

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

- **City Services and Climate Adaptation Standing Committee**
- **City Finance and Governance Standing Committee**
- **City Facilities and Waste Recovery General Committee**

of the

CITY OF WEST TORRENS

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

on

TUESDAY, 8 DECEMBER 2020
at 7.00pm

Public access to the meeting will be livestreamed audio only at the following internet address: <https://www.westtorrens.sa.gov.au/livestream>

Angelo Catinari
Chief Executive Officer (Acting)

City of West Torrens Disclaimer

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

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1 MEETING OPENED**1.1 Acknowledgement of Country****1.2 Evacuation Procedures****1.3 Electronic Platform Meeting****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 17 November 2020 be confirmed as a true and correct record.

6 MAYORS REPORT**(Preliminary report for the agenda to be distributed Friday 4 December 2020)**

In the three weeks since the last Council Meeting of 17 November functions and meetings involving the Mayor have included:

18 November

- Met with representatives from the SANFL with Acting CEO Angelo Catinari.

24 November

- Met with Father Patsouris of the St George Greek Orthodox Church Thebarton regarding the recognition of the 200th Anniversary of Greek Independence in March 2021.

25 November

- Met with the Chairman of the Adelaide Football Club, John Olsen AO and CEO Andrew Fagan, together with Acting CEO Angelo Catinari.

28 November

- Attended the National Peace Symposium 2020 via Zoom held at Mahmood Mosque, 6-8 Toogood Avenue, Beverley.

1 December

- Officiated at the opening of the Weigall Oval Sporting Facility. We were delighted that the Minister for Infrastructure and Transport, Recreation Sport and Racing, Corey Wingard MP was able to attend to assist with the opening.

2 December

- Together with Acting CEO Angelo Catinari, met with the Minister for Infrastructure and Transport, Recreation Sport and Racing, The Hon. Corey Wingard MP.
- Attended the LGA Briefing presented by the Premier for South Australia, The Hon. Steven Marshall MP, regarding an update on COVID-19, economic stimulus and other matters.

3 December

- Met with Pep Rocca, Managing Director of Australasian Property Developments, along with Acting CEO Angelo Catinari, to discuss the former Coca-Cola Amatil site.
- Participated in my regular monthly interview on Coast FM with David Hearn.
- Participated in the Thebarton Senior College Stage 1 Achievement Ceremony held via livestream.
- Attended the Global Covenant of Mayors Steering Committee meeting held via Zoom.

4 November

- Attended the Morphett Business Breakfast with the Treasurer of South Australia, The Hon. Rob Lucas MLC and the Minister for Trade and Investment of South Australia, The Hon. Stephen Patterson MP, at The Highway Hotel, 290 Anzac Highway Plympton.

8 November

- Council and City Finance and Governance Standing Committee Meeting
- City Services and Climate Adaptation Standing Committee Meeting
- City Facilities and Waste Recovery General Committee Meeting

RECOMMENDATION

That the Mayor's Report be noted.

7 ELECTED MEMBERS REPORTS**8 PETITIONS**

Nil

9 DEPUTATIONS

Nil

10 ADJOURN TO STANDING COMMITTEES AND GENERAL COMMITTEE**RECOMMENDATION**

That the meeting be adjourned, move into Standing Committees followed by the General Committee and reconvene at the conclusion of the City Facilities and Waste Recovery General Committee.

11 ADOPTION OF STANDING COMMITTEE RECOMMENDATIONS

11.1 City Services and Climate Adaptation Standing Committee Meeting

RECOMMENDATION

That the recommendations of the City Services and Climate Adaptation Standing Committee held on 8 December 2020 be adopted.

11.2 City Finance and Governance Standing Committee Meeting

RECOMMENDATION

That the recommendations of the City Finance and Governance Committee held on 8 December 2020 be adopted.

12 ADOPTION OF GENERAL COMMITTEE RECOMMENDATIONS

12.1 City Facilities and Waste Recovery General Committee Meeting

RECOMMENDATION

That the recommendations of the City Facilities and Waste Recovery General Committee held on 8 December 2020 be adopted.

13 QUESTIONS WITH NOTICE

Nil

14 QUESTIONS WITHOUT NOTICE

15 MOTIONS WITH NOTICE

15.1 Revocation of Council decision relating to Camden Classic - Request for Additional Sponsorship Grant

Cr David Wilton has provided notice to the Chief Executive Officer of his intention to revoke the decision made at the Ordinary Meeting of Council on 17 November 2020 meeting in relation to Council Item 17.3 Camden Classic - Request for Additional Sponsorship Grant.

MOTION

That Council revokes its decision at the 17 November 2020 Ordinary Meeting of Council:

'That, on the basis that the \$10,000 grant for the 2020 Camden Classic was approved on a 'once-off' basis and the application exceeds the maximum grant set by Council, the additional request from the Camden Athletic Club for a \$5,000 sponsorship grant for the 2021 Camden Classic Carnival not be approved.'

15.2 Camden Classic Sponsorship Grant

In the event the motion to revoke is successful, Cr David Wilton has indicated his intention to move the following motion:

MOTION

That:

1. Council approves the provision of an additional \$5,000 sponsorship (\$10,000 in total) to the Camden Athletic Club for its 2021 Camden Classic on the basis that if the event does not proceed, or proceeds without the ability for West Torrens spectators to attend, the total of \$10,000 provided by Council for the 2021 Camden Classic event is return to Council.
2. The Camden Athletic Club be advised that any future Council support for the annual Camden Classic Event will be capped at the maximum community grant level.

16 MOTIONS WITHOUT NOTICE

17 REPORTS OF THE CHIEF EXECUTIVE OFFICER

17.1 2021 Australia Day Council of SA and City of West Torrens Australia Day Awards

Brief

This report presents those nominations received for the Australia Day Council of SA and the City of West Torrens Australia Day Awards to be presented on Australia Day, 26 January 2021.

RECOMMENDATION

It is recommended to Council that:

1. It endorses the nominees, listed on page 2 of **Attachment 1** provided under separate cover, to be submitted to the Australia Day Council of SA for the following categories:
 - a. Citizen of the Year
 - b. Young Citizen of the Year
 - c. Community Event of the Year
 - d. Award for Active Citizenship
2. It approves the nominees, listed on page 2 of **Attachment 1** provided under separate cover, for the following City of West Torrens Australia Day Awards:
 - a. Anniversary Medal
 - b. Civic Award
 - c. Business Award
 - d. Community Group Award
 - e. Community Service Award
 - f. Environment Award
3. The media, Elected Members and the Administration refrain from publicly discussing or publishing the names of recommended award recipients as detailed in **Attachment 1** provided under separate cover until the Administration has advised them of Council's decision.
4. The Administration contacts the successful nominees and nominators to advise them of Council's decision as soon as practical following the date of this meeting and before 18 December 2020 advising their award will be presented to them at the Australia Day ceremony on 26 January 2021.
5. The Administration organise the Australia Day Ceremony for 26 January 2021 including the purchase of awards for the categories and send official invitations to the successful award recipients, their nominator, citizenship applicants and special guests as soon as practical once details of the ceremony are finalised.

Introduction

The South Australian Australia Day Council sponsors the Citizen, Young Citizen and Community Event of the Year Awards. In 2020 a new award was introduced, the Award for Active Citizenship, to recognise a person or group delivering outstanding work for an event or cause staged in the community during the past year.

The City of West Torrens sponsors the Anniversary Award, Civic, Business, Environment, Community Group and Community Service Awards.

Discussion

Nominations were received from the community and Elected Members in response to the publicly advertised call for the 2021 Australia Day Awards.

A summary of the nominations received and an assessment of each nomination has been conducted by the Administration in line with the award guidelines and is provided under separate cover as **Attachment 1** for Council's consideration and determination.

While not a Confidential Item in terms of the *Local Government Act 1999*, the Administration recommends that award nominees, nominators, recommendations and Council's decision, not be discussed publicly, so as to enable the Australia Day Council of SA to consider Council's recommended nominations and for the Administration to contact the nominees and nominators to advise them of the outcomes and to arrange their attendance at Council's Australia Day Ceremony to be held on Australia Day 26 January 2021.

It is pleasing that a number of categories received multiple nominations this year. All nominations have been assessed and referee checks undertaken with all nominations considered worthy recipients in their nominated category. As such all nominations as set out in the attachment are recommended to Council for approval however Council may choose to limit the number of recipients in the relevant categories as it sees fit.

The criteria does not restrict the number of Business Awards presented and, as all have merit, it is therefore recommended they all receive a Business Award. The criteria allows for a maximum of ten West Torrens Community Service Awards to be presented and as all of the nominations presented are worthy recipients they too have been recommended for recognition.

Whilst there were no nominations from the community for the Civic Award this year, Council is advised that as per the criteria, any Elected Member of the Council, including the Mayor, who serves in any office for a total of ten (10) years, shall be presented with the Civic Award. As such, there are two Elected Members who are eligible to receive a City of West Torrens Civic Award.

The successful nominees for Citizen, Young Citizen, Community Event and Active Citizenship Awards will be submitted to the Australia Day Council of SA for its consideration and approval following Council's consideration and endorsement.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There is no direct climate impact in relation to this report.

Conclusion

This report presents the nominees for the 2021 Australia Day Council of SA and City of West Torrens Australia Day Awards for Council's consideration and determination. An Australia Day Ceremony, including a citizenship ceremony, will be held at the Thebarton Community Centre on Australia Day (Tuesday 26 January 2021) and successful Award recipients and their nominator will be invited to attend.

Attachments

1. **City of West Torrens 2021 Australia Day Awards Nominations Summary (under separate cover)**

17.2 Economic Stimulus - Think, Buy, Be LOCAL Progress - Update

Brief

This report provides an update on the *Think, Buy, Be LOCAL* economic stimulus campaign and proposes an extension to the program with amendments to the terms and conditions of the Campaign.

RECOMMENDATION(S)

It is recommended to Council that:

1. The timeline for the *Think, Buy, Be LOCAL* campaign be extended until either:
 - a. 30 June 2021; or
 - b. until such time as, all vouchers are exhausted; or
 - c. earlier, if the economic stimulus created in the local economy from the program exceeds \$150,000 and requests for vouchers have slowed.
2. The terms and conditions of the *Think, Buy, Be LOCAL* economic stimulus Stream A vouchers be expanded to include the most vulnerable residents of West Torrens that are referred or recommended by social assistance agencies and community groups (including international students and temporary visa holders).
3. The terms and conditions of the *Think, Buy, Be LOCAL* economic stimulus Stream B vouchers be expanded to include all residents of West Torrens that are not eligible for Stream A vouchers, thereby encouraging more local spending as a mechanism to capture the benefits of federal government stimulus within the local small business economy.
4. The Ineligible Persons definition in the terms and conditions of the *Think, Buy, Be LOCAL* economic stimulus vouchers be amended to the following:

Ineligible persons are:

- a person who is an employee of the City of West Torrens
- the spouse, de facto spouse, parent, child, and sibling, of an employee **and** living in the same household
- any person who is not a resident of the City of West Torrens

Introduction

At its 7 July 2020 meeting, Council established its '*Think, Buy, Be LOCAL*' economic stimulus campaign (Campaign) and allocated \$100,000 from Council's COVID-19 relief fund to the Campaign. The Campaign launched on 1 September 2020 and, as at mid-November 2020, Council has received reimbursement requests for \$5,575 which, when combined with resident contributions, has injected more than \$12,000 into the local economy.

West Torrens businesses that were required to close because of COVID-19 directives were invited to participate in the campaign. The primary aim of the program is to provide economic stimulus, with supplementary aims of showing appreciation and recognition of COVID frontline workers, and assisting vulnerable residents most affected by the pandemic.

Up to 4000 x \$25 vouchers were made available to eligible residents to be spent at participating businesses across West Torrens. The current terms and conditions require that vouchers be used before 1 December, 2020.

This initiative, combined with the overarching Business and Community Support Package, and Local Heritage Grants represents more than \$500,000 in additional stimulus to the economy of West Torrens.

A report was presented to the 17 November 2020 meeting of the City Finance and Governance Standing Committee seeking approval to extend the timeframe of the program and expand the eligibility criteria. However, due to Council's concerns with regard to the eligibility criteria, at that meeting Council resolved:

"That consideration of the Committee report Item 11.1 presenting an update on the Economic Stimulus - Think, Buy, Be LOCAL Progress, be deferred until the next meeting of Council on 8 December 2020 to allow for clarification of the eligibility criteria to be explored."

Subsequent to the report being presented to the Committee on 17 November 2020, voucher reimbursement information has been updated to reflect current data.

Discussion

The 'lifecycle' of the voucher process can be briefly described as:

1. **Promote:** Council promotes via Social Media, Your Say, Website, flyers, and Talking Points.
2. **Request:** Residents request a voucher either online or at the Civic Centre front counter.
3. **Receive:** The eligible resident receives voucher via post or by collection from the Civic Centre front counter.
4. **Spend:** The eligible resident spends the voucher at a participating business in accordance with terms and conditions.
5. **Return:** The business returns 'spent' vouchers along with evidence of itemised bill of purchase.
6. **Reimburse:** Council reimburses the relevant business on submission of 'used' vouchers.

Participating Businesses

As at mid-November 2020, twenty (20) businesses are participating in the campaign. These include a range of cafes, restaurants, fitness businesses, and entertainment:

Participating businesses listed in table below.

Adelaide's Bouldering	Franzon's Hilton Hotel	Mister Sunshine's
Blue Velvet Artisan Pizza	Freyja Wellness	Ricca Coffee Co.
Chahat Restaurant	Froth and Fodder	Show Block Wines
Dolphin Fish Shop	Ignite Health, Fitness and Life	Spargo's café
E10 Espresso	Karma and Crow	T-Thai Cuisine
Farrago Skin and Body	Loveon Café Express	West Adelaide Footballers Club
Female Training Centre	Mega Adventure Park	

After an initial process of business on-boarding, 40 businesses had registered interest in participating. However, not all were eligible or could meet the terms and conditions required for participation. Of the 40 that pre-registered, 18 eligible businesses completed the final steps to register to participate in the first wave of the program.

Public liability requirements were subsequently eased to allow those businesses with only \$10 million in public liability insurance to participate (down from the previous requirement that each business maintain a minimum of \$20 million in public liability insurance).

This meant that following a risk assessment, another two (2) businesses could be added to the program from the pre-registration 'expression of interest' list.

The first reimbursement form was received on 14 September, two weeks into the Campaign. As at mid-November, twelve (12) of the twenty participating businesses have lodged reimbursement forms to seek payment for vouchers used. The Administration is aware that additional businesses have received vouchers, but have not yet lodged for reimbursement.

The process for reimbursement requires that businesses complete a reimbursement form and include the 'spent' vouchers and itemised transaction of the associated bill. Reimbursement data received to-date indicates that, in more than 90% of cases, people who used the vouchers spent more than the \$25 voucher amount, as shown in the brief analysis of voucher stimulus section below, which has resulted in business receiving additional financial benefit, on top of what Council contributed for each voucher.

Anecdotal evidence from participating businesses indicates, as hoped, that the Campaign is also driving new customers to the participating business, which allows them to expand their customer base.

Brief Data Analysis of Voucher Stimulus

More than 880 residents have registered for vouchers:

Stream A = 706 vouchers;
Stream B = 177 vouchers.

More than 220 vouchers have been used at participating businesses and reimbursed. While this take up is good, there are still currently more than 2000 Stream A vouchers, and approximately 820 Stream B vouchers remaining.

If all available vouchers were distributed and redeemed at the current voucher transaction averages the program could achieve more than \$200,000 stimulus to the local economy.

Reimbursement forms lodged by participating businesses as at 24 November:

- Total amount of Council Voucher reimbursement requested to date: \$5,575
- Total amount of additional funds contributed by community: \$6,460+
- Average amount of funds contributed per Stream A voucher*: \$50*
- Average amount of funds contributed per Stream B voucher: \$69

(*The Stream A voucher type does not require a minimum spend. The small number of Stream A voucher holders that spend exactly \$25 or less are not included in the average. Less than 10% of voucher users spend \$25 or less in the transaction associated with their voucher.)

Voucher method of collection from 1 September - 9 October (collected vs mailed) as at 4 November):

- Number of voucher requests for collection over the counter: 570
 - a. Stream A- Centrelink type: 450
 - b. Stream B- Essential Services Worker: 120
- Number of voucher requests for mailing: 84
 - a. Stream A- Centrelink type: 67
 - b. Stream B- Essential Services Worker: 17

Requests to Expand Eligibility for Businesses

Requests have been received to expand the program to include additional businesses. These requests have come from businesses that were not required to close as part of the COVID Directions, but feel that their business has suffered as a result of social and economic changes related to COVID-19 and subsequent flow-on impacts. The Administration recommends that the current criteria for participating businesses not be amended in line with these requests to ensure that the focus remains on assisting those businesses that were forced to close as a result of the State Emergency Directions and therefore were exposed to greater hardship.

Optimising Economic Stimulus

The approved *Think, Buy, Be LOCAL* campaign ended on 1 December 2020. During this period, eligible residents could register for a voucher (unless all available vouchers were allocated and funds exhausted sooner). Given that we have experienced delays in voucher recipients collecting the voucher and then further delays before they use the voucher, time has run out to ensure all vouchers are used before the 1 December Campaign end date.

While, as evidenced in **Attachment 1**, the first few days of the Campaign saw more than 46 vouchers issued per day, after this initial peak, the number of voucher requests has eased. To maintain optimal value for the program and deliver the expected economic returns to the participating businesses by the scheduled end date, it was calculated that an average daily voucher request rate of more than 46 vouchers per day needed to be achieved.

Given one of the aims of this campaign was to assist those businesses that were forced to close during the early stages of the COVID-19 pandemic, and this has not been achieved in the timeframe set, it is recommended that the Campaign duration be extended to 30 June 2021. In addition, it is recommended that the voucher eligibility criteria be expanded to allow all residents, including defence personnel, based in West Torrens, to be eligible for a Stream B voucher to enable Council to reach the intended economic stimulus value of the program.

Stream B vouchers required a minimum \$50 spend at a business with the voucher holder contributing \$25 to match the \$25 contributed by Council through reimbursement of the voucher. The criteria for Stream A vouchers is proposed to be amended to allow Council to liaise with community groups and social assistance agencies to identify vulnerable West Torrens residents who are suitable recipients.

Eligible Residents

As detailed in the report to the July 2020 meeting of Council, the campaign comprises 2 voucher types which align with two different segments of the West Torrens community as follows:

Stream A:

Vulnerable populations, as evidenced by holding a health care card and/or receiving a Centrelink payment or JobKeeper as evidenced by providing a copy of the payslip showing JobKeeper payment, or providing a statutory declaration. (It is noted that Stream A does not include self-funded retirees, international students or those on temporary visas.)

Stream B:

Front line Emergency Services Workers, as evidenced by holding a relevant emergency service worker identification card. Stream B includes West Torrens residents that work, or volunteer in, front line emergency services including SA Ambulance Service, MFS, CFS, State Emergency Services, SA Police, or Medical and hospital auxiliary positions- (e.g. nurses/doctors and orderlies/cleaners) in South Australian hospitals.

When requesting a voucher, residents were required to nominate whether they are eligible for Stream A or Stream B. Stream A applicants indicated if they receive JobKeeper, or which Centrelink payment they receive (which is providing interesting data about the reach and inclusion capacity of the program). Meanwhile, Stream B participants indicate which branch of emergency services they work or volunteer with.

Requests have been received from residents representing various groups that would like to see the Stream B eligibility criteria expanded to cover additional lines of work, considered to be front-line or significantly impacted by COVID-19; namely:

- Teachers (who were required to work throughout the shutdowns associated with the pandemic and adjust to new technology);
- GPs, nurses and reception staff at clinics, working outside the hospital system.
- Mental health practitioners, counsellors and disability sector workers (working outside the hospital system).
- Staff working in PPE mask manufacturing (whose work was essential to keep our frontline emergency service workers safe).
- Staff working in supermarkets and chemists
- Defence personnel patrolling our borders

In addition, requests have been received to include those community members who are ineligible for Centrelink payments, but have been significantly impacted by COVID 19 restrictions and travel bans including international students and residents on temporary visas.

In an expanded program, all West Torrens residents other than:

- *a person who is an employee of the City of West Torrens*
- *the spouse, de facto spouse, parent, child, and sibling, of an employee **and** living in the same household*
- *any person who is not a resident of the City of West Torrens*

may be eligible for a Stream B voucher which provides *\$25 off when you spend \$50 or more*. Residents would be required to show, or provide evidence of, residency in West Torrens (photo I.D. with their address).

It is acknowledged that this may be perceived as a handout to those residents and workers that are not "in need", however the primary focus of this program is the end result of providing economic stimulus to the participating businesses and boosting local economic confidence and spending.

By allocating 'Stream B spend \$50 to receive \$25 back' vouchers to this cohort, Council can ensure that their contribution is matched or exceeded by the voucher holder. Early indications from Stream B vouchers reimbursed so far, indicate that (including shared bill for guests seated at the same table) Stream B voucher holders spend approximately \$79 per transaction, for every \$25 provided by Council vouchers (the customer contribution amount averages \$44).

To meet the terms and conditions of the program, where two or more vouchers have been used on the same transaction, the total transaction must meet the combined minimum spend criteria for the vouchers. As an example, a transaction that included 3 x Stream B vouchers requires a minimum total spend of \$150, with \$75 (3 x \$25) being taken off the total bill.

The Administration is also liaising with the Migrant Resource Centre and other relevant groups to help promote Stream A vouchers to some of the residents in West Torrens who have become most vulnerable as a result of the pandemic; new migrants and international students.

The Administration also continues to promote the campaign to businesses in West Torrens to increase the number of eligible businesses in anticipation of an extension to the program.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

Encouraging local residents and workers to shop locally provides opportunity to reduce carbon footprint and embedded carbon miles in accessing purchases while assisting the local economy and retaining local jobs.

Retaining existing businesses also reduces the potential need for local residents to travel greater distances to access alternative employment or to have their needs met. Ensuring more local residents and business owners stay gainfully employed improves their financial capacity to be able to make more environmentally sustainable decisions rather than prioritising price over environmental considerations out of necessity.

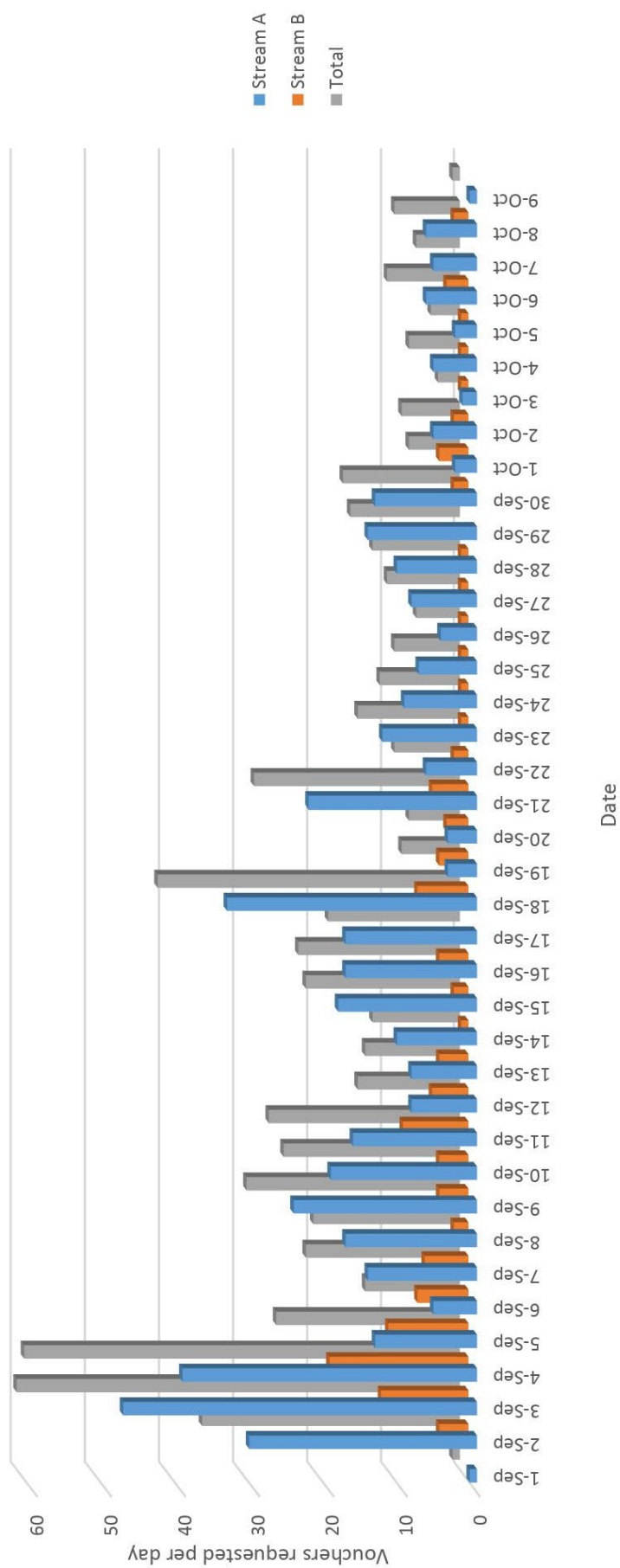
Conclusion

The *Think, Buy, Be LOCAL* small business economic stimulus initiative commenced 1 September 2020 and is scheduled to expire 1 December. This report proposes extending the program and expanding the eligibility criteria for the Campaign.

Attachments

1. Voucher Distribution Progress Chart

Think, buy, be LOCAL Voucher Distribution Progress



17.3 Funding Agreement for the Bridges Renewal Program and Heavy Vehicles Safety and Productivity Program

Brief

The Federal Department of Infrastructure, Transport, Regional Development and Communications has written to Council Administration advising that two recent submissions for Australian Government funding under the Bridges Renewal Program and Heavy Vehicles Safety and Productivity Program have been successful, namely the Beare Avenue/Watson Avenue Bridge Renewal Project and Daly Street Bridge Renewal Project. The funding agreement for both projects will need to be entered into to secure the funding with the requirement of Council to contribute at least 50 percent of costs.

RECOMMENDATION(S)

It is recommended to Council that:

1. The Offer of Funding Agreement be accepted.
2. The Chief Executive Officer be authorised to sign the Funding Agreement to secure the funding for the Beare Avenue/Watson Avenue Bridge Renewal Project and Daly Street Bridge Renewal Project.
3. Adjustments be made to the 2020/21 budget in the December budget review to show an increase of \$2,192,650 in the capital works budget, with 50 per cent grant funded and 50 per cent loan funded.

Introduction

On 17 March 2020, the Deputy Prime Minister and Minister for Infrastructure, Transport and Regional Development, The Hon Michael McCormack MP, announced that Round Five of the Bridges Renewal Program was open to state, territory and local governments.

The Bridges Renewal Program (BRP) is an Australian Government initiative to fund the upgrade and replacement of bridges to enhance access for local communities and facilitate higher productivity vehicle access.

Accordingly, the Administration submitted two applications for the renewal of the Daly Street, Kurralta Park drainage road crossing and the renewal of Beare Avenue, Netley drainage road crossing.

Discussion

The Daly Street, Kurralta Park and Beare Avenue, Netley drainage road crossing over Brown Hill Creek have been identified as two drain crossings requiring upgrade for capacity and road geometry improvement. The upgrades have been designed to meet the performance requirements set by the Brown Hill Creek approved Stormwater Masterplan.

On 29 September 2020, the Deputy Prime Minister and Minister for Infrastructure, Transport and Regional Development, the Hon Michael McCormack MP, announced funding for 205 projects, submitted for funding under Round Five of the BRP in accordance with the National Land Transport Act 2014.

Consistent with previous rounds, projects under Round Five were selected as part of a competitive merit-based process and Council was notified that their two submissions were successful.

Notification was received from The Hon Scott Buchholz MP (**Attachment 1**) advising that the submissions for Daly Street, Kurraltia Park and Beare Avenue, Netley were successful in qualifying for Australian Government funding under the current funding rounds. The notification (**Attachment 1**) also provided an offer for the funding setting out the terms and conditions for these projects.

The approved Brown Hill & Keswick Creek Stormwater Master Plan (BHKC SMP) nominates that both of these existing structures will require upgrade and capacity increase as part of the lower Brown Hill Creek Upgrade element of the Stormwater Master Plan. As the requirement of the upgrades for capacity of the drainage channel are a result of the BHKC SMP, the cost associated with the capacity upgrade component of the projects will be funded by the BHKC Board.

Over the last decade Council has undertaken audit reviews of all of the road and footbridges within our ownership and control, and over time have been replacing and remediating the road and foot bridges asset stock.

The KBR (2015) Bridge Audit report indicated an anticipated remaining life of the bridges at 25 years for Daly Street and 35 years for Beare Avenue, making them amongst the shortest life expectancy bridges remaining within the Council area. The same report ranked the bridges number 1 (Beare Avenue) and 2 (Daly Street) for necessity to install and upgrade barrier protection.

The detail design, documentation and first order cost estimate for replacement of both of these bridges are now in the final stages of completion, through the engagement of Tonkin Consulting for the undertaking of these works. Both replacement crossings have been design as box culvert installations of sufficient capacity to align with the approved BHKC SMP projected peak design flows.

Beare Avenue Crossing Upgrade

The existing structure is a concrete bridge deck on steel girders spanning over the existing trapezoidal channel. It is believed that the bridge was constructed around 1970.

The bridge is narrow and skew to the remainder of the road alignment. The northern edge of the bridge has effectively no offset to the northern edge of the road and the southern side of the bridge has footpath with existing non-compliant width issues. Existing barriers to the edge of the bridge are of a manner to provide pedestrian protection from the bridge edges, however it would provide no barrier protection to stray vehicles falling off the bridge and into the creek.

The upgrade design for the bridge was developed in consideration of current design and road safety standards. At present, there is effectively a skew four way intersection which meets at the bridge crossing. The new design has squared up the intersection and provided for the straight through movement of main road crossing the bridge. This design response of improved standard of road realignment would have likewise have been considered necessary in association with the upgrade of this bridge should it have been left to be undertaken as part of the lower Brown Hill Creek package of project works.

Daly Street Crossing Upgrade

The existing structure is a corrugated steel arch structure, with concrete headwalls on the upstream and downstream faces. It is believed that the bridge was constructed around 1950.

This bridge is currently effectively the number one bridge ranked for replacement within the City of West Torrens, based on multiple factors. Further to the consideration of just the condition based assessment, it is also understood that the bridge has one of the lowest existing capacities of all the existing bridges along Brown Hill Creek and especially through the lower reaches. It is known from the 2003 flood modelling that a substantial existing flood plain plume is anticipated to escape from the creek in this location for higher flows, due to this existing restrictive capacity.

The 2003 mapping information also showing, as would be anticipated, this location to be the first location where creek surcharge would currently occur along lower Brown Hill Creek. This aligning with staff observation on a couple of occasion during high flow events over the last 15 years where water was observed starting to spill in this location.

Council is taking the opportunity in association with bridge replacement to remove the existing sharp bend in Daly Street at the bridge and also incorporate a new roundabout at the adjacent street intersection for the purposes of traffic safety and calming benefits. The upgrading of the bridge has not caused a requirement for the traffic modifications in this location, hence all costs associated with the construction of the new roundabout and road realignment are to be borne by Council and have not been included with preliminary cost estimates or discussions surrounding BHKC Project funding contribution.

Correspondence was received from the Project Secretariat of BHKC Stormwater Project advising that at the Brown Hill and Keswick Creek Stormwater Board meeting held Wednesday 25 November 2020, the Board considered a report on the Daly Street, Kurralta Park and Beare Avenue, Netley creek crossing upgrade projects and resolved the following:

"That:

- 1. The report be received.*
- 2. The Board acknowledges that City of West Torrens has been successful in securing Federal Government grant funding as part of the Local Roads and Community Infrastructure (LRCI) Program and this funding will cover 50% of the total project cost.*
- 3. The Board confirms support to reimburse (or offset against amounts owed by the City of West Torrens to the Board, at the discretion of the Board and with prior agreement of the City of West Torrens) 50% of the cost of bridge replacements, with the Board's contribution being up to a maximum of:*
 - \$400,000 for the Daly Street, Kurralta Park upgrade*
 - \$700,000 for the Watson Avenue, Netley upgrade*
- 4. The Board commits to providing reimbursement to the City of West Torrens (or offset against amounts owed by the City of West Torrens) when funding becomes available through Council and SMA contributions, with reference to the order of works set out in the Stormwater Management Plan."*

Council would need to allocate (from loan funds) a total of \$1,096,325 for the two projects, being the 50% cost contribution to match the 50% Federal Governments contribution. As indicated above, Councils contribution would be reimbursed by BHKC SMP.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

The increase in capacity of the drainage channels will assist to mitigate flooding that is likely to increase due to rainfall intensity changes associated with climate change.

Conclusion

Given the successful attainment of grant funding totalling \$1,096,325 from the Bridge Renewal Program Round Five by the Federal Government, and the necessity to upgrade Daly Street Kurralta Park and Beare Avenue Netley, creek crossings to meet the required capacity of the approved BHKC SMP and requirement to renew the assets due to condition, it is pertinent that Council allocate the remaining 50% cost of the project, being \$1,096,325 from loan funds that would be reimbursed at a later date by the BHKC SMP.

Attachments

- 1. Letter of Offer - Bridges Renewal Program (BRP)**



The Hon Scott Buchholz MP

**Assistant Minister for Road Safety and Freight Transport
Federal Member for Wright**

Ref: MS20-001702

Cr Michael Coxon
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Cr Coxon

**BRIDGES RENEWAL PROGRAM (BRP) ROUND FIVE AND HEAVY VEHICLE
SAFETY AND PRODUCTIVITY PROGRAM (HVSPP) ROUND SEVEN**

Thank you for your proposals for funding under either or both Rounds Five and Seven, of the BRP and HVSPP respectively. Your continued support of these programs, which provide funding to improve community access and increase heavy vehicle safety and productivity, is valued.

I am pleased to advise you that the proposals listed below have been successful in qualifying for Australian Government funding under the current funding rounds:

- Daly Street Bridge renewal, Kurralta Park
- Beare Avenue/Watson Avenue Bridge renewal, Netley

Attached to this document is an offer of funding setting out the terms and conditions for these projects. This documentation needs to be completed and returned by email to the relevant address, BridgesRenewal@infrastructure.gov.au or HVSPP@infrastructure.gov.au by 30 November 2020. Council should not accept tenders for, or commence construction of, the project until the funding agreement has been finalised.

If you require further information or assistance, the Department of Infrastructure, Transport, Regional Development and Communications can be contacted by the above email addresses or by telephone on 02 6274 8040.

I wish you every success with your projects.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Buchholz', with a large, stylized flourish extending from the bottom left.

Scott Buchholz

The Hon Scott Buchholz MP
Parliament House Canberra | (02) 6277 4144 | minister.buchholz@infrastructure.gov.au
21 William Street, Beaudesert QLD 4285 | scott.buchholz.mp@aph.gov.au



Australian Government
Department of Infrastructure, Transport,
Regional Development and Communications

Bridges Renewal Program Round Five Heavy Vehicle Safety and Productivity Program Round Seven

Offer of Funding Agreement

October 2020

Introduction

This *Offer of Funding Agreement* outlines the Council/or State/Territory government's obligations under the Australian Government's Bridges Renewal Program (BRP) and/or the Heavy Vehicle Safety and Productivity Program (HVSPP). The *National Land Transport Act 2014* (the Act) requires the Department to ensure that projects which are funded under the BRP or HVSPP meet, and continue to meet, the eligibility requirements of the Program.

The requirements are based on the overarching *Notes on Administration for Land Transport Infrastructure Projects*, which provide administrative guidance for managing projects that are funded under the *National Partnership Agreement*.

Definitions

In this agreement, these words have the following meaning:

- Department – The Department of Infrastructure, Transport, Regional Development and Communications, or any successor department responsible for the *National Land Transport Act 2014*.
- Proponent – The council, State Government or Territory Government in receipt of funding under this offer of funding.
- State/Territory Transport Department – The organisation which receives funding from the Australian Government for these projects, for passing onto the Proponent. Normally the Department responsible for road transport infrastructure in that State/Territory.
- The project – The road transport project/s as described in the attachments.

Your obligations

Commencement of construction

Construction of the project must not begin prior to Proponent receiving confirmation from the Department that construction may commence.

This means that actual on ground works at the project site and/or the fabrication of major components off-site and tenders cannot be accepted or executed.

Construction timing

Construction of the project must be commenced within 12 months of the signing of this offer of funding and must be completed no later than 24 months from the signing of this offer of funding.

Public tenders

A public tender process is a requirement of funding under the Act for all projects more than \$100,000. This obligation can be satisfied in some cases by selecting contractors under a pre-existing panel arrangement, where it can be demonstrated that the pre-existing panel arrangement was the result of a public tender process.

If a Council/or State/Territory government wishes to seek an exemption from the public tender process, Ministerial approval must be sought first. Please contact the Department to discuss the tender exemption process.

Construction standards

All construction must comply with relevant Australian Standards in place at the time of construction.

Milestones

Payment will be made on the basis of achievement of milestones. Small projects will have a single milestone, paid upon completion of the project, including acceptance of the Post Completion Report. Larger projects will have three milestones, divided as follows:

Milestone	Amount
Commencement of construction	40%
Completion of construction	40%
Acceptance of Post-Completion Report	20%

The Department may vary the milestone schedule (including the number and amount of milestones) as it requires. Proponents may also request an amendment to the milestone schedule. The project attachments will outline the milestone schedule for that project.

Milestone payments may be claimed by completing the relevant form available from the Department's website and sending to your State/Territory Transport Department (if required by them), or directly to the Department (if not required or for state projects).

Monthly reporting

Councils must provide a monthly report to your State/Territory Transport Department on the progress of the project, in the form and timing required by the State/Territory Transport Department. State/Territory Transport Departments must include updates on the progress of both council and State/Territory projects in the usual monthly reporting.

Signage

It is a requirement of Australian Government funding that signage be displayed on either side of the bridge or road works. Evidence will need to be supplied as part of your milestone claim.

Further information regarding the signage requirements can be found by following this [link](#).

Events and Public Recognition

Under the *Notes on Administration for Land Transport Infrastructure Projects*, the Australian Government reserves the right to publicise and report on the funding it commits or approves to a Funding Recipient. Please ensure that the Department is advised well in advance of any events or public proceedings so all parties can work collaboratively in making the necessary arrangements. The publication is available here: [Notes on administration](#).

Changes to scope, schedule or budget

You must advise the Department at the earliest possible time of changes to the scope, schedule or budget for the project. The Department must approve any such change. Failing to have planned changes approved, or not advising within sufficient time for approval, may result in funding being withdrawn.

Cost overruns

Any costs incurred over the total project cost as listed in the Attachment are the responsibility of the Proponent.

The Department may consider requests for additional funding in exceptional circumstances only.

Non-compliance

Failure to comply with any of the requirements of this agreement may result in funding for the project being withdrawn, including the requirement to repay funding paid to date.

The Australian Government obligations

Projects and payments to Councils will be managed through state and territory governments under the *National Partnership Agreement on Land Transport Infrastructure Projects* and the related *Notes on Administration*. Appropriate funding arrangements (e.g. a separate deed) between local and the relevant State/Territory government may also be required.

This means that payment will be made to the relevant State/Territory government, who will pass this payment onto you. They may have additional requirements before funding can be paid, such as the provision of an invoice. Contact your State/Territory Transport Department for questions about this.

Project information

The attachment/s to this agreement outline the project/s agreed to be delivered by the Proponent and form part of this agreement. The information in the attachments may be varied by agreement.

Returning this agreement

If you agree with the requirements, please complete the information in the attachment/s sign and return to:

- For BRP projects: bridgesrenewal@infrastructure.gov.au or
- For HVSP projects to: HVSP@infrastructure.gov.au.

The attachments must be signed by the General Manager or the delegate authorised to commit the Proponent to the above listed project/s.

Please provide a copy to your State/Territory government contact.

Next steps

Upon receipt and acceptance of the *Offer of Funding*, the Department will complete its formal acceptance procedure. When the *Offer of Funding* has been formally approved, the Department will send you an email confirming that all arrangements are in place.



Australian Government
Department of Infrastructure, Transport,
Regional Development and Communications

Bridges Renewal Program Round Five and Heavy Vehicle Safety and Productivity Program Round Seven

Offer of Funding – Project Details

October 2020

Introduction

This Offer of Funding Attachment outlines the requirements for specific projects under the Australian Government's Bridges Renewal Program (BRP) and/or the Heavy Vehicle Safety and Productivity Program (HVSPP). It should be read in conjunction with the offer of funding agreement, which sets out the terms applicable to all projects funded under the programs.

Completing the form

Read the information carefully, then complete all the identified sections. If you have questions, or need to request an amendment to the information please contact us (see Questions below).

Returning the form

Please check that you have completed all sections of the form, including signature (electronic is acceptable).

Once complete this document should be returned by email to:

- bridgesrenewal@infrastructure.gov.au or
- HVSPP@infrastructure.gov.au.

Councils should also provide an email copy to their state/territory transport/infrastructure agency contact.

Questions

Should you have any questions or concerns regarding your Offer of Funding agreement, please contact the NTRIP Program helpdesk:

- Phone: (02) 6274 8040.
- Email: bridgesrenewal@infrastructure.gov.au.
- Email: HVSPP@infrastructure.gov.au.

Next steps

Upon receipt and acceptance of the *Offer of Funding*, the Department will complete its formal acceptance procedure. This may take several weeks. When it has been formally approved, the Department will send you an email confirming that all arrangements are in place.

Do not undertake any construction on the site of the project or accept any tenders for construction prior to receiving the Australian Government's email confirmation of approval.

Bridges Renewal Program Round Five and Heavy Vehicle Safety and Productivity Program Round Seven

About the project

About the project

Proponent	City of West Torrens
Project name	Beare Avenue/Watson Avenue Bridge renewal, Netley
Project description	Renewal Beare Avenue/Watson Avenue bridge and channel of Brown Hill Creek
Australian Government funding amount	\$698,921
Council/other funding amount	
State funding amount	
Total project cost	\$1,397,842

Tendering of Works

All works greater than \$100,000 must be need to gain Ministerial exception consent if not subject to public tender. This obligation can be satisfied in some cases by selecting contractors under a pre-existing panel arrangement, where it can be demonstrated that the pre-existing panel arrangement was the result of a public tender process.

It is possible to seek an exemption from the Minister where it can be demonstrated that there are exceptional circumstances where the use of a public tender would not be recommended. Contact us if you need to seek an exemption.

Do you need to seek a tender exemption?	
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Milestones and Payments

By default, smaller projects (under \$200,000) will have a single milestone, payable on completion and presentation of an acceptable Post Completion Report. Larger projects will have three payments, one each for Commencement, Completion and the Post Completion Report, divided in the ratio 40/40/20.

In the table below, please nominate the expected commencement of construction date, completion of construction date and when you expect to present a Post Completion Report (typically 2 months after completion of construction).

If you would like a different milestone schedule these can be approved on a case by case basis. Contact us to discuss.

Milestones	Nominated Month/Year	Amount
Milestone 1 - Payment claim for commencement of construction (Maximum 40% of total Australian Government funding)		\$279,568
Milestone 2 – Payment claim for completion of construction (Maximum 40% of total Australian Government funding)		\$279,568
Final Milestone – Payment for delivery of a Post-Completion Report (Either 20% of total Australian Government funding OR 100% of total Australian Government funding)		\$139,785
Maximum Australian Government Funding		\$698,921

Declaration

Project contact

A project contact officer will be the first contact point for the Department for any questions in relation to the project.

Primary Officer	
Job Title	
Phone	
Email	
Secondary Contact	
Job Title	
Phone	
Email	

Declaration

This declaration must be completed by a person authorised to commit funding to this project, usually a General Manager or Mayor.

I declare that:

- I am authorised to represent City of West Torrens in relation to this project.
- I agree to abide by, on behalf of City of West Torrens, the terms of the offer of funding and related Acts of Parliament and regulations.
- City of West Torrens has committed the funds listed above to the project.
- I acknowledge that costs in excess of the total project cost will be met by the proponent.
- I acknowledge that changes to scope or costs must be approved in advance.

Signed	
Name	
Position	
Date	



Australian Government

Department of Infrastructure, Transport,
Regional Development and Communications

Bridges Renewal Program Round Five and Heavy Vehicle Safety and Productivity Program Round Seven

Offer of Funding – Project Details

October 2020

Introduction

This Offer of Funding Attachment outlines the requirements for specific projects under the Australian Government's Bridges Renewal Program (BRP) and/or the Heavy Vehicle Safety and Productivity Program (HVSP). It should be read in conjunction with the offer of funding agreement, which sets out the terms applicable to all projects funded under the programs.

Completing the form

Read the information carefully, then complete all the identified sections. If you have questions, or need to request an amendment to the information please contact us (see Questions below).

Returning the form

Please check that you have completed all sections of the form, including signature (electronic is acceptable).

Once complete this document should be returned by email to:

- bridgesrenewal@infrastructure.gov.au or
- HVSP@infrastructure.gov.au.

Councils should also provide an email copy to their state/territory transport/infrastructure agency contact.

Questions

Should you have any questions or concerns regarding your Offer of Funding agreement, please contact the NTRIP Program helpdesk:

- Phone: (02) 6274 8040.
- Email: bridgesrenewal@infrastructure.gov.au.
- Email: HVSP@infrastructure.gov.au.

Next steps

Upon receipt and acceptance of the *Offer of Funding*, the Department will complete its formal acceptance procedure. This may take several weeks. When it has been formally approved, the Department will send you an email confirming that all arrangements are in place.

Do not undertake any construction on the site of the project or accept any tenders for construction prior to receiving the Australian Government's email confirmation of approval.

Bridges Renewal Program Round Five and Heavy Vehicle Safety and Productivity Program Round Seven

About the project

About the project

Proponent	City of West Torrens
Project name	Daly Street Bridge renewal, Kurralta Park
Project description	Renewal of the existing Daly Street bridge over Brown Hill Creek and realign existing geometry of Daly Street
Australian Government funding amount	\$397,404
Council/other funding amount	
State funding amount	
Total project cost	\$794,808

Tendering of Works

All works greater than \$100,000 must be need to gain Ministerial exception consent if not subject to public tender. This obligation can be satisfied in some cases by selecting contractors under a pre-existing panel arrangement, where it can be demonstrated that the pre-existing panel arrangement was the result of a public tender process.

It is possible to seek an exemption from the Minister where it can be demonstrated that there are exceptional circumstances where the use of a public tender would not be recommended. Contact us if you need to seek an exemption.

Do you need to seek a tender exemption?	
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Milestones and Payments

By default, smaller projects (under \$200,000) will have a single milestone, payable on completion and presentation of an acceptable Post Completion Report. Larger projects will have three payments, one each for Commencement, Completion and the Post Completion Report, divided in the ratio 40/40/20.

In the table below, please nominate the expected commencement of construction date, completion of construction date and when you expect to present a Post Completion Report (typically 2 months after completion of construction).

If you would like a different milestone schedule these can be approved on a case by case basis. Contact us to discuss.

Milestones	Nominated Month/Year	Amount
Milestone 1 - Payment claim for commencement of construction (Maximum 40% of total Australian Government funding)		\$158,961
Milestone 2 – Payment claim for completion of construction (Maximum 40% of total Australian Government funding)		\$158,961
Final Milestone – Payment for delivery of a Post-Completion Report (Either 20% of total Australian Government funding OR 100% of total Australian Government funding)		\$79,482
Maximum Australian Government Funding		\$397,404

Declaration

Project contact

A project contact officer will be the first contact point for the Department for any questions in relation to the project.

Primary Officer	
Job Title	
Phone	
Email	
Secondary Contact	
Job Title	
Phone	
Email	

Declaration

This declaration must be completed by a person authorised to commit funding to this project, usually a General Manager or Mayor.

I declare that:

- I am authorised to represent City of West Torrens in relation to this project.
- I agree to abide by, on behalf of City of West Torrens, the terms of the offer of funding and related Acts of Parliament and regulations.
- City of West Torrens has committed the funds listed above to the project.
- I acknowledge that costs in excess of the total project cost will be met by the proponent.
- I acknowledge that changes to scope or costs must be approved in advance.

Signed	
Name	
Position	
Date	

17.4 Grant Funding Submission Report

Brief

This report provides an update on the various Federal and State Government grant programs currently available to the Council.

RECOMMENDATION(S)

It is recommended to Council that:

1. The report be noted.
2. The following proposed projects to be funded through the Local Roads and Community Infrastructure Program be endorsed:
 - Stage 1 Richmond Oval Upgrade
 - Sporting Infrastructure Upgrade
3. The following applications for projects through the other nominated grant funding programs be submitted:

Local Government Infrastructure Partnership Program

- Thebarton Theatre Masterplan
- Brownhill Creek Upgrade

Open Space and Places for People Grant Program

- Apex Park Stage 2
- Henley Beach Road Masterplan
- Acquisition of Land - River Torrens

Office for Recreation, Sport and Racing Funding Program

- Weigall Oval Fencing
- Camden Oval Upgrade
- Peake Gardens Riverside Tennis Club Upgrade

Introduction

Recently there have been a number of major funding announcements by both the Federal and State Governments that have been targeted to help stimulate the economy. These announcements have initiated a number of grant programs and the Administration are proposing to a number of applications seeking funding for local projects.

Funding programs now open include:

- Local Roads and Community Infrastructure Program (Federal Government);
- Local Government Infrastructure Partnership Program (State Government);
- Open Space and Places for People (State Government through the Attorney-General's Office);
- Community Recreation and Sport Facilities Program and the Grassroots Facilities Program (State Government through the Office of Recreation Sport and Racing)

The announcement of these funding programs provide opportunities for improvements to, or creation of, valuable sporting, recreational and other assets (which may also be used by the Community) and accordingly it is suggested that Council determine its preferences for relevant and qualifying projects so that these grant funding opportunities may be pursued.

Discussion

The following is a summary of the grant programs on offer and applications proposed to be submitted by the Administration for funding:

Local Roads and Community Infrastructure (LRCI) Program - Extension

The Department of Infrastructure, Transport, Regional Development and Communication provided the following statement regarding the Local Roads and Community Infrastructure Program:

"On 22 May 2020 the Australian Government announced a new \$500 million Local Roads and Community Infrastructure Program (LRCI Program).

Through the 2020-21 Budget, the Australian Government announced a \$1 billion extension of the LRCI Program, following strong community and local government support.

This program supports local councils to deliver priority local roads and community infrastructure projects across Australia, supporting jobs and the resilience of local economies to help communities bounce back from the COVID-19 pandemic.

Council will be able to access funding under the extension to the LRCI Program Extension from 1 January 2021."

Council received \$699,514 from the initial \$500 million round of this program. Council's allocation represented 0.1399% of the total pool. The \$699,514 from the initial round was approved in the Council budget to be spent on:

- Lockleys Oval lights - \$425,000
- Apex Park toilet facility - \$225,000
- Camden Oval lights upgrade - \$49,514

On 30 October 2020, the Federal Government extended the LRCI Program. Under the extension, the City of West Torrens is fortunate to receive an additional funding allocation of \$2,065,686, which is an increase in funding of 195% from the initial round (from \$699,514 to \$2,065,686). The total funding provided by the Commonwealth in this 'extension' round is \$1 billion, with the City of West Torrens allocation being eligible for 0.2066% share of the total pool fund. This funding will be available from 1 January 2021.

The Administration proposes that this additional round of funding be allocated to the following projects and requests Council consider these options or identify alternate projects for approval:

1. Stage One upgrade to Richmond Oval

A *Venue Improvement Plan* and a further preliminary high-level concept plan have been developed for Richmond Oval. These plans seek to improve the current sporting infrastructure as well as introduce a number of other sporting and recreational opportunities to allow for greater public access and use by the local community.

The entire project cost estimate ranges from \$15 million to \$19 million, and a staged approach to the redevelopment is recommended. At this time, it is envisaged that the first stage of work could focus on those elements that will deliver additional sporting and recreational opportunities and which will see greater public access to this open space eg multi use courts, site accessibility and compliance. The total cost of the first stage of works is estimated at **\$1,800,000.**

2. Sporting infrastructure at upgraded sports hubs-

Recent upgrades to Camden Oval, Lockleys Oval and Weigall Oval have included the construction of new multi-sport clubroom facilities with unisex change rooms and officials' rooms for use by multiple sporting codes.

In order to allow for increased participation, additional sports at the sites, and to ensure the long term viability of these sports hubs, it is proposed to install multi-use training and recreational infrastructure at each site. The training infrastructure can be used for existing sports however can also meet the needs of the local community by allowing for recreational use.

The South Australian Cricket Association (SACA) has committed \$30,000 towards training infrastructure at Camden Oval, and it is proposed that part of the LCRI funds be utilised to cover the remaining costs. The LCRI Program funds required to install training infrastructure at these sites will be **\$265,686.**

Local Government Infrastructure Partnership Program (LGIP)

The State Government has recently announced the Local Government Infrastructure Partnership Program (LGIP). This program has been established to support councils to accelerate spending on community infrastructure projects that contribute to the future economic growth of their region, support the Government's *Growth State* agenda, or improve local infrastructure facilities for businesses and community organisations to enable them to grow in the future.

Under the program, the State Government will provide grants to councils for up to 50 percent of the cost of approved infrastructure projects. Councils will fund the remaining 50 percent either through their own reserves or borrowings. Infrastructure projects can include other funding partners, including the Commonwealth Government and/or local businesses. The total State Government contribution to the program is up to \$100 million, and is expected to result in a total program of at least \$200 million in infrastructure investment.

Council has previously received \$1.2 million of grant funding under this program for the Weigall Oval staged upgrade project. Further details on the current round of funding has not yet been released however it is expected that applications will be required by the end of January 2021.

The Administration are proposing to seek funding for the following projects through the LGIP fund:

1. Thebarton Theatre Masterplan-

Members will be aware that Weslo Holdings Pty Ltd (lessee of the Theatre and adjoining premises at 164-166 South Road) have secured funding (of \$500,000) from the State Government to upgrade the air-conditioning within the Theatre auditorium and adjacent areas. Members will also be aware that Weslo has developed a Business Case/Masterplan for the complex, to improve both elements of the theatre as well as accessibility to the Theatre from South Road, including additional carparking/loading zones.

A cost estimate of the proposed works identified in the Masterplan was set at \$16.7 million (as at February 2019), with a staged approach to the redevelopment proposed. This approach will provide a substantial capital injection and the impetus towards the overall redevelopment of this iconic State Heritage listed building, accordingly grant funding of up to **\$4,000,000** could be sought with council required to match LGIP funding if the application is successful.

2. Lower Brownhill Creek Upgrade-

The Administration has received advice that the Brown Hill Keswick Creek Stormwater Board is seeking support from the five constituent Councils to submit a joint application for funding for the Lower Brownhill Creek Upgrade as part of the LGIP. (Details are provided in a separate report in this agenda).

An application for grant funding as part of the LGIP would enable expedited delivery of the Lower Brown Hill Creek Upgrade which would, in turn, allow for earlier commencement of the subsequent works and result in an earlier project completion date.

West Torrens would be required to match LGIP funding if the application is successful, which would involve a contribution of **\$6,982,500**.

Open Space and Places for People Grants.

The Open Space and Places for People grants are open and provide councils with the means for open space and public realm investment. The program is funded through monetary payments which are made in lieu of open space for development involving division of land into 20 or less allotments and for strata and community titles.

Councils may apply for grants to assist with the planning, purchase and enhancement of public open space. The grant program will support projects that:

- facilitate the integrated delivery of quality public open space particularly in areas of growth and renewal;
- provide a diverse range of high quality public open spaces that offer a range of active and passive opportunities;
- improve the way our places function, making them more sustainable, more accessible, safer and healthier;
- promote urban greening and climate change resilience;
- create an interconnected network of high quality green spaces that join destinations, public transport and growth areas.

Under the program, grants will be available to councils for up to 50% of the cost of approved projects. Councils will fund the remaining 50 percent either through their own reserves or borrowings. Projects can include other funding partners, including the Commonwealth Government and/or local businesses. The total State Government contribution to the program is up to \$100 million, and is expected to result in a total program of at least \$200 million in infrastructure investment.

Council has successfully received funding previously for multiple projects through this grant program, the most recent being \$577,500 received for the Kings Reserve Playspace in 2019.

The Administration are proposing to seek funding for the following projects through the Open Space and Places for People fund:

1. Apex Park-

Apex Park is one of the most visited parks in the City of West Torrens and during 2018-2019, the first stage of the redevelopment was completed. This focussed on the southern side of the wetland and included an upgraded playground and tennis/netball court, a new community building for Scouts and Girl Guides as well as the wider community, car-parking, picnic facilities, a new horse arena and upgraded wetland.

The next stage of works will focus on the northern side of the wetland and will include clearing of dense vegetation as well as improved links to Breakout Creek and additional play elements.

It is proposed to seek up to **\$1,000,000** funding for this project with Council required to match the funding if the application is successful.

2. Henley Beach Road Masterplan-

The Administration will be seeking funding of **\$50,000** to undertake a masterplan for Henley Beach Road. The Master Plan will look to engage with the private sector businesses and property owners between the core focus areas from the Bakewell Bridge to Marion Road and will take into account the North South Corridor works as projected by the State Government.

The Master Plan will focus on the benefits at the civic heart for the City of West Torrens and seek to encourage high quality local centres to meet social, commercial and open space demands. The Master plan will look to highlight this iconic section of Henley Beach Road which is synonymous within the West. If successful, Council will be required to match the funding if the application is successful.

3. River Torrens Shared Path Acquisition of Land-

An opportunity has presented itself to attain/negotiate, through a pending Division of Land Application, a section of land (approximately 739.6m² in area) adjacent to the southern banks of the River Torrens at Thebarton. The land is located within the former Adelaide University site at Thebarton commencing from Holland Street to a point approximately 300m west of Holland Street.

An approximate purchase value of this portion of land would be in the order of **\$739,000**. It should be noted that some of this land area may form part of the percentage of open space that that will be required to be made available as part of the Division of Land for the site and the sale of this land to Council would still need to be negotiated.

As Members may know, the southern side of the River Torrens between Port Road and South Road is void of a shared path due to the steepness of the adjoining river banks. The main River Torrens path is located on the northern side, with the southern side path being disjointed, due to physical impediments and lack of available width. The opportunity to attain this subject land would enable Council to continue to the development of this southern side path network as a long-term plan for enhancing the bike network for the benefit of the wider community. Securing this as a dedicated shared path will provide opportunities for enhancing urban greening, creating an attractive and accessible corridor for people to move around.

It is proposed to seek approximately **\$369,500** of funding for this project with Council required to match the funding if the application is successful (subject to final negotiations and resolution regarding percentage of open space required for the development).

Community Recreation & Sport Facilities Program (CRSFP) & Grassroots Facilities Program (GFP)

The Office of Recreation Sport and Racing have reviewed their funding opportunities and opened three funding programs, two of which council is eligible to submit applications for. The Community Recreation and Sport Facilities Program (CRSFP) and the Grassroots Facilities Program (GFP) aim to support the implementation of the *State Sport and Recreation Infrastructure Plan* and will provide funding for the development of sustainable, functional, inclusive, fit-for-purpose active recreation and sport facilities. Eligible sporting infrastructure programs will result in increased participation in a variety of sporting codes.

Approximately \$44 million will be made available for infrastructure grants over the next two financial years. Under the program, grants will be available to councils for up to 50 percent of the cost of approved projects. Councils will fund the remaining 50 percent.

The Administration are proposing to seek funding for the following projects through the programs available by the Office for Recreation, Sport and Racing:

1. Weigall Oval Fencing-

The final stages of the redevelopment of Weigall Oval has recently been completed and the site handed over to Council's tenants the Adelaide Angels Baseball Club and Adelaide Cobras Soccer Club.

The Adelaide Cobras finished top (Premiers) in their division (State League 2) at the end of the home and away season enabling their promotion to State League 1 for the 2021 season. The Club's promotion to State League 1 will have implications for the complex during (at least) the 2021 season, as Football Federation South Australia requests that the venues that teams use for State League 1 (and Premier League) matches be fenced to facilitate an admission charge for spectators / crowd control and provide a players race that segregates players and match officials from the public.

Funding will therefore be sought to partially cover the costs of erecting the required fencing and player's race. An application for **\$75,000** will be submitted, with Council requiring to match the funding if the application is successful.

2. Camden Oval-

The recent upgrade at Camden Oval included the construction of new unisex changeroom facilities for both the soccer and football clubs, the construction of a new football clubroom, a re-profiled football oval and the installation of a new playground and adult gym equipment.

The remaining elements from the original masterplan for the site include the construction of multi-use netball courts with lighting and shelter which will bring additional sports and participants to the site.

A grant application will therefore be submitted for **\$300,000** (the total cost of works) with Council required to match the funding if the application is successful.

3. Peake Gardens Riverside Tennis Club Upgrade

Members will be aware that the Council Administration met with representatives from the Peake Gardens Riverside Tennis Club, Council's consultants and Tennis SA during 2017-19 to develop a concept plan for an upgraded clubroom facility for the club. Subsequent to that process the project proceeded to detailed design, but did not progress further.

As reported to the Community Facilities and Waste Recovery General Committee at its meeting of 22 September 2020, as a result of a recent building audit the former Riverside Tennis Clubroom building was programmed for demolition (which is due to occur in the week of 7 December 2020). The demolition of this building was envisaged within the scope of the upgrade project.

The Administration proposes to submit a grant application to enable the remainder of the project to proceed. As the anticipated project cost is \$2,000,000, grant funding of **\$1,000,000** under the CRSFP will be sought (leaving a Council contribution of \$1,000,000 should funding be received)

Summary

The Administration is proposing to submit a number of funding applications following recent announcements by the State and Federal Governments regarding targeted grant programs to help stimulate the economy. A summary of the proposed applications and amount of funding requested can be found in the table below:

	Total Project Cost	CWT Contribution	Grant Funding Sought/Available
The Local Roads and Community Infrastructure (LRCI) Program - Extension			
Stage 1 Richmond Oval Upgrade	\$1,800,000	Nil	\$1,800,000
Sporting Infrastructure Upgrade	\$265,686	Nil	\$265,686
Local Government Infrastructure Partnership Program			
Thebarton Theatre Masterplan	\$16,700,000	\$4,000,000	\$4,000,000
Brownhill Creek Upgrade	\$28,500,000	\$6,982,500	\$14,250,000
Open Space and Places for People Grant Program			
Apex Park Stage 2	\$2,000,000	\$1,000,000	\$1,000,000
Henley Beach Road Masterplan	\$100,000	\$50,000	\$50,000
Acquisition of Land - River Torrens	\$739,000*	\$369,500*	\$369,500
Office For Recreation, Sport and Racing Funding Programs			
Weigall Oval Fencing	\$150,000	\$75,000	\$75,000
Camden Oval Upgrade	\$600,000	\$300,000	\$300,000
Peake Gardens Riverside Tennis Club Upgrade	\$2,000,000	\$1,000,000	\$1,000,000
TOTAL	\$52,115,686	\$13,777,000	\$23,110,186

* Amount subject to final negotiations and resolution regarding percentage of open space required for the development.

Financial Impact Considerations

A considered assessment has been undertaken of the capacity of the Council to fund future contributions of the magnitude foreshadowed in this report, especially major contributions that may be required for the BHKC project and the upgrade of Richmond Oval.

Loan funding would be required to support most of what is foreshadowed and it could push our indebtedness over \$80 million in the 2029/30 financial year, well in excess of the \$51 million projected in the current forward estimates of the Council. However, Council's debt commitment level is modest currently and we do have borrowing capacity. Modelling indicates that we can accommodate the loans foreshadowed in this report within our forward estimates. Doing so will require loans to be structured in a way that spreads the impact of repayments, which would include the use cash advance debenture facilities currently available through the LGFA.

Spending discipline is expected to be needed over the next few years if borrowing of this magnitude occurs, especially in relation to key cost drivers, like employment costs. Rate increase of a certain level will also be unavoidable, it being estimated that a minimum increase of 1.5 per cent will be necessary in 2021/22, with at least 2.0 per cent thereafter.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

The variety of projects submitted for funding will assist Council in improving its resilience in climate change.

Conclusion

The Administration have identified and submitted various funding application for projects that are eligible for consideration under the various Federal and State Government funding programs.

In addition, the Administration has proposed Council consider two projects for the LRCI Program funding and are seeking Council's endorsement to proceed with these.

Attachments

Nil

17.5 Infrastructure Partnership Program - Brown Hill Keswick Creek Stormwater Project Brief

This report proposes that a grant funding application be made by the Brown Hill and Keswick Creeks Stormwater Board as part of the State Government's Infrastructure Partnership Program.

RECOMMENDATION(S)

It is recommended to Council that support be provided to the Brown Hill and Keswick Creeks Stormwater Board for a grant funding application to be made as part of the Infrastructure Partnership Program, and that:

1. a business case be developed by the Board seeking grant funding of \$14,250,000;
2. the application relates to funding for delivery of portion of the Lower Brown Hill Creek Upgrade;
3. Council acknowledges the requirement for matching funds to be provided by Constituent Councils and commits to providing the required funding of \$6,982,500 should the grant funding application be successful.

Introduction

The State Government has announced the Infrastructure Partnership Program (the Program) to support Councils to accelerate spending on community infrastructure programs. The program will provide grants to Councils for up to 50% of the cost of approved infrastructure projects with Councils required to fund the remaining 50% through their own reserves or borrowings. The total State Government contribution to the program is up to \$100m.

The Brown Hill and Keswick Creeks Stormwater Board (the Board) is a Regional Subsidiary responsible for the delivery of works under an approved Stormwater Management Plan (SMP), referred to as the Brown Hill Keswick Creek Stormwater Project (the Project). The Board is seeking support from its 5 Constituent Councils to submit a joint application for funding as part of the Program.

Discussion

Program Overview

The Infrastructure Partnership Program is being administered by the Department of Treasury and Finance (DTF) and DTF will consult with the Office for Local Government in assessing proposals. Any Council or group of Councils may apply for funding and Councils may submit an application for more than one project.

Eligibility requirements applicable to the Board include:

- Proposed infrastructure projects must contribute to the future economic growth of the region, support the Government's Growth State agenda, improve local infrastructure, facilities for businesses and community organisations to enable them to grow in the future or include upgrades to key community facilities. Stormwater infrastructure is specifically listed.
- Projects must not be in the Council's existing 12-month budget.
- Council's must demonstrate that the project expenditure will be in addition to existing expenditure plans and there is no offsetting reduction in planned other capital expenditure in 20/21 and 21/22.
- Councils must be able to commence construction within 12 months of approval.
- Councils must maximise the use of local contractors during the construction phase.
- All other things being equal, Councils that have supported ratepayers during COVID-19, including through the provision of rate rebates and reductions will be given preference.
- Projects must have a GST exclusive cost of at least \$1m.

Applications close on 29 January 2021 and require submission of a business case and supporting information.

The Board's Project Director has confirmed that the Lower Brown Hill Creek Upgrade meets the eligibility requirements.

Proposal

The current delivery schedule of the Project is over 20 years, largely as a result of the availability of Stormwater Management Authority (SMA) funding. An application for grant funding as part of the Infrastructure Partnership Program would enable expedited delivery of the Lower Brown Hill Creek Upgrade which would, in turn, allow for earlier commencement of the subsequent works and result in an earlier project completion date.

The Board proposes to lodge an application seeking \$14.25m of grant funding under the Program. Any commitment to funding by the State Government would require equal commitment from the Constituent Councils, as follows:

Infrastructure Partnership Program		\$14,250,000
Constituent Councils		
City of Adelaide 8%	\$1,140,000	
City of Burnside 12%	\$1,710,000	
City of Mitcham 10%	\$1,425,000	
City of Unley 21%	\$2,992,500	
City of West Torrens 49%	\$6,982,500	\$14,250,000
Total		\$28,500,000

If funding is approved as part of the program, construction will need to commence within 12 months of approval being granted – by March 2022.

Key Benefits

Key benefits of securing funding under the Infrastructure Partnership Program include:

- Earlier whole of project completion date leading to whole of catchment protection;
- Delivery of the Lower Brown Hill Creek Upgrade over a shorter timeframe will allow for a more efficient and cost-effective delivery strategy;
- The targeted business case to be developed for the funding application can be expanded to encompass a whole of project business case to target Federal funding ahead of the next election.
- A successful grant application will provide the project with an additional source of State Government funding, separate from the existing arrangement with the Stormwater Management Authority.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

The benefits listed above for securing funding under the Infrastructure Partnership Program indicate the positive climate impact in relation to this report.

Conclusion

Securing funding as part of the State Government's Infrastructure Partnership Program will provide significant benefit to the Project but will also require a contribution from the Constituent Councils. This report proposes that an application for \$14.25m of funds be made to enable expedited delivery of the Lower Brown Hill Creek Upgrade.

Attachments

Nil

17.6 200th Anniversary of Greek War of Independence Memorial - Funding Request

Brief

This report presents a request from the Greek Orthodox Community and Parish of St George Thebarton and Western Suburbs SA Inc. for financial assistance to erect a memorial to those that fell during the Greek War of Independence.

RECOMMENDATION

It is recommended to Council that it approves the request for \$5,000 as Council's contribution to a memorial to commemorate the fallen during the Greek War of Independence in 1820, subject to the memorial obtaining development consent.

Introduction

A request has been received from the Greek Orthodox Community and Parish of St George Thebarton and Western Suburbs SA Inc. (St George Thebarton) for \$5,000 towards the cost of erecting a memorial to those that fell during the Greek War of Independence on 24 November 2020 (**Attachments 1 to 3 respectively**).

St George Thebarton is located in Rose Street in Mile End and plays a pivotal role in the delivery of services and programs to our Greek community.

Due to timing constraints, as detailed below, the application is presented directly to Council rather than through our normal community grant application portal, Smarty Grants, and subsequently to the City Advancement and Prosperity Committee.

Discussion

25 March 2021, sees the 200th anniversary of the commencement of the Greek War of Independence from approx. 400 years of Ottoman Rule. This war ultimately resulted in the establishment of the modern Greek state. In acknowledgement of this, St George Thebarton is seeking to commemorate those that gave their lives during this war and to ensure their sacrifice is not forgotten by commissioning a memorial to be erected in the car park of the Church.

The memorial itself is expected to stand 3 metres in height and its establishment is subject to development consent which was lodged with Council on 25 November 2020.

While the application does not meet the community grants criteria, given the historical significance of the anniversary to our large Greek community, it is recommended that Council provides a donation of \$5,000 towards the costs of the memorial subject to development approval being granted for the erection of the memorial.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There is no direct climate impact in relation to this report.

Conclusion

The 200th Anniversary of the commencement of the Greek War of Independence is of high historical significance to not only the Greek people living in West Torrens but to the wider Greek community. The Greek Orthodox Community and Parish of St George Thebarton and Western Suburbs SA Inc. is planning to erect a memorial to those that gave their lives for independence from Ottoman Rule during the war and is seeking a contribution from Council to assist in defraying the costs of the memorial.

Attachments

- 1. Letter from Vasilios Terzis regarding 2021 Greek Independence**
- 2. Letter from Harry Patsouris regarding 200 year anniversary of Greek Independence**
- 3. Proposed Plans**



ΙΕΡΑ ΑΡΧΙΕΠΙΣΚΟΠΗ ΑΥΣΤΡΑΛΙΑΣ
ΕΛΛΗΝΙΚΗ ΟΡΘΟΔΟΞΟΣ ΚΟΙΝΟΤΗΤΑ - ΕΝΟΡΙΑ ΑΓΙΟΥ ΓΕΩΡΓΙΟΥ
ΘΕΜΠΑΡΤΟΝ ΚΑΙ ΔΥΤΙΚΩΝ ΠΡΟΑΣΤΕΙΩΝ, Ν.Α.
*Greek Orthodox Community and Parish of St George
Thebarton and Western Suburbs SA Inc*

6 November 2020

The Hon M. Coxon
Mayor
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

By Email: csu@wtwc.sa.gov.au

Dear Mayor,

Re: 2021 - Greek Independence

Further to our letter to you dated 12 October 2020, we write to now confirm that by resolution made 2 November 2020, our Community has decided to progress its discussions with respect to the establishment of a memorial to commemorate the 200 year anniversary of the Greek War of Independence.

We enclose with this correspondence a copy of some preliminary drawings that have been prepared by an architect engaged on behalf of the Community.

We would welcome the opportunity to further speak with you regarding this matter at your earliest convenience.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Vasilios Terzis'.

