of interest declared.

230818-144-1.4 Consent Schedule

*The Board **confirmed** the items within the consent schedule be adopted.*

CARRIED

230818-144-1.5 Minutes of Previous Meeting

*The Board **confirmed** the minutes of meeting number 143 held on 26 July 2018 as a true and accurate record.*

CARRIED

230818-144-1.6 Matters Arising from Previous Meetings

*The Board **noted** the matters arising.*

CARRIED

230818-144-1.7 Resolution Register

*The Board **noted** the resolution register.*

CARRIED

230818-144-2.0 BOARD MATTERS**230818-144-2.1 Securing Low Flows – Project delivery in 2018-19 and the donation of low flow assets to landholders**

The Board welcomed Paul Wainwright, Project Manager Securing Low Flows to the meeting. The Board acknowledged their earlier discussion that as part of the initial trial at Carrickalinga, landholders would receive the assets, and that they must maintain as operational devices. Approval was sought and received to donate the said devices to the relevant landholders.

The Board discussed options for funding future works within the region's catchments.

The Board:

2.1.1 **approved** the proposal to 'transfer ownership' of low flow devices to participants in the Carrickalinga low flow pilot project 2016-18 and proposed participants in the Inman River catchment low flow project during 2018-19.

2.1.2 **noted** that a 'lessons learnt' document is being prepared and will be supplied that summarises the learnings from the Carrickalinga low flows trial. This will inform future implementation of low flows work in other catchments.

2.1.3 **supported** the proposal to expand the low flows project into the Inman River catchment during 2018-19 subject to relevant decisions arising from the ministerial options paper on securing low flows. The Board will continue to apply a funding model which involves the Board funding the capital cost of low flow devices and participating landholders agreeing to undertake the operations and maintenance of the device.

2.1.4 **noted** that the Minister has asked the Department for Environment and Water to prepare an options paper which makes recommendations which are intended to provide additional flexibility for landholders who participate in programs to secure low flows.

CARRIED

230818-144-2.2 AMLR Regional Surface Water Monitoring Program – data utilisations

The Board noted the data utilisation advice with discussion occurring on additional sites and learnings from the data collection.

The Board:

2.2.1 **noted** the Data Utilisation report for the Adelaide and Mount Lofty Ranges Surface Water Monitoring Network

CARRIED

230818-144-2.3 Instrument of Authorisation

The Board noted and approved the instrument of authorisation for the usage of the Board's common seal, with an amendment to the instrument ensuring reporting back to the Board on usage of its seal.

The Board:

2.3.1 **authorised** the Presiding Member or a voting Board member to sign the Instrument of Authorisation for the authority to affix the Common Seal for the Adelaide and Mount Lofty Ranges NRM Board.

CARRIED

230818-144-2.4 Fire Weather in the Mount Lofty Ranges: Identifying trends to inform planning decisions

The Board welcomed Senior NRM Policy Officer Eilidh Wilson to the meeting for the discussion on the fire weather report.

The Board discussed the report and provided some suggested minor editorial amendments before the report is published onto its website.

The Board:

2.4.1 **noted** the key findings and recommendations of the report; and

2.4.2 **endorsed** release of the report via the Board's website.

CARRIED

230818-144-3.0 FINANCE

230818-144-3.1 Draft annual financial statements 2017-18

The Manager Business Support provided a verbal overview to the Board on the draft annual financial statements as signed by the Board's Presiding Member, Regional Director and Department for Environment and Water's Chief Finance Officer prior to submission to the Auditor-General on 13 August 2018. It was noted that a full audit will be undertaken with the results due back in October 2018 (approximately).

The Board:

3.1.1 **noted** the draft un-audited Financial Statements for the year ending 30 June 2018 that have been endorsed by the Audit, Finance and Risk Committee on 7 August 2018 and are subject to minor adjustments; and

3.1.2 **noted** that prior to seeking the Board's final approval in November, the Audit, Finance and Risk Committee will review and endorse the final version of the Financial Statements post audit completion.

CARRIED

230818-144-3.2 Finance Report

The Board noted the finance report with some discussion occurring.

The Board:

3.2.1 **accepted** the financial reports for the period ending 30 June 2018.

CARRIED

230818-144-4.0 REGIONAL REPORTING

230818-144-4.1 2017-18 Report

The Board:

4.1.1 **noted** the region's report for 2017-18.

CARRIED

230818-144-4.2 NRM Plan Project Status Report 2017-18

The Board:

4.2.1 **noted** the NRM Plan Project Status report for year ending 30 June 2018.

CARRIED

230818-144-5.0 PAPERS TO NOTE**230818-144-5.1 Register of Interests****230818-144-5.2 Common Seal Usage****230818-144-5.3 Letter to Minister Speirs re July 2018 board meeting**

*The Board **notes** information papers 5.1, 5.2, 5.3.*

CARRIED

230818-144-6.0 OTHER BUSINESS

There was no additional business noted.

230818-144-7.0 MEETING CLOSED

There being no further business, the Chair declared the meeting closed at 11.45 am.

The next meeting of the Adelaide and Mount Lofty Ranges Natural Resources Management Board will be held on Thursday 27 September 2018 at Office for Natural Resources AMLR, 205 Greenhill Road, Eastwood.

Felicity-ann Lewis
Presiding Member



Date: 27 / 9 / 2018



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www.icanw.org/au
ABN: 96 291 421 937

17 October 2018

Councillors
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033



Dear Councillors,

On behalf of the International Campaign to Abolish Nuclear Weapons (ICAN), the Nobel Peace Laureate for 2017, I am pleased to invite City of West Torrens to endorse the ICAN Cities Appeal in support of the Treaty on the Prohibition of Nuclear Weapons. This landmark global agreement was adopted at the United Nations last July with the support of 122 governments.

We are reaching out to councils across Australia to seek their help in building support for this treaty, as nuclear weapons pose an unacceptable threat to people in cities and towns everywhere. We believe that everyone has a right to live in a world free from this threat, and only by working together will we succeed in bringing the era of nuclear weapons to an end.

The Red Cross and United Nations have long warned that nuclear weapons threaten the very survival of humanity, and no meaningful humanitarian response would be possible in the event of a nuclear attack. Our only option is to prevent the use of nuclear weapons by eliminating them completely.

No matter where in the world we live, we are not immune from the effects of nuclear war. Radiation transcends national boundaries. It is dispersed far and wide, contaminating the environment and causing illness across generations. The use of multiple nuclear weapons against cities would severely disrupt the Earth's climate, causing widespread agricultural collapse.

We hope that City of West Torrens agrees that urgent action is needed to address this threat and will join other cities and towns across Australia in endorsing the enclosed ICAN Cities Appeal. We are pleased that the City of Melbourne, where our global campaign began, was the first council to endorse the Appeal.

We look forward to hearing from you.

Yours Sincerely,

Tim Wright
Treaty Coordinator



NOBEL
PEACE
PRIZE
2017

ICAN CITIES APPEAL

A global call from cities and towns in support of the UN Treaty on the Prohibition of Nuclear Weapons

About the Appeal

Nuclear weapons pose an unacceptable threat to people everywhere. This is why, on 7 July 2017, 122 nations voted to adopt the Treaty on the Prohibition of Nuclear Weapons. All national governments are now invited to sign and ratify this crucial global agreement, which prohibits the use, production and stockpiling of nuclear weapons and lays the foundations for their total elimination. Cities and towns can help build support for the treaty by endorsing the ICAN Cities Appeal.

Text of the Appeal

"Our city/town is deeply concerned about the grave threat that nuclear weapons pose to communities throughout the world. We firmly believe that our residents have the right to live in a world free from this threat. Any use of nuclear weapons, whether deliberate or accidental, would have catastrophic, far-reaching and long-lasting consequences for people and the environment. Therefore, we warmly welcome the adoption of the Treaty on the Prohibition of Nuclear Weapons by the United Nations in 2017, and we call on our national government to sign and ratify it without delay."

How to endorse the Appeal

The mayor or administrator of the local government should send an email to info@icanw.org indicating that the city/town has agreed to endorse the ICAN Cities Appeal. This appeal is for local governments of cities/towns in nations that have not yet ratified the Treaty on the Prohibition of Nuclear Weapons.

Suggestions for further action

1. **Write to the national government:** Inform the foreign minister or other relevant official that your city/town has endorsed the ICAN Cities Appeal.
2. **Inform the media:** Issue a press release announcing that your city/town has joined the call for the national government to sign and ratify the UN Treaty on the Prohibition of Nuclear Weapons.
3. **Inform your residents:** Distribute information or hold a public exhibition about the threat of nuclear weapons and global efforts to eliminate this threat.
4. **Divest public funds:** Take steps to ensure that funds administered by your city/town are not invested in companies that produce nuclear weapons. See www.dontbankonthebomb.com.

THE NUCLEAR WEAPON BAN TREATY





Murray Darling Association Inc.

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

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

3rd Floor, 553 Kiewa Street
P.O. Box 359
Albury, NSW 2640

Minutes of Meeting No. 107 of Adelaide Metro Region (7) On Thursday 25th Oct 2018 at the City of Tea Tree Gully Civic Centre, 571, Montague Rd, Modbury

1. ATTENDANCE

1.1 Present

Cr Lynda Yates	Secretary, Holdfast Bay Council
Cr David Shetliffe	Region 7 Chair, Walkerville Council
Mayor Simon Brewer	Campbelltown Council
Darren Willis (Speaker)	Team Leader, Floodplains and Wetlands, Natural Resources SA, Dept of Environment and Water
Chris Steer	Community Engagement, NRSA, DEW
Thornton Harfield (Speaker)	Director, Assets and Environment, Tea Tree Gully Council
Cr Robin Coleman	Tea Tree Gully Council
Shane Broadbent	Coordinator Engineering Works, Charles Sturt Council
Cr Andrew Tilley	Mitcham Council
Cr Denis Davey	Playford Council
Pauline Frost	Life Member
Gary Goland	
Frank Verrall	

1.2 Apologies

Peter Tsokas	CEO, Unley Council
Mark Dowd	CEO, Onkaparinga Council
Adrian Skull	CEO, Marion Council
Mayor Kevin Knight	Tea Tree Gully Council
Mayor Lorraine Rosenberg	Onkaparinga Council
Cr Peter Hughes, Acting Mayor	Unley Council
Cr Karen Hockley	Mitcham Council
Cr John Kennedy	Campbelltown Council
Cr Garth Palmer	West Torrens Council
Cr Arthur Mangos	West Torrens Council
Cr Kristina Barnett	Prospect Council
Cr Peter Jamieson	Pt Adelaide Enfield Council
Stephen Smith	LGA
Ray Najar	

2. WELCOME

2.1 Cr David Shetliffe welcomed those attending.

2.2 Cr Robin Coleman thanked David for the marvelous job he has done as Chair and welcomed MDA attendees to Tea Tree Gully.

3. DECLARATION OF INTERESTS None

4. MINUTES OF THE PREVIOUS MEETING

The 106th meeting of the region was held on 23/08/18 at Playford Council.

Motion: That the minutes of the last Adelaide Metro meeting be accepted.
Moved Cr Denis Davey, Seconded Cr Andrew Tilley – Carried

5. PRESENTATIONS

5.1 Murray Darling Basin: Managing Wetlands in a Complex Environment – Darren Willis

The first presentation is provided as an email attachment.

5.2 City of Tea Tree Gully: Street Sweeping and Stormwater Management – Thornton Harfield

Thornton gave a brief outline of how TTG has improved the productivity of street sweeping and stormwater management. Street sweeping is important as it is the first line of defense in reducing pollution of the rain that ends up as stormwater. Originally streets were systematically swept according to an overall plan but that resulted in some areas being over-serviced and others under-serviced. Now staff are provided with data and take responsibility for planning where they will sweep. This has resulted in significant savings for Council and an overall better appearance of TTG's streets.

6 REPORTS

6.1 Report from Region Chair

Motion: That the Chair's report be noted.
Moved Pauline Frost, Seconded Gary Goland - Carried

7 GENERAL BUSINESS

7.1 Annual Conference and AGM

David said the conference had very good speakers and was worthwhile. The Slido app was used to improve audience participation and worked very successfully for asking questions and for getting information. The next conference will be in Toowoomba.

Motion: That the AGM report be noted.
Moved Cr Denis Davey, Seconded Pauline Frost - Carried

7.2 Adelaide Metro AGM

It was decided to ask Emma Bradbury to contact our region's councils to check whether MDA delegates will all be chosen in time for a provisional AGM date of Dec 13th and to hold this meeting at the LGA Adelaide office if possible.

Cr Andrew Tilley is interested in being the new Chair, but we must wait to see if he is re-elected. The Chair's council must also be ready to support him in this role. He will have a seat on the MDA Board. Meetings are mostly held via Zero, a Skype-like app, but there are 2 face-to-face meetings a year, although one of those is held at the Conference, so there is only one meeting to travel to. The Chair may also require other assistance from his Council.

7.3 Other Business

None

8. SCHEDULE OF MEETINGS FOR 2019

4th Thursday in the month – 28 February, 23 May, 22 August, 28 November are provisional dates.

9. CLOSE 9.30pm

Secretary Lynda Yates lyates@holdfast.sa.gov.au ; Mob 0417 484 717

*The Murray Darling Association acknowledges and thanks
Tea Tree Gully Council for arranging and hosting this meeting of Region 7.*



**Government
of South Australia**

Office of the Minister for
Environment and Water

81-95 Waymouth Street
Adelaide SA 5000
GPO Box 1047
Adelaide SA 5001

Tel 08 8463 5680
minister.speirs@sa.gov.au

18EW0001653

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

Dear Mr Buss

Terry,

Thank you for your letters dated 5 July 2018 and 9 July 2018 regarding council's resolution to Ministers in relation to the container deposit scheme and funding to improve recycling.

It is important that South Australia's container deposit scheme be reviewed periodically to ensure it remains effective and to identify opportunities for improvements. I have therefore requested that the Environment Protection Authority (EPA) commence preliminary work to review the legislation in light of this and the introduction of other container deposit schemes around Australia.

As you may be aware, the container deposit scheme in South Australia began in 1977 in order to reduce the amount of beverage containers found in the litter stream. Over time it has been extended to cover other frequently littered containers, which are generally beverages purchased to be consumed away from home.

Certain containers are not currently included in the refund scheme as they are not usually found in the litter stream. Most of these beverages are consumed at home or at licensed premises and are generally recovered by kerbside recycling. However, I recognise that container deposit schemes are now seen as an important mechanism for increasing resource recovery as well as reducing litter and this issue will be discussed with stakeholders further as part of the review.