Vasilios Terzis
President

ΙΕΡΑ ΑΡΧΙΕΠΙΣΚΟΠΗ ΑΥΣΤΡΑΛΙΑΣ
ΕΛΛΗΝΙΚΗ ΟΡΘΟΔΟΞΟΣ ΚΟΙΝΟΤΗΤΑ - ΕΝΟΡΙΑ ΑΓΙΟΥ ΓΕΩΡΓΙΟΥ
ΘΕΜΠΑΡΤΟΝ ΚΑΙ ΔΥΤΙΚΩΝ ΠΡΟΑΣΤΕΙΩΝ, Ν.Α.

*Greek Orthodox Community and Parish of St George
Thebarton and Western Suburbs SA Inc*

ABN 69045286748

24 November 2020

The Hon M Coxon
Mayor
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

By Email: csu@wtwc.sa.gov.au

Dear Mayor

Re: 2021 – the 200 year anniversary of Greek Independence!

I refer to the recent correspondence you have received from the Greek Orthodox Community of St George Thebarton concerning the proposal to erect a Memorial on the occasion of the 200th year anniversary of the commencement of the Greek War of Independence.

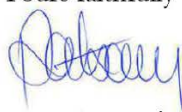
Next year people worldwide will come together to celebrate this historic milestone. So to, in South Australia, our community will join in celebrating the start of the war that led to freedom from the Ottoman Turks and the march towards the establishment of the modern Greek State.

So it is that the Greek Orthodox Community of St George, Thebarton has embarked on this significant project to not only commemorate those that paid the ultimate sacrifice but to in perpetuity ensure that their sacrifice is not forgotten. The Community's plans have been provided to you and shortly we hope to lodge a development application with Council.

The Memorial will come at a cost expected to be in the tens of thousands of dollars. The Community has asked that I write to you to seek assistance from Council to help to defray these costs. It is in this regard that I write to you to seek the financial assistance of Council. The Memorial will stand three metres tall. It will be constructed of marble. There will be an opportunity for Council – as with other supporters who contribute – to have its name engraved in the Memorial as an acknowledgement of their assistance and support. It is hoped that Council might consider a contribution of \$5,000.00 towards the costs of establishing and maintaining this monument.

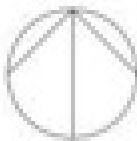
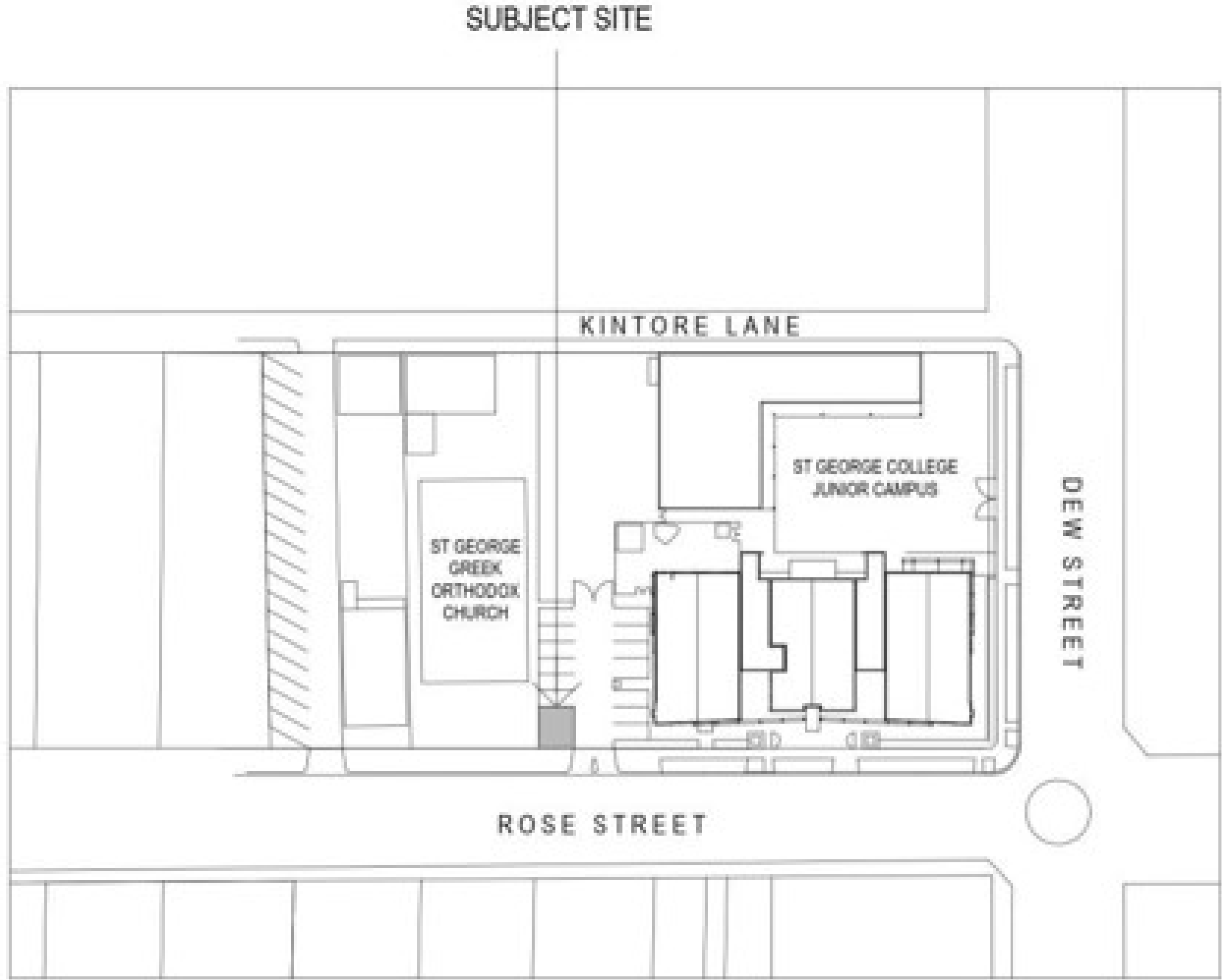
I would be happy to expand on this request should you need further information. Alternatively, I look forward to hearing from you once Council has had the opportunity to consider this request.

Yours faithfully



Harry Patsouris
On behalf of the Organising Committee

60 Rose Street, Thebarton SA 5031 • P.O. Box 68, Torrensville Plaza S.A. 5031
Tel: (08) 8443 7666 • Facsimile: 08 8234 9143

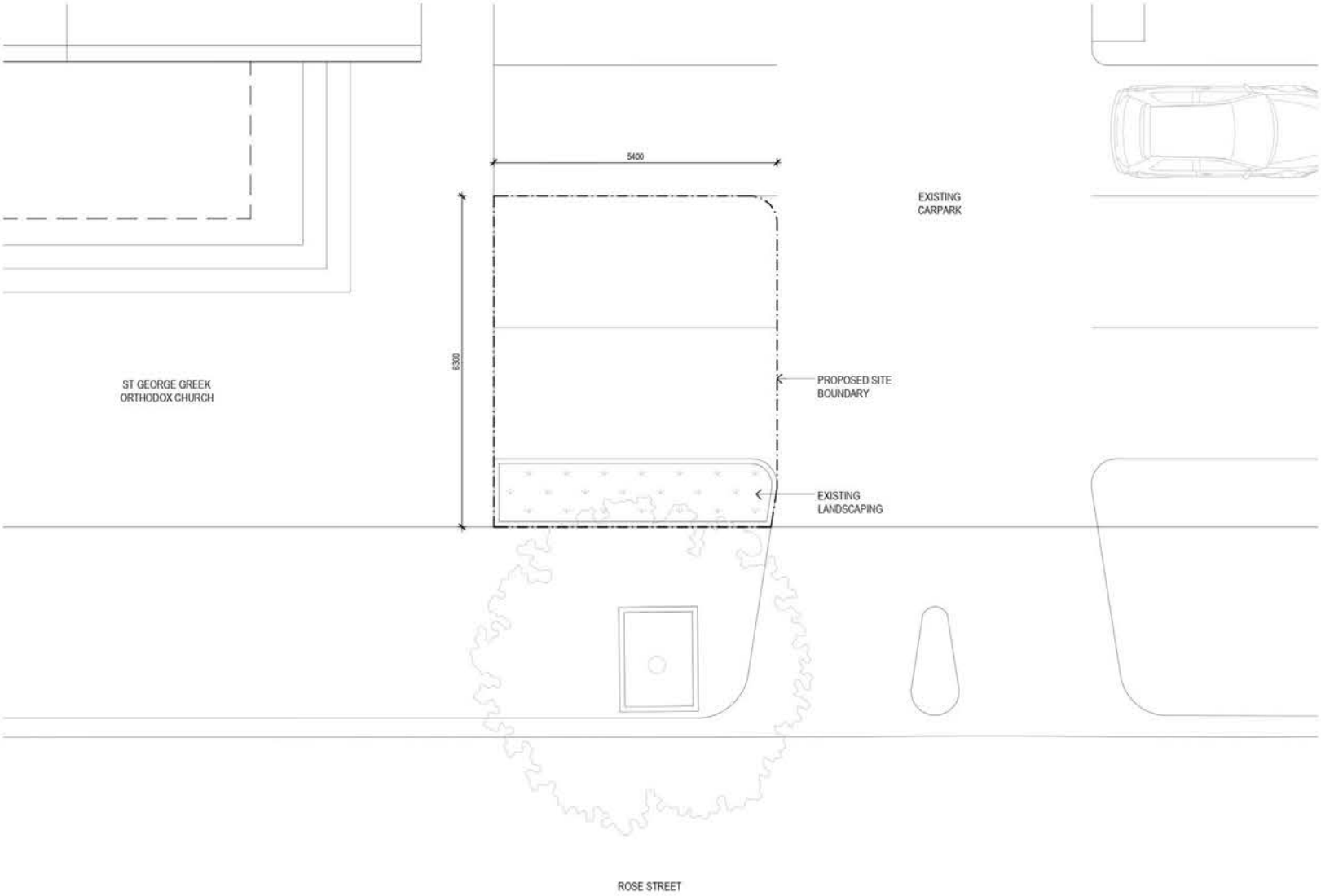


LOCALITY PLAN

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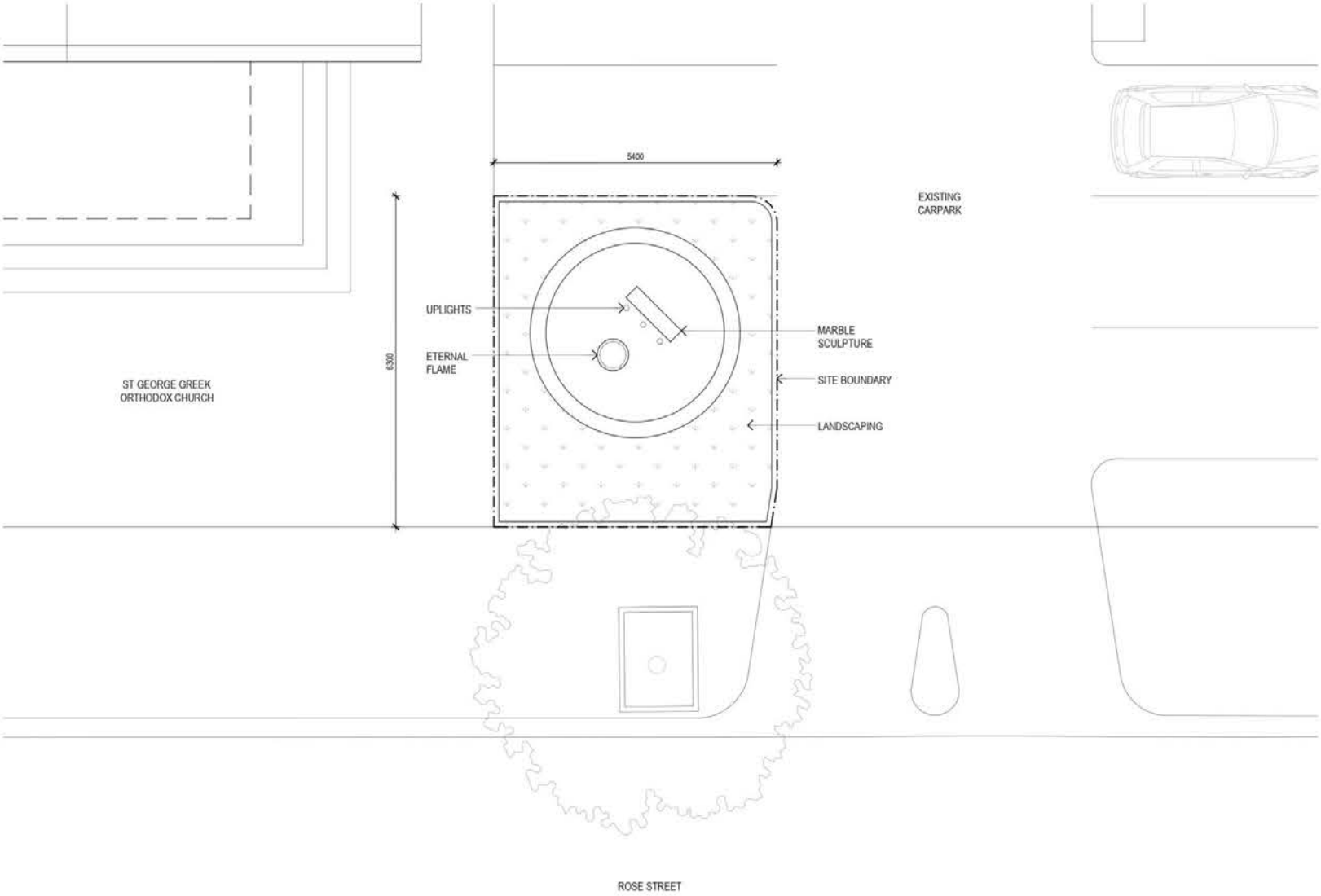
ST GEORGE PARISH ART BRIEF
59 ROSE STREET
MILE END, SA 5031
32009 OCTOBER 2020
DPC ISSUE v0.2



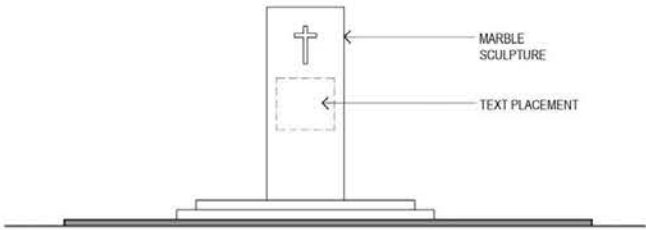
EXISTING SITE PLAN
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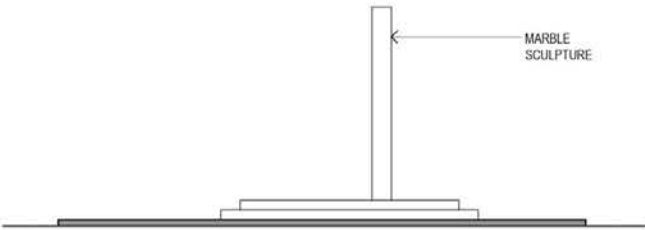
NOTES	REVISIONS	FOR APPROVAL ONLY NOT FOR CONSTRUCTION <small>THESE DESIGNS AND DRAWINGS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE ARISING FROM THE USE OF THESE DESIGNS AND DRAWINGS. THE USER OF THESE DESIGNS AND DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.</small>	PROJECT ST GEORGE PARISH ART BRIEF 58 ROSE STREET MILE END CLIENT ST GEORGE COMMUNITY	DRAWING EXISTING SITE PLAN SCALE AS SHOWN	DATE OCTOBER 2020	PROJECT NO. 32009	DRAWING NO. P01	REVISIONS		
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 SOUTH WEST ELEVATION
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 SOUTH EAST ELEVATION
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 VISUALISATION

17.7 Request to rename Rose Street, Mile End to commemorate the 200th Anniversary of the Greek War of Independence

Brief

A request has been received from to rename Rose Street, Mile End to Hellenic Avenue, Mile End in acknowledgement of the 200th Anniversary of the Greek War of Independence.

RECOMMENDATION

It is recommended to Council that it approves the commencement of a consultation process to rename Rose Street, Mile End to "Hellenic Avenue" to commemorate the 200th Anniversary of the Greek War of Independence on 25 March 2021.

Introduction

A request has been received from the Greek Orthodox Community and Parish of St George Thebarton and Western Suburbs SA Inc. to rename Rose Street, Mile End, to Hellenic Avenue to commemorate the 200th Anniversary of the Greek War of Independence on 25 March 2021.

Discussion

Background Information

25 March 2021 will see the 200th Anniversary of the Greek War of Independence which commenced on 25 March 2021. This event is celebrated each year in Greece and across the worldwide Greek community.

Having been under Ottoman rule since 1453, the Greek War of Independence began on March 25, 1821 when the Bishop of Patras raised the flag of revolution over the Monastery of Agia Lavra in the Peloponnese. The war of independence ended in 1829 when the Treaty of Edirne established an independent Greek state.

Another report is contained in this agenda seeking a financial contribution from Council to erect a memorial in the car park of the Saint George Greek Orthodox Church on Rose Street, Mile End to commemorate this anniversary and the fallen who gave their lives during this war.

Street Location

Rose Street, Mile End runs east/west between South Road and James Congdon Drive in Mile End (**Attachment 2**). The Saint George Greek Orthodox Church is located at 60 Rose Street with the Senior Campus of St George College located at 75 Rose Street and the Junior Campus at 54 Rose Street. As such, Rose Street is a significant cultural, religious and educational destination place for many of our Greek Community.

Asset Renaming Requirements

Council has the power to assign a name to, or change the name of, a public place pursuant to s219 of the *Local Government Act 1999* (Act).

The *Council Policy: Asset Naming* (Policy) contains the process by which Council can name or rename an asset it owns within the City of West Torrens (**Attachment 3**).

The Policy requires that a renamed place be "unique" and investigation by the Administration has confirmed that there are no other roads within the City of West Torrens with the designation "Hellenic".

The name must also be *"appropriate to the physical, historical or cultural character of the area concerned."* 'Hellenic' pertains to Greece and so has significant meaning to the wider Greek community. West Torrens itself is home to a large Greek community, and has been for decades. In addition, the physical location of the Saint George Greek Orthodox Church and the St George College on Rose Street, as well as the significant role the Church and College play in meeting the cultural, educational and religious needs of its congregation and wider community, along with the historical significance associated with the proposed renaming adds to the appropriateness of renaming Rose Street to 'Hellenic Avenue'.

Research indicates that Rose Street was established in 1901-1902 to provide low cost housing but there appears to not be any historical significance with regards to the name of the street. As such, there could be no historical implications impacting on the proposed renaming of Rose Street.

Consultation Requirements

To progress this street name change, Council is required to undertake public consultation on the proposed name change. Consequently, this report seeks Council's approval to do so. The consultation will be undertaken pursuant to the Act and the Policy, with a further report to be presented to Council on the outcome of the consultation for its final decision on the name change proposal.

The consultation will include affected land owners (being those that own or reside in a property within a 300m radius of Rose Street, Mile End) and relevant agencies including but not limited to Australia Post, SA Ambulance Service, Metropolitan Fire Service, SA Power Networks and the Local Government Association.

While the intent is to finalise this name change prior to the commemorative activities to be held on 25 March 2021, the formal requirements of the Act and the Policy may mean that the time period to conduct the public consultation and public notification to effect the name change may stretch beyond the key date of 25 March 2021. Council will be advised by further report should there be any external factors that slow this process.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

This report does not contain any relevant climate impact considerations.

Conclusion

A request has been received from Father Patsouris on behalf of the Greek Orthodox Archdiocese of Australia-Archdiocesan District of Adelaide to rename Rose Street, Mile End as "Hellenic Avenue".

Attachments

1. **Request to Rename Rose Street**
2. **Rose Street, Mile End**
3. **Council Policy: Asset Naming**



ΙΕΡΑ ΑΡΧΙΕΠΙΣΚΟΠΗ ΑΥΣΤΡΑΛΙΑΣ
ΕΛΛΗΝΙΚΗ ΟΡΘΟΔΟΞΟΣ ΚΟΙΝΟΤΗΤΑ - ΕΝΟΡΙΑ ΑΓΙΟΥ ΓΕΩΡΓΙΟΥ
ΘΕΜΠΑΡΤΟΝ ΚΑΙ ΔΥΤΙΚΩΝ ΠΡΟΑΣΤΕΙΩΝ, Ν.Α.
*Greek Orthodox Community and Parish of St George
Thebarton and Western Suburbs SA Inc*

2/12/2020

Hon M Coxon
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

By Email: mayorcoxon@wtcc.sa.gov.au>

Dear Mayor,

We kindly thank you for your time today.

Our Community would like to make a proposal towards Council for consideration. As previously discussed in 2021 the Hellenic people will be celebrating the 200th Anniversary from the Greek war of Independence on 25th March 2021.

We thought a nice way to contribute to the Hellenic celebrations which are taking place all over the world would be to rename the street where our St George Church and College are located, from Rose Street to Hellenic Avenue.

We understand it is a major change for the residents on Rose Street and Governmental parties that would need to be included in this change but we would appreciate any consideration and support on this matter.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Diogenis Patsouris', written over a blue circular stamp.

Very Rev. Diogenis Patsouris OAM JP
RECTOR

60 Rose Street, Thebarton SA 5031 • PO Box 68, Torrensville Plaza SA 5031
Church: 08 8443 7666 • Facsimile: 08 8234 9143 • Email: fdion@stgeorgechurch.org.au • ABN: 69 045 286 748



CITY OF WEST TORRENS



Council Policy: Asset Naming

Classification:	Council Policy
First Issued:	June 2010
Dates of Review:	2013, 2016, 2018, 2020
Version Number:	5
Objective ID:	A7720
Next Review Due:	2023
Applicable Legislation:	Local Government Act 1999 Geographical Names Act 1991
Related Policies or Corporate Documents:	Council Policy - Public Consultation
Associated Forms:	
Note:	Amendments and/or adoption of this policy require public notification. Formally Road Naming Policy
Responsible Manager:	General Manager Business and Community Services
Confirmed by General Manager:	General Manager Business and Community Services Date
Approved by Executive	Date 3 November 2020
Endorsed by Council:	Date 27 October 2020

City of West Torrens Council Policy - Asset Naming

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Objective ID - A7720

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Council Policy - Asset Naming

1. Preamble

- 1.1. A Council has the power under section 219 of the *Local Government Act 1999* (the Act) to assign a name to, or change the name of a:
 - 1.1.1. public road
 - 1.1.2. private road
 - 1.1.3. public place.
- 1.2. Council must assign a name to each public road created by land division.
- 1.3. Council has the ability to name Council owned assets such as sporting or community facilities that may fall outside the scope of a public place and are therefore not covered by the scope of section 219 of the Act.

2. Purpose

- 2.1. The purpose of this Policy is to:
 - 2.1.1. Provide a framework for selecting new and replacement names for assets in the City of West Torrens (CWT).
 - 2.1.2. Provide staff, the local community and developers with clear information on Council's requirements for the naming and renaming of assets.
 - 2.1.3. Ensure asset names are appropriate, will stand the test of time and preferably are of local or historical significance.

3. Scope

- 3.1. This policy applies to:
 - 3.1.1. All existing and proposed assets and public places in the CWT; including both public and private assets with the exception of internal rooms within council's operational buildings.
 - 3.1.2. All sealed and all formed public roads within the CWT.
 - 3.1.3. All formed private roads that are accessible to the public; including (but not limited to) roads within complexes such as hospitals and retirement villages.

4. Definitions

- 4.1. **Administration** means the administrative staff of the Council.
- 4.2. **Affected land owners** means:
 - 4.2.1. For the purposes of naming a road those people who own, reside in or occupy land adjacent to the road.
 - 4.2.2. For the purposes of naming a public place those people who own, reside in or occupy land within a 300m radius of the place to be named.

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- 4.2.3. An adjoining council.
- 4.3. **Asset** means a fixed item or facility used to satisfy a service potential or enabling the CWT to meet its corporate or community objectives. There are types of assets:
- 4.3.1. Infrastructure including roads, bridges, footbridges, footpaths, bike paths, carparks, drainage, walkways, alleys, laneways, thoroughfares, stormwater and traffic infrastructure.
- 4.3.2. Community assets including parks, playgrounds, sporting fields, monuments, community buildings and hubs (including interior rooms to those assets).
- 4.3.3. Corporate assets including the Civic Centre, depot and other administrative buildings.
- 4.4. **Community** means the residents, businesses and community groups of the City of West Torrens or any natural person who has held office within Council whether that be elected or appointed.
- 4.5. **Council** means the body corporate of the Corporation of the City of West Torrens.
- 4.6. **Developer** means a person, persons or company that has submitted a development application to Council.
- 4.7. **Land division** is a reference to the division of an allotment under the Development Act 1993, the Planning Development and Infrastructure Act 2016 or to the dealing with land under the Roads (Opening and Closing) Act 1991 so as to open a road.
- 4.8. **Property owner** means the registered owner of the relevant parcel of land or building.
- 4.9. **Road** means a public or private street, road or thoroughfare to which public access is available on a continuous or substantially continuous basis to vehicles or pedestrians or both and includes:
- 4.9.1. a bridge, viaduct or subway
- 4.9.2. an alley, laneway or walkway.
- 4.10. **Private road** means a road that is on private property that is not under the care and/or control of Council.
- 4.11. **Public place** means an area that is used for a public purpose or is open to access by the public.
- 4.12. **Sporting or Community Facilities** means Council owned and controlled facilities that are made available for use by the general public and are used to satisfy a service potential or enabling the Council to meet its corporate and community objectives including but not limited to:
- 4.12.1. Community centres, halls, libraries, theatres and other similar fixed structures.
- 4.12.2. Sportsgrounds including buildings and other fixed structures therein primarily used for active recreational activities.

5. Policy Statement

- 5.1. An asset or public place naming process may be initiated if:
- 5.1.1. A request is received by the Council from the Department of Planning, Transport and Infrastructure (DPTI).
 - 5.1.2. A request is received by the Council from an affected land owner or their agent; or the community.
 - 5.1.3. Council resolves that a name change be investigated.
 - 5.1.4. The Administration determines it is in the public interest to investigate a change in name.
 - 5.1.5. Council or DPTI opens or forms a road or public place.
 - 5.1.6. Council receives an application for a land division.
- 5.2. General Principles
- In the naming and renaming of assets and public places the following principles will be observed:
- 5.2.1. Uniqueness
- i. An asset or public place will have only one name.
 - ii. Duplicate names and similar sounding names within a suburb or locality will be avoided where possible. (e.g. Paice, Payce or Pace Roads).
 - iii. Wherever practicable, road names will be continuous from the logical start of the road to the logical end of the road, irrespective of Council boundaries, landforms and intersecting roads.
- 5.3. Name Sources
- Names will be selected that are appropriate to the physical, historical or cultural character of the area concerned.
- 5.3.1. Preference will be given to names for any asset that refer to the history and development of the CWT; including first nation history.
- 5.3.2. Sources for road or public place names may include:
- i. Names that have a historical or geographical significance to CWT.
 - ii. Names of eminent or notable persons with a connection to the area.
 - iii. Names which represent the CWT's multi-cultural community i.e. Asian, African and European names.
 - iv. Landscapes or physical forms.
 - v. Achievements in arts, culture, education, law, medicine, research sciences and sports.

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- vi. Thematic names such as flora, fauna, ships, etc.
 - vii. Commemorative names.
 - viii. Aboriginal names taken from the local Aboriginal language; only after consultation with the Aboriginal community and obtaining the appropriate permissions.
 - ix. A group with a connection to the asset (where it is a sporting or community asset) being charitable, social, cultural, sporting or community.
 - x. Names that reflect the unique characteristics of the site.
- 5.3.3. The origin and significance of each name should be clearly stated and Council will not assign the name of a serving member of the Elected Council, or of the Administration, to an asset owned and/or controlled by the CWT.
- 5.3.4. The practice of naming sportsgrounds and community facilities after their suburb or street location is strongly encouraged as it facilitates ready identification of the location of the sportsground or community facility by residents and the wider community and enables and supports public safety by emergency services.
- 5.4. Propriety
- 5.4.1. Names, which may be characterised as follows, will not be used:
- i. Offensive or likely to give offence.
 - ii. Incongruous - out of place
 - iii. Could be construed as advertising particular commercial or industrial enterprise unless compliant with clause 5.5 of this Policy
 - iv. Names of living persons, except in exceptional circumstances, or where the naming is for that of a hall or room within a Community Facility as per clause 5.8.4.
- 5.5. Form
- 5.5.1. Names will be reasonably easy to read, spell and pronounce in order to assist service providers, emergency services and the travelling public.
- 5.5.2. Unduly long names and names composed of two or more words or unusual combinations of words will be avoided.
- 5.5.3. When using geographical place or feature names, the form adopted in the State Gazetteer will be used.
- 5.5.4. Road or public place names will not contain abbreviated prefixes, with the exception of "St" in place of "Saint" and "Mt" in place of "Mount".
- 5.5.5. The possessive case will not be used e.g. "Smith's Road" would be "Smith Road".
- 5.5.6. The use of given names or both given names and surname or initials should generally be avoided.

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- 5.5.7. The use of hyphens or other similar diacritical marks will be avoided. However, hyphens may be used when naming a road after a person with a hyphenated name.
- 5.5.8. Asset names should be practical for maps and plans when possible. Long street names should not be allocated to short roads as the inclusion of such names on street directories and other maps can result in name crowding difficulties for the mapmakers and confusion or uncertainty for the people using the maps.
- 5.5.9. Asset names will not contain a prefix or an additional suffix, e.g. "north" or "extension".
- 5.6. Road Type
 - 5.6.1. Road names will include an appropriate road type suffix (e.g. Smith Road) conforming with the following guidelines:
 - i. The appropriate suffix will be selected from those approved at Appendix 1.
 - ii. The suffix chosen will be compatible with the class and type of road and any geometry of the road form where appropriate e.g. a crescent shaped road takes the suffix Crescent (Cr).
 - iii. Road name signs will, as far as practicable, be placed at every road intersection.
- 5.7. Naming of Sporting Grounds
 - 5.7.1. Sportsgrounds, as a general rule, will be named after the suburb or street in which they are located for example, Richmond Oval, Lockleys Oval, etc. but may be assigned a name which has historical or cultural significance for example, Weigall Oval, Apex Park, etc.
 - 5.7.2. Where the Council approves the naming of a Sportsground consistent with clause 5.7.1 that is, after a suburb or street in which the Sportsground is located, the placement of a plaque and the inscription on the plaque shall be consistent with the requirements set out in clause 5.7.7 except that there is no requirement to acknowledge an individual's contribution given that the name assigned is a suburb or street where the facility is located.
 - 5.7.3. This policy does not contemplate that a sportsground will be named after an individual however, under exceptional circumstances and at the complete discretion of Council, consideration may be given to such a request or initiative.
 - 5.7.4. Requests or initiatives to name a sportsground after an individual will not be encouraged as a general rule and will require careful scrutiny, assessment and community consultation in line with Council Policy: Public Consultation
 - 5.7.5. Where a request is made or initiative proposed to name a Sportsground after an individual it must be made posthumously. The application must demonstrate that the person commemorated and the name chosen meets the following requirements:
 - i. Is widely known and respected within the local community;

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- ii. Is recognised as having a historical link with the locality or is generally acknowledged as having made a significant contribution to the social, sporting, economic or cultural development of the local community;
 - iii. Is considered by the Council to be of good repute and not likely to be the subject of controversy.
- 5.7.6. Council will determine whether a request will be granted taking into consideration the advice of the CEO and/or Administration and the outcomes of the community consultation.
- 5.7.7. Where the Council approves to have a Sportsground named after an individual, a plaque will be erected bearing the Council Coat of Arms and will acknowledge the nature of the individual's contribution to the local community. In addition:
 - i. Where there is an official naming ceremony the plaque will also include in the inscription that the naming was dedicated by His/Her Worship the Mayor, with a relevant date, and attended by all other Members of the Council of the day irrespective of their attendance at the dedication ceremony.
 - ii. Where there is no official naming ceremony conducted, the wording on the plaque shall indicate that the naming was dedicated by His/Her Worship the Mayor, with a relevant date, and also list all other Members of the Council of the day.
- 5.8. Naming of Community Facilities (Buildings)
 - 5.8.1. Requests or initiatives to name a Community Facility (Building) and halls or rooms within these facilities can only be considered for a new or unnamed facility and it is not considered appropriate to rename an existing facility.
 - 5.8.2. As a general rule, the new or unnamed Community Facility (Building) will not be named after an individual but it is considered appropriate to name halls, rooms, foyers, etc. within the building after individuals.
 - 5.8.3. Community Facilities (Buildings), as a general rule will be named after the suburb or street in which they are located for example, Thebarton Community Centre, Plympton Community Centre etc. At the complete discretion of the Council, Community Facilities (Buildings) may be named after individuals for example, Council's library, the Hamra Centre.
 - 5.8.4. Criteria for naming Community Facilities (Buildings) and halls or rooms within these facilities after individuals should be consistent with the criteria listed in clause 5.7- Naming of Sportsgrounds except that there is no requirement for the request or initiative to be made posthumously.
 - 5.8.5. Where the Council approves the naming of a Community Facility (Building), the placement of a plaque and the inscription on the plaque shall be consistent with the requirements set out in clause 5.7.7 except that consistent with clause 5.7.2 there is no requirement to acknowledge an individual's contribution where the name assigned is a suburb or street where the facility is located.
 - 5.8.6. Where the Council approves the naming of a hall or room or foyer, etc. within a Community Facility (Building), a plaque will be erected that

acknowledges the individual's contribution to the local community. There is no requirement to inscribe on the plaque that the naming was dedicated by the Mayor or list the other Members of the Council of the day.

- 5.8.7. For clarity, plaques indicating that the naming of a Community Facility (Building) was dedicated by the Mayor on a certain date, and lists all the Members of the Council of the day, shall only apply to the naming of the entire building. Naming of separate halls or rooms or foyers within the building will only have a plaque consistent with the requirements of clause 4.3.6.

6. Consultation

6.1. Affected Land Owners

- 6.1.1. If Council decides to change the name of a road or public place, such as a reserve, it will:
- i. consult with affected parties for 28 days.
 - ii. consider any representations made in response to the notice.
- 6.1.2. An internal room of a Sporting or Community Facility or Council operational building is exempt from this clause unless otherwise recommended by Council.

6.2. Aboriginal Community

- 6.2.1. Names taken from the local Aboriginal language may be used only after consultation with the Aboriginal community and obtaining the appropriate permissions.

6.3. Consultation with External Agencies

- 6.3.1. A view, of the proposed asset name change, must be sought from the following external agencies, allowing 28 days for response:
- i. Australia Post
 - ii. Telstra
 - iii. SA Water
 - iv. SA Power Networks
 - v. SA Ambulance Service
 - vi. Metropolitan Fire service
 - vii. State Emergency Services
 - viii. Local Government Association
 - ix. Royal Society for the Blind.
- 6.3.2. An internal room of a Sporting or Community Facility or Council operational building is exempt from this clause unless otherwise recommended by Council.

- 6.4. All responses from the consultation process will be considered by Council prior to the adoption of any proposed asset name change.

7. Naming of Private Roads

- 7.1. Private land owners are not obliged to seek Council approval for naming their roads. However, there is a public interest in encouraging private land owners and developers to select suitable names, preferably in accordance with this policy, and to obtain Council endorsement for the name.
- 7.2. When Council proposes to assign or change a private road name, in addition to the requirements at clause 5.3, it will also consult with the owner of the land over the proposed name and the signage requirements for the road.

8. Temporary Naming Agreements for Sponsorship Purposes

- 8.1. Lessees or licensees of Council owned property may seek to enter into naming rights agreements with other parties.
- 8.2. Lessees or licensees of Council property who wish to enter into commercial arrangements with third parties to temporarily rename a Council asset must, before entering into any agreement, seek and receive Council's consent for the proposed arrangement in writing. The request for consent should include the following information, the:
- 8.2.1. existing name (if any) of the Council asset.
- 8.2.2. proposed temporary name of the asset.
- 8.2.3. commercial benefit of temporarily renaming the asset.
- 8.2.4. proposed duration of the naming agreement.

9. Council Decisions and Responsibility for Costs

- 9.1. A report will be put before Council for a decision detailing the selected name(s), outlining compliance with clause 5.2 of this policy and providing any submissions made in the consultation phase of the naming process.
- 9.2. The cost of implementing any decision to assign or change a name, that being public notification and signage, will be borne by Council unless otherwise specified.
- 9.3. When a developer proposes to change the approved layout of a development or the layout adjacent to a development that will require a change of an existing or approved road or public place name(s), all costs and any associated public consultation requirements will be borne by the developer.

10. Public Notice of Name Assignment or Name Change

- 10.1. Council will give public notice of the assigning or changing of a road or public place name by publication on the Council website, in the Government Gazette and by notice in the Advertiser newspaper, as required under s219 of the Act. The public notice will include the date that the name change takes effect.
- 10.2. The date when an asset or public place name assignment or change takes effect shall be the date specified in the resolution of Council, which may be the date of gazettel.

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- 10.3. A room that is part of a Sporting or Community Facility that does not meet the definition of public place is exempt from this clause.

11. Advise Relevant Parties of Name Assignment or Change

- 11.1. Council will provide written notice of Council's decision of a name assignment or change to the Registrar-General, Surveyor-General and Valuer-General in accordance with s219 of the Act.
- 11.2. All parties identified in clause 5.3, as appropriate, will be notified in writing of the change of asset name and date of effect of the name change.
- 11.3. Council will update the Register of Public Roads as required by s231 of the Act.
- 11.4. A room forms part of a Sporting or Community Facility or Council operational building that does not meet the definition of public place is exempt from this clause.

12. Signage

- 12.1. Council will ensure signage is in accordance with the relevant Australian Standard is erected.
- 12.2. Signage may be erected during construction of a sub-division.

Appendix 1. APPROVED ROAD SUFFIXES

Two lists are provided in this Appendix:

- Suffixes for Open Ended Roads.
- Suffixes for Cul-de-sacs.

		Open Ended Roads
Alley	Al	A usually narrow roadway for people or vehicles in cities and towns. A minor roadway through the centre of city blocks or squares.
Arcade	Ar	A passage having an arched roof, or any covered passageway, especially one with shops along the sides.
Avenue	Av	A broad roadway, usually planted on each side with trees.
Boulevard	Bvd	A wide roadway, well paved, usually ornamented with trees and grass plots.
Break	Bk	A vehicular access on a formed or unformed surface which was originally prepared as a firebreak.
Bypass	By	An alternative roadway constructed to enable through traffic to avoid congested areas or other obstructions to movement.
Circle	Ci	A roadway that forms a circle or part of a circle.
Circus	Cs	A circular open place where many roads come together.
Circuit	Cct	A roadway enclosing an area.
Crescent	Cr	A crescent or half-moon shaped roadway.
Drive	Dr	A wide thoroughfare allowing a steady flow of traffic without many cross streets.
Edge	Ed	A roadway constructed along the edge of a cliff or ridge.
Entrance	Ent	A roadway connecting other roads.
Esplanade	Esp	A level roadway, often along the seaside or a river.
Fairway	Fry	A short open roadway between other roadways.
Formation	Fmn	A formed surface, once a timber railway, which now provides vehicular access.
Freeway	Fwy	An express highway with limited or controlled access.
Highway	Hwy	A main road or thoroughfare. A main route.
Interchange	Int	A highway or freeway junction designed so that traffic streams do not intersect.
Lane	La	A narrow way between walls, building, etcetera. A narrow country or city roadway.
Loop	Lp	A roadway that diverges from and rejoins the main thoroughfare.
Mall	Ml	A sheltered walk, promenade or shopping precinct.
Meander	Mr	A sinuous winding roadway, wandering at random through an area or subdivision.
Parade	Pde	A public promenade or roadway which has good pedestrian facilities along the side.
Parkway	Pwy	A roadway through parklands or an open grassland area.
Pass	Ps	A roadway connecting major thoroughfares or passing through hills.
Path	Pt	A roadway usually used for pedestrian traffic.
Promenade	Prm	A roadway-like avenue with plenty of facilities for the public to take a leisurely walk. A public place for walking.
Quays	Qs	A roadway leading to a landing place alongside or projecting into water.
Ramble	Ra	A roadway that meanders from place to place.
Road	Rd	A place where one may ride. An open way or public passage for vehicles, persons and animals. A roadway forming a means of communication between one place and another.
Rotary	Rty	An intersection of two or more carriageways at a common level where all traffic travels around a central island.
Row	Rw	A roadway with a line of professional buildings on either side.
Spur	Sp	A minor roadway off at less than 45 degrees.

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Street	St	A public roadway in a town, city or urban area, especially a paved thoroughfare with footpaths and buildings along one or both sides.
Terrace	Tce	A roadway usually with houses on either side raised above the road level.
Track	Tk	A roadway with a single carriageway.
Trail	Trl	A roadway through a natural bushland region.
Turn	Tn	A roadway containing a sharp bend or turn.
Vista	Vs	A road with a view or outlook.
Walk	Wk	A thoroughfare with restricted vehicle access used mainly by pedestrians.
Way	Way	An access way between two streets.
Closed Ended Roads		
Close	Cl	A short enclosed roadway.
Court	Ct	A short enclosed roadway.
Courtyard	Cy	An enclosed area.
Cove	Ce	A short enclosed roadway.
Cross	Cro	A roadway forming a "T" or cross.
Elbow	El	A roadway containing a sharp bend or turn.
Gardens	Gns	A roadway with special plantings of trees, flowers, etcetera, and often leading to a place for public enjoyment.
Green	Grn	A roadway often leading to a grassed public recreation area.
Grove	Gr	A roadway which often features a group of trees standing together.
Mews	Me	A roadway having houses grouped around the end.
Place	Pl	A short sometimes narrow enclosed roadway.
Plaza	Pa	A roadway enclosing the four sides of an area forming a market place or open space.
Retreat	Rt	A roadway forming a place of seclusion.
Square	Sq	A roadway bounding the four side of an area to be used as open space or a group of buildings.
View	Vw	A roadway commanding a wide panoramic view across the surrounding areas.

17.8 Appointment of Council Assessment Panel 2021-2022

Brief

This report seeks the establishment of the 2021-2022 City of West Torrens Council Assessment Panel.

RECOMMENDATION

It is recommended to Council that:

1. Ms Shanti Ditter be appointed as presiding member of the Council Assessment Panel, pursuant to Section 83(1)(b) of the *Planning, Development and Infrastructure Act 2016*, for a two (2) year period from 1 January 2021 to 31 December 2022.
2. Ms Jane Strange, Mr Michael Arman and Mr Kon Corolis be appointed as independent members of the Council Assessment Panel, pursuant to Section 83(1)(b) of the *Planning, Development and Infrastructure Act 2016*, for a two (2) year period from 1 January 2021 to 31 December 2022.
3. Mr Jim Gronthos be appointed as deputy independent member of the Council Assessment Panel, pursuant to Section 83(1)(b) of the *Planning, Development and Infrastructure Act 2016*, for a two (2) year period from 1 January 2021 to 31 December 2022.
4. The appointment of the presiding member, independent members and deputy independent members be subject to the appointees each being registered with the Accreditation Authority as Accredited Professional Planning Level 2 for the entire term of their appointment.
5. The Council Assessment Panel Terms of Reference be approved and commence on 1 January 2021.
6. The Chief Executive Officer be authorised to make changes to the Council Assessment Panel Terms of Reference of a minor and or technical nature.
7. All allowances paid to members of the Council Assessment Panel (CAP) remain the same as the current allowances, indexed annually at the same rate as Elected Member allowances as defined in Regulation 4(2) of the *Local Government (Members Allowances and Benefits) Regulations 2010* (Consumer Price Index). Those rates are as follows:

Presiding Member	\$11,892
Elected Member	\$6,486
Independent Member	\$6,486
8. Deputy independent members to the Council Assessment Panel (CAP) be paid an allowance equivalent to 1/12th of the annual allowance paid to the sitting member per meeting attended.
9. Payment of allowances to independent members and deputy independent members of the Council Assessment Panel (CAP) be subject to the provision of a valid invoice containing an Australian Business Number (ABN).

FURTHER

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999*, the Council orders that the Interview Selection Report (Attachment 2 under separate cover) relating to the appointment of independent members to the Council Assessment Panel, having been considered by the Council in confidence under Section 90(3)(a), be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting, on the basis that premature disclosure of this information would be unreasonable given it contains personal information relating to the applicant which could inadvertently prejudice their future career aspirations and breach a duty of confidentiality owed to them by Council.
2. Council delegates the power of review, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

Introduction

Pursuant to the *Planning, Development and Infrastructure Act 2016* (Act), Council is required to establish a Council Assessment Panel (CAP) that consists of up to four independent members (including the presiding member) and a council member.

Council may also decide to appoint a deputy independent member and a deputy council member to serve on the CAP in the event of an independent or council member apology. Council has successfully adopted this approach since April 2018.

The terms of appointment of the current CAP members expire on 31 December 2020.

At its meeting on 4 August 2020, Council endorsed the following resolutions:

1. *Cr Graham Nitschke be appointed as the Council member of the Council Assessment Panel, pursuant to Section 83(1)(b) of the Planning, Development and Infrastructure Act 2016, for a two (2) year period from 1 January 2021 to 31 December 2022.*
2. *Cr Jassmine Wood be appointed as the Deputy Council member of the Council Assessment Panel, pursuant to Section 83(1)(b) of the Planning, Development and Infrastructure Act 2016, for a two (2) year period from 1 January 2021 to 31 December 2022.*
3. *It approves the proposed recruitment and selection process for the appointment of five independent members, including the Presiding Member and a deputy member, to the Council Assessment Panel (CAP) for a two-year term from 1 January 2021 to 31 December 2022.*
4. *A Selection Panel be established to make a recommendation to Council for the appointment of independent members to the CAP, to consist of the following representatives being:*
 - *Cr/s Kym McKay and George Vlahos*
 - *Mr Angelo Catinari, GM Urban Services*
 - *Ms Hannah Bateman, Manager City Development & Assessment Manager*
 - *Ms Rachel Knuckey, Team Leader Planning*
5. *A report be presented to the Council recommending the appointment of the independent members to the CAP in December 2020.*

Discussion

While the Act provides for Council to determine the membership of the CAP (including the presiding member) and its terms of office, it requires the number of members to be limited to five (5) persons, only one (1) of whom may be a member or representative of Council.

The remaining four (4) members must be independent members and, pursuant to Section 83(1)(c) of the Act, these independent members (including any deputy independent member) must be 'accredited professionals' on commencement of Section 83(1)(c) of the Act.

Accredited Professionals

The Act establishes an Accredited Professionals Scheme which is managed by the Accreditation Authority. The Act requires independent members of the CAP to be registered as Accredited Professional Planning Level 2. This requirement is yet to take effect, but is understood it will be introduced when Phase 3 of the Planning Reform commences which is now due sometime in early 2021.

The selection process for independent members of the CAP, discussed below, took into account the requirement for accredited professional status, with those recommended for appointment to the CAP either already accredited or eligible for accreditation.

The Terms of Reference for the CAP (**Attachment 1**) accommodates this 'switch on' of the Act by providing for the removal of an independent CAP member if they do not obtain their accreditation by the commencement of their term or it lapses during their term.

As part of the accreditation application process applicants are required to undertake a 'fit and proper person declaration' and the Accreditation Authority may refuse applications on certain grounds. This due diligence process is important given the CAP's role under the Act as a relevant authority in its own right.

It should be noted that the Council and deputy Council members of the CAP are not required to be accredited professionals.

Deputy Members to the CAP

Section 83(1)(b)(v) of the Act provides that Council may appoint one or more deputy members to the CAP. Deputy members act as a proxy for a CAP member when they are unavailable to attend a meeting. The deputy member is bound by the same legislative requirements as a member of the CAP and has the right to vote on matters before the CAP.

Given the restriction of s83(1)(b)(i) of the Act, with regard to the number of council members who may sit on the CAP at any one time, it is proposed, in line with previous practice, that Council considers appointing an council member to act only as deputy to the council member appointed to the CAP. Council may also appoint an independent deputy member to act as deputy to the independent members appointed to the CAP.

Selection of Council Members

At its meeting on 4 August 2020 Council appointed Cr Graham Nitschke as Council member and Cr Jassmine Wood as deputy Council member for a two (2) year period from 1 January 2021 to 31 December 2022.

Selection of Independent Members

At its meeting on 4 August 2020, Council approved a recruitment and selection process for the appointment of five independent members, including the presiding member and a deputy member, to the CAP for a two-year term from 1 January 2021 to 31 December 2022.

A selection panel for the independent members was formally established at that meeting and consisted of two Elected Members and three staff as follows:

- Cr Kym McKay
- Cr George Vlahos
- Mr Angelo Catinari, General Manager Urban Services
- Ms Hannah Bateman, Manager City Development & Assessment Manager
- Rachel Knuckey, Team Leader Planning

As part of the approved recruitment process, a call for Expressions of Interest (EOI) was placed on Council's website, on Seek website, and the Planning Institute of Australia (SA) employment bulletin website. This EOI sought candidates that with qualifications, skills and experience in the following areas (or similar):

- Urban planning
- Architecture
- Landscaping
- Building/construction
- Surveying
- Engineering
- Environmental planning

A total of twenty-four (24) EOIs were received. The selection panel met on 20 October 2020 to short-list candidates to be interviewed. Twelve (12) candidates were short-listed and subsequently interviewed by the selection panel on 2 and 4 November 2020.

The following five (5) candidates are subsequently recommended to fill the following positions in the new CAP:

- | | |
|--------------------|---------------------------|
| • Ms Shanti Ditter | Presiding Member |
| • Ms Jane Strange | Independent Member |
| • Mr Michael Arman | Independent Member |
| • Mr Kon Corolis | Independent Member |
| • Mr Jim Gronthos | Deputy Independent Member |

Ms Shanti Ditter, Ms Jane Strange and Mr Michael Arman are registered with the Accreditation Authority as holding Accredited Professional Planning - Level 2 status. Mr Kon Corolis and Mr Jim Gronthos have indicated their willingness to obtain the relevant accreditation.

A summary of the selection panel's assessment is provided in the Confidential Interview Report provided under separate cover (**Attachment 2**). As discussed in the Confidential Interview Report, the selection panel members were unanimous in their recommendation of the nominees for appointment as presiding member, independent members (x3) and deputy independent member.

Remuneration

The Act stipulates that Council is required to set the remuneration for members of the CAP. This means the remuneration paid is not constrained by determinations made by the South Australian Remuneration Tribunal as is the case for Elected Members' allowances.

Each CAP agenda generally comprises in excess of 200 pages each month requiring its members to invest a significant amount of time in reading and understanding the items presented for a decision. In addition, there is also an expectation that CAP members know and/or visit the locality in which the development would proceed.

The considerations of the CAP demand a high level of skill and interrogation and are extremely time consuming.

Current payments to the CAP are paid as an annual fee as outlined in the table below:

Position	Annual Allowance
Presiding Member	\$11,892*
Council Members	\$6,486*
Independent Members	\$6,486*

These payments equate to \$540.50 per monthly meeting for all CAP members and \$991.00 for the presiding member. The presiding member allowance represents 55% of the annual base allowance paid to an Elected Member while the annual allowance paid to all other members represents 30% of the base allowance paid to an Elected Member. No additional allowance is payable for special meetings.

It is proposed that the remuneration remains the same as current, with an annual indexation increase (Consumer Price Index) until such time as the legislation dictates any allowances payable.

It is further proposed that the deputy independent member be paid a sitting fee per meeting attended at the rate of \$540.50 per meeting, indexed annually (Consumer Price Index).

Codes of Conduct

There are two Codes of Conduct relevant to CAP members. All members of assessment panels, including the State Commission Assessment Panel and Council Assessment Panels, are required to observe the "Assessment Panel Members – Code of Conduct" adopted by the Minister for Planning under Schedule 3 of the Act. Complaints alleging breaches by an assessment panel member of the Code of Conduct may be made to the State Planning Commission.

All Accredited Professionals, being the independent members of CAP, are also required to observe the "Accredited Professionals Scheme Code of Conduct" adopted by the Minister for Planning under Schedule 3 of the Act. Complaints alleging breaches by an Accredited Professional of the Code of Conduct may be made to the Accreditation Authority.

Terms of Reference

Terms of Reference (ToRs) for the CAP have been drafted (**Attachment 1**) for Council's consideration and approval.

The ToRs, which embed both required legislation and customised practice, provide direction to the CAP on the following matters:

- Objectives of the CAP
- Membership requirements
- Removal of members
- Vacancy of office
- Functions and responsibilities
- Conflicts of interest
- Reporting obligations
- Liability of members
- Remuneration.

The CAP is required to comply with the meeting procedures set out in Part 3 of the *Planning, Development and Infrastructure (General) Regulations 2017*, and may determine its own additional meeting procedures.

Council Assessment Panel as a Relevant Authority

Currently, the CAP makes decisions relating to the determination of development applications under delegation from Council.

When Phase 3 of the Planning Reform commences, the CAP will function as a relevant authority in its own right under the Act. CAP will be a relevant authority for publically notified performance assessed development applications - for both planning consent and building consent assessments. Council will no longer be a relevant authority for planning consents, but retains a role as a relevant authority for building consent assessments.

Although the CAP will be a relevant authority under the Act it may delegate any of its powers to any person, including the Administration.

Council's Liabilities

Section 83(1)(h) of the Act provides that Council is responsible for:

- (i) arranging the staffing and support required for the purposes of the operations of the panel; and*
- (ii) the costs and other liabilities associated with the activities of the panel*

Regulation 11B of the *Planning, Development and Infrastructure (General) Regulations 2017* requires Council to have arrangements in place to indemnify CAP members in respect of a claim against a member in their role as a member of the panel. Council's membership of the Local Government Association Mutual Liability Scheme satisfies this requirement.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

The Council Assessment Panel assess new development proposed in the City of West Torrens area against the relevant planning policy in the West Torrens (Council) Development and in the future, the Planning and Design Code. The Council Assessment Panel are able to consider the mitigation of climate change impacts in their decision making to the extent it is contemplated in the statutory planning policy.

Conclusion

The appointment of a new Council Assessment Panel comprising a council representative and four independent members, one of whom will be the presiding member, is a legislative requirement. The appointment of deputy members is considered to be a prudent measure to ensure that all meetings of the CAP have a quorum.

The recruitment and selection process for independent members has been conducted with five (5) persons recommended for appointment to the CAP by Council.

The new CAP will conduct its first meeting to consider and determine development applications on 19 January 2021.

Attachments

- 1. Draft Terms of Reference**
- 2. Interview Selection Report - Confidential**

CITY OF WEST TORRENS



CITY OF WEST TORRENS

Terms of Reference

COUNCIL ASSESSMENT PANEL

PREAMBLE

Pursuant to section 83 of the *Planning, Development and Infrastructure Act 2016* (the Act) the Council may establish an Assessment Panel.

These Terms of Reference detail the operating parameters of Council's Assessment Panel.

1. ESTABLISHMENT

Pursuant to section 83 of the *Planning, Development and Infrastructure Act 2016* (Act) Council establishes a Council assessment panel to be known as the City of West Torrens Council Assessment Panel (referred to in these Terms of Reference as "the CAP") for the purpose of acting as a "relevant authority" in respect of relevant development assessment matters.

The Terms of Reference have been reviewed and this document constitutes the Terms of Reference for the CAP from 1 January 2021.

2. OBJECTIVES

The objectives of the CAP are as follows:

- 2.1 To act as the relevant authority for the assessment of proposed development to be undertaken in the council area pursuant to legislative requirements.
- 2.2 To provide advice and reports to Council on trends, issues and other matters relating to planning or development that have become apparent or arisen through its assessment of applications under this Act; and
- 2.3 To perform other functions (other than functions involving the formulation of policy) assigned to the CAP by the Act.

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3. MEMBERSHIP

- 3.1 Membership of the CAP will be appointed by Council taking into account the requirements of sections 83(1)(b)(i), 83(1)(c) and 83(1)(d) of the Act.
- 3.2 The CAP will consist of a maximum of five (5) members, only one (1) of whom may be a currently sitting Council Member.
- 3.3 The Presiding Member will be appointed by Council and must be a person who has reasonable knowledge of the operation and requirements of the Act; and have experience in a recognised profession.
- 3.4 The Council will appoint a Council Member to stand as a Deputy Member to a Council Member appointed to the CAP.
- 3.5 The Council may appoint an Independent Member to stand as a Deputy Member to the Independent Members appointed to the CAP.
- 3.6 The CAP will appoint the Deputy Presiding Member at its first meeting.
- 3.7 If neither the Presiding Member nor Deputy Presiding Member are in attendance at the commencement of a meeting, either in person or remotely, then the Assessment Manager may open the meeting and the present CAP Members can nominate a Presiding Member from the CAP Members present.
- 3.8 The CAP may appoint 1 or 2 members to act as additional members of the assessment panel for the purposes of dealing with a matter that it must assess under this Act provided the person holds a qualification, or has expertise or experience, recognised by a practice direction for the purposes of section 85 of the Act.
 - 3.8.1 Additional Members are taken to be members of the assessment panel in all respects with the exception of being able to vote on matters for determination. As such they will be subject to the CAP Members Code of Conduct.
- 3.9 Members will hold their positions for a period of 2 years, commencing on 1 January 2021, expiring on 31 December 2022.
- 3.10 The Council will call for expressions of interest for appointment of independent CAP Members.
- 3.11 A CAP Member is eligible for reappointment for a further term, or further terms, upon the expiry of his or her current term.
- 3.12 A member whose term of office expires may nevertheless continue to act as a member for a period of up to 6 months until he or she is reappointed or a successor is appointed (whichever the case may be) except in the instance they have not obtained accreditation as required.
- 3.13 A member may resign from the CAP by giving notice, in writing, to that effect to the Chief Executive Officer (CEO).
- 3.14 All members of the CAP are public officers for the purpose of the *Independent Commissioner Against Corruption Act 2012* and Part 7 Division 4 (Offences relating to Public Officers) of the *Criminal Law Consolidation Act 1935*. As such they are subject to the provisions of those Acts, including reporting requirements.

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- 3.15 Independent Members to the CAP are subject to the Code of Conduct relating to Assessment Panel Members.
- 3.14 Council Members to the CAP are subject to both the Code of Conduct relating to Assessment Panel Members and the Code of Conduct for Council Members.
- 3.15 Independent Members of the CAP must be Accredited Professionals pursuant to section 83(1)(c) of the Act.

4. REMOVAL OF A MEMBER

- 4.1 Subject to giving a member an opportunity to be heard or to make a written submission, the Council may resolve to remove a member for:
 - 4.1.1 breach of, or failure to comply with, the conditions of appointment; or
 - 4.1.2 failure to disclose his or her financial interests in accordance with section 83(1)(e) of the Act; or
 - 4.1.3 failure to comply with a requirement under section 83(1)(g) of the Act or a breach of, or failure to comply with, a code of conduct in accordance with the Schedule 3(1) of the Act.
 - 4.1.4 failure to obtain Accredited Professional status, pursuant to clause 3.15.
 - 4.1.5 or any for any other reason as Council sees fit.
- 4.2 The Council must substitute existing members of the CAP with new members if directed to do so by the Minister acting on the recommendation from the State Planning Commission.
- 4.3 Particulars of the grounds for removal will be communicated to the member at least one (1) calendar month before the meeting of the Council at which the matter will be determined.
- 4.4 The member will provide any written representation in response to the particulars at least fourteen (14) days before the meeting of the Council at which the matter will be determined.
- 4.5 The determination of the Council will be communicated to the member, and in the event of an adverse determination the member shall cease to be a member immediately when the Council has communicated its determination to him/her.
- 4.6 The determination must be communicated to the member:
 - 4.6.1 personally; or
 - 4.6.2 by delivering the notice (whether by post or otherwise) to the usual place of residence of the member or to another place authorised in writing by the member for the purpose of receiving notices of CAP or Council meetings, as the case may be; or
 - 4.6.3 by leaving it for the member at an appropriate place at the principal office of the Council, if authorised in writing by the member to do so for the purpose of receiving notices of CAP meetings, as the case may be; or

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4.6.4 by a means authorised in writing by the member as being an available means of giving notice (e.g. facsimile transmission or email) for the purpose of receiving notices of CAP or Council meetings, as the case may be.

4.7 Notice of the determination not given in accordance with clause 4.6 is taken to have been validly given if the CEO considers it impracticable to give the notice in accordance with that clause and takes action the CEO considers reasonably practicable in the circumstances to bring the notice to the attention of the member.

4.8 A member who has been removed from the CAP pursuant to clause 4 of these Terms of Reference may apply to the Council for reappointment to the CAP. The decision whether to allow a person to re-join the CAP is at the Council's absolute discretion.

5. VACANCY OF OFFICE

5.1 The office of a member will become vacant if the member:

5.1.1 dies;

5.1.2 completes a term of office and is not reappointed;

5.1.3 resigns by written notice to the CEO;

5.1.4 is convicted of a relevant offence; or

5.1.5 is removed from office under clause 4 of these Terms of Reference.

5.2 If a vacancy in membership occurs at any time then the Council will fill that vacancy at the earliest opportunity by Council resolution.

6. FUNCTIONS AND RESPONSIBILITIES

6.1 The functions and responsibilities for the CAP are as follows:

6.1.1 In accordance with the delegations conferred by the Council, the CAP is charged with responsibility for all matters arising under the *Development Act 1993* until such a time as the powers and functions with regard to delegations are operational under the *Planning, Development and Infrastructure Act 2016*.

6.1.2 The CAP must act, at all times, in strict accordance with relevant legislation (being the Act and the Regulations) including any relevant code of conduct under the Act and/or Regulations which are relevant to the CAP in the performance of its functions.

6.2 The CAP will meet on the second Tuesday of each month at 5:00pm and in January of each year when it will meet on the third Tuesday of the month at 5:00pm.

6.3 The Assessment Manager, in consultation with the Presiding Member of the CAP, is delegated the authority to vary the time, date and location of any CAP meeting.

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7. CONFLICT OF INTERESTS

- 7.1 Members of the CAP must disclose their financial interests in accordance with section 83(1)(e) and Schedule 1 of the Act. Failure to do so may result in the removal of the member from office pursuant to clause 4 of these Terms of Reference.
- 7.2 Members must not act in relation to a development if he or she has a direct or indirect pecuniary interest in any aspect of the development or any body associated with any aspect of the development in accordance with section 83(1)(g) of the Act. Failure to do so is an offence with a maximum penalty of \$20 000.

8. REPORTS TO COUNCIL

The CAP will report to Council at least once per year, detailing issues for consideration by the Council. The Annual Report should include the following information:

- 8.1 The number of meetings held;
- 8.2 The number and nature of applications that were considered (including the number of confidential items considered);
- 8.3 Advice in respect of any trends, issues and other matters that have become apparent or arisen through the CAP's assessment of applications, and
- 8.4 The number of decisions of the CAP that were appealed to the Environment, Resources and Development Court.

9. LIABILITY

No civil liability attaches to a member of a committee for an honest act or omission in the exercise, performance or discharge, or purported exercise, performance or discharge, of the members' or committee's powers, functions or duties. Such a liability attaches instead to the Council.

10. REMUNERATION

The members of the CAP, including Deputy Members and Members appointed in accordance with clause 3.8 of these Terms of Reference, will receive an allowance (exclusive of GST), as approved by Council.

17.9 Response to the State Planning Reform Consultation

Brief

This report presents proposed feedback on the revised Planning and Design Code for Phase 3 councils as it relates to the City of West Torrens.

RECOMMENDATION

It is recommended to Council that:

1. The recommendations contained in this report and Attachments 1, 2 and 3 be approved and submitted to the State Planning Commission as Council's formal response to the current consultation on the draft Planning and Design Code.
2. The Administration continues to review the iterations of the Code as they are released by Attorney General's Department (AGD) and/or State Planning Commission (SPC) and make recommendations that support a transition to the new Planning and Design Code in a manner consistent with the current planning legislation and the Development Plan to the closest extent possible (unless otherwise stated in Council's submission).
3. The Chief Executive Officer be authorised to make any amendments of a minor nature, finalise and submit the feedback contained in this report to AGD/SPC

Introduction

Following the well-received announcement that the revised draft Planning and Design Code (Code) would be released for a further six week period of consultation from 4 November to 18 December, it was also confirmed that the revised draft Code would be made available electronically on the PlanSA portal.

This portal includes details of the State Planning Commission's (Commission) proposed policy improvements, providing everyone with an opportunity to familiarise themselves with and comment on the revised planning policies for their area, while experiencing how the new planning system will operate once implemented.

This report presents a formal response to this consultation for Council's consideration and approval.

Discussion

The Attorney General's Department, State Planning Commission and PlanSA are to be commended for releasing this second round of public consultation which provides the community, industry and local government the chance to see how their feedback has been incorporated into the Code and to consider any further submissions before it is submitted to the Minister for consideration.

The program for consultation, released by the Commission, identified a number of community sessions to be run in person (including at the Thebarton Community Centre, which as a result of the pop up testing clinic may be relocated by the time this report is presented to Council) and a number to be held online. However, the State Government's implementation of a 6 day 'circuit breaker' lockdown meant that delivery of some of the in person sessions were postponed.

The draft Code contains a myriad of previously unseen content and revised policy in response to earlier public consultation.

Some key areas of change relevant to West Torrens include:

- more localised policy to reflect neighbourhood characteristics, through implementation of new zones, subzones and Technical and numerical variations (TNVs),
- inclusion of existing Contributory Items as 'Representative Buildings',
- amendments to the residential infill policy,
- changes to policy on flooding with inclusion of 2 flooding overlays, one as it relates to flood prone areas and the other to flood mitigation in a general setting.

The Code remains a large document comprising many thousands of pages albeit this will be available electronically with filters to enable a person to be taken seamlessly to the required policy without having to contend with thousands of pages. The Code is planning centric and introduces new planning terminology that may not be readily deciphered by community members, particularly in the short period of time allowed for consultation.

After internal discussions regarding communication and engagement, it was identified that distilling the Code down into the more pertinent matters by Council would make it easier for the community to read and understand how the new Code may change the area in which they live. This approach provides the West Torrens community with the best opportunity to participate in the community consultation. Fact sheets which are relevant to the Neighbourhood Zones that apply to West Torrens have been made available to the community.

The Administration has reviewed the draft Code and, along with feedback from Elected Members, has identified the following five issues as key to helping residents work their way through the Code and to help them navigate the new policy and format and decide whether they may like to submit feedback on the most recent version.

The top five considered, in no preferred order and expanded upon in Council's response attached (**Attachment 1**) are:

1. Public Notification
2. Infill Policy
3. Application of Neighbourhood Zones
4. Urban Corridor Zones
5. Policy for Performance Assessed Applications

Following the close of consultation, the Commission will consider submissions received and make a recommendation to the Minister to implement the State's new planning system in metropolitan areas and large regional cities, including the City of West Torrens, in the first quarter of 2021.

Attached to this report are a cover letter (**Attachment 2**) and a detailed consultation response (**Attachment 1**) for Council's approval and submission to the Commission. This detailed response delves into the above-mentioned issues that are evident within West Torrens. Further to this submission, the Presiding Member of Council's Assessment Panel (CAP) has provided a letter on behalf of CAP to be included in Council's response. The letter articulates existing and ongoing areas of concern with the current Development Plan and how this may translate into the Code from the perspective of CAP as a relevant authority utilising the policy available to them for their consideration in assessment (**Attachment 3**).

Notwithstanding, these documents were completed for submission to the 8 December Council Meeting agenda by 26 November 2020, approximately 4 weeks prior to the close of submissions to the Commission on the draft Code. This means that the Administration has not been able to fully provide a proposed response to Council as they are still working through this version of the draft Code. Due to this timeframe, the attached response contains sections that are yet to be completed. However, the Administration is seeking approval of the contents of the response it has prepared to date from Council and will subsequently populate the remainder of the response.

Therefore, subsequent to the finalisation of the attached documents, it is recommended that the Administration continues to review the draft Code and provide additional input to the Commission to highlight areas that remain unchanged or adequately altered in line with Council's earlier submission from February 2020 and the West Torrens Development Plan. Any additional feedback provided will be presented to Council at its January meeting for information.

It is noted that many aspects of Council's earlier submissions for consultation of the draft Planning and Design Code undertaken from November 2019 through to February 2020, remains relevant. As previously advised, Council provided the following recommendations:

The content to be included in the Planning and Design Code not be formalised until:

- The State Planning Commission has engaged and formally responded to councils, addressing errors, omissions and inconsistencies identified during the current and previous consultation processes;
- The draft Planning and Design Code be amended to respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring that development policy considers existing and desired future context of place;
- Community consultation occur on the public notification tables, giving due recognition to the fundamental change between public notification and third party appeal rights under the *Development Act 1993* as distinctly different to the transition to the *Planning, Development and Infrastructure Act 2016*
- The Minister of Planning, in conjunction with local government undertakes a comprehensive review of the cumulative impacts of infill development in South Australia to inform evidence-based decision making about the capacity of identified infill areas to sustain further growth and development, with a particular focus on the General Neighbourhood Zone; and
- The State Planning Commission works with local government to ensure that South Australia's planning system reflects leading practice and that the Planning and Design Code and associated instruments deliver quality planning and design outcomes that improve the amenity, liveability and sustainability of communities.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

This report includes recommendations which suggest improvements to the policy proposed within the draft Planning and Design Code that would improve resilience and assist in adapting to the challenges created by a changing climate. Examples include strengthening provisions within the Code with regard to trees to facilitate encourage retention of trees and thereby a reduction of urban heat. However, it is worth noting that Council has limited ability to influence the Code with regard to climate adaptation and one of the State Planning Policies which underpins the Code is *State Planning Policy 5: Climate Change*.

Conclusion

In its current form, the draft Planning and Design Code has a number of issues that require careful consideration to minimise the impact of the transition to the Code in early 2021. This is particularly evident when considering what additional policy may be necessary for undertaking a performance assessed development given the fundamental change to the planning system created as a result of removing desired character statements and non-complying development.

However, the Administration has worked diligently within a tight timeframe, to analyse the most pressing issues in order to respond effectively to Elected Member and community interests.

Attachments

1. **Draft Response to Round 2 Community Consultation on Planning and Design Code**
2. **Draft Cover Letter for Round 2 Community Consultation on Planning and Design Code**
3. **Letter from Presiding Member of CAP to Mayor Coxon regarding the Draft Planning and Design Code**



Draft Planning and Design Code Community Consultation Round 2 November 2020

City of West Torrens Response



City of West Torrens
December 2020

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Preface

The City of West Torrens is an inner metropolitan council, located between the city and the sea with approximately 37% of dwellings classed as medium or high density, compared to 26% for Greater Adelaide (<https://profile.id.com.au/west-torrens/dwellings?BMID=20>). West Torrens faces a range of complex planning issues due to competing demands such as pressure for increased infill development while retaining the distinct identity of existing character and heritage suburbs and places. It has the added complexity of also being in proximity to the State's major domestic and international airport, and key transport corridors.

Almost 45% of the housing stock is 3 bedroom dwellings, however a trend toward smaller, more dense and multi-storey development is occurring particularly in the Urban Corridor Zones. Residential and Commercial activity has traditionally been separated in West Torrens, however recent years has seen a trend toward mixed use development form.

Traditional large scale manufacturing has significantly declined in the last twenty years and parts of the Council are opening up to more mixed use forms of development. With an emerging high-tech manufacturing sector in proximity to the Adelaide CBD's key medical precinct, the suburbs of Thebarton and Torrensville are ripe for a once in a generation evolution.

Council's strategic planning processes have identified several key factors that would ideally be addressed and considered when assessing development applications in the region.

The factors include stormwater and flooding management (due to overland flows and our position downstream of Brownhill and Keswick Creeks), urban heat island impacts, open space provision for higher density living, ageing in place, on street car parking provision, minimising carbon output through use of green infrastructure (trees for shade and solar panels/ passive orientation of dwellings) and making provisions for waste management in multi-unit dwellings.

The response below delves into the aspects of the Draft Planning and Design Code that are of particular relevance to West Torrens. The City of West Torrens is **committed to being the best place to live, work and enjoy life**, and envisages that the following proposed amendments to the draft Planning and Design Code will assist progress toward this vision.