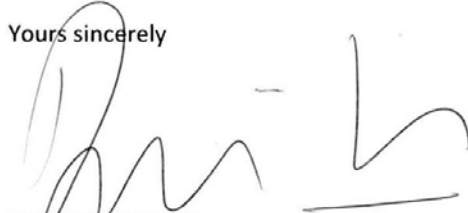
I recognise that the amount of the refund is critical to ensuring the ongoing success of the scheme. I am advised that in 2008 the refund amount was increased to ten cents per item after return rates had fallen below 70 per cent. After the increase in the refund amount the return rates increased to 80 per cent. The amount of the refund, and whether it should be increased, will also be discussed further with stakeholders as part of the review.



Regarding the state government's \$12.4 million support package that I announced earlier this year, this support package will assist in addressing the impacts felt from China's import restrictions in a long-term manner by helping reduce the reliance of South Australia's waste and recycling sector on overseas markets into the future.

Thank you for taking the time to write to me about this issues. I trust this information is of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Speirs', with a stylized flourish at the end.

DAVID SPEIRS MP
Minister for Environment and Water

Date: 24/10/2018

21 CONFIDENTIAL

Nil

22 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	Urban Services Division Reports.....	2
11.1	Declaration of portion of Elm Avenue, Mile End as Public Road	2
11.2	New Depot Facility - Morphett Rd, North Plympton	8
11.3	Urban Services Activities Report	10
12	Meeting Close	29

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

Committee Members are required to:

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

5 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the meeting of the Urban Services Committee held on 2 October 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 Declaration of portion of Elm Avenue, Mile End as Public Road

Brief

This report provides information on the formal process to declare a portion of Elm Avenue, Mile End from a private road to a public road.

RECOMMENDATION

The Committee recommends to Council that pursuant to section 210 of the *Local Government Act 1999*, Council declares the portion of the road known as Elm Avenue in the area of Mile End, Hundred of Adelaide as defined as "8 Elm Avenue" on (Approved - but not Deposited) Filed Plan F253782 to be public road.

Introduction

In March 2016, Council received correspondence from the Director of a company (Tetzlin Pty Ltd) regarding the legal status of land over which Elm Avenue Mile End extends.

Further investigation revealed that only a portion of Elm Avenue is declared as public road with two portions of the street being on separate land titles recorded as within private ownership (**Attachment 1**).

An initial report was presented to Council on 6 September 2016 and the following was resolved:

"Action be undertaken to resume the parcels of private land laid out as Elm Avenue in Mile End to convert the whole of the road to public road."

Initially, it was proposed to deal with both portions of land under the *Roads (Opening & Closing) Act 1991*. However, given the differing complexity of these matters, it was determined to process the larger portion of land (subject of this report) under provisions of the *Local Government Act 1999*.

As the section of land is a private road, it was thought preferable to declare it as public road pursuant to section 210 of the *Local Government Act 1999*.

Accordingly, at its meeting held on 3 July 2018, Council considered a report to convert sections of Elm Avenue, Mile End from private road to public road and resolved the following:

1. *The process be commenced to convert private sections of Elm Avenue, Mile End to a public road.*
2. *The required public notification be undertaken under Section 210 of the Local Government Act 1999 to declare the portion of the road known as Elm Avenue in the area of Mile End, Hundred of Adelaide as defined as "8 Elm Avenue" in draft Filed Plan F253782 to be public road.*
3. *A further report be presented to the Urban Services Committee following the public notice period to provide an update of this project.*

Discussion

Section 210 of the *Local Government Act 1999* (the Act) enables Council to convert a private road to a public road if the owner of the road requests or consents to the declaration or where reasonable enquiries have failed to find the owner. At least three (3) months before making a declaration under the Act, Council must give public notice of the proposed declaration.

As such, a declaration of Council's intention to declare the land as public road is initially required with the placement of a public notice in the Advertiser and the Government Gazette to notify and identify any person who may have an interest in the land. After three (3) months, and following review of any written submissions, Council may then proceed to declare the land as public road.

A public notice was published in the Government Gazette on 26 July 2018 (**Attachment 2**), giving notice of its intention to declare the private road as defined as "8 Elm Avenue" on (Approved - but not Deposited) Filed Plan F253782. (**Attachment 3**).

The three (3) month notice required under the Act has passed and there have not been any submissions received by Council regarding the proposal. No owner of the land or a trustee, beneficiary or executor of the land is known. As a result, there is no hindrance or encumbrance to Council declaring the land as Public Road.

Subsequent to Council's approval and adoption of its Minutes, the declaration must be published in the Government Gazette. It is on the date of that publication that the road vests with Council as public road.

A copy of the declaration must then be provided to the Registrar-General so that the relevant Certificates of Title can be amended accordingly and new Certificates of Title issued.

Conclusion

As no current owner is known and no person has claimed an interest over the land known as Elm Avenue in the area of Mile End, Hundred of Adelaide as defined as "8 Elm Avenue" on (Approved - but not Deposited) Filed Plan F253782, Council may proceed with the process to declare the private road as defined as "8 Elm Avenue" on (Approved - but not Deposited) Filed Plan F253782 as public road in accordance with Section 210 of the *Local Government Act 1999*.

Attachments

1. Elm Avenue, Mile End
2. Government Gazette, 26 July 2018
3. Filed Plan 253782 (Approved - but not Deposited)



2018

THE SOUTH AUSTRALIAN GOVERNMENT GAZETTE

1

CITY OF WEST TORRENS
DECLARATION AS PUBLIC ROAD
Notice of Intention

Notice is hereby given pursuant to Section 210 of the Local Government Act 1999 that Council proposes to declare the following land to be Public Road:-

Private Road described as 8(Elm Ave) in (Approved but not Deposited) Filed Plan 253782 in the area named Mile End, Hundred of Adelaide, being portion of Allotment 51 Deposited Plan 28474 and known as Elm Avenue, Mile End.

Dated: 26 July 2018

TERRY BUSS, PSM
Chief Executive Officer

WITH SURVEYOR

PURPOSE:	DECLARATION OF PUBLIC ROAD AND REDESIGNATION OF PARCELS	AREA NAME:	MILE END	APPROVED:	 F253782 SHEET 1 OF 2 62871_text_01_v01_Version_1
MAP REF:	6628/41/L	COUNCIL:	CITY OF WEST TORRENS	FILED:	
LAST PLAN:		DEVELOPMENT NO:			

AGENT DETAILS:	FYFE PTY LTD LEVEL 1, 124 SOUTH TERRACE ADELAIDE SA 5000 PH: 82019600 FAX:	SURVEYORS CERTIFICATION:
AGENT CODE:	ALRF	
REFERENCE:	66373-1-FC1-R1	

SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5536	240		ALLOTMENT(S)	51	D	28474 ADELAIDE		
OTHER TITLES AFFECTED:									

EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF			CREATION
EXISTING	7	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	B					
EXISTING	8(ELM AVE)	SERVICE	EASEMENT(S)	C	FOR WATER SUPPLY PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION			223LG RPA
EXISTING		SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	A		7.8(ELM AVE)			

ANNOTATIONS:	NO OCCUPATION EXISTS ON SURVEYED SUBJECT LAND BOUNDARIES UNLESS SHOWN OTHERWISE SECTION 90E OF THE REAL PROPERTY ACT 1886 APPLIES TO THIS PLAN
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11.2 New Depot Facility - Morphett Rd, North Plympton

Brief

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

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

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

"The Administration provide an update report to each meeting of the Urban Services Committee on the progress and actions required to relocate staff to the new North Plympton Public Works Depot including timelines and general financial information on how the project is tracking against the approved budget".

This report details the progress and actions taken by the Administration since the previous report presented to the Committee at its meeting held on 2 October 2018.

Discussion

The following is a summary of the current status of the relocation of staff from the current depot site on Marion Road to the new depot site at Morphett Road, North Plympton:

- The current building works underway include the following:
 - The continued fitout of the mechanical, welding and workshop areas;
 - Team workshop facilities, including Stores area;
 - The fitout for the new tenancy for "bay 5"
 - Preliminary works for the tenancy area - Tenancy 7 (i.e. 'rear shed in the depot').
- The Administration continues to finalise an expression of interest (EOI) document from the draft feasibility study report for the installation of solar/battery solutions at the new depot. The EOI will be seeking various options from interested parties and will be publicly advertised (www.tender.sa.gov.au) in early 2019.

The Administration will provide a further report with recommendations back to Council/Committee at the conclusion of the EOI. Additional budget funding may be required to implement these new initiatives (and others) and will need to be considered in any future budget deliberations/reviews.

- Ongoing compliance testing and maintenance has continued in all areas of the site, including electrical/fire compliance, air conditioning, pest control, building and gardening maintenance etc.

Financial

The current status of project budget vs expenditure to 31 September 2018 is as follows:

Original Project Budget Allocate	Expenditure (Approx.)
\$1,000,000	\$398,900

Funds expended in September 2018 relate to the purchase of building materials and equipment.

It is anticipated that the majority of the remaining budgeted funds will be committed prior to the end of the calendar year.

Timeframes for Relocation

The relocation of remaining staff (i.e. mechanical/fabrication workshops and store areas) is expected to occur once the fitout of these areas has been completed. The fitout of these areas has commenced and it is anticipated that the majority of 'fitout elements' works will be completed prior to the end of the calendar year.

Site Leasing

The Administration has continued to focus time and resources over the last month on the leasing of surplus space and the associated works required to ensure that the development of the leasable areas is appropriate and meets the necessary statutory obligations.

The contract has now being executed with the new lease for the tenancy in "Bay 5" with 3RT commencing relocation in early November.

The depot site continues to remain listed (advertised) by the agent. Further information is available from the following website, Real Commercial:

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

Interest to lease the facility remains strong with a number of parties inspecting the available areas (both office and workshop) to lease.

Marion Road Depot

The Administration continues to progress with the identified actions from the confidential Council report dated 19 June 2018 for the divestment of Council property. The identified actions are progressively being finalised. An updated report will be provided to Council/Committee in early 2019 regarding the progress and results of the actions taken.

Conclusion

The Administration will continue to provide an updated report to each meeting of the Urban Services Committee on the progress and actions required to relocate staff to the new depot site at Morphet Road.

Attachments

Nil

11.3 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

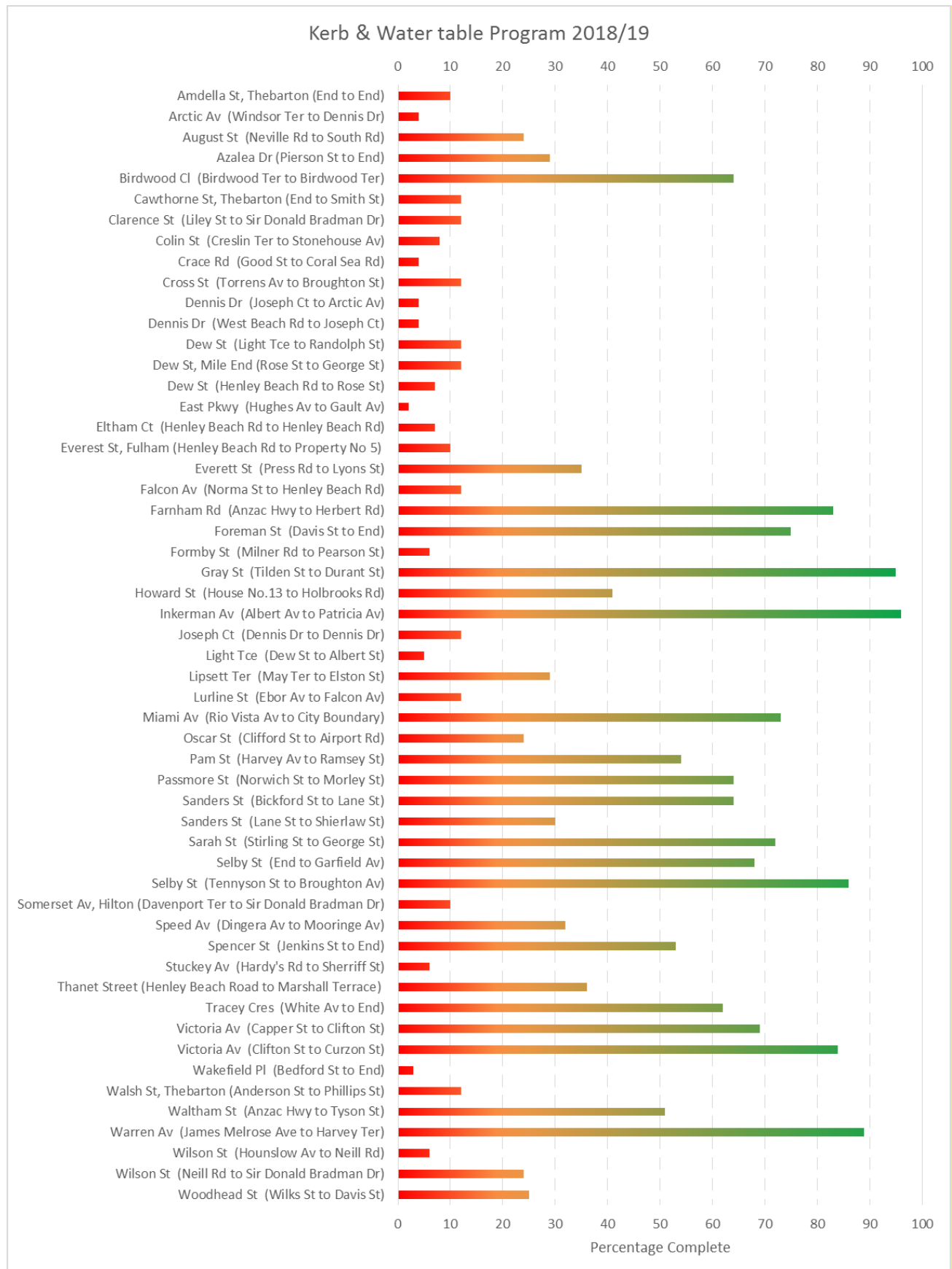
This report details the key activities of the City Assets, City Development, City Operations and City Property Departments.

Special Project Work	
New Drainage System - Lockleys Catchment Henley Beach Road Crossings - Stage 5B Clyde Ave, Arcoona Ave, Franciscan Ave, Noble Ave, Torrens Ave, Kent Terrace and Elba Ave.	Construction works have commenced and are rescheduled to be completed by March 2019.
Rutland Avenue, Lockleys secondary drainage upgrade	Detailed design has commenced for the upgrade of the surface stormwater drainage including the upgrade of rubber road humps to block paving plateaus.
Dew Street and Maria Street, Thebarton, Stormwater Drainage Upgrade	All works are complete and have achieved practical completion.
Brown Hill and Keswick Creek Maintenance	Administration are working with the design consultants for the project to formalise the final design report for these works.
Brown Hill Creek Bridge Replacements	Design investigations and concept development for Daly Street, Kurralta Park and Beare Ave, Netley are progressing.
Shannon Avenue, Glenelg North, Stormwater Pump Station - Upgrade	The procurement for this project is underway with tender closing in mid-November. It is expected site works will not commence until early 2019 (due to long lead times with stormwater componentry and negotiations with the relevant state department for a minor encroachment into the Sturt Creek Channel Reserve - by Shannon Ave, Glenelg North).
Westside Bikeway, (Pedestrian Path Lighting Project)	Design works are continuing for the 2018/2019 staged program of works - along the Bikeway at Long St, Birdwood Tce and Osborn Tce, Plympton. Staged site works are expected to commence later this calendar year.

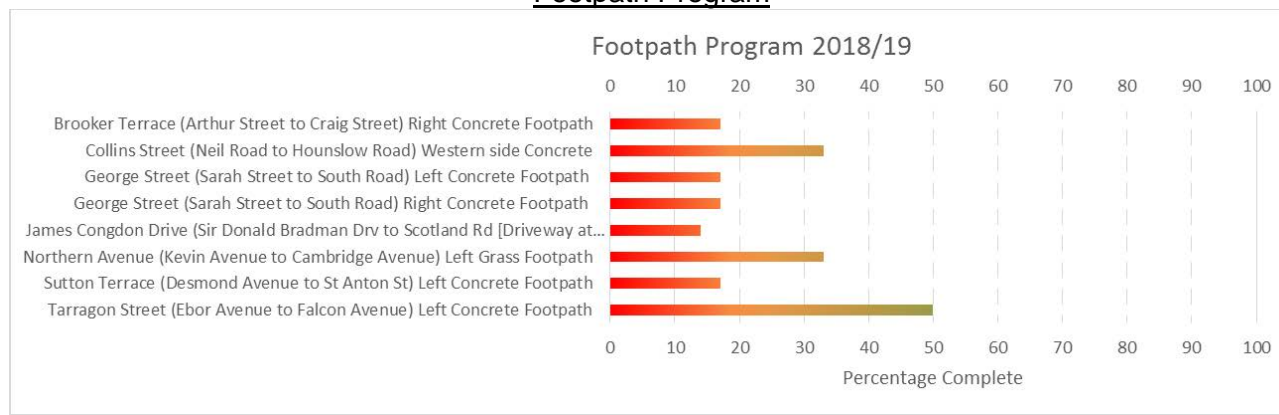
River Torrens Bank Repair Works - SA Water	SA Water contractors are continuing with major works on the first of three sites and have been undertaking advanced ground condition investigations for the other two sites.
Admella Street, Thebarton (George street to Chapel St)	Detail design and documentation is continuing.

Capital Works

Road Reconstruction Works	<p>The following is an update on road reconstruction occurring in our City:</p> <p>The following road reconstruction projects have been completed:</p> <ul style="list-style-type: none"> – West Thebarton Road, Thebarton – Aldridge Tce, Marleston (Richmond Rd to Lucknow St) – St Andrews Crescent, Novar Gardens – Saratoga Dve, Novar Gardens (Pine Ave to Sheoak Ave) <p>The following road reconstruction projects are currently underway:</p> <ul style="list-style-type: none"> – Phillips Street, Thebarton – West Beach Road, West Beach <p>Roads reconstruction works for the following roads are currently being tendered and construction works are expected to start in November 2018:</p> <ul style="list-style-type: none"> – McArthur Av, Plympton (Urrbrae Ter to Glenburnie Ter) – Delray St, Fulham (Gault Av to Crispian St) – Stephens Av, Torrensville (End to Ashley St) – Broughton Av, Kurralta Park (Tennyson to Beauchamp St) – Ashwin Pd, Torrensville (City Boundary to East St) <p>Design and documentation is currently underway for the following roads:</p> <ul style="list-style-type: none"> – Wilford Av, Underdale (Sherriff St to Hardy's Rd) – Durant St, Plympton (Gray St to James St) – Mackirdy St, Fulham (Henley Beach Rd to Samuel St) – Norman St, Underdale (Sherriff St to Holbrooks Rd) – Sherriff St, Underdale (Norman St to Henley Beach Rd) – Ashley St, Underdale (Sheriff St to Holbrooks Rd) – Mortimer Street, Kurralta Park (Daly St to Gray St) – Norma St - 6985 (South Rd to Falcon Av) – School Lane - 8985 (Taylors Lane to Rose St)
Road Reseal / Rejuvenation Program 2018/19	<p>The asphalt reseal contract has been awarded and works are scheduled to commence late November 2018.</p> <p>Administration are currently shortlisting the contractor for the road rejuvenation program.</p>

Capital Works (*continued*)Kerb & Water table Program

Footpath Program



Capital Works (*continued*)

Playground Upgrade 2018/2019

The following is an update on the current outstanding program of works:

- Memorial Gardens, Hilton:
Site works are continuing for the construction of the new playground and nature play space. The project is scheduled to be completed in early December 2018.

Arrangements have been made for the area to be suitability prepared for the commemoration of the Centenary of Armistice to be held in the Memorial Gardens on 11 November 2018. The worksite fence will be retracted as far as possible and specially designed memorial fence mesh will be used to screen the area. General beautification of the site will take place within the limitations of the irrigation available and worksite restrictions.

The following list is the 2018/2019 replacement program for playgrounds at:

- Montreal Avenue Reserve, Novar Gardens;
- Cromer Street Reserve, Camden Park;
- Mellor Park Reserve, Lockleys;
- Apex Park Reserve, West Beach (additional equipment/expansion).

Reserve Irrigation Upgrades, 2018/2019

The following is an update on the current outstanding program of works:

- Westside Bikeway, Richmond/Plympton (this project is an ongoing/staged program that is further funded into 2018/2019) - Works are continuing on site.

The following list is the 2018/2019 upgrade irrigation program for reserves at:

- Westside Bikeway, Marlestone / Plympton, (staged project, selected areas within the linear park);
- Lockleys Oval and surrounds, Lockleys;
- Cromer Street Reserve, Camden Park;
- Stirling Street Reserve, Thebarton.

Traffic Projects and Parking Management	
Torrensvile/Thebarton LATM	Detailed design is underway for Ashley Street (between Holbrooks Road and Hayward Avenue), which includes the removal of the "bus only" control, located west of West Street and the removal of the roundabout at Ashley Street and Sherriff Street.
Novar Gardens/Camden Park LATM	Consultation packages have been printed by selected contractor Newstyle Print and posted to all residents and ratepayers in Novar Gardens and Camden Park.
Richmond/Mile End LATM	Traffic data currently being analysed and also commenced developing initial resident consultation material scheduled for distribution in late January 2019.
Marleston/Keswick/Kurralt a Park/North Plympton/Ashford	<p>Full data collection has commenced including parking surveys and analysis.</p> <p>Key traffic count locations have been identified for further analysis.</p>
School Supplementary Signs - Drop off/ Pick up	<p>The proposed sign has been endorsed by the Road Safety Group and the Administration are currently awaiting fabrication of the sign. A total of 8 signs have been ordered.</p> <p>Initial rollout scope has been expanded to include Richmond Primary, Immanuel Primary, Plympton International School and St John the Baptist Primary School.</p> <p>Contact has been made with the schools and further discussions for installing the signs will be organised once the signs are received in late November 2018.</p>
Parking Review	<p>New Parking Zones:</p> <ul style="list-style-type: none"> Fisher Place, Mile End - Consultation complete. No Stopping zone to be installed on southern side. Residents to be notified in early November 2018. Farnham and Chatham Road, Keswick - Consultation complete. Decision for 2P on east side of both streets was endorsed by Council. Residents have been notified. Construction to be completed. Turner Street, Cowandilla - Consultation closed. Results to be reviewed. Lucas Street, Richmond - Consultation closed. Results to be reviewed. Tennyson and Beauchamp Street, Kurralta Park - Parking survey has been completed. High occupancy on Tennyson and minimal on Beauchamp Street. Further consultation to be undertaken on Tennyson between Beauchamp Street and South Road after the Elections caretaker period. Syme Street, Ashford - To investigate possibility of marked parking bays.

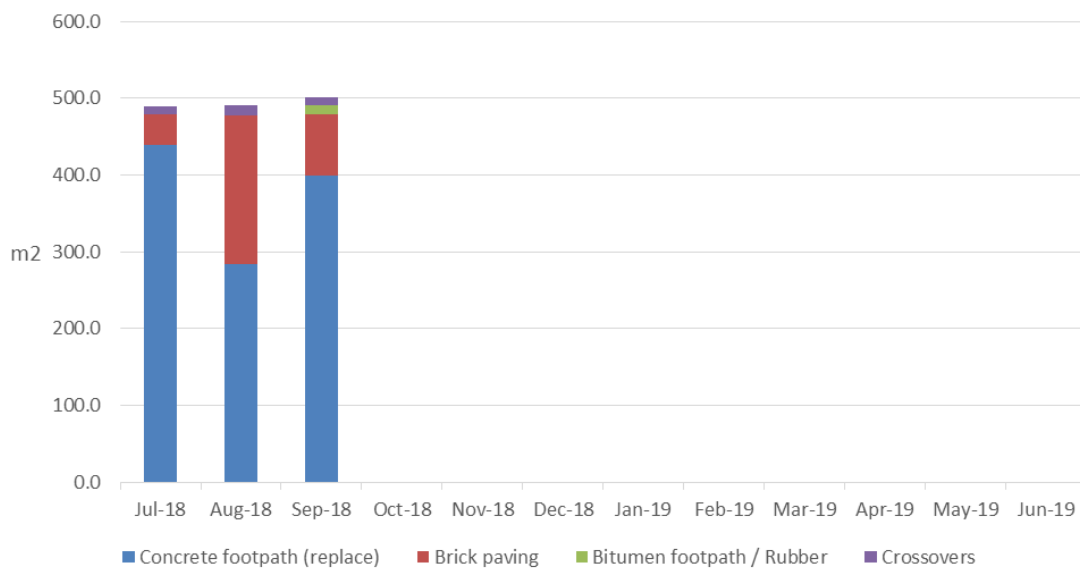
	<p>Traffic Requests:</p> <ul style="list-style-type: none"> Frank Street and Airport Road, Brooklyn Park - Consultation closed. Due to predominantly negative feedback, Council is working with the DPTI for a revised solution. Traffic counts requested for (1) Laverack Road, North Plympton, (2) Light Terrace, Thebarton, (3) Kinkaid Avenue, North Plympton, (4) Gardner Street, Plympton, (5) Douglas Street, Lockleys, (6) Ritchie Terrace, Marleston, (7) Allen Avenue, Brooklyn Park, (8) Long Street, Plympton, (9) Chippendale Avenue, Fulham and (10) Glengyle Tce, Plympton to investigate traffic issues. Birdwood Tce has had new advisory signage installed in relation to traffic concerns near Weigall Oval. Directional parking signs will be installed to encourage use of the designated off-street parking area. Should traffic issues persist, parking controls will be considered. <p>VMS Board:</p> <ul style="list-style-type: none"> VMS Board has been moved to Glengyle Tce 																																												
Bus Stop Upgrades	<p>Bus Stop Upgrade Program 2018/19</p> <table border="1"> <thead> <tr> <th>Bus Stop</th> <th>Percentage Complete</th> </tr> </thead> <tbody> <tr><td>Stop 3A Everard Av - South side</td><td>10</td></tr> <tr><td>Stop 3A Everard Av - North side</td><td>10</td></tr> <tr><td>Stop 3 Everard Av - South side</td><td>10</td></tr> <tr><td>Stop 11A Marion Rd - East side</td><td>10</td></tr> <tr><td>Stop 11 Marion Rd - East side</td><td>10</td></tr> <tr><td>Stop 10A Marion Rd - East side</td><td>100</td></tr> <tr><td>Stop 10 Marion Rd - West side</td><td>100</td></tr> <tr><td>Stop 9A Marion Rd - West side</td><td>100</td></tr> <tr><td>Stop 9 Marion Rd - West side</td><td>100</td></tr> <tr><td>Stop 8I Marion Rd - East side</td><td>100</td></tr> <tr><td>Stop 8G Marion Rd - East side</td><td>100</td></tr> <tr><td>Stop 8A Marion Rd - East side</td><td>100</td></tr> <tr><td>Stop 8A Marion Rd - West side</td><td>100</td></tr> <tr><td>Stop 10A Garden Tce - North side</td><td>100</td></tr> <tr><td>Stop 10 Garden Tce - North side</td><td>100</td></tr> <tr><td>Stop 4 George St - North side</td><td>10</td></tr> <tr><td>Stop 3 George St - North side</td><td>100</td></tr> <tr><td>Stop 12 Ashley St - North side</td><td>100</td></tr> <tr><td>Stop 11 Ashley St - North side</td><td>100</td></tr> <tr><td>Stop 13 Holbrooks Rd - East side</td><td>10</td></tr> <tr><td>Stop 10 Holbrooks Rd - West side</td><td>10</td></tr> </tbody> </table> <p>Percentage Complete</p>	Bus Stop	Percentage Complete	Stop 3A Everard Av - South side	10	Stop 3A Everard Av - North side	10	Stop 3 Everard Av - South side	10	Stop 11A Marion Rd - East side	10	Stop 11 Marion Rd - East side	10	Stop 10A Marion Rd - East side	100	Stop 10 Marion Rd - West side	100	Stop 9A Marion Rd - West side	100	Stop 9 Marion Rd - West side	100	Stop 8I Marion Rd - East side	100	Stop 8G Marion Rd - East side	100	Stop 8A Marion Rd - East side	100	Stop 8A Marion Rd - West side	100	Stop 10A Garden Tce - North side	100	Stop 10 Garden Tce - North side	100	Stop 4 George St - North side	10	Stop 3 George St - North side	100	Stop 12 Ashley St - North side	100	Stop 11 Ashley St - North side	100	Stop 13 Holbrooks Rd - East side	10	Stop 10 Holbrooks Rd - West side	10
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Blackspot project - Albert Street/George Street	<p>Council has been notified that the proposed threshold treatment for the Albert Street/George Street intersection has been successful for funding approval by DPTI under the 2018/19 Blackspot Program.</p> <p>The Administration are currently developing a concept for stakeholder consultation. Council needs to review the stormwater system for the site.</p>																																												
Mock Crash Demonstration	<p>Mock Crash was delivered successfully on the 25 October 2018 in collaboration with Emergency Services.</p>																																												
Everard Avenue: Timed Bike Lanes	<p>Initial assessment has been made undertaken to determine the impacts of changing the bike lanes on Everard Avenue for use during peak hours (only). Projected to have a potential increase in on-street parking availability, however there may be significant impacts on bicycle network connectivity and may lead to other traffic issues given Everard Avenue is classified as a major collector as part of the local road network.</p>																																												