1.0 West Torrens Specific Focus Issues

1.1 Public Notification

The public notification tables as consulted on in the initial round of consultation and subsequently this current round have been fraught with errors and inconsistencies. The rules for application and interpretation have changed and the most recent notification tables (as they are currently drafted in the Code) display inconsistency of formatting, this affects the ability to meaningfully interpret what may or may not require public notification.

It was intended that with the implementation of a new planning system that there would be significant change to public notification, including:

- what would and wouldn't be notified;
- the reduction from two categories of public notification to one; and
- loss of third party appeal rights for representors

Because of these fundamental changes, the engagement requirements would be significantly greater during policy formulation, in essence 'front loading' policy consultation. This was to include identifying what would trigger public notification to ensure meaningful engagement with councils

and community on this subject. The intention was to enable less public notification of developments during the development assessment process, as shown by the image below from the Department's Community Engagement Plan.

Community Engagement Charter

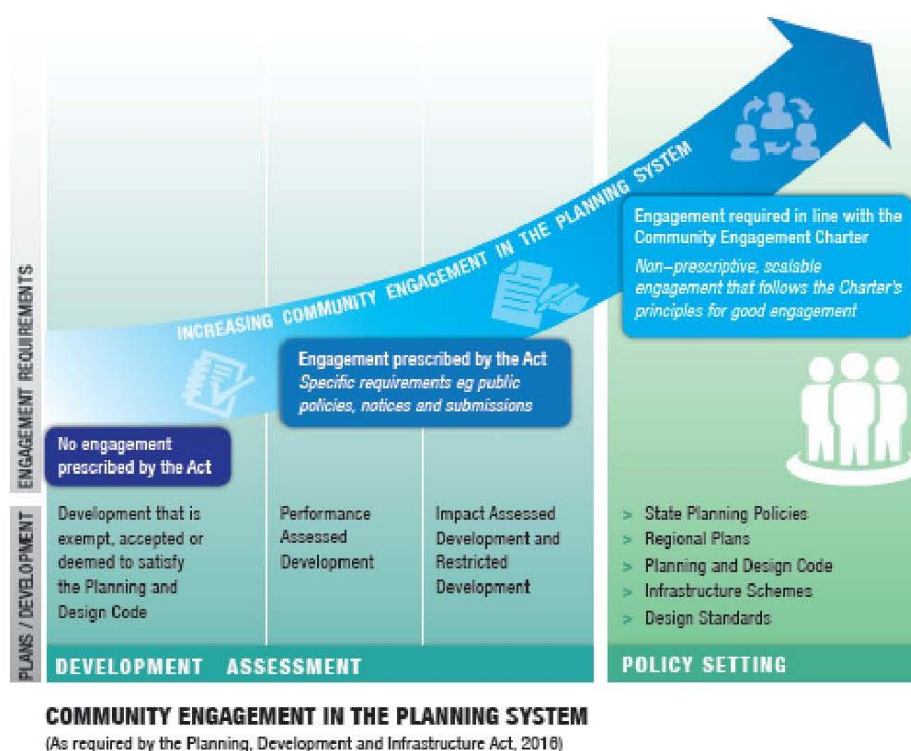


Image 1: Community engagement in the planning system - extract from the Community Engagement Charter

It is evident that there are some emerging themes in the notification tables, around notification triggers (dot points below):

1. Land uses *that are envisaged* within the zone **should not** be notified;
2. buildings *exceeding* the prescribed building envelope or other interface criteria **should be notified**; and
3. If located adjacent a dwelling in a Neighborhood Zone it *may* trigger public notification.

From a review of what has been presented in the draft Code, there are some unlikely results that appear to be exempt from public notification, that community would likely form the view should be notified.

Drive through coffee shop

With the following attributes:

1. Is located in a neighbourhood type zone
2. Has a floor area below 100m²
3. Could operate 24/7

4. Located immediately adjacent dwellings in a neighbourhood type zone

Exactly like the development shown in images 2 and 3, it would not trigger public notification.



Image 2: Drive through coffee shop on North East Road, Windsor Gardens



Image 3: Aerial photo of drive through coffee shop on North East Road, Windsor Gardens

8 storey building in Urban Corridor Zone when adjacent Neighbourhood-type zone
Attributes include:

- Built within the building interface envelop 30° plane
- Vehicular access from residential road



Image 4: 8 Storey building

In addition to the above examples, all performance assessed development requires public notification unless it is exempted by the procedural matters table. The current process suggests that if the development is exempted by one section, then it does not require notification regardless of any other circumstances. For example, as long as a building does not breach the building height interface, it can:

- run 24 hours a day, 7 days a week;
- be located immediately adjacent a dwellings in a neighborhood zone; and
- have no parking.

And it will not require any public notification.

PlanSA have stated that the revised version of the notification tables will not be made available during this consultation period, which means it can't be analysed or tested with adequate rigor. From the information we have been provided it appears that any subsequent tables will be more functional, however it has not yet been seen to be able to advise whether the notification table will achieve the outcomes our community expects.

The Department has previously advised that the notification table formed the scope of influence that community could have some effect over during the first round of consultation, but the tables were incomplete then, as they are now. Due to the change in legislation from Development Act to PDI Act and removing third party appeal rights, it is critical that the list of development types that are exempt reflect community interests. It is also important that people are adequately aware of this fundamental change in the planning system, and that in many cases policy put in place through this process will remove any rights to be consulted at the assessment stage.

In addition, although Council is no longer the relevant authority for planning consent, it does still incur all costs and liabilities for the CAP and Assessment Manager. The failure of the Code to set out clear notification tables presents a significant risk for councils responsible for the liabilities of implementation.

It is Council's position that public notification should be required whenever there is a development with a potential to cause reasonable detriment to the locality. Building height is only one factor and it appears no consideration has been given to issues of local amenity including, but not limited to noise, odour and light spill. It is understood that our community expect to be able to see and make comment on development such as a preschool or 24 hour fast food restaurant on a neighbouring property. Public notification should be undertaken for any development that requires a higher level of public scrutiny and transparency.

Likewise, Council forms the view that consultation with community occur on the complete public notification tables.

1.2 Neighbourhood Zones

1.2.1 Application of General Neighbourhood Zone to Policy Areas 20 and 21 in West Torrens

This Zone is intended to contain wholly standardised provisions without any localised TNV's. It has, largely, been applied to areas where the Residential Code currently applies. Council is concerned that some aspects of such a significant change have not been fully considered within the context of West Torrens.

The proposed policy changes will see increased dwelling density, and changes to dwelling typologies and considerable change to built form. These policy areas will shift from the current desired and expected low density to medium density. This has not been made abundantly clear in the consultation to those residing in these localities.

Council administration is of the view that the three tests to help identify whether the General Neighbourhood Zone is a suitable transition does not go far enough. This is because they do not consider other variables in the locality that may impact whether the General Neighbourhood Zone and in turn, the proposed increased density and uplift is suitable.

Consideration should also be given to other lawfully existing development, such as the Adelaide Airport, and existing infrastructure requirements needed to support an increase in development and population including potential flooding.

As mentioned, consideration should be given to existing lawful uses including the Adelaide Airport and the relevant overlays, including the ANEF. Attention is drawn to the AAL submission on the Draft P+D Code, available here:

https://www.saplanningportal.sa.gov.au/_data/assets/pdf_file/0019/650620/Adelaide_Airport_Limited_and_Parafield_Airport_Limited.pdf

The following extract is of particular importance to West Torrens:

"We have undertaken a review of the zoning which is proposed in the broader locality surrounding both Adelaide and Parafield Airports. We note that the intent of the draft PDC is to generally provide a 'like for like' zone outcome. While this may generally be the case, we note that there are locations in the broader locality surrounding Adelaide Airport, where there appears to be some uplift in relation to housing density. While we do not have the resources to quantify the potential density uplift in fine grain detail, the enclosed map shows where we have identified a potential increase in density, having regard to either the density statements or site area provisions contained within the existing and proposed zones adjacent

to Adelaide Airport. It is evident that from a spatial perspective, the area of potential density increase is reasonably substantial.

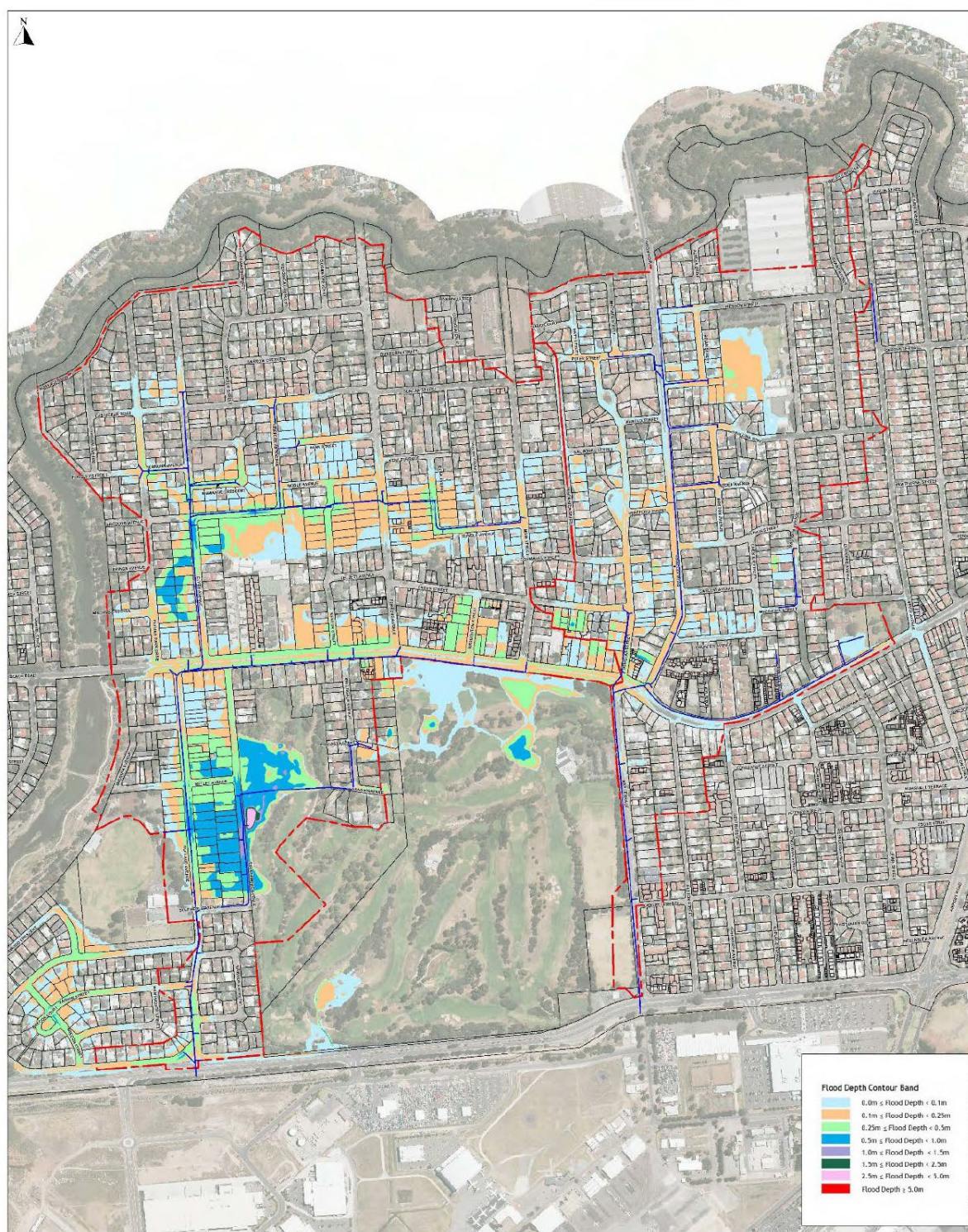
AAL considers that any uplift in density needs to be carefully analysed to ensure that there is no significant increase in housing in potentially sensitive locations. Such could prejudice the ongoing aviation function of Adelaide Airport, a matter of critical importance to AAL, the State and the Commonwealth, noting the economic and social significance of the airport and the need to ensure no further restrictions on passenger numbers and freight movements. AAL submit that ahead of finalising the draft PDC that DPTI commit to carefully review the draft zoning to ensure the subtle changes in density expectations across many policy areas does not result in any significant quantum of uplift, particularly in locations subject to the Australian Noise Exposure Forecast (ANEF). "



Image 2: Proposed Zones identified by AAL for uplift in proximity to the airport

It also worth flagging, flood mapping was developed in 2015 for the majority of the Lockleys area in association with modelling the performance of the existing local drainage systems servicing this area (see image 3).

On ground mitigation works have subsequently been undertaken over the last 5 years to reduce the anticipated impact of flooding in this area. These mitigation works have seen the drainage upgraded to effectively maximise the practical capacity which can be achieved, however due to the topography of the area (in particular the trapped low points), much of this Lockleys area will always carry flood risks even after these mitigation works are completed.



Disclaimer:
 Council has prepared this map for general information only.
 Southfront Floodplain (Existing)



Drainage Assessment
 Lockleys Stormwater Network

100 Year ARI Floodplain Map
 Existing Scenario

Image 3: 100 year ARI Floodplain Map- Existing Scenario

The City of West Torrens Development Plan is a modern Development Plan, reflecting both the Better Development Plan modules and policy that has responded to the need to provide housing diversity within the City. Residential policy, as it relates to West Torrens, reflects appropriate spatial application for differing dwelling densities and typologies in appropriate locations which was applied after much consultation during the Housing Diversity DPA.

Of note, the amended Housing Diversity Neighbourhood Zone policy (with TNV's) seeks larger allotments than that seen in the standardised General Neighbourhood Zone.

Furthermore, when reviewing the test criteria it appears that the proposed transition does not strictly meet the in-house criteria of the Department and needs to be considered more broadly. This has been explored further in attachment one.

Realistically, the application of the General Neighbourhood Zone would most closely accord with Policy Area 20 when sited within 400m of a Centre Zone (excluding Neighbourhood Centre Zone on Marion Rd). The heavy handed rezoning of low density policy areas 20 and 21 should not occur until investigations into hard and soft infrastructure have been undertaken, the effects of airport related overlays are known, and appropriate community consultation is undertaken commensurate with the impact of the rezoning.

1.2.2 General Comments on Neighbourhood Zones

Established Neighbourhood Zone

Council highlights that the reintroduction of Contributory Items (to be known as 'representative buildings') is a good outcome and the amended character statements are supported in principle. Council seeks reconsideration of inclusion of the Desired Outcome with a particular focus on list of envisaged dwellings types.

More research is required into the appropriateness of enabling new dwelling typologies within these areas, with a considered approach to the suitability based on review of each locality. In many of these areas, the dwelling types and allotment sizes are a critical component of what makes the character.

Currently this character is controlled by the Desired Character statements in each of these zones. With the loss of these statements it is believed that there is less control to prevent development such as row dwellings in an area dominated by detached dwellings. This is especially relevant when minimum site area and frontages are not prescribed for dwelling types other than detached and semi-detached dwelling types.

Neighbourhood Zone Policy

The proposed policy seeks to introduce new dwelling typologies and patterns of division. The introduction of new dwelling typologies would change the physical built form and character that is prevalent. Council advises that not all dwelling types are suitable or desirable in the localities proposed by the Department without adequate investigations and consultation.

Council seeks more parameters to guide development such as hammerhead/battleaxe developments and terraces. For example, it is not reasonable or convenient to create a situation where people must reverse 30m+ to exit onto a public road. Provision for suitable onsite movement should be able to occur onsite without impacting on the functionality of the subject site with attention given to visitor parking, and landscaping.

Council seeks more policy to guide development of non-residential development given the significant impact on local amenity.

While reflective of current Development Plan policy, it should be noted that the Housing Diversity Zone (with TNV's) envisages a lower density of development than that sought by the General Neighbourhood Zone.

1.3 Urban Corridor Zones

It appears that the majority of high level policy intent currently contained within our Urban Corridor Zone and Policy Areas has transitioned over to the new Urban Corridor Zones. This is supported by Council, as are the TNV's which relate to limiting building heights adjacent Character Areas to three building levels and the 30° plane being used for the building envelop interface height.

It is noted that there are some changes, the gravity of which can't be fully explored in the short consultation time frame, such as:

- removal of minimum residential densities;
- reinstatement of minimum building heights;
- inability to seek domestic storage for dwellings ; and
- Apparent conflict between allowable building setbacks and the provision of deep soil zones.

There are some outstanding concerns such as the potential for overlooking from buildings of 3 or more stories upon our existing residential areas. Our community has been vocal in their opposition to their being no requirement to minimise this overlooking. It is noted that there is a difference in terminology between building 3 storeys or less and buildings 4 levels or more. There is a distinct difference between these two terms and they should be aligned to provide consistency in their application.

The revised public notification tables have not been provided during the Code consultation period and as such they have not been considered. From the detail that has been released, Council raises concern around two factors:

1. That building height is not the only aspect which has the potential to be detrimental to a neighbourhood type zone: and
2. PlanSA material stated "*Each clause is to be read independently. So, if a development is excluded from notification in any clause, it is, for the purposes of notification excluded irrespective of any other clause.*"

The first factor is a concern because issues such as noise, odour, operating hours, light spill, vibration etc. are not matters which will trigger notification. All of these will detrimentally impact the amenity of neighbourhood zones and as such local residents should be provided with an opportunity to comment on the proposal. This ties into the second factor for concern which appears that as long as the proposed development satisfies one 'exception' from notification (such as building height) then it can be immediately adjacent dwellings in a neighbourhood type zone and not need notification.

1.4 Policy for performance assessed development applications

Under the current system, envisaged land uses, list of non-complying development and the Desired Character Statement operate as very useful tools in the assessment of land use within the zone.

These mechanisms clearly articulate what is not envisaged and provide a simple mechanism for refusal of inappropriate development without appeal.

Under the proposed system, if a development is not identified as desirable it would default to either a performance assessed development or restricted.

From what we have seen, very few developments are restricted. Generally it is shop with floor area exceeding 1000m² outside of activity centres. This means that policy to undertake an assessment of a land use that is neither envisaged nor restricted becomes very important.

Developments like child care centre, petrol station and distilleries are received regularly enough that without the abovementioned mechanism, the need for robust policy becomes imperative. In transitioning from Development Plans to the Planning and Design Code it is sought that

1. existing policy from the Development Plan that is useful to merit assessments is transitioned to the Code, and
2. additional policy to counteract the void created by losing desired characters for very specific locations and the non-complying assessment path

The policy gaps become increasingly apparent during scenario testing, it is imperative that the Department undertake adequate testing of real life applications that are currently received throughout Phase 3 councils. Careful consideration also needs to be given to the loss of non-complying development as a disincentive for applications being lodged in the first instance and what kinds of development may subsequently be received, what provisions are contained within the Code to enable a clear line of sight to a refusal when inappropriate development is received for assessment.

1.5 Infill policy

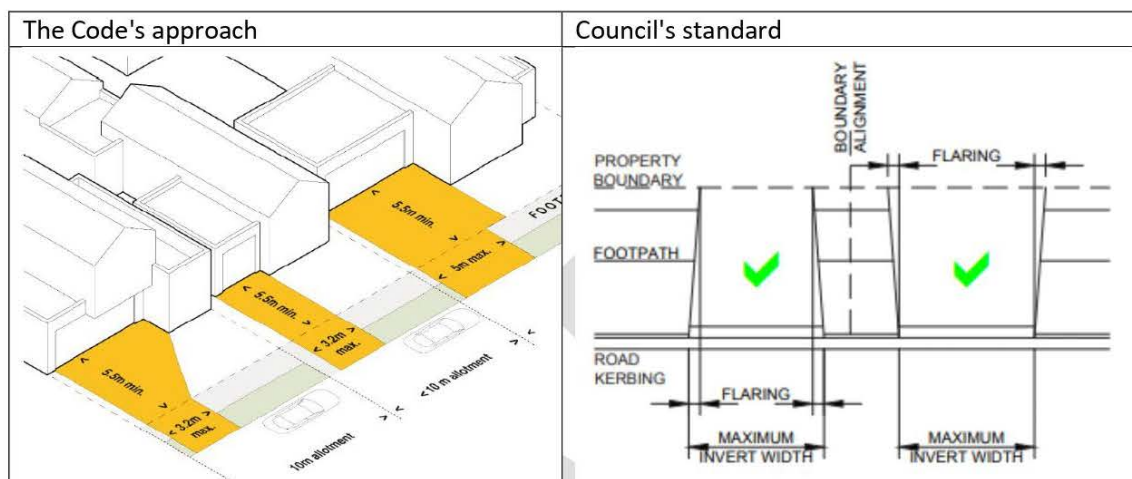
The State Planning Commission has released its Residential Infill Policy (Policy) that is proposed to be recommended to the Minister for Planning and Local Government and delivered as part of the Phase Three Planning and Design Code (Code), covering South Australia's urban and metropolitan areas.

The Policy is a key component of the draft Code, which seeks to improve the quality of residential infill developments and provide a consistent approach across all council areas over a range of development types. The policy (as discussed under subheadings below), intends to deliver multiple benefits, including:

- increasing tree planting, urban green cover and space for gardens
- ensuring adequate on-site parking and reducing the loss of on-street parking
- increasing street amenity by incorporating design features to enhance building façades
- more effective management of stormwater associated with residential infill developments.

1.5.1 Driveway Width

The Code is proposing that single driveways have a maximum width of 3m and double driveways have a maximum width of 5.2m, neither of which have any flaring. This is narrower than Council's current standard which calls for 3.6m for single driveways and 6.1m for double width driveways. These include a 300mm flare on each side. The flaring is seen as very important to provide easier access to the driveway while also protecting street infrastructure such as kerbs and street trees.



While it is acknowledged that the wider driveways being utilized by Council has the potential to lessen the amount of available on-street parking, it is considered necessary to allow vehicles to conveniently access their property. This is seen as most crucial on narrow roads (including laneways) and situations where there is a lot of vehicles parked on the street thereby reducing the maneuvering area. If residents don't find it convenient to park on their property they won't and this will place further demand on the street network.

1.5.2 On-site and On-street Car Parking

On-Site

The Planning and Design Code (the Code) has proposed a reduction in on-site parking requirements from what is currently sought in the West Torrens Development Plan.

Detached dwellings, semi-detached dwelling, row dwellings and terrace dwellings

	Development Plan (current)	P&D Code (proposed)
Up to 2 bedrooms	2	1
3+ bedrooms	2	2

Residential Flat building and group dwelling

	Development Plan (current)	P&D Code (proposed)
Up to 2 bedrooms	2 + 0.25 visitor	1 + 0.33 visitor
3+ bedrooms	2 + 0.25 visitor	2 + 0.33 visitor

For a typical residential flat building containing 5, two bedroom dwellings, there will be 4 less car parks provided on-site once the Code is implemented.

As our community is already concerned with the lack of parking and traffic congestion derived from on-street parking, further reducing the minimum on-site parking rate is not considered appropriate. Council staff hear this feedback time and time again when undertaking public notification of infill development and when the development is being constructed.

On-street

In addition to the on-site parking requirements, the Code has proposed a reduction in on-street parking requirements.

On-street car parking

Development Plan (current)	P&D Code (proposed)
1 park per two allotments	1 park per three new dwellings

The Development Plan takes both existing and proposed allotments into account when considering the amount of on-street parking. The proposed Code only contemplates new dwellings, where on-street parking is achievable and has reduced the rate by 33%. For the same residential flat building used above, there will need to be 1 less car park provided on-street.

1.5.3 Internal Garage Dimensions

The most recent version of the Planning and Design Code proposes the following internal dimensions for domestic garages and carports:

Single garage	Double garage
3m wide x 5.4m deep	5.5m wide x 5.4m deep

These dimensions align with the Australian Standard AS/NZS 2890.1:2004, for a vehicle space with a wall on either side and in front of the vehicle. This does not seem to contemplate roller doors at the rear. This is an issue as it assumes unrestricted space at the rear, when in reality a roller door will restrict access.

According to the car sales results to date for 2020, the top five selling cars and their dimensions are as follows:

Vehicle	Length	Width
Toyota Hilux	5.33m	1.90m
Ford Ranger	5.35m	1.85m
Toyota Rav4	4.60m	1.85m
Toyota Prado	4.83m	1.89m
Toyota Corolla	4.38m	1.79m

For one car families, it is likely that they will have or will buy one of the above vehicles. In the best scenario (Toyota Corolla), there will be 51cm gaps between the front and rear of the vehicle and the wall or roller door. While for the Ford Ranger example, there will be 2.5cm gaps. This is assuming that the garage is only being used for car parking and not any other storage.

Prior experience has proved that if the carport or garage is not wide enough to provide convenient parking, it will not be used for parking. It will then revert to domestic storage or rumpus room.

1.5.4 Domestic Storage

The Code does not set any minimum standards for the provision of domestic storage, whereas Council's Development Plan sets a minimum area of 8m³. Without a minimum provision for domestic storage it will be left to each individual developer to choose whether or not storage space is provided. From a sales perspective it is unlikely to be provided as it will reduce "living space". Noting, this currently an issue raised regularly by the West Torrens CAP.

It is evident that people need places to store bulkier items such as sport, camping and gardening equipment. Due to their nature, they are unlikely to be stored in laundries or pantries. This will necessitate either a garden shed being built or the car garaging to be used as storage. Each of these have issues as the construction of a garden shed will reduce soft landscaping and potentially impact on POS. The use of the garage as domestic storage will displace vehicles to the driveway or on street parking.

1.5.5 Waste Storage

Recent changes to the draft Code include:

- decreasing bin storage for a 3 bin system down from 3m² to 2m²
- confirmation that path of travel does not include moveable objects such as roller doors, vehicles or gates, and
- is only required where dwellings are built on both side boundaries.

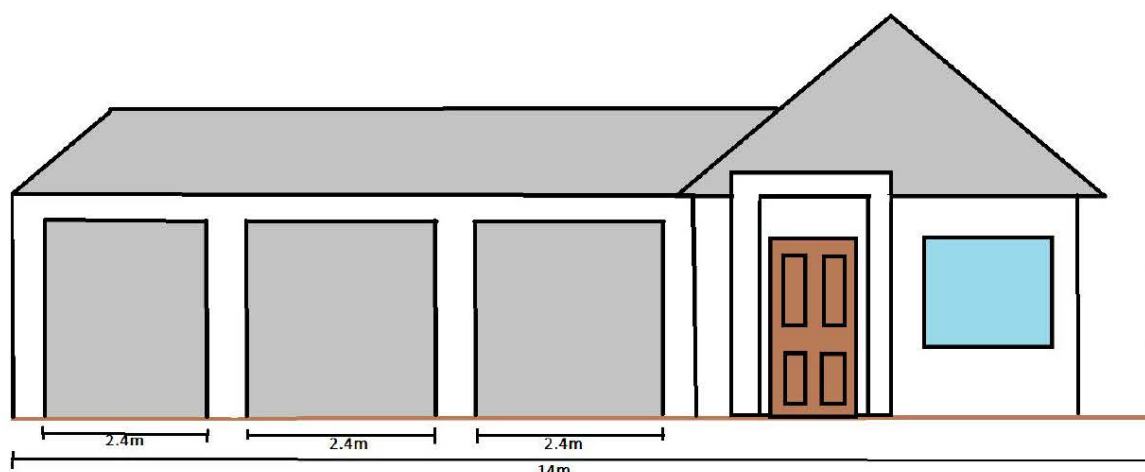
All in all, the amendments do not go far enough to alleviate the degradation of visual amenity from bins being stored forward of the dwelling's front building line. The intent of the proposed policy is supported, the resultant outcome is likely to be negligible on the basis it only applies to boundary to boundary development, doesn't require easy access to bin storage area, nor is the 2m² likely to be adequate for the storing of a 3 bin system.

Of note, this policy applies to residential development 3 storeys or less contained in the Design in Urban Areas. This should apply to all residential development.

1.5.6 Garage Door Width

The Code has proposed to increase the door opening width (which can be deemed to satisfy requirement) when compared to that which is currently in use. The Code will allow up to 50% of the site width or 7m. As this only applies to the opening width, the total garage or carport width will be greater than this (garages nominally have pillars which are 400mm in width).

The reasoning of increasing the maximum width to 7m is not clear. A standard single garage door is 2.4m wide and 5.5m wide for a double. However it should be noted that three individual roller doors could be installed which would have a total 'opening' width of 7.2m, but a garage width of 8.4m (see image below). Although 0.2m above the 7m maximum, is very likely to be deemed a minor deviation during an assessment.



1.5.7 Stormwater Management

With the increase of urban infill comes an increase in impervious surfaces that generate stormwater runoff. This has the potential to cause or exacerbate local flooding, require expensive public infrastructure upgrades and pollute waterways. In order to combat this, the Code has implemented a requirement to install larger tanks with new dwellings.

Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)
<200	2000	N/A
200-400	2000	Site perviousness <30%: 1000 Site perviousness =30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness =35%: N/A

In many instances, this is an increase in volume when compared to current practice. The Building Code of Australia calls for 1000L tank to be plumbed to toilets.

The previous version of the draft Code called for these tanks to be connected to every toilet, however the current version has reduced it to only needing to be connected to one toilet. This will mean a significant reduction in the use of the captured water. Council is recommending that the original proposition is retained and all toilets are connected to the rainwater tank/s. This will ensure that less fresh drinkable water is not wasted by flushing, and ensures that tank water is used regularly to enable more retention when needed and less overflow running into our streets.

1.5.8 Street Facing Windows

Under the current planning system, there have been instances where some developers seek only a front door and garaging to present to the street without a habitable room. This type of design outcome is not conducive to creating opportunity for passive surveillance nor does it enhance the streetscape with limited visual interest.

The proposed policy is a welcome inclusion to provide:

- confirmation of what a minimum habitable room should be for the purpose of increasing main face of dwelling to garage ratio,
- to ensure that the room is useable rather than in many instances a hallway/entry, and
- increased passive surveillance to the street by ensuring a habitable room dimension of 2.4m with a minimum 2m² window size (accumulative) is facing the street.

In conclusion, this will improve street appeal and enhance passive surveillance. The habitable room could be bigger to provide for increased useability, however it is an improvement on the current Rescode provisions which have had some well documented poor streetscape outcomes.

1.5.9 Site coverage

In order to encourage developers to add eaves to their dwellings, the Code does not count the area of the eaves when calculating "site coverage". Many zones use maximum site coverage provisions in order to provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

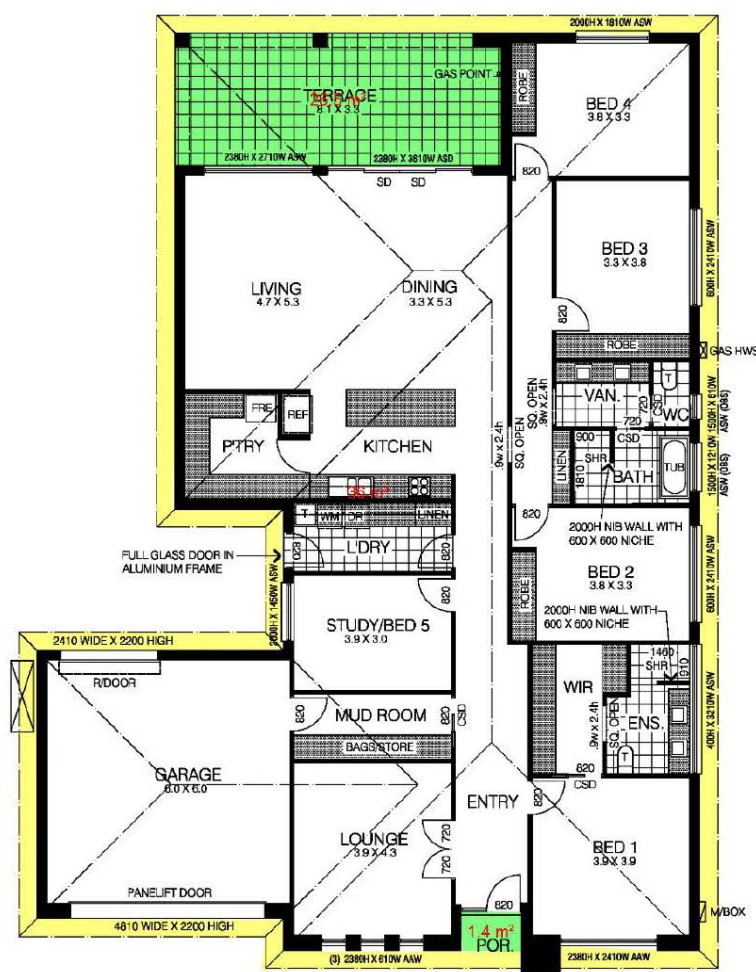
Within West Torrens, the maximum site coverage varies between 50% and 80%. Site coverage as proposed in the Code is also used to determine whether or not a development can be Deemed to Satisfy or Accepted development.

The problem with not including eaves into the site coverage calculation is that it causes confusion. For example, where does an eave finish and a verandah or portico start?

The code provides no guidance as to how to calculate site coverage other than that eaves are not included. Despite a main ambition behind the Code being consistency, without further guidance each accredited professional will make their own mind up about how they will interpret it.

Eaves like those shown in the design below (in yellow) make up 36m², however there is an additional 28m² of verandah and portico (green) that may also be exempt. On a 420m² block, this makes up approximately 15% of the site area and allows up to 65% of the site to be covered by roofed area in a zone that supports 50% "site coverage".

To avoid ambiguity it is suggested that more guidance is provided as to how to calculate the eave area and perhaps provide a percentage of the total site coverage that can be eaves or open structures like verandahs and porticos.



1.5.10 Façade Design Features

The Code is seeking to improve urban design and character by establishing design techniques. In order for a development to satisfy these requirements, it should achieve three of the following requirements:

- a minimum of 30% of the building elevation is set back an additional 300mm from the building line
- a porch or portico projects at least 1m from the building elevation
- a balcony projects from the building façade
- a verandah projects at least 1m from the building elevation
- eaves of a minimum 400mm width extend along the width of the front elevation
- a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm

A minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.

Council is supportive of policy that seeks to provide greater consideration to façade treatment and street presence.

1.5.11 Entry Door

The Code has formalised the need of being able to view the front door from the public street in order to be considered a deemed to satisfy development. This is already an assessment criteria in WTCC, so it will not change the status quo.

This is an important design principle in order to easily identify individual dwellings and not create potential pedestrian entrapment spots. Council does not raise any further issues with this policy.

1.5.12 Tree Planting

The State Planning Policies give direction to improving urban greening outcomes in recognition of the multiple benefits they provide, especially in the context of minor infill. The draft Code policies have been prepared and consulted on in response to this direction.

Council reiterates as per earlier submission that it supports the inclusion of new provisions within the Code that promote and support the establishment of new trees to meet canopy targets. It is well understood that during consultation, that feedback indicates there is a dichotomy of views in community and industry about whether the proposed tree policies for minor infill developments go too far, or not far enough. Concerns included, on one side, the potential impacts of tree planting on upfront housing affordability from higher footing costs, and on the other side, the potential negative impacts of tree loss on public health, urban heat, liveability, biodiversity and neighbourhood amenity.

Council remains supportive of the inclusion of these provisions and continues to query whether the new provisions go far enough to protect the new trees from future development or even necessitate replacement due to disease or death. Council continues to query what mandatory conditions will be in place to ensure the trees are retained and contained in the ground on the subject site.

Council is very concerned about the comments made in the report prepared by BDO for PlanSA about the benefit of trees on public land over private land. Specifically, because it is not physically possible to achieve the 30 year plan target for tree canopy cover on public land alone.

Council also urgently seeks the details of the proposed tree offset fund, which is now being investigated. However, forms the view that careful consideration needs to be given to:

- Eligibility to opt to pay into the offset fund in lieu of planting a tree on site. Forming the view that there should be stringent and limited eligibility to opt into the fund with tree planting on the subject site being the foremost sought and supported outcome;
- Cost of tree, establishment and maintenance to be accurately considered in the setting of an appropriate fee;
- The opportunity cost of not realizing additional canopy cover on private land, understanding that public land is becoming increasingly burdened trying to maintain bin collection, driveway access, on street parking or being useable open space for increasing populations etc. and the ability to meet canopy targets will be difficult to achieve with an overreliance on public land;
- The administration and accessibility of funds by councils for the intended purpose of tree planting. In particular, there is concern that like the open space fund currently the Council would need to provide matched funding to access fees collected or pay for the establishment and maintenance of a fund, and
- Management of the process for applications assessed by Accredited Professionals (AP), assuming there is capacity for an AP to determine payment into the fund as part of the deemed to satisfy assessment pathway.

1.5.13 Soft Landscaping + Private Open Space (POS)

Private Open Space (POS)

The requirement for the provision of POS, for dwellings at ground level, has been reduced to 24m² regardless of the size of the property. POS is to be located behind the building line of the dwelling and should have a minimum dimension of at least 1.8m. POS proposed in the Code may be supplemented by areas of soft landscaping, the size of which varies depending on the size of the allotment. Meaning that the soft landscaping component can be 'double counted' as POS and soft landscaping.

The Code appears conflicted, providing several versions of what the minimum dimension should be. This will likely result in the minimum (1.8m) dimension referred to in the definition being used by default rather than a larger dimension that would yield more meaningful and useful POS.

POS and soft landscaping requirements are as follows for both the Development Plan and the Code:

	Development Plan (current)	P&D Code (proposed)
Minimum size:		
Site area <300m ²	24m ²	24m ²
Site area 300-500m ²	60m ²	24m ²
Site area >500m ²	80m ²	24m ²
Minimum dimension	3m or 4m	1.8 or 3m
Minimum directly accessible from a living room	16m ² 24m ² (for site area >500m ²)	16m ²
Location	Side and rear of dwelling	Side and rear of dwelling
Soft landscaping		
Site area <150m ²	10%	10%
Site area 150-200m ²	10%	15%
Site area 201-450m ²	10%	20%
Site area >450m ²	10%	25%

See example below for a comparison of Development Plan Vs the Code for a 300m² allotment:

For a 300m ² allotment	Development Plan (current)	P&D Code (proposed)
Minimum size:		
Site area 300-500m ²	60m ²	24m ²
Minimum dimension	4m	1.8 or 3m
Minimum directly accessible from a living room	16m ²	16m ²
Location	Side and rear of dwelling	Side and rear of dwelling
Soft landscaping		
Site area 201-450m ²	10% of the site area (30m ²)	20% of the site area (60m ²) - 30% of the 60m ² must be in the front yard .i.e. 18m ²
POS Provided	60m ²	24m ²
Combined outcome	60m² - (30m ² of this could be soft landscaping)	42m² - (24m ² POS + 18m ² of soft landscaping)

The ultimate outcome of the changes is that there will be less POS available and that it will have a reduced minimum dimension. The soft landscaping provisions are intended to:

1. minimise heat absorption and reflection
2. maximise shade and shelter
3. maximise stormwater infiltration
4. enhance the appearance of land and streetscapes.

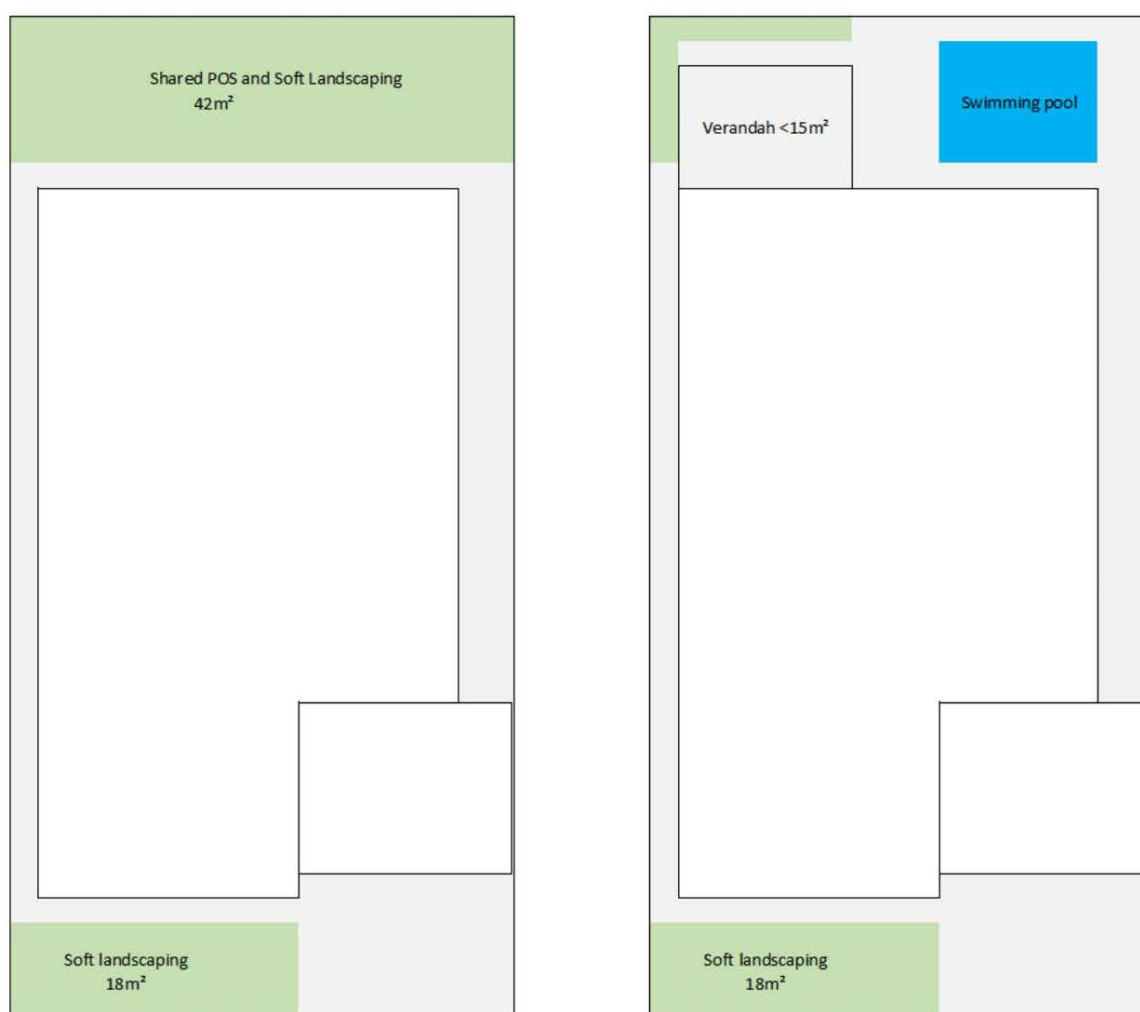
However, the soft landscaping component may be eroded over time by 'home improvements'. The overall reduction in POS creates an increased reliance on public facilities including providing adequate open space and amenities to meet the needs of residents.

Soft landscaping

In practice, the policy for soft landscaping is quickly diminished through home improvements (e.g. garden sheds, paved areas and carports) that either *do not need* a development approval or *do need* an approval but *do not call up provisions* relating to the retention of soft landscaping through the assessment.

The diagram below shows what is possible with this policy. The diagram on the left shows how the dwelling will have a total of 60m² of landscaping spread between the front and rear yards, with the rear yard including the minimum 24m² of POS.

The image on the right shows subsequent development such as a swimming pool and verandah which all but remove the soft landscaping from the rear yard. The verandah and swimming pool could be 'Accepted development' and therefore not require a planning consent. The additional paving is not development and can occur without an approval. Without additional protections (such as mandatory conditions of approval) the provision of soft landscaping will not continue to achieve the desired outcomes or increasing tree canopy, or reducing runoff and urban heat loading.



It has been suggested that it may be possible to place a condition on a dwelling approval which seeks to retain the approved amount of soft landscaping into the future. In theory, this would require the applicant to lodge a variation application to alter the landscaping should they wish to change it in the future. This will rely on the Administration undertaking proactive and costly compliance to ensure the development maintains the soft landscaping as approved. This would also rely on private accredited professionals

- (a) placing a condition on any *deemed to satisfy* development, and,
- (b) not deeming the change to the soft landscaping area as 'minor' in a subsequent application to ensure minimum provisions are retained.

Overall, this policy on soft landscaping for residential development in its current format has the potential to become eroded and does not fulfil the intention to gain environmental improvement, while in essence, creating allotments with very minimal useable open space for personal use.

The new policy ignores that existing policy sought to establish private open space in addition to front yards which would provide greater ability to minimise heat absorption and reflection, maximise shade and shelter, maximise stormwater infiltration and enhance the appearance of land and streetscapes, thereby also contributing to property values.

In conclusion, the infill policy as it relates to POS and soft landscaping is not robust and does not meet its intent to provide useable open space for occupants or improve environmental benefit.

2.0 West Torrens Technical and Numeric Variations (TNV)

Council Administration have reviewed the amended Code and provide attached document highlighting areas for inclusion in the TNV capability.

(please note as at the drafting of Council agenda items, this section remains under review)

3.0 General Policy

Section of Code	PO/DTS/DPF	Concern	Suggestion

(please note as the drafting of Council agenda items, this section remains under review)

4.0 General Feedback

4.1 Community Consultation, Education and Testing

The following highlights concern with the consultation process and education of community as below:

- Code consultation -

While a second round of consultation has been well received, as raised in Council's previous consultation, it is not considered that the SPC's Community Engagement Charter has been adequately met. The shortfalls are particularly evident in the iterative approach to releasing the incomplete draft documents such as the public notification tables, with additional information being drip fed, misinformation in pamphlets and often conflicting information being given at different forums at both practitioner and community events.

- Community education -

It is important that SPC provides more information and resources on planning policy for our community e.g. fact sheets on new zones that provide adequate information for the community to make **informed** submissions if they desire during consultation. It has been unfortunate that at this point in time many events planned for community consultation in a face to face forum have been postponed due to Covid-19 and, in retrospect, SPC should have considered the impact and alternatives for such a scenario and what this may mean to the timeframe to implement, as community engagement and consultation are key to this policy reform.

- Code testing -

Testing of the Code appears to be limited. Development assessment scenarios to date provide a list of the relevant policy, however do not delve into an assessment of those provisions. Administration is concerned that there will be many unintended consequences when the Code goes live if adequate testing is not undertaken.

4.2 General Recommendation

It is Council's general recommendation that the draft Planning and Design Code not be formalised until:

- The State Planning Commission has engaged and formally responded to councils, addressing errors, omissions and inconsistencies identified during the current and previous consultation processes;
- The draft Planning and Design Code be amended to respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring that development policy considers existing and desired future context of place;
- Community consultation occur on the public notification tables, giving due recognition to the fundamental change between public notification and third party appeal rights under the *Development Act 1993* as distinctly different to the transition to the *Planning, Development and Infrastructure Act 2016*
- The Minister of Planning, in conjunction with local government undertakes a comprehensive review of the cumulative impacts of infill development in South Australia to **inform evidence-based decision making** about the capacity of identified infill areas to sustain further growth and development, with a particular focus on the General Neighbourhood Zone; and
- The State Planning Commission works with local government to ensure that South Australia's planning system reflects leading practice and that the Planning and Design Code and associated instruments deliver quality planning and design outcomes that improve the amenity, liveability and sustainability of communities.

5.0 Attachments

5.1 Attachment One:

Test + Criteria		Policy Area 20	Policy Area 21
Test 1			
The General Neighbourhood Zone <u>will not be applied</u> where either:			
Test 1 (a) Historic or Character area overlays apply	Not a Historic or Character Area- proceed to next test	Not a Historic or Character Area- proceed to next test	
Test 1 (b) Site dimensions are dependent on land gradient	Not gradient dependent- proceed to next test	Not gradient dependent- proceed to next test	
Both Policy Areas passed Test 1- proceed to next tests for further consideration of suitability within GNZ			
Test 2			
The General Neighbourhood Zone <u>will be applied</u> where (a), (b) and (c) <u>are met</u>.			
The General Neighbourhood Zone <u>will not be applied</u> where (a), (b) and (c) <u>are not met</u>.			
If 1-2 criteria are met, proceed to Test 3.			
Test 2(a) ResCode currently applies	Partially E.g. not in West Richmond, Cowandilla, Lockleys, Underdale etc.	Partially E.g. not in Lockleys, Novar Gardens etc.	

Test 2(b) Site dimensions for semi-detached dwellings (or detached if ResCode doesn't apply) are less than 350m2/10m frontage	Yes to site area. Frontage is less than 10m only when located with 400m of a Centre Zone (other than the Neighbourhood Centre Zone on Marion Rd)	No - exception when sited within 400m of a centre zone
Test 2(c) Other dwellings types are anticipated (row, group dwellings and/or residential flat buildings)	Other anticipated dwellings: Group dwelling only listed	Other anticipated dwellings: Row dwelling and semi-detached dwelling only when within 400m of a Centre Zone
<p>Neither Policy Areas passed Tests (a), (b) or (c) in totality. Rescode is not applicable in either Policy Area in its entirety.</p> <p>The Policy Areas are unique in that they have a density bonus applied when located within 400m of a Centre Zone (excluding Neighbourhood Centre Zone located on Marion Road), when applied this appears to enable parts of PA 20 to meet the criteria set for General Neighbourhood Zone.</p> <p>Neither PA seeks an array of dwelling types/form and the site areas are the same irrespective of dwelling type (e.g. no dispensation for differing dwelling type as evidenced in other Development Plans). Policy is seeking a low density character that replaces detached dwellings with same and no battleaxe development, preserving regular rectangular allotments with street frontage.</p>		
Test 3:		
The General Neighbourhood Zone may be applied in the following circumstances		
Test 3(a) The current Development Plan policy generally aligns with the desired outcomes and policies of the General Neighbourhood Zone	<p>No, policy provides as follows: Development should not be undertaken unless it is consistent with the desired character for the policy area:</p> <ul style="list-style-type: none"> Allotments in the policy area will be at low density, accommodating predominantly 	<p>No, policy provides as follows: Development should not be undertaken unless it is consistent with the desired character for the policy area:</p> <ul style="list-style-type: none"> This policy area will have a low density character.

<p>(e.g. there are no unique characteristics such as landscape character areas, generous setbacks sought); and/or</p>	<p>detached dwellings and some other dwellings types such as semi-detached and group dwellings</p> <ul style="list-style-type: none"> • Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage. • Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street • Low and open-style front fencing will contribute to a sense of space between buildings. <p>Front setbacks sought to be average of existing</p>	<ul style="list-style-type: none"> • Development will predominantly involve the replacement of detached dwellings with the same (or buildings in the form of detached dwellings). • Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage. • Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians • Low and open-style front fencing will contribute to a sense of space between buildings <p>Front setbacks sought to be average of existing</p>
<p>Test 3(b)</p> <p>There is high development potential based on the condition of housing stock in the area (e.g. CV/SV generally <1.3, predominance of 1950-70s housing stock); and/or</p>	<p>DPTI data indicates:</p> <p><i>CVSV mostly under 1.1 therefore high development potential</i></p>	<p>DPTI data indicates:</p> <p><i>CVSV mostly under 1.3 therefore reasonable development potential</i></p>
<p>Test 3(c)</p> <p>The area is suited for infill having regard to SPP 6.5 (e.g. in proximity</p>	<p>limited transport/centre connections</p>	<p>limited transport connections but generally only within 400m buffer areas near centres</p>

to public transport or activity centres).	
	<p>Following the third test, the PA's policy does not align with intent for General Neighbourhood Zone, the current zoning, specifically seeks low density, predominately detached dwellings, with street frontage and seeks new development that observes existing setbacks and pattern of development. The policy currently provides limited capacity for infill development, except when located within 400m of existing centre zones.</p> <p>From the housing stock data it could be concluded that PA 20 indicates a high development potential and PA 21 a reasonable development potential, however this does not necessarily equate to increasing density and introducing built forms that differ from those currently anticipated. Nor does age necessarily reflect condition of dwellings, more research is required.</p> <p>The areas themselves provide limited transport and centre connections which would otherwise represent ideal suburban residential locations.</p>

17 December 2020

State Planning Commission
PO Box 1815
ADELAIDE SA 5001

Via email: DIT_planningreformsubmissions@sa.gov.au

To whom it may concern,

RE: Draft Planning and Design Code Consultation- Round Two

Thank you for the opportunity to review the draft Planning and Design Code (Code) as released for community consultation on the 4 November 2020. The Attorney-General's Department (Department), State Planning Commission and PlanSA are to be commended for its work on responding to the feedback in previous rounds of consultation and releasing the draft Code for the whole community to see how their earlier submissions may or may not have been dealt with in the newly released Code. In addition this provides the community the ability to experience the electronic platform of the Development Assessment Portal (DAP).

With the limited timeframe, Council has sought to review the Code, with a particular focus of understanding the issues that are of significance to West Torrens. Please see attached response, which draws your attention to the following areas:

- Public notification,
- Neighbourhood Zones,
- Urban Corridor Zones,
- Policy for performance assessed development applications, and
- Infill policy.

Council understands the time pressures with regard to the the release of the Code and hence the need for a short second round of consultation period. However, this condensed response period has limited the ability for Council's Administration to undertake adequate testing of the policy, which would include scenario testing of applications that are regularly seen at West Torrens through the Code. Notwithstanding this, and to enable a successful transition, Council understands that the Department has undertaken a testing phase and is requesting a copy of the detailed outcome analysis of this to enable the Administration to identify and remedy any unintended consequences, as they apply to West Torrens, prior to transition from the Development Plan to the Planning and Design Code.

It is noted that many aspects of Council's earlier submissions for consultation of the draft Planning and Design Code undertaken from November 2019 through to February 2020, remain relevant as follows:

The draft Planning and Design Code not be formalised until:

- The State Planning Commission has engaged and formally responded to councils, addressing errors, omissions and inconsistencies identified during the current and previous consultation processes;
- The draft Planning and Design Code be amended to respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring that development policy considers existing and desired future context of place;
- Community consultation occur on the public notification tables, giving due recognition to the fundamental change between public notification and third party appeal rights under the *Development Act 1993* as distinctly different to the transition to the *Planning, Development and Infrastructure Act 2016*
- The Minister of Planning, in conjunction with local government undertakes a comprehensive review of the cumulative impacts of infill development in South Australia to **inform evidence-based decision making** about the capacity of identified infill areas to sustain further growth and development, with a particular focus on the General Neighbourhood Zone; and
- The State Planning Commission works with local government to ensure that South Australia's planning system reflects leading practice and that the Planning and Design Code and associated instruments deliver quality planning and design outcomes that improve the amenity, liveability and sustainability of communities.

If you require further information or would like to discuss this submission, please contact Sue Curran, Manager Strategy and Business on 8416 6333.

Yours sincerely,

Angelo Catinari
Chief Executive Officer (Acting)
City of West Torrens

Enclosed:

West Torrens Planning and Design Code Response to Round 2 of Public Consultation
(November-December 2020)

Mayor Coxon
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

1 December 2020

Dear Mayor Coxon

The City of West Torrens Council Assessment Panel (CAP) provide Council with an Annual Report on its activities each year and is scheduled to provide Council with its 2020 Annual Report in January 2021. I write to you regarding the Planning and Design Code (Phase Three) currently on public consultation until 18 December 2020 so Council may consider CAP's observations on development trends and policy advice in Council's submission to the State Planning Commission on the Draft Planning and Design Code.

The issues CAP have been facing over the past five years still prevail: reduction in green canopy in the Council area and inadequate compensation for the removal of significant and regulated trees, combined with insufficient landscaping and increased paved areas in medium density developments are having an adverse effect on the City of West Torrens and metropolitan Adelaide in general. Coupled with increased crossovers, reduced on street parking and removal of street trees, the streetscape is changing to its detriment in many areas zoned for medium density residential housing.

The strong Deemed To Satisfy provisions in the Planning and Design Code originally proposed have been watered down in the latest version of the Draft Planning and Design Code so that there will be very little change to the current system, which has caused the increase in heat island effect and the decimation of good design outcomes and amenity within the Council area.

Deemed To Satisfy provisions in the Planning and Design Code should not be reduced so that a decision by a relevant authority may approve a minor variation, which could have significant ramifications on the amenity of the locality and the community at large. They should remain a strict standard by which development which complies can be assured approval. If it doesn't comply, then Performance Assessment gives Council's Administration the opportunity to negotiate a better outcome, as they do now.

If the current proposals are translated into Phase Three of the Code, a Code Amendment would take some three years to effect necessary changes and the issues currently faced will only increase. In addition, the change would apply to the zone(s) across the State and would be far more complex.

The above items have been cited repeatedly by the CAP over the past years and, despite the staff's best endeavours, the general trend is downward and to the detriment of the City. This is due to the lack of strong design policy in the Development Plan, which is now reflected in the Draft Planning and Design Code.

Every effort should be made to increase the protection afforded by good design principles by ensuring their inclusion in the Planning and Design Code and to uphold and implement the provisions of the 30-Year Plan for Greater Adelaide.

I have also enclosed policy advice the CAP provided to Council in its 2019 Annual Report which continues to remain very relevant today. If you wish to discuss any of the above matters with me please contact me on 0416 214 931.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Colleen Dunn', with a stylized, cursive script.

Colleen Dunn
Presiding Member
City of West Torrens Council Assessment Panel

2019 Feedback to Council from CAP

The following policy advice has been provided by CAP members in consideration of their assessment of development applications during the past 12 months:

- Continued and persistent over-development of sites as applications demonstrate poor design with respect to solar access, cross ventilation, heat loading, waste management and general amenity. While there is evidence of developers positively responding to requests from assessment planners to improve the design of exterior and interior spaces, increase the quantity and quality of landscaping and provide more functional private open space, many developers continue to put forward sub-standard designs that nonetheless meet the requirements of the Development Plan.
- On a related note, landscaping continues to be treated as tokenistic by many applicants and needs to be meaningfully integrated into applications by incorporating structured plantings that have cooling and shading effects.
- Further erosion of tree canopy as applicants rarely provide replacement trees during the course of development. Given that Adelaide has the lowest level of tree canopy cover of all capital cities in Australia, any further erosion of tree canopy is likely to accentuate heat loading in residential areas of the City.
- Provision of sufficient car parking has become increasingly contentious with higher levels of infill development, especially in relation to the provision of visitor parking. In contrast, bicycle parking provision is often ignored by applicants even when the subject site is located in easy access to high-quality cycle paths and networks.
- Substantial areas of impervious paving in development proposals required for vehicle access, parking and manoeuvring often compromises design outcomes and accelerates heat loading in medium density policy areas.
- Lack of storage space continues to be an issue with insufficient storage space often associated with medium density developments.
- Waste management, including the siting of bins, is becoming an increasingly contentious issue for medium density development across the City. Planning staff are currently working with City Assets to develop an acceptable approach to this issue.
- Stormwater issues arising from the greater intensity of development across the City and the predominance of impervious hard surfaces.

17.10 Annual Service Plans 1st Quarter 2020/21 Progress Update

Brief

This report presents the 1st quarter review of the 2020/21 Annual Service Plans and progress in the delivery of Council's Community Plan.

RECOMMENDATION

It is recommended to Council that the Annual Service Plans 1st Quarter Progress Report 2020/21 be received.

Introduction

The *Annual Service Plans 1st Quarter 2020/21 Progress Report (Attachment 1)* outlines Council's progress in implementing its *Community Plan* and provide updates on the delivery of the actions that implement the *Community Plan Aspirations* as outlined in Figure 1.

Figure 1 Community Plan Aspirations




Below is an explanation of the reporting format:


Pie Charts

The pie charts graphically illustrate how Council as a whole, and each individual department, is progressing with the delivery of Annual Service Plan actions.

Action Status

The status of the actions presented in the Quarterly Report may be listed as monitor or off-track. Please note, on-track and completed actions are not presented in the Report.

Monitor means the action has not progressed to where the relevant department manager was expecting, but it is within 70-90% of the quarterly target. When the status of an action is monitor, the attached quarterly report shows a yellow traffic light () in the right hand column.

Off-track means the action has not progressed to where the relevant department manager was expecting and is less than 70% of the quarterly target. When the status of an action is off-track, the attached quarterly report shows a red traffic light () in the right hand column.

An explanation of why a particular action has off-track or monitor status is contained within the *Annual Service Plans 1st Quarter 2020/21 Progress Report*.

Discussion

It is important to note that the Annual Service Plans 2020/21 were delayed due to the delay in approving the budget. As such, some actions have not progressed as expected.

However, the performance of the organisation, as a whole, for the 1st quarter of 2020/21 is as follows:

- 94.3% On-track/Completed,
- 2.6% Monitor; and
- 3.1% Off-track.

Note that figures may be greater or less than 100% due to rounding effects.

Seven (7) actions were reported as 'off track' in the first quarter of 2020/21, which represents 3.1% of the total number of actions. These relate to:

1. Develop and implement a customer experience analysis for the Hamra centre;
2. Restore the rate and debt recovery processes, with consideration to the current economic environment;
3. Implement automation of the financial 'end of day' process;
4. Improve the customer experience by reviewing current online services incorporating customer feedback and insights into decision making around the design and development of our online presence;
5. Undertake Team Gauge Culture survey to establish what our baseline culture is and identify areas of opportunity and development across the organisation;
6. Implement the direct debit for rates payments process; and
7. Commence development of an open space assets register.

Six (6) actions were reported as 'monitor' in the first quarter of 2020/21, which represents 2.6% of the total number of actions. These relate to:

1. Undertake project risk assessments;
2. Undertake an Emergency Management review;
3. Coordinate applications for successful industry-related awards;
4. Project manage and contract manage the staged development of community sports and recreation facilities, including: redevelopment of Weigall, Lockleys, Camden, Richmond and Thebarton Ovals, Kings Reserve playspace development, Mellor Park, Thebarton Community Centre, Plympton Community Centre, and Kesmond Reserve;

5. Develop and implement Council's Local Area Traffic Management Programs, including: Novar Gardens and Camden Park LATM; Richmond/Mile End LATM and Marleston Precinct LATM; and
6. Update the Transport Strategy, including incorporation of the Bicycle Strategy.

In addition to the delayed commencement of the Annual Service Plans 2020/21, the COVID-19 pandemic has contributed significantly to many of the above actions not progressing as planned in the first quarter, particularly with staff resources and budget being redirected to recommencing activities previously suspended due to the restrictions imposed and recovery activities. Consequently, the Executive Management team has approved the revision of the start and completion dates for four actions as detailed below.

Executive Management Team approval to revise start and completion dates

Due to the various factors detailed within this report, four actions have not commenced as planned. The Executive Management team has therefore approved for the start and completion dates for the following actions to be amended:

1. *'Restore the rate and debt recovery processes, with consideration to the current economic environment'* project start date has been delayed from 1 July 2020 to 1 January 2021.
2. *'Implement automation of the financial 'end of day' process'* project start date has been delayed from 1 July 2020 to 1 January 2021
3. *'Implement the direct debit for rates payments process'* project start date has been delayed from 1 July 2020 to 1 January 2021 and completion date extended from 31 December 2020 to 30 June 2021.
4. *'Commence development of an open space assets register'* project start date has been delayed from 1 July 2020 to 1 January 2021.

Executive Management team approval to delete an action

Due to the necessity for the budget to be reallocated to manage the impacts of Covid-19, the Executive Management team has approved for the following action in the People and Culture 2020/21 Annual Service Plan to be deferred to the 2021/22 financial year:

- *Improve the customer experience by reviewing current online services incorporating customer feedback and insights into decision making around the design and development of our online presence.*

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There is no direct climate impact in relation to the report.

Conclusion

The Annual Service Plans 1st Quarter 2020/21 Progress Report outlines Council's progress in implementing its Community Plan.

Seven actions have been reported as 'off track' and six action have been reported as 'monitor', with consequent revision of the start and completion dates for four actions and deferral to 2021/22 of one action.

Attachments

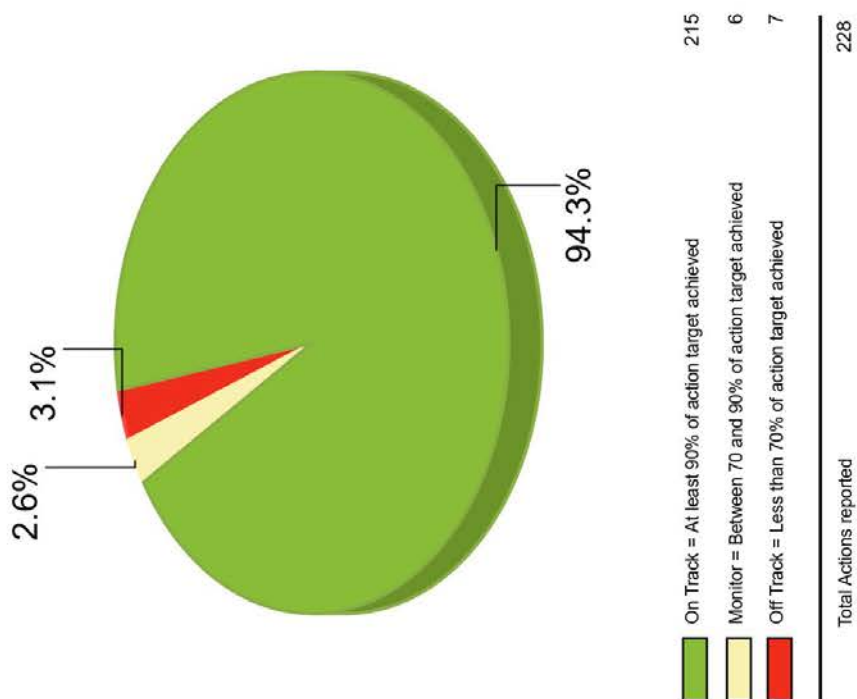
1. Annual Service Plans 1st Quarter 2020/21 Progress Report



Annual Service Plans 1st Quarter Progress Report 2020/21

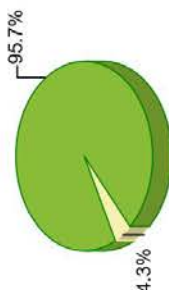
July - September 2020

City of West Torrens

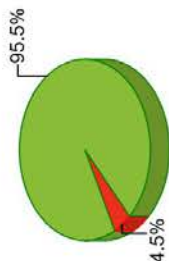


Business and Community Services Division

Strategy and Business

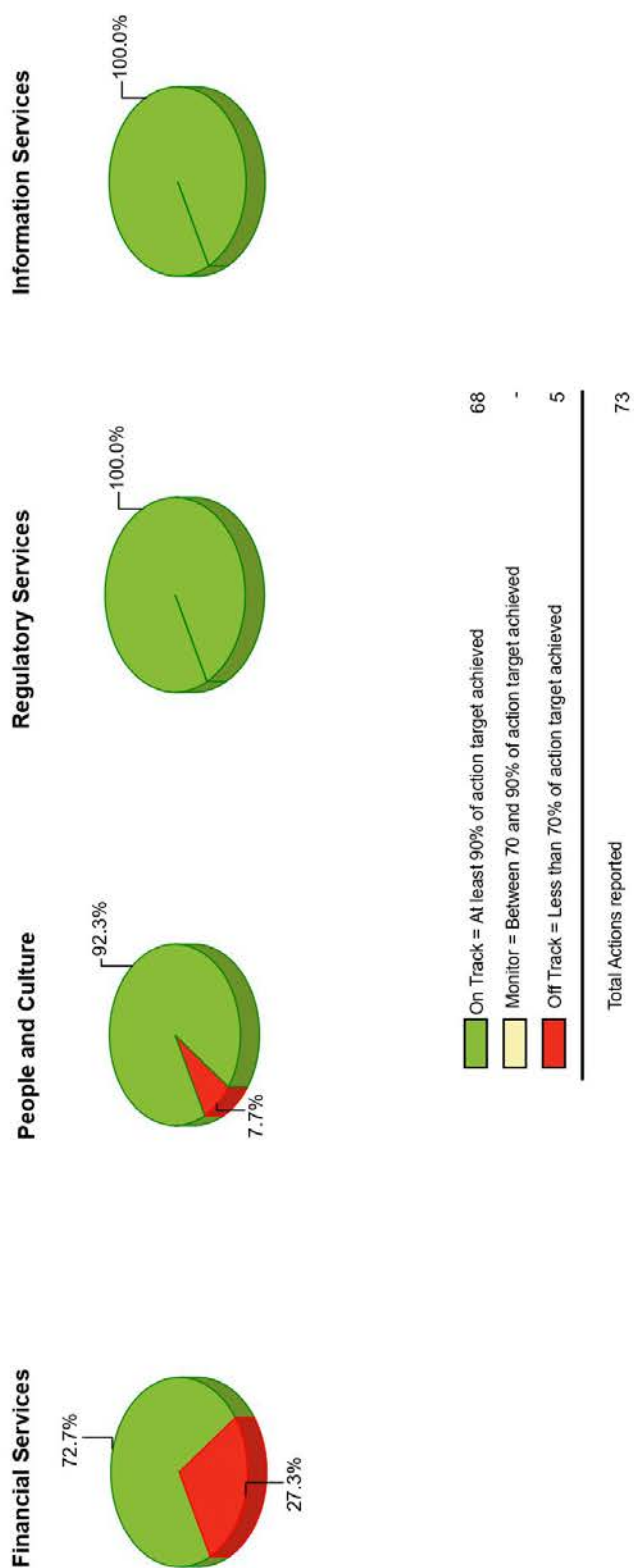


Community Services



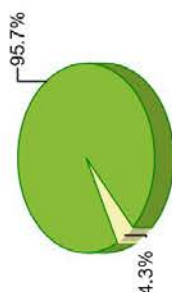
On Track = At least 90% of action target achieved	66
Monitor = Between 70 and 90% of action target achieved	2
Off Track = Less than 70% of action target achieved	1
Total Actions reported	69

Corporate and Regulatory Services Division



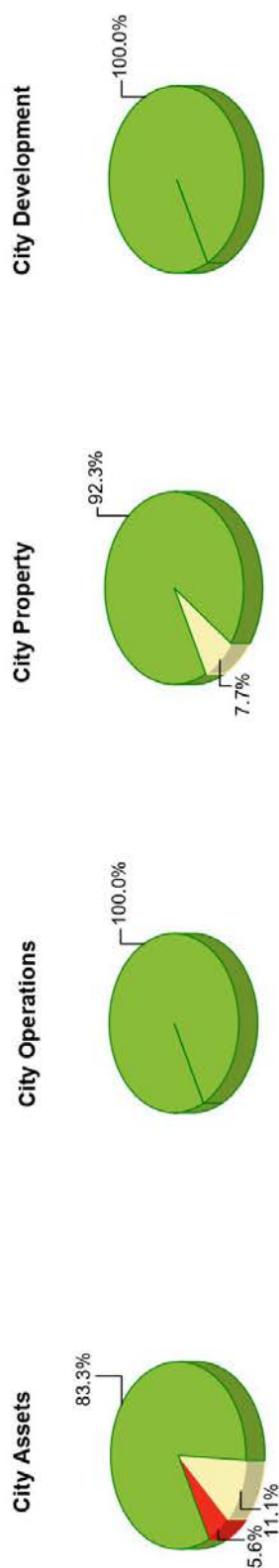
Office of the Mayor and CEO

Office of the Mayor and CEO



On Track = At least 90% of action target achieved	22
Monitor = Between 70 and 90% of action target achieved	1
Off Track = Less than 70% of action target achieved	-
Total Actions reported	23

Urban Services Division




On Track = At least 90% of action target achieved	59
Monitor = Between 70 and 90% of action target achieved	3
Off Track = Less than 70% of action target achieved	1
Total Actions reported	63

ACTIONS WITH OFF-TRACK OR MONITOR STATUS

Business and Community Services Division

Aspiration: 1 A Community That Embraces Diversity


Long Term Strategy: 1.1 Recognise and celebrate our diverse community and facilitate opportunities for community connection.
Short Term Strategy: 1.1.3 Develop and facilitate the use of community facilities as points of social, recreational and educational interaction.

ACTION	STATUS	% COMP.	TARGET	COMP. DATE	EXEC. COMMENTS	RESP. OFFICER	PROGRESS INDICATOR
1.1.3.4 Develop and implement a customer experience analysis for the Hamira Centre.	Not Started	0%	25%	30/06/2021	No progress was made on this project due to the priority of resuming community activities post-COVID restrictions. It is anticipated that work on this project will commence next quarter.	Team Leader Library	

Aspiration: 14 Leading governance and technology.

Long Term Strategy: 14.1 Adopt leading governance and information technology systems and practices.
Short Term Strategy: 14.1.3 Promote a risk management culture across Council operations and activities.