Property and Facilities	
Weigall Oval Masterplan and Facility Development	<p>The remaining Stage 1 works for the Weigall Oval development have been finalised with the re-opening of the tennis courts and the installation of the basketball backboards for public use.</p> <p>The Administration has continued to work with the appointed consultants to progress the Stages 2 and 3 documentation ready for the procurement process to commence. It is anticipated that these aspect of works will soon be complete and the procurement process for the project will commence in early 2019.</p> <p>The development application and approval process of this stage of the project are continuing.</p>
Lockleys Oval Masterplan and Facility Development	<p>Site works have commenced for the Lockleys Oval development with the demolition of the nominated buildings, with the exception of the Lockleys Football Clubroom building. The football clubrooms is to be retained until the new clubroom building can be occupied.</p> <p>Adjacent residential properties have been letterboxed advising of the imminent commencement of building (demolition) works and the anticipated project timeframe.</p> <p>Clubs affected by the upgrade continue to be updated of progress and timeframes.</p> <p>The Minister and Council Administration have agreed on the terms for a site licence for that parcel of land that will be occupied by the new shared clubroom building, (which necessarily encroaches onto Crown land).</p> <p>It is anticipated that the staged upgrade to Lockleys Oval will be completed by mid / third quarter 2019.</p>
Apex Park Masterplan and Facility Development	<p>Site works are continuing for the construction of the new building, horse arena and associate facilities within the reserve.</p> <p>It is anticipated that the upgrade to the reserve will be completed by mid 2019.</p>
Camden Oval Masterplan and Facility Development	<p>At the time of preparation of this report, it is expected the site works to deliver the installation of the senior synthetic soccer pitch have been finalised. It is also anticipated that the upgrade to soccer (senior) pitch floodlighting will also be completed in early November 2018.</p> <p>The site works for the building and construction projects for the new football clubrooms and soccer change rooms continues to progress, with the concrete footings completed by early November 2018.</p> <p>It is anticipated that the building and construction projects will be completed in the second quarter of 2019.</p>

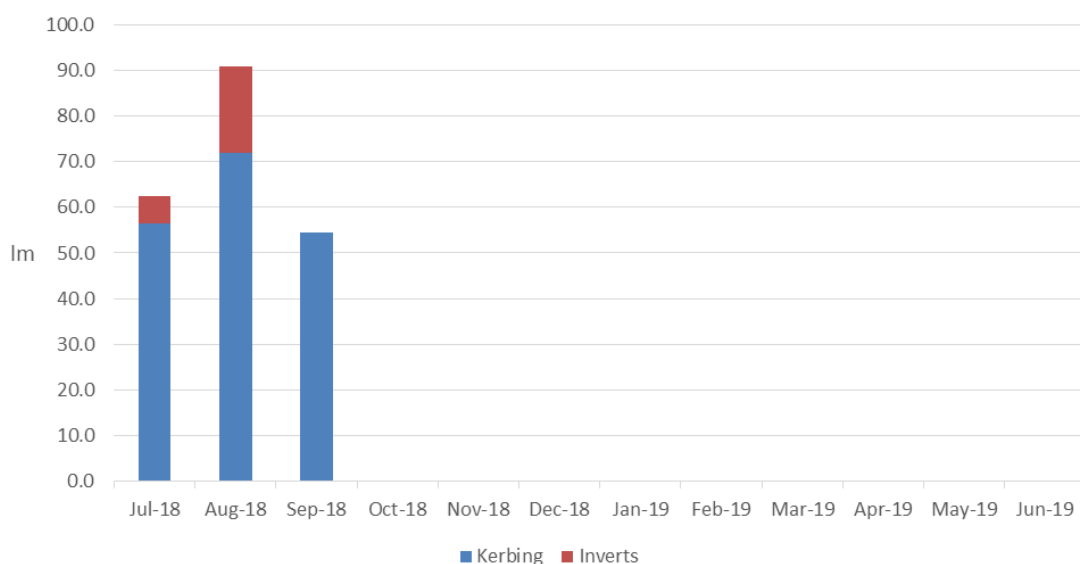
Cummins House	<p>An onsite meeting was held with representatives from DPTI and Council Administration in early October 2018 to commence the process to return the Cummins House to the State Government at the end of December 2018.</p> <p>The Administration has also met with representatives from the Cummins Society and continues to inform, and wherever possible assist, them with regard to transitional and final arrangements.</p>
Torrensville Bowling Club	<p>Site works for the new synthetic bowling green and covered structure, as well as works to replace/upgrade the clubroom building roof structure are continuing.</p> <p>The synthetic bowling green project is expected to be completed by mid 2019.</p>
Hilton RSL - potential relocation	<p>At its meeting held 25 September 2018, the Community Facilities Committee resolved that the Administration further investigate two options for the relocation of the Hilton RSL Sub-branch to 173 Sir Donald Bradman Drive.</p> <p>Members of the Hilton RSL Committee, consultants and the Administration have met to progress the scoping of these options.</p> <p>It is envisaged that concept plans and high level costings for the two options will be presented to Council/Committee early in 2019.</p>
Peake Gardens Riverside Tennis Club	<p>The public consultation period for the proposed long term lease to the Club has now closed. No comments or submissions were received.</p> <p>The lease documentation has been provided to the Club for execution by the Club officials.</p>
Badminton SA, WA Satterley Hall Lockleys Oval	<p>Public consultation for the proposed long term lease of this facility commenced on 17 October and will close on 14 November 2018.</p>

City Operations

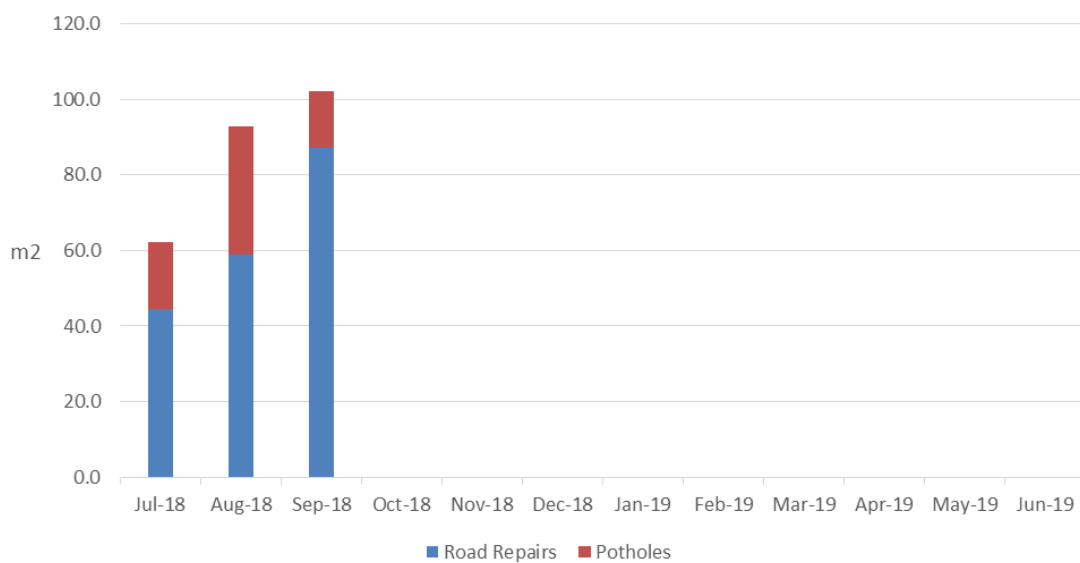
Footpath Reinstatement



Kerb & Waterable / Invert Reinstatement

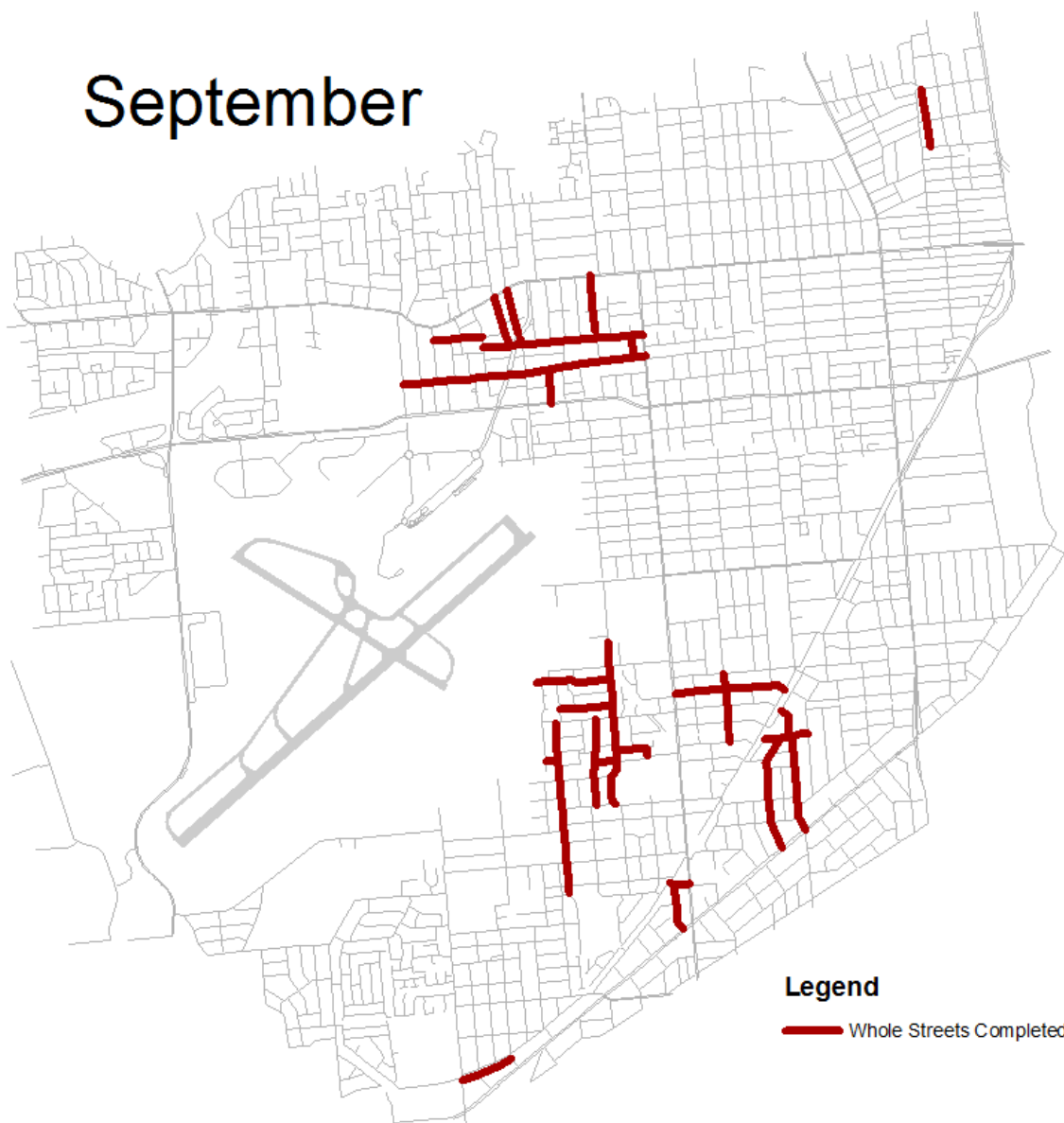


Road Repair and Potholes



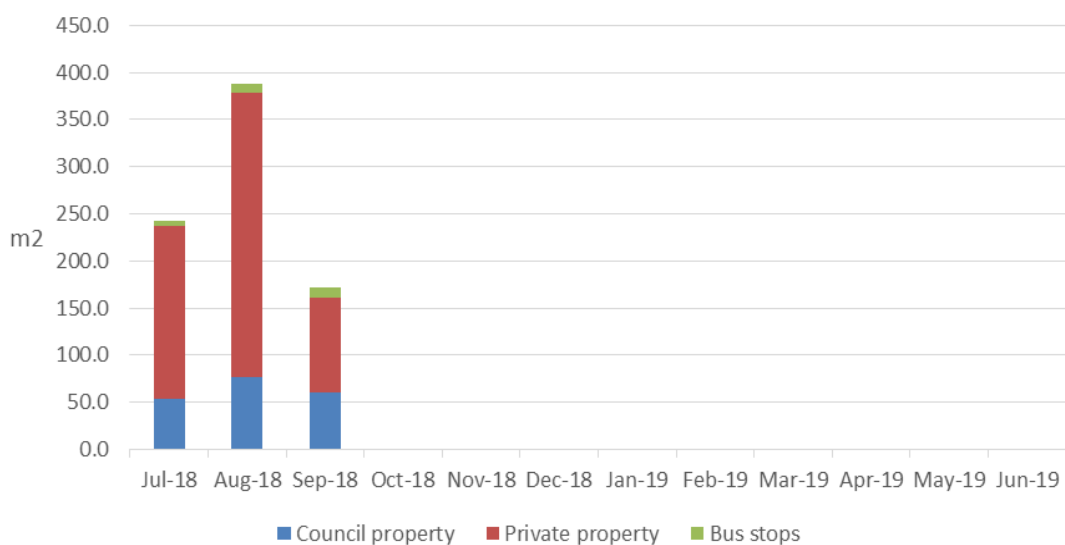
Footpath Grinding Program

September

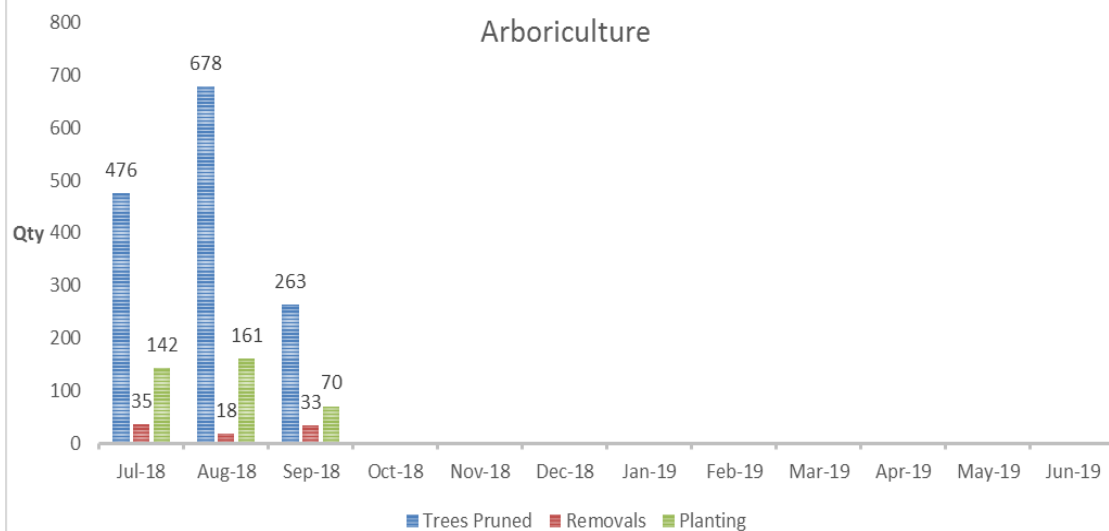


Graffiti Removal

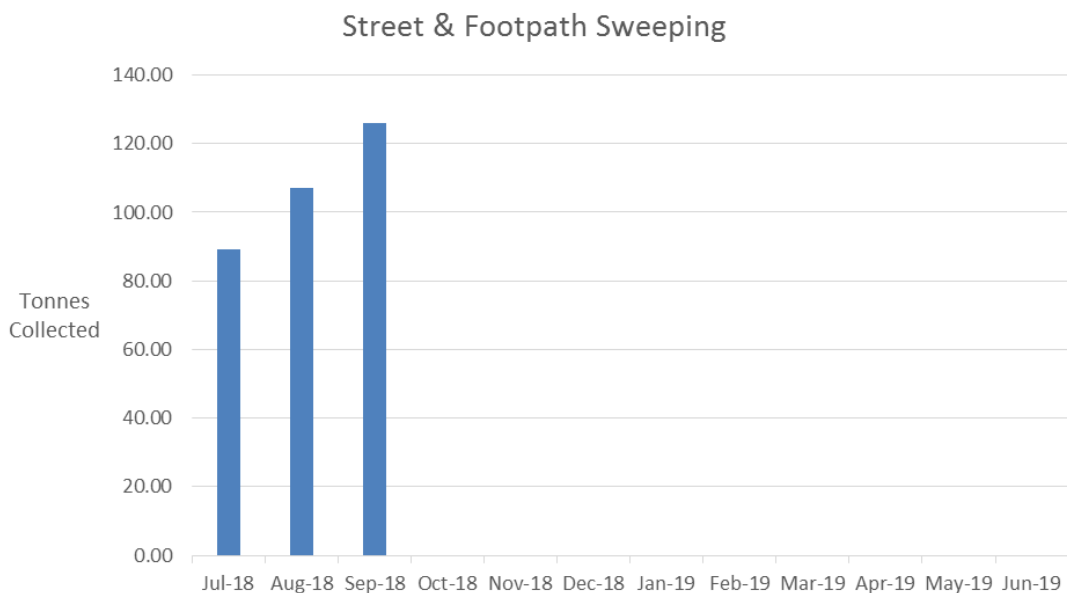
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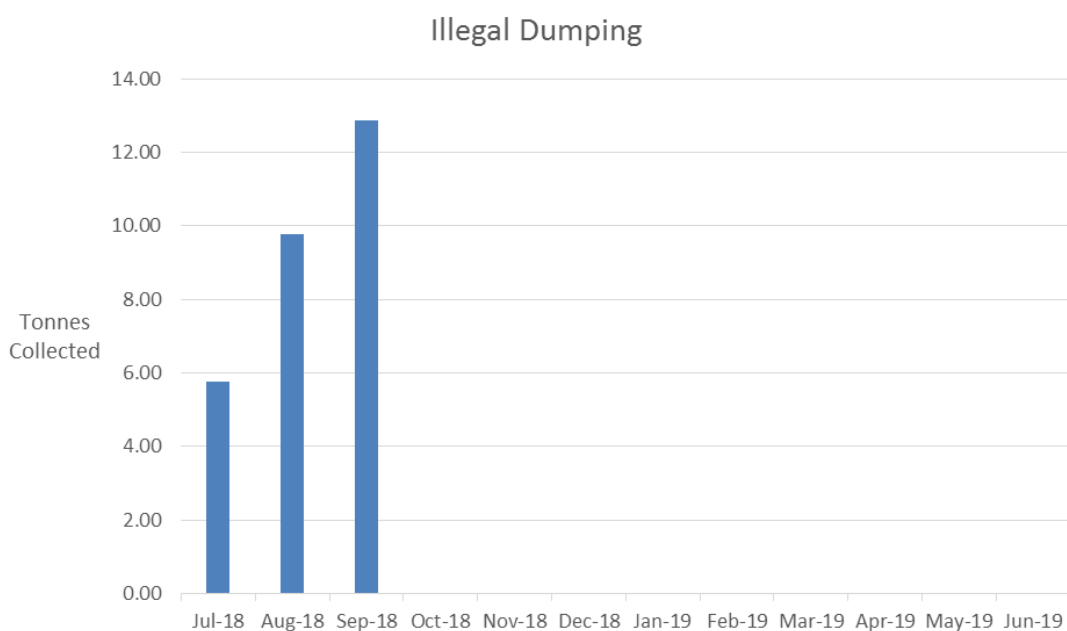
Arboriculture



Street Sweeper



Illegal Rubbish Collection



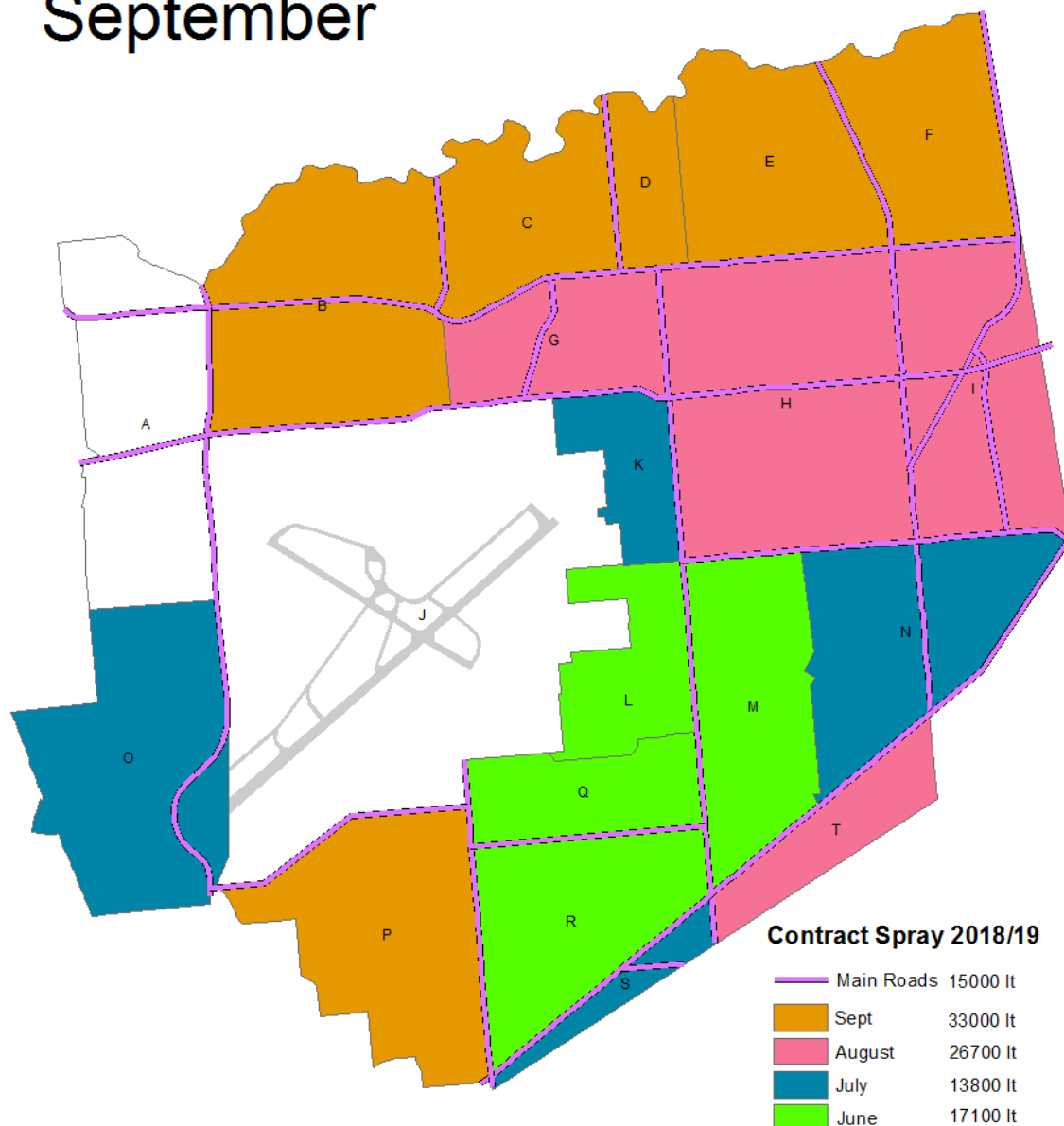
Street and Footpath Sweeper Coverage

September



Contract Weed Spraying
(1st Cycle)

September

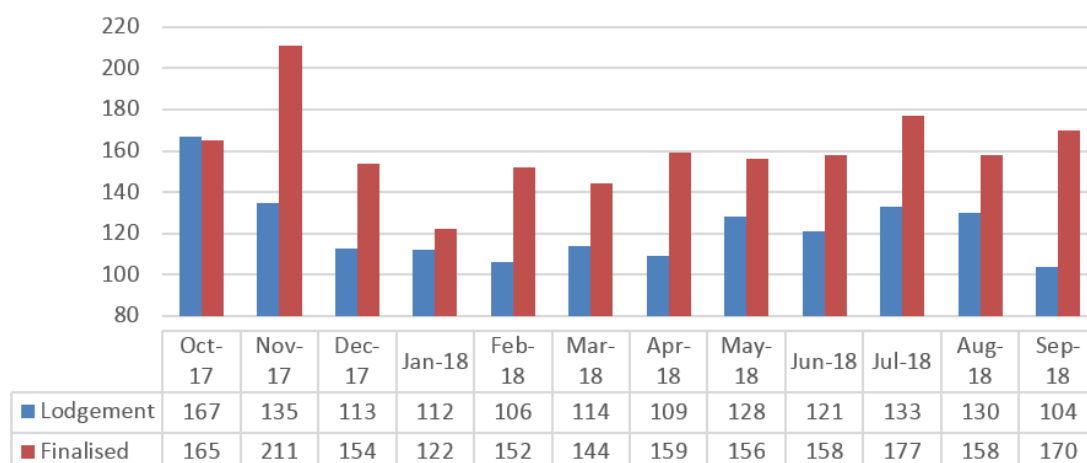
Weed
Control

Council's weed program is predominately undertaken by Council's contractor which involves the use of a long term product called Trimac. In conjunction, the product called, Wipe-Out Bio Herbicide (an agricultural herbicide) which contains glyphosate, is used by Council's officers for general maintenance of parks and reserves.

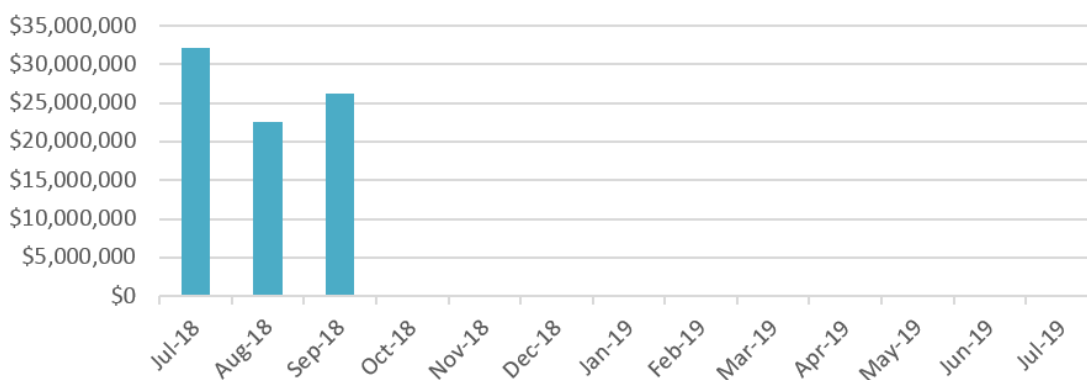
Council undertakes a strict risk / hazard assessment before purchasing all of its chemicals in which all chemicals are rated by an independent company (Chem Alert). In addition, all chemicals used by Council's officers are undertaken in accordance with the label instructions as approved by the Australia Pesticides and Veterinary Medicines Authority (APVMA) along with the Material Safety Data Sheet (MSDS)

Development Assessment

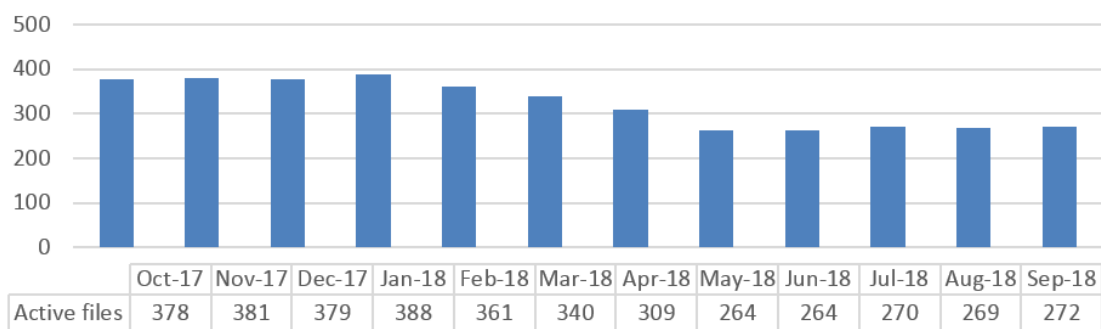
Development Applications Lodgments and Decisions