ACTION	STATUS	% COMP.	TARGET	COMP. DATE	EXEC. COMMENTS	RESP. OFFICER	PROGRESS INDICATOR
14.1.3.13 Undertake Project Risk Assessments	In Progress	21%	25%	30/06/2021	Work is continuing with Information Services on options for a risk assessment that allows for assessment across multiple stages of a project.	Organisational Resilience Officer	



ACTIONS WITH OFF-TRACK OR MONITOR STATUS						
	In Progress	20%	25%	30/06/2021		
14.1.3.26 Undertake an Emergency Management Review.					<p>A Covid-19 update and lessons learnt report was presented to the Audit Committee and Council. A desktop review of documentation is underway. A further review of wider emergency management documentation incorporating lessons learnt (with particular regards to Incident management and response) and incorporating other emergency management risks/hazards is to be undertaken in quarters three and four.</p>	<p>Organisational Resilience Officer</p> 

ACTIONS WITH OFF-TRACK OR MONITOR STATUS

Corporate and Regulatory Services Division

Aspiration: 11 Sustainable Financial Management

Long Term Strategy: 11.1 Employ sustainable financial management principles
Short Term Strategy: 11.1.2 Facilitate the management of Council's finances consistent with the evolving needs of the community and Council's legislative obligations.


ACTION	STATUS	% COMP.	TARGET	COMP. DATE	EXEC. COMMENTS	RESP. OFFICER	PROGRESS INDICATOR
11.1.2.6 Restore the rate and debt recovery processes, with consideration to the current economic environment	Not Started	0%	25%	30/06/2021	A Council Resolution was passed to postpone the debt recovery processes due to the ongoing social and economic impact of COVID-19. It was therefore approved by the Executive Management team to delay the start date of this action to 1st January 2021.	Acting Manager Financial Services	 RED
11.1.2.7 Implement automation of the financial 'end-of-day' process.	Not Started	0%	25%	30/06/2021	This project has not commenced due to resource shortage and other work taking priority. It was therefore approved by the Executive Management team to delay the start date of this action to 1st January 2021.	Acting Manager Financial Services	 RED

ACTIONS WITH OFF-TRACK OR MONITOR STATUS

Aspiration: 14 Leading governance and technology.**Long Term Strategy:** 14.1 Adopt leading governance and information technology systems and practices.**Short Term Strategy:** 14.1.1 Deliver services to our community in an equitable, efficient and professional manner.


ACTION	STATUS	% COMP.	TARGET	COMP. DATE	EXEC. COMMENTS	RESP. OFFICER	PROGRESS INDICATOR
14.1.1.19 Improve the customer experience by reviewing current online services incorporating customer feedback and insights in to decision making around the design and development of our online presence.	Not Started	0%	25%	30/06/2021	This project did not commence as the allocated budget was redirected due to the impact of COVID-19, and it is unlikely to be undertaken this financial year. It was therefore approved by the Executive Management team to defer this action to the 2021/22 financial year.	Customer Experience Leader	

Short Term Strategy: 14.1.6 Cultivate a workforce culture where people feel safe, valued and encouraged to reach their full potential.

ACTION	STATUS	% COMP.	TARGET	COMP. DATE	EXEC. COMMENTS	RESP. OFFICER	PROGRESS INDICATOR
14.1.6.47 Undertake Team Gauge Culture survey to establish what our base line culture is and identify areas of opportunity and development across the organisation.	Not Started	0%	25%	30/06/2021	This action will not commence until the second quarter as the results from the Uni SA partnership will inform us as to the best approach to take with Team Gauge. The Culture Survey partnership program with Uni SA is scheduled to commence in late November 2020.	Manager People and Culture	

ACTIONS WITH OFF-TRACK OR MONITOR STATUS

Short Term Strategy: 14.1.7 Promote innovation and continuous improvement of Council's operations and activities, while strengthening relationships between Council departments.


ACTION	STATUS	% COMP.	TARGET	COMP. DATE	EXEC. COMMENTS	RESP. OFFICER	PROGRESS INDICATOR
14.1.7.12 Implement the direct debit for rates payments process.	Not Started	0%	50%	31/12/2020	No progress has been made on this action due to IT prudential review occurring on the specific software (other applications assessing usage and suitability). Once a satisfactory result is obtained from the review, then it will progress within the rates payment process application. It has therefore been approved by the Executive Management Team for the start date to be delayed to 1st January 2021 and the completion date to be extended to 30th June 2021.	Acting Manager Financial Services	 RED

Office of the Mayor and CEO

Aspiration: 9 A Thriving Business Environment

Long Term Strategy: 9.1 Encourage economic growth and productivity.

Short Term Strategy: 9.1.1 Develop partnership arrangements and networking opportunities with economic development agencies and key business sectors in the City.


ACTION	STATUS	% COMP.	TARGET	COMP. DATE	EXEC. COMMENTS	RESP. OFFICER	PROGRESS INDICATOR
9.1.1.1 Coordinate applications for successful industry-related awards.	In Progress	20%	25%	30/06/2021	There have been few opportunities to apply for awards for the period from July to September 2020 due to the Covid-19 situation. Assistance has been provided to some staff with applications at a department level and it is expected that there will be more opportunities for awards and recognition throughout the next quarter.	Executive Advisor Partnerships, Business & Stakeholder Interaction	 YELLOW

ACTIONS WITH OFF-TRACK OR MONITOR STATUS

Urban Services Division

Aspiration: 1 A Community That Embraces Diversity

Long Term Strategy: 1.1 Recognise and celebrate our diverse community and facilitate opportunities for community connection.
Short Term Strategy: 1.1.3 Develop and facilitate the use of community facilities as points of social, recreational and educational interaction.



ACTION	STATUS	% COMP.	TARGET	COMP. DATE	EXEC. COMMENTS	RESP. OFFICER	PROGRESS INDICATOR
1.1.3.2 Project manage and contract manage the staged development of community sports and recreation facilities, including: <ul style="list-style-type: none"> redevelopment of Weigall, Lockleys, Camden, Richmond and Thebarton Ovals; Kings Reserve playspace development; Mellor Park; Thebarton Community Centre; Plympton Community Centre; and Kesmond Reserve. 	In Progress	20%	25%	30/06/2021	The redevelopment of Weigall Oval is almost complete with handover to clubs and Council expected early in the next quarter. The season changeover at Lockleys Oval is underway and will be complete by November (include installation of backstop for baseball). Kesmond Reserve consultation will take place in November 2020. The Kings Reserve Playspace upgrade is almost ready for the procurement process and the demolition works at Mellor Park are almost complete, with landscape works set to begin in December. The procurement process for upgrades to Thebarton Community Centre will begin in the next quarter.	Manager City Property	

ACTIONS WITH OFF-TRACK OR MONITOR STATUS

Aspiration: 8 Accessible and Reliable Transport Options

Long Term Strategy: 8.1 Facilitate the healthy, safe and effective movement of people through the City.


Short Term Strategy: 8.1.1 Review and implement improved traffic management approaches to address traffic flows, speeds and local traffic issues.

ACTION	STATUS	% COMP.	TARGET	COMP. DATE	EXEC. COMMENTS	RESP. OFFICER	PROGRESS INDICATOR
8.1.1.1 Develop and implement Council's Local Area Traffic Management Programs, including: <ul style="list-style-type: none"> Novar Gardens and Camden Park LATM; Richmond/Mile End LATM; and Marleston Precinct LATM. 	In Progress	20%	25%	30/06/2021	Novar Gardens & Camden Park LATM: Detailed design is being undertaken. Richmond, Hilton, Cowandilla, Mile End LATM: The second round of consultation is being conducted Kurralta Park, Marleston, Ashford, Keswick, Plympton LATM : Concept drawings are being developed.	Traffic Engineer	 YELLOW
8.1.1.2 Update the Transport Strategy, including incorporation of the Bicycle Strategy.	In Progress	20%	25%	30/06/2021	Key recommendations have been drafted. Initial consultation with neighbouring Council's has been conducted.	Traffic Engineer	 YELLOW

Aspiration: 12 Proactive Asset Management

Long Term Strategy: 12.1 Ensure assets are utilised and maintained at their optimum.

Short Term Strategy: 12.1.1 Plan, develop and manage Council's assets with consideration to community and business needs and economic, social and environmental values.

ACTION	STATUS	% COMP.	TARGET	COMP. DATE	EXEC. COMMENTS	RESP. OFFICER	PROGRESS INDICATOR
12.1.1.19 Commence development of an open space asset register.	Not Started	0%	25%	30/06/2021	This project is yet to commence due to the asset management team prioritising the mandated review of Council's Asset Management Plans. This project is now expected to commence in early 2021. It was therefore approved by the Executive Management team to delay the start date of this action to 1st January 2021.	Team Leader Asset and Project Management	 RED

17.11 Community Plan 2030

Brief

This report presents Council's draft Community Plan 2030 for approval to progress to public consultation.

RECOMMENDATION(S)

It is recommended to Council that:

1. It approves the progression of the draft Community Plan 2030 to public consultation.
2. The outcomes of the public consultation be presented to Council.
3. The Chief Executive Officer be authorised to make changes of a minor or formatting nature.

Introduction

Section 122 of the *Local Government Act 1999*, requires Council to undertake a comprehensive review of its strategic management plans within two years after a general election. As the election was in November 2018, the review was due for completion in November 2020. However, as a result of the COVID-19 situation, the State Government granted an extension of three months for councils to complete their reviews. Consequently, the review must be completed by the end of February 2021.

The Community Plan (Plan) is Council's overarching strategic plan which outlines Council's key objectives for the next 10 years. It is deliberately high level as Council has a number of other strategic and corporate plans supported by annual service plans and budget which provide the detail of how each of the objectives in the Community Plan will be met. This allows Council to be flexible in how and when it delivers on its objectives without having to amend the high level plans.

A recent example of this is the COVID-19 pandemic where service provision needed to be amended, in line with State directions, to meet the needs of the community. The overall objectives do not change but the mechanisms for achieving some of them have and may in the future. This is also true of technological advances which may not be envisioned when the plan is drafted.

Discussion

As Council's overarching strategic document, the Community Plan addresses key challenges and opportunities that will guide Council's decision making over the next 10 years.

The review of the Plan commenced in 2019 with the engagement of 'Intermethod' to undertake the first stage of the Plan, being the Community Needs Analysis (**Attachment 1 - Under Separate Cover**). This stage included a comprehensive consultation process with the community, staff and Elected Members which included:

- Engagement at Summer Festival events
- Community survey
- Internal staff workshops
- Elected Member workshop
- External stakeholder workshops
- Business interviews

The consultation looked at community satisfaction with current service levels, what services and activities were most important and the considerations for Council in addressing the future changing needs of the community.

The Community Needs Analysis also considered emerging trends and considerations which could impact community needs in the future.

In addition, the results of customer experience surveys undertaken by Council were included as they provided additional insight into customer requirements.

Focus Areas

Consultation feedback was analysed and a draft Community Plan (Draft Plan) developed with five key focus areas, each of which has an overarching goal with strategic objectives and context provided by key statistics and trends and opportunities. These five focus areas, shown in the colour attributed in the Plan to each of the focus areas, are:

1. Community Life

We support diversity, health and wellbeing, community cohesion and connections, and create opportunities to learn and enjoy the local area.

Strategic Objectives

- A diverse, inclusive and welcoming community.
- Universal accessibility to facilities and services.
- Active and healthy lifestyles for all ages and abilities.
- A resilient community through community involvement, social connections and life-long learning.
- A community that embraces technological change and the opportunities it offers.
- Facilitation of community health, wellbeing and safety.
- Recognition of our unique local cultural identity and heritage.

Trends and opportunities

- The social, health and wellbeing impacts of major events such as the COVID-19 pandemic.
- An ageing population who increasingly want to stay in their homes with a high quality of life.
- Our ever-popular library, community centres and other facilities and programs which build community capacity, inclusion and wellbeing.
- Cultural diversity and its positive influence on the richness and vibrancy of our City.
- A more engaged community who want to work with Council to achieve positive outcomes.

2. Built Environment

We ensure housing, urban development and infrastructure contribute to attractive and safe neighbourhoods, and how we travel in and beyond our area.

Strategic Objectives

- An attractive, safe and cohesive urban environment that supports better quality development assessment outcomes, diverse housing choice and compatible non-residential development.
- Infrastructure that meet the needs of a changing city and climate.
- Neighbourhoods designed to promote active travel and strengthen connections, amenity and accessibility.
- A variety of indoor and outdoor sport, recreation and community facilities and open spaces.
- Place-making and public art which enhance the visitor experience at key destinations.

Trends and Opportunities

- Increased residential population through infill development and potential adverse impacts on car parking, amenity and established vegetation and open space.
- Need for accessible public open space, sport and recreation facilities and social infrastructure to support new and existing residents in denser suburbs.
- Developing our cycle and walking routes into a fully connected system that encourages active travel.

3. Prosperity

We support jobs, businesses and industries to generate local economic growth and activity.

Strategic Objectives

- A diverse, resilient and competitive economy, including small business, tourism and export sectors.
- Optimise the benefits of local activity and key employment precincts.
- Economic development through innovation, collaboration and investment and connections between businesses and the community.
- Promote opportunities and economic advantage arising from Adelaide Airport and our proximity to the CBD.

Trends and opportunities

- A dynamic, diverse and transforming business community that wants transparency when working with Council and help in forging partnerships.
- A changing business sector including the loss of major manufacturing employers and growth in health, ageing and allied service sectors.
- A move away from traditional shop front retail to online shopping
- Leveraging our locational advantages to the developing medical precinct in the Adelaide CBD and Port Adelaide and defence industry jobs.
- The planned completion of the North-South Road corridor that will better link our City with Greater Adelaide.
- The West End Precinct as a key opportunity site in the Council with great potential for local living and employment generating uses.
- Infrastructure spending as a conduit to stimulate the local and regional economy.

4. Environment and Sustainability

We protect and conserve the natural environment, reuse and recycle resources, support biodiversity and respond to climate change.

Strategic Objectives

- Sustainably manage our resources through reuse, recycling and circular economy.
- Reduce the City's impact on the environment.
- Prepare for and respond to the challenges of a changing climate.
- Open spaces that foster the natural environment, support biodiversity and encourage people to spend time outdoors.
- Protect and expand the urban forest.

Trends and Opportunities

- Predicted increase in extreme weather events as a result of climate change and forging strong community resilience.
- Gaining popularity in sustainable modes of energy generation and increased renewable energy investment.
- Innovative waste management and resource recovery.
- Lowering the levels of car dependency.
- Universal access needs and better pedestrian and cycling infrastructure to shift people to public transport, walking and cycling.
- Stormwater management as a tool to improve our rivers, wetlands, parks, street trees and spaces.

5. Organisational Strength

Council ensures its services lead to quality outcomes and exceptional experiences for our community.

Strategic Objectives

- Strong partnerships and working relationships with our community, other organisations and spheres of Government.
- Customer experience and community are at the centre of our considerations.
- High levels of governance, transparency and integrity.
- An inclusive, innovative, and collaborative organisation.
- A safe, healthy and resilient workforce.
- A workforce that meets current needs and plans for future needs.
- Sustainable financial management principles.
- Our community can communicate and meaningfully engage with Council.
- Technology as a tool to help innovate how we interact with each other and our community.

Trends and Opportunities

- Changes to Government grant allocation or other funding mechanisms and shifting of services from State to Local Government.
- Regional collaboration to deliver significant projects, lever value-add and achieve cost-effective outcomes.

The Draft Plan was presented to a Council Pre-Brief on Tuesday 17 November, which was open to the public, and circulated to the Executive and Management teams for comment. Feedback from these has been incorporated into the document.

The next stage in finalising the Draft Plan (**Attachment 2**) is to commence public consultation. While it is acknowledged that consulting over the Christmas and New Year period is not ideal, the statutory timelines necessitate it in this case. However, the community was heavily consulted in the development of the Draft Plan and it is not envisaged that there will be significant amendments required.

The Draft Plan will be made available for public consultation via Council's 'Your Say' platform, and other means as deemed appropriate in consideration of the evolving COVID situation from 14 December 2020 to 22 January 2021.

Following public consultation, a consultation report and final Draft Plan will be presented to Council for approval in February 2021.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

Climate change is one of those challenges that affects many aspects of community life and as such, is referenced in a number of objectives in the Plan.

Conclusion

The Draft Community Plan 2030 is the pre-eminent document that guides all Council decisions and, along with the Asset Management Plan, informs the Ten Year Financial Plan and Annual Business Plan. It has been developed following intensive community needs analysis and consultation. It has been progressed to a point where it is presented to Council for approval to progress the public consultation. Following this consultation period a final Draft Plan will be presented to Council, along with the feedback from the consultation, for its consideration and approval.

Attachments

- 1. Community Needs Analysis (under separate cover)**
- 2. Draft Community Plan 2030**

Community Plan 2030

November 2020



CITY OF WEST TORRENS





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Production Acknowledgment

This document was produced by the City of West Torrens, with valuable assistance from members of the West Torrens community who contributed during public consultation.

Kaurna Acknowledgement

The City of West Torrens acknowledges that the Kaurna people and their descendants are still and will always be the first peoples of the land. The City of West Torrens commits to valuing and supporting the Kaurna people's inherent relationship to the land.

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Version	Date	Details
1.0	2004	2004 - 2009 Community Plan
2.0	June 2009	'Towards 2025' Community Plan (revised)
2.1	November 2011	'Towards 2025' Community Plan (revised)
3.0	August 2014	'Towards 2025' Community Plan (revised)
4.0	November 2016	'Towards 2025' Community Plan (revised)
5.0	May 2017	'Towards 2025' Community Plan (revised)
6.0	November 2020	Community Plan 2030 (draft)

Community Plan 2030

Message from the Mayor and CEO

West Torrens is an appealing metropolitan location close to the Adelaide Central Business District (CBD) and the city's coastline. It provides retail, industrial and service opportunities that contribute to an outstanding employment sector.

We are experiencing significant economic growth with new housing developments, roadways and shopping facilities being established.

It is imperative that the City of West Torrens builds on this promising foundation with a vision that points to how we will develop in the coming years. Our 'Community Plan 2030' provides that vision. It is our Council's strategic plan that determines our key priorities for the next 10 years.

The community planning process started more than a decade ago and has been reviewed, reworked and adapted to reflect the changing needs of our community, while taking into account the environmental factors that may affect how we live, work, learn and interact. Naturally, we have

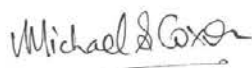
consulted extensively in the development of the Plan. In 2018-2019 we undertook a 'Community Needs Analysis' study, the results of which led to the draft of this Plan.

In early 2020, we undertook a series of face-to-face meetings; just when we were about to expand on these, the COVID-19 pandemic hit and forced us to delay further engagement. However, we are now ready to release our blueprint for the next decade.

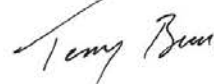
The great thing about our 'Community Plan 2030' is that it is a guide, and so it may be amended and adapted at any time. We already regularly review our plans every few years, but given the current 'new norm' COVID-19 environment we may need to review this plan more regularly as circumstances change. Still, we must have a framework to provide direction for our residential, business and other stakeholder communities.



Michael S. Coxon
Mayor

A handwritten signature in dark ink that reads "Michael S. Coxon".

Terry Buss PSM
Chief Executive Officer

A handwritten signature in dark ink that reads "Terry Buss".

The Plan's history

The Plan was reviewed in 2009 and a 'new' Towards 2025 Community Plan developed to capture the needs and expectations of the people of West Torrens. During an extensive consultation period, Council received input from more than 2,000 individuals. The feedback - along with consideration of existing Council plans, the State Strategic Plan and other government plans - resulted in the first 'City of West Torrens 'Towards 2025' Community Plan'.

In 2013-14 Council again undertook an extensive consultation and engagement process through the 'Our Place' program, to understand how community needs and aspirations had changed since 2009. More than 1,300 conversations, comments and suggestions were recorded.

In 2016-17 the Plan was again reviewed to ensure that our goals and aspirations were still relevant. Feedback received from the community made an important contribution to updating our blueprint and we were pleased to discover that our focus remained relevant.

This brings us to 2019-20. In conjunction with consultant Intermethod, we again engaged with community members to discover what you consider important in how we live, work, play and interact in West Torrens.

The 'Community Plan 2030' is a result of feedback from more than 1,000 people who participated in consultation events in 2019 and early 2020. We gathered views and thoughts during our 2020 Summer Festival events and through two community surveys and a number of workshops, business interviews and 'pop up' face-to-face sessions at the Hamra Centre Library and Hilton Shopping Centre. As a result, we are confident we understand what is important to our community now and in the future and what Council's priority actions should be to achieve their expectations.

Our Council will always strive for excellence in serving our diverse community. We look forward to working with everyone to ensure West Torrens continues to be the best place to live, work, learn and enjoy life.



Community Plan 2030

What is the 'Community Plan 2030'?

The 'Community Plan 2030' is the lead document in Council's suite of strategic management plans. This Plan is a statement of what the City of West Torrens will do to help achieve the community's vision of:

West Torrens - committed to being the best place to live, work and enjoy life.

This Plan - together with Council's asset management plans, Annual Business Plan and 10-year Financial Management Plan - addresses the Council's obligations under the Local Government Act.

The 'Community Plan 2030' is an aspirational document that will guide Council action over the next five to 10 years. It builds on the previous plan, 'City of West Torrens 'Towards 2025' Community Plan' (2017), by considering present challenges and societal trends, changing lifestyles and demographics.

Development of the document included extensive community consultation and reflects the key priorities of the people who live, work, study and play in West Torrens or who visit the Council area.

Structure of the Plan

Our delivery framework

This section outlines how the 'Community Plan 2030' aligns with other strategic documents and policies in the City of West Torrens.

Our community vision

This section introduces the five focus areas.

Focus areas

The five focus areas - community life, built environment, environment and sustainability, prosperity and organisational strength - that contribute to achieving the vision are outlined.

Strategic Objectives

In this section, the strategic objectives that reflect important community values are described.

Community engagement

This section provides an overview of the community engagement that has shaped this Plan. Feedback is grouped according to the five focus areas and has generated the Plan's actions.

*The **Community Plan** is Council's overarching strategic document, supported by a number of strategic and corporate plans which target specific areas.*

***Operational plans**, such as action plans, provide the steps to achieving the aims of our strategic and corporate plans and, ultimately, our Community Plan.*

***Annual service plans** and budget provide specific details for each year and achievements are reported to Council on a quarterly basis.*

Strategic and Corporate Plans

Strategic and Corporate Plans and their alignment to our Community Plan 2030



City of West Torrens 'Community Plan 2030' 7

Community Plan 2030

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

Our vision

The five focus areas for the delivery of our vision are:



Community engagement

This Community Plan builds on feedback from 1,043 people during community engagement events in 2019 and early 2020.

We gathered community feedback during Summer Festival events, and through two community surveys (in 2019 and 2020), workshops, business interviews and 'pop-up' face-to-face discussion sessions at the Hamra Library and Hilton Shopping Centre.

At these engagement events, we asked participants about their needs and how priority Council actions could meet them. The feedback has shaped this Community Plan and other strategic Council documents.

The consultation schedule was cut short due to the onset of COVID-19 pandemic. To ensure the plan does accurately reflect community views it will be subject to further consultation in December 2020 and January 2021.



1,043

Community members provided feedback that shaped the 'Community Plan 2030'



288

Council customers completed experience surveys

423

community members completed surveys



88

Hilton Shopping Centre and Hamra Library visitors provided feedback

162

Summer Festivals attendees provided feedback



10

business owners were interviewed

72

stakeholders participated in workshops



Community Plan 2030



10 City of West Torrens 'Community Plan 2030'





Community life

Council area

37 km²



19,000+

people visit Hamra Centre/
West Torrens Library each
month

30%

of West Torrens
residents live alone



31%

of West Torrens
residents were
born overseas



18%

of West Torrens
residents are aged
65 or over

60,000+

people live in
the City of West
Torrens

10%

of West Torrens
residents arrived
in last 5 years

77%

of West Torrens
residents are
digitally connected



Data source: Australian Bureau of Statistics 2016 Census and City of West Torrens data sets

Our focus

We support diversity, health and well-being, community cohesion and connections, and create opportunities to learn and enjoy the local area.

Strategic Objectives

- A diverse, inclusive and welcoming community.
- Universal accessibility to facilities and services.
- Active and healthy lifestyles for all ages and abilities.
- A resilient community through community involvement, social connections and life-long learning.
- A community that embraces technological change and the opportunities it offers.
- Facilitation of community health, wellbeing and safety.
- Recognition of our unique local cultural identity and heritage.

Trends and Opportunities

- The social, health and wellbeing impacts of major events such as the COVID-19 pandemic.
- An ageing population who increasingly want to stay in their homes with a high quality of life.
- Our ever-popular library, community centres and other facilities and programs which build community capacity, inclusion and wellbeing.
- Cultural diversity and its positive influence on the richness and vibrancy of our City.
- A more engaged community who want to work with Council to achieve positive outcomes.





Built environment

57%

of residents are buying or own their homes



89%

of residential properties are within 400 metres of open spaces

299 kilometres of roads

563 kilometres of footpaths

165 kilometres of stormwater pipes

\$380 per week

average mortgage repayment by residents with mortgages

70+

playgrounds and fitness sites

174

hectares of open space

10%

of West Torrens residents use public transport to travel to work

Approximate living density of

16 persons per hectare

130+ Council-owned buildings worth

\$210 million



2%

of West Torrens residents ride bikes to work



Data source: Australian Bureau of Statistics 2016 Census and City of West Torrens data sets

Our focus

We ensure housing, urban development and infrastructure contribute to attractive and safe neighbourhoods, and how we travel in and beyond our area.

Strategic Objectives

- An attractive, safe and cohesive urban environment that supports better quality development assessment outcomes, diverse housing choice and compatible non-residential development.
- Infrastructure that meet the needs of a changing city and climate.
- Neighbourhoods designed to promote active travel and strengthen connections, amenity and accessibility.
- A variety of indoor and outdoor sport, recreation and community facilities and open spaces.
- Place-making and public art which enhance the visitor experience at key destinations.

Trends and Opportunities

- Increased residential population through infill development and potential adverse impacts on carparking, amenity and established vegetation and open space.
- Need for accessible public open space, sport and recreation facilities and social infrastructure to support new and existing residents in denser suburbs.
- Developing our cycle and walking routes into a fully connected system that encourages active travel.



City of West Torrens 'Community Plan 2030' 15



Prosperity

25%

of residents are tertiary educated or university qualified



24%

of residents work locally



25%

of workers are in the retail and health/social care sectors

7%

of the state economy is generated within West Torrens



41%

of residents have no university or trade qualification

882

hectares occupied by Adelaide Airport



54,000+

local jobs



Data source: Australian Bureau of Statistics 2016 Census and City of West Torrens data sets

Our focus

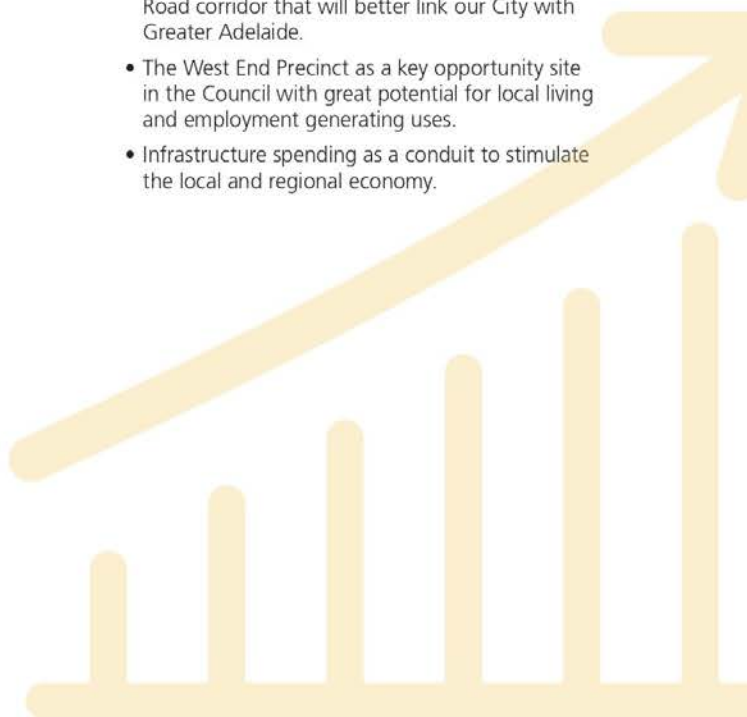
We support jobs, businesses and industries to generate local economic growth and activity.

Strategic Objectives

- A diverse, resilient and competitive economy, including small business, tourism and export sectors.
- Optimise the benefits of local activity and key employment precincts.
- Economic development through innovation, collaboration and investment and connections between businesses and the community.
- Promote opportunities and economic advantage arising from Adelaide Airport and our proximity to the CBD.

Trends and Opportunities

- A dynamic, diverse and transforming business community that wants transparency when working with Council and help in forging partnerships.
- A changing business sector including the loss of major manufacturing employers and growth in health, ageing and allied service sectors.
- A move away from shop front retail to online shopping.
- Leveraging our locational advantages to the developing medical precinct in the Adelaide CBD and Port Adelaide and defence industry jobs.
- The planned completion of the North-South Road corridor that will better link our City with Greater Adelaide.
- The West End Precinct as a key opportunity site in the Council with great potential for local living and employment generating uses.
- Infrastructure spending as a conduit to stimulate the local and regional economy.



City of West Torrens 'Community Plan 2030' 17



Environment and sustainability

7,000+

tonnes

of green waste
collected each year



5,000+

seedlings
provided to
residents
through Native
Plant Giveaway
program each
year

634

tonnes of
greenhouse
gases prevented
by Council solar
lighting program
each year

174

hectares

of public open
spaces



52%

of collected waste
diverted from
landfill

190

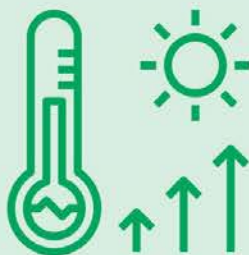
raingardens

13%

of the area has tree
canopy cover

25%

more severe heat days
recorded in 2019 than
in 2018



Data source: Australian Bureau of Statistics 2016 Census and City of West Torrens data sets

Our focus

We protect and conserve the natural environment, reuse and recycle resources, support biodiversity and respond to climate change.

Strategic Objectives

- Sustainably manage our resources through reuse, recycling and circular economy.
- Reduce the City's impact on the environment.
- Prepare for and respond to the challenges of a changing climate.
- Open spaces that foster the natural environment, support biodiversity and encourage people to spend time outdoors.
- Protect and expand the urban forest.

Trends and Opportunities

- Predicted increase in extreme weather events as a result of climate change and forging strong community resilience.
- Gaining popularity in sustainable modes of energy generation and increased renewable energy investment.
- Innovative waste management and resource recovery.
- Lowering the levels of car dependency.
- Universal access needs and better pedestrian and cycling infrastructure to shift people to public transport, walking and cycling.
- Stormwater management as a tool to improve our rivers, wetlands, parks, street trees and spaces.



City of West Torrens 'Community Plan 2030' 19



Organisational strength

4 million

visits to Council
social media
pages in 2019



84%

of Council's
customers satisfied
with services
provided

135,000+

digital
transactions are
made per year

79%

of Council's
customers found it
easy to get the help
they needed



62%

of Council's customers
have issues solved in
one contact



Data source: Australian Bureau of Statistics 2016 Census and City of West Torrens data sets

Our focus

Council ensures its services lead to quality outcomes and exceptional experiences for our community.

Strategic Objectives

- Strong partnerships and working relationships with our community, other organisations and spheres of Government.
- Customer experience and community are at the centre of our considerations.
- High levels of governance, transparency and integrity.
- An inclusive, innovative, and collaborative organisation.
- A safe, healthy and resilient workforce.
- A workforce that meets current needs and plans for future needs.
- Sustainable financial management principles.
- Our community can communicate and meaningfully engage with Council.
- Technology as a tool to help innovate how we interact with each other and our community.

Trends and Opportunities

- Changes to Government grant allocation or other funding mechanisms and shifting of services from State to Local Government.
- Regional collaboration to deliver significant projects, lever value-add and achieve cost-effective outcomes.



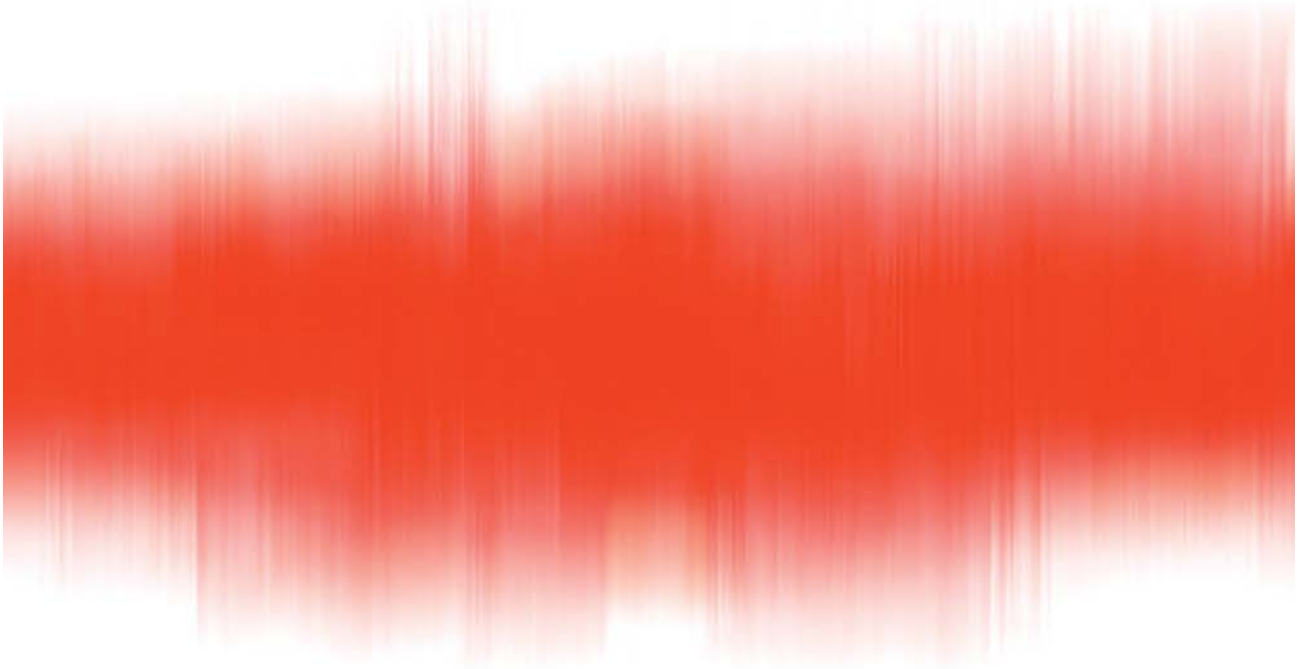
City of West Torrens 'Community Plan 2030' 21

Community Plan 2030

Our Council area







A: 165 Sir Donald Bradman Drive, Hilton SA 5033
P: (08) 8416 6333
E: csu@wtcc.sa.gov.au
W: westtorrens.sa.gov.au

17.12 Public Consultation - Baroda Reserve

Brief

This report presents the outcomes of the public consultation undertaken with regard to the proposal to rename Baroda Reserve, Netley as Wally Shiers Reserve.

RECOMMENDATION(S)

It is recommended to Council that:

1. The feedback on the public consultation, on the proposal to rename Baroda Avenue Reserve, Netley, to Wally Shiers Reserve, be received.
2. It notes that the majority of responders favour the proposed renaming.
3. Having considered the responses to the public consultation, it approves the renaming of Baroda Avenue Reserve, Netley to Wally Shiers Reserve from 17 December 2020.
4. The Chief Executive Officer be authorised to proceed with any action required to effect this change.
5. Ms Lainie Andersen and Mr Shiers family, if possible, be advised of the outcome of the request to rename Baroda Avenue Reserve, Netley, to Wally Shiers Reserve.

Introduction

A report was presented to the 18 August 2020 meeting of Council presenting a request from Ms Lainie Anderson, Epic Flight Centenary Ambassador, to rename Baroda Avenue Reserve, Netley to Wally Shiers Reserve in honour of Mr Wally Shiers. Mr Shiers was a former local resident and Vickers Vimy mechanic who joined Sir Ross Smith, Sir Keith Smith and Jim Bennett in achieving the first flight from England to Australia. At that meeting, Council resolved:

"That Council approves the commencement of a consultation process, to rename the "Baroda Avenue Reserve" located on Baroda Avenue, Netley, to "Wally Shiers Reserve", with the results presented to Council for further consideration.

In line with this resolution, public consultation was undertake between 24 October 2020 to 10 November 2020, pursuant to the requirements of the former *Council Policy: Asset Naming* (Policy).

****This Policy was in force at the commencement of the public consultation albeit a subsequent *Council Policy: Asset Naming* of being approved by Council at its 3 November 2020 meeting.**

The results of the public consultation are presented below and, on the basis there is majority support for the proposal, approval is sought to rename the Baroda Avenue Reserve to Wally Shiers Reserve.

Discussion

Baroda Avenue Reserve is located on Baroda Avenue in Netley (**Attachment 1**). The Policy required that all affected land owners be consulted, as well as a number of external agencies. Affected land owners being defined as 'any person who owns, resides in or occupies the land within a 300 metre radius of the place to be renamed'.

Consequently, this consultation captured 233 land owners, who were all sent a consultation notification letter directing them to Council's YourSay platform (**Attachment 2**). Seven responses were received and are presented for information in **Attachment 3**.

The following external agencies were also consulted, none of which submitted a response:

- Australia Post;
- Telstra;
- SA Water;
- SA Power Networks;
- SA Ambulance Service;
- Metropolitan Fire Service;
- State Emergency Services;
- Local Government Association; and
- Royal Society for the Blind.

The summary of responses received is outlined fully in **Attachment 1**, however a brief summary is as follows:

Page views:	71
Visited at least one project page:	37
Visited multiple project pages:	10
Submitted via YourSay:	5
Submitted via Email:	2

Of those seven (7) responses, five (5) were in support of the name change, one (1) was somewhat supportive and one (1) was against the name change.

Further Actions

On approval of the proposed re-naming of the Baroda Avenue Reserve, the following actions will be undertaken:

- Public notice of the name change will be given on the Council Website, the Government Gazette and by notice in the Advertiser on 17 December 2020 in accordance with section 219 of the *Local Government Act 1999* (Act);
- Written notice will be provided to the Registrar-General, Surveyor-General and Valuer General pursuant to s219 of the Act;
- The 233 consulted parties along with relevant agencies will be advised of the name change in writing;
- The City Property and Creative Services teams will be engaged to ensure appropriate signage, compliant with the relevant Australian Standard, is erected in the reserve; and
- A small opening of the renamed reserve will be arranged with Ms Anderson and Mr Shiers family invited to that ceremony.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There is no direct climate impact in relation to this report.

Conclusion

The public consultation on the renaming of Baroda Avenue Reserve, Netley to Wally Shiers Reserve has concluded and the results are presented in this report. Given the low level of responses to the consultation and the majority of responders being in favour of the proposal, this report recommends that the Baroda Reserve, in Netley, be renamed Wally Shiers Reserve.

Attachments

1. **Baroda Avenue Reserve**
2. **Public Consultation Letter - Baroda Avenue Reserve**
3. **Baroda Avenue Reserve Renaming Consultation Report**



Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: csu@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au



Proposal to rename Baroda Avenue Reserve, Netley.

Dear Sir/Madam

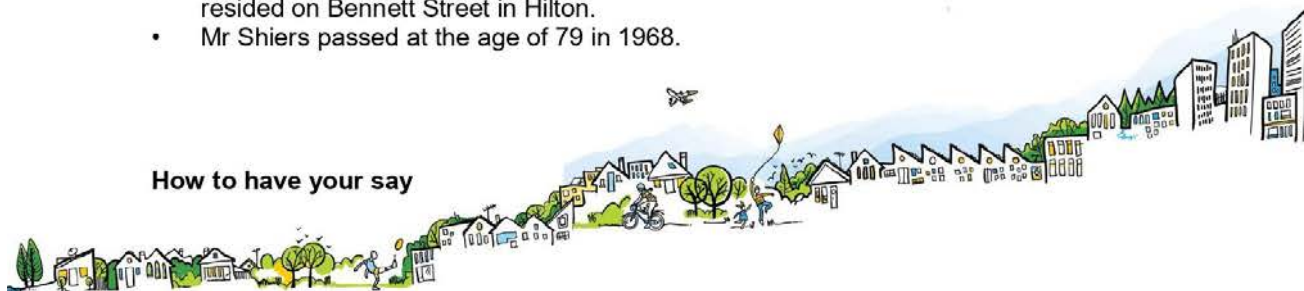
The City of West Torrens is proposing that the Baroda Avenue Reserve, Netley be renamed the Wally Shiers Reserve, in honour of Mr Wally Shiers, the mechanic who joined the Smith Brothers crew on the Vickers Vimy in the 1919 Great Air Race.

Under section 219 of the *Local Government Act 1999*, the City of West Torrens (CWT) are able to assign or change the name of a public place. As such, Council have resolved to investigate the renaming and seek public feedback.

Background on Mr Wally Shiers:

- Walter Henry Shiers was born in Stepney on 17 May 1889 as the eighth child in a family of twelve (12).
- Mr Shiers attended Richmond Primary School and from 1896 lived on Davenport Terrace, Hilton.
- Mr Shiers worked as a market gardener after leaving school in 1902 and, following the death of his mother, moved to Broken Hill in 1904 to join his brother in the mines.
- At the outbreak of World War 1 Mr Shiers was working in the NSW Riverina as an electrician when he enlisted in the Light Horse Regiment and left for Egypt in June 1915.
- In 1916 Mr Shiers transferred to the Australian Flying Corps' No. 1 Squadron and had a reputation as someone who could fix anything.
- By the end of the war, Mr Shiers was working with Mr Jim Bennett on the twin Rolls Royce Eagle VIII engines for the Handley Page aircraft.
- Mr Shiers became the obvious choice for the Smith Brothers crew to fly the Vickers Vimy in the Great Air Race given the rudimentary aircraft would not have made those sorts of distances without skilful mechanics.
- After the great and historic race, Mr Shiers settled in Sydney where he lived and worked for many years as the chief engineer with Airlines Australia.
- During World War II Mr Shiers worked in the manufacture of parachutes for the war effort.
- After the death of his wife in the 1950's Mr Shiers returned to Adelaide and resided on Bennett Street in Hilton.
- Mr Shiers passed at the age of 79 in 1968.

How to have your say



Provide your feedback using any of the following:

- use the submission form located at **yoursay.westtorrens.sa.gov.au/baroda-ave-reserve**
- prepare a written submission and mail to:
Baroda Ave Reserve renaming submission
City of West Torrens
165 Sir Donald Bradman Drive, Hilton 5033
- email csu@wtcc.sa.gov.au with the subject heading 'Baroda Ave Reserve renaming submission'.

All responses must be received by **5pm Friday 20 November 2020**.

A map depicting the reserve to be renamed is enclosed for reference. A copy of the Assets Naming Policy can be found at westtorrens.sa.gov.au for your perusal.

If you require further information, please contact Jordan Dodd, Program Leader Governance

Yours sincerely,

Jordan Dodd
Program Leader Governance

CC: Cr. Surender Pal & Cr. Simon Tsiaparis



Project Report

23 June 2020 - 09 November 2020

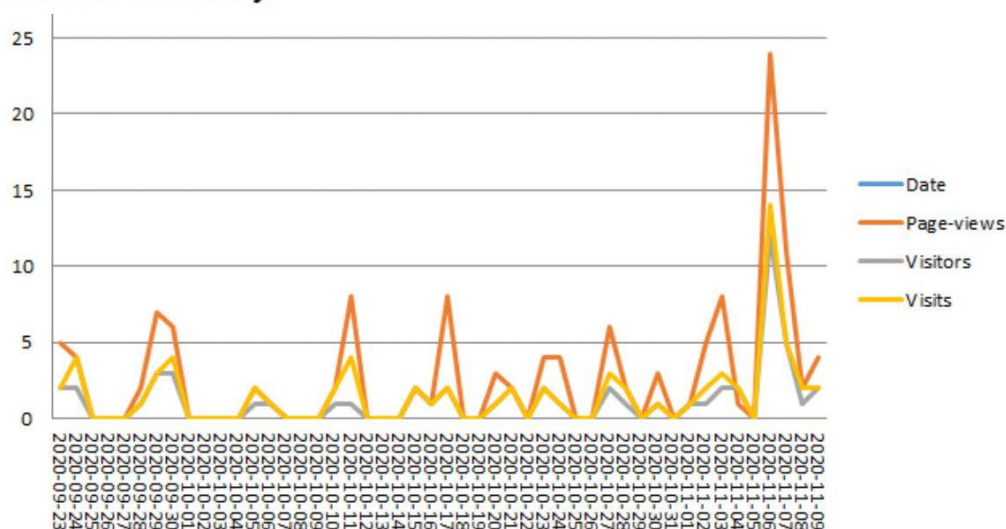
Your Say West Torrens

Proposal to rename Baroda Ave Reserve

City of
West Torrens
Between the City and the Sea



Visitors Summary



Engaged participants

Someone who has actively participated in the project (ie asked a question or completed a survey).

7

Engaged actions performed	Registered	Email submissions
Participated in submissions	5	2
Asked questions	0	NA

Informed participants

Someone who has taken steps to learn more about the project (ie download documents).

15

Engaged actions performed	Registered	Unverified	Anonymous
Downloaded a document	3	NA	NA
Visited multiple project pages	10	NA	NA
Contributed to a tool (engaged)	6	NA	NA

Aware participants

Someone who has visited the page but taken no further steps.

37

Engaged actions performed	Registered	Unverified	Anonymous
Visited at least one page	37	NA	NA

Project highlights

Total page views	71
New Your Say registrations	2
Document downloads	3

Engagement tools

Survey/submission form	1
Q&A	1

Survey Responses

23 June 2020 - 09 November 2020

Project: Proposal to rename Baroda Ave Reserve

Your Say West Torrens

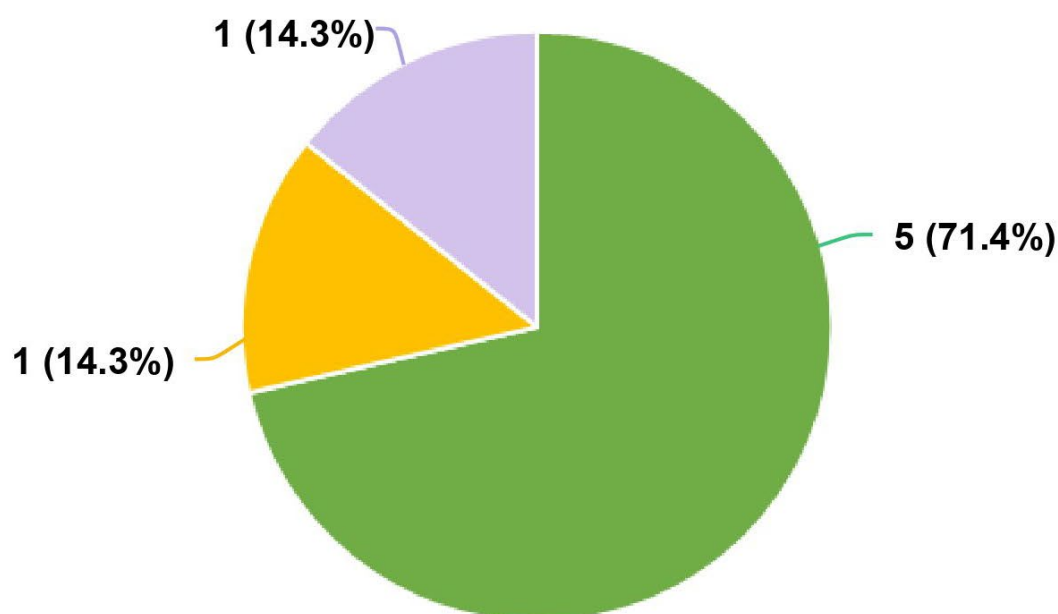
Submissions



Submission form

Visitors to survey	15	Contributors	7	Contributions	7
--------------------	----	--------------	---	---------------	---

Do you support the proposed renaming of Baroda Ave Reserve to Wally Shiers Reserve?



Question options

- Yes, I support the proposed renaming.
- Somewhat, I support the proposed renaming with some additions
- No, I do not support the proposed renaming

**Respondent No: 1****Name: Theodora Koptchev****Address:** [REDACTED] **Glenalta (property owner)****Email:** [REDACTED]**Responded At:** Oct 17, 2020 08:36:36 am**Last Seen:** Oct 16, 2020 21:48:55 pm**IP Address:** [REDACTED]

Q1. Please provide your feedback on the proposed renaming of Baroda Avenue Reserve to Wally Shiers Reserve below.

Propose reserve NOT be renamed. The reserve is on Baroda Avenue, Netley, where Shiers's personal history and background have no connections to this specific location - born in Stepney (different council altogether), went to Richmond P.S. (not Netley), lived in Hilton (not Netley), moved to Broken Hill (different state), later settled in Sydney "where he lived and worked for many years", returned to Adelaide in his later years to live in Hilton (not Netley). Shiers's personal history is marked with events and locations not associated with Netley or Baroda Ave. The current name of the reserve is reflective of its location, and rightly so. Renaming it to Wally Shiers Reserve is unlikely to familiarise residents or visitors with its location and the reserve may still, unofficially, be referred to as Baroda Avenue Reserve, in much the same way Sir Donald Bradman Drive is still at times referred to as Burbridge Road. Mr. Shiers's personal achievements are impressive in their own right, but have little to do with the history of Netley, so there is little logic in imposing a name on a Netley-based location after an individual with little to no connection to the area.

**Respondent No: 2****Name: Kathy Glover (email submission)****Address:** [REDACTED] **Netley****Email:** [REDACTED]**Responded At:** Nov 04, 2020 13:48:07 pm**Last Seen:** Nov 10, 2020 00:22:33 am**IP Address:** [REDACTED]

Q1. Please provide your feedback on the proposed renaming of Baroda Avenue Reserve to Wally Shiers Reserve below.

TO WHOM IT CONCERNS I attended Lainie Anderson's "Long Flight Home" book launch at our library last year and very much enjoyed her presentation. It is so good to have the opportunity to learn about our local heroes. Congratulations on your decision to change the name of the Baroda Avenue Reserve, Netley to Wally Shiers Reserve. I support your decision and hope that Lainie Anderson will be invited to attend any event that recognizes the change of name. Regards, Kathy Glover, [REDACTED], Netley 5037.

**Respondent No: 3****Name: Trevor Owen (email submission)****Address: Unknown****Email:** [REDACTED]**Responded At:** Nov 04, 2020 13:49:08 pm**Last Seen:** Nov 10, 2020 00:22:33 am**IP Address:** [REDACTED]

Q1. Please provide your feedback on the proposed renaming of Baroda Avenue Reserve to Wally Shiers Reserve below.

Thank you for the opportunity to provide a submission regarding the proposal to rename the Baroda Avenue Reserve "Wally Shiers Reserve". Being a local resident living in Streeters Road and our family having used the reserve for many years, I have no particular reason to object to a re-naming. However, I feel that if the reserve is to be renamed after someone who played such a part in the flight of the Vickers Vimy in the Great Air Race, renaming comes with other responsibilities for the Council. Firstly, I think the name should be "Wally Shiers Park". Secondly just putting up a basic Council sign does not reflect the importance of the name of the park. I think a much more significant means of signage is required, such as a stone wall with the name in large brass letters along with a cast brass explanatory plaque affixed. Also, the connection to the bike and walking path on the perimeter of the airport needs to be upgraded from dirt and gravel to bitumen giving users the opportunity to access the path in both directions. There also needs to be a major upgrade of trees and shrubs on the site and more attention paid to the condition of the park itself to eliminate weeds and promote good grass growth to make it more usable and attractive. Kind regards Trevor Owen

**Respondent No:** 4**Name:** Brenton White**Address:** [REDACTED] Keswick**Email:** [REDACTED]**Responded At:** Nov 06, 2020 11:55:47 am**Last Seen:** Nov 06, 2020 01:23:47 am**IP Address:** [REDACTED]

Q1. Please provide your feedback on the proposed renaming of Baroda Avenue Reserve to Wally Shiers Reserve below.

I think this is an excellent idea and am fully in favour of it. My children are attending Richmond Primary so I like the historical connection.

**Respondent No:** 5**Name:** Peter Gill**Address:** [REDACTED] Fulham**Email:** [REDACTED]**Responded At:** Nov 06, 2020 12:54:08 pm**Last Seen:** Nov 06, 2020 02:21:04 am**IP Address:** [REDACTED]

Q1. Please provide your feedback on the proposed renaming of Baroda Avenue Reserve to Wally Shiers Reserve below.

I agree with the proposal. The mechanics that flew on the Vickers Vimy were as much 'heroes' as the two Smith pilots, and in some ways their exploits were more amazing and very much under recognised.

**Respondent No:** 6**Name:** Chris Jones**Address:** [REDACTED] Kurralta Park**Email:** [REDACTED]**Responded At:** Nov 07, 2020 06:39:26 am**Last Seen:** Nov 06, 2020 20:05:12 pm**IP Address:** [REDACTED]

Q1. Please provide your feedback on the proposed renaming of Baroda Avenue Reserve to Wally Shiers Reserve below.

I believe this an excellent idea and could improve local knowledge of the Great Air race & the importance of this locally raised boy in the success of Smith Brothers crew. It may also help local youth become aware of the fact that the Vicker Vimy is located nearby & an important part of history.

**Respondent No:** 7**Name:** John Andrewartha**Address:** [REDACTED] Lockleys**Email:** [REDACTED]**Responded At:** Nov 07, 2020 15:20:10 pm**Last Seen:** Nov 07, 2020 04:44:00 am**IP Address:** [REDACTED]

Q1. Please provide your feedback on the proposed renaming of Baroda Avenue Reserve to Wally Shiers Reserve below.

On behalf of the West Torrens Historical Society of which I am currently president I would like to support the renaming of Baroda Avenue Reserve to Wally Shiers Reserve. Wally was a one time resident of West Torrens and his achievements deserve recognition in this way.

17.13 Amendment to Council Policy: Covid-19 Rates Financial Hardship

Brief

This report presents an amended *Council Policy: COVID-19 Rates Financial Hardship*.

RECOMMENDATION(S)

It is recommended to Council that:

1. The amended *Council Policy: COVID-19 Rates Financial Hardship* be approved; and
 2. The Chief Executive Officer be authorised to make amendments of a minor and/or technical nature to the *Council Policy: COVID-19 Rates Financial Hardship*.
-

Introduction

At its 17 November 2020 meeting, Council resolved to amend and extend a number of the hardship and postponement provisions which were previously put in place to alleviate the pressure on those experiencing hardship due to COVID-19 as follows:

1. *In respect of the leasing of Council buildings by sporting, arts and community organisations:*
 - a. *Lease fees be waived for a further 3 month period commencing 1 January 2021 and concluding 31 March 2021;*
 - b. *The waiver of outgoings and related charges continue up to and including 3 January 2021, but not occur thereafter;*
 - c. *The waiver of lease fees not occur beyond 31 March 2021;*
 - d. *Leaseholders be advised that applications can still be submitted for waiver arrangements to be extended beyond the dates recommended in 1(b) and 1(c) above and that those received will be referred to Council for determination on a case by case basis.*
2. *In respect of the leasing or licensing of Council property by commercial organisations:*
 - a. *The deferral or waiver of fees, charges and outgoings by the Chief Executive Officer on hardship grounds remain available up to and including 3 January 2021, but not occur thereafter;*
 - b. *Leaseholders be advised as necessary that applications can still be submitted for waiver arrangements to be extended beyond the 3 January 2021 and that those received will be referred to Council for determination on a case by case basis.*
3. *The suspension of debt recovery action on unpaid rates not occur beyond 31 December 2020.*
4. *The modification of final notices for outstanding rates not be continued beyond 31 December 2020.*
5. *Rate postponement continue to be offered in cases of financial hardship caused by COVID-19, with all fines and interest penalties waived, until 30 June 2021.*
6. *Inspection fees and charges associated with food businesses be suspended for a further 3 month period commencing 1 January 2021 and concluding 31 March 2021.*
7. *The suspension of parking permit fees for residents and businesses of the Council area no longer occur beyond 31 December 2020.*

8. *Subject to the outcome of the Outdoor Dining Fees report (Council Agenda Item 17.1), outdoor dining permit and application fees for businesses of the Council area be suspended for a further 3 month period commencing 1 January 2021 and concluding 31 March 2021.*
9. *Information be circulated throughout the community to advise of these changes and the revised support Council is providing.*

Discussion

Resolution 8 resulted in the abolishment of Outdoor Dining Application Fees and Permit fees which requires inclusion in the *Council Policy: COVID-19 Rates Financial Hardship*. This has been included and is presented with tracked changes for Council's approval (**Attachment 1**). The timeframes for each of the hardship measures available have been moved into Schedule 1 for ease of reference.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There are no climate change impact considerations relating to this report.

Conclusion

The *Council Policy: COVID-19 Rates Financial Hardship* has been amended to reflect an associated resolution of Council at its 17 November 2020 meeting.

Attachments

1. **Council Policy: Covid-19 Rates Financial Hardship**

**Council Policy:
COVID-19 Rates Financial Hardship Policy**

Classification:	Council Policy
First Issued:	2020
Dates of Review:	2020
Version Number:	32
Next Review Due:	2025
Objective ID:	A2475559
Applicable Legislation:	<ul style="list-style-type: none"> • Local Government Act 1999 • Local Government (Financial Management) Regulations 2011 • Health Care Act 2008 • Education Act 1972 . • Aged Care Act 1997 • Community Titles Act 1996 • South Australian Public Health Act 2011
Related Policies or Corporate Documents:	<ul style="list-style-type: none"> • Rate Rebate, Remission & Postponement Application Forms • Public Consultation Policy • Public Consultation Administration Policy
Associated Forms:	<i>Rate Rebate Application Forms</i>
Note:	
Responsible Manager:	Manager Financial Services
Confirmed by General Manager:	General Manager Corporate and Regulatory Date
Approved by Chief Executive Officer:	Date
Endorsed by Council:	Date

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City of West Torrens Council Policy – COVID-19 Rates Financial Hardship Policy

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COUNCIL POLICY - COVID-19 Rates Financial Hardship Policy

1. Preamble

- 1.1 COVID-19 was declared a global pandemic on 30 January 2020 and South Australia declared a Public Health Emergency pursuant to the *Emergency Management Act 2004* on 22 March 2020.
- 1.2 The pandemic is having far reaching economic implications for businesses and individuals across West Torrens and Australia more generally. Council has an opportunity to provide temporary relief to those under financial stress as a result of the pandemic through the adoption of a COVID-19 Financial Hardship Policy.
- 1.3 Rates received from residents and businesses are a secure and reliable source of revenue that Council uses to deliver essential services to our community. In times of crises it is important to remember that Council still requires cash-flow to deliver essential and critical services to our community however, it is also recognised that the COVID-19 pandemic may cause significant financial hardship for some members of our community and Council can, in certain circumstances, provide assistance.
- 1.4 Chapter 10 of the *Local Government Act 1999* (Act) provides Council with authority to grant:
 - 1.4.1 Mandatory and discretionary rebates of rates to a person or body (Division 5, sections 159 to 166 of the Act); and
 - 1.4.2 Rate postponement and remissions (Division 9, sections 182 and 182A of the Act).
- 1.5 This policy clarifies Council's requirements in the administration of these provisions of the Act during the COVID-19 public health emergency.

2. Purpose

- 2.1 The purpose of this COVID-19 Financial Hardship Policy is to provide Council with a policy and framework to provide financial relief to residents and businesses who may need assistance from the impacts of the Coronavirus Pandemic.
- 2.2 The policy aims to provide ratepayers with a clear and transparent understanding of options and assistance available to them if they are currently experiencing financial hardship due to the pandemic.

3. Scope

- 3.1 This policy applies to any ratepayer of the City of West Torrens (as defined) who is/are responsible for the payment of rates and charges and are experiencing genuine financial hardship due to the pandemic. This policy also extends to tenants of Council owned premises who are experiencing genuine financial hardship due to the pandemic.
- 3.2 In applying this policy, Council will be guided by the following principles:
 - 3.2.1 Capacity to pay – the policy will provide temporary rates relief to individuals and businesses who are not able to meet reasonable and immediate expenses;
 - 3.2.2 Equity – all individuals and businesses will have the same level of access to the provisions of this policy and will be treated consistently and in a fair manner;
 - 3.2.3 Transparency – the policy, and how it can be accessed, will be clearly communicated;
 - 3.2.4 Flexibility – the policy will provide payment options and processes that meet local needs and the special circumstances of those facing hardship.
- 3.3 This policy is only in force for the period of the COVID-19 public health emergency, or as otherwise determined by Council.

4. Definitions

City of West Torrens Council Policy – COVID-19 Rates Financial Hardship Policy

- 4.1 **Genuine financial hardship:** occurs when a ~~principal ratepayer or tenant~~ property owner or principal rate payer is genuinely unable to pay the rates and charges owed to Council. Genuine financial hardship does not arise because it is inconvenient to pay the amount of rates and charges owed or it is subject to the timing of income. Genuine financial hardship can be either ongoing or temporary however, this policy addresses temporary financial hardship due to the impacts of the COVID-19 pandemic. If any ratepayer is experiencing ongoing genuine financial hardship, they are encouraged to seek assistance from Council in accordance with Council's Rates Rebates, Remissions and Postponement policy and effectively set up a payment plan with Council tailored specifically to their needs.
- 4.2 **Ratepayer:** a person who is liable to pay rates on a property in West Torrens, who appears on the assessment record as the owner or occupier of that property.
- 4.3 **Relevant period** means the period of time where a public health emergency related to COVID-19 has been declared under the *South Australian Public Health Act 2011*, as it affects each rateable quarter.
- 4.4 **Remission** means a reduction of the rates amount to be paid or the return of part or all of an amount of rates paid pursuant to section 182 of the Act.

5. Policy Statement

5.1 Fees, charges and outgoings associated with the leasing of Council buildings by sporting, arts and community organisations will be waived ~~for a ten (10) month period commencing 1 March 2020 and concluding 31 December 2020 or as otherwise varied by resolution of the Council~~ for the period outlined in Schedule one 1 Item 1.

5.2 Lease fees associated with the leasing of Council buildings by sporting, arts and community organisations will be waived for the period outlined in Schedule 1 Item 2.

5.3 Leasing or licensing of Council Property by commercial organisations may apply to the Chief Executive officer for a deferral or waiver of fees, charges and outgoings on hardship grounds for the period outlined in Schedule 1 Item 3.

~~5.1~~

~~5.25.4~~ Quarterly fines and monthly interest penalties on overdue rates for any rateable land will not be imposed for ~~a seven (7) month period commencing 1 April 2020 and concluding 31 October 2020 or as otherwise varied by resolution of the Council~~ the period outlined in Schedule 1 Item 4.

~~5.35.5~~ Quarterly fines and monthly interest penalties on rates will be waived in cases of financial hardship due to COVID-19 as outlined in Schedule 1 Item 5. ~~will be reinstated on 1 November 2020 unless otherwise varied by Council.~~

~~5.45.6~~ Debt recovery action on unpaid rates for any rateable land will be suspended for ~~a nine (9) month period commencing 1 April 2020 and concluding 31 December 2020 or as otherwise varied by resolution of the Council~~ the period outlined in Schedule 1 Item 6.

~~5.55.7~~ Final notices for outstanding rates will be modified to be in the form of a reminder notice only, with reference to legal action removed: for the period outlined in Schedule 1 Item 7.

~~5.65.8~~ No action will be taken to sell any properties in the Council area for the non-payment of rates under Section 184 of the Act for the period outlined in Schedule 1 Item 8.

~~5.75.9~~ Inspection fees and charges associated with food businesses will be suspended for a ~~nine (9) month period commencing 1 April 2020 and concluding 31 December 2020 or as otherwise varied by resolution of the Council~~ the period outlined in Schedule 1 Item 9.

~~5.85.10~~ Parking permit fees for residents and businesses of the Council area will be suspended for ~~a nine (9) month period commencing 1 April 2020 and concluding 31~~

City of West Torrens Council Policy – COVID-19 Rates Financial Hardship Policy

~~December 2020 or as otherwise varied by resolution of the Council.~~ the period outlined in Schedule 1 Item 10.

~~5.9 Outdoor dining application and permit fees for businesses in the Council area will be suspended for a nine (9) month period commencing 1 April 2020 and concluding 31 December 2020 or as otherwise varied by resolution of the Council.~~

~~5.10~~ 5.11 If any rates debt is still outstanding on 31 October 2020, Council's existing Rates Rebates, Remissions and Postponement policy will apply.

~~5.11~~ 5.12 Council will make all reasonable attempts to contact a resident or business about their overdue rates should they fall into arrears. This may include a reminder notice and/or final rates notice.

~~5.12~~ 5.13 Council encourages ratepayers to set up a payment plan with Council tailored specifically to their needs if they are experiencing genuine financial hardship however, if the ratepayer is unable to enter into a payment plan, Council may ~~will~~ defer the debt accumulated during the COVID-19 pandemic in accordance with this policy.

~~5.13~~ 5.14 A ratepayer experiencing genuine financial hardship caused by COVID-19 may ~~be~~ eligible for rate postponement and the waiver of all fines and interest penalties ~~until 31 January 2021~~ for the period outlined in Schedule 1 Item 11, subject to application and approval.

~~5.14~~ 5.15 While evidence of hardship may be required, Council recognises that not all circumstances are alike. Council will take a flexible approach to individual circumstances including, but not limited to, the following situations:

~~5.14.15.15.1~~ 5.14.15.15.1 Recent unemployment or under-employment;

~~5.14.25.15.2~~ 5.14.25.15.2 Sickness or recovery from sickness;

~~5.14.35.15.3~~ 5.14.35.15.3 Low income or loss of income;

~~5.14.45.15.4~~ 5.14.45.15.4 Unanticipated circumstances such as caring for and supporting extended family.

6. Notification

6.1 Council will notify an applicant in writing of its determination of a hardship application within twenty (20) business days of receiving the application or of receiving all information requested by Council. The advice will state:

6.1.1 if the application has been granted, the details thereof; or

6.1.2 if the application has not been granted, the reasons why.

7. Delegation

7.1 Council has delegated authority to the CEO to make decisions in respect of matters covered by this policy unless referral to Council is otherwise required.

7.2 The CEO is authorised to further delegate the authority to staff to make decisions in respect of the matters covered in this policy.

7.3 All delegated officers are required to ensure that when using their delegated authority they comply with the provisions of this policy.

8. Review

8.1 A person or body aggrieved by a determination of Council may seek a review of that decision in accordance with Council's [Internal Review of Council Decisions](#) policy within fourteen (14) days of being notified of Council's decision.

Objective ID: A**

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City of West Torrens Council Policy – COVID-19 Rates Financial Hardship Policy

Schedule 1: Table of financial assistance

<u>Item 1</u> <u>Waiver Term</u>	<u>Commencing 1 March 2020 and concluding 3 January 2021</u> <u>Further extension available with Council approval</u>
<u>Item 2</u> <u>Waiver Term</u>	<u>Commencing 1 March 2020 and concluding 31 March 2021.</u> <u>Further extension available with Council approval</u>
<u>Item 3</u> <u>Deferral / Waiver Date</u>	<u>Commencing 1 March 2020 and concluding 3 January 2021.</u> <u>Must be approved by the Chief Executive Officer up to and including 3 January 2021.</u> <u>May be approved by Council after 3 January 2021.</u>
<u>Item 4</u> <u>Waiver Term</u>	<u>Commencing 1 April 2020 and concluding 31 October 2020.</u>
<u>Item 5</u> <u>Waiver Term</u>	<u>Commencing 1 November 2020 and concluding 30 June 2021</u>
<u>Item 6</u> <u>Suspension Term</u>	<u>Commencing 1 April 2020 and concluding 31 December 2020</u>
<u>Item 7</u> <u>Amended notices</u>	<u>Commencing 1 April 2020 and concluding 31 December 2020.</u>
<u>Item 8</u> <u>Suspension Term</u>	<u>Commencing 1 April 2020</u>
<u>Item 9</u> <u>Suspension Term</u>	<u>Commencing 1 April 2020 and concluding 31 March 2021</u>

Objective ID: A**

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City of West Torrens Council Policy – COVID-19 Rates Financial Hardship Policy

Item 10
Suspension Term

Commencing 1 April 2020 and
concluding 31 December 2020

Item 11
Postponement Term

Commencing 1 March 2020 and
concluding 30 June 2021

DRAFT

Objective ID: A**

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17.14 Commencement of 2020/21 Representation Review

Brief

This report seeks to formally commence Council's 2020/21 Representation Review.

RECOMMENDATION(S)

It is recommended to Council that:

1. Its 2020/21 Representation Review Process be commenced in accordance with s12(5) of the *Local Government Act 1999*;
2. The Representation Review Timeline report be approved, noting that the document is subject to change at any time through the review process; and
3. It appoints KelledyJones Lawyers to prepare Council's *Representation Options Paper* recognising that they are suitably qualified to do so.

Introduction

Section 12(4) of the *Local Government Act 1999* (Act) requires each council to undertake a review of all aspects of its composition and structure including the issue of division or potential division of the council area into wards, be reviewed at least once every relevant period as prescribed by the regulations.

Regulation 4 of the *Local Government (General) Regulations 2013* (Regulations) states that for the purposes of s12(4), the relevant period is the period determined by the Minister from time to time by a notice published in the Government Gazette. This notice was published on 1 August 2019 and states that the City of West Torrens must undertake a review during the period of October 2020 - October 2021 (**Attachment 1**).

Discussion

A representation review is undertaken to determine whether the community in a council area would benefit from an alteration to its composition or ward structure.

A representation review must examine all aspects of the composition of the council, including:

1. The number of council members;
2. The division of the area into wards and/or whether the division of the area into wards should be abolished; and
3. Ward quotas, taking into account future population growth.

The review must address a number of key issues, being:

1. Whether the principal member of the council should be an elected mayor or a chairperson appointed by the elected members;
2. The need for area councillors in addition to ward councillors;
3. The division of the council area into wards, or alternatively, the abolition of wards;
4. The number of elected members required to provide fair and adequate representation to the community;

5. The level of ward representation, that is, single and/or multi councillor wards, or a combination thereof;
6. The name of the council area and/or any proposed future wards.

The Act prescribes that a council's *Representation Options Paper* is to be written by a person who, in the opinion of the council, is qualified to write a paper on the alternatives that could be considered for the council composition and structure and addresses any representation and governance issues that may arise from the review.

As such, given the complexity and time demands of a representation review, previous reviews have been undertaken by a consultant. It is proposed that this continue and so request for quotes have been called.

To undertake the review, experience indicates that consultants need to have the following pre-requisites:

1. Knowledge of the Act;
2. Understanding and determining various options, and knowledge of advantages and disadvantages from all perspectives;
3. Demonstrated experience in undertaking the aspects of the Representation Review, including collating electoral data, consulting with Council and the community and knowledge of demographic trends;
4. Experience working in local government; and
5. Existing local knowledge of the area relevant to the project.

The number of consultants qualified to undertake this work is somewhat limited, the existing LGA panel was utilised, being the following:

1. C.L Rowe and Associates;
2. Holmes Dyer Pty Ltd;
3. Kelledy Jones Lawyers; and
4. Norman Waterhouse Lawyers;

Given their relevant experience, the following suppliers were also approached to quote:

1. URPS;
2. KPPM Strategy; and
3. Wallmans Lawyers.

At the conclusion of the tender period, the following five (5) organisations provided tenders:

1. C.L Rowe and Associates;
2. Holmes Dyer Pty Ltd;
3. Kelledy Jones Lawyers;

4. Norman Waterhouse Lawyers; and
5. URPS.

Each quote was assessed by a panel appointed to do so, in accordance with Council's approved procurement process. This included assessment against the above criteria as well as the quoted price. This assessment also gave regard to the suitability of the entities to undertake the preparation of Council's *Representation Options Paper*. The assessment resulted in the 'weighted' scoring identifying KelledyJones Lawyers as the preferred provider. As such, it is recommended to Council that it appoints KelledyJones Lawyers to prepare its *Representation Review Options Paper*.

Following the engagement of the preferred provider, a workshop will be scheduled with Elected Members to provide details on the legislative steps and requirements for a Representation Review.