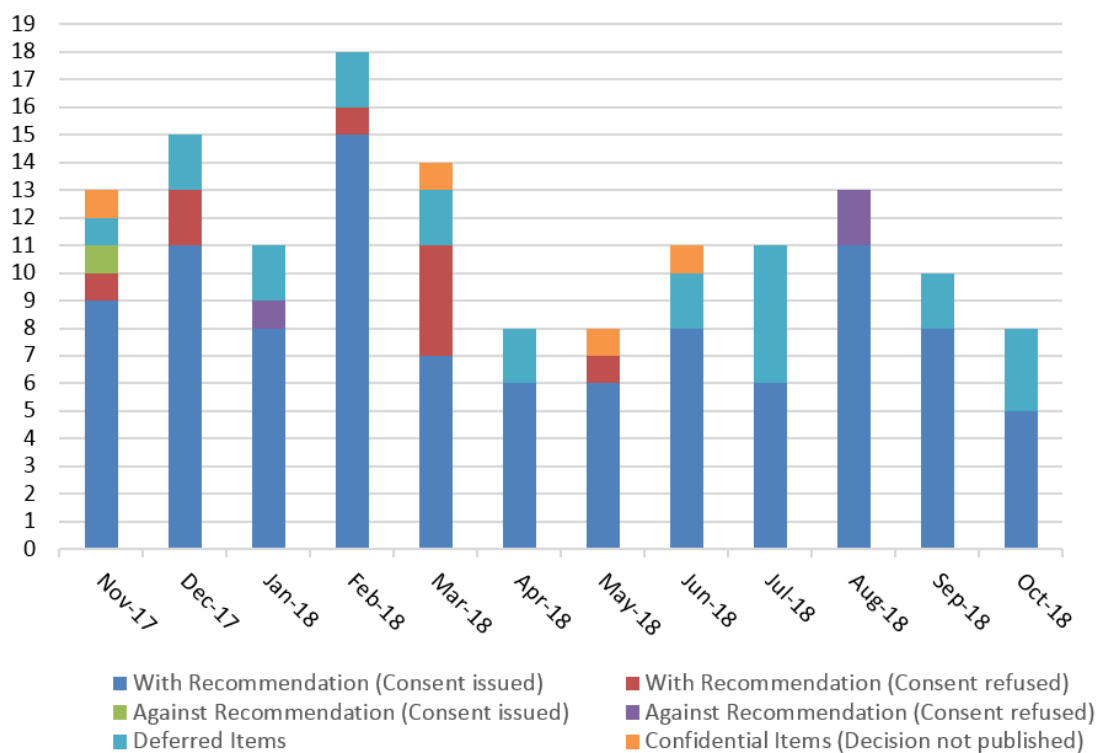
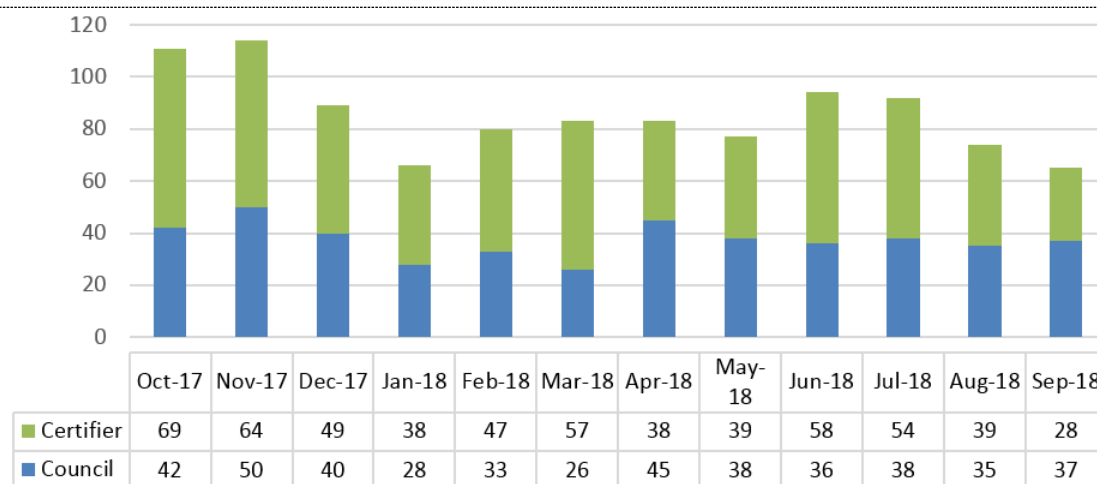
Estimated Construction Cost (Approved Development)



Active files Development Approval



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

Council Assessment Panel
DecisionsBuilding 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.

Assessment Timeframes
(Staff Decisions)

	2018		2019	
	Sept Qtr 3	Dec Qtr 4	Mar Qtr 1	June Qtr 2
BUILDING CODE ONLY				
Total applications	74			
Median timeframe	6 days			
COMPLYING				
Total applications	43			
Median timeframe	8 days			
CAT 1 MERIT				
Total applications	234			
Median timeframe	25 days			
CAT 2 MERIT				
Total applications	12			
Median timeframe	81.5 days			
CAT 3 MERIT				
Total applications	9			
Median timeframe	59 days			
CAT 3 NON-COMPLYING				
Total applications	1			
Median timeframe	74 days			

Note: This data does not include Land Division Consent applications, decisions under appeal Category 3 Non-complying applications are not included until SCAP have made a decision whether to concur with Council's decision.

Maximum statutory time frames (excluding additional time for further information requests, statutory agency referrals and SCAP concurrence) are summarised as:

Building Rules Consent only: 4 weeks

Complying Development: 2 weeks for Development Plan Consent only; additional 4 weeks for Building Rules Consent

Category 1-3 Development: 8 weeks for Development Plan Consent only; additional 4 weeks for Building Rules Consent

Assessment Timeframes
(CAP Decisions)

	2018		2019	
	Sept Qtr 3	Dec Qtr 4	Mar Qtr 1	June Qtr 2
CAT 1 MERIT				
Total applications	5			
Median timeframe	59 days			
CAT 2 MERIT				
Total applications	3			
Median timeframe	107 days			
CAT 3 MERIT				
Total applications	2			
Median timeframe	82 days			
CAT 3 NON-COMPLYING				
Total applications	1			
Median timeframe	68 days			

Note: This data does not include Land Division Consent applications and Category 3 Non-complying applications are not included until SCAP have made a decision whether to concur with Council's decision.

Maximum statutory time frames (excluding additional time for further information requests, statutory agency referrals and SCAP concurrence) are summarised as:

Building Code Only: 4 weeks

Building Rules Consent only: 4 weeks

Complying Development: 2 weeks for Development Plan Consent only; additional 4 weeks for Building Rules Consent

Category 1-3 Development: 8 weeks for Development Plan Consent only; additional 4 weeks for Building Rules Consent

Environment, Resources and
Development (ERD) Court Appeals

DA Number	Address	Reason for Appeal	Description of Development	Status
211/1256/2017	240-242 Sir Donald Bradman Drive & 27 Wilson Street, COWANDILLA	Representor appealed CAP approval	Change of use and construction of child care centre	Conciliation conference
211/1268/2017 211/1185/2017	38 Garfield Avenue , KURRALTA PARK	Applicant appealed CAP refusal	Create 4 additional allotments and construct a residential flat building comprising 5 two-storey dwellings	Directions hearing

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
Oct 17	25	14	8	50	2	-	-	-	-	14
Nov 17	21	10	0	58	-	-	1	-	1	22
Dec 17	24	17	3	50	-	-	-	-	1	7
Jan 18	15	12	2	55	1	-	-	-	1	11
Feb 18	24	16	8	55	1	1	1	-	2	19
Mar 18	27	23	1	46	1	-	1	-	2	9
Apr 18	22	14	7	47	2	-	-	-	2	9
May 18	26	23	3	45	-	-	-	-	2	10
Jun 18	15	10	4	45		-			2	12
Jul 18	23	17	7	43	2	-			2	8
Aug 18	33	22	7	52	0	-	0	0	2	11
Sept 18	12	9	0	50	1	1	0	0	2	6

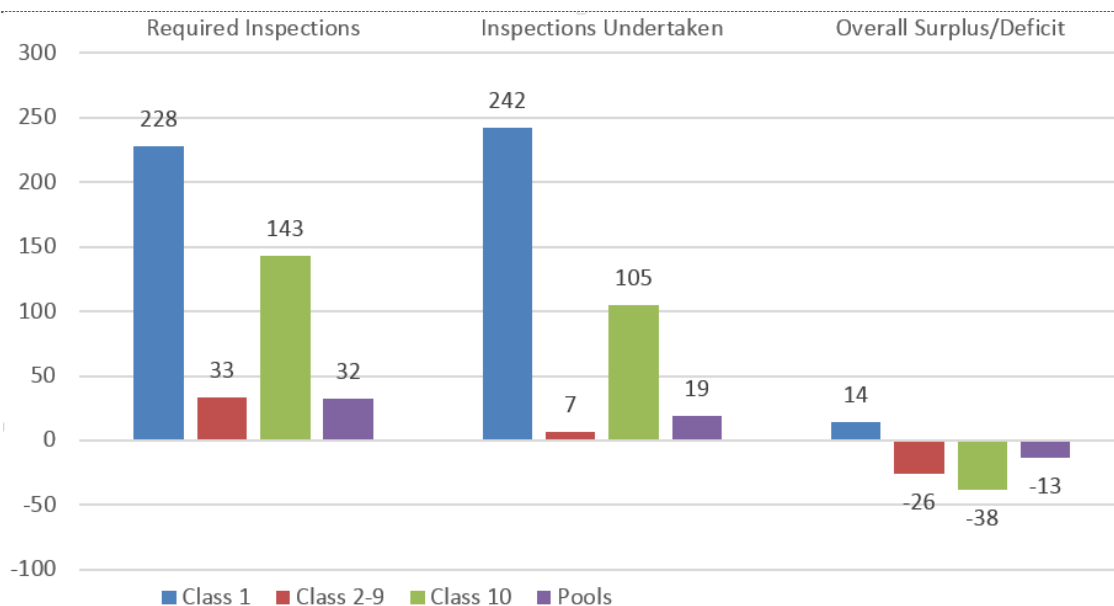
Compliance actions include investigating potential use of properties for activities that haven't been approved, buildings being constructed without the required approvals, checking of older buildings that may be becoming structurally unsound.

Sec 84 notices are the first stage of prosecution for unapproved development.

Sec 69 notices are the first stage of prosecution for unsafe buildings.

Sec 51 clearances, refers to the final check of properties with approval to subdivide, this is where we give the all clear for new Certificates of Title to be issued.

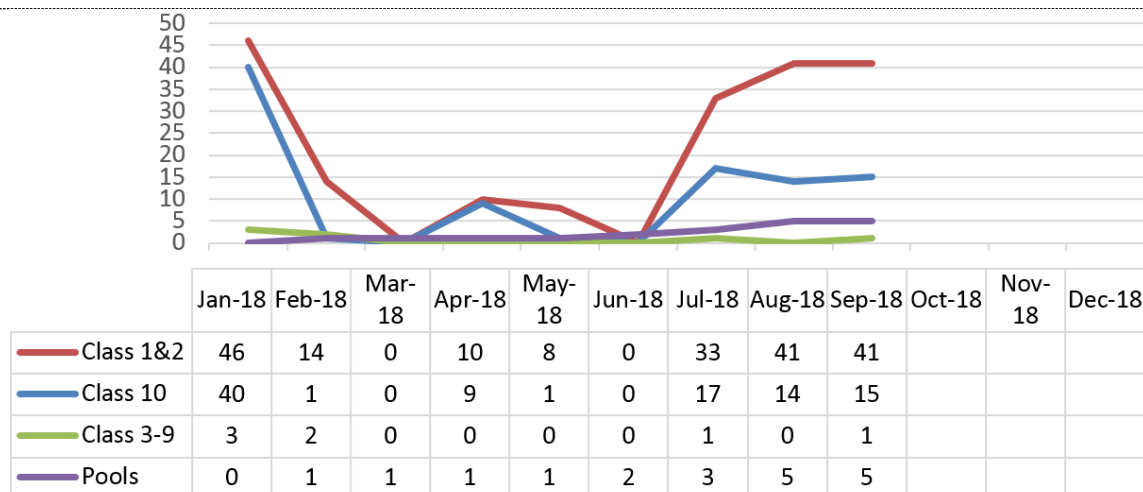
Building Inspections (January – September 2018)



The Development Act and Council's Building Inspection Policy requires that a minimum number of approved buildings are inspected for compliance with their associated Development Approval documentation. In addition there is a requirement to undertake a pool safety inspection upon all swimming pools approved for construction. Class 1 & 2 refers to houses and units, Class 3-9 refers to commercial, industrial and community buildings, Class 10 refers to verandahs, sheds, fences etc. Where 100% of inspections have not been met in a month the requirement is rolled over to the next month until all required inspections have been undertaken.

NOTE: Only successful inspections are recorded, failed inspections are listed for re-inspection including Swimming Pools.

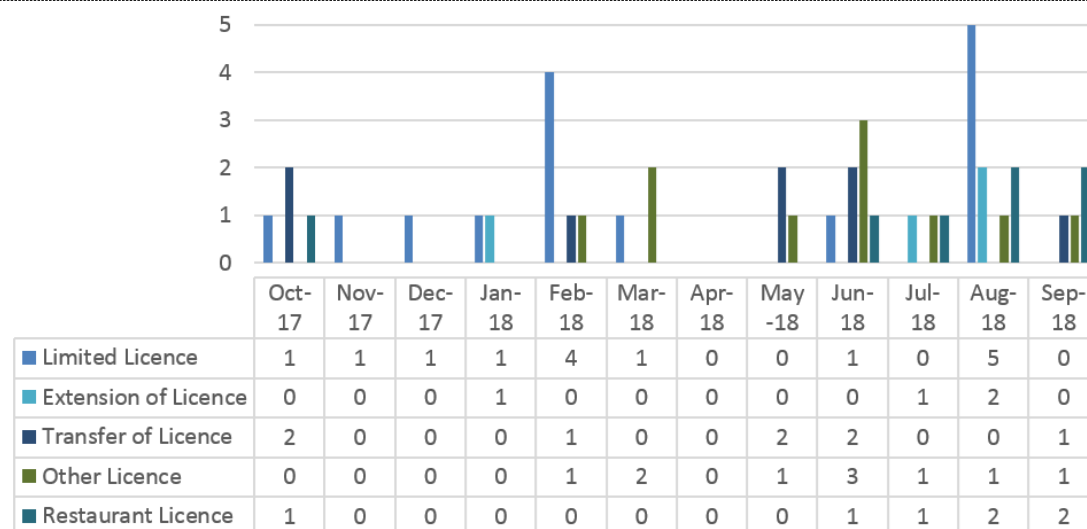
Actual Satisfactory Building Inspections Undertaken



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 verandas, 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.

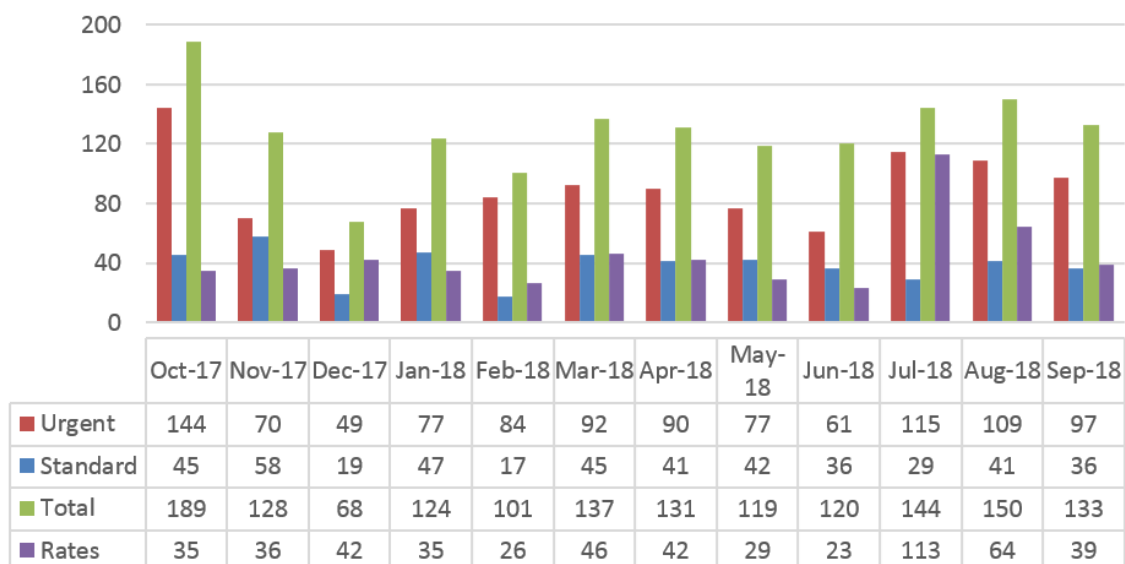
NOTE: Only successful inspections are recorded, failed inspections are listed for re-inspection

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
	11.1 Legislative Progress Report - October 2018.....	2
12	Meeting Close	17

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

Committee Members are required to:

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

5 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the meeting of the Governance Committee held on 2 October 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 Legislative Progress Report - October 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 - October 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
<i>Nil</i>
Summary of Proposed Amendments to Legislation
<i>Local Government (Fixed Charges) Amendment Bill 2018</i>
<p>The <i>Local Government (Fixed Charges) Amendment Bill 2018 (Bill)</i> seeks to amend section 152 of the <i>Local Government Act 1999</i>.</p> <p>The amendment is to include each residence in a retirement village (within the meaning of the <i>Retirement Villages Act 1987</i>) as a type of allotment to which a fixed charge for rates cannot be applied.</p> <p>The Bill was introduced to the Legislative Council and read a first time on 17 October 2018. It has been adjourned at second reading.</p> <p>The Local Government Association has sought comment on this Bill and the <i>Valuation of Land (Separate Valuations) Amendment Bill 2018</i>. Comments should be directed to the Local Government Association by Friday 16 November 2018.</p> <p>Further information can be found on the South Australian Legislative Tracking website and in LGA Circular 43.4.</p>

Valuation of Land (Separate Valuations) Amendment Bill 2018.

This Bill was introduced to the Legislative Council and proposes amendments to clarify that separate assessments should only be made in circumstances where it is required by law or where a property has been separately occupied since 1967 or under a shack site lease and is situated on land where formal subdivision is prohibited.

The Bill was introduced to the Legislative Council and read a first time on 17 October 2018. It has been adjourned at second reading.

Further information can be found on the South Australian Legislative Tracking website and in LGA Circular 43.4.

Local Government (Ratepayer Protection and Related Measures) Amendment Bill 2018

This Bill, introduced in the Legislative Council, seeks to amend the *Local Government Act 1999* in a number of ways.

The key aspects of the Bill include:

- Expanding the role of the Local Government Grants Commission to include a new 'Local Government Commission' with responsibility for monitoring council performance and dealing with code of conduct complaints.
- Introduction of standardised annual performance measures for councils, and the potential for a Local Government Commission to refer any areas of concern to the State Productivity Commission for further review.
- Requiring councils to publish details of certain travel, gifts, credit card expenditure and salaries online, including on social media.
- Changes to the rules about dealing with matters in confidence, including recording how each member voted on a motion to move into confidence.
- New powers for a presiding member to regulate improper or disorderly conduct at council meetings.
- Introducing stronger penalties for breaches of the Code of Conduct, including financial penalties.
- Limiting CEO remuneration packages to salary, super, vehicle and information and communication technology, and requiring CEO contracts to be published online.
- Requiring annual budgets to include forward estimates over the following three financial years, and introducing additional reporting requirements for projects and services that exceed the allocated budget.
- Additional reporting requirements about how new services and projects over a prescribed limit will be funded.
- Fully independent Audit Committees comprised only of people drawn from a list approved by the Auditor General.
- Requiring a Local Government Commission to undertake a full review of the *Local Government Act 1999* and *Local Government (Elections) Act 1999* to address a broad range of listed matters, and provide a report to the Minister on the outcomes of the review.

The Bill was introduced and read a first time on 24 October 2018. It has been adjourned at second reading.

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

Bills previously reported on where the status has changed

Retail Trading Bill 2018

The *Retail Trading Bill 2018* is a Bill to provide for the closing of retail shops in metropolitan Adelaide on certain days and to repeal the *Shop Trading Hours Act 1977*.

The Bill stipulates that all shops in metropolitan Adelaide must be closed on Good Friday, Christmas Day (25 December) and until 12 noon on Anzac Day (25 April).

The Bill also voids any term of a retail shop lease or collateral agreement that requires a shop to be open on a Sunday and creates a statutory right for staff to refuse to work on a Sunday.

The Bill was read a third time and moved by the Hon. S K Knoll on 3 July.

The Bill was negatived on 18 October 2018.

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

Bills previously reported on where the status remains unchanged

Local Government (Rate Oversight Amendment) Bill 2018

The *Local Government (Rate Oversight Amendment) Bill 2018* had its first reading in June 2018. The Bill amends the *Local Government Act 1999* to introduce rate capping in South Australia.

The Bill also provides that the Essential Services Commission of South Australia (ESCOSA) will be responsible for making rate cap determinations, assessing applications from councils for variations to the rate cap and reporting on the outcomes of the system. ESCOSA may charge councils a fee for assessing a variation application and applications will need to be lodged by 31 March for the following financial year.

ESCOSA will determine the basis of the rate cap, e.g. whether it will relate to a price or particular index (CPI, LGPI etc.) and whether the cap will include any efficiency or productivity component.

The details of how the rate cap will be determined will be subject to ESCOSA guidelines that are yet to be developed.

It intends that the cap be applied to a 'base standard rate', which is a nominal rate that is arrived at by dividing the total annualised general rate revenue for a council area by the number of rateable properties in that area at the end of a base year (30 June). This model accounts for growth in the number of rateable properties over the course of a year.

A council may apply to ESCOSA for a variation from the rate cap for a maximum period of up to 5 years. In applying for a variation, councils will need to provide the reasons for the variation application, evidence of community consultation and an assessment of the likely impact on ratepayers.

Councils will be expected to make efficiencies across their operations before applying for a rate cap variation and will need to demonstrate they have considered funding priorities and alternative sources of revenue.

Consistency with long term financial plans and infrastructure and asset management plans will be a critical component of an application for a variation.

Separate rates and service rates and charges are excluded from the rate cap calculation, but a council must inform ESCOSA if they proposed to introduce a separate rate or service rate or charge as this will be taken into consideration when they set the primary rate cap for that council.

ESCOSA will be required to monitor and review each council's compliance with the system and prepare reports on the effects of rate capping on councils and any trends that may arise as a result of the rate capping scheme.

The Minister may take action in relation to a council under Section 273 on the basis of a report by ESCOSA. Currently this provision includes ICAC, the Auditor-General and/or the Ombudsman.

The Bill passed the House of Assembly on 24 July 2018, and was received in the Legislative Council on 25 July 2018. It was adjourned at its second reading on 26 July 2018.

The Bill was moved at second reading by the Hon D W Ridgway, and debated on 6 September 2018 by the Hon I Pnevmatikos.

The Bill has been adjourned.

Further information can be found on the South Australian Legislative Tracking website, and the Local Government Association website.

Local Government (Differential rates on Vacant Land) Amendment Bill 2018

This Bill, to amend the *Local Government Act 1999*, was introduced to the Legislative Council and read a first time on 1 August 2018.

The Bill intends to amend s156 of the *Local Government Act 1999* to, in effect, stop councils from applying differential rates to vacant land for the first three years of ownership.

The Bill was adjourned at its second reading.

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

South Australian Productivity Commission Bill 2018

The *South Australian Productivity Commission Bill 2018* seeks to establish the South Australian Productivity Commission.

The main objective of the Commission will be to improve the rate of economic growth and productivity of the South Australian economy in order to achieve higher living standards for South Australians.

The Bill was returned with amendments from the Legislative Council on 1 August 2018. The House of Assembly returned the Bill to the Legislative Council on 2 August 2018, agreeing and disagreeing to amendments and making alternative amendments and consequential amendments. The Legislative Council responded by insisting on its proposed amendments.

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

Single Use and Other Plastics (Waste Avoidance) Bill 2018

This is a Bill to regulate the sale and supply of single use and other plastics.

The Bill provides that retailers must provide alternatives to prohibited plastics before 1 July 2023 and creates an offence for releasing helium-filled balloons into the open. It also creates a requirement to provide disposal instructions for fishing tackle and personal hygiene products.

The Bill was introduced to the Legislative Council and read a first time on 25 July 2018.

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

Independent Commissioner Against Corruption (Investigation Powers) Amendment Bill 2018

The *Independent Commissioner Against Corruption (Investigation Powers) Amendment Bill 2018* seeks to amend the *Independent Commissioner Against Corruption Act 2012* to allow the Independent Commissioner Against Corruption (ICAC) the ability to conduct public hearings into maladministration and misconduct.

This Bill passed the House of Assembly on 30 May 2018. It was received by the Legislative Council on 31 May 2018, and was adjourned for second reading on 31 May 2018. The bill was debated in the Legislative Council throughout July, and remains adjourned.

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

Liquor Licencing (General)(Minors and Other Matters) Variation Regulations 2018

The *Liquor Licencing (General)(Minors and Other Matters) Variation Regulations 2018* relate to Stage 2 of South Australia's liquor licensing reforms.

The draft Regulations include:

- additional provisions around direct sales (which are over the phone or online sales) to ensure the person delivering the alcohol obtains and records evidence of the age of the person who takes delivery of the liquor
- requirements related to the seizure of evidence of age documents, including what information must be provided when a document is seized under the *Liquor Licensing Act 1997* and what records of the seizure must be kept
- extension of the Commissioner's power to deal with disciplinary matters involving the unlawful sale and supply of alcohol to either minors or intoxicated persons
- strengthened requirements regarding the determination of whether a person is fit and proper.

Additional reforms expected to form part of Stage 2 include:

- the Commissioner's power to direct training
- reforms to barring orders.

The draft Regulations are available to view via the LGA website at www.lga.sa.gov.au.

Public Interest Disclosure Bill 2018

This is a Bill for an Act to encourage and facilitate disclosures of certain information in the public interest by ensuring that proper procedures are in place for making and dealing with such disclosures and by providing protection for persons making such disclosures; to make related amendments to the *Local Government Act 1999* and the *Public Sector Act 2009*; to repeal the *Whistleblowers Protection Act 1993*; and for other purposes.

The Bill was received in the Legislative Council after passing the House of Assembly, and was debated on 6 September 2018. The Bill was debated further in the Legislative Council on 23 October 2018. It remains adjourned at second reading.

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

Acts Assented

Infrastructure SA Bill 2018

The *Infrastructure SA Bill 2018* aims to promote the provision and management of infrastructure for the benefit of the South Australian community and economy and to establish Infrastructure SA.

The Bill seeks to establish an entity, to be known as Infrastructure SA, which must prepare a 20 year State Infrastructure Strategy, and must consider relevant information provided by the public sector.

The Bill was introduced and read for the first time on 20 June 2018 and passed the House of Assembly on 5 July 2018. The Bill was received by the Legislative Council on 24 July 2018. On 20 September 2019 the Legislative Council requested amendments to the Bill and the House of Assembly has agreed with the requested changes.

The Bill was assented on 18 October 2018, but remains uncommenced.

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

Parliamentary Inquiries

Review of Australian Road Rules by National Transport Commission

The National Transport Commission is undertaking its biennial review of the Australian Road Rules. The Australian Road Rules provide rules to be followed by all road users and are part of a national scheme to provide uniform road laws throughout Australia.

The Department of Planning, Transport and Infrastructure (DPTI), on behalf of the National Transport Commission, is calling on councils to raise any issues they have identified with the Australian Road Rules. This is an opportunity for councils to comment on aspects of access, parking, traffic, control devices etc.

Further information is available in LGA Circular 41.5

Aged Care Royal Commission

The Terms of Reference for the Aged Care Royal Commission have been released.

The Royal Commission into Aged Care Quality and Safety will primarily look at the quality of care provided in residential and home aged care to senior Australians. It will also include young Australians with disabilities living in residential aged care settings and will inquire into all forms of Commonwealth-funded aged care.