Formal Council approval will be required at several key points within the Representation Review, including the following:

1. February 2021: Approval of the *Draft Representation Options Paper* for release for public consultation number one;
2. April 2021 - Approval of *Draft Representation Report* for public consultation number two which provides information on:
 1.
 - a. All options, issues and proposals Council has discussed and considered;
 - b. Consultation outcomes and Council's response;
 - c. Council analysis and rationale for not adopting any proposal arising out of the Representation Options Paper or public consultation process; and
 - d. Any proposal Council considers should be implemented.
3. August 2021 - Approval of the Final Representation Review Report;

A timeline document has been formulated setting out the steps of the Representation Review and is included as **Attachment 2** to this report for information. This document is subject to change at any time, based on the progression of the Review process

Legislative Amendments

The Local Government Reform Bill, *Statutes Amendment (Local Government Review) Bill 2020* (Bill) is currently before parliament. The Bill has successfully passed the House of Assembly and is before the Legislative Council.

The Bill contains specific amendments to the conduct of a Representation Review. Specifically, s9 of the Bill introduces a new section 11A to the Act:

"11A - Number of Members

- (1) *Despite any other provision of this Chapter, a council must not be comprised of more than 12 members.*

(2) *Subsection (1) applies to a council from -*

- (a) *in the case of a council that commences a representation review in accordance with section 12 after the commencement of subsection (1) and completes the review before 1 January 2022 - polling day for the periodic election next due to be held after the commencement of subsection (1); or*
- (b) *in any other case - polling day for the second periodic election due to be held after the commencement of subsection (1).*

(3) *A reference to completing a review under subsection (2)(a) includes (if relevant) publishing any notice or notices in the Gazette under section 12(15)(b) in relation to the review. "*

As currently written, this clause will not apply to this current Representation Review as the Bill has not been assented. However, both the government and opposition have stated publically that there is likely to be further amendments to the Bill, including this section specifically. Section 10 of the Bill also significantly simplifies the current Representation Review process.

If these, and any other pertinent, legislative changes come into force, they may have an effect on the conduct and timeframes of the Representation Review. In particular, if the commencement period for s11A(2)(a) of the Act, above, be amended, Council may be required to reduce Council membership to a maximum of eleven Elected Members plus the Mayor. The Administration will monitor this situation closely and liaise with the successful tenderer to ensure that Elected Members remain informed regarding any potential changes and that the Representation Review conforms with the requirements.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There are no climate change impact considerations relating to this report.

Conclusion

This report seeks to initiate the Representation Review process.

Attachments

1. **Government Gazette - No. 37 - Thursday, 1 August 2019 (pages 2869-2929)**
2. **Representation Review Timeline**

1 August 2019

THE SOUTH AUSTRALIAN GOVERNMENT GAZETTE

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LAND ACQUISITION ACT 1969

SECTION 16

*Form 5—Notice of Acquisition***1. Notice of acquisition**

The Minister for Education (the Authority), of 31 Flinders Street, Adelaide SA 5000, acquires the following interests in the following land:

Comprising an unencumbered estate in fee simple in that piece of land being portion of Allotment 100 in Deposited Plan No 18876 comprised in Certificate of Title Volume 5069 Folio 457, and being the whole of the land identified as Allotment 1 in D121402 lodged in the Lands Titles Office

This notice is given under section 16 of the *Land Acquisition Act 1969*.

2. Compensation

A person who has or had an interest in the land that is divested or diminished by the acquisition or the enjoyment of which is adversely affected by the acquisition who does not receive an offer of compensation from the Authority may apply to the Authority for compensation.

3. Inquiries

Inquiries should be directed to:

Rocco Caruso
GPO Box 1533
Adelaide SA 5001
Telephone: (08) 8343 2569

Dated: 30 July 2019

The Common Seal of the MINISTER FOR EDUCATION was hereto affixed by direction of the Minister in the presence of:

JOHN GARDNER
Minister for Education
Department for Education

DPTI 2019/04429/01

LAND ACQUISITION ACT 1969

SECTION 16

*Form 5—Notice of Acquisition***1. Notice of acquisition**

The Commissioner of Highways (the Authority), of 50 Flinders Street, Adelaide SA 5000, acquires the following interests in the following land:

Comprising an unencumbered estate in fee simple in that piece of land being portion of Allotment 8 in Deposited Plan No 7476 comprised in Certificate of Title Volume 5596 Folio 35, and being the whole of the land identified as Allotment 11 in DP 121326 lodged in the Lands Titles Office

This notice is given under section 16 of the *Land Acquisition Act 1969*.

2. Compensation

A person who has or had an interest in the land that is divested or diminished by the acquisition or the enjoyment of which is adversely affected by the acquisition who does not receive an offer of compensation from the Authority may apply to the Authority for compensation.

3. Inquiries

Inquiries should be directed to:

Carlene Russell
GPO Box 1533
Adelaide SA 5001
Telephone: (08) 8343 2512

Dated: 1 August 2019

The Common Seal of the COMMISSIONER OF HIGHWAYS was hereto affixed by authority of the Commissioner in the presence of:

MOHAMMED ELGAZZAR
Manager
Property Portfolio & Strategy
(Authorised Officer)
Department of Planning, Transport and Infrastructure

DPTI 2019/01903/01

LOCAL GOVERNMENT ACT 1999

NOTICE OF DETERMINATION OF RELEVANT PERIOD

Review of Council Compositions and Wards

Pursuant to section 12(4) of the *Local Government Act 1999*, the Minister for Transport, Infrastructure and Local Government has determined the relevant period for the next review of council compositions and wards, to be the date as contained in the table listed hereunder:

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THE SOUTH AUSTRALIAN GOVERNMENT GAZETTE

1 August 2019

Council	Last Review	Next Review Period
Adelaide	19/11/2013	June 2020–June 2021
Adelaide Plains	26/11/2013	June 2020–June 2021
Alexandrina	26/11/2013	June 2020–June 2021
Burnside	8/01/2013	June 2020–June 2021
Charles Sturt	5/09/2013	June 2020–June 2021
Coorong	18/09/2013	June 2020–June 2021
Flinders Ranges Council	14/05/2013	June 2020–June 2021
Goyder	16/08/2013	June 2020–June 2021
Light	14/11/2013	June 2020–June 2021
Marion	27/11/2013	June 2020–June 2021
Mid Murray	05/11/2013	June 2020–June 2021
Mitcham	12/11/2013	June 2020–June 2021
Mount Remarkable	29/11/2013	June 2020–June 2021
Murray Bridge	8/07/2013	June 2020–June 2021
Robe	18/09/2013	June 2020–June 2021
Unley	19/08/2013	June 2020–June 2021
Elliston	14/11/2013	October 2020–October 2021
Franklin Harbour	9/07/2013	October 2020–October 2021
Gawler	26/11/2013	October 2020–October 2021
Holdfast Bay	5/11/2013	October 2020–October 2021
Mount Barker	26/08/2013	October 2020–October 2021
Port Pirie	05/11/2013	October 2020–October 2021
Prospect	28/11/2013	October 2020–October 2021
Streaky Bay	28/11/2013	October 2020–October 2021
Tatiara	05/11/2013	October 2020–October 2021
Tumby Bay	12/11/2013	October 2020–October 2021
Wakefield Regional	26/11/2013	October 2020–October 2021
Wattle Range	26/08/2013	October 2020–October 2021
West Torrens	06/11/2013	October 2020–October 2021
Wudinna	26/08/2013	October 2020–October 2021
Yorke Peninsula	19/11/2013	October 2020–October 2021
Adelaide Hills	30/11/2017	April 2024–April 2025
Barossa	1/05/2017	April 2024–April 2025
Berri Barmera	29/06/2017	April 2024–April 2025
Campbelltown	1/05/2017	April 2024–April 2025
Clare & Gilbert Valleys	7/07/2017	April 2024–April 2025
Grant	8/05/2017	April 2024–April 2025
Kangaroo Island	14/02/2017	April 2024–April 2025
Kimba	5/06/2017	April 2024–April 2025
Mount Gambier	1/05/2017	April 2024–April 2025
Northern Areas	21/08/2017	April 2024–April 2025
Norwood, Payneham & St Peters	31/08/2017	April 2024–April 2025
Onkaparinga	7/12/2017	April 2024–April 2025
Playford	16/10/2017	April 2024–April 2025
Port Adelaide Enfield	3/07/2017	April 2024–April 2025
Port Lincoln	6/04/2017	April 2024–April 2025
Salisbury	21/11/2017	April 2024–April 2025
Southern Mallee	1/06/2017	April 2024–April 2025
Victor Harbor	27/07/2017	April 2024–April 2025
Yankalilla	27/07/2017	April 2024–April 2025
Barunga West	31/07/2017	October 2024–October 2025
Ceduna	5/10/2017	October 2024–October 2025
Cleve	26/10/2017	October 2024–October 2025
Cooper Pedy	21/11/2017	October 2024–October 2025
Copper Coast	3/10/2017	October 2024–October 2025
Karoonda East Murray	6/11/2017	October 2024–October 2025
Kingston	4/09/2017	October 2024–October 2025
Lower Eyre Peninsula	26/10/2017	October 2024–October 2025
Loxton Waikerie	31/07/2017	October 2024–October 2025
Naracoorte Lucindale	4/09/2017	October 2024–October 2025

1 August 2019

THE SOUTH AUSTRALIAN GOVERNMENT GAZETTE

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Orroroo Carrieton	6/11/2017	October 2024–October 2025
Peterborough	15/12/2017	October 2024–October 2025
Port Augusta	3/10/2017	October 2024–October 2025
Renmark Paringa	3/10/2017	October 2024–October 2025
Tea Tree Gully	28/11/2017	October 2024–October 2025
Walkerville	26/10/2017	October 2024–October 2025
Whyalla	21/11/2017	October 2024–October 2025

Dated: 20 July 2019

HON STEPHAN KNOLL MP
Minister for Transport, Infrastructure and Local Government

MINING ACT, 1971

Declaration of Forfeiture of Exploration Licence

Notice is hereby given that the exploration licences mentioned and described at the foot hereof are declared forfeited:

Licensee	Wentworth Metals Group Pty Ltd
Licence Reference	Exploration Licence 5603
Location	Outalpa Station area - approx 21km NW of Olary
Reason for forfeiture	Non-payment of money due to Crown
Licensee	Wentworth Metals Group Pty Ltd
Licence Reference	Exploration Licence 5604
Location	Yerka Hill area - approx 13km NW of Olary
Reason for forfeiture	Non-payment of money due to Crown
Licensee	Wentworth Metals Group Pty Ltd
Licence Reference	Exploration Licence 5605
Location	Abminga Station area - approx 8km NW of Olary
Reason for forfeiture	Non-payment of money due to Crown
Licensee	Yerka Minerals Pty Ltd
Licence Reference	Exploration Licence 5612
Location	Olary area - approx 40km West of and immediately east of Olary
Reason for forfeiture	Non-payment of money due to Crown
Licensee	Yerka Minerals Pty Ltd
Licence Reference	Exploration Licence 5613
Location	Bindarra area - approx 35km NE of Olary
Reason for forfeiture	Non-payment of money due to Crown
Licensee	Sathya Holdings Pty Ltd
Licence Reference	Exploration Licence 5957
Location	Mount Victor Station area - approx 115 km NE of Peterborough
Reason for forfeiture	Non-payment of money due to Crown
Licensee	Sathya Holdings Pty Ltd
Licence Reference	Exploration Licence 5978
Location	Florina Station area - approx 35 km WSW of Olary
Reason for forfeiture	Non-payment of money due to Crown
Licensee	Sathya Holdings Pty Ltd
Licence Reference	Exploration Licence 5979
Location	Melton Station area - approx 35 km NNW of Yunta
Reason for forfeiture	Non-payment of money due to Crown
Licensee	Cronje Iron Pty Ltd
Licence Reference	Exploration Licence 5980
Location	Faraway Hill area - approx 65 km SSE of Yunta
Reason for forfeiture	Non-payment of money due to Crown

Dated: 1 August 2019

A BLOOD
Executive Director
Mineral Resources Division
Department for Energy and Mining

MINING ACT 1971

Notice pursuant to Section 28(5)

Notice is hereby given in accordance with Section 28(5) of the *Mining Act 1971* that the delegate of the Minister for Energy and Mining intends to grant Exploration Licences over the areas described below.

Applicant:	Kalyan Resources Pty Ltd & Orogenic Exploration Pty Ltd
Location:	Flinders Island area – approximately 35 km west-southwest of Elliston
Term:	Three years
Area in km ² :	16
Reference number:	2019/00044
Applicant:	Iluka (Eucla Basin) Pty Ltd
Location:	Coorabie area approximately 140km west-northwest of Ceduna
Term:	Two years
Area in km ² :	35
Reference number:	2019/00065

City of West Torrens - Representation Review - Timeline		
Relevant Section of <i>Local Government Act</i> 1999	Steps	Timeframes
Section 12	<p>Step 1 - Background Procurement</p> <ul style="list-style-type: none"> • Council members advised of impending representation review • Administration undertakes a procurement process to present properly qualified persons to the Council to undertake the review on behalf of the City of West Torrens <p>Actions</p> <ul style="list-style-type: none"> • Email to Council Members re impending Representation Review • Undertake procurement process using the City of West Torrens procurement process. 	September - December 2020 in preparation for a report to Council on 8 December 2020
Section 12	<p>Step 2: Initiate representation review project</p> <ul style="list-style-type: none"> • A report to be presented to Council: <ul style="list-style-type: none"> ○ Seeking approval to commence the project and select an appropriate consultant; ○ Detailing the timeline to be presented to Council <p>Actions</p> <ul style="list-style-type: none"> • Prepare a report informing Council of the requirements for representation review with a draft project plan; • Chief Executive Officer to appoint consultant; • Advise on proposed date for initial briefing to Council; • Indicate the stages of the review for Council approval. 	Report to 8 December 2020 Council Meeting

City of West Torrens - Representation Review - Timeline		
Relevant Section of <i>Local Government Act</i> 1999	Steps	Timeframes
Section 33(2)	<p>Step 3: Council to consider current arrangements and future options</p> <p>An assessment of ward quotas is required to ensure quotas do not vary by more than 10%</p> <ul style="list-style-type: none"> • Consideration of issues relevant to the review; • Provision of information relating to quotas. <p>Actions</p> <ul style="list-style-type: none"> • Briefing sessions to be scheduled to promote discussion and consideration of the following: <ul style="list-style-type: none"> ○ Rationale for current structure and current/future relevance ○ All representation options (i.e. single/multi member wards or a combination, no wards, and ward/at large combinations) ○ The capacity for current council members to represent the community effectively ○ Appropriate number of Council Members for the City of West Torrens area to represent the community and compare with other councils of a similar size and nature ○ Potential effects of <i>Statutes Amendment (Local Government Review) Bill 2020</i> ○ Update electoral roll to enable calculation of ward quotas for inclusion in the Representation Options Paper (if relevant) 	<p>Briefing to Council mid December 2020/early January 2021 (pending contractor availability)</p>

City of West Torrens - Representation Review - Timeline		
Relevant Section of <i>Local Government Act</i> 1999	Steps	Timeframes
Section 12 (5), 26(1), 33	Step 4: Prepare a Representation Options Paper <ul style="list-style-type: none"> • Present a comprehensive Options Paper to Council for its consideration and approval to release for public consultation • Options Paper to detail: <ul style="list-style-type: none"> ○ Analysis of the current population distribution and future predictions; ○ Advantages and disadvantages of various structures; ○ Other issues raised in step 3; ○ Community benefits to be derived from each proposal; ○ An outline of indicative options; ○ Outcomes of Step 3 which will form the basis of the paper. 	February 2021 meeting
Section 12(7)	Step 5: Public Notice Number One <ul style="list-style-type: none"> • Invite public submissions on the Options Paper over a minimum period of 6 weeks • Must follow appropriate publication requirements <ul style="list-style-type: none"> ○ SA Government Gazette ○ Advertiser 	<p>Gazette Notice to be prepared immediately following relevant February meeting to be timed with Advertiser publications on the same day.</p> <p>Consultation period of six (6) weeks (Conclusion late February early March 2021)</p>

City of West Torrens - Representation Review - Timeline		
Relevant Section of <i>Local Government Act 1999</i>	Steps	Timeframes
Section 12(8a), 26(1)(c), 33	<p>Step 6: Preparation of a Representation Review report</p> <p>Following the public consultation period a full and careful consideration of all responses, options and issues will be undertaken.</p> <p>A full report to Council to be presented including summaries of all public responses.</p> <p>The report presented to Council will:</p> <ul style="list-style-type: none"> • Include considerations of all options and issues and public submissions; • Document deliberations and proposal for future composition and structures; • Seek Council approval of proposal for a further report to be released for public comment. <p>The further report must outline the consultation outcomes and Council's response to these.</p>	<p>March/April 2021</p> <p>Briefing to be held with Elected Members in March 2021</p> <p>Report to Council in the first meeting of April 2021</p>
Section 12(9)	<p>Step 7 - Public Notice Number Two</p> <p>Public notice to be issued on the availability of the Representation Review Report and invite further public submissions for a period of at least 3 weeks.</p>	<p>April 2021 and conclude early May 2021</p>
Section 12(10)	<p>Step 8 - Hearing of Submissions</p> <p>Prepare a further report of any submissions received on the Representation review and invite those who made submissions to make deputations to Council</p>	<p>Second meeting of May 2021</p>

City of West Torrens - Representation Review - Timeline		
Relevant Section of <i>Local Government Act 1999</i>	Steps	Timeframes
Section 12 (11)(a)-(d)	Step 9 - Conduct a Poll In the event the current Reform Bill, before parliament, does not pass (which removes the option to elect a Chairperson) conduct a poll if submissions request a change to that process	Following May 2021 Meeting
	Step 10: Finalise the Representation Report <ul style="list-style-type: none"> • Council to consider and adopt a final proposal for future composition and structure; • Report submitted to Electoral Commissioner ensuring that all prescribed requirements met: <ul style="list-style-type: none"> ○ Timing of public notices; ○ Preparation of reports; ○ Opportunities for hearings; ○ Consideration of representation principles; ○ Submission of final report. 	First Meeting of August 2021
Section 12-21	Step 11: Submit to the Electoral Commissioner	Mid-August 2021
	Step 12: Technical description of boundaries If there is to be an alteration to the ward boundaries: <ul style="list-style-type: none"> • Contact DIT for a technical description to be prepared for inclusion in the Gazette Notice 	Approximate timeframe 2-3 weeks

City of West Torrens - Representation Review - Timeline		
Relevant Section of <i>Local Government Act 1999</i>	Steps	Timeframes
Section 15	<p>Step 13: Gazettal of the Representation Review outcome after certificate of compliance by the Electoral Commissioner</p> <p>Place a third notice to implement the review outcome in the SA Government Gazette.</p>	Dependant on timeline being met and Electoral Commissioner Certification
Section 18	<p>Step 14: Implement Changes to the representative structure</p> <ul style="list-style-type: none"> • Electoral Commissioner modifies House of Assembly roll database before roll closure preceding the next periodic election; • Council modifies Council voters roll database before roll closure preceding next periodic election; • Inform community of changes to representative structure to come into force and next periodic or supplementary election. • Update the City of West Torrens webpage to indicate current and changed ward boundaries pre-election period 	Dependant on timeline being met and Electoral Commissioner Certification

17.15 Audit General Committee Establishment - Confidential Order Review

Brief

This report presents the annual review of the confidential order applied to report Item 14.7 - Audit General Committee Establishment, at the 15 January 2019 Meeting of Council in accordance with the provisions of Section 91(9)(a) of the *Local Government Act 1999*.

RECOMMENDATION(S)

It is recommended to Council that:

1. In accordance with s91(9)(a), having reviewed the confidentiality order made on 15 January 2019 and reviewed at Council's 10 December 2019 meeting, pursuant to 91(7) and 91(7)(b) of the *Local Government Act 1999*, in respect of confidential Item 14.7 - Audit General Committee Establishment, Council orders the information contained in Attachment 2 relating to the appointment of independent members to the Audit General Committee, continues to be retained in confidence in accordance with sections 90(3)(a) and 90(3)(g) of the *Local Government Act 1999*, and not be available for public inspection for a further 12 month period on the basis that the premature disclosure of this information would be unreasonable given it contains personal information relating to the applicants which could inadvertently prejudice their future career aspirations and breach any duty of confidentiality owed to them by Council.
2. Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, Council delegates the authority to the Chief Executive Officer to review the confidentiality order on a monthly basis and to revoke but not extend it.

Introduction

Section 91(9)(a) of the *Local Government Act 1999* requires that any confidential order made by Council, pursuant to s91(7)(a) and s91(7)(b) of the Act, that operates for a period exceeding twelve (12) months must be reviewed by Council at least once every year.

Discussion

At its 15 January 2019 meeting, Council ordered that the Confidential Interview Report of the Selection Panel relating to the appointment of independent members to the Audit General Committee, included as Attachment 2 of report Item 14.7 - Audit General Committee Establishment, be kept confidential and not available for public inspection for a period of ten years from the date of the meeting (subject to annual review) under sections 90(3)(a) and 90(3)(g) of the *Local Government Act 1999*, on the basis that the premature disclosure of this information would be unreasonable given it contains personal information relating to the applicants which could inadvertently prejudice their future career aspirations and breach any duty of confidentiality owed to them by Council.

Council also delegated the power to review, retain or revoke the Order in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999* to the Chief Executive Officer (CEO).

While the CEO has reviewed the confidential order on a monthly basis in accordance with his delegated authority, the CEO has not revoked the Order. Consequently, the Act requires that the Order be reviewed by Council itself.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There is no direct climate impact in relation to this report.

Conclusion

As the confidential order applied by Council at its 15 January 2019 meeting, in relation to Item 14.7 - Audit General Committee Establishment, is for twelve (12) months or more, Council is required to review it annually and determine whether it should be revoked or remain in situ.

Attachments

Nil

17.16 Interim Covid-19 Support Measures for Commercial Leases and Licences - Confidential Order Review

Brief

This report presents the review of the confidential order applied to report Item 6.1 - Interim Covid-19 Support Measures for Commercial Leases and Licences, at the 31 March 2020 Special Meeting of Council in accordance with the provisions of Section 91(9)(a) of the *Local Government Act 1999*.

RECOMMENDATION

It is recommended to Council that:

1. In accordance with s91(9)(a), having reviewed the confidentiality order made on 31 March 2020 special meeting, in respect of report Item 6.1 - Interim Covid-19 Support Measures for Commercial Leases and Licences, Council orders that confidential Agenda report, the Council Resolution 1(c) and 1(d) of the Minutes, attachments and any associated documentation, continues to be retained in confidence in accordance with Section 90(3)(g) of the *Local Government Act 1999*, and not be available for public inspection for a further 12 month period in order to ensure that Council does not breach any duty of confidence owed to the Commercial lessees and licensees.
2. Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, Council delegates the authority to the Chief Executive Officer to review the confidentiality order on a monthly basis and to revoke but not extend it.

Introduction

Section 91(9)(c) of the *Local Government Act 1999*, required that the Chief Executive Officer (CEO) review any confidential order made by Council and delegated to the CEO to review on a monthly basis to revoke but not extend it.

While the CEO has reviewed the confidential order on a monthly basis in accordance with his delegated authority, the CEO has not revoked the Order. Given the CEO does not have the ability to extend the order, the Act requires that the Order to be reviewed by Council.

Discussion

At its 31 March 2020 special meeting, Council ordered that report Item 6.1 - Interim Covid-19 Support Measures for Commercial Leases and Licences, the Council Resolution 1(c) and 1(d) of the Minutes arising, attachments and any associated documentation, be retained in confidence under Section 90(3)(g), and not available for public inspection for a period of 6 months from the date of this meeting, in order to ensure that Council does not breach any duty of confidence owed to the Commercial lessees and licensees.

While the CEO has reviewed this Order monthly, he has not revoked it given that the lease matter relating to 3RT Technologies Pty Ltd and Weslo Holdings Pty Ltd is still ongoing. Therefore, it is recommended that the confidential order remains in place until Council has satisfactorily resolved the lease matter with the two Commercial lessees.

3RT Technologies Pty Ltd

At its 3 March 2020 meeting, Council ordered that the agenda item relating to 3RT Technologies Pty Ltd, Minutes, attachments and any associated documentation, having been considered by the Council in confidence under Section 90(3)(b)(i) and (b)(ii), be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting, on the basis that it may prejudice the commercial position of the Council and lead to Council not obtaining or securing the best possible outcome with 3RT Technologies Pty Ltd.

In addition, Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may severely prejudice Council's ability to satisfactorily resolve the lease matter with 3RT Technologies Pty Ltd and consequently, Council considers the disclosure of this information would, on balance, be contrary to the public interest.

Weslo Holdings Pty Ltd

At its 17 November 2020 meeting, Council ordered that that the agenda item relating to Weslo Holdings, the Minutes arising, attachments and any associated documentation, having been considered in confidence under Section 90(3)(b)(i) and (b)(ii), be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting, on the basis that it may prejudice the commercial position of the Council and lead to Council not obtaining or securing the best possible outcome to the lease dispute with Weslo Holdings Pty Ltd. In addition, Council is satisfied that the principle of the meeting being conducted in a place open to the public has been outweighed in this circumstance because the disclosure of Council's commercial position may severely prejudice Council's ability to satisfactorily resolve the lease dispute with Weslo Holdings Pty Ltd and consequently, Council considers the disclosure of this information would, on balance, be contrary to the public interest..

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There is no direct climate impact in relation to this report.

Conclusion

As the confidential order applied by Council at its 31 March 2020 special meeting, in relation to Item 6.1 - Interim Covid-19 Support Measures for Commercial Leases and Licences, has not been revoked and the CEO does not have the ability to extend the order, the Act requires the Order to be reviewed by Council.

Attachments

Nil

17.17 Strategy Unit Activity Report - October to November 2020

Brief

This report presents the Strategy Unit's Activity Report for the period from October 2020 to mid-November 2020.

RECOMMENDATION

It is recommended to Council that the Strategy Unit Activities Report from October to mid-November 2020 be received.

Introduction

The Strategy Team supports the organisation to achieve its strategic objectives by working collaboratively with stakeholders to deliver significant strategic projects and develop corporate plans for West Torrens, in consultation with the community, Elected Members and other stakeholders. It also administers several popular grants and rebates programs.

A report is presented, on a regular basis, detailing the progress and status of key projects and activities within the Strategy Unit since the last report to the Committee or Council.

Discussion

Corporate and Community Planning

Quarterly Progress Reporting on Annual Service Plans 2020/21

First quarter 2020/21 progress reporting on 2020/21 departmental annual service plans was undertaken in October/November. A number of actions have been reported to have not progressed as planned, often due to the ongoing effects of the COVID-19 restrictions and recovery activities. The first quarter annual service plans 2020/21 progress report is presented separately in this agenda.

Community Plan Review

Progress on the review of Council's Community Plan was postponed due to restrictions on public gatherings as a result of COVID-19. Consequently, the State Government granted councils a three month extension to the completion date for the review of council strategic plans. The required completion date is now February 2021.

The draft Community Plan has now been developed and is built on feedback received from over 1000 community members during engagement events in 2019 and early 2020. Feedback was obtained during Summer Festival events, two community surveys, workshops, business interviews and 'pop-up' discussion sessions held at the Hamra Library and Hilton Plaza Shopping Centre. Additionally, internal workshops were undertaken with staff and Elected Members.

Once approved by Council to progress to community consultation, the draft Community Plan will be made available for feedback via Council's 'Your Say' platform, and other means deemed appropriate in consideration of the evolving COVID situation.

As such, the draft Community Plan is scheduled to be completed within the amended timeframe with presentation to Council in February.

Public Health Plan Review

Council's Regional Public Health Plan (Plan), adopted by Council in 2014, was scheduled for review in late 2019. Given the impacts of the pandemic and associated restrictions, extensions have been granted and the Administration is aiming for the review to be completed in early 2021.

A desktop audit of other local government Regional Public Health Plans has been undertaken and a framework for the new Plan has been developed. Data from the Community Needs Analysis Study undertaken throughout 2019 will be used to guide community expectations regarding Council's approach to, and role in, delivering public health outcomes.

It is anticipated that a draft version of the document will be made available for community consultation early in 2021.

Strategic Approach to Public Art Project

The 'Strategic Approach to Public Art' project is currently underway with a community survey via the *Your Say* platform now completed. The survey was designed to seek input on the state of public art and what it means to relevant stakeholders in West Torrens.

The next phase in the project was to be a series of public forums both face to face and online. Early in November there appeared to be a chance the project might progress with in-person consultation forums, however given the evolving uncertainty around the status of pandemic transmission and increased State restrictions, these forums will now all be undertaken online in December. This project is funded with carryovers from the 2019/2020 budget.

Open Space Plan

A set of draft goals and strategies is currently being developed which will inform future directions and preparation of the Open Space Plan. Feedback on the draft Plan will be sought from Elected Members and the wider community in early 2021.

Economic Development**Think, Buy Be LOCAL Campaign**

The *Think, Buy, Be LOCAL* campaign is a major campaign which has benefitted from collaboration through the Economic Emergency Working Group. The Campaign provides \$25 vouchers to those receiving Centrelink payments and JobKeeper payments. Eligible first line emergency workers can register to receive a voucher which provides a \$25 discount if they spend \$50 or more in one transaction at the participating businesses.

The Think, Buy, Be LOCAL campaign is designed to provide economic stimulus to local businesses while supporting specified vulnerable populations and first line emergency workers that reside in West Torrens. The Strategy Unit coordinated collaboration across the organisation to launch the program on 1 September 2020.

As at mid-November this successful economic stimulus campaign has encouraged more than 880 residents to register to receive vouchers to spend at local businesses. Furthermore, Council had reimbursed approximately \$5,500 in vouchers which has stimulated more than \$12,000 into the local economy. While the take up rate has been slower than expected, the financial stimulus per voucher has exceeded expectations with resident contribution well exceeding the Council contribution.

Participating businesses have expressed appreciation for Council's contribution to the small business sector and reported that the vouchers have encouraged new customers into their businesses. If the campaign is extended it is expected that the \$100,000 worth of vouchers will translate to a minimum of \$150,000 in transactions for those registered businesses.

On 17 November 2020, the City Finance and Governance Committee considered a report with a recommendation to expand the eligibility for the vouchers and to extend the program to all West Torrens residents, with a view to speed up the rate of economic stimulus to the local business community. The recommendation also contemplated extending the duration of the Campaign until April 2021. The matter was deferred until 8 December Council meeting and is subject to a separate report in this agenda.

The economic fallout of the COVID-19 Pandemic will no doubt cause a greater focus on economic concerns and necessitate careful consideration of Council's finances. As such, the Strategy Unit's projects will continue to consider triple bottom-line benefits: Economic, Social and Environmental Sustainability.

Heritage Grants

The 2020 round of Heritage Grants commenced on 11 August 2020 via the SmartyGrants platform. At the close of the round on 11 September 2020, 36 submissions were received.

As was the case last year, there has been an oversubscription for the available funding and therefore, the Administration conducted a rigorous assessment of the submissions by scoring all applications against the assessment criteria, conducting site visits of all applications, and following up with various applicants to clarify information.

A report including the applications recommended for approval was presented to City Advancement and Prosperity Committee on the 27 October 2020. The Committee granted available funding to 13 applications. A further 9 applications were recommended for approval subject to additional funding being made available. The matter of funding for the 9 additional applications will be considered by the City Finance and Governance Committee at its 19 January 2021 meeting.

Land Use Planning

Planning Reform

Validation and verification

On 2 October the State Planning Commission confirmed that the draft *Phase Three Amendment to the Planning and Design Code* (the Phase Three Code) which includes the State's metropolitan areas and large regional towns would be released to Phase Three council planning staff for further feedback.

This collaborative phase was said to "*present council planning staff with an opportunity to ascertain how feedback has informed changes proposed to be made to the draft Phase Three Code that was released for consultation in 2019 prior to a final decision by Minister*". PlanSA advised that, this was not the final draft, and had not been endorsed by the State Planning Commission as a final position, and requested that councils provide any feedback at the Administrative level only.

Each week the 'Code Feedback' tool hosted key Phase Three Code policies. Comments could only be captured by using the form available in the 'Code Feedback' tool. The weekly structure was as follows:

- WEEK 1:
5 - 9 October, People and Neighbourhoods
- WEEK 2:
12 - 16 October, Productive Economy, City and Urban
- WEEK 3:
19 - 23 October, Infrastructure and Movement + Resilient Communities and Environment

Community Consultation on Draft Planning and Design Code

The revised draft Planning and Design Code (Code) has been released for public consultation for an additional six-week period from Wednesday, 4 November 2020 to 5.00 pm Friday, 18 December 2020.

The revised draft Code is available on the PlanSA portal and includes the Commission's proposed policy improvements, which reflect feedback on the Code following the initial five months of consultation from November 2019 through to February 2020.

An overview of the key changes and proposed improvements to the revised draft Code are highlighted in the *Summary of Post-Consultation Amendments*, which is available on PlanSA's portal to support the consultation feedback process.

Key areas of change in the Code include:

- More localised policy to reflect neighbourhood characteristics through inclusion of additional TNV's
- inclusion of existing Contributory Items now referred to as 'Representative Buildings'
- residential infill policy
- policy on flooding and related mapping.

This additional public consultation provides everyone with an opportunity to familiarise themselves with and comment on the revised planning policies for their area and experience how the new planning system will operate once implemented in the first quarter of 2021.

An extensive range of educational resources, community information sessions, and webinars are now available on the *Have Your Say* page to help support people's understanding of the proposed changes in the revised draft Code along with details on how to review the Code and submit comments.

A number of webinars are proposed, however with the recent COVID-19 situation community events which were scheduled to take place in person have been postponed, with the Department hopeful of delivering these in December subject to the evolving status of COVID-19.

The Administration is working on ways to deliver and promote the second round of consultation to community with the use of social media and fact sheets.

Planning reform co-design workshop

To help the Attorney General's Department (AGD) shape the (Planning and Development Education program for councils, there was a recent call out for council staff to provide input into what is included in this program. West Torrens managed to secure two of these sessions specifically for West Torrens team members.

The co-design workshop was held on 16 October and aimed to help the Department better understand:

- What we need to know before changes are implemented
- How and when we want to receive this information
- What we will need to maintain our knowledge once the new planning system is operational

The output from these sessions has started to be seen, with the AGD acknowledging there is a preference for face to face training. Training sessions are commencing in November through December aimed at planning and building professionals.

Planning, Development and Infrastructure (Regulated Tree) Bill Response to LGA

The Administration reviewed the Planning, Development and Infrastructure (Regulated Trees) Amendment Bill 2020 (Bill), and provided the following response to the LGA:

'The proposed Bill is considered to have merit and seeks to embed best practice planning considerations as they relate to regulated and significant trees in the development assessment process. Overall, not opposed to the intent of the Bill particularly knowing the context as set out at the Legislative Council on 23 September 2020, where it was identified:

... removal of a large number of significant trees from the site of the former Glenside Hospital. The developer in that case was so keen to have a clear slate to work from that they applied and were granted permission to clear 83 regulated trees even though they did not have any firm plans for the housing estate they wanted to build. As a result, it was impossible to know whether or not some of those trees could have been saved and incorporated into the development.

However, on reading s102(a)(1) of the proposed Bill, it is noted that it is not user friendly and is cumbersome. It does not effectively convey the intent and how the assessment should be managed. It was suggested in the administration response to the LGA that the Bill be reworded to provide greater clarity, an example is provided below:

If a proposed development involves a component that constitutes a tree-damaging activity, a development authorisation cannot be granted unless:

- all components proposed have been assessed and determined as unable to occur unless the tree-damaging activity is undertaken, and
- all the proposed components have been authorised by a development consent.

In addition to the above, s102(a)(2) identifies exclusion being removal to protect any person or building. However, it is suggested that the following be considered in the Bill, 'if the regulated tree is at the end of its useful life **and** if the Bill is to apply to both regulated and significant trees, preference would be to see reference to both regulated and significant trees within the proposed Bill'.

Lastly, the Administration requested that careful consideration to wording be given to s33A(1) of the *Development Act 1993*, as it is wordy, cumbersome and not user friendly.'

Intergovernmental Relations

Breakout Creek Stage 3 Project

The project Steering Committee and Working Group continues to meet on a regular basis on this project.

A Memorandum of Administrative Arrangement (MOAA) has been developed to establish agreed funding arrangements for delivery of the project between the Green Adelaide Board, the City of West Torrens, the City of Charles Sturt, and SA Water, as well as to set out responsibilities during design, construction, and for the long-term operation, monitoring and maintenance of the resulting assets.

The community consultation on the draft concept design (funded by Green Adelaide with in-kind support provided by the Cities of West Torrens and Charles Sturt) was undertaken using on-line methods (Zoom webinars and YourSay, social media) and engaged with more than 300 members of the community cumulatively, with 274 online surveys completed. The outcomes of the consultation are currently being analysed and are anticipated to be available in the near future. This will help inform finalisation of the concept and the detailed design for construction.

The detailed design process will be aided by a constructability feasibility assessment on the proposed design, funded by Green Adelaide. This process will provide advice on construction sequencing and will assist in the cost planning. This allows for greater efficiencies and optimises the benefits that can be realised by delivery of this project.

Environmental Sustainability

AdaptWest in Action

A detailed report providing progress of key actions against AdaptWest in Action 2019-2022 was provided to the 6 October 2020 meeting of the City Services and Climate Adaptation Standing Committee.

Rainwater Rebates

Four rainwater tank applications were received and approved between October 2020 and November 2020. This resulted in 13,700 litres of additional rainwater storage, and rebate expenditure of \$1,300 over this period.

Water Consumption Monitoring

A technical report that includes monitoring and evaluation of Council's water consumption for the 2019/20 financial year has been completed and will be presented to a future Committee meeting. Reviewing this information will help inform the development of future strategies aimed at improving Council's water sustainability performance and resource usage.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

As a result of the COVID-19 public health emergency and subsequent economic impacts, including a potential reduction in the rates base, there may be an initial tendency to place greater emphasis on immediate public health and economic concerns. However, any short term actions and budget decisions require a line of sight to the future challenge of climate impacts, which continue to require immediate action to mitigate future challenges. Notwithstanding this, Council continues to implement strategies to mitigate the impacts of a changing climate including those strategies detailed in this report.

Conclusion

This report details the activities of the Strategy Unit from October 2020 to mid-November 2020.

Attachments

Nil

18 LOCAL GOVERNMENT BUSINESS

Nil

19 MEMBER'S BOOKSHELF

- 2019/20 Local Government Association of South Australia Mutual Services Annual Report

RECOMMENDATION

That the additions to Members' bookshelf be noted.

20 CORRESPONDENCE

20.1 BHKC Stormwater Project November 2020 Newsletter

Correspondence has been received from the Project Director of the Brown Hill Keswick Creek Stormwater Project, Peta Mantzarapis, regarding the release of the BHKC Stormwater Project Newsletter for November 2020 (**Attachment 1**).

20.2 *Game On* Active Lives

Correspondence has been received from the Chief Executive of the Office for Recreation, Sport and Racing, Kylie Taylor, regarding the *Game On* Active Lives video brochure which highlights social and economic benefits of physical activity for South Australia (**Attachment 2**).

The *Game On* Active Lives video brochure will be available at the meeting for Members to view.

RECOMMENDATION

That the correspondence be received.

Attachments

20.1 BHKC Stormwater Project November 2020 Newsletter

20.2 *Game On* Active Lives

BROWN HILL AND KESWICK CREEKS STORMWATER BOARD PROGRESS REPORT NOVEMBER 2020

This report provides an update to our owner Councils in relation to the financial performance of the Brown Hill and Keswick Creeks Stormwater Board (BHKCSB) to 31 October 2020, an overview of capital works projects and insights into recent activities that may be of interest.

Business Performance to 31 October 2020 (YTD)

For the 2020/21 financial year to date, capital works expenses total \$1.58m across 2 projects – South Park Lands and Upper Brown Hill Creek, Area 1 (Everard Park).

Year to date, constituent Councils have been invoiced \$2.789m for capital funding. An additional capital funding invoice will be provided to each Council in January 2021 to bring the total Council contribution to \$5.638m for the financial year. The Stormwater Management Authority (SMA) contributed \$1.52m in capital funding in July 2020 for expenses incurred during the January-June 2020 period. In addition, the SMA will contribute an additional \$5.3m in capital funding being funds in advance for 2020/21, as approved by the SMA Board in June 2020. Approval of the Public Works Committee of Parliament is required prior to payment of these funds. The required report has been prepared and this process is underway.

Year to date operating expenditure totals \$127k against budget of \$185k.

High Level Capital Funding Summary – Whole of Project

Council Funding	SMA/Other Funding	Total Funding	Total Expenses
\$14,903,040	\$7,203,254	\$22,106,294	\$15,826,701

Unexpended funds are required for delivery of the South Park Lands project which will require significant expenditure over the 12-month construction timeframe.

Presentations by Project Director

The Project Director presented to the **Audit Committees** of the Cities of Unley, Mitcham and Burnside in May 2020. The focus of these presentations was project governance, finances and capital project works. In addition, the Project Director conducted two Zoom briefing sessions in November with **Council Mayors, Elected Members and staff** invited to attend.

The Project Director has been invited by City of West Torrens to present to the joint **Southern and Western Adelaide Zone Emergency Management Committee** meeting on 19th November. This Zone Committee, established pursuant to the State Emergency Management Plan, has membership including Chairperson, Police Local Commander, Zone Recovery Planner, Executive Officer (SES), Senior Managers from Local Government and members representing agreed stakeholders including community, non-government organisations and business.



Brown Hill Keswick Creek STORMWATER PROJECT

PO Box 124, UNLEY SA 5061
www.bhkcstormwater.com.au

Whole of project delivery strategy

Procurement for the whole of project delivery strategy has commenced with key components of the project including:

- developing the concept design of each sub-project to the 30% design stage;
- using the 30% design plans to develop more robust and accurate cost estimates;
- consideration of property and stakeholder impacts to develop an understanding of the requirements and allow for early engagement;
- development of a delivery strategy to consider the project as a whole and determine the most optimum and efficient method of delivery;
- development of a well-informed and robust business case that considers each of the inputs discussed above and arms the Owners Executive Committee with the information required to seek additional project funding.

This project will progress over the coming months and will include engagement and consultation with a number of residential property owners.

South Park Lands

The South Park Lands project is being managed by ProcurePM and specifically relates to:



Artist impression of wetland design

Victoria Park/ Pakapakanthi/ Park 16 Wetland

Located at the southern end of Victoria Park, the wetland will include areas of permanent water, areas that become inundated during 'normal' flows, and a broader area that will only become inundated during a large flood event along with a range of features that facilitate recreational use.

Blue Gum Park/ Kurrangga/ Park 20 Creek Works

Works include construction of a low-level mound and the realignment of existing open channels in the southern section of the park. The mound will be constructed to the south and west of existing playing fields and will stretch for a total of approximately 600metres.

A shared use path will be constructed on top of the mound.



Brown Hill Keswick Creek

STORMWATER PROJECT

PO Box 124, UNLEY SA 5061
www.bhkcstormwater.com.au

Early works have recently been delivered on site by BMD. These works involved removal of a large grove of Poplar trees situated adjacent the existing creek at the eastern side of the wetland site. Poplars are considered a weed species and are detrimental to the health of the creek network. Their removal was scheduled ahead of the main project construction to ensure works occurred in the tree's dormant period and to allow sufficient time to treat any shoots or regrowth that occurs in the coming weeks.



The plant supply contract has been awarded to Ecodynamics. Local provenance seed collection and plant propagation has commenced in preparation for supply in April/ May 2021.



The construction tender has been released and will be awarded in the coming weeks. Establishment of the stockpile site is expected to occur in December 2020 with wetland construction commencing in the new year.

Brown Hill Keswick Creek

STORMWATER PROJECT

PO Box 124, UNLEY SA 5061
www.bhkcstormwater.com.au

A community open day is scheduled for Saturday November 28th and will provide an opportunity for local residents and interested parties to review project plans and ask questions.

Invitation

Building a new wetland at Victoria Park/Pakapakanthi Open Day

Construction works at Victoria Park/Pakapakanthi (Park 16) are due to start in early December.

Come along to our Open Day at Victoria Park Racecourse to speak to the project team and learn more about the new wetland being built as part of the Brown Hill Keswick Creek Stormwater Project.

Saturday 28 November
 9am-11am
 Drop in anytime
 Victoria Park/
 Pakapakanthi (Park 16)
 (opposite Grant Ave)

www.bhkcstormwater.com.au info@southparklands.com.au 1300 281 235

Brown Hill Keswick Creek
STORMWATER PROJECT

Glenside

This project involves enlargement of an existing detention basin from a capacity of 18ML to 37ML, to limit flow to the existing capacity of the culvert under the Fullarton and Greenhill Roads intersection.

The Glenside site is being developed by Cedar Woods and flood mitigation infrastructure is now in place, including 3 large gross pollutant traps at the eastern side of the site, concrete channel along the northern Greenhill Road boundary and detention basin with pump.



Upper Brown Hill Creek, Area 1 (Everard Park)

The capacity of this section of Brown Hill Creek has now been increased with the former concrete open channel being replaced by a concrete covered culvert. The project location extends from Anzac Highway, Everard Park to Third Avenue, Forestville and provides an opportunity for City of Unley to extend Wilberforce Walk through to Anzac Highway. The site has now been handed over to the City of Unley for completion of the shared use path works at ground level.

Everard Park project



Prior to works commencing – Jan 2020



During construction



Culvert Installation



Project completion

Progress on Key Matters

Progress has been made on key matters in recent months, including:

- Completion of the 2019/20 audit process
- Completion of the 2019/20 annual report, accessible here:
<https://bhkcstormwater.com.au/wp-content/uploads/2020/10/BHKCS-Annual-Report-2019-20.pdf>
- Appointment of Rob Gregory as a new Board member, replacing Paul Bowler.
- Review of the Board's systems against the Better Practice Model – Internal Financial Controls
- Establishment of new and review of existing Board policies to ensure good governance practices
- Review of existing contract management processes and establishment of best practice document library
- Asset management planning, following directive on ownership and control of assets
- Report to Public Works Committee of Parliament to secure approval for Stormwater Management Authority funding to be provided in advance

Peta Mantzarapis
 Project Director
 10 November 2020



Government of South Australia
Office for Recreation, Sport and Racing

ORSR20/0417|B878799

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

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Brooklyn Park SA 5032
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www.ors.sa.gov.au

Dear Mr Buss

I am very pleased to enclose a copy of the *Game On* Active Lives video brochure, highlighting social and economic benefits of physical activity for South Australia (SA).

Throughout 2019 and 2020, the Office for Recreation, Sport and Racing (ORSR) partnered with SA Health to conduct an Active Lives Survey. The primary objective of the survey was to measure the activity levels of the SA population and to test if the active populations had different health, wellbeing and social outcomes compared to inactive populations.

The survey results showed that for every single measure the active population fared better compared to those that were a bit active or inactive. The active population reported better overall health, required fewer health services, enjoyed better mental health, stronger social connections and had greater self-efficacy.

An economic analysis undertaken also showed that an active person was less likely to access health services and did so less frequently, compared to a bit active and inactive people. This means that there are significant savings to be made if strategies were employed to shift the activity levels of inactive South Australians to reflect that of the active population.

The enclosed *Game On* Active Lives video brochure summarises the wellbeing and economic benefits of an active population and calls on decision makers to invest in initiatives that support South Australians to integrate more movement and activity into their everyday.

To support investment in this area the Office for Recreation, Sport and Racing's infrastructure grants were significantly boosted in the 2020-21 State Budget with \$44 million available over the next two years through the Community Recreation, Sport Facility Program (CRSFP), Grassroots Facilities Program and Regional and District Facilities Program. I would also like to highlight the recently announced \$100million Local Government Infrastructure Partnership program. All these grant programs provide a great opportunity for local government to fast track investment in sport, recreation, walking and cycling infrastructure to improve opportunities for your community to lead active lives.

OFFICIAL

2

Investing in social and active infrastructure is not only good for the health and wellbeing of your community, but it's a great stimulus mechanism, with a range of experts across the globe claiming this creates more jobs than through conventional road or civil projects.

Through better coordination between whole-of-state-government, local government and sectors that play an enabling role in physical activity, I believe that *Game On* will increase movement opportunities across the state, leading to stronger outcomes in community wellbeing, liveability and economic productivity.

As a key enabler of sport, recreation and active living in South Australia, I encourage you to watch this video and use it to stimulate the thinking of your Elected Members and colleagues as to how you can influence physical activity and the wellbeing of your community. I am sure you will agree the analysis presents a compelling argument for investment.

If you have some great ideas, or want to find out more about *Game On*, I would welcome an opportunity for our organisations to collaborate together towards the achievement of an Active State.

Yours sincerely



Kylie Taylor
CHIEF EXECUTIVE
Office for Recreation, Sport and Racing

12 November 2020

Attachment:

- *Game On* Active Lives video brochure

OFFICIAL

21 CONFIDENTIAL

Nil

22 MEETING CLOSE

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

Committee Members are required to:

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

5 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the meeting of the City Services and Climate Adaptation Standing Committee held on 3 November 2020 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 CITY SERVICES AND CLIMATE ADAPTATION REPORTS

11.1 Breakout Creek Stage 3 Redevelopment Project - Update

Brief

This report provides an update on the Breakout Creek Stage 3 project by summarising the community feedback on the draft design and support for the project advancing to detailed design.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

Green Adelaide provided a presentation to Council as a pre-brief on 18 August 2020. This served to provide an overview of the draft design that was used for the consultation process for redeveloping Breakout Creek Stage 3. That draft design was based on the nine design principles that were developed with the community in 2015. The draft design has been consulted on with the community and a position moving forward has been expressed by Green Adelaide, as described in this report.

Discussion

The community consultation phase has now closed and the feedback analysed. Letter from Green Adelaide has been received outlining the consultation process, the feedback received and direction moving forward based on the draft design (**Attachment 1**).

The Project Steering Committee understands that since the consultation closed, meetings have been held with the Lockleys Riding Club, involving the Minister for Environment and Water, MPs and the Director of Green Adelaide. This included discussing the community feedback and the space for horses, and in that context the Minister expressed support for advancing the project based on the draft design that was consulted on with the public.

The design consultants and project managers will now work closely with the Lockleys Riding Club to go through the design refinement aspects. This aims to maximise the best use of the agistment space and how horses connect safely to Apex Park, the need for a horse management plan, involvement with SA Water to update a lease arrangement, and to ensure horse management and safety during the construction phase.

Updates on this project will be provided to Council in future Activity Reports as the project progresses.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

Quality public space is essential to healthy, liveable communities, and its role in supporting the community's physical and mental health has been highlighted recently during the COVID-19 situation.

Conclusion

This report provides an overview of the consultation process and feedback received for the draft design for Breakout Creek Stage 3 as well as support for advancing the project based on that draft design, as outlined in a letter from Green Adelaide.

Attachments

1. Letter from Green Adelaide regarding Breakout Creek Stage 3 Redevelopment update



Government of South Australia
Green Adelaide

F0000108274

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

Green Adelaide

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Adelaide SA 5000

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Adelaide SA 5001

Tel 08 8463 3733

dew.greenadelaide
@sa.gov.au

[environment.sa.gov.au](https://environment.sa.gov.au/green-adelaide)
[/green-adelaide](https://green-adelaide)

Dear Mr Buss

RE: Breakout Creek Stage 3 redevelopment design update

On behalf of the Breakout Creek Stage 3 Steering Committee, of which the City of West Torrens is a member, I am pleased to provide you with this project update. As you were aware, a draft design for the project was presented to the community via the YourSAy website on 27 September 2020. The draft design was based on the nine design principles that were developed with the community in 2015. The YourSAy campaign ran for four weeks, with information provided to the community via the website and a series of community webinars. Following reading through the information, people were asked to take a survey to gain their feedback and to ascertain the level of support for different aspects of the design from the community.

To ensure a quality, independent engagement process was adopted, a specialist consultation team from URPS was engaged. An executive summary of the consultant's community engagement report is attached to this letter (Attachment 1), with the key highlights shown in the infographic in Attachment 2. We are pleased to say that there was strong community support for the draft design. Given this support, the Minister for Environment and Water has indicated he remains committed to the project and supports advancing the project based on the current draft design; a position consistent with the recommendation of the Steering Committee.

A summary of these key design features, and how they relate to the nine design Principles developed during the 2015 community engagement, is shown in the project update in Attachment 3.

The project design team will now be working closely with the Lockleys Riding Club on maximising the functionality of the horse agistment space (while considering technical and safety issues of the site), and developing a horse management plan for use of the space and how it interacts with the public and Apex Park. This includes negotiations with SA Water regarding changes to the current lease, and consideration of horse management and safety during construction.

We look forward to an ongoing close working relationship with the City of West Torrens throughout this project. For further information regarding this matter, please contact Nadine Kilsby, Senior Water Projects Officer, within the Department for Environment and Water on nadine.kilsby@sa.gov.au or 0429 529 172.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stuart Collard', followed by a period.

Stuart Collard
Manager Operations, Green Adelaide

Attachment 1: Executive Summary, Engagement Summary Report, Breakout Creek Stage 3
Redevelopment Draft design (URPS, 2020)

Attachment 2: Community engagement infographic

Attachment 3: Project update December 2020



Green Adelaide
20ADL-0026
October 2020

A large, solid green rectangular area occupies the lower half of the page. Overlaid on this area are several thick, white, concentric curved lines that sweep from the left side towards the right, creating a sense of motion and depth. The lines are more densely packed on the left and become more sparse towards the right.

ENGAGEMENT SUMMARY REPORT BREAKOUT CREEK STAGE 3 REDEVELOPMENT DRAFT DESIGN



Engagement Summary Report

Breakout Creek Stage 3 Redevelopment

Draft Design

12 October 2020

Prepared for	Green Adelaide
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1	01-10-20	ADC	AP	Report for review by Green Adelaide
2	12-10-20	Green Adelaide	AP	Updated report following review by Green Adelaide
3	12-10-20	Green Adelaide	AP	Updated report following additional review by Green Adelaide

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shaping great communities



1.0 Executive Summary

Redevelopment of Breakout Creek Stage 3, at the downstream end of the River Torrens, between Tapleys Hill Road and the West Beach outlet aims to transform this stretch of the River Torrens from an artificial channel to a more naturalised one through realigning the channel and establishing native vegetation. Stage 3 follows the highly successful redevelopments of Stage 1 (1999) and Stage 2 (2010), during which the River Torrens channel upstream of Stage 3 was widened and deepened, weeds removed, and 200,000 native species planted.

A draft design for Stage 3 of the Breakout Creek Redevelopment was prepared and engagement was been undertaken with key stakeholders and the community to seek their feedback on the draft design. Engagement occurred across two phases:

Phase 1 – early engagement with key stakeholders, focused on providing information on the process for engagement.

Phase 2 – engagement on the draft design.

In addition, the Breakout Creek project team emailed key stakeholders and community members leading up to start of Phase 1, informing them about the successful funding application and commencement of the design and engagement tasks. Workshops with Kurna National Cultural Heritage Association representatives have been undertaken over the past few years to identify how Kurna values can be incorporated, and the project team continues to work closely with Kurna.

This report focuses on Phase 2 engagement on the draft design. The objective of Phase 2 was to understand the level of support for the draft design overall, as well as the level of support for four key elements of the draft design.

The primary mechanism for Phase 2 was an online survey accessed from the YourSAy website (yoursay.sa.gov.au). Three community webinars were held for community members to learn more about the design, ask questions and provide feedback. The YourSAy website also included a discussion forum and a number of community members and organisations provided written (email) submissions.

Key elements of the draft design

Nine design principles were developed by the community in 2015 during the preparation of a concept design for Breakout Creek Stage 3. The Breakout Creek Stage 3 Redevelopment draft design was prepared taking into account the design principles, redevelopment of Apex Park, input from the Kurna Nation, technical feasibility studies, new approaches to water quality improvement and improved continuity with the upstream environment. The draft design includes four key elements that collectively meet the 9 design principles. These elements are a practical evolution of the design principles, that were developed to support community and stakeholder understanding of how the principles would be translated on the ground through the draft design.

Key element 1. Enhanced water quality treatment

Stormwater from adjacent streets will be diverted into new wetland ponds on the top of the banks, that will filter out pollutants and improve water quality before it enters Breakout Creek. The watercourse edge and channel will be revegetated using indigenous riverine plants that will provide additional filtration.

Key element 2. Restoring and experiencing native habitats and biodiversity

Naturalising the river and its banks will create habitat for native birds, fish and other animals. The predicted return of threatened bird and fish species, frogs and wading birds will provide local residents and visitors the chance to engage with nature at their doorstep.

Key element 3. Increased recreational opportunities

Opening up Breakout Creek downstream of Tapleys Hill Road with new paths and boardwalks, linking existing walking and cycling trails and creating new natural wetland areas and play spaces will increase recreational opportunities. Two new crossing points are proposed to allow the community to cross the River and better access nearby parks and reserves. Safety and access for all are key features of the draft design.

Key element 4. A place for horses.

The draft design proposes an area for horse agistment in the southwest part of the site. This will allow horses to remain at Breakout Creek and continue opportunities for interaction between the public and horses.

Survey findings

An online survey was established that asked a series of questions to better understand the level of support for each of the four key elements, the level of support for the draft design overall and other feedback or comments.

274 survey responses were received, with more than 50% of respondents were from the 3 post code areas adjoining Breakout Creek. The survey received a good response from people aged over 35 however a low response rate from people aged under 35 and no respondents from people aged under 18.

Just over 60% of respondents indicated that they visit Breakout Creek at least once a week, with the majority (76%) visiting to walk for exercise or recreation. 4% (10 people) of respondents visited to feed or exercise their horse and 34% of respondents went to visit the horses.

In response to questions about the current condition of Breakout Creek downstream of Tapleys Hill Road, 40% rated the attractiveness of the site as very good or good and 37% rated this as poor or very poor. 45% rated the current habitat for native animals as poor or very poor and 43% rated opportunities to enjoy the natural environment as good or very good. 27% of respondents rated the accessibility of the area as average with 33% rating accessibility as poor or very poor.

All key elements were supported by most respondents however key element 4 (A place for horses) had the most varied response and the highest proportion of 'Don't support' (see Figure 1).

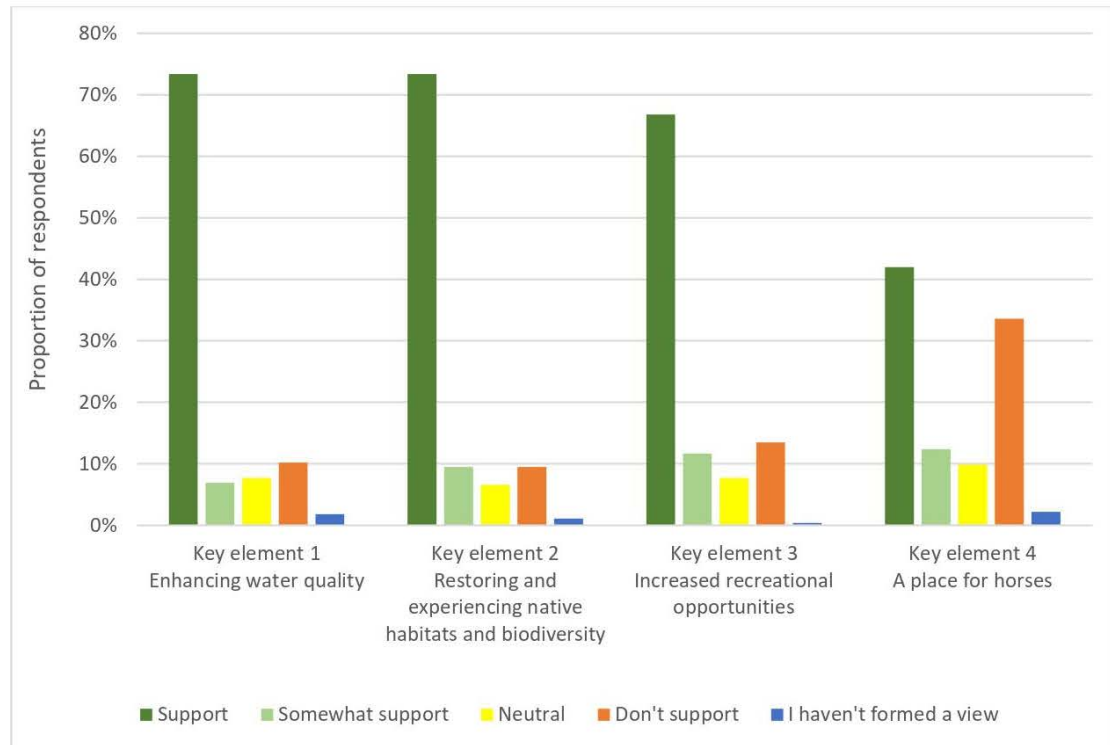


Figure 1 Support for the four key elements.

73% of respondents supported key element 1 - Enhanced water quality treatment. The main reasons provided for this support related to:

- Improving biodiversity and habitat
- Improving water quality into the Gulf
- Concern that horses impact water quality or a desire to remove horses from the river.

73% of respondents supported key element 2 - Restoring and experiencing native habitats and biodiversity. The main reasons provided for this support related to:

- Desire for restoration of native habitat to support return of animals (eg, fish and birds) as habitat has been lost across urban areas
- Concern that horses impact the environment and benefit few. Desire for the horses to be gone.
- Wanting more people to interact with nature, access the area and water's edge. Support for boardwalks and viewing decks

67% of respondents supported key element 3 – Increased recreational opportunities. The main reasons provided for their support included:

- Identification that action that gets people outside, in nature and active more often is beneficial, including opportunities for people of different ages, abilities and backgrounds.



- Support for more access to the area including through the river crossings and increased access to the riverbank and engage with the space.
- Support for improvements to the pathways as well as suggestions about design of specific features including crossings, paths (eg. resolving conflict of users on shared use paths), bins, benches and tables, public toilets, drinking water points, bike fix stations, kayak trail, BMX track, fitness equipment, signage, and quiet spaces.
- Support and enthusiasm for this focus and getting it done. An improvement to the area that will benefit the community.
- Support for the focus but still wanting more area for the horses versus those wanting happy with the allocation provided for horses or desiring even less land allocated to horses.

42% of respondents supported key element 4 - A place for horses. 12% somewhat support and 34% of respondents did not support the element. A review of the comments made in relation to key element 4 – A place for horses found that while a given person may ‘support’ the element because they agree with the smaller area allocated to horses in the draft design, another person may ‘support’ the element although they want the space to stay ‘as is’ for horses or to have more area for horses than what is in the draft design. Given this ambiguity, all comments across all support ratings (eg. support, somewhat support, neutral, do not support) were analysed to determine each comment’s intent relating the extent to which the respondent would like to see horses at the site.

Analysis of 183 comments in relation to key element 4 indicated that:

- 74 comments wish to maintain the current on-ground allocation of land for horses “as it is” or express that the area allocated for horses in the draft design needs to be larger.
- 101 comments were in favour of a reduction of the current on-ground allocation of land to horses to that which is in the draft design or would like to see the horses removed altogether.
- 8 comments said they like horses at the site but did not infer whether they are happy with the amount of space allocated in the draft design or not.

The draft design overall was supported by 55% of respondents with an additional 20% being somewhat supportive. 16% do not support the draft design (see Figure 2).

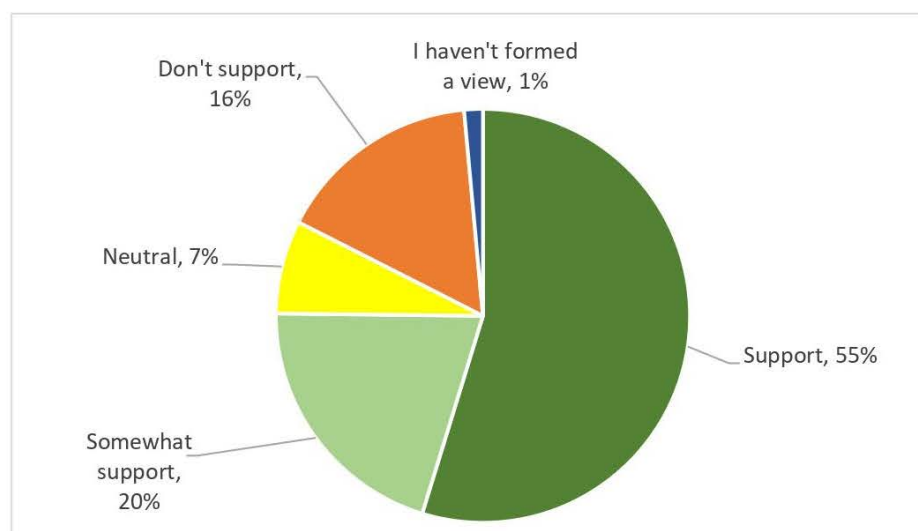


Figure 2 Overall support for the draft design.



Of the respondents that somewhat support the design, 19 indicated that they supported most of the design but do not support ongoing horse access, with 14 respondents supporting most of the design but wanting greater area for horse agistment. Of the respondents that do not support the design, more than half indicated a desire to see more space for the horses.

Online discussion forum

48 community members participated in the YourSAy discussion forum. Many of the comments included support for horses to remain at Breakout Creek as a primary theme, with a similar number supporting the draft design and redevelopment as presented.

Written submissions

12 written submissions were made by 9 individuals and 3 community groups/organisations. 3 of the submissions supported the draft design and naturalisation of the watercourse. There were also submissions recommending additional consideration of Accessible Design Principles and requesting path widening.

7 of the submissions raised concerns that the reduced area for horse agistment will lead to the Lockleys Riding Club becoming unviable and horses being forced off the area.

The Lockleys Riding Club in particular noted the need for 14 horses to ensure viability, requiring at least two-thirds of the southern side of the river and the preservation of the arena, yards and shed on the northern side by Military Road (where a new public park is indicated on the draft design).

Implications for the design

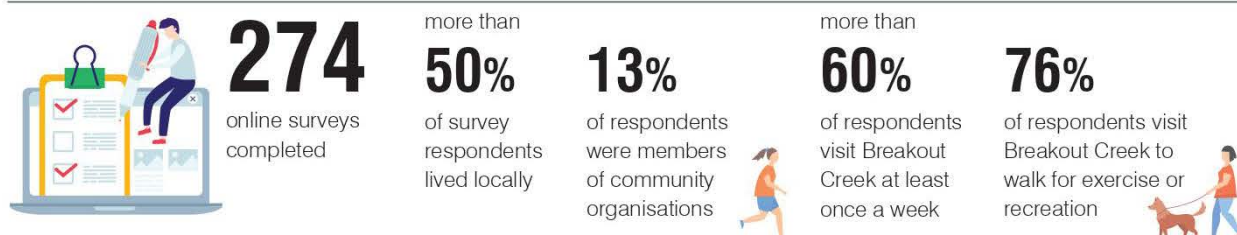
The survey responses indicate that there is majority support for the draft design. A number of design elements were raised for consideration during detailed design, including public safety, universal access, car parking and recreation infrastructure including toilets and drinking stations. Concerns about ongoing maintenance were raised by a number of respondents.

The space identified for horses generated the most comments. All four key elements received comments about horses. Many respondents indicated concern or disagreement in the design reducing the area available for horses and how this would impact horses at the site. An even greater number of respondents indicated support for the reduced in the area for horses, with many suggesting horses be removed completely from the site.

Breakout Creek Stage 3 Redevelopment

Summary of survey feedback on the draft design

Survey response



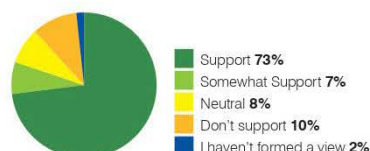
Support for the draft design overall

After looking at the draft design, what is your overall view?



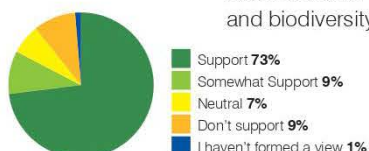
Support for key elements of the Breakout Creek Stage 3 draft design

73% **support** **Key element 1** Enhanced water quality treatment



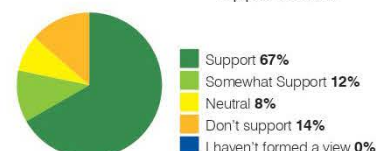
The draft design proposes that stormwater from adjacent streets will be diverted into new wetland ponds on the top of the banks, filtering out pollutants and improving water quality before it enters Breakout Creek. The watercourse edge and channel will be revegetated using indigenous riverine plants that will provide additional filtration.

73% **support** **Key element 2** Restoring and experiencing native habitats and biodiversity



The draft design proposes naturalising the river and its banks to create habitat for native birds, fish and other animals. The predicted return of threatened bird and fish species, frogs and wading birds will provide local residents and visitors the chance to engage with nature at their doorstep.

67% **support** **Key element 3** Increased recreational opportunities



The draft design proposes opening up Breakout Creek downstream of Tapleys Hill Road with new paths and boardwalks, linking existing walking and cycling trails and creating new natural wetland areas and play spaces to increase recreational opportunities. Two new crossing points are proposed to allow the community to cross the River and better access nearby parks and reserves. Safety and access for all are key features of the draft design.

42% **support** & **34%** **do not support**

Key element 4 – A place for horses

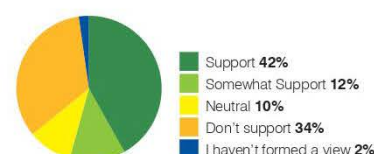
The draft design proposes an area for horse agistment in the southwest part of the site. This will allow horses to remain at Breakout Creek and continue opportunities for interaction between the public and horses.

Of the **183** respondents who commented on key element 4:

74 respondents indicated in their comments they want to maintain the current space for horses, supporting an increase to the area for horses proposed in the draft design.

42 respondents indicated they supported the (reduced) area for horses proposed in the draft design.

59 respondents indicated they did not support horses along Breakout Creek at all.



For more information contact DEW.BreakoutCreek@sa.gov.au

Breakout Creek Stage 3 Redevelopment

Update December 2020

Draft design update

The design for Breakout Creek Stage 3 is being finalised following the feedback we've received from the community. The following features are now incorporated into the design, which is based on the nine design principles developed with the community in 2015.



Naturalise the watercourse and create habitats for aquatic and terrestrial biodiversity

Areas with plantings adjacent to the river will provide habitat to enhance aquatic and terrestrial biodiversity. This will include planting threatened species and designing habitat to encourage threatened birds. The wetland areas will also provide a nursery habitat for fish.



Improve water quality by introducing biofiltration wetlands while maintaining flood conveyance.

Wetlands will be placed adjacent to the main channel and filter all stormwater entering the Breakout Creek channel area. Additional slow-flow areas will be built into the main channel and revegetated to provide water quality benefits.



Enhance the general amenity with a greater diversity of landscape treatments and interpret the local environment and culture

Kaurna cultural heritage is incorporated in the design, with focus on a cultural space on the northern bank adjacent Military Road. Kaurna-inspired nature play opportunities will be scattered throughout the site.



Improve recreation opportunities for a range of active and passive recreation

A range of active and passive recreation and accompanying facilities were suggested during the consultation which will be incorporated in the design. These include picnic sites, BBQ facilities, seating, boardwalks, riverside platforms, bird hides, bicycle facilities (such as maintenance stations and bike parking), and a variety of path options.



Provide equity in access and use and introduce opportunities for river crossing

Pathways are being designed so they are accessible for all users, including people who use a wheelchair or walker. Multiple entry points are being provided, such as from Apex Park and the northern bank adjacent to Military Road, with a path connecting the two. Car parking is provided in key locations.

Consultation identified support for the two river crossings that link the north and south sides of the river, at the Apex Park and Military Road locations as shown in the draft design for consultation.

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Breakout Creek Stage 3 Redevelopment

Update December 2020



Increase personal safety for users with good lighting and clear sightlines

Safety design features are incorporated to help ensure the safety of all users of all ages and abilities on the shared-use pathways. The path will be widened on both sides of the river and the lighting upgraded. Some paths will be realigned to increase sight lines. Relatively compact plant species will be selected to keep an open feel to the space.



Retain a space for horses and interpret the historic associations with the site

A horse agistment space will be retained in the south-western area (as shown in the draft design for consultation). The design consultants and project managers will continue to work closely with the Lockleys Riding Club to make the best use of this space, and how this space, and the horses, connect to Apex Park.



Enable ongoing maintenance and management with designs that are durable and sustainable

The design team will continue to work closely with the local government project partners to ensure the longevity of the paths and other features that are built.



Propose practical design outcomes that address the needs of stakeholders and community

The design team is working closely with construction experts to ensure the ease and efficiency of the build phase of the project.

A foundation principle of the Breakout Creek Stage 3 project is a close working relationship between the project team and representatives of the Kaurana Nation. A message from the Kaurana Nation:

"Karrawirra Pari (River Torrens) is a point of shared connection. With your participation and continuous support we can rejuvenate the spirit of the river and build a sense of cultural connection to this landscape for us all to enjoy."

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11.2 Community Services Activity Report - November 2020

Brief

This report details the activities of the Community Services Department for November 2020.

RECOMMENDATION

The Committee recommends to Council that the Community Services Activities Report - November 2020 be received.

Introduction

The Community Services department (Department) provides a report to each City Services and Climate Adaption Committee meeting detailing the status of key projects and activities for the preceding month.

Discussion

The key projects and activities undertaken by the Department during the month of October 2020 are as follows:

Community Centres

Weekend use at Thebarton Community Centre increased for wedding and engagement events and family activities where large space is required to assist with physical distancing measures. Week days were heavily booked for business meetings, staff training, and group work where additional office space is required to assist with physical distancing measures. Private hire usage at Plympton Community Centre returned to regular capacity including: AGM's, birthday parties and business information sessions.

Facility	# Groups	Hours used	Notes
Apex Park Community Facility	19	245	Activities heavily restricted Covid19
Cowandilla Community Room	-	-	Closed for staff use only - Covid19
Lockleys Community Room	-	-	Now closed (28/07/2020) for Mellor Park major works
Lockleys Sports Facility	3	23	Activities heavily restricted Covid19
Plympton Community Centre	32	361	Activities heavily restricted Covid19
Thebarton Community Centre	101	1038	Activities heavily restricted Covid19
Weigall Oval Sporting Facility	-	-	N/A - Public bookings live ETA 30/11/2020

Updates from partnership Community Centres:

Camden Community Centre

- Continuation of delivery of food relief packages to vulnerable residents through the COVID-19 pandemic, including partnership with Oz Harvest.
- Art group and Bingo groups re-opened.
- Consultation meetings were held with all senior participants of each program prior to reopening each program and all programs implemented COVID-19 Safework procedures.

Fulham Community Centre

- Last quarter was focussed on encouraging participants to come back and enjoy the programs on offer.
- A highlight in the last quarter was the Adelaide Symphony Orchestra event held in August, this event was attended by just under 100 people in hall. All COVID-19 safety requirements including social distancing were adhered to.

Western Youth Centre

- Last quarter was focussed on encouraging participants to come back and enjoy the programs on offer.
- Currently in a transition period, after the retirement of the long-time Secretary/Treasurer. Current focus is the updating of website and increasing reach on social media.

Disability, Access and Inclusion Plan

The current City of West Torrens Disability Access and Inclusion Plan (DAIP) ends in 2021 and due to competing demands in the Strategy Unit, the Community Development Unit has been charged with the review of the DAIP. A public consultation process to develop and inform the new DAIP has commenced in 2021.

The consultation details can be found at: <https://yoursay.westtorrens.sa.gov.au/daip>.

The consultation offers opportunities for people to get involved by joining a reference group, joining a discussion forum, populating a map and/or telling their own personal stories.

In accordance with the Disability Inclusion Act 2018, State authorities must develop and implement a DAIP to include strategies to support people with disability in accordance with guidelines that have been developed. In alignment with the State Disability Plan 'Inclusive SA', areas to address include, but are not limited to:

- inclusive communities for all
- leadership and collaboration
- accessible communities
- learning and employment.

A draft DAIP will be presented to Council in the New Year seeking approval to progress to formal consultation on the document.

Library Services

Remembrance Day 2020

The library windows displayed Remembrance Day photos in the evening for Remembrance Day 2020.



Jim Crawford Award Nomination

A nomination was submitted for the 2020 Jim Crawford Award (**Attachment 1**) for the response to COVID restrictions and closures in March 2020 by the Community Services team. In March 2020 the Library closed in response to the COVID-19 pandemic. However services were not entirely suspended. Throughout the COVID-19 period the library services focused on providing services and resources to customers in different ways. Inevitably most community programming was temporarily suspended in order to limit the spread of COVID-19 but it was vital to simultaneously put measures in place to reduce the impact of isolation and loneliness. Customers were isolating at home and needing access to free books and resources more than ever, particularly those without internet access.

The Community Services Department; Library, Community Development and Community Home Support Programs (CHSP) teams together helped support the physical, psychological and social wellbeing of residents to stay at home, in-line with government restrictions, thus encouraging social distancing and reducing community risk. Council has been advised that due to COVID-19 and the high number of applications received, the judging has been delayed

Justice of the Peace Service

The much missed JP Service in the Hamra Centre returned on Monday 16 November. It returned Monday to Friday from 10am to 4pm. Following a risk assessment the JP room was modified to be COVID-19 compliant to keep the JPs and customers as safe as possible:

- There is a cough screen, sanitiser and wipes for both JP and customer.
- Customers can keep the pen after use.
- Customers are asked to provide contact tracing details
- COVID information on physical distancing and contact tracing is available in languages other than English.

Reading Groups for English Language Learners

The reading groups held on Mondays and Wednesdays started up again this month. These groups look at short stories or other readings of interest. At meetings, they read the text aloud and focus on pronunciation and vocabulary. They also discuss the meanings of what they have read together.

Arts and Culture

The 2020 City of West Torrens Art Prize was judged by Peter Goers (South Australian amateur actor, director, reviewer and current host of a radio program on ABC Radio) and Jo Harris (artist and owner/operator of an art gallery, Mrs Harris' Shop, located in Torrensville). Due to COVID restrictions there was no official launch event but the art exhibition was on display in the Hamra Centre Auditorium from Friday 13 November to Friday 20 November. The winning painting is now owned by council. The winners were:

- Winner West Torrens Art Prize - *Solar Reflections* by Christopher Meadows (below)
- Emerging Artist Prize - *Precipice* by Nicky Brooks
- Senior Secondary Student Prize - *Riding to the Future* by Elsa Klinge
- Honourable Mentions
 - *Soylentgrain* by Michelle Cahill
 - *Plastic Bag Icon* by Marisha Matthews
 - *Field of Possibility* by Lauren Weir



Local History

Council's website was updated with information about the West Torrens local heritage places including Kandahar; businesses at Thebarton, Mile End, Torrensville, Lockleys, Fulham and Underdale; and industries like Perry Engineering and Kelvinator Australia Ltd. Two publications are currently being digitised: Corporation of the Town of Thebarton Fiftieth Anniversary (1933) and Thebarton Central School (1879-1929).

Our Big Back Yard Project

The Our Big Back Yard (OBBY) project team visited several outdoor spaces along the River Torrens to take photos to appear in the OBBY resources. Student members of the project team recreated the activities that will be featured in the resources and were photographed by the graphic designer. OBBY resources will be launched through schools within the OBBY suburbs before the end of the school term. The OBBY project team received approval to deliver a come and try day at one of the OBBY locations over the January school holidays. Planning will commence soon with a date, time and location locked in before the end of the school term.

Community Outreach

The Department hosted a stall representing the City of West Torrens at the FLO (Flexible Learning Options) Expo, at the Lights Community and Sports Centre, Lightview. FLO teachers from high schools in West Torrens were in attendance, and are now more informed of the services available to youth through Council.

Copies of Community Services brochures were included in the mail-out of the latest Council rates notices. This is a strategy to ensure that as many residents as possible are aware of the community services support and activities offered by the City of West Torrens.

Community Resilience

Confirmation was received that the City of West Torrens (CWT) and Red Cross collaborative application of \$20,000 for an LGA & DHS Youth-led Recovery Grant was successful.

The project applied for is called *Youth-led Resilience After Lockdown*. The project aims to empower young people (12-17 years) to design, develop and implement activities to support themselves and other young people in the event of a future lockdown or other emergency. Strategies will draw from young people's experience of COVID and consider what would help them strengthen their resilience should subsequent lockdowns or other emergencies occur. Through a series of strength-based co-design workshops young people will review their own resilience against resilience pillars (wellbeing, social connection and learning outcomes to improve their ability to prevent, prepare, respond and recover).

CWT will be working in partnership with Red Cross to deliver the workshops and outcomes with students from local schools.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

All Community Services programs have, when relevant, implemented climate adaptation strategies.

Conclusion

This report provides details on the activities of the Community Services Department for the month of November 2020.

Attachments

1. **Jim Crawford Award 2020 Nomination**
2. **Community Services Activities - December 2020**



West Torrens Library Service

Jim Crawford Award Submission

COVID-19: Opportunity

The West Torrens Library Service provides both the Hamra Centre Library and Mobile Library service to our community. Around 180,000 people attend the Hamra Centre each year, averaging around 700 visits per day.

In March 2020 the Library closed in response to the COVID-19 pandemic. However services were not entirely suspended. Throughout the COVID-19 period the library services focused on providing services and resources to customers in different ways. Inevitably most community programming was temporarily suspended in order to limit the spread of COVID-19 but it was vital to simultaneously put measures in place to reduce the impact of isolation and loneliness.

Customers were isolating at home and needing access to free books and resources more than ever, particularly those without internet access.

The Community Services Department; Library, Community Development and Community Home Support Programs (CHSP) teams together helped support the physical, psychological and social wellbeing of residents to stay at home, in-line with government restrictions, thus encouraging social distancing and reducing community risk.

Click, Call and Collect Service

The Library staff knew at 4pm on Thursday, 19 March 2020, that when they closed at 8pm they would not re-open on Friday morning, due to the COVID-19 pandemic. The team brainstormed to find solutions to two dilemmas; how customers could access their holds and how customers without online access to technology to digital resources could physically borrow DVDs, books and magazines. Staff were acutely aware of the importance of keeping people connected and looking after people's mental well-being.

The solution: the creation of a 'Click, Call and Collect' Service so customers could still borrow items. The Hamra Centre Library includes a large glass walled drive through garage which normally houses the Mobile Library truck - a perfect undercover location to provide a physically distanced, sanitised drive-through so people could collect their items.



This service was set up within a day and was available on the Saturday morning for the first Click, Call and Collect service. Around 75 people per day accessed this service, culminating in a total of 4,173 grateful customers.

Many of the residents of West Torrens do not have an internet enabled computer at home (ABS statistics suggest 17 per cent) and cannot access resources such as online videos and eBooks. Those in search of books or other library items for loan simply contacted the library by phone if without a home computer or clicked online, if possible, and placed their request.

Being accessible by phone and maintaining regular library hours for customers was important to keep the relationship between customers and staff alive over the closure period. Whilst other council libraries were minimising library hours and closing on certain weekend days, West Torrens continued to stay open, ready for the phone calls and customers queries.

On the first day that the Hamra Centre Library was closed (Friday 20 March), staff answered 130 calls. Over the three month closure, staff received on average 120 calls per day on a range of topics: how to use the returns chute, how to request a book online, how to access Wi-Fi (Wi-Fi is available in the car park and Memorial Gardens surrounding the library) and how to access eBooks.

The ready availability of staff strengthened the relations between customers and staff, keeping the library relevant to the community. Customer stories ranged from an 80 year old learning how to download eBooks because she could and many customers commenting that they were so grateful that staff were still available even if it was only over the phone. West Torrens continued to stay open (via the phone and the Click, Call and Collect service) on weekends so that customers who worked full time and busy families could collect their holds and book packs. The 'Click, Call and Collect' Service also allowed staff to promote other services to customers - digital services, online school holiday programs, and take home craft and activity packs designed for a range of ages.



A doorbell was placed at the returns chute so that customers could ring it for assistance with returning items. A second doorbell was placed in the drive-through garage for customers who did not have mobile phones. Ringing the doorbell alerted staff that a customer had arrived to collect their items.

In addition to collecting reserved items/holds, themed book packs and individualised book packs were available for those readers who would usually browse the shelves for their next read. Customers could phone the library and staff would ask questions to refine their reading preferences to a variety of authors or genres that were physically located in the West Torrens Library. Alternatively, customers could choose a preselected pack on a variety of themes, from the popular chick lit and crime genres, to Australian authors, British detective stories and Scandinavian writers. The types of items offered to customers also included audio books, non-fiction items and DVDs. The individualised book packs, although based on their reading tastes, lead to many customers to comment on how the books provided extended their reading interests and some new authors became their favourites. Staff would also offer extra titles when a customer collected a hold, to ensure they had sufficient reading material at home.



Not only books were collected via the library drive through service. The annual native plant give away usually attracts hundreds of residents however COVID-19 restrictions regarding physical distancing and large gatherings meant a re-think was required. The library's drive-through set up provided a very successful alternative for plant collection.

None of this would have been possible without the assistance of other Civic and Depot staff who installed bollards and signage for pedestrian safety and installed a zebra crossing allowing customers to safely cross the library driveway to the Returns chute. CHSP cleaning staff who had lost employment due to the pandemic were engaged to sanitise the items before collection by customers.

The Community Services Department consisting of the Community Development, CHSP and Library teams created a combined list of vulnerable people, in particular those without family support. The list included customers who were unable to visit the library due to illness, immobility and those older customers who were concerned about venturing out due to the restrictions. Staff from the three teams were upskilled on the various services available from the Department as a whole and were then able to cross promote during their regular welfare calls. Food hampers were delivered to vulnerable residents when needed and the Library's free online services, Home Library/Drop'n'wave services, take home craft, activity and pen pal packs were also popular.

The Library's home garden produce exchange cart was converted to offer free books. Also extremely popular were the free books regularly left on the picnic tables in the Memorial Gardens outside the library.

Life online

Debra the zebra is the much loved face of the Children's area and a source of great delight to the many pre-school aged visitors.

When COVID-19 forced a lockdown of all community activities the Children's Services Officer set up a video link from home to stream the Baby and Toddler Time programs on Facebook. She went the extra mile, carting the life-size zebra bench home, to add authenticity and familiarity to her twice weekly on line sessions. Baby and Toddler time usually draws in over 50 babies and carers per session each week, and the Children's Services team wanted to continue engaging customers (from a distance) in these essential and popular programs. The team used the consistency of day, time and familiar faces to provide two online sessions a week for each of the three program: Baby



Time, Toddler Time and Story Time. This fostered the relationships already created with children who had previously attended in-person. All the sessions are also posted on YouTube so that parents can access them at any time to enjoy with their children. As a result, children and families could remain connected to library staff and continue to develop their love for music, literacy and learning.



Teen Book Taster was launched just days into the Covid-19 lockdown to replace the much loved Friday Fun program. It is broadcast weekly in the usual Friday Fun timeslot and aimed at 10 to 13 year olds. The aim was to keep the Friday Fun crew together and connected, and to whet their reading appetites. Teen Book Taster uses a set menu concept with an entrée book, a main course book and concludes with a dessert book, each representing a different genre. The feedback has been positive, with comments from parents describing how the program has broadened their child's reading horizons, moving them from their comfort zone of favourite authors to an exciting new world of previously un-heard of authors and titles, thus strengthening their love of reading.

School Holidays in a COVID-19 state

COVID-19 forced the closure of many activities we had previously taken for granted. The City of West Torrens' April and July school holiday programs were nearly another casualty, however staff were able to adapt and deliver differently by offering online alternatives. Traditionally known as 'Get With the Program' and temporarily rebadged as 'Happy at Home', staff managed to get the online program up and running within days of the library being closed to the public. This meant it was able to be offered across the full three weeks of the extended Easter school holiday break.

The programs featured a large variety of fun and educational individual and family activities via video and web links. All activities were free, and the program encouraged families to learn something new, make the most of what they had, exercise, develop practical life-skills, eat well, stay connected, and have fun. The online version was compliant with COVID-19 self-isolation practices and successfully increased GWP participation as the virtual configuration means that more activities were available and very few had attendee limits.



For those unable to connect with us online, hundreds of 'Mystery Busy Bags' were created for the first time, containing a range of items for families to use at home. They were collected in person using the Hamra Centre Library's contactless 'Click, Call and Collect' service, protecting customers and staff from possible disease transmission. Craft bags were a real highlight, compensating for the cancelled craft activities in the library by giving residents a pack of random craft items and encouraging them to put their imaginations to work. They were then invited to share their creations online via the library Facebook page. The winter program promoted the use of Council's parks and bike paths which further assisted with indoor gathering limitations.

Supporting our residents

Throughout COVID-19 our Community Services staff continued to provide services and contact to our local residents, including those in our community considered as vulnerable.

Library staff participated in initiatives including:

- Contacting 102 residents with weekly or fortnightly 'check in' phone calls.
- Providing entertainment bags and activity bags with puzzles, jokes, health and wellbeing and COVID information.
- Around a dozen participants from our 'Bokes Brekky' received magazines and books to help them in isolation, with some continuing to meet at each other's homes while maintaining physical distancing and group number rules
- Our school holiday program 'Get with the Program' was delivered online as 'Happy at Home'.

Story Garden

The Library tree has long been a library icon. Together with a thick under-planting of greenery it provided a lush and shady outlook from the library windows. A beautiful spot but not always a usable one.

In collaboration with the Depot's horticulture team this hidden corner has been transformed into a story garden. As shown, there are meandering paths, lots of plants, bright toadstools and a bench constructed from a tree trunk. A kookaburra and two goannas perched in the trees contribute to the magical feel. This space has been a huge hit with the children who love to play in the space and many online Baby, Toddler and Story Time sessions have been filmed from the toadstools. During the September school holidays the first Story Garden event was held. A book was hidden in the tree and participants were encouraged to share their experience via social media.



Library customers have the last word...

'Thank you very much for enabling returns, ordering books/magazines online/phoning through requests, the call, click & collect facility. Wonderful, wonderful staff!' - C.S. 'Thank you for making this service available for all us book lovers. Thanks is not enough.' - T.V.O. 'Wonderful assistance. Keeps us all sane. Bless you all at our library.' - N.J.K. 'Improve on fabulous? Not possible! Love the library' - T.W.

Community Services Activities and Events - December 2020

21/12/20-22/1/21 (Except weekends) 1pm-3pm Arcade Games West Torrens Auditorium
Teen Summer Reads - throughout the school holidays

Date	Time	Activity/Event	Location
Tue 1/12	8.45am	Blokes Brekky	Villi's Café
	10.30am	Baby Time	West Torrens Auditorium
	11.15am	Toddler Time	West Torrens Auditorium
	1pm	Learn English Class with free Crèche	Hamra Centre
	2pm	Baby and Toddler Time Facebook live	
Wed 2/12	10.30am	Story Time	West Torrens Auditorium
	10.30am	Book Club	Hamra Centre - Sun Room
	10.30-11.30am	Active Ageing Volunteer Morning Tea	
	11am-1pm	Sewing Studio	Plympton Community Centre
	4pm-6pm	Dungeons and Dragons Club	West Torrens Auditorium
Thu 3/12	8.00am	NHF Walking Group	Kurralt Park
	9.00am	Brickworks Shopping Bus Run	Brickworks Marketplace
	10.30am	Baby Time	West Torrens Auditorium
	11.15am	Toddler Time	West Torrens Auditorium
	6pm	Financial counselling by phone	
	6pm	Book Club	Hamra Centre - Sun Room
Fri 4/12	8.30am	Hilton Shopping Bus Run	Hilton Plaza Shopping Centre
	10.00am	Movers & Shakers Exercise Group	Plympton Community Centre
	10.00am	Knit & Knatter Group	West Torrens Auditorium
	10.30am	Story Time Facebook live	
	12pm	Kurralt Park Shopping Bus Run	Kurralt Park
	12pm	Brickworks Shopping Bus Run	Brickworks Marketplace
	1-4pm	Rewire tech help by phone	
	3pm	Book Club	Hamra Centre - Sun Room
	4pm	Teen Book Taster Online Facebook	
Sat 5/12	10am-1pm	Rewire tech help by phone	
Sun 6/12			
Mon 7/12	8.00am	NHF Walking Group	Kurralt Park
	9.30am	Children's Program Volunteer Morning Tea	TBA
	10am-12pm	Yarn Knitting Group	West Torrens Auditorium
	10am-11.30am	Monday Meet-ups (CHSP)	Plympton Community Centre
	10.30am	Learn English Reading Group-intermediate to advanced	Hamra Centre
	12.00pm	Monday Meet-ups Volunteer Morning Tea	Highway Inn
	6pm-8pm	Sewing Studio	Plympton Community Centre
Tue 8/12	10am-11.30am	Share a Table - Active Ageing	Plympton Community Centre
	10.30am	Baby Time	West Torrens Auditorium
	11.15am	Toddler Time	West Torrens Auditorium
	1pm	Learn English Class with free Crèche	Hamra Centre
	2pm	Baby and Toddler Time Facebook live	
Wed 9/12	10.30am	Story Time	
	10.30am	Learn English Reading Group-post beginner to pre intermediate	Hamra Centre
	11am-1pm	Sewing Studio	Plympton Community Centre
	2pm-4pm	Library Volunteer Afternoon Tea	West Torrens Auditorium

Date	Time	Activity/Event	Location
Thu 10/12	8.00am	NHF Walking Group	Kurralt Park
	8.30am	Brickworks Shopping Bus Run	Brickworks Marketplace
	10.30am	Baby Time	West Torrens Auditorium
	11.15am	Toddler Time	West Torrens Auditorium
Fri 11/12	9.00am	Brickworks Shopping Bus Run	Brickworks Marketplace
	10.00am	Movers & Shakers Exercise Group	Plympton Community Centre
	10.30am	Story Time Facebook live	
	12.00pm	Kurralt Park Shopping Bus Run	Kurralt Park
	1-4pm	Rewire tech help by phone	
	2-4pm	JP Volunteer Afternoon Tea	West Torrens Auditorium
	4pm	Teen Book Taster Online Facebook	
Sat 12/12	10am-1pm	Rewire tech help by phone	
Sun 13/12			
Mon 14/12	8.00am	NHF Walking Group	Kurralt Park
	10am-12pm	Yarn Knitting Group	West Torrens Auditorium
	10am-11.30am	Monday Meet-ups (CHSP)	Plympton Community Centre
	11am-1pm	Come & Try - Snooker	SnookerSA
	6pm-8pm	Sewing Studio	Plympton Community Centre
Tue 15/12	8.45am	Blokes Brekky	Villi's Café
Wed 16/12	10.30am	Author visit: Mandy Foot	West Torrens Auditorium
	11am-1pm	Sewing Studio	Plympton Community Centre
	11am-1pm	Come & Try - Snooker	SnookerSA
Thu 17/12	8.00am	NHF Walking Group	Kurralt Park
	9.00am	Brickworks Shopping Bus Run	Brickworks Marketplace
	1pm-4pm	Come & Try - Cricket	Plympton International College
	2-4pm	Xmas Craft	West Torrens Auditorium
	6pm	Financial counselling face to face	Hamra Centre
	7pm	Movie Night "Yesterday" (M)	West Torrens Auditorium
Fri 18/12	1-4pm	Rewire tech help by phone	
Sat 19/12	10am-1pm	Rewire tech help by phone	
Sun 20/12			
Mon 21/12	8.00am	NHF Walking Group	Kurralt Park
	2-4pm	Grown up Lego	West Torrens Auditorium
Tue 22/12			
Wed 23/12			
Thu 24/12		LIBRARY CLOSING AT 12 NOON	

Date	Time	Activity/Event	Location
Fri 25/12		CHRISTMAS DAY PUBLIC HOLIDAY	
Sat 26/12		LIBRARY CLOSED	
Sun 27/12		LIBRARY CLOSED	
Mon 28/12		PROCLAMATION DAY PUBLIC HOLIDAY	
Tue 29/12			
Wed 30/12			

11.3 Urban Services Activities Report

Brief

This report provides Elected Members' with information on activities within the Urban Services Division.

RECOMMENDATION

The Committee recommends to Council that the Urban Services 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

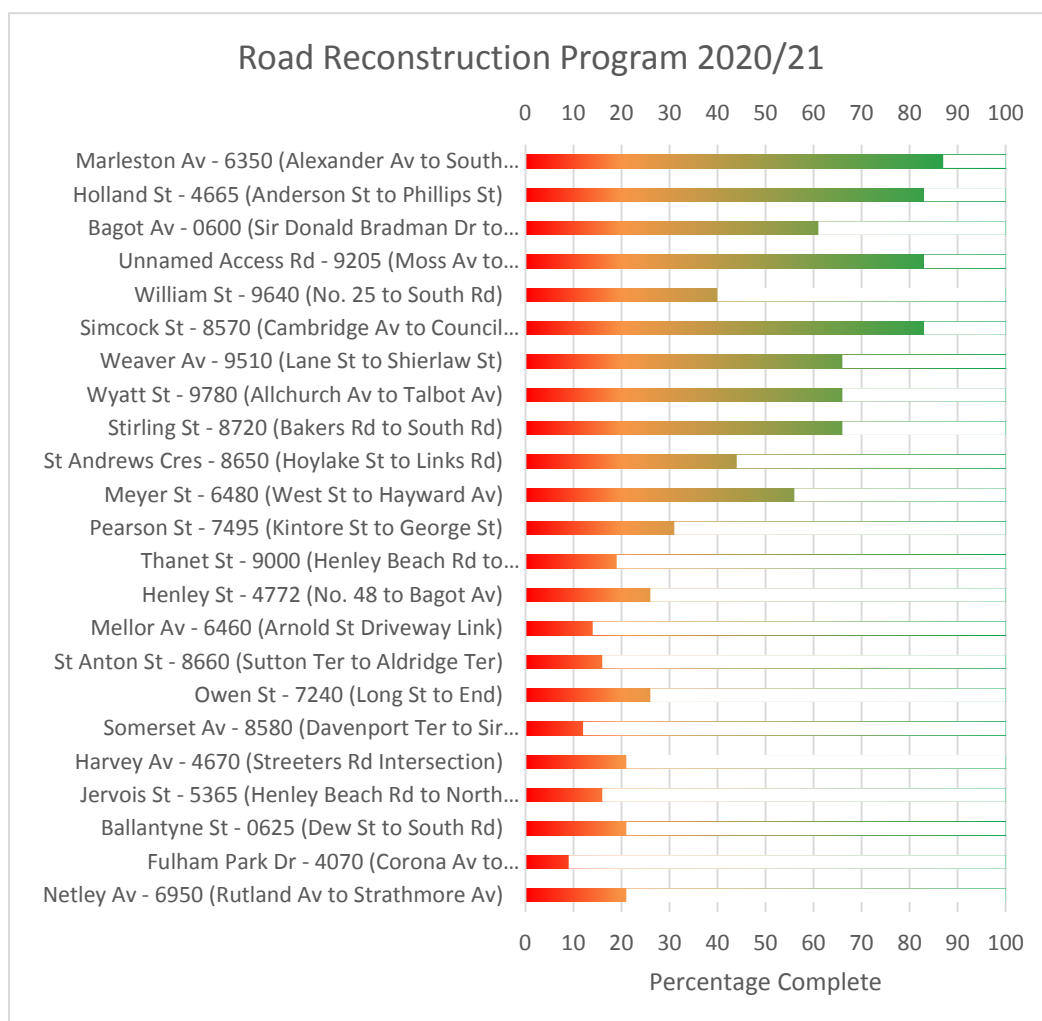
Breakout Creek Stage 3 redevelopment	The community consultation phase has now closed and the feedback analysed. Please refer to the separate report within the City Services and Climate Adaptation Committee on 8 th December 2020
Stormwater Catchment Management Plan - Local drainage in West Torrens	The draft Stormwater Catchment Management Plan for local drainage in West Torrens is being progressed. It is anticipated that consultation on the draft plan will commence in early 2021.
CWT Transport and Movement Plan	The Transport and Movement Strategy is currently being reviewed and updated. Preliminary engagement with adjoining councils is currently underway and the Administration is currently developing consultation material for Elected Member and Community engagement that is anticipated to occur in early 2021.
Infrastructure and Asset Management Plans	The Administration is currently updating the suite of Asset Management Plans. An information presentation to Elected Members is scheduled for mid-December 2020 prior to consultation engagement with the community in January/February 2020.
Stirling Street Stormwater Drainage Upgrade, Thebarton	Construction has commenced with preliminary works underway. Major construction for the laying of the underground pipe system will be commencing mid-January 2021.
Admella Street and Reserve Upgrade	The process of tendering for the physical construction works associated with this project have commenced. Construction of the works is scheduled to commence in early in 2021.
Sherriff Street Stormwater Upgrade, Underdale	Construction works are completed.
LED Street Lighting Upgrade	Administration have sought offers for the continued transitioning of the remaining "P" Category street lights to LED and are currently finalising contract documentation for the project to commence early in 2020.

Bagot Ave, Hilton, Cowandilla and Mile End, Road Reconstruction and Urban Streetscape Upgrade	<p>The process of tendering the construction works associated with this project have commenced.</p> <p>On ground works are scheduled to commence early in 2021.</p> <p>Prior to the commencement of works, further communications will be undertaken with residents and businesses of the street to provide updates on alterations to the design based on the consultation feedback, outline the program, methodology and restrictions associated with the construction phase of the project.</p>
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Capital Works

Road Reconstruction Works

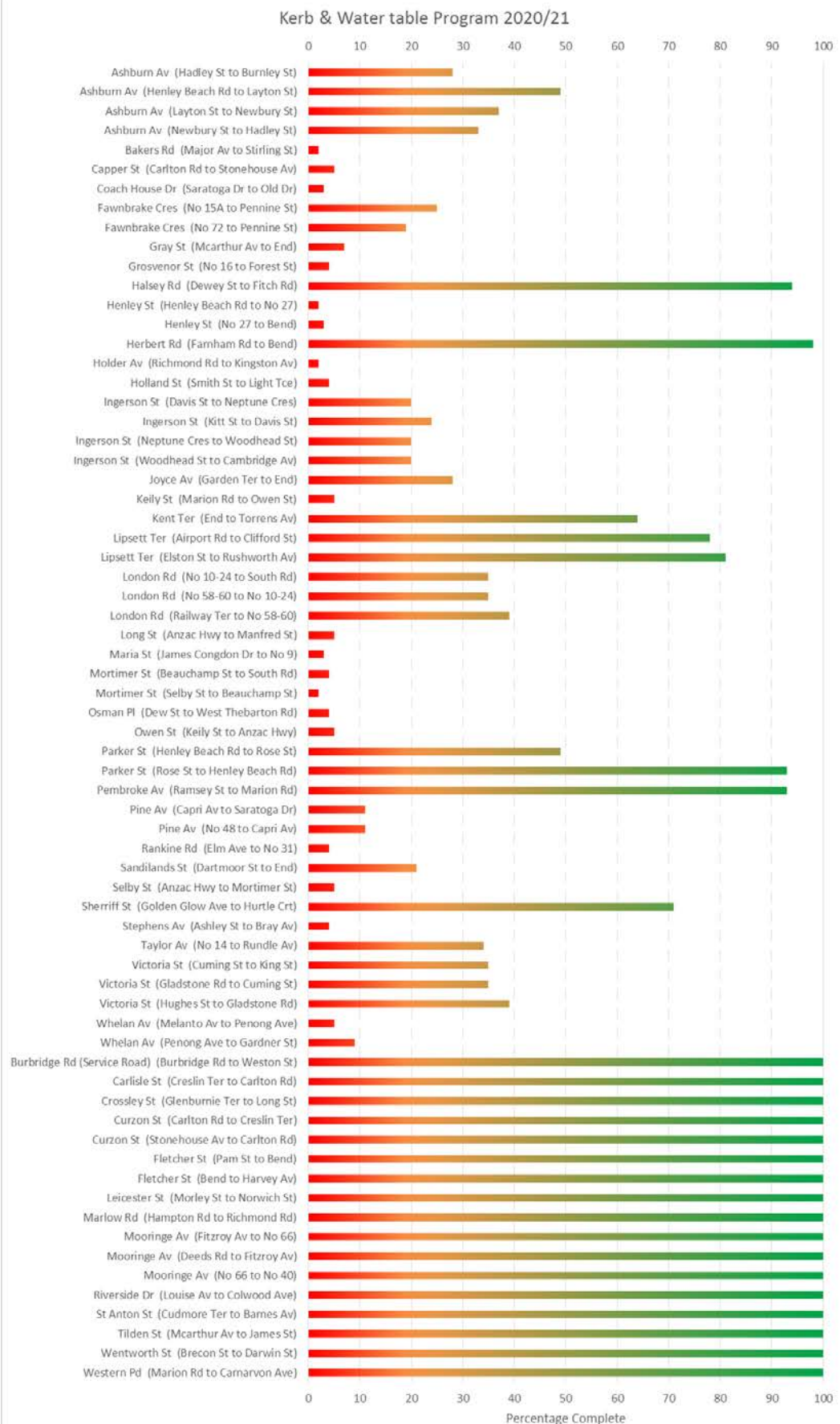
The progress of works associated with the 2020/21 Road Reconstruction Program are as follows;



Construction works have commenced on the following Roads;

- Marleston Avenue, Ashford (South Road to Alexander Avenue)
- Holland Street, Thebarton (Phillips Street to Anderson Street)
- Simcock Street, West Beach (Cambridge Avenue to Council Boundary)
- Service Road, Marleston (Moss Avenue to Ritchie Terrace)
- Wyatt Street, North Plympton (Allchurch Avenue to Talbot Avenue)
- Stirling Street, Marleston (Bakers Road to South Road)
- Weaver Avenue, Richmond (Lane Street to Shierlaw Street)
- Meyer Street, Torrensville (West Street to Hayward Street)

<p>Kerb and Gutter Program 2020/21</p>	<p>The progress of works associated with the 2020/21 kerb and gutter program are as follows;</p> <p>Construction works completed in October;</p> <ul style="list-style-type: none"> • Burbridge Rd West Beach (Service Road) • Crossley St Plympton (Glenburnie Ter to Long St) • Mooringe Av Plympton (Deeds Rd to No 40) • Fletcher St Netley (Pam St to Harvey Av) • Marlow Rd Keswick (Hampton Rd to Richmond Rd) • Riverside Dr Fulham (Louise Av to Colwood Ave) • Wentworth St Lockleys (Brecon St to Darwin St) <p>Kerb and gutter works have commenced in the following streets during November;</p> <ul style="list-style-type: none"> • Ashburn Av Fulham (Henley Beach Rd to Burnley St) • Halsey Rd Fulham (Dewey St to Fitch Rd) • Fawnbrake Cres West Beach (No 15A No 72) • Ingerson St West Beach (Kitt St to Cambridge Ave) • Joyce Av Underdale (Garden Ter to End) • Sherriff St Underdale (Golden Glow Ave to Hurtle Crt) • London Rd Mile End (railway Tce to South Rd) • Parker St Mile End (Henley Beach Rd to Rose St) • Victoria St Mile End (Hughes St to King St) • Pembroke Av Netley(Ramsey St to Marion Rd) • Sandilands St Lockleys (Dartmoor St to End) • Taylor Av Lockleys (No 14 to Rundle Av) <p>Please refer to the progress chart below for completion status</p>
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Surface Reseal Program 2020/21

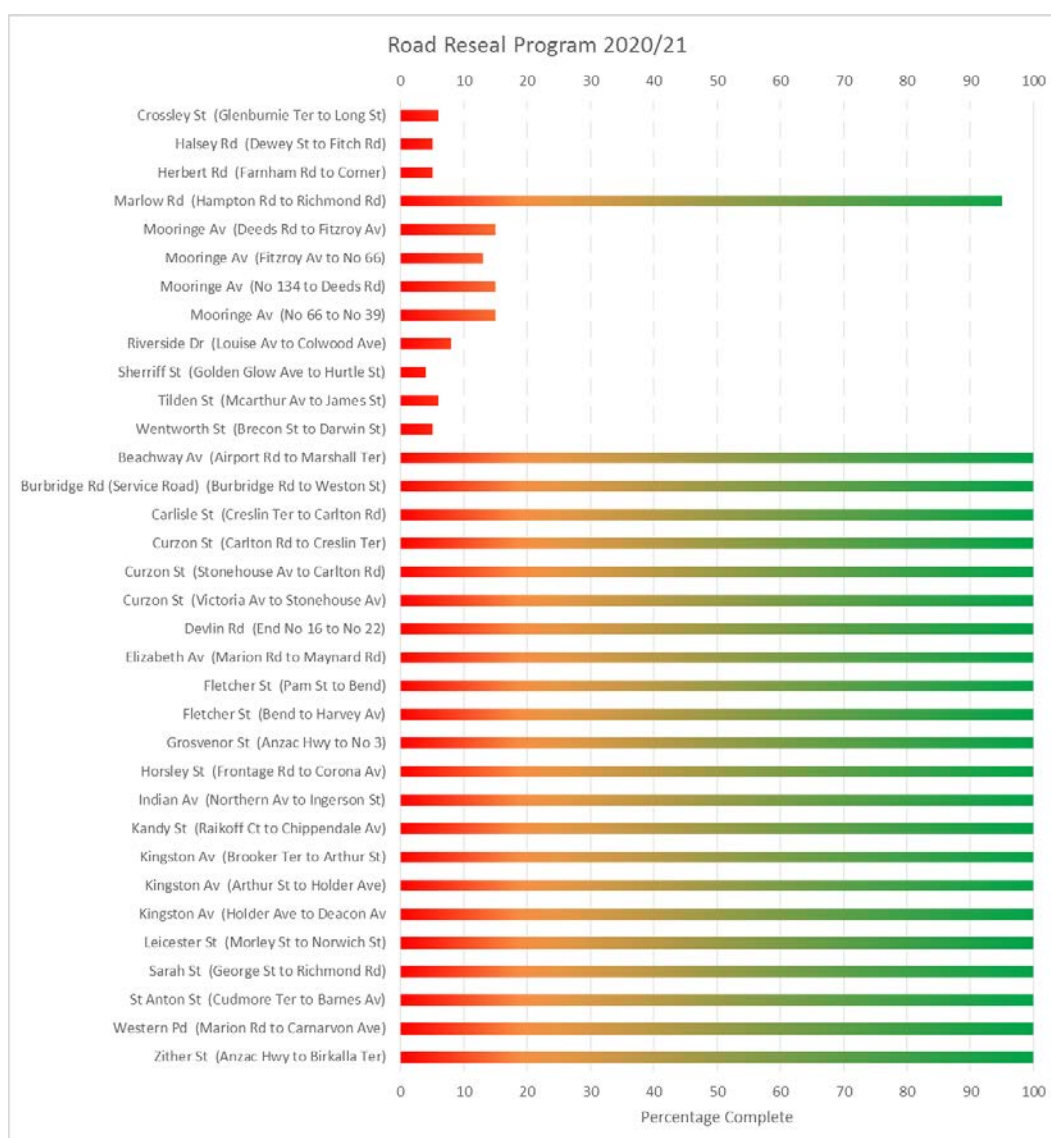
The progress of works associated with the 2020/21 road reseal program are as follows;

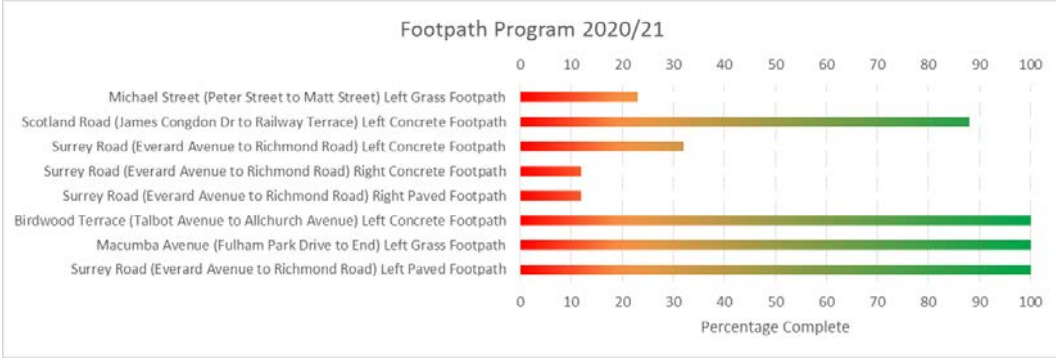
Construction works were completed on the following streets in October;

- Burbridge Rd West Beach (Service Road) (Burbridge Rd to Weston St)
- Elizabeth Av Plympton (Marion Rd to Maynard Rd)
- Grosvenor St Glandore (Anzac Hwy to No 3)
- Horsley St Lockleys (Frontage Rd to Corona Av)
- Kandy St Fulham (Raikoff Ct to Chippendale Av)
- Kingston Av Richmond (Brooker Tce to Deacon Ave)
- Leicester St West Richmond (Morley St to Norwich St)
- Sarah St Marlestone (George St to Richmond Rd)
- Western Pde Brooklyn Park (Marion Rd to Carnarvon Ave)

Road Reseal works will commence in the following streets during November;

- Mooringe Av (No 39 to 134)



<p>Footpath Program 2020/21</p>	<p>The progress of works associated with the 2020/21 footpath program are as follows;</p> <p>Construction works were completed on the following streets during October;</p> <ul style="list-style-type: none"> • Birdwood Terrace Plympton (Talbot Avenue to Allchurch Avenue) Northern side • Surrey Road Keswick (Everard Avenue to Richmond Road) Western Side <p>Works will commence in the following streets during November;</p> <ul style="list-style-type: none"> • Michael Street Lockleys (Peter Street to Matt Street) Western side • Scotland Road Mile End (100m of footpath at the Railway Tce end) Northern side  <p>The chart shows the percentage completion for various footpath projects. The projects and their completion percentages are: Michael Street (Peter Street to Matt Street) Left Grass Footpath (20%), Scotland Road (James Congdon Dr to Railway Terrace) Left Concrete Footpath (90%), Surrey Road (Everard Avenue to Richmond Road) Left Concrete Footpath (30%), Surrey Road (Everard Avenue to Richmond Road) Right Concrete Footpath (10%), Surrey Road (Everard Avenue to Richmond Road) Right Paved Footpath (10%), Birdwood Terrace (Talbot Avenue to Allchurch Avenue) Left Concrete Footpath (100%), Macumba Avenue (Fulham Park Drive to End) Left Grass Footpath (100%), and Surrey Road (Everard Avenue to Richmond Road) Left Paved Footpath (100%).</p>
<p>Playground Upgrade 2020/2021</p>	<p>The following is an update on the replacement program for playgrounds at:</p> <ul style="list-style-type: none"> • Mellor Park Reserve, Lockleys - The project will be implemented as part of the reserve upgrade which is expected to commence upon completion of the demolition works. Demolition of the hall and the adjoining buildings have been completed. Site works for the reserve upgrade will commence in early December and continue into 2021. The playground component will be included as part of the reserve upgrade. • Swan Ave Reserve, West Beach - The project is completed. • Camden Oval, Novar Gardens - The project is completed. <p>Consultation for the following playgrounds is currently being undertaken using signage at each of the nominated playgrounds with a QR code to access the "Your Say" website. The "Your Say" website is also available via the Council website. Consultation closes on the 17 December 2020.</p> <p>The playgrounds include:</p> <ul style="list-style-type: none"> • Rex Jones Reserve, North Plympton; • Britton Street Reserve, West Richmond; • Helenslea Avenue Reserve, Brooklyn Park; • Westside Bikeway Creslin Terrace - Gym equipment (only); • Douglas Street Island Lockleys.

Reserve Irrigation Upgrades 2020/2021

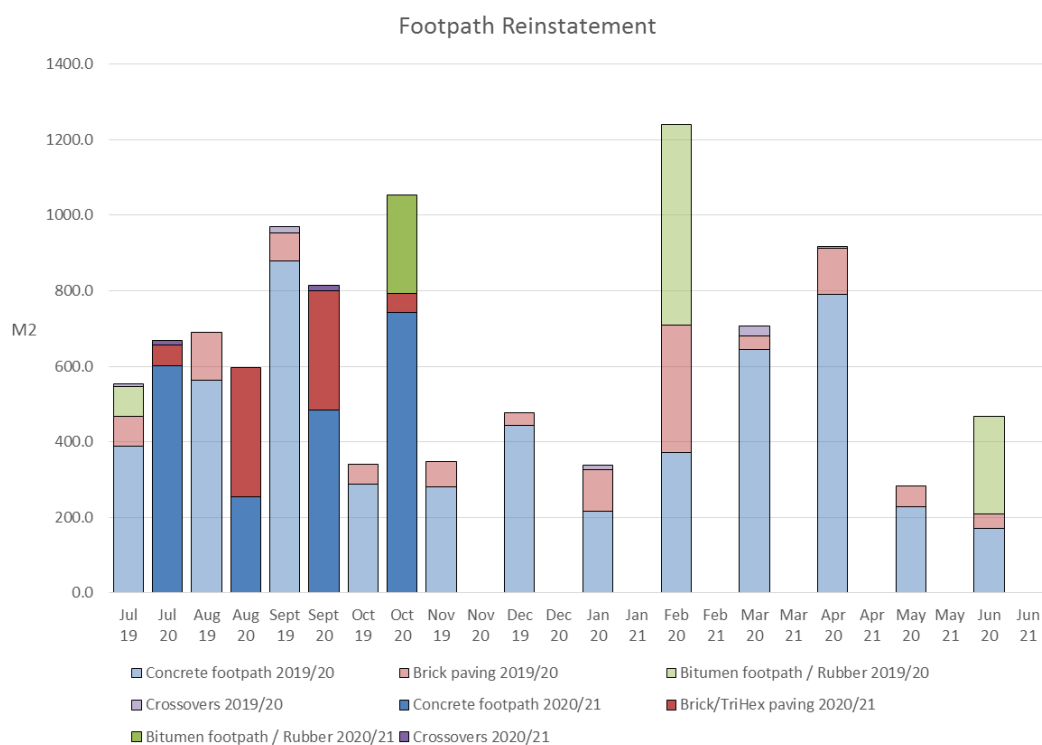
The following is an update on the irrigation upgrade program for reserves at:

- Westside Bikeway, Marleston / Plympton, (staged project, selected areas within the linear park (Birdwood Tce / McArthur Ave) - landscape areas now expected to be completed by the end of December. Project delays are continuing due to the connectivity to the existing recycled water main. Planning and design has also commenced on the next stage of irrigation of the bikeway, Creslin Tce - between Stonehouse Ave and Cromer St, Camden Park.
- Lockleys Oval and surrounds - This project is included as part of the Lockleys Oval Redevelopment, and is scheduled for completion in late 2020;
- Weigall Oval, Plympton - Irrigation Bore replacement and upgrade. Works are expected to commence in December and continue in early February 2021.
- Pine Ave (verge area), Novar Gardens - works are completed;
- River Torrens Linear Park, Michael Street, Lockleys - works are completed.

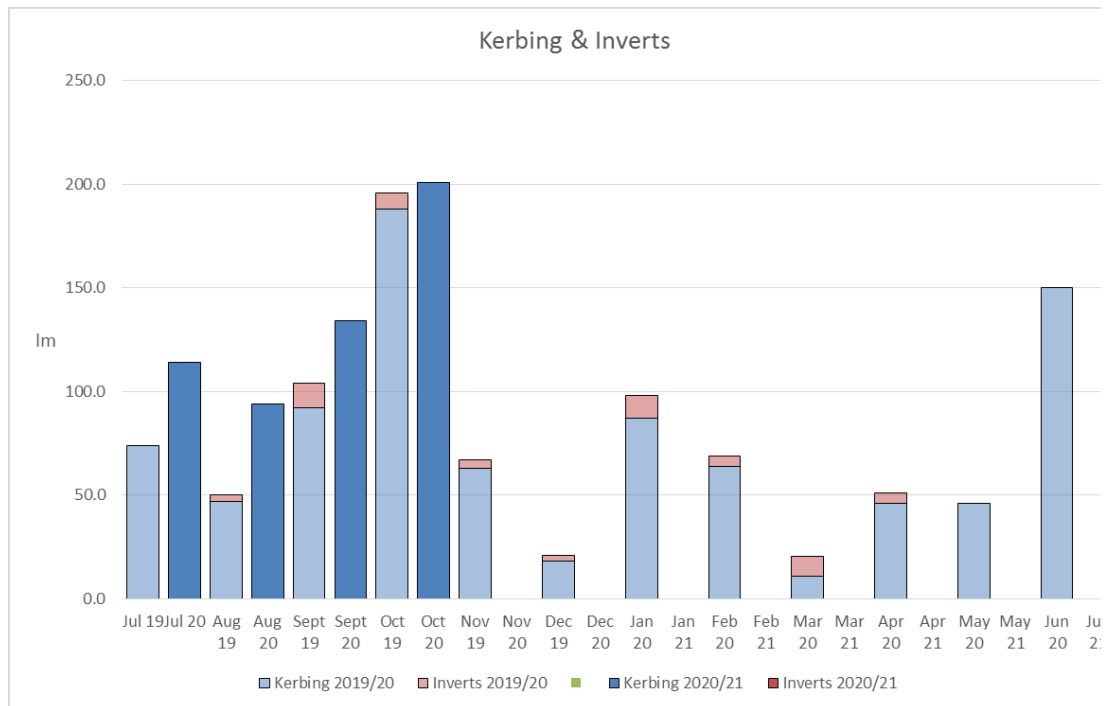
Planning and design works are underway on the remaining projects:

- River Torrens Linear Park, Autumn Avenue, Lockleys;
- Britton Street Reserve, West Richmond.
- James Congdon Drive, Mile End - Verge area;
- Brownhill Creek / Adelaide Airport - Captain McKenna Bikeway (sections by bikeway);
- Apex Park Reserve, West Beach.