The Royal Commission will be based in Adelaide.

An interim report is expected by the end of October 2019, and a final report by the end of April 2020.

The LGA SA and ALGA intend to make submissions in consultation with member councils once a call is made. Further information will be circulated as it becomes available.

A copy of the Terms of Reference is attached as **Attachment 1**.

Further information can be found in LGA Circular 41.6

Select Committee on Moratorium on the Cultivation of Genetically Modified Crops in South Australia

A Select Committee of the Legislative Council has been established to inquire into and report on the moratorium on the cultivation of Genetically Modified (GM) crops in South Australia, with specific reference to -

- (a) The benefits and costs of South Australia being GM-free for the state, its industries and people;
- (b) The effect of the moratorium on marketing South Australian products both nationally and internationally including:
 - i. Costs and benefits to South Australian industries and markets of remaining
 - ii. GM-free;
 - iii. Costs and benefits to South Australian industries and markets from
 - iv. lifting the moratorium on cultivating GM crops in South Australia;
 - v. Current or potential reputational impacts, both positive and negative, on
 - vi. other South Australian food and wine producers, that may result from
 - vii. retaining or lifting the moratorium;
 - viii. iv. Consideration of global trends and consumer demands for GM
 - ix. crops/foods versus non GM-crops/foods;
- (c) The difference between GM and non-GM crops in relation to yield, chemical use and other agricultural and environmental factors;
- (d) Any long term environmental effects of growing GM crops including soil health;
- (e) The potential for contamination of non-GM or organic crops by GM crops, including:
 - i. Consideration of matters relating to the segregation of GM and nonGM
 - ii. crops in the paddock, in storage and during transportation;
 - iii. The potential impacts of crop contamination on non-GM and organic
 - iv. farmers;
 - v. Consideration of GM contamination cases interstate and
 - vi. internationally; and
- (f) Any other matters that the Committee considers relevant.

The committee members are the Hon Emily Bourke, the Hon John Darley, the Hon John Dawkins and the Hon Mark Parnell.

Further information can be found on the South Australian Committees website.

Senate Inquiry into the Aviation Transport Security Amendment Bill 2018

The Senate has referred to an inquiry into the *Aviation Transport Security Amendment Bill 2018* [provisions] to the Legal and Constitutional Affairs Legislation Committee.

On 20 September 2018 the Senate referred the provisions of the *Aviation Transport Security Amendment Bill 2018* [Provisions] to the Legal and Constitutional Affairs Legislation Committee for inquiry and report by 16 October 2018.

The Bill would amend the *Aviation Transport Security Act 2004* to allow the Secretary of Home Affairs to give an aviation industry participant a transport security program (TSP) that sets out the security requirements they must meet.

The LGA will not be making a direct submission. Councils are invited to make a submission by 3 October 2018. Submissions can be made on the Parliament of Australia website.

Further information can be found on the Parliament of Australia website.

Overabundant and Pest Species Inquiry

There is to be a Parliamentary inquiry into overabundant and pest species.

The LGA has decided to make its own submission to the inquiry.

The terms of reference for the inquiry are as follows:

The Natural Resources Committee resolved to inquire into the management of overabundant and pest species in South Australia with particular reference to:

1. Efficacy of existing or novel regulatory, policy and partnering frameworks used to manage overabundant and pest species
2. Costs of managing overabundant and pest species
3. Impacts of overabundant and pest species on agricultural outputs, environmental values, tourism, road safety, and amenity
4. Any other related matters.

The LGA held a forum on little corellas on 31 July 2018 and it will be incorporated into their submission.

Councils may make submissions to the LGA by 5 October 2018.

Further Information can be found in LGA Circular 39.1

Water Industry Act 2012

Councils licensed to provide water and sewerage services under the *Water Industry Act 2012* as water industry entities will continue to have their pricing regulated by the “2013-2017 Price Determination for Minor and Intermediate Retailers” after a recent decision by the Essential Services Commission of South Australia (“**ESCOSA**”).

The Price Determination was made in June 2013 by ESCOSA and requires minor and intermediate licensees to comply with the “National Water Initiative Pricing Principles” when charging for the supply of water and sewerage services. Licensees must also report to ESCOSA on how they are complying with this requirement.

Originally, the Price Determination was to apply from 1 July 2013 to 30 June 2017.

In August 2016, ESCOSA commenced an inquiry to review the regulatory framework applying to licensees. One of the key considerations of the inquiry was the price regulation to be applied.

In June 2017, ESCOSA released a subsequent determination to extend the application of the Price Determination until 30 June 2018, to allow it to develop proposals for, and undertake public consultation on, potential changes to the current regulatory framework.

ESCOSA originally planned to release and consult with licensees on the changes identified in the inquiry prior to 30 June 2018. However, the inquiry remains ongoing.

Accordingly, ESCOSA considered it appropriate to make a “Subsequent Determination”, effective from 1 July 2018, to extend the application of the Price Determination until such time as the inquiry and public consultation process has occurred and a new price determination introduced.

For now, councils can continue to operate as they have been, but the outcome of the inquiry is expected soon, with consultation on a new pricing determination following soon after.

Conclusion

This report on legislative amendments is current as at 29 October 2018.

Attachments**1. Aged Care Royal Commission - Terms of Reference**



ELIZABETH THE SECOND, by the Grace of God Queen of Australia and Her other Realms and Territories, Head of the Commonwealth

TO

The Honourable Justice Joseph McGrath, and

Ms Lynelle Jann Briggs AO

GREETING

RECOGNISING the contribution of older Australians to society, and that older Australians deserve high quality care in a safe environment that protects their wellbeing and dignity.

AND the importance of building a national culture of respect for ageing and older persons.

AND that Australia's population is ageing and the proportion and number of people accessing and needing care is increasing.

AND the many positive examples of high quality care within the Australian aged care sector which engages thousands of dedicated people providing aged care services every day, complemented by the important contribution of families and volunteers.

AND that as a community all Australians expect high standards of quality and safety from our aged care services, and it is important that the Australian Government has the best regulatory and policy framework to provide a sustainable aged care system that meets the needs of older Australians in the future.

AND that it is important that frail, older people needing care should receive services that reflect and address their care needs.

AND that the Commonwealth provides funding to, and regulates, providers of aged care services.

AND that some people residing in aged care facilities, including younger people, or otherwise receiving aged care services, have disabilities and

ENTERED ON RECORD by me in Register of Patents No. 53, page 34, on 8th October 2018

Madam
Secretary to the Federal Executive Council

Australia has undertaken relevant international obligations, including to take all appropriate legislative, administrative and other measures for the implementation of the rights of people with disabilities.

NOW THEREFORE We do, by Our Letters Patent issued in Our name by Our Governor-General of the Commonwealth of Australia on the advice of the Federal Executive Council and under the Constitution of the Commonwealth of Australia, the *Royal Commissions Act 1902* and every other enabling power, appoint you to be a Commission of inquiry, and require and authorise you, to inquire into the following matters:

- (a) the quality of aged care services provided to Australians, the extent to which those services meet the needs of the people accessing them, the extent of substandard care being provided, including mistreatment and all forms of abuse, the causes of any systemic failures, and any actions that should be taken in response;
- (b) how best to deliver aged care services to:
 - (i) people with disabilities residing in aged care facilities, including younger people; and
 - (ii) the increasing number of Australians living with dementia, having regard to the importance of dementia care for the future of aged care services;
- (c) the future challenges and opportunities for delivering accessible, affordable and high quality aged care services in Australia, including:
 - (i) in the context of changing demographics and preferences, in particular people's desire to remain living at home as they age; and
 - (ii) in remote, rural and regional Australia;
- (d) what the Australian Government, aged care industry, Australian families and the wider community can do to strengthen the system of aged care services to ensure that the services provided are of high quality and safe;
- (e) how to ensure that aged care services are person-centred, including through allowing people to exercise greater choice, control and independence in relation to their care, and improving engagement with families and carers on care-related matters;
- (f) how best to deliver aged care services in a sustainable way, including through innovative models of care, increased use of technology, and investment in the aged care workforce and capital infrastructure;

- (g) any matter reasonably incidental to a matter referred to in paragraphs (a) to (f) or that you believe is reasonably relevant to the inquiry.

AND We direct you to make any recommendations arising out of your inquiry that you consider appropriate, including recommendations about any policy, legislative, administrative or structural reforms.

AND, without limiting the scope of your inquiry or the scope of any recommendations arising out of your inquiry that you may consider appropriate, We direct you, for the purposes of your inquiry and recommendations, to have regard to the following matters:

- (h) all forms of Commonwealth-funded aged care services, whatever the setting or environment in which those services are delivered;
- (i) all aspects of the quality and safety of aged care services, including but not limited to the following:
 - (i) dignity;
 - (ii) choice and control;
 - (iii) clinical care;
 - (iv) medication management;
 - (v) mental health;
 - (vi) personal care;
 - (vii) nutrition;
 - (viii) positive behaviour supports to reduce or eliminate the use of restrictive practices;
 - (ix) end of life care;
 - (x) systems to ensure that high quality care is delivered, such as governance arrangements and management support systems;
- (j) the critical role of the aged care workforce in delivering high quality, safe, person-centred care, and the need for close partnerships with families, carers and others providing care and support;
- (k) the wide diversity of older Australians and the barriers they face in accessing and receiving high quality aged care services. This should take into account the increasing incidence of chronic and complex conditions;
- (l) the interface with other services accessed by people receiving aged care services, including primary health care services, acute care and

disability services, and relevant regulatory systems. This should take into account how people transition from other care environments or between aged care settings;

- (m) examples of good practice and innovative models in delivering aged care services;
- (n) the findings and recommendations of previous relevant reports and inquiries.

AND We further declare that you are not required by these Our Letters Patent to inquire, or to continue to inquire, into a particular matter to the extent that you are satisfied that the matter has been, is being, or will be, sufficiently and appropriately dealt with by another inquiry or investigation or a criminal or civil proceeding.

AND, without limiting the scope of your inquiry or the scope of any recommendations arising out of your inquiry that you may consider appropriate, We direct you, for the purposes of your inquiry and recommendations, to consider the following matters, and We authorise you, as you consider appropriate, to take (or refrain from taking) any action arising out of your consideration:

- (o) the need to establish mechanisms to facilitate the timely communication of information, or the furnishing of evidence, documents or things, in accordance with section 6P of the *Royal Commissions Act 1902* or any other relevant law, including, for example, for the purpose of enabling the timely investigation and prosecution of offences;
- (p) the need to ensure that evidence that may be received by you that identifies particular individuals as having been subject to inappropriate treatment is dealt with in a way that does not prejudice current or future criminal or civil proceedings or other contemporaneous inquiries;
- (q) the need to establish appropriate arrangements in relation to current and previous inquiries, in Australia and elsewhere, for evidence and information to be shared with you in ways consistent with relevant obligations so that the work of those inquiries, including, with any necessary consents, the testimony of witnesses, can be taken into account by you in a way that avoids unnecessary duplication, improves efficiency and avoids unnecessary trauma to witnesses;
- (r) the need to establish, as you see fit and having regard to the date by which you are required to submit your final report, appropriate arrangements for evidence and information to be shared with you by people about their experiences, including people receiving aged care services, their families, carers and others who provide care and

support, recognising that some people will need special support to share their experiences.

AND We appoint you, the Honourable Justice Joseph McGrath, to be the Chair of the Commission.

AND We declare that you are a relevant Commission for the purposes of sections 4 and 5 of the *Royal Commissions Act 1902*.

AND We declare that, in exercising your powers under Part 2 of the *Royal Commissions Act 1902*, you are to inquire into the matters falling within the scope of paragraphs (a) to (g) only to the extent that Commonwealth constitutional power extends to those subjects of inquiry.

AND We declare that you are a Royal Commission to which item 5 of the table in subsection 355-70(1) in Schedule 1 to the *Taxation Administration Act 1953* applies.

AND We declare that in these Our Letters Patent:

aged care services means services provided by any of the following:

- (a) approved providers within the meaning of the *Aged Care Act 1997*;
- (b) entities to which a grant is payable under Chapter 5 of the *Aged Care Act 1997*;
- (c) entities to which funding is payable under a program relating to aged care specified in Schedule 1AA or 1AB to the *Financial Framework (Supplementary Powers) Regulations 1997*;
- (d) entities that receive funding for the purposes of the Veterans' Home Care Program established under the *Veterans' Entitlements Act 1986*.

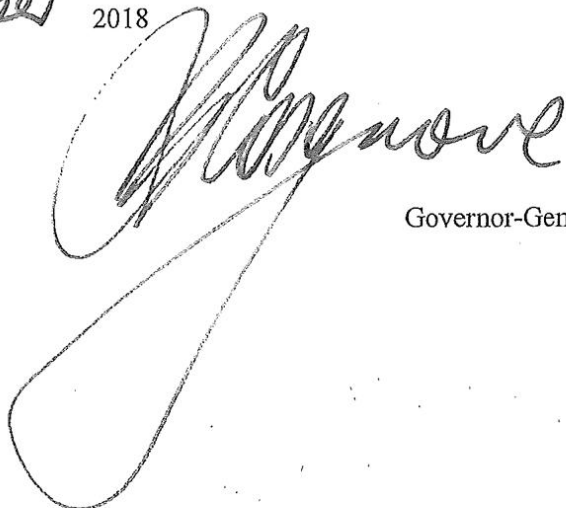
AND We:

- (s) require you to begin your inquiry as soon as practicable; and
- (t) require you to make your inquiry as expeditiously as possible; and
- (u) require you to submit to Our Governor-General an interim report that you consider appropriate not later than 31 October 2019; and
- (v) require you to submit to Our Governor-General a final report of the results of your inquiry, and your recommendations, not later than 30 April 2020.

IN WITNESS, We have caused these Our Letters to be made Patent.

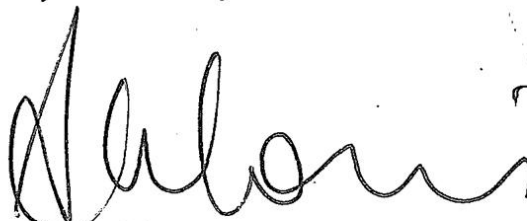
WITNESS General the Honourable Sir Peter Cosgrove AK MC
(Ret'd), Governor-General of the Commonwealth of Australia.

Dated *8th October* 2018



Governor-General

By His Excellency's Command



Prime Minister



12 MEETING CLOSE