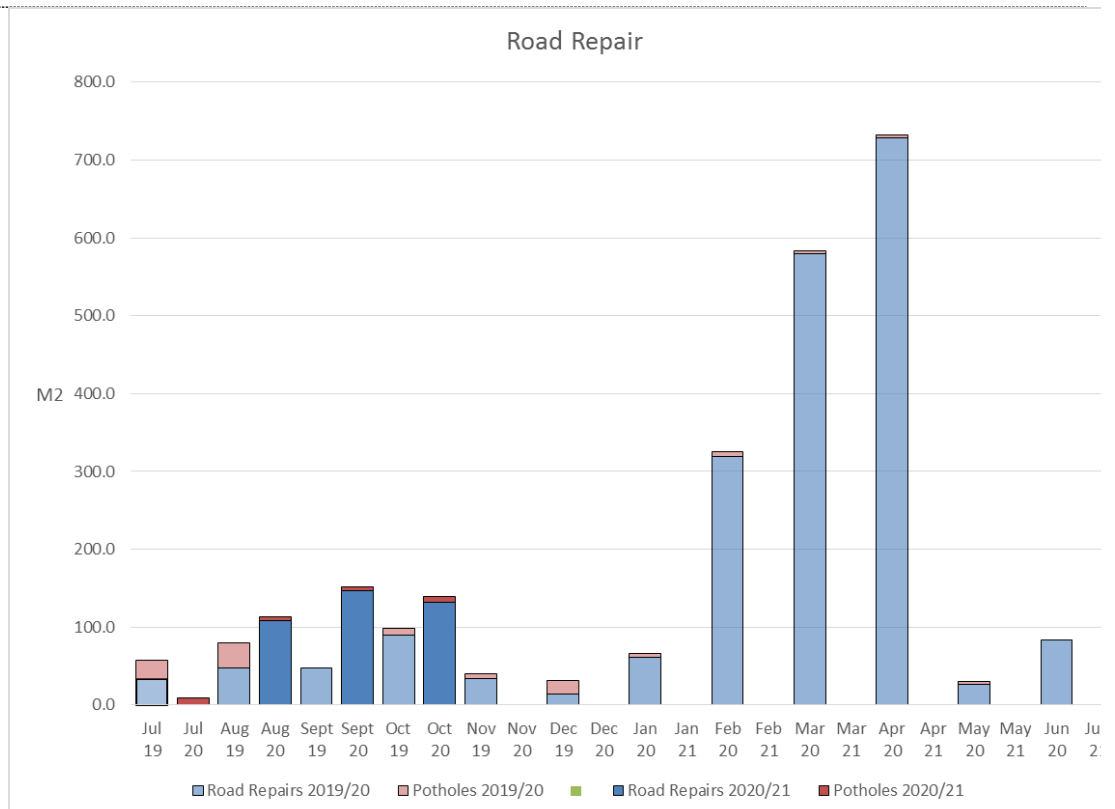
Footpath Re-instatement



Kerb and Watertable/ Invert Re-instatement

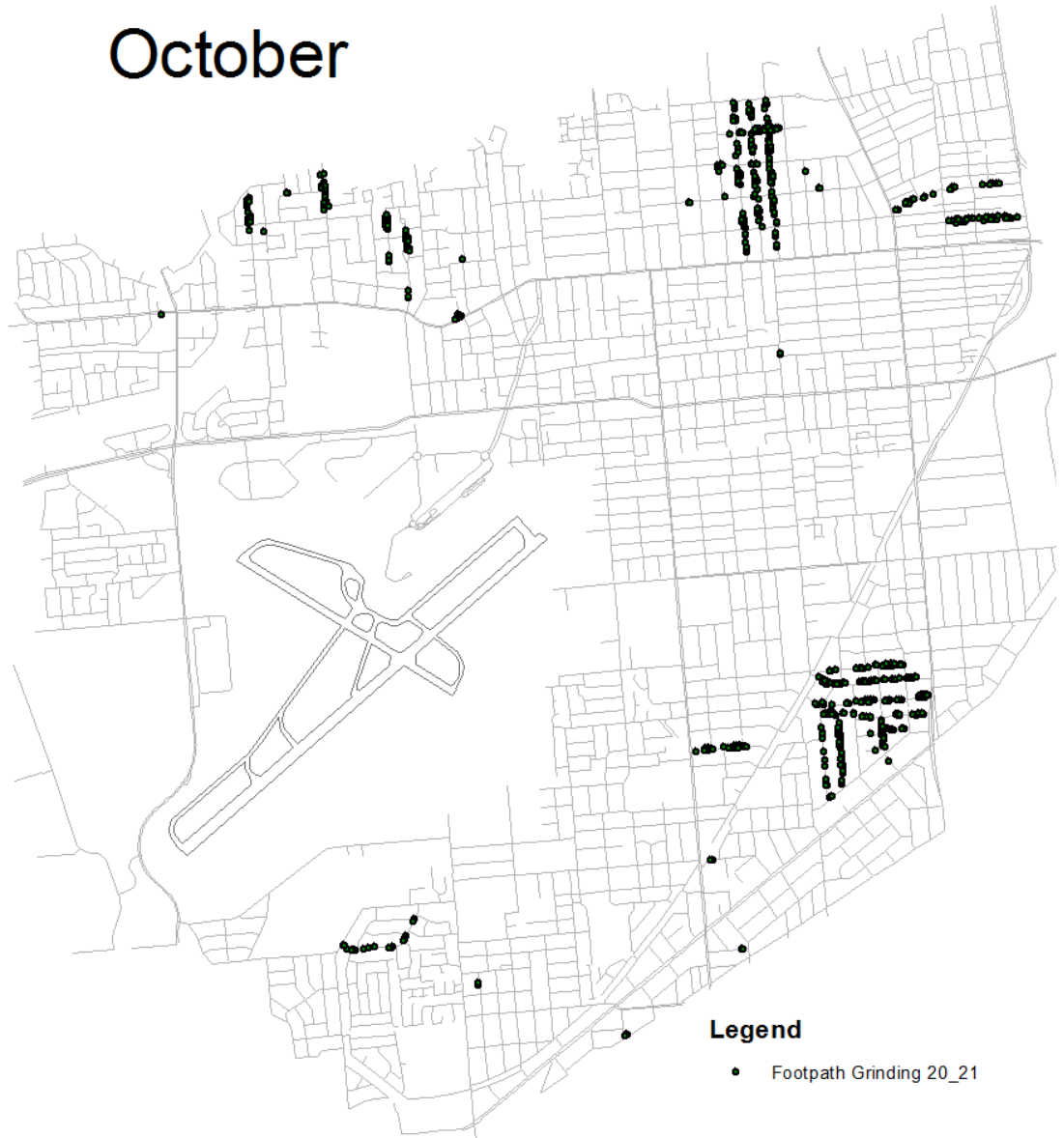


Road Repair and Potholes

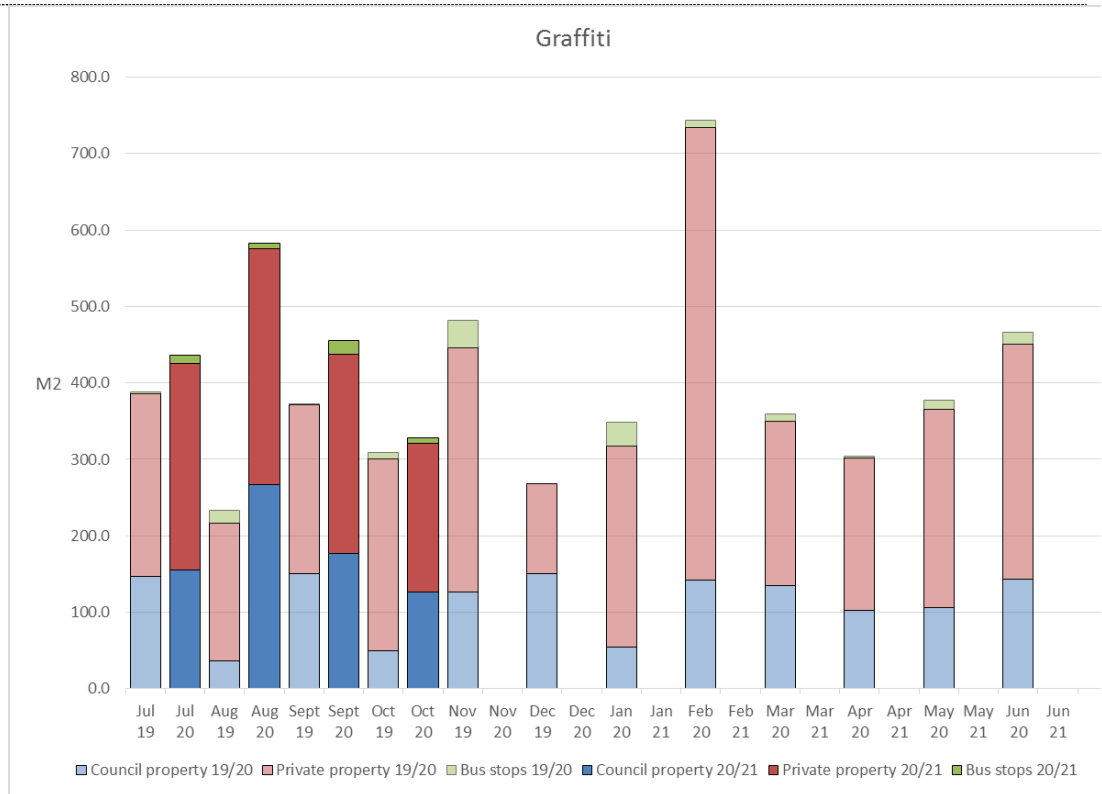


Footpath
Grinding
Program

October

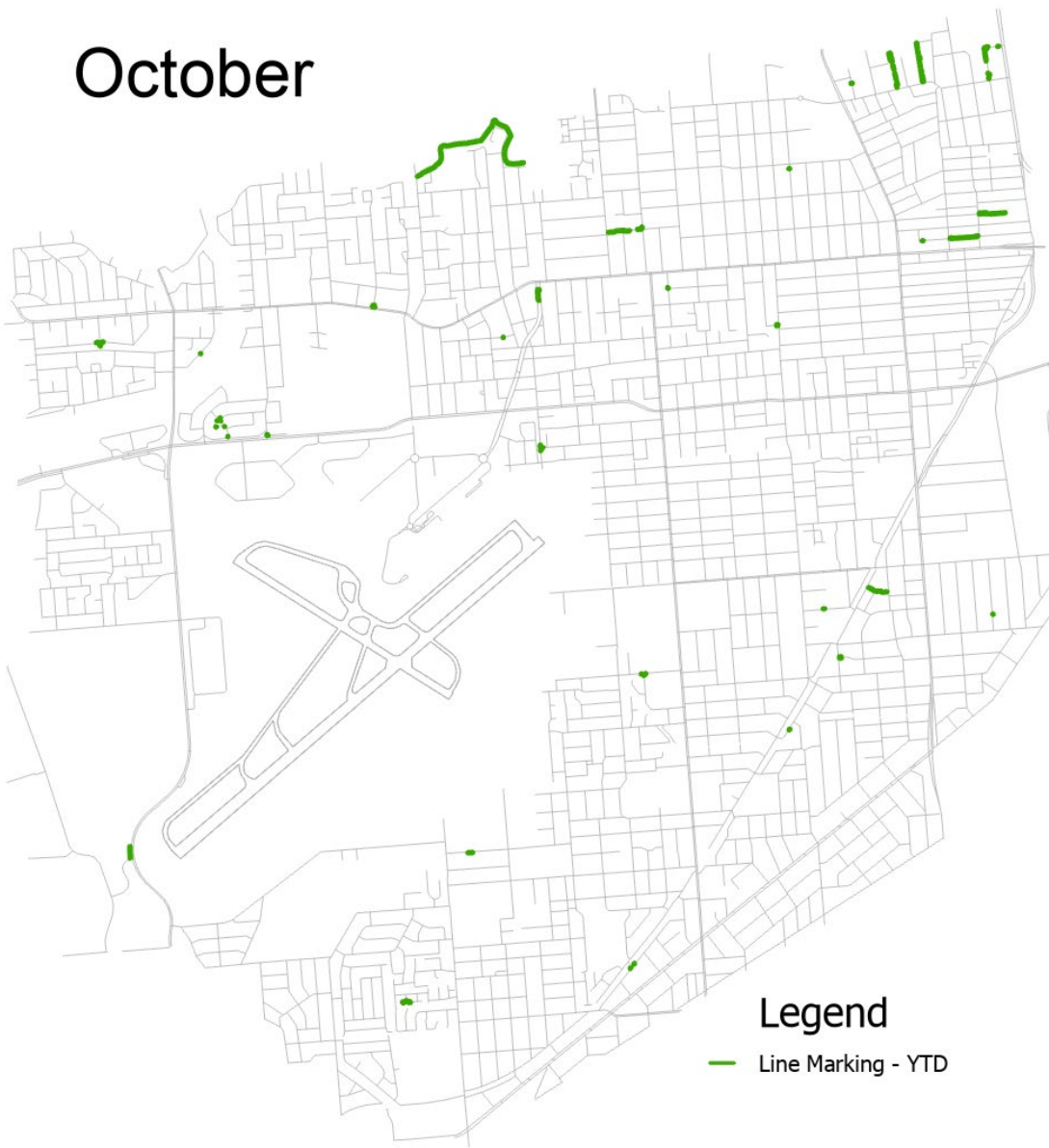


Graffiti Removal



Line Marking

October

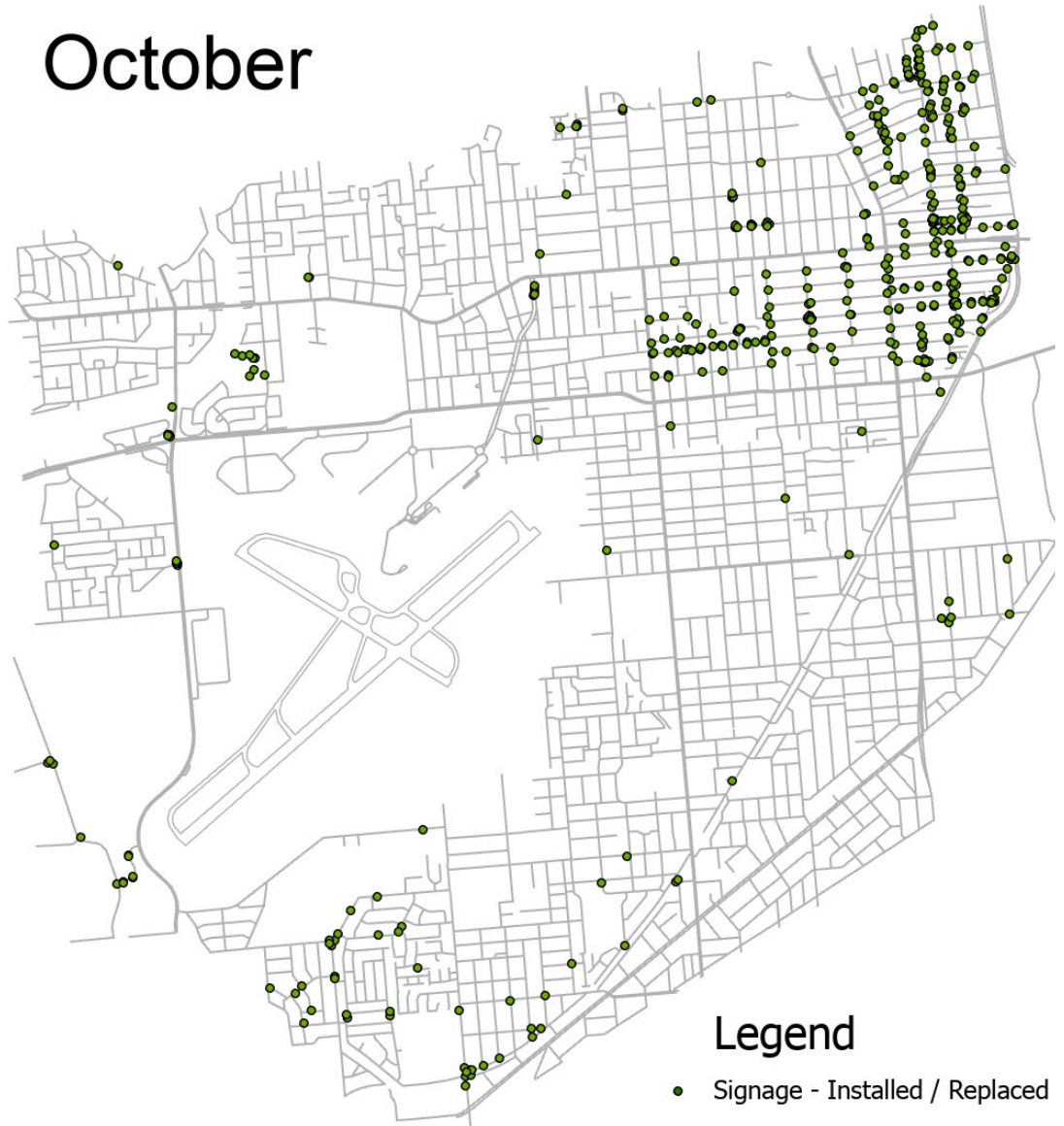


Legend

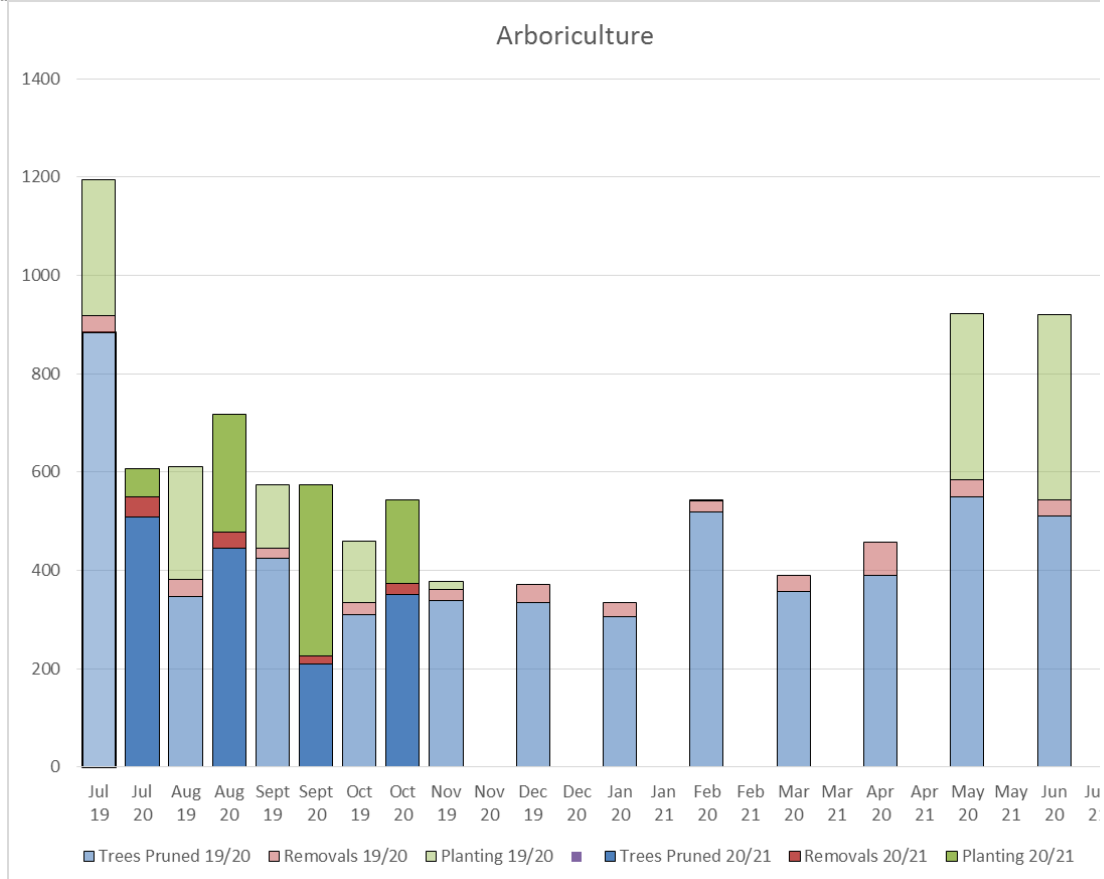
Line Marking - YTD

Signage

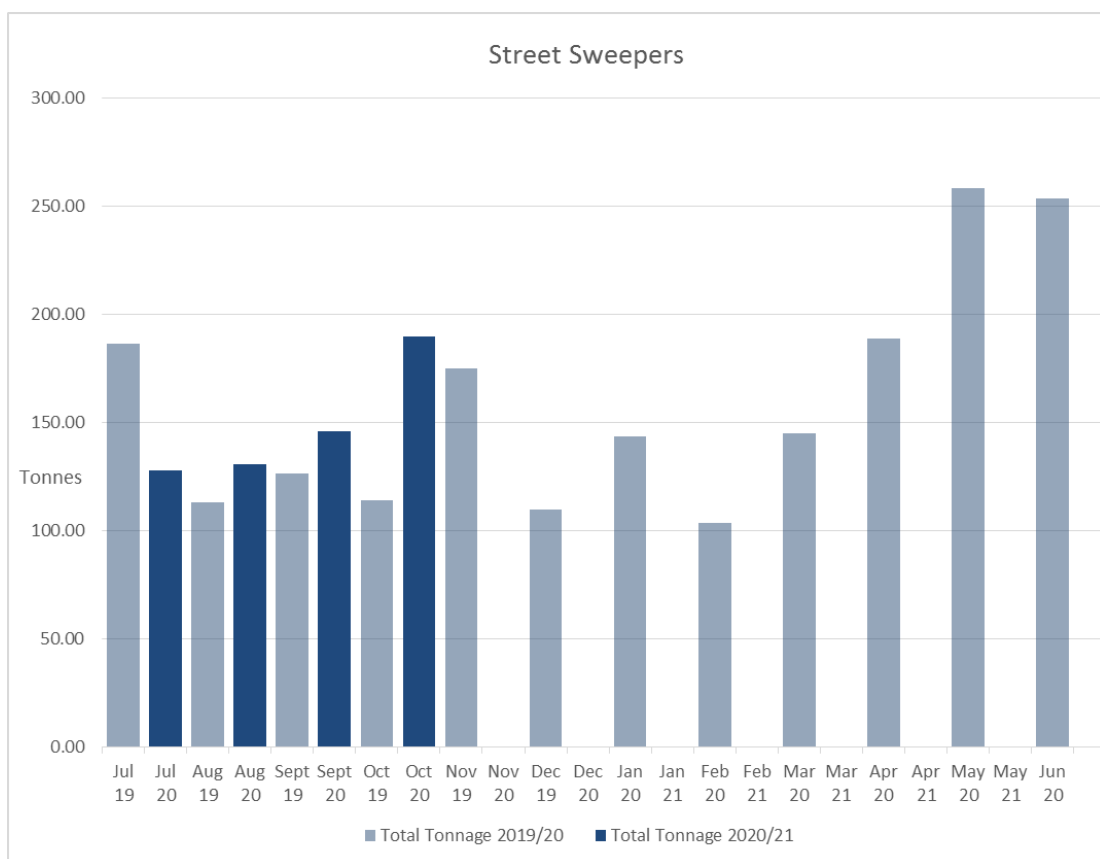
October

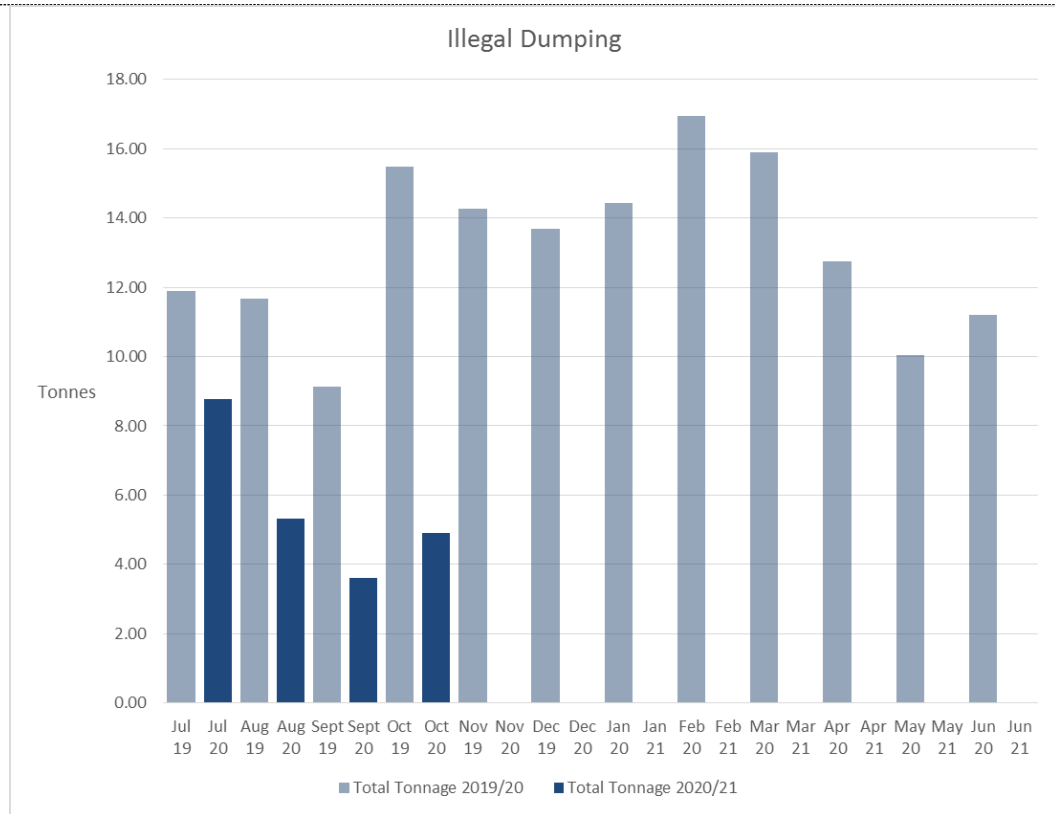


Arboriculture



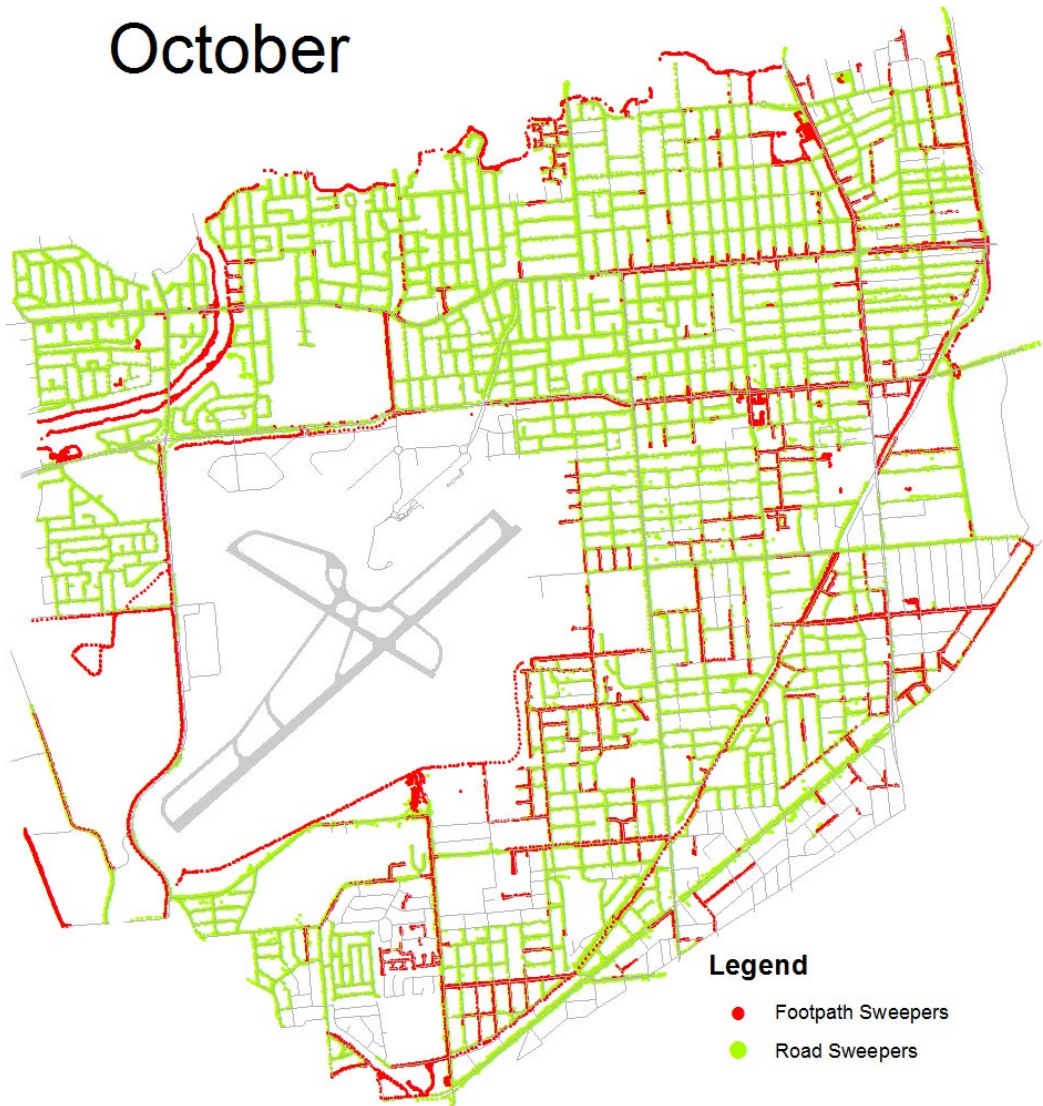
Street Sweeper



**Illegal Rubbish
Collection**

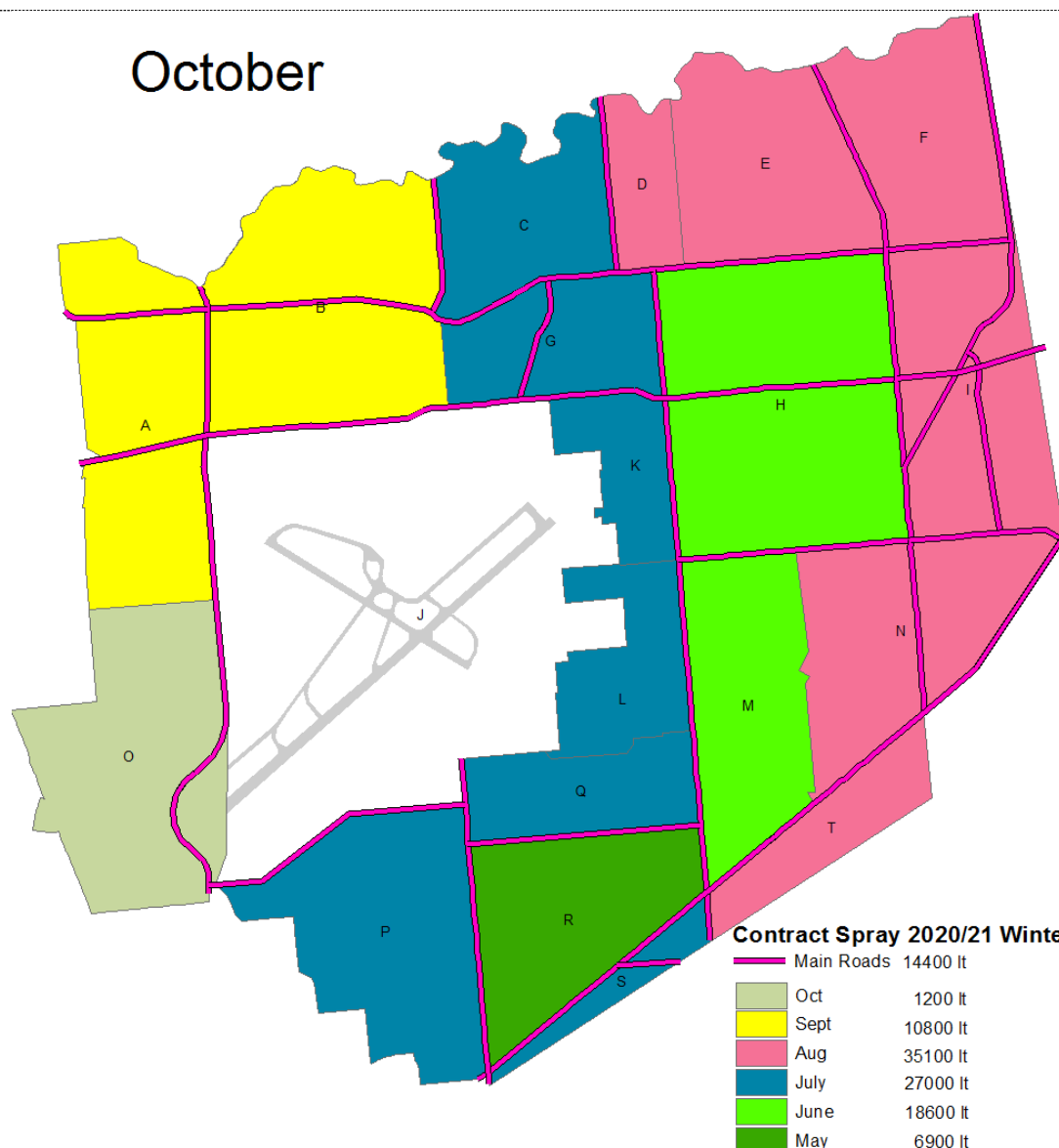
Road and
Footpath
Sweeping

October



Contract
Weed
Spraying

October



Traffic Projects and Parking Management

Torrensville/ Thebarton LATM	Final design of the Driveway Link in Hayward Avenue, at its junction with Ashley Street and associated underground stormwater upgrade has been finalised. Works are currently out to tender for the construction of the Driveway Link and associated underground drainage. Works are scheduled to commence late January 2021.
Novar Gardens/Camden Park LATM	The various traffic calming projects are currently being detailed designed. The traffic calming devices are scheduled for construction during the 3 rd and 4 th quarter of 2020/21 financial year.
Richmond/Mile End LATM	<p>Further to the completion of concept designs, a draft Local Area Management Plan (LATM) for this study area has now been developed.</p> <p>Community consultation regarding the draft plan and project concepts was distributed in late October/early November and closed on 27 November 2020. Administration are currently summarising the responses and developing a position paper for a Working Party meeting to be scheduled in early 2021.</p>

<p>Marleston / Keswick / Kurralta Park / North Plympton / Ashford</p>	<p>A review of the community concerns from the initial community consultation has been finalised and a draft solutions paper has been developed.</p> <p>As part of this study, local residents, businesses and other key stakeholders within the study area including Marleston / Keswick / Kurralta Park / North Plympton / Ashford were previously surveyed to help identify key traffic issues in conjunction with Council's traffic investigations.</p> <p>At the Working Party meeting on 5 November 2020, the key findings and preliminary draft solutions were presented. The meeting subsequently informed the further development of the draft solutions into concept plans for discussion at subsequent Working Party meeting to be scheduled in early 2021.</p>
<p>Traffic and Parking Review</p>	<p>Parking Review:</p> <ul style="list-style-type: none"> • Meyer Avenue, Torrensville - Parking survey has been requested. Investigation underway. • Surrey Road, Keswick - Consultation for a revised 3 hour limit for the southern part of Surrey Road was posted on 22 October 2020. Consultation closed on 13 November 2020. Feedback has been summarised for review and is pending final approval. • Drummond Street, Brooklyn Park - Parking survey has been completed which suggested that the current parking saturation is low. No further action recommended at this time. • Bagshaw Way, Mile End - Marked parking bays in parking area adjacent the reserve has been completed. • Beckman Street, Glandore - Request for extended no stopping near ANZAC Highway is being reviewed. A review was conducted which found that the issue raised does not occur frequently. Issue will be deferred to the upcoming capital works planning. • Carlton Parade, Torrensville - Consultation for 2 hour limit zone closes on 7 December 2020. • Oakington Street, Torrensville - Consultation for additional 2 hour limit zone closes 7 December 2020. • Spencer Street, Cowandilla - Consultation for new no stopping zones closes 1 December 2020. • Filsell Street, Thebarton - Investigating potential time limit parking zones.

	<p>Traffic Review:</p> <ul style="list-style-type: none"> • Crace Road, Fulham - Consultation for line marking works along the S-bend on Crace Road was completed and feedback was supportive. Works completed on 25 November 2020. • Weber Street and Ware Street, Thebarton - Consultation for additional pavement bar line marking will be posted to residents 30 November 2020. • Plympton Primary School - The school has approached Council with several concerns regarding safety around the school. Administration are currently investigating options to address safety concerns. Given that the sites fall within the LATM area and the current development of LATM concept drawings, these projects will be developed in accordance with this process. • Chester Street, Lockleys - Administration has completed a line marking plan for the intersection with Anthus Street. Consultation closes on 1 December 2020. • Ashley Street, Torrensville - Administration are currently reviewing/measuring the impact of recent removal of Bus Only link. • Plympton International School - Council is seeking to engage with Plympton International School representatives for comment regarding a proposed modification to Errington Street, Camden Park. • Torrensville Primary School - Council is seeking to engage with Torrensville Primary School representatives to discuss ongoing traffic and parking issues around the school.
Parking Control Audit	<p>As part of a condition/status audit of parking controls across the City following areas have been completed:</p> <ul style="list-style-type: none"> • Ashford • Keswick • Mile End • Thebarton • Torrensville (50%)
Daly Street Black Spot Project	<p>Following a workshop with the Elected Members on the proposed traffic control upgrade, the Administration undertook community consultation. Currently the Administration is investigating other possible alternatives given the overall negative response from the community.</p>
2020/21 Black Spot Project Nominations	<p>Administration has nominated two projects for 2020/21 Black Spot funding. One project is for the intersection of West Street and North Parade for which \$160,000 (ex GST) is being sought for a full intersection upgrade. The second project is for Military Road between Hamra Avenue and Alexander Avenue for which \$30,000 (ex GST) is being sought for a full line marking treatment to improve cyclist safety.</p> <p>The Department of Infrastructure and Transport has requested review of the plans for Military Road project which under the now revised concept, is seeking \$40,000 funding to mostly improve safety for cyclists along this route.</p>

Property and Facilities

Project updates

Update reports on the various projects can be found in the City Facilities and Waste Recovery Committee Agenda for which are to be discussed at this meeting of Council.

Development Assessment

Development Applications

COVID-19 State Emergency

The Development Desk service was converted to a phone and email service during the Circuit Breaker Lockdown on 18 and 19 November 2020. Since then, the Development Desk has reverted back to being fully operational on a 'drop in' basis.

Section 7 search services continued during the Circuit Breaker Lockdown, however only 'standard only' services were offered in this period. The urgent (1 business day) search service in the following week.

All development assessment and compliance services continued to operate during the Circuit Breaker Lockdown.

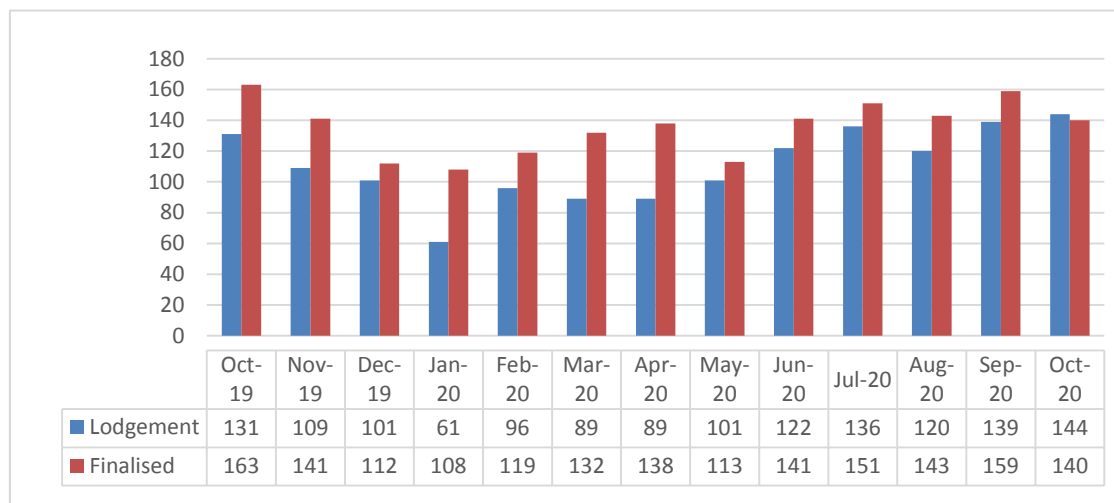
The October Council Assessment Panel was held at the Thebarton Community Centre to enable all attendees to socially distance during the meeting.

COVID-19 emergency legislation giving the Minister for Planning powers to call in development applications that have been delayed to be assessed by SCAP has not been used for any applications in the City of West Torrens with assessment of application continuing as scheduled.

The implementation of the Planning Reforms under the *Planning, Development and Infrastructure Act 2016* for Phase 3 Metropolitan Adelaide councils has been set for the first quarter of 2021.

Lodgments and Decisions

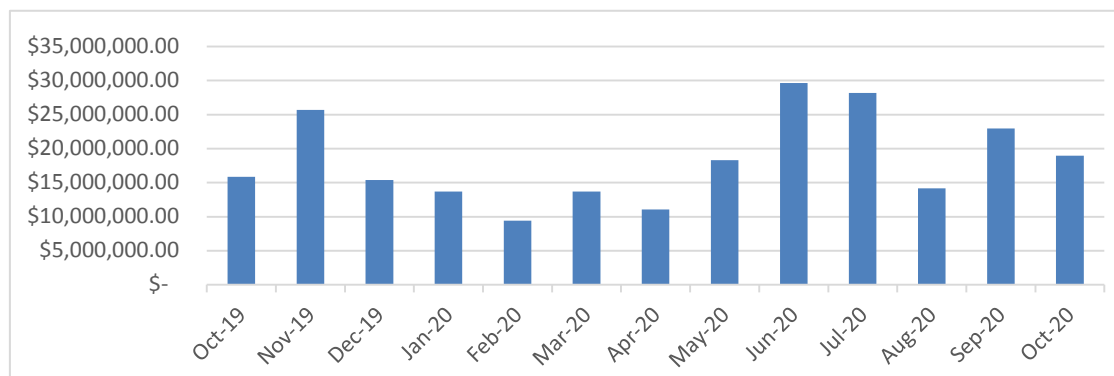
One-hundred and forty-four (144) applications were lodged and one hundred and forty (140) applications were finalised in October 2020.



Note: 'Lodgement' relates to the number of new development application lodged during the month which is represented by the number of new development application numbers issued (including variation applications). 'Finalised' relates to the number of decision notification forms issued during the month and may include decisions relating to development plan consent, land division consent, building rules consent and development approval. This includes consents issued by both Council and private certifiers.

Estimated Construction Cost
(Lodged Development Applications)

Development applications with a total estimated construction cost of \$18,982,185.00 were lodged in October 2020.



Assessment Timeframes (Staff Decisions)		2019			2020		
		Sep Qtr. 3	Dec Qtr. 4	Mar Qtr. 1	Jun Qtr. 2	Sept Qtr. 3	
	BUILDING CODE ONLY						
	Total applications	53	59	27	41	62	
	Median timeframe	2 days	2 days	1 day	2 days	1 day	
	COMPLYING						
	Total applications	56	49	38	35	45	
	Median timeframe	2 days	2 days	3 days	3 days	3 days	
	CAT 1 MERIT						
	Total applications	206	192	169	179	203	
	Median timeframe	12 days	12 days	12 days	7 days	7 days	
	CAT 2 MERIT						
	Total applications	15	12	10	9	7	
	Median timeframe	46 days	34 days	58 days	87 days	33.5 days	
	CAT 3 MERIT						
	Total applications	6	4	3	4	7	
Median timeframe	57 days	65.5 days	76 days	62 days	8 days		
CAT 1 NON-COMPLYING							
Total applications	5	1	2	3	1		
Median timeframe	95 days	58 days	82 days	76 days	45 days		
CAT 3 NON-COMPLYING							
Total applications	0	1	3	0	0		
Median timeframe	-	211 days	176 days	-	-		
Assessment Timeframes (CAP Decisions)		2019			2020		
		Sep Qtr. 3	Dec Qtr. 4	Mar Qtr. 1	Jun Qtr. 2	Sep Qtr. 3	
	CAT 1 MERIT						
	Total applications	0	2	2	4	0	
	Median timeframe	-	29 days	68 days	18 days	-	
	CAT 2 MERIT						
	Total applications	2	0	3	2	3	
	Median timeframe	42 days	-	19 days	85 days	71 days	
	CAT 3 MERIT						
	Total applications	0	1	0	3	0	
	Median timeframe	-	126 days	-	55 days	-	
	CAT 1 NON-COMPLYING						
	Total applications	1	1	0	0	1	
	Median timeframe	18 days	58 days	-	-	100	
	CAT 3 NON-COMPLYING						
	Total applications	0	2	0	0	1	
Median timeframe	-	105.5 days	-	-	111 days		
	<p><i>Note: This data does not include withdrawn applications, refused applications, Land Division Consent applications and decisions under appeal. Category 3 Non-complying applications are not included until SCAP have made a decision whether to concur with Council's decision.</i></p> <p><i>Maximum statutory time frames (excluding additional time for further information requests, statutory agency referrals and SCAP concurrence) are summarised as:</i></p> <ul style="list-style-type: none"> <i>Building Rules Consent only: 4 weeks</i> <i>Complying Development: 2 weeks for Development Plan Consent only; additional 4 weeks for Building Rules Consent</i> <i>Category 1-3 Development: 8 weeks for Development Plan Consent only; additional 4 weeks for Building Rules Consent.</i> 						

Assessment Appeals

There are no new, ongoing or finalised appeals against Council's development assessment decisions as at 25 November 2020.

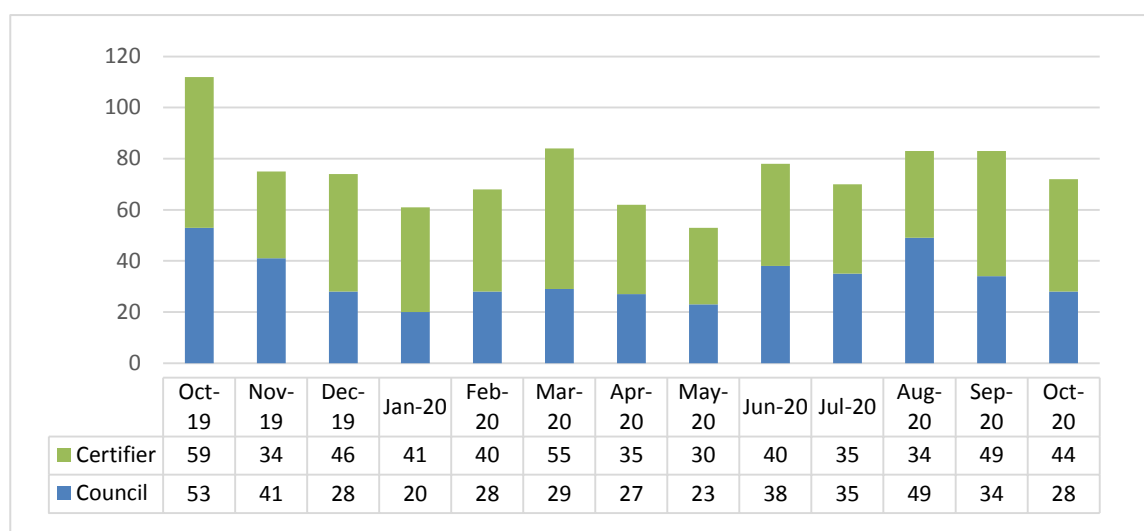
There are 2 ongoing appeal against SCAP decisions within the City of West Torrens area:

- to refuse an application for a six-storey residential flat building (32 dwellings) & associated car parking at 1 Glenburnie Terrace, Plympton.
- to refuse an application for a multi-storey mixed use development, incorporating commercial tenancy, 2 storey car park, 9-storey residential flat building, four x 3-storey residential flat buildings and car parking at 79 Port Road, Thebarton.

Building Rules Assessment

Building Rules Consent issued
By Relevant Authority

Council issued twenty-eight (28) building rules consents and private certifiers issued forty-four (44) building rules consents in October 2020.



Note: Building Rules Consents are assessed by Council or private assessors known as Private Certifiers, these privately certified assessments still need to be registered and recorded with Council.

Community advice and education

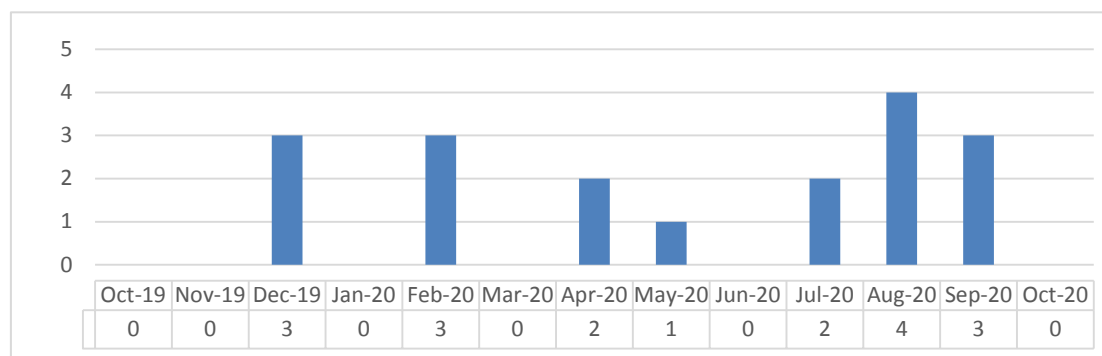
Pre-lodgment advice

Rostered Duty Planner and Duty Building Officers are available to answer preliminary pre-lodgment and general enquiries during Service Centre opening hours. Advice is provided to the general public and applicants via the phone, email and in person at the Service Centre.

The Administration participates in DPTI's Pre-lodgement case management service for development five storeys or more in height within the Urban Corridor Zone.

Category 3 Public notification

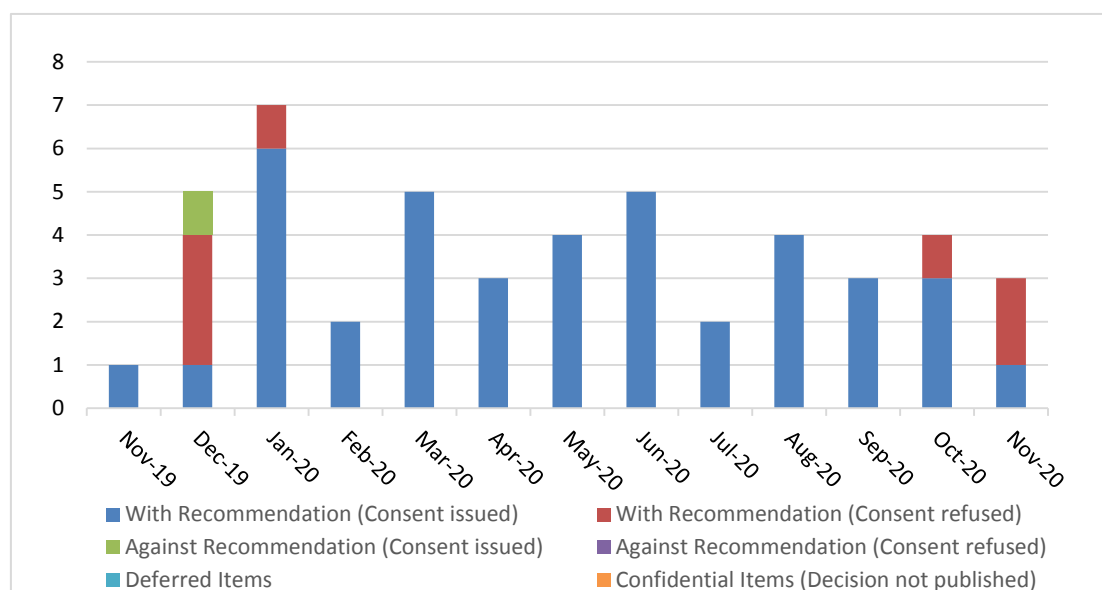
No Category 3 applications were notified in October 2020.

**Council Assessment Panel**

The Council Assessment Panel (CAP) held a meeting on 10 November 2020 at the Thebarton Community Centre. The meeting location was changed due to the significant number of representatives seeking to be heard by CAP and to facilitate the social distancing required for a COVID-safe meeting.

The next CAP meeting will be held on 8 December 2020.

Council Assessment Panel Decisions



Referrals from other statutory agencies

Council is a statutory referral agency for some applications that are assessed by other agencies, including State Commission Assessment Panel (SCAP), Minister for Planning, Governor of South Australia (under the Development Act 1993) and Adelaide Airport Limited (Airports Act 1996). Council is also informally referred applications for development five storeys or more in height within the Urban Corridor Zone that are assessed by SCAP.

Please refer to the Assessment Appeals section for two SCAP appeals currently before the ERD Court.

Service improvements

Work has continued on a suite of business improvement initiatives including:

- System updates to reflect the recent legislation changes to extend the operative period of existing and future development authorisations.
- City Development staff are contributing to internal Planning Reform working parties on planning policy, accredited professionals, communications and the ePlanning Portal.

Development compliance

Twenty-two (22) new development compliance requests were received in October 2020. Seventeen (17) development compliance requests were resolved within the month and four (4) requests were resolved from a previous month in October 2020. At the end of October there were thirty-nine (39) ongoing development compliance requests.

Compliance Requests

Month/Year	No of Requests Received	Requests resolved within the month	Requests resolved from previous months	Total Ongoing Actions
Oct 2019	16	11	5	37
Nov 2019	22	16	2	36
Dec 2019	13	8	4	46
Jan 2020	21	16	8	38
Feb 2020	18	16	5	35
Mar 2020	16	9	7	35
April 2020	22	17	5	35
May 2020	33	20	1	48
June 2020	26	19	12	41
July 2020	20	11	1	49
Aug 2020	29	22	8	36
Sep 2020	18	13	3	38
Oct 2020	22	17	4	39

Note: 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.

Enforcement Action

Four Section 84 enforcement notices were issued in October 2020.

There were no new, ongoing or finalised court matters as at 25 November 2020.

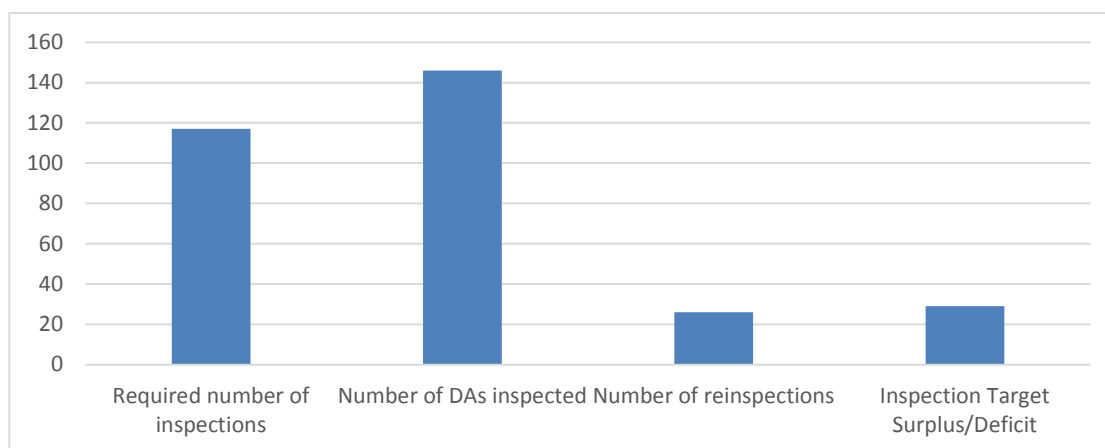
Month/Year	Section 84 Issued	Section 69 Issued	New Actions with ERD Court	Resolved Actions with ERD Court	Total ongoing Actions with ERD Court
Sep 2019	-	-	-	-	2
Oct 2019	-	-	-	1	1
Nov 2019	-	-	-	1	1
Dec 2019	1	-	-	-	1
Jan 2020	1	2	-	-	1
Feb 2020	-	-	-	1	-
Mar 2020	-	-	-	-	-
April 2020	-	-	-	-	-
May 2020	-	-	-	-	-
June 2020	-	1	-	-	-
July 2020	-	-	-	-	-
Aug 2020	2	-	-	-	-
Sep 2020	4	-	-	-	-
Oct 2020	-	1	-	-	-

Note: Section 84 enforcement notices are the first stage of prosecution for unapproved development. Section 69 emergency orders are the first stage of prosecution for unsafe buildings.

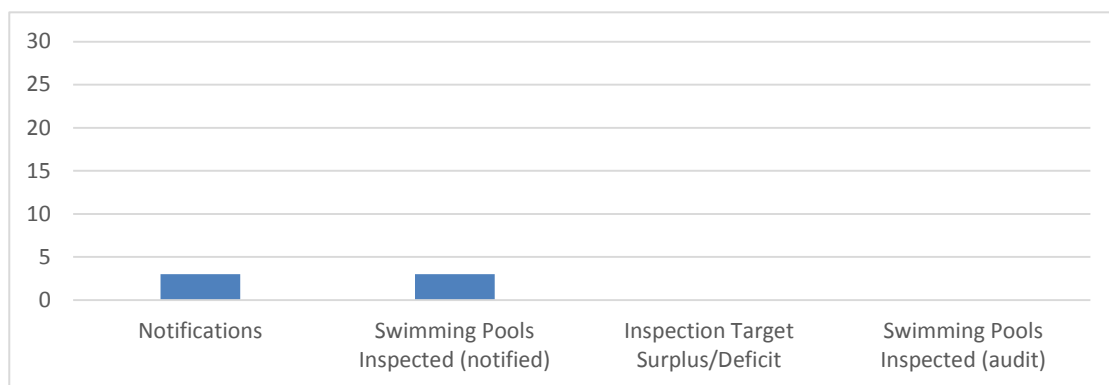
Building compliance inspections

Building Inspections (July 2020 - Sept 2020)

Council's Building and Swimming Pool Inspection Policy sets out the minimum number of inspections required to be undertaken during the year.



Swimming Pool Inspections (July 2020 - Sept 2020)



Note: The Development Act and Council's Building and Swimming Pool Inspection Policy requires that a minimum number of approved buildings and notified swimming pools are inspected for compliance with their associated Development Approval documentation. 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. The inspection target is based on the first inspection of a building or swimming pool and re-inspections are not included in the target.

City of West Torrens Building Fire Safety Committee

Meetings

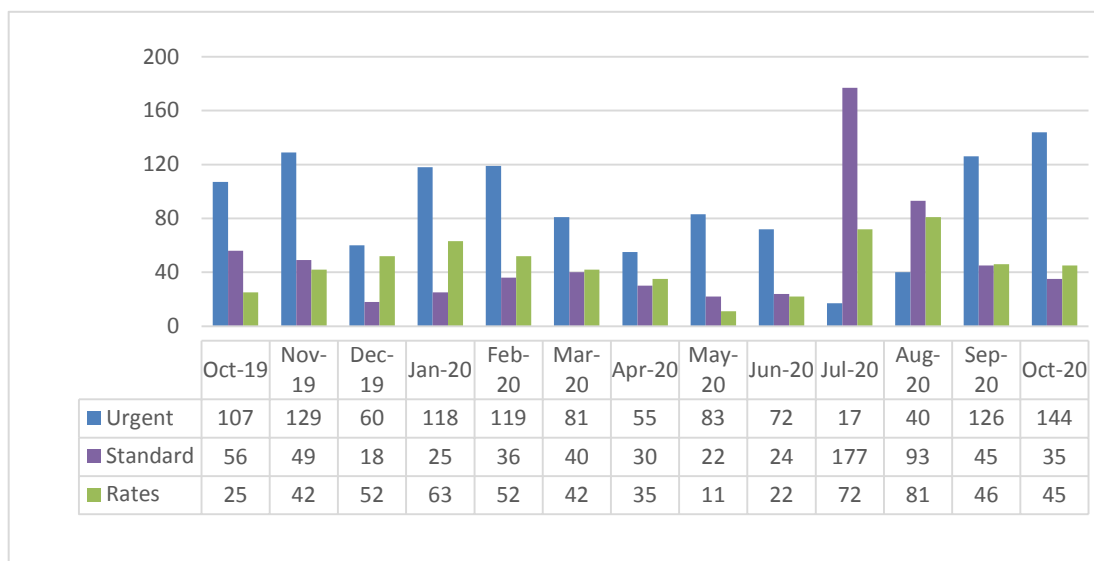
A meeting of the Building Fire Safety Committee was held on 8 September 2020.

The next Building Fire Safety Committee meeting will be held on 10 December 2020.

Property and land information requests

One-hundred and forty-four (144) urgent search requests, thirty-five (35) standard search requests and forty-five (45) rates search requests were received in October 2020.

Property Searches



Note: 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).

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There is no direct climate impact consideration in relation to this report.

Attachments

Nil

12 MEETING CLOSE

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

Committee Members are required to:

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

5 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the meeting of the City Finance and Governance Committee held on 17 November 2020 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 CITY FINANCE & GOVERNANCE REPORT

11.1 Creditor Payments

Brief

This report tables a schedule of creditor payments for November 2020.

RECOMMENDATION

The Committee recommends to Council that the schedule of creditor payments for November 2020 be received.

Discussion

A schedule of creditor payments totalling \$4,474,987.95 (\$4,173,742.11 in October 2020) is attached for the information of Elected Members. Notable items include:

- A payment to Camco SA Pty Ltd of \$723,802.62 for Holland Street Streetscape, road reconstruction and drainage works (refer ref. no. 70);
- A payment to Downer EDI Works Pty Ltd of \$535,896.84 for various road treatments (refer ref. no. 141);
- Payments to Knox Constructions Pty Ltd totalling \$377,466.01 for various road treatments (refer ref. nos. 242 and 243);
- Payments to Nova Group Services Pty Ltd totalling \$163,906.49 for various footpath works (refer ref. nos. 300 and 301);
- Payments to G-Force Building & Consulting totalling \$153,137.82 for Star Theatre building works (refer ref. nos. 182 and 183);
- A quarterly payment to the Local Government Association Workers Compensation Scheme of \$156,129.60 to cover premium and membership requirements (refer ref. no. 266);
- A payment to Romaldi Constructions Pty Ltd of \$147,819.79 for the redevelopment of Weigall Oval (refer ref. no. 349);
- A quarterly payment to LGA Asset Mutual Fund of \$121,609.95 for insurance premium (refer ref. no. 260);

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

The report includes creditor payments on projects and initiatives that aim to mitigate Council's impact on the climate.

Conclusion

A schedule of creditor payments for November 2020 is provided for Elected Members' information and review.

Attachments

1. Creditor payments for the month of November 2020

ACCOUNTS DUE AND SUBMITTED TO THE CITY FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING 8 DECEMBER 2020

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
1	EFT64666	1840 Real Estate	Refund Overpaid Rates	493.25
2	EFT64838	A Mary Christmas	Christmas Decorations	975.00
3	EFT64985	Aaron Pursche	Reimburse Expenses	32.75
4	EFT64785	Ace Rent a Car	Vehicle Hire	1,705.00
5	EFT64891	Achille Violi	Rainwater Tank Rebate	250.00
6	EFT64784	Adami's Sand & Metal	Depot Supplies	2,113.23
7	EFT64782	Adelaide Bangladeshi Cultural Club	Sponsorship	3,000.00
8	EFT64585	Adelaide Baseball Club	Facility Hire	1,392.75
9	EFT64898	Adelaide Belt & Hose Dist Pty Ltd	Vehicle Maintenance	97.57
10	EFT64592	Adelaide Chainwire & Fencing	Fencing	2,904.00
11	EFT64591	Adelaide Pest Control	Pest Control	772.20
12	EFT64783	Adelaide Signs Group Pty Ltd	Depot Supplies	2,477.20
13	EFT64672	Adelaide Waste & Recycling Centre	Rubbish Disposal	16,115.00
14	EFT64902	Adelaide Waste & Recycling Centre	Rubbish Disposal	11,574.43
15	EFT64904	AdMerch	Depot Supplies	515.37
16	EFT64669	Advam Pty Ltd	Transaction Fees	482.68
17	EFT64905	AFL Max Adelaide Pty Ltd	Summer Fundays Experience Vouchers	3,200.00
18	EFT64781	AGL South Australia Pty Ltd	Power	1,410.79
19	EFT64670	Aish Solutions Pty Ltd	Stationery	660.00
20	EFT64594	ALS Library Services	Library Books	23.76
21	EFT64778	Alsco Pty Ltd	Dry Cleaning	38.32
22	EFT64593	Ambra Spirits	Small Business Resilience Grant	5,500.00
23	EFT64590	AMC Commercial Cleaning	Cleaning	3,146.02
24	EFT64787	AMC Commercial Cleaning	Cleaning	3,095.60
25	EFT64899	Animal Management Services Pty Ltd	Doggy Bags	1,317.36
26	EFT64897	Animal Welfare League SA	Impound Dogs	1,258.00
27	EFT64586	Apple Pty Ltd	Computer Equipment	671.70
28	EFT64901	Apple Pty Ltd	Computer Equipment	2,717.00
29	EFT64786	Aquarium Aid	Library Aquarium Maintenance	109.00
30	EFT64587	Arbtrack Australia	Staff Training	1,980.00
31	EFT64780	ATF Services Pty Ltd	Camera Hire	1,707.75
32	EFT64900	Attorney-General's Department	Expiation Lodgement Fees	1,358.50
33	EFT64896	Australia Post	Postage	3,934.97
34	EFT64673	Australia Post	Agency Collection Fees	9,596.08
35	EFT64671	Australia Post	Postage	3,046.36
36	EFT64589	Australian Green Clean	Cleaning	3,781.97
37	EFT64779	Australian Motors	Vehicle Maintenance	1,000.00
38	EFT64644	BA & KA Paterson	Building Maintenance	3,046.45
39	EFT64857	BA & KA Paterson	Building Maintenance	2,712.60
40	EFT64907	Badge A Minit	Name Badges	9.46
41	EFT64798	Barossa Piano Service	Piano Tuning	180.00
42	EFT64794	Baseball SA	Facility Hire	2,202.50
43	EFT64791	Battery World Hilton	Batteries	249.00
44	EFT64796	BCE & CJ Electrical	Electrical	4,284.72
45	EFT64911	BCE & CJ Electrical	Electrical	13,928.72
46	EFT64674	BDO Audit (SA) Pty Ltd	Auditors	1,853.50
47	EFT64913	Bedford Phoenix Inc	Tree Planting	25,434.09
48	EFT64789	Belair Turf Management Pty Ltd	Lockleys Oval Upgrade	88,310.30
49	EFT64596	Best Signs	Signage	352.00
50	EFT64908	Bianco Hiring Service Pty Ltd	Hire Ablution Block / Site Hut	1,378.96
51	EFT64799	Bianco Walling Pty Ltd	Depot Supplies	1,342.00
52	EFT64795	BioBag World Australia Pty Ltd	BioBags	6,063.64
53	EFT64912	Biodiversity Images	Library Books	52.15
54	EFT64761	BJ Thompson	Reimburse Volunteer Expenses	32.64
55	EFT64994	BL Shipway & Co Pty Ltd	Depot Supplies	69.87
56	EFT64777	Blackfriars Old Scholars Football Club	Thebarton Community Centre Bond Return	1,000.00
57	EFT64915	Blue Brigade Sports Club	Community Grant	3,000.00
58	EFT64916	Blue Velvet Adelaide	Think Buy Be Local Voucher Reimbursement	275.00
59	EFT64797	Bob Jane T Mart - Brooklyn Park	Tyres	1,194.00

ACCOUNTS DUE AND SUBMITTED TO THE CITY FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING 8 DECEMBER 2020

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
60	EFT64788	BOC Limited	Depot Supplies	525.51
61	EFT64792	Body Corporate Physiotherapy Pty Ltd	Professional Fees	1,088.80
62	EFT64917	Bravo Sails	Depot Supplies	528.00
63	EFT64910	Brendan Fewster Planning and Development	Professional Fees	3,168.00
64	EFT64903	Bruce Amos	Reimburse Volunteer Expenses	82.08
65	EFT64966	Bucher Municipal Pty Ltd	Vehicle Maintenance	3,776.94
66	EFT64676	Bundaleer Apiaries	Wasp Removal	788.00
67	EFT64790	Bundaleer Apiaries	Wasp Removal	438.00
68	EFT64595	Bunnings Building Supplies Pty Ltd	Maintenance Supplies	803.30
69	EFT64906	Bunnings Building Supplies Pty Ltd	Maintenance Supplies	1,021.67
70	EFT64918	Camco SA Pty Ltd	Roadworks	723,802.62
71	EFT64919	Camden Community Centre	Community Grant	5,000.00
72	EFT64599	Cameron Irrigation Consulting Pty Ltd	Irrigation	10,065.00
73	061525	Can Do 4 Kids	Staff Casual Day Donations	124.65
74	061520	Cancelled		
75	061523	Cancelled		
76	061524	Cancelled		
77	EFT64802	Canon Australia Pty Ltd	Copier Charges	53.93
78	EFT64932	Care Distributors Pty Ltd	Depot Supplies	3,197.97
79	EFT64680	Carvosso Constructions & Building Services	Building Maintenance	17,237.00
80	EFT64801	Carvosso Constructions & Building Services	Building Maintenance	5,865.20
81	EFT64924	Carvosso Constructions & Building Services	Building Maintenance	3,586.00
82	EFT64678	Cash Security Services Pty Ltd	Banking	665.50
83	EFT64601	Cathay Court Chinese Restaurant	Small Business Resilience Grant	5,500.00
84	EFT64893	Chad McLachlan	Rainwater Tank Rebate	500.00
85	EFT64686	Chahat Restaurant	Think Buy Be Local Voucher Reimbursement	175.00
86	EFT64806	Charlie Cutillo	Reimburse Volunteer Expenses	86.40
87	EFT64598	Chris Sale Consulting Pty Ltd	Professional Fees	2,750.00
88	EFT64803	Chubb Fire & Security Ltd	Security	591.49
89	EFT64679	City Circle Newsagents	Library Magazines	30.23
90	EFT64923	City Circle Newsagents	Library Magazines	61.80
91	EFT65010	City of Unley	Transfer Long Service Leave	2,770.38
92	EFT64931	Civil Contractors Federation South Aust Ltd	Staff Training	410.00
93	EFT64928	Cleanaway Pty Ltd	Rubbish Disposal	807.29
94	EFT64926	Cleanaway Pty Ltd	Rubbish Disposal	648.19
95	EFT64927	Cleanaway Pty Ltd	Rubbish Disposal	1,148.95
96	EFT64934	Click Promos	Promotional Products	2,509.76
97	EFT64920	CMI Hino	Vehicle Maintenance	803.05
98	EFT64800	Combo Industries	Vehicle Maintenance	4,055.68
99	EFT64925	Computer Site Solutions	Software	1,364.00
100	EFT64929	Computers Now Pty Ltd	Computer Equipment	680.50
101	EFT64685	Comwide Radio Services	Vehicle Maintenance	1,210.00
102	EFT64683	Continuum Care Australia Pty Ltd	Home Support Services	1,331.00
103	EFT64804	Cooke Precast Concrete	Depot Supplies	457.60
104	EFT64922	Cornes Toyota	Vehicle Maintenance	55,798.85
105	EFT64933	Corporate Clean Property Services	Cleaning	2,032.31
106	EFT64600	Corporate Health Group Pty Ltd	Medical	925.76
107	EFT64930	Corporate Health Group Pty Ltd	Medical	1,608.15
108	EFT64805	Corporate Platters	Catering	216.60
109	EFT64727	Cr Anne McKay	Elected Members Allowance	4,367.00
110	EFT64743	Cr Brandon Reynolds	Elected Members Allowance	5,349.00
111	EFT64732	Cr Cindy O'Rielly	Elected Members Allowance	4,072.00
112	EFT64690	Cr Daniel Huggett	Elected Members Allowance	4,012.00
113	EFT64771	Cr David Wilton	Elected Members Allowance	5,349.00
114	EFT64726	Cr Dominic Mugavin	Elected Members Allowance	5,529.00
115	EFT64736	Cr Elisabeth Papanikolaou	Elected Members Allowance	6,687.00
116	EFT64763	Cr George Vlahos	Elected Members Allowance	6,687.00
117	EFT64729	Cr Graham Nitschke	Elected Members Allowance	5,748.00
118	EFT64770	Cr Jassmine Wood	Elected Members Allowance	7,134.00

ACCOUNTS DUE AND SUBMITTED TO THE CITY FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING 8 DECEMBER 2020

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
119	EFT64766	Cr John Woodward	Elected Members Allowance	6,867.00
120	EFT64716	Cr Kym McKay	Elected Members Allowance	4,687.00
121	EFT64758	Cr S Tsiaparis	Elected Members Allowance	4,527.00
122	EFT64735	Cr Surender Pal	Elected Members Allowance	4,994.00
123	EFT64602	Dallas Equipment	Contractor	2,189.00
124	EFT64810	Dallas Equipment	Contractor	2,541.00
125	EFT64939	Dallas Equipment	Contractor	3,421.00
126	EFT64894	Damian Kennedy	Rainwater Tank Rebate	700.00
127	EFT64665	Dana Wilkinson	Reimburse Expenses	294.00
128	EFT64976	Dean Ottanelli	Reimburse Expenses	240.00
129	061522	Dennis Kallas	Compost Bin Rebate	42.50
130	EFT64688	Department of Environment, Water and Natural Resources	Heritage Referral Fees	197.00
131	EFT64809	Department of Human Services	Screening Checks	115.50
132	EFT64660	Department of Planning, Transport and Infrastructure	Street Lighting	18,705.67
133	EFT64760	Department of Planning, Transport and Infrastructure	Schedule 7 Fees	7,332.34
134	EFT64881	Department of Planning, Transport and Infrastructure	Vehicle Searches	2,760.00
135	EFT64936	Design Flow Consulting Pty Ltd	Professional Fees	7,700.00
136	EFT64938	Dial Before You Dig SA/NT Inc	Monthly Referral Fee	448.91
137	EFT64937	Direct Mix Concrete Sales	Concrete	28,366.23
138	EFT64692	Dolphin Fish Shop	Think Buy Be Local Voucher Reimbursement	100.00
139	EFT64689	domakaba Australia Pty Ltd	Building Maintenance	3,808.31
140	EFT64935	domakaba Australia Pty Ltd	Building Maintenance	409.31
141	EFT65018	Downer EDI Works Pty Ltd	Roadworks	535,896.84
142	EFT64691	Drakes Supermarket	Active Ageing Program Supplies	181.90
143	EFT64807	Dulux Australia	Paint	60.32
144	EFT64877	DWS Advanced Business Solutions	DBA Support	1,650.00
145	EFT64775	E & P Harding	Refund Overpaid Rates	4,651.90
146	EFT64943	Easy AV	AV Services Remembrance Day	869.00
147	EFT64604	EatFirst	Milk	45.09
148	EFT64694	EatFirst	Milk	45.09
149	EFT64814	EatFirst	Milk	45.09
150	EFT64942	EatFirst	Milk	51.04
151	EFT64993	Electoral Commission of SA	Electoral Roll Maintenance	17,286.21
152	EFT64635	Elizabeth Moran	Audit Committee Allowance	882.00
153	EFT64812	EMA Consulting	Professional Fees	12,980.00
154	EFT64813	EMA Legal (Lawyers)	Legal Fees	1,823.80
155	EFT64815	Emmerson's Canvasware & Banners	Library Supplies	1,100.00
156	EFT64940	Environmental Health Australia (NSW) Inc	Staff Training	66.00
157	EFT64941	Esar Home Care	Home Support Services	504.86
158	EFT64603	Exact Cleaning & Maintenance Services Pty Ltd	Cleaning	5,815.34
159	EFT64693	Exact Cleaning & Maintenance Services Pty Ltd	Cleaning	484.00
160	EFT64817	Female Training Centre	Small Business Resilience Grant	2,970.00
161	EFT64607	Fine Choice Distribution Pty Ltd	Coffee Supplies	414.00
162	EFT64944	Fine Choice Distribution Pty Ltd	Coffee Supplies	454.80
163	EFT64695	Finsbury Green	Printing	4,663.80
164	EFT64818	Firefly Lighting Pty Ltd	Lighting	385.00
165	EFT64608	Fleet Complete Australia Pty Ltd	Support	545.93
166	EFT64945	Fleet Complete Australia Pty Ltd	Support	545.93
167	EFT64610	Flightpath Heritage Pty Ltd	Heritage Advisory Services	4,514.15
168	EFT64946	Flightpath Heritage Pty Ltd	Heritage Advisory Services	2,132.65
169	EFT64606	Forpark Australia (SA)	Playground Equipment	957.00
170	EFT64609	Fragglerocc Pty Ltd	Roadworks	12,556.83
171	EFT64816	Fragglerocc Pty Ltd	Roadworks	13,318.14
172	EFT64605	Frank Siow Management Pty Ltd	Professional Fees	11,429.00
173	EFT64697	Franzon's Hilton Hotel	Think Buy Be Local Voucher Reimbursement	675.00
174	EFT64696	Freshford Nurseries Pty Ltd	Trees	9,641.50
175	EFT64612	Frontier Software Pty Ltd	Software	1,754.50
176	EFT64611	Froth & Fodder	Think Buy Be Local Voucher Reimbursement	175.00
177	EFT64699	Froth & Fodder	Think Buy Be Local Voucher Reimbursement	475.00

ACCOUNTS DUE AND SUBMITTED TO THE CITY FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING 8 DECEMBER 2020

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
178	EFT64776	Fulham United	Thebarton Community Centre Bond Return	1,000.00
179	EFT64616	Gather Holdings Pty Ltd	Small Business Resilience Grant	5,500.00
180	EFT64820	Genpower Australia Pty Ltd	Generator Service	5,321.80
181	EFT64949	Genpower Australia Pty Ltd	Generator Service	1,287.00
182	EFT64613	G-Force Building & Consulting	Building Maintenance	118,344.82
183	EFT64947	G-Force Building & Consulting	Building Maintenance	34,793.00
184	EFT64701	Gleam Team Domestic Services	Home Support Services	1,174.43
185	EFT64952	Gleam Team Domestic Services	Home Support Services	798.17
186	EFT64954	Global Books	Library Books	325.00
187	EFT64823	Grace Records Management (Aust) Pty Ltd	Records Storage	3,610.39
188	EFT64950	Green Steel Supplies Pty Ltd	Depot Supplies	4,715.98
189	EFT64953	Greenfingers Indoor Plant Hire	Indoor Plant Hire	325.60
190	EFT64819	Greenhill Engineers Pty Ltd	Professional Fees	4,600.75
191	EFT64702	Greening Australia Limited	Landscaping	9,949.50
192	EFT64614	Greenplay Australia Pty Ltd	Soccer Goals / Shelter	24,350.00
193	EFT64822	Greenway Turf Solutions	Depot Supplies	594.00
194	EFT64951	GRH Supplies	Depot Supplies	4,358.89
195	EFT64700	GS Civil	Footpath Works	26,945.05
196	EFT64948	GS Civil	Footpath Works	39,942.76
197	EFT64825	Haughton Power Equipment	Depot Supplies	485.20
198	EFT64703	HDS Australia Pty Ltd	Professional Fees	16,874.00
199	EFT64955	Health & Immunisation Management Services	Immunisation Clinics	5,591.11
200	EFT64705	Hi-Line Hardware Distributors Pty Ltd	Home Support Services	1,130.50
201	EFT64620	Hilton Nails & Beauty	Small Business Resilience Grant	4,640.00
202	EFT64704	Hilton RSL Sub Branch	Reimburse Utility Costs	2,181.66
203	EFT64811	Hip Pocket Workwear & Safety	Safety Clothing	178.90
204	EFT64619	HOBAN Recruitment Pty Ltd	Temp Staff	143.35
205	EFT64707	HOBAN Recruitment Pty Ltd	Temp Staff	143.35
206	EFT64827	HOBAN Recruitment Pty Ltd	Temp Staff	145.79
207	EFT64957	HOBAN Recruitment Pty Ltd	Temp Staff	145.79
208	EFT64621	Hypemet Computer Distribution	Computer Equipment	650.00
209	EFT64890	Ian Watson	Rainwater Tank Rebate	400.00
210	EFT64625	Ignite Health Fitness & Life	Small Business Resilience Grant	2,967.25
211	EFT64623	Ikonik Kitchen	Catering	336.00
212	EFT64829	Ikonik Kitchen	Catering	312.00
213	EFT64914	Ildiko Boczne Szivos	Reimburse Expenses	255.00
214	EFT64622	Independent Fuels Australia Pty Ltd	Fuel	9,978.11
215	EFT64828	Independent Fuels Australia Pty Ltd	Fuel	10,964.49
216	EFT64831	Industrial Brushware	Sweeper Brooms	2,599.01
217	EFT64624	Infigen Energy Markets Pty Ltd	Power	67,603.23
218	EFT64832	Infrastructure Solutions Australasia	Professional Fees	5,236.00
219	EFT64709	Intermethod Pty Ltd	Professional Fees	16,899.85
220	EFT64830	Internode Pty Ltd	Internet Connection	496.53
221	EFT64710	J & J Signs Pty Ltd	Signage	118.80
222	EFT64712	JALM Weed Control & Maintenance	Weed Control	5,175.23
223	EFT64959	JALM Weed Control & Maintenance	Weed Control	2,112.55
224	EFT64889	James Fountas	Insurance Release & Indemnity	951.50
225	EFT64617	James Hay	Reimburse Expenses	60.00
226	EFT64675	Jason Bury	Reimburse Expenses	60.00
227	EFT64833	Jeffries Garden Soils	Mulch	2,991.00
228	EFT64887	Jenny Wood	Reimburse Expenses	150.00
229	EFT64626	Jet Couriers (Adelaide) Pty Ltd	Couriers	165.80
230	EFT64958	Jet Couriers (Adelaide) Pty Ltd	Couriers	59.11
231	EFT64708	Joe Ielasi	Reimburse Expenses	60.00
232	EFT64618	John Hastings	Contractor	1,280.00
233	EFT64706	John Hastings	Contractor	600.00
234	EFT64826	John Hastings	Contractor	840.00
235	EFT64615	Josephine Gaskell	Reimburse Expenses	149.00
236	EFT64834	JPE Design Studio Pty Ltd	Professional Fees	12,640.10

ACCOUNTS DUE AND SUBMITTED TO THE CITY FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING 8 DECEMBER 2020

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
237	EFT64711	Just Rocks	Depot Supplies	1,560.00
238	EFT64962	Kanopy	Library Services	414.00
239	EFT64715	Karma and Crow Pty Ltd	Think Buy Be Local Voucher Reimbursement	550.00
240	061521	Kath Benson	Compost Bin Rebate	50.00
241	EFT64627	Kelley Jones Lawyers	Legal Fees	9,087.10
242	EFT64714	Knox Constructions Pty Ltd	Roadworks	218,464.15
243	EFT64961	Knox Constructions Pty Ltd	Roadworks	159,001.86
244	EFT64713	Koan Solutions Pty Ltd	Vehicle Maintenance	1,408.00
245	EFT64895	Krystil Ellis	Rainwater Tank Rebate	300.00
246	EFT64835	Kubpower Earthmoving & Construction Equipment Co	Depot Supplies	1,003.19
247	EFT64960	Kwik Kopy	Printing	134.54
248	EFT64597	Kym Strelan	Home Advantage Program	616.00
249	EFT64677	Kym Strelan	Home Advantage Program	220.00
250	EFT64793	Kym Strelan	Home Advantage Program	710.00
251	EFT64909	Kym Strelan	Home Advantage Program	220.00
252	EFT64633	Lakeside Building Solutions	Roadworks	5,337.75
253	EFT64719	Lakeside Building Solutions	Roadworks	8,514.00
254	EFT64837	Land Services Group	Searches	1,781.85
255	EFT64634	Lane Communications	Printing	3,334.10
256	EFT64836	Lane Communications	Printing	2,305.02
257	EFT64631	LCS Landscapes	Landscaping	12,718.20
258	EFT64718	LCS Landscapes	Landscaping	5,765.39
259	EFT64964	LCS Landscapes	Landscaping	4,935.70
260	EFT64632	LGA Asset Mutual Fund	Insurance Premium	121,609.95
261	EFT64717	Living Colour Nursery Pty Ltd	Plants	2,445.30
262	EFT64965	Living Turf	Depot Supplies	1,485.00
263	EFT64773	LJ Hooker Mile End	Refund Overpaid Rates	415.45
264	EFT64628	Local Government Association Mutual Liability Scheme	Insurance Premium	78,312.03
265	EFT64629	Local Government Association of SA	Social Media Archiving	3,564.00
266	EFT64630	Local Govt Assoc Workers Compensation Scheme	Renewal of Membership	156,129.60
267	EFT64963	Lockleys Bowling Club	Equipment Grant	3,000.00
268	EFT64720	Loveon Café Xpress	Think Buy Be Local Voucher Reimbursement	175.00
269	061526	Lynne Brown	Thebarton Community Centre Bond Return	540.00
270	EFT64967	M & B Civil Engineering Pty Ltd	Roadworks	177,087.80
271	EFT64840	M2 Technology Pty Ltd	Message on Hold	402.60
272	EFT64970	Major Carpet & Tile	Carpet Cleaning	720.72
273	EFT64841	Maps Consulting Services Pty Ltd	Professional Fees	7,550.40
274	EFT64921	Mario Ciardiello	Reimburse Volunteer Expenses	15.12
275	EFT64969	Mario's Industrial Rags	Depot Supplies	396.00
276	EFT64722	Maxima Group Training	Temp Staff	1,626.87
277	EFT64684	Mayor Michael Coxon	Mayoral Allowance	7,312.00
278	EFT64971	Mega Adventure	Summer Fundays Experience Vouchers	2,999.75
279	EFT64724	Message4U Pty Ltd	Software	322.50
280	EFT64842	Metro & Country Civil Pty Ltd	Roadworks	60,373.96
281	EFT64721	Modern Teaching Aids Pty Ltd	Library Supplies	70.18
282	EFT64839	Mommar Australia Pty Ltd	Depot Supplies	4,120.50
283	EFT64968	Mt Compass Quarry & Landscape Supplies Sand & Soil	Landscaping Supplies	540.00
284	EFT64723	Mt Compass Sand & Loam	Depot Supplies	3,450.44
285	EFT64725	Murray Street Metro Pty Ltd	Street Sweeping Dumping	5,082.69
286	061528	Natasha Shuttleworth	Worm Farm Rebate	50.00
287	EFT64636	National Safety Products	Street Signs	12,362.90
288	EFT64848	National Safety Products	Street Signs	3,696.00
289	061527	Nature Foundation SA Inc	Thebarton Community Centre Bond Return	500.00
290	EFT64668	Naveen Bhardwaj	Fencing Contribution	1,149.50
291	EFT64972	Nelson Locksmiths Pty Ltd	Locks	834.30
292	EFT64681	Nemelita I Christensen	Reimburse Volunteer Expenses	92.48
293	EFT64843	Nerissa Nicholson	Reimburse Expenses	150.00
294	EFT64846	Neverfail Springwater Ltd	Spring Water	50.80
295	EFT64730	Newstyle Printing	Printing	2,519.00

ACCOUNTS DUE AND SUBMITTED TO THE CITY FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING 8 DECEMBER 2020

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
296	EFT64873	Nicola Smith	Reimburse Volunteer Expenses	28.80
297	EFT64847	Norman Waterhouse Lawyers	Legal Fees	7,278.70
298	EFT64974	Norman Waterhouse Lawyers	Legal Fees	9,849.35
299	EFT64845	Northpoint Toyota	Vehicle Maintenance	268.25
300	EFT64844	Nova Group Services Pty Ltd	Roadworks	62,350.93
301	EFT64973	Nova Group Services Pty Ltd	Roadworks	101,555.56
302	EFT64728	NV Picton Pty Ltd	Depot Supplies	679.25
303	EFT64637	Officeworks Superstores Pty Ltd	Stationery	235.64
304	EFT64639	OneMusic Australia	Licence Renewal	1,726.65
305	EFT64731	Orana Australia Ltd	Home Advantage Program	1,929.05
306	EFT64850	Orange Tree Quilters	Community Grant	2,000.00
307	EFT64733	Origin Energy Electricity Limited	Power	72.15
308	EFT64975	Origin Energy Electricity Limited	Power	11,253.77
309	EFT64638	Origin Energy Services Ltd	Gas Supply	616.85
310	EFT64849	Otto & Co Pty Ltd	Depot Supplies	1,857.90
311	EFT64851	Ovato Residential Distribution	Distribution	1,335.16
312	EFT64734	Packwise	Depot Supplies	188.66
313	EFT64853	Peats Group Limited	Depot Supplies	1,127.50
314	EFT64765	Pegi Williams Book Shop	Library Books	119.89
315	EFT64980	PelicanCorp (AU) Pty Ltd	PermitAccess Licence	2,479.78
316	EFT64645	Pest Aid	Pest Control	85.00
317	EFT64984	Pest Aid	Pest Control	180.00
318	EFT64739	Pinz Pty Ltd	Depot Supplies	367.40
319	EFT64643	PJ & Sons Building Maintenance	Home Support Services	1,333.93
320	EFT64856	PJ & Sons Building Maintenance	Home Support Services	799.68
321	EFT64981	PJ & Sons Building Maintenance	Home Support Services	255.55
322	EFT64640	Playmazing	Playground Equipment	198.00
323	EFT64979	Playmazing	Playground Equipment	277.20
324	EFT64740	Powerdirect Pty Ltd	Power	707.60
325	EFT64642	Pridal Services Pty Ltd	Painting	13,365.00
326	EFT64737	Pridal Services Pty Ltd	Painting	4,015.00
327	EFT64858	Pro Bitumen Pty Ltd	Roadworks	1,320.00
328	EFT64855	Proactive Lifestyle & Fitness	Workshop	1,320.00
329	EFT64738	Pro-Clean Cleaning Supplies	Cleaning Products	5,191.01
330	EFT64852	Professional Linemarking Pty Ltd	Linemarking	3,660.80
331	EFT64982	Programmed Property Services Pty Ltd	Verge Mowing	11,900.00
332	EFT64854	Project Six Foundation Limited	Sponsorship Grant	3,000.00
333	EFT64978	Property & Advisory Pty Ltd	Professional Fees	5,071.00
334	EFT64641	Pump Technology Services (SA) Pty Ltd	Pump Maintenance	1,408.00
335	EFT64741	Qualtrics LLC	SMS Text Reserve	715.00
336	EFT64987	Quest Events Pty Ltd	Staff Training	595.00
337	EFT64986	Quins Marine Pty Ltd	Lockleys Oval Baseball Infrastructure	120,700.00
338	EFT64742	R & D Pump Equipment & Services SA Pty Ltd	Pump Equipment	709.50
339	EFT64863	Radio ENA	Mayor's Christmas Message	330.00
340	EFT64859	Reece Pty Ltd	Irrigation	1,140.90
341	EFT64647	Rentokil Initial Pty Ltd	Pest Control	2,036.32
342	EFT64649	Rentokil Tropical Plants	Indoor Plant Hire	92.52
343	EFT64990	Rentokil Tropical Plants	Indoor Plant Hire	94.37
344	EFT64648	Rentokil Tropical Plants	Indoor Plant Hire	227.70
345	EFT64989	Rentokil Tropical Plants	Indoor Plant Hire	227.70
346	EFT64861	Ricoh Australia Ltd	Copy Charges	3,195.33
347	EFT64865	Rina Salvemini	Reimburse Expenses	150.00
348	EFT64646	RMB Service Group	Vehicle Maintenance	1,953.10
349	EFT64988	Romaldi Constructions Pty Ltd	Weigall Oval Redevelopment	147,819.79
350	EFT64860	Royal Wolf Trading Australia Pty Ltd	Hire Storage Containers	525.10
351	EFT64650	Rundle Mall Plaza Newsagency	Library Magazines	284.36
352	EFT64862	Rundle Mall Plaza Newsagency	Library Magazines	408.59
353	EFT64991	Rundle Mall Plaza Newsagency	Library Magazines	242.43
354	EFT64868	SA Irrigation & Landscaping Pty Ltd	Reserve Upgrade	42,263.22

ACCOUNTS DUE AND SUBMITTED TO THE CITY FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING 8 DECEMBER 2020

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
355	EFT64651	SA Local Govt Financial Management Group	Membership	125.00
356	EFT64745	SA Local Govt Financial Management Group	Membership	250.00
357	EFT65005	SA Water	Meter Connection	6,522.05
358	EFT64657	SA Water	Water	7,668.46
359	EFT64755	SA Water	Water	1,859.54
360	EFT64875	SA Water	Meter Connection	6,162.00
361	EFT64876	SA Window Cleaning Pty Ltd	Window Cleaning	643.50
362	EFT64652	Sabre Electrical & Security Services	Security	1,490.92
363	EFT65002	SAI Global Australia Pty Ltd	Standards	5,222.77
364	EFT64653	Sam Christodoulou	Professional Fees	880.00
365	EFT64880	Samia Tawadros	Reimburse Volunteer Expenses	69.12
366	EFT64886	Samir Wasif	Reimburse Volunteer Expenses	138.24
367	EFT64864	Saundersons Florist	Laurel Wreath	48.00
368	EFT64754	Seek Limited	Advertising	627.00
369	EFT64874	Seek Limited	Advertising	313.50
370	EFT65004	Seek Limited	Advertising	297.00
371	EFT64746	Shelving & Racking Australia	Shelving	1,584.00
372	EFT64753	ShowBlock Wines	Small Business Resilience Grant	3,050.00
373	EFT64750	Shred-X Pty Ltd	Paper Recycling	564.65
374	EFT64655	Solaris Clean	Cleaning	827.75
375	EFT64751	Solaris Clean	Cleaning	654.50
376	EFT65003	Solaris Clean	Cleaning	847.00
377	EFT64744	Solo Resource Recovery	Rubbish Removal	597.99
378	EFT64872	Sonnex Pty Ltd	Roadworks	2,640.00
379	EFT64999	SoundPack Solutions	Library Supplies	200.75
380	EFT64774	South Aust National Football League	Refund Overpayment	20.00
381	EFT64748	Southern Cross Protection	Patrol Service	7,257.19
382	EFT64866	Southern Volkswagen	Purchase Vehicle	35,059.92
383	EFT64995	Southfront	Professional Fees	23,001.00
384	EFT64998	Sparkling Diamonds Inc	Community Grant	4,000.00
385	EFT64892	Stavroula Thessalonikefs	Rainwater Tank Rebate	300.00
386	EFT64824	Steffen Helgerod	Reimburse Expenses	80.00
387	EFT64667	Steven Kapsambelis	Refund Overpaid Rates	317.10
388	EFT64870	Stihl Shop Fulham	Depot Supplies	1,117.95
389	EFT64654	Streamline Plumbing SA Pty Ltd	Plumbing	77.00
390	EFT64749	Streamline Plumbing SA Pty Ltd	Plumbing	244.13
391	EFT65001	Streamline Plumbing SA Pty Ltd	Plumbing	12,531.94
392	EFT64656	Stumpy Stumps	Grind Stumps	400.00
393	EFT64752	Stumpy Stumps	Grind Stumps	450.00
394	EFT64871	Stumpy Stumps	Grind Stumps	500.00
395	EFT64867	Suburban Transport Services	Taxi Fares	1,439.24
396	EFT64996	SUEZ Recycling & Recovery Pty Ltd	Rubbish Removal	11.58
397	EFT65000	Super Sealing	Crack Sealing	21,729.40
398	EFT64869	Susan Bates Consulting	Professional Fees	1,980.00
399	EFT64747	Sync Cabling Solutions Pty Ltd	Lighting	4,741.00
400	EFT64997	Sync Cabling Solutions Pty Ltd	Lighting	27,629.80
401	061518	T Bar Purveyors of Tea Pty Ltd	Small Business Resilience Grant	5,500.00
402	EFT64762	T Thai Cuisine	Think Buy Be Local Voucher Reimbursement	175.00
403	EFT64659	Tafe SA	Staff Training	147.50
404	EFT64882	Telstra	Telephone	9,099.45
405	EFT64658	Terrain Group Pty Ltd	Irrigation	4,180.00
406	EFT64588	The Adelaide Tree Surgery	Tree Maintenance	1,683.00
407	EFT64682	The Children's Book Council of Australia	Library Supplies	91.80
408	EFT64808	The Department for Correctional Services	Litter Collection	1,870.00
409	EFT64687	The Dog & Cat Management Board	Dog Registration Levy	1,955.00
410	EFT64698	The Fruit Box Group Pty Ltd	Milk	181.79
411	EFT64956	The Highway	Summer Fundays Live Music Experience	1,500.00
412	EFT64983	The Paper Bahn	Stationery	2,762.72
413	EFT64977	The Personnel Risk Management Group	Security Checks	48.40

ACCOUNTS DUE AND SUBMITTED TO THE CITY FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING 8 DECEMBER 2020

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
414	061519	Thomas Wooden	Refund Hire Fee	44.00
415	EFT64759	Thomson Geer	Legal Fees	3,531.00
416	EFT64757	Tom's Car Wash	Vehicle Maintenance	2,302.20
417	EFT64756	Tonkin Consulting	Professional Fees	4,527.73
418	EFT64879	Torrens Safety	Depot Supplies	4,033.95
419	EFT65006	Total Construction Surveys Pty Ltd	Surveys	44,973.54
420	EFT64878	Total Tools Thebarton	Depot Supplies	1,556.60
421	EFT65008	TPG Telecom	Internet Connection	3,106.40
422	EFT65007	Tree Care Machinery	Depot Supplies	870.30
423	EFT65009	UrbanVirons Group Pty Ltd	Tree Maintenance	984.50
424	EFT64661	Utintja Consulting	Audit Committee Allowance	970.20
425	EFT64883	Vac Group Operations Pty Ltd	Excavate Footings	5,726.88
426	EFT65012	Valspar Paint (Australia) Pty Ltd	Paint	562.76
427	EFT64821	Vanessa Green	Reimburse Expenses	52.83
428	EFT65011	Veri Fire	Fire Safety	973.41
429	EFT64992	VicRoads	Vehicle Searches	64.10
430	EFT64662	Vili's	Catering	258.50
431	EFT65013	Vocus Pty Ltd	Pit Adjustment	1,224.30
432	EFT65017	Waterpro	Irrigation	841.21
433	EFT64888	WC Convenience Management Pty Ltd	Cleaning	2,162.99
434	EFT64768	Weathersafe Shades Pty Ltd	Shade Structure	22,422.40
435	EFT64767	Web Safety Pty Ltd	Safety Clothing	1,590.20
436	EFT64885	Web Safety Pty Ltd	Safety Clothing	1,088.20
437	EFT64769	Well Done International	After Hours Contact Centre	771.43
438	EFT64764	West Torrens Historical Society Inc	Reimburse Insurance Premium	1,350.46
439	EFT65015	Westside Services (SA) Pty Ltd	Airconditioner Maintenance	65,973.22
440	EFT65016	Winc Australia Pty Limited	Stationery	496.08
441	EFT64663	Worcomp Pty Ltd	Medical	632.50
442	EFT65014	Worcomp Pty Ltd	Medical	528.00
443	EFT64772	Workzone Traffic Control Pty Ltd	Traffic Control	1,169.30
444	EFT64664	Worlds Best Specialised Cleaning	Graffiti Removal	4,620.00
445	EFT64884	Wurth Australia	Depot Supplies	659.28
				\$ 4,474,987.95

11.2 Form of the Budget and Annual Business Plan 2021/22

Brief

This report proposes the form of the budget and annual business plan of Council for 2021/22, along with the process to be used by Council to review budget related documentation.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The budget and annual business plan for 2021/22 be in a similar form to that presented in 2020/21, incorporating:
 - A summary to explain key aspects of the document;
 - Strategic fundamentals that underpin the budget;
 - Forward estimates and the 10 year financial plan;
 - Capital and operational budget information;
 - Information on rates and rate modelling; and
 - Summary financial statements.
2. A meeting of the Council be used, as occurred in 2019/20, rather than a special public meeting for interested persons to ask questions and make submissions on the draft budget and annual business plan of the Council.
3. A similar process be used by Council otherwise to deal with the review of budget and related documentation for 2021/22 as occurred in 2020/21, incorporating:
 - Preparation of a summary of the budget and annual business plan for community consultation; and
 - A special meeting of the City Finance and Governance Committee involving all Elected Members.

Introduction

This report proposes the form of the upcoming budget and annual business plan for 2021/22, pursuant to the requirements of Section 123(12) of the *Local Government Act 1999*, along with the process to be used by Council to deal with the review of budget and related documentation.

Discussion

Section 123(12) of the *Local Government Act 1999* requires that the form of the budget and annual business plan be determined by the Council.

It is proposed that the form of the 2021/22 budget and annual business plan be on a similar basis to that presented for 2020/21. This will involve a combined budget and annual business plan that includes:

- An 'executive summary' to explain key aspects of the document;
- Strategic fundamentals that underpin the budget, including information from Council's community plan;
- Forward estimates and the 10 year financial plan of the Council;
- A capital budget, including commentary and detailed information on the full capital works program;
- Operational budget information, including commentary, financial details and information on objectives, key activities, performance measures and budget highlights;
- Information on rates and rate modelling; and
- Summary financial statements, including those required by Regulation 13 of the *Local Government (Financial Management) Regulations 2011*.

As in 2020/21, recommendations will not be included in the documentation, rather they will be a part of the report to Council that accompanies the budget and annual business plan.

The form of the document will meet all requirements of the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011*.

It is also intended, in keeping with requirements under the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* that a summary of the budget and annual business plan be prepared for community consultation. It is intended that this be in a similar form to the document used in 2020/21.

A process to consider and review budget related documentation similar to that used for 2020/21 is proposed, to include:

- Use of the City Finance and Governance Committee; and
- All Elected Members being a part of the process.

It is proposed that a meeting of the Council be used, as occurred in 2019/20, rather than a special public meeting for interested persons to ask questions and make submissions on the draft budget and annual business plan of the Council. This is permissible under Section 123(4)(i) of the *Local Government Act 1999*, with the legislation stating that a public notice is needed to invite interested persons to attend:

"a meeting of the council to be held on a date stated in the notice at which members of the public may ask questions, and make submissions, in relations to the matter for a period of at least one hour."

Key budget dates are listed in **Attachment 1**.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There is no direct climate impact in relation to this report.

Conclusion

This report proposes the form of the upcoming budget and annual business plan for 2021/22, pursuant to the requirements of Section 123(12) of the *Local Government Act 1999*, along with the process to be used by Council to deal with the review of budget and related documentation.

Attachments

1. Key Budget Dates in 2021/22

KEY DATES - BUDGET 2021/22

Day	Date	Type of Meeting	Purpose of the Meeting
Tue	2-Feb-21	Council	To consider fees and charges for 2021/22.
Tue	6-Apr-21	Special *	To consider the first draft of the 2021/22 budget.
Wed	14-Apr-21	Special	Ongoing consideration of the 2021/22 budget. 7:00pm start.
Tue	20-Apr-21	Special *	Ongoing consideration of the 2021/22 budget.
Thu	22-Apr-21	Special	Ongoing consideration of the 2021/22 budget. 7:00pm start.
Wed	28-Apr-21	Special	To finalize draft budget for community consultation, along with AB plan, etc. 7:00pm start.
Tue	1-Jun-21	Council	Community consultation meeting.
Tue	15-Jun-21	Council	To consider any further community feedback and changes to the proposed budget.
Tue	6-Jul-21	Council	To adopt the budget and AB Plan, and declare the rates.

* Following the Council meeting

11.3 Legislative Progress Report - December 2020

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 report 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/SALT> and/or <https://www.legislation.gov.au/>

Discussion

Recent Amendments to Legislation
Nil
Summary of Proposed Amendments to Legislation
<p><i>Planning Development and Infrastructure Act 2016 - General Regulations - Motion of disallowance</i></p> <p>Private Members Motion</p> <p>Following the successful motion to disallow the <i>General Miscellaneous No 2 Regulations</i> under the <i>Planning Development and Infrastructure Act 2016</i>, the Hon M C Parnell introduced a further motion to disallow the General Regulations under the Act with respect to the Planning and Development Fund.</p> <p>The resolution was passed by the Legislative Council on 11 November 2020, the regulations have now been disallowed.</p> <p>Further information can be found on the South Australian Legislative Tracking website.</p>
Bills previously reported on where the status has changed
<p><i>Independent Commissioner Against Corruption (Investigation Powers) No 2 Amendment Bill 2018</i></p> <p>Government Bill</p> <p>This Bill has been withdrawn in the House of Assembly.</p> <p>Further information can be found on the South Australian Legislative Tracking website.</p>

Bills previously reported on where the status remains unchanged

Automated External Defibrillators (Public Access) Bill 2019

Private Members Bill

The *Automated External Defibrillators (Public Access) Bill 2019* was introduced to the Legislative Council on 16 October 2019 by Hon F Pangallo (MLC).

An Automated External Defibrillator is a portable device able to treat cardiac arrest by applying an electric shock to restore normal heart rhythm.

If passed by State Parliament, Automated External Defibrillators will be mandatory in all public buildings (including schools and universities, libraries, sporting facilities, local council offices and swimming pools) which the public have access to.

Privately owned buildings including shopping centres, aged care and retirement villages, commercial properties over 600 square metres in size, and certain residential apartments will also be required to install the devices.

It will also be mandatory for the devices to be installed in all emergency services vehicles, including SAPOL, Metropolitan Fire Service, Country Fire Service and State Emergency Service.

A maximum fine of up to \$20,000 would be imposed on those who failed to abide by the new laws.

The Bill passed the Legislative Council on 15 October 2020 and has been received and adjourned at first reading in the House of Assembly.

Council has installed defibrillators in the Civic Centre, Hamra Centre, Thebarton Community Centre and Plympton Community Centre. It has also installed defibrillators in a number of its leased facilities including the Hilton RSL, Western Youth Centre, Fulham Community Centre, Airport Over 50s Club etc. In addition, it has provided community grants to other community groups such as the Glenelg Baseball Club. As such, if this Bill is passed then it will not result in any major impost on Council.

Further information can be found on the [South Australian Legislative Tracking website](#).

Planning, Development and Infrastructure (Regulated Trees) Amendment Bill 2020

Private Members Bill

The Hon M C Parnell introduced the Bill to the Legislative Council on 23 September 2020 where it was introduced and read a first and second time. It is essentially a duplicate bill of one that passed the Legislative Council in 2017, with the intent to prevent the unnecessary or premature removal of regulated or significant trees.

The Bill intends to restrict applications for the removal of a significant or regulated tree until such a time that development approval for a structure is processed, blocking developers from creating a "clean slate" on a block of land.

The Bill has been adjourned at second reading.

Further information can be found on the [South Australian Legislative Tracking website](#).

Freedom of Information (Miscellaneous) Amendment Bill 2018**Government Bill**

This Bill seeks to change the definition of public interest, amend the processes for determining that a document does not exist and changes definitions relating to the nature and scope of an application. It also changes the processes for determination of an application.

The Bill passed the Legislative Council with amendments on 18 October 2018. It was read for the first time in the House of Assembly on the 8 April 2020, and adjourned at second reading on 21 July 2020. The Bill is now in the Committee Stage.

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

Local Government (Public Health Emergency) (Rate Relief) Amendment Bill 2020**Private Members Bill**

This Bill was introduced as a private members Bill by Hon Tony Piccolo MP with the intent of enforcing a 100% rate rebate for businesses or non-profit organisations who have been forced to close due to COVID-19 for the period that they were required to be closed.

A motion to move the Bill through all stages failed, and it was adjourned at second reading.

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

Local Government (Fixed Charges) Amendment Bill 2018**Government Bill**

This Bill seeks to amend s152 of the *Local Government Act 1999*.

The amendment seeks to include each residence in a retirement village (within the meaning of the *Retirement Villages Act 1987*) as a type of allotment to which a fixed charge for rates cannot be applied.

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.

Planning, Development and Infrastructure (Carparking Requirements) Amendment Bill 2019**Private Members Bill**

This Bill, introduced by Hon T Piccolo, amends the *Planning, Development and Infrastructure Act 2016* providing minimum carpark requirements on all dwellings.

Amendment of section 108 - categorisation:

In the case of a 1 bedroom dwelling, the requirement to provide for at least 1 carpark, and 2 carparks for a dwelling with 2 or more bedrooms. Carparks are required to be on site or on a site within 100 metres of the dwelling. If the development does not meet these requirements it will be classified as restricted development.

Amendment of section 110 - restricted development:

If the Commission makes an assessment under s110 of the Act in relation to restricted development, the Commission must take into account the relevant provisions of the Planning and Design Code, but is not bound by those provisions.

The Bill was introduced to the House of Assembly on 13 November 2019 and adjourned at second reading on 13 November 2019.

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

Statutes Amendment (Local Government Review) Bill 2020

Government Bill

Introduced and read for the first time on 17 June 2020, this is a Bill to amend the Local Government Act 1999, the Local Government (Elections) Act 1999, the City of Adelaide Act 1998 and other related Acts.

The Bill has now passed the House of Assembly with over 140 government amendments to the original Bill which were all agreed to by the opposition in committee. The Bill is expected to have further amendments tabled by the opposition in the Legislative Council in November.

Further information on the reforms can be found at on the DPTI Website at https://www.dpti.sa.gov.au/local_govt/local_government_reform

Acts Assented

COVID-19 Emergency Response (Expiry and Rent) Amendment

Government Bill

This Bill was introduced in the House of Assembly on 8 September 2020. The Bill amends the COVID-19 Emergency Response Act 2020 in a number of ways:

- Amending the definition of a relevant declaration;
- Amends the expiry of the Act to "28 days after the day on which all relevant declarations relating to the outbreak of the human disease named COVID-19 within South Australia has ceased; or 28 March 2021";
- Amendment of section 8 which are the provisions applying to residential tenancies so that it now reads *"the landlord must not increase the rent payable under a residential tenancy agreement (whether under section 55 of that Act or otherwise) if the tenant is suffering financial hardship as a result of the COVID 19 pandemic"*.

The Bill has now become Act No. 30 of 2020.

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

Regulations Amended

Nil

Relevant Common Law

Nil

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There is no direct environmental impact in relation to this report.

Conclusion

This report on legislative amendments is current as at 24 November 2020.

Attachments

Nil

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

Committee Members are required to:

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

5 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the meeting of the City Facilities and Waste Recovery General Committee held on 22 September 2020 be confirmed as a true and correct record.

6 COMMUNICATION BY THE CHAIRPERSON**7 OUTSTANDING REPORTS / ACTIONS**

Nil

8 REPORTS OF THE CHIEF EXECUTIVE OFFICER

8.1 Update - Request to purchase portion of the road reserve - corner of Arthur Lemon Avenue & Witty Court, Underdale

Brief

This report advises Committee Members that additional information has been provided by the applicants seeking to purchase the verge land adjoining and on the southern side of their property on the corner of Arthur Lemon Avenue and Witty Court, Underdale following the Committee's consideration of this matter at its meeting of 22 September 2020.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The verge land be offered to Ms Lisa Thomas & Mr Brad Stevens on the condition that they meet all costs associated with necessary actions which are required to be undertaken under the *Roads (Opening and Closing) Act*, for the closure and sale of the identified road verge on the side (eastern) boundary of their residential property at 1 Witty Court, Underdale, subject to public consultation and all necessary approvals being sought and obtained from the relevant authorities:
 - a) The necessary processes to give effect to the eventual sale of the verge land, for an anticipated consideration of approximately \$30,000-40,000 plus all associated costs and any applicable GST (but subject to a formal valuation), under the *Roads (Opening and Closing) Act* be commenced;
 - b) Should Council and the Surveyor-General provide their consent to the road closure process the land be excluded from the classification of community land;
 - c) The Mayor and Chief Executive Officer be authorised to sign and, where applicable, seal any documentation to give effect to this resolution; and
 - d) Further update reports be provided to Council following public consultation and confirmation that the portion of road has been closed by the Surveyor-General.

OR

2. The verge land be offered to Ms Lisa Thomas & Mr Brad Stevens under a permit arrangement for a period of 5 years at a cost of \$500 pa plus GST to the applicant.

OR

3. The applicants be advised that Council is not prepared to sell the verge land or enter into a permit agreement for its use by the applicants.

Introduction

At its meeting of 22 September 2020 the City Facilities and Waste Recovery Committee considered a request from Mr Brad Stevens and Ms Lisa Stevens, the owners of the property on the south-western corner of Arthur Lemon and Witty, who sought to either:

- (a) purchase; or
- (b) be granted a permit for use of;

The strip of land appurtenant to, and on the southern side, of their property. (Mr & Ms Stevens indicated that their preference was for purchase of the land.)

A copy of the report is attached for the benefit of Members (**Attachment 1**).

Following consideration of the report the Committee resolved to recommend to Council:

That the applicants be advised that Council is not prepared to sell the verge land or enter into a permit agreement for its use by the applicants.

Discussion

It is noted that the general discussion at the meeting of 22 September 2020 revolved around the reluctance of the Committee to favourably consider the owners' request for purchase of the verge land, or the grant of a permit over it on the premise that the granting of the request may either:

- result in an influx of a number of further requests from other owners of property; and/or
- result in further development which would/could (further) reduce the amount of green space, and thus adversely impact climatic conditions, within the Council area.

Following notification of the Committee's recommendation, the owners contacted the relevant Ward Councillors and discussed the meeting outcome and their intended use of the land.

As a result of these discussions, at its meeting of 6 October 2020, the Council considered the Committee's recommendation of 22 September 2020 and further information which had been provided by Mr & Ms Stevens subsequent to the meeting of 22 September 2020 and, in relation to this matter, resolved as follows:

That the minutes of the City Facilities and Waste Recovery General Committee held on 22 September 2020 be noted and the recommendations adopted with the exception of Committee Item - 8.8 - Request to purchase portion of the road reserve - corner of Arthur Lemon Avenue & Witty Court, Underdale; and

That the consideration of the Committee Item - 8.8 - Request to purchase portion of the road reserve - corner of Arthur Lemon Avenue & Witty Court, Underdale, be deferred until the City Facilities and Waste Recovery General Committee Meeting on 24 November 2020 to allow for the applicant to submit detailed plans and documentation for the proposed verge land.

Subsequent to the Council meeting of 6 October 2020 the owners have provided the attached concept plan indicating their intentions with regard to the proposed land to be acquired (should the road closure process proceed or a permit be granted) (**Attachment 2**).

As is indicated within the concept plan, and in an email to the Council, the owners have stated that they have no desire to further develop the land.

The owners have further stated that they plan to completely grass the area, plant fruit trees along the eastern wall and a vegetable garden along the northern wall which also includes large banana palms. They have also advised that they have no intention to do any extensions/pool installation, and further, that their priority is to plant the area out and create a garden oasis.

It is apparent that the undertaking which has been provided by Mr & Ms Stevens would appear to satisfy the reservations expressed by Members of the Committee during its discussion and deliberations at the meeting of 22 September 2020.

The three alternate options previously identified at the meeting of 22 September 2020 remain available to the Committee, namely:

- A. The Committee determine in favour of the applicants and the road closure proceed. In the event that this occurs and the land is purchased by the applicants, the requirement to maintain the area as open/green space could be codified within a Land Management Agreement.
- B. A permit be granted (for a term of up to 5 years). In this scenario, the permit's terms and conditions could specify the works that the applicants may/are permitted to undertake within the permit area.
- C. The Committee recommend to Council that the applicants be advised that Council is not prepared to sell the verge land or enter into a permit agreement for its use by the applicants.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

Given the proposed actions by the applicant there are likely to be little or no climate change impacts arising as a result of this matter.

Conclusion

Following the Council's decision at its meeting of 6 October 2020 (to defer the consideration of the recommendation of the City Facilities and Waste Recovery General Committee meeting of 22 September 2020), further information has been received from the applicants who seek to purchase, or be granted a permit for the use of, Council owned verge land adjacent to their property on the south-eastern corner of Arthur Lemon Avenue & Witty Court, Underdale.

The supplementary information which has been received would appear to address the concerns raised by Members within the City Facilities and Waste Recovery General Committee meeting of 22 September 2020. The Committee is presented with an opportunity to amend or confirm its previous recommendation to the Committee/Council.

Attachments

- 1. **Extract from City Facilities and Waste Recovery Committee Agenda 22 September 2020**
- 2. **Concept Plan for Verge Land on corner of Arthur Lemon Avenue and Witty Court, Underdale**

8.8 Request to purchase portion of the road reserve - corner of Arthur Lemon Avenue & Witty Court, Underdale

Brief

Owners of the property on the south-western corner of Arthur Lemon Avenue & Witty Court, Underdale, have approached Council seeking to purchase a portion of the road reserve adjacent their property on a portion of its eastern boundary.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The verge land be offered to Ms Lisa Thomas & Mr Brad Stevens on the condition that they meet all costs associated with necessary actions which are required to be undertaken under the *Roads (Opening and Closing) Act*, for the closure and sale of the identified road verge on the side (eastern) boundary of their residential property at 1 Witty Court, Underdale, subject to public consultation and all necessary approvals being sought and obtained from the relevant authorities;
2. The necessary processes to give effect to the eventual sale of the verge land, for an anticipated consideration of approximately \$30,000-40,000 plus all associated costs and any applicable GST (but subject to a formal valuation), under the *Roads (Opening and Closing) Act* be commenced;
3. Should Council and the Surveyor-General provide their consent to the road closure process the land be excluded from the classification of community land;
4. The Mayor and Chief Executive Officer be authorised to sign and, where applicable, seal any documentation to give effect to this resolution; and
5. Further update reports be provided to Council following public consultation and confirmation that the portion of road has been closed by the Surveyor-General.

OR

6. The verge land be offered to Ms Lisa Thomas & Mr Brad Stevens under a permit arrangement for a period of 5 years at a cost of \$500 pa to the applicant.

OR

7. The applicants be advised that Council is not prepared to sell the verge land or enter into a permit agreement for its use by the applicants.

Introduction

An approach has been made by the owners of property at 1 Witty Court, Underdale (which lies on the south-west corner of Arthur Lemon Avenue and Witty Court), who seek to purchase an irregularly shaped portion of the road reserve (of some 70 m²) which abuts the eastern boundary of their property.

The attached location plan (**Attachment 1**) and aerial plan (**Attachment 2**) identify the land in question.

Discussion

The applicants (Ms Lisa Thomas & Mr Brad Stevens) submitted an initial enquiry to Council approximately 12 months ago seeking an indication as to whether Council may consider sale of the land in question on the eastern boundary of their property. In recent times they have "reactivated" such approach in a more considered fashion. Ms Thomas and Mr Stevens have been advised that there are a number of processes that need to occur in regard to a proposed road closure and the likely costs of these processes (approximately \$8,000) and have agreed to meet those costs.

Comment has been sought from Council's property consultant in regard to an indicative range of values for the verge land in question to enable the applicant to further consider whether purchase of the verge land may be feasible. Whilst the consultant's comment placed the land in question within a suggested range of \$30,000-\$40,000, the applicants are aware that a formal valuation will still be required. Nevertheless, the applicants have confirmed that this range falls within their expectations. Should there be any significant variance to this indicative range following receipt of a formal valuation the Administration will provide a further report to Council seeking confirmation of its direction.

In considering the applicant's request for possible purchase of the land, the Administration has been mindful of the following factors:

- Council does not require, and has no intention of utilising the verge land for its purposes;
- the land possesses little or no value to the Council, although it can be argued that there are holding costs associated with this land which are borne by Council, e.g. maintenance, these costs are minimal. Therefore, there is unlikely to be any significant reduction in Council's operational maintenance expenditure should the parcel be disposed of - there may nevertheless be an expectation that rates revenue would marginally increase;
- it will resolve an irregularity in the survey for that area and the owners are prepared to undertake this rectification on Council's behalf at no cost to Council;
- the verge land will add value to the applicant's property; and
- there is no alternative purchaser of the land.

It is also noted that acceptance of this proposal will not adversely impact motorist sight lines.

There is an alternate proposal which may be considered in the event that the Council does not wish to dispose of the verge land. Whilst the owners of the adjacent residential property have indicated their preference to purchase the verge land, they have indicated that they would be amenable to take it under a grant of permit (for the maximum period of 5 years allowed under the Local Government Act). There are precedents for such an arrangement within Council. Generally there is a small permit fee applicable, and the owners enter into such an arrangement with the knowledge that any improvements to the land (e.g. new boundary fencing) will/may need to be removed at the end of permit period. Additionally, the applicant is required to provide evidence of public liability coverage for the land and further acknowledges that access to the land may be required for the purpose of maintaining any Council or third party infrastructure which may be located within the permit area.

Conclusion

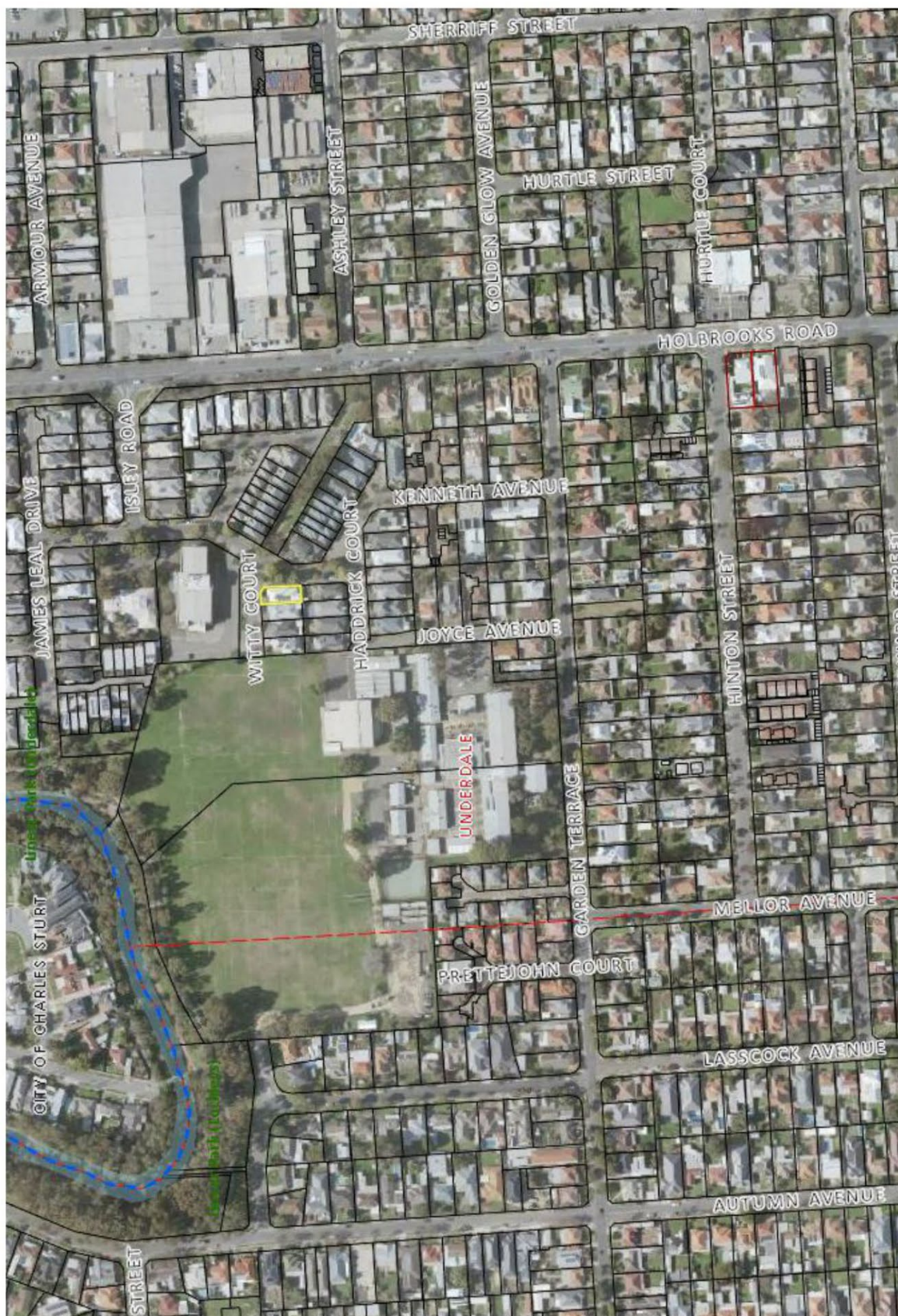
Ms Thomas and Mr Stevens, who reside at 1 Witty Court, Underdale, have written to Council seeking to acquire the verge land on the eastern boundary of their residential property. The request is supported on the proviso that all necessary processes under the *Roads (Opening and Closing) Act* are undertaken and that they meet the necessary costs associated with those road closure procedures and accept the formal valuation of the land as provided by Council's property consultant (which is anticipated to fall within a range of \$30,000-\$40,000).

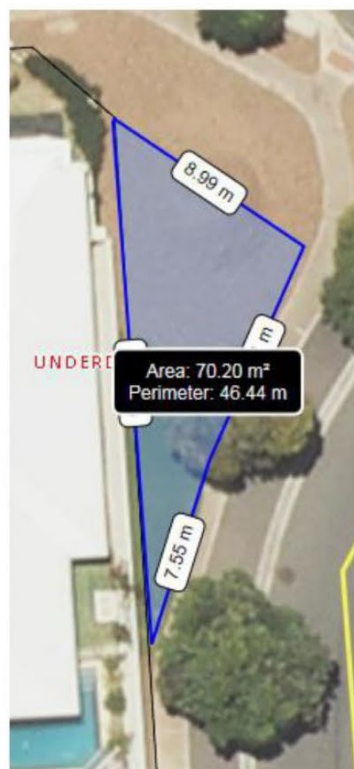
Alternatively, should Council not wish to dispose of the land, the grant of a permit for it could be considered.

There will be no adverse impacts on motorist sight lines should either proposal be accepted.

Attachments

1. **Location Plan**
2. **Aerial Plan**









8.2 Lease Renewal - Star Theatres Complex (Mighty Good Productions Pty Ltd)

Brief

Correspondence has been received from Mighty Good Productions Pty Ltd, the lessee/operator of the Star Theatres Complex, requesting the grant of the renewal term (for a further 5 years from 1 January 2021) provided within the existing lease agreement.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The renewal term (of 5 years from 1 January 2021 until 31 December 2025) provided within the existing lease for the Star Theatre complex be granted to Mighty Good Productions Pty Ltd.
2. Rental at commencement of the first renewal term be \$16,470.26pa plus GST and outgoings.
3. The Mayor and Chief Executive Officer be authorised to sign and/or seal any documentation to give effect to the recommendation.

Introduction

Mighty Good Productions Pty Ltd, the operator of the Star Theatre Complex has written to Council seeking to activate the renewal for a term of a further five (5) years (from 1 January 2021) which is provided within its existing lease agreement (**Attachment 1**).

Discussion

The lease commenced on 1 January 2016 and the current rental payable is \$16,299.44pa plus GST and outgoings. Due to the current COVID-19 arrangements with leaseholders, no rental or outgoings are payable by Mighty Good Productions to the 31 December 2020 and the requirement to not pay rental has been further extended until 31 March 2020 (following Council's resolution at its meeting of 17 November 2020).

In addition to the initial five year term, the lease provides for one right of renewal of 5 years duration. In accordance with the terms of the lease, the request for the grant of the renewal needs to be received by Council no more than 6 months, and no less than 3 months prior to expiry of the operative term (i.e. in respect of the current term, no earlier than 30 June 2020 and no later than 30 September 2020). The current lease term expires on 31 December 2020. Thus, given that Mighty Good submitted the request on 11 September 2020, it has complied with the relevant condition in the lease agreement.

The other matter that the Administration does wish to bring to the attention of Members at this time is that the "default" review method at the commencement of the renewal term is a review to market. However, given the current state of the market/economy resulting from the impacts of the COVID-19 pandemic, the Administration recommends that the Adelaide All Groups CPI be used to determine the new escalated and updated rental. The Administration makes this recommendation on the following bases:

- It is unlikely that the market would be significantly, if at all, above CPI (which itself is likely to be low or negative);
- The CPI is the relevant/nominated escalator during the remaining years of the lease term;
- It is not prudent/financially sound to engage a valuer to undertake a market rental valuation when there is likely to be little (if any) differential between a market calculated rental and CPI given current market conditions; and
- The lease (at clause 5.8) does allow the parties to agree to an alternate method to be used for any rent review.

The parties have also agreed that the relevant quarter to be used during the currency of the lease term for lease escalation purposes change to the September quarter (Adelaide All Group CPI).

For the information of Members, a further report will be prepared for a future meeting of the Council dealing with the amalgamation of the Certificates of Title for the Star Theatre complex / site that is part of the upgrade program of works identified in the forward maintenance plan report presented to Council on 2 February 2016.

At this date of preparation of this report the following works have been completed:

- New roofing to Chapel and Theatre 1;
- New electrical and ceiling access to Theatre 1;
- New air conditioning (heating and cooling);
- Repainted Chapel; and
- Reroofed breezeway (between Chapel and Theatre 1) and provided compliant roof access to all mechanical services plant

Existing and future works include addressing DDA compliance within the Theatre foyer and toilets, and the construction of an extension at the rear of the premises for storage purposes. A copy of the maintenance plan report is available to Members upon request to the Administration.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There are no known climate change impacts arising as a result of the consideration of this matter.

Conclusion

Approval has been sought for the grant of the extended (5 year) term for the Star Theatre complex by the lessee, Mighty Good Productions Pty Ltd. As the request has been made in accordance with the terms of, and the lessee is not in breach of, the lease, it is suggested that the request be granted.

The maintenance program agreed by the Council at its meeting of 2 February 2016 is continuing to be implemented.

Attachments

1. Mighty Good Productions Pty Ltd - Request for Grant of Lease Renewal Term



143-145 Sir Donald Bradman Drive Hilton

Dear Leasing and WTCC

I am writing to request the renewal (for a term of a further 5 years) that is provided within the lease Mighty Good Entertainment currently holds over the Star Theatre premises.

The lease will continue the current usage of the theatre as a 'Venue for hire' for the theatre community, for Mighty Good Productions generated performances and festivals and the home base of the Mighty Good Talent School.

Regards

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

Malcolm Harslett

Director of Mighty Good Entertainment and Star Theatres,

8.3 Sponsorship Agreement - Lockleys Oval LED Scoreboard

Brief

The Lockleys Football Club entered into discussions with, and have secured sponsorship from, West Beach and Districts Community Bank Branch for funding to assist with the purchase and installation of a new electronic (LED) scoreboard at Lockleys Oval.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. Council provide its consent, in its capacity as landowner for a LED scoreboard to be erected in the north-eastern corner of the Lockleys football oval, subject to any necessary development consents being sought and obtained.
2. Should the Committee recommend to Council, and Council resolve in accordance with the Committee's recommendation, the Chief Executive Officer and/or Mayor be authorised to sign a Sponsorship Agreement, including the sponsorship of \$10,000 offered by the West Beach and Districts Community Bank Branch.
3. Council's Advertising on Council Land and Related Public Infrastructure Policy be reviewed as part of the review process of Council's policies to acknowledge the decision of Council.

Introduction

Following discussions with the West Beach and Districts Community Bank Branch (the Bank), the Lockleys Football Club (the Club) advised the Administration that it has secured grant funding of \$10,000 from the Bank to assist the purchase of a new electronic (LED) scoreboard at Lockleys Oval. As Council is the landowner it is proposed that the Bank and Council enter into a formal agreement to clarify the proposed arrangements.

Discussion

The Administration has secured budget funding of \$40,000 for the purchase and installation of an electronic (LED) scoreboard on the eastern side of the football oval (in the north-eastern corner). In acknowledgement of this future initiative, conduits and cable feeds were installed around the oval perimeter at the northern end of the oval as part of the Lockleys oval upgrade project works.

The provision of funding of \$10,000 from the Bank would allow for the purchase of a larger scoreboard, which would serve to increase visibility and readability for spectators viewing matches from the new clubroom building on the western side of the oval.

The funding commitment from the Bank is conditional upon it being able to promote its business and the assistance it provides to the community, and local community sporting and community organisations, digitally on the scoreboard during football and baseball matches which are held at Lockleys Oval, e.g. at quarter and half time of football matches and during end of innings during baseball games. (Members should note that the Bank currently sponsors the Lockleys Football Club, West Torrens Baseball Club and the West Beach Football Club). The Bank also seeks some permanent signage on the scoreboard e.g. a small strip sign or similar.

This desired (advertising) use of the scoreboard needs to be considered within the context of Council's Advertising on Council Land and Related Public Infrastructure Policy. The Policy does not specifically deal with the matter envisaged within this report but does state (in so far as it is applicable to Lockleys Oval) that:

- 5.9.1 Council permits the erection of signs displaying the name of sporting clubs using the facilities of a Council oval, at the entrance to that oval, provided the sign does not exceed two square metres.*

5.9.2 Council permits the display of advertisements by commercial sponsors on the perimeter fence of a Council oval provided that all signs are:

- *Professionally sign written, non-illuminated, non-flashing and non-animated;*
- *Fixed to the inside perimeter fence of the oval, facing inwards and not to project above fence level;*
- *Maintained in good order and condition at all times to the satisfaction of the CWT.*

5.9.3 Council will not allow sponsorship signs to be erected:

- *On ovals other than on the inner perimeter fence;*

Thus, in accordance with the terms and conditions of the existing Policy, if it is deemed that the Bank is a commercial sponsor, and if the scoreboard is deemed to (also) be a sign, the use of the scoreboard for advertising purposes would appear to not be permitted. Preliminary advice sought from Council's planning area has confirmed this belief.

Thus, unfortunately, on this basis it would appear that the Bank would be unlikely to enter into the agreement.

This outcome presents the Committee (and Council) with two alternative courses of action.

The Administration believes that there is an argument that can be advanced that, when the Policy was developed it was envisaged that digital/LED scoreboards would not fall within the province of other than significant/major oval facilities (e.g. AFL, SANFL or major sporting facilities). However, the technology has advanced significantly over the previous few years and these advances have resulted in greater affordability and thus allowed the technology to be brought in at other than premier tier facilities. Nevertheless, one avenue that assists the acquisition of such technology is allowing the opportunity for digital advertising.

Additionally, the existing Policy does provide/stipulate (as per dot point 2 of 5.9.2 above) that advertising signage may be *fixed to the inside perimeter fence of the oval*. The redeveloped football oval at Lockleys (and Camden) does not have oval perimeter fencing. The absence of perimeter fencing at these ovals, and signage which could be fixed upon it (which could provide the club(s) with some advertising revenue), was unlikely to have been envisaged when the policy was developed. The fact that these clubs do not have this opportunity denies those clubs the possibility to raise revenue from this activity. Further, it could be argued that the use of the scoreboard only (for some digital advertising on match days) negates the need for (semi)permanent oval perimeter advertising and thus reduces the "visual clutter" around the oval perimeter.

If the Committee and (Council) agree that the circumstances at Lockleys (and Camden) should fall outside of the ambit of the existing policy, and therefore that this type of technology should be permitted (with digital advertising), the Administration would seek that digital advertising on the scoreboard be limited to/permitted only:

- at those times immediately prior to and after matches/games (say to maximum of 30 minutes), and;
- during match (or game) time.

Further, the digital advertising should/must be clearly ancillary and subordinate to the scoreboard function (e.g. during breaks of play, such as quarter and half times of AFL matches, and during breaks of innings in baseball games).

In the event that the Committee (and the Council) determine that the conditions of the existing policy be retained, the Administration proposes that it advise the Bank that it is prepared to explore alternate funding opportunities that may be amenable to the both the Council and the Bank.

For example, the installation of the permanent signage strip (**Attachment 1**, example of LED scoreboard with permanent advertising signage) could meet the policy conditions because the location of the scoreboard on the boundary of the oval, (typically the location of an oval boundary fence). A further report may be provided to this committee in March 2021 regarding any successful funding negotiation with the Bank.

At this time the Administration seeks the Council's endorsement of the proposal to install a LED scoreboard, in its capacity of landowner, to enable a development application to be lodged.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There are no known climate change impacts arising as a result of the consideration of this matter.

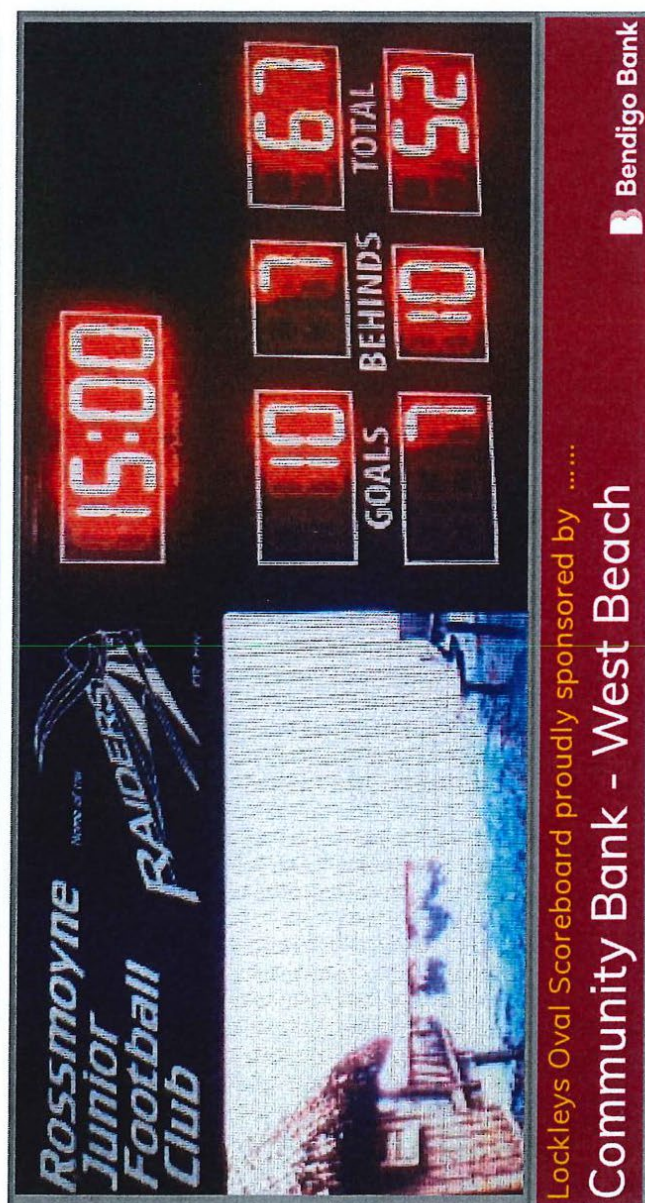
Conclusion

The Lockleys Football Club secured funding of \$10,000 from the West Beach and Districts Community Bank Branch, to be applied to the purchase of a new electronic scoreboard, conditional upon the Bank being allowed to use the scoreboard for advertising purposes. The Council Policy dealing with Advertising on Council Land and Related Public Infrastructure Policy precludes this activity and on this basis the Agreement cannot be contemplated, unless the committee (and Council) determine to override the existing policy.

Nevertheless, Council's consent, in its capacity as landowner, is sought for the LED scoreboard to enable lodgement of a development application.

Attachments

1. Example of LED sign - with Permanent Advertising Strip



Metal sign to be placed permanently below screen, to provide constant sponsorship presence.

8.4 Request for use of Lockleys Oval for Cricket

Brief

This report advises Committee Members that an expression of interest for use of the southern oval within the Lockleys Oval complex for cricket has been received from the West Torrens District Cricket Club during the summer cricket season.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

The West Torrens District Cricket Club has written to Council seeking to use the cricket oval within the Lockleys Oval complex during summer seasons from the 2021/2022 cricket season onwards, **(Attachment 1)**.

Discussion

The West Torrens District Cricket Club (WTDCC) has been a previous long term lessee of the Thebarton Council. It operated out of its former (now demolished clubroom building) at the northern end of, and played on the Thebarton Oval from 1921 until 1988 and now seeks to reactivate its relationship with the City of West Torrens.

Long term Members of the Committee may recall that the Council's Urban Services Committee considered a request from the same club at its meeting of 7 August 2013. A copy of that report is attached for the benefit of those, and new, Members of the Committee **(Attachment 2)**.

As is evident from the report, at the time of the previous request the Council anticipated that it would shortly embark on the redevelopment of the northern end of the Lockleys Oval complex. Given this, it allowed the existing tenant (the Goodwood Cricket Club, GCC) to remain at the premises and following its consideration of the matter at that time the Council resolved in accordance with the Administration's recommendations.

The completion of the project, and matters/issues relating to the other facilities that the WTDCC is currently using, has again raised the interest of the Club in seeking to use Lockleys Oval.

Current Members of the Committee will also recall that a similar matter was considered recently (at Council's meetings of 2 June 2020 and 16 June 2020) regarding a request received from the Phantoms ANA Cricket to use the Camden Oval during the summer cricket season(s).

Given the request, and the current situation where there is an existing cricket club user which holds a licence to use the cricket ground and club storeroom at Lockleys Oval until the end of the 2020/2021 cricket season, which is likely to desire ongoing use of the complex, it is suggested that a similar approach be implemented to that which was used to determine the (principal) cricket user at Camden Oval. That procedure would confirm the cricket club user for the Lockleys Oval complex from the 2021/2022 cricket season for the duration of the new lease term.

To facilitate this process it is proposed that the Administration contact both clubs requesting the clubs to complete the questionnaire forms which have been provided previously to Council by the South Australian Cricket Association (SACA), and which had been used by Council to assist in determining the principal cricket user for Camden Oval. On proviso that the information is received back from the clubs in a timely fashion, it is anticipated that a further report will be provided to the City Facilities and Waste Recovery General Committee at its first scheduled meeting in 2021 for its consideration.

Members may also wish to consider other options for relocation of either WTDCC or GCC, including relocation to Richmond Oval, should the proposed future redevelopment of that complex occur.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There are no known climate change impacts arising as a result of the consideration of this matter.

Conclusion

A request has been received from the West Torrens District Cricket Club seeking to use the cricket oval and storeroom at the southern end and on the ground floor of the new clubroom building within the Lockleys Oval complex. As this space is held under licence by the Goodwood Cricket Club until the end of the 2020/2021 cricket season, and given that the club is likely to desire continued use of it, it is suggested that both clubs be required to provide further detailed information in regard to this matter.

Following receipt of this information a further report will be provided to the City Facilities and Waste Recovery General Committee for its consideration in 2021.

Attachments

- 1. Request for use - West Torrens District Cricket Club**
- 2. Extract from the Urban Services Standing Committee Agenda and Minutes 7 August 2013**



WEST TORRENS DISTRICT CRICKET CLUB

A FOUNDING MEMBER OF THE SACA GRADE CLUB COMPETITION
(ESTABLISHED 1857)

HENLEY & GRANGE MEMORIAL OVAL

Atkin Street, Henley Beach 5022

P.O. Box 562 Henley Beach 5022

PRESIDENT: Kent Sedy

Mob:

Email: president@western eagles.com

2nd November 2020

Hi Steve,

Wanted to follow up, more formally, regarding the use of Lockleys Oval (west/smaller oval) for the coming years. Understanding that it is being used in the main for Goodwood CC (and they have the licence/lease in place for 2020/21 summer season).

While the size of the oval may not be conducive to Men's 1st or 2nd Premier Grade cricket it would be most adequate for our Junior teams (of which we have u13 upwards) or our Women's 2nd Grade (probably our Women's 1st Grade too). Our hope would be to use it as our main u14s oval who play on Saturdays (we have 2 under 14 teams so they use alternatively), it would also give us some flexibility in playing our women (especially our younger 2nd grade) there. It could also open us to the opportunity for further women's teams which is obviously a huge growth area for sport/cricket.

We are currently sharing Grange CC's 3rd oval (John Mitchell Reserve) as our 3rd Turf oval and use Lockley North PS as our 4th oval (artificial/concrete pitch), neither of these are ideal measures. Current arrangement at JMR may cause angst with Grange as they like to have JMR available for Saturday's in case they field another team at some point but it's certainly works well while they don't as we use Saturday, they use Sunday for Juniors. LNPS is a small oval and we would rather get our juniors on Turf as early as possible, that's where Lockleys oval would be fantastic.

The facility at Lockleys is amazing. The facility would give us lots of options to hold events and not cause clashes with Henley FC who we rent the clubrooms at Henley Oval from which will certainly help that relationship too. So from the outset it would be more about Oval & Changerooms and maybe a small space (I think it was mentioned the Soccer, West Beach, club have a smaller downstairs area) for some activities but also to be able to use the main space on some occasions would be great going forward. Maybe a sub-lease arrangement with them depending on their season dates.

We would require it for, at this stage every Saturday of the summer season (usually runs start of October to end of March except for two weekends over Xmas. It would be fantastic to have a connection once again with the WTCC from the WTDCC point of view.

I've included a spreadsheet of when it was used & by whom, as a point of reference, over the past couple of seasons with Goodwood and MSCC (Multicultural Sports and Community Club- seemingly of no fixed address) with various grades of senior Limited over cricket.

Yours sincerely

Kent Sedy
President WTDCC

A founding member of the South Australian Cricket Association

1st GRADE PREMIERS: 1880-81 (Hindmarsh CC), 1883-84 (Hindmarsh CC) 1932-33, 1935-36, 1936-37, 1938-39, 1939-40, 1940-41, 1941-42, 1954-55, 1956-57, 1957-58, 1961-62, 2006-07, 2008-09 (W), 2012-13 (W), 2016-17, 2017-18 (W), 2019-20 (W)

CLUB CHAMPIONSHIPS: 2004-05, 2006-07, 2007-08, 2011-12 (Men and Women)

PROUD | RESILIENT | UNITED

11. URBAN SERVICES DIVISION REPORTS

11.1 Grant of Licence - Lockleys Oval Complex - Cricket Oval

Brief

This report advises Elected Members that the licence to use the cricket oval on the south-western side of the Lockleys Oval complex which has most recently been held by the Goodwood (Richmond-Clarence Park) Cricket Club has now expired. Two cricket clubs, being the Goodwood (Richmond-Clarence Park) Cricket Club, and the West Torrens District Cricket Club have both lodged expressions of interest to use the facility under licence.

RECOMMENDATIONS

It is recommended to Council that:

1. The Goodwood Cricket Club Inc be granted a licence for the forthcoming two (2) seasons commencing on 1 October 2013 and expiring on 31 March 2015, for the period 1 October until 31 March each year during the term, at a commencing licence fee of \$668.36pa (GST Inc). The licence fee is to be reviewed on the anniversary of the commencement date by the Adelaide All Groups CPI.
2. The Mayor and the Chief Executive Officer be authorised to sign and seal any documentation in regard to the grant of licence.
3. Prior to the expiry of this term the matter be reviewed pending the progress of the Masterplan for the Lockleys Oval complex.

Introduction

The existing five (5) year licence held by Goodwood (Richmond-Clarence Park) Cricket Club to use the cricket oval on the south-western side of the Lockleys Oval complex expired on 31 July 2013. Expressions of interest to use the oval for the forthcoming season(s) have been received from the existing user and also from the West Torrens District Cricket Club (**Attachments 1 and 2**).

Background

Under the former agreement the Goodwood (Richmond-Clarence Park) Cricket Club used the oval in the south-western corner of the complex and was provided with access to the changeroom facilities within the Baseball/Soccer Club building (on the western side of Lockleys Oval). The club used the oval and changeroom facilities on Saturdays throughout the cricket season (1 October until 31 March each year). Depending on whether the club's teams made the finals, the oval and changerooms may also have been required by the club for two (2) Sundays in March each year during the licence term.

Discussion

To date the Administration has not actively proceeded with this matter pending deliberations in regard to the Lockleys Hub. Given that the most recent hub meeting focused on other matters at Lockleys, and given the start of the 2013/14 cricket season is approaching, the matter has now been brought before Council for decision. A master plan for the Lockleys Oval complex is currently being developed, therefore it is suggested that any agreement for the use of the oval be restricted to a short term arrangement.

The desire to use the Lockleys Oval complex results from the shortage of turf wickets within the southern/western metropolitan area. The location of the cricket oval at the Lockleys Oval complex is identified within **Attachment 3**.

As indicated in the submissions/expressions of interest received from both clubs, both have their "roots" within the City of West Torrens.

West Torrens District Cricket Club Inc

As per the Club's website, the West Torrens District Cricket Club (WTDCC) began in 1862 as the Hindmarsh Cricket Club. The club's original headquarters were at Lindsay Circus (now Hindmarsh Stadium).

WTDCC moved to Thebarton Oval in 1921 where it remained until 1988 when it transferred to the adjacent King's Reserve. A lack of junior players and inadequate facilities saw the club move to the Henley and Grange Memorial Oval for the 1997-98 season. Whilst the Club has operated from the Henley base since then until the present day, it is acknowledged that a junior team(s) played at the Lockleys oval facility under a sub-licence arrangement with Goodwood/Richmond-Clarence Park Cricket Club. That sub-lease arrangement operated during the 2005/6 and 2006/7 cricket seasons.

Eligibility to play for the WTDCC is effectively determined by zone territories that are specified by SACA. In addition to the "City of West Torrens" metropolitan zones, other zones reflect the club's historical locations (e.g. Bowden, Brompton, Hindmarsh, Welland), and its current location (e.g. Grange, Henley Beach, Tennyson). The club is also able to draw players from its designated country zone - basically the near mid-north (Two Wells to Port Wakefield area) and the Yorke Peninsula.

In addition, a player who has not previously played in any of the A, B, C or D Grade, West End Cup, BankSA Shield, U16, or U14, Ray Sutton Shield and Women's A, B, C Grades or Scorpion Shield and has a residential qualification for a Club is eligible to play for that Club or with any other Club which shares a boundary with that Club. In relation to West Torrens this would mean that players living in the metropolitan zone areas for the Adelaide, Glenelg, Port Adelaide, Prospect or Woodville Cricket Clubs could be eligible to play for West Torrens.

Participation within the district cricket competition conducted by the SACA may lead to progression through the elite levels of the sport and, given ability and demonstrated performance, may lead to players being selected at the higher echelons of the sport for the State and Australian Cricket teams.

The West Torrens District Cricket Club has continued to operate since its inception in 1862 until the present day (with a change of name in 1897), making it the oldest cricket club in South Australia.

Goodwood (Richmond/Clarence Park) Cricket Club Inc (GCC)

The Clarence Park Methodist Cricket Club was formed in 1927 and played in the United Church Cricket Association. Its successor, the Clarence Park Turf Cricket Club (of Ex-Servicemen) was formed and accepted into the Adelaide Turf Cricket Association in 1946. What is now known as Goodwood Oval appears to have been the Club's home ground at this time.

In 1936 the Richmond Cricket Club was formed and accepted into the Adelaide Turf Cricket Association. At that time the Club's home ground was Kurralta Park Reserve. The Club moved to Richmond Oval in about 1957 and continued playing there until 1985. At that time it relocated to the Post Tel Institute Oval on North Terrace and then eventually to Goodwood Oval in 1993/94 as the Richmond Clarence Park Cricket Club following amalgamation with the Clarence Park Cricket Club.

At a Special General Meeting in March 2006 the Richmond Clarence Park Cricket Club was renamed the Goodwood Cricket Club. The club's major base is Goodwood Oval but its lower grades and junior teams also use Cabra College and Lockleys Oval as home grounds.

GCC is a member of the Adelaide Turf Cricket Association.

The Club's membership base is drawn predominantly from the Cities of West Torrens and Unley and surrounding Council areas. Both the Club and Adelaide Turf representatives advised that approximately 50% of members utilising the Lockleys facility reside within the City of West Torrens.

The GCC and its predecessors have been lessees or licensees of the cricket oval at the Lockleys Oval complex since August 1989 or thereabouts. During that time there appear to have been no complaints received in regard to the use of the facility by the GCC (and/or its predecessor organisations).

The Peak Bodies

The Council's Administration have held discussions with representatives from both the South Australian Cricket Association (peak body for the WTDCC) and the Adelaide Turf Cricket Association (peak body for the GCC) in an attempt to gain an appreciation of the peak bodies' view of the matter at hand. Whilst neither Association wished to commit to a particular position it was suggested that removal of access to the facility for the Goodwood Cricket Club would be more likely to exercise a larger negative impact for that club (as existing user) than for the West Torrens District Cricket Club. It was also indicated that an alternate turf facility may be available in the City of Charles Sturt within relatively close proximity to the WTDCC headquarters at Henley.

A Sharing Arrangement?

SACA advised that it has previously negotiated sharing arrangements with the Adelaide Turf Cricket Association at other facilities and it was hoped that similar arrangements could be considered at Lockleys Oval, especially since there had been some precedence for such an arrangement between these two clubs in the mid 2000's.

However, as both Clubs are seeking to use the facility for more than one team such a sharing arrangement is not feasible.

Given that it would not appear possible to implement an arrangement for shared use of the facility, it thus falls for determination as to which party's claims should be considered preferential.

As Council is in the process of developing, and will subsequently consider, a Masterplan for the Lockleys Oval complex, it is suggested that the existing licensee (the Goodwood Cricket Club) be offered a short term licence (for the forthcoming two (2) seasons) on the same or similar term and conditions for use of the cricket oval in the south-western portion of the complex and the change room facilities within the Soccer/Baseball clubroom building (i.e. until such time as is anticipated that the Masterplan will be finalised). The proposed licence fee at commencement of the new term has been determined by escalating the previous licence fee by the CPI.

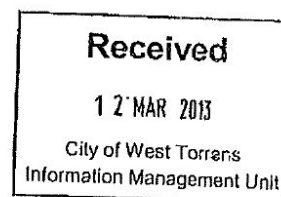
Conclusion

The existing licence held by the Goodwood Cricket Club for use of the cricket oval at the Lockleys Oval complex expired on 31 July 2013. Expressions of interest to use the oval have been received from both the Goodwood Cricket Club and the West Torrens District Cricket Club. Whilst it would appear that both groups have a legitimate claim to use the oval, given that the existing user is the Goodwood Cricket Club and that a Masterplan for the complex is in the process of development, it is suggested that at this time a short term licence (for the forthcoming two seasons) be granted to the Goodwood Cricket Club.

URBAN SERVICES STANDING COMMITTEE
7 August 2013

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ATTACHMENT 1



WEST TORRENS DISTRICT CRICKET CLUB
A FOUNDED MEMBER OF THE SACA GRADE CLUB COMPETITION
HENLEY & GRANGE MEMORIAL OVAL
Atkin Street, Henley Beach 5022
Ph.: (08) 8356 4825
Website: www.westerneagles.com

10/03/2013

SECRETARY:
Geoff Delbridge
58 Ayre Street, South Plympton 5038
Ph.: (08) 8297 7060
Mble.: 0417 511 353

City of West Torrens
165 Sir Donald Bradman Drive
Hilton S.A. 5033

Attn: Steve Watson

Dear Steve

My name is Andrew Muirhead and I represent the board of the West Torrens District Cricket Club. The purpose of this letter is to ascertain the future availability of the turf cricket oval at Lockleys Reserve for our U16 teams, who are playing in the SACA U16 District Cricket competition which is the premier competition for this age group in the state. West Torrens Cricket Club has a very proud heritage and is the oldest district club in SA, formed in 1857. Its boundaries have always been aligned with West Torrens Council area.

The West Torrens District Cricket Club has 4 senior men's, 4 junior boys and 2 senior women's sides playing in the SACA competition plus 2 further junior sides playing in the Western Suburbs Junior Cricket Association. I understand the current lease on this facility expires in July 2013. The reason we are looking to gain the lease agreement from the City of West Torrens is because our U16 sides are regrettably one of two sides in a 12 team competition that are playing on hard wicket. This puts our U16 teams at a severe disadvantage to the

URBAN SERVICES STANDING COMMITTEE
7 August 2013

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other district clubs who enjoy turf facilities. The SACA's preference is that this age group all play on turf wickets as the next step is senior cricket which is all played on turf.

West Torrens currently has several juniors on there playing lists that reside in the West Torrens council area.

West Torrens Cricket Club would obviously look after and prepare our own pitches at our own expense and formalize a working relationship with your grounds staff.

We trust the City of West Torrens look favourably upon this request as our recruiting zone encompasses some of the West Torrens Council area and schools. We would like to establish a long term relationship with the Council that bears the same name as our club, given the fact that we share common boundaries.

If you need to discuss this matter further, please contact me on 0408 800 763

Kind regards



Andrew Muirhead

ATTACHMENT 2

**Expression of Interest
Renewal of Lease, Lockleys Oval
Goodwood (Richmond-Clarence Park) Cricket Club
May 28 2013****Attention: Steve Watson**

I am pleased to submit this expression of interest regarding the lease on the western part of Lockleys Oval on behalf of the Goodwood (Richmond – Clarence Park) Cricket Club.

Background

Our club is a longstanding user of the oval and seeks a new lease arrangement from 2013 for the purpose of conducting competitive and social cricket within the Adelaide Turf Cricket Association (ATCA). The Club has been associated with the ATCA for nearly 80 years.

The Goodwood Cricket Club is made up of members who come from both the WTCC area and the Unley Council area. The areas have a common boundary, and since the amalgamation of the two clubs in the early 1990s we have continued to serve the needs of the youth of both communities. We are a large club, highly respected within the cricket community and fielding 6 Senior and 6 junior teams from Under 11 through to Under 17. Many come from the schools within the WTCC area.

Our annual Milo in2cricket workshops over the past few years have attracted particularly high numbers of 5-7 year olds from the WTCC area. I respectfully make this point because at times there has been misinformation generated that we are not truly representative of the WTCC area and residents. This is not true. In fact many of the current club stalwarts and supporters are past Richmond players still living in the WTCC area and still with a Richmond allegiance.

Due diligence

We appreciate that turf wickets are very hard to come by and if you are fortunate to have access to such a facility then it must be treated with respect and cared for accordingly. Open space must be shared with residents and compromises need to be made with other users. During our involvement with the WTCC our club has been a diligent tenant, caring for the environment, cooperating and sharing space with co-tenants (baseball and soccer) and always respectful of residents. We run two teams from Lockleys. We have also, on special occasions, been able to showcase the recreational ambience of the Lockleys open space such as at the recent National Over 60s Carnival in Adelaide when we were granted permission

to host interstate games there. Visitors were extremely grateful for this opportunity at a time when it was difficult to acquire ovals to hold the event.

Supportive of Council Policy

Our Club is committed to the promotion of healthy lifestyles in the community and supports the Council's policies on open space development. We were a respondent to the recent Open Space Plan Consultation and felt it our responsibility to share in this process.

The Lease

I understand that over the next month or two, Council will consider all aspects of a new lease agreement and also undertake community consultation (as required by the Local Government Act 199 (section 202). I ask that the full name **Richmond - Clarence Park** be used in correspondence with the community to avoid the misinformation discussed earlier and to accurately describe our club's long standing allegiance to the WTCC community.

We look forward to the opportunity to a more detailed discussion of this expression of interest in regards to the term of the lease; use of the facility; rights of renewal; division of costs and any other conditions both parties need to acknowledge. During our previous lease we have taken on responsibility for the curation duties, supplying our own machinery and personnel for this task. We would continue this arrangement in a new lease arrangement.

Finally, can I say that over the years from the early 1950s when the Richmond Club was formed at the old Kurralt Park Reserve, moved to the Richmond Oval, to the present day, our Club has always enjoyed a productive and trusting relationship with Council. We seek to contribute to the partnership approach that Council has rightfully adopted in leasing to clubs and organisations and we would be willing partners in further developing the Lockleys Oval space.

I would also appreciate it if you could provide a timeline for Council decision making in regards to the lease given the need for us to commit teams and ground information to Adelaide Turf well before the season begins so that fixtures and programs can be set for its 15 Grade competition. The impact of finding out late that we did not have access to the facility in 2013/14 would be catastrophic for our club resulting in a reduction in our teams and service to the community.

Please do not hesitate to contact me should you require any further information.

Yours sincerely

Jeffrey Emmel

Life Member Richmond Cricket Club
President Goodwood (Richmond-Clarence Park) Cricket Club
Email: redlington @optusnet.com.au

Referee: Mr David Heyzer
Executive Officer Adelaide Turf Cricket Association, Phone 82124447

URBAN SERVICES STANDING COMMITTEE
7 August 2013

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ATTACHMENT 3



11. URBAN SERVICES DIVISION REPORTS

11.1 Grant of Licence - Lockleys Oval Complex - Cricket Oval

This report advised Elected Members that the licence to use the cricket oval on the south-western side of the Lockleys Oval complex which has most recently been held by the Goodwood (Richmond-Clarence Park) Cricket Club has now expired. Two cricket clubs, being the Goodwood (Richmond-Clarence Park) Cricket Club, and the West Torrens District Cricket Club have both lodged expressions of interest to use the facility under licence.

RECOMMENDATIONS

It is recommended to Council that:

1. The Goodwood Cricket Club Inc be granted a licence for the forthcoming two (2) seasons commencing on 1 October 2013 and expiring on 31 March 2015, for the period 1 October until 31 March each year during the term, at a commencing licence fee of \$668.36pa (GST Inc). The licence fee is to be reviewed on the anniversary of the commencement date by the Adelaide All Groups CPI.
2. The Mayor and the Chief Executive Officer be authorised to sign and seal any documentation in regard to the grant of licence.
3. Prior to the expiry of this term the matter be reviewed pending the progress of the Masterplan for the Lockleys Oval complex.

COMMITTEE DECISION

MOVED Cr Haese SECONDED Cr Palmer that the recommendation be adopted.

CARRIED

11.2 Proposed Alteration of Parking Controls in Norma Street, Mile End

This report provided Council with a parking assessment report for the section of Norma Street, Mile End (between Bagot Avenue and Ebor Avenue).

RECOMMENDATIONS

It is recommended to Council that:

1. The parking controls on the northern side of Norma Street, Mile End (between Bagot Avenue and Ebor Avenue) be amended to ½ and 2 Hour Parking 8am-6pm Monday to Friday;
2. The parking controls on the southern side of Norma Street, Mile End (between Bagot Avenue and Ebor Avenue) be amended to No Parking 8am-6pm Monday to Friday;
3. Administration consults with residents of the affected section of Norma Street to confirm the changes requested by the petitioners are agreed by a majority of those residents.

COMMITTEE DECISION

MOVED Cr Sarris SECONDED Cr Vlahos that the recommendation be adopted.

CARRIED

8.5 Apex Park, Lockleys Oval and Mellor Park - Update

Brief

This report provides Committee Members with a status update in regard to Lockleys Oval, Apex Park and Mellor Park and suggests that extended licence terms be offered to the majority of licensee users at Apex Park and Lockleys Oval.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The update report be noted.
2. That the licence agreements for the users of Apex Park be extended until 30 June 2021 on the same terms and conditions as the existing agreements.
3. That the licence agreements for nominated users of the Lockleys Oval complex (i.e. Lockleys Football Club, Lockleys Tennis Club, West Beach Soccer Club and the West Torrens Baseball Club) be extended until 30 September 2021 on the same terms and conditions as the existing agreements.

Introduction

At its meeting of 22 September 2020 the City Facilities and Waste Recovery General Committee received an update report which provided information regarding the status of these three component locations of the integrated project.

Amongst other things that report advised the Committee of the following:

- A new concept plan for Apex Park is proposed to be developed which will build on the Stage 1 works and will complete the wetland restoration proposed in the original masterplan. This will integrate with works currently being designed for Breakout Creek Stage 3 (for which the Cities of West Torrens and Charles Sturt received partial government funding for the project).
- At Mellor Park, a demolition contractor had been commissioned to undertake the required demolition works, including demolition of:
 - The former Mellor Park tennis clubroom building;
 - The former Lockleys RSL Sub-branch building;
 - The former Soldiers Memorial Hall/theatre building;
 - The tennis courts and fencing and paths on the western side of the courts.
- In regards to Lockleys Oval, the Committee was advised that, amongst other things:
 - Works have commenced for the installation of the baseball (game) infrastructure (backstop, home-run fence and safety fencing) in order to meet the first game deadline scheduled for early October;
 - Shelter(s) for the tennis courts;
 - Installation of the Tennis SA "Book a Court" infrastructure for public use of the tennis courts has been programmed
 - Other works which were underway included the upgrade and replacement of the irrigation system to the Oval and surrounds. Landscaping to the building and oval surrounds is to occur following completion of these works.

Discussion

Apex Park

Since the previous meeting of the Committee, the Administration has engaged, and a number of representatives from a wide cross-section of the Administration, has met with consultants onsite to commence the planning for the next phase of the redevelopment of the Park.

As previously indicated it is anticipated that the new stage of works could propose to include:

- The clearing of dense vegetation on the north side of the wetland;
- A junior nature-play area;
- A senior activity space, e.g. BMX area;
- Irrigated turf areas for an 'events' space adjacent the wetland;
- An additional public toilet (funded in the 2020/2021 budget) and additional tree and ground cover planting.

A further project update and draft concept plan will be provide to Members of this committee at the next schedule meeting for March 2021.

Lockleys Oval

The handover of the changerooms and function area to the summer licensees (West Torrens Baseball Club and Goodwood Cricket Club) at Lockleys Oval occurred in early October.

All infrastructure associated with baseball (i.e. senior and junior backstops, home round fencing, additional protective fencing on the eastern side of the oval and the foul posts) has now been erected.

However, unfortunately the irrigation and oval remediation works to the playing fields have taken longer than expected and have resulted in the need for the baseball club to program matches at an alternate venue. It is hoped that any necessary rescheduling may be able to be made up later in the season (with additional match(es) scheduled) at Lockleys.

Members will also note that there is a separate report within the Agenda dealing with sponsorship funding which has been secured by the Lockleys Football Club to assist with the purchase of an electronic scoreboard for the Oval.

Mellor Park

The demolition works on the western side of Mellor Park have now been completed by the demolition contractor. The theatre bricks which are to be retained and reused in the construction of the feature and blade walls and to outline the footprint of the former Lockleys Soldiers' Memorial Hall have been taken off-site for cleaning and will be returned to the site for re-use as part of the project.

At the time of preparation of this report, it is anticipated that the contractor who has been engaged to undertake the landscaping and other components of the upgrade works will mobilise on-site within the week of, or during the week following, this Committee meeting.

The Administration is also continuing to work with, and develop the memorial concept provided by, the RSL for a memorial to recognise the presence of, and the service of, the RSL and its local veterans within the Mellor Park Reserve (**Attachment 1**).

The Mellor Park works are anticipated to be completed early in the first quarter of 2021.

Licence Agreements

Members may recall that the intent of the short term licence agreements that were provided to the sporting and community users at Lockleys Oval and Apex Park was that they:

- Align with the building defect warranty periods for the new buildings and infrastructure;
- Provide an opportunity to determine whether there were any significant issues impacting the adjoining/nearby residents, and
- Allow the licensees to settle in to their new environments and to provide them with an opportunity to recoup some of the revenue that was foregone during the implementation and construction of the new facilities;

prior to entering into longer term licenses.

Unfortunately, the impact of COVID-19 has resulted in a much reduced operational time for these lessees and consequently reduced the opportunities for recouping revenue (and unfortunately also provided a lesser time for any operational building defect elements to become apparent). All licensees are nevertheless very appreciative of the assistance package that the Council has offered/provided to its sporting and community group lessees and licensees.

Given the COVID-19 impacts it is suggested that the licence agreements be extended until the 30 June 2021 for the groups at Apex Park (i.e. Guides, Scouts and the Lockleys Riding Club) and until 30 September 2021 (to coincide with the winter/summer seasonal sports changeover) for the sporting groups at the northern end of Lockleys Oval (i.e. Lockleys Football Club, Lockleys Tennis Club, West Beach Soccer Club and the West Torrens Baseball Club).

An extended licence term for the Goodwood Cricket Club has not been included within the recommendation at this time, pending the Committee's recommendation to Council, and Council's decision, with regard to the determination of a preferred cricket user for Lockleys Oval.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There are no significant climate change impacts arising as a result of the undertaking of these works.

Conclusion

The development of the new building facilities at Apex Park and Lockleys Oval are now completed. A concept plan for the next stage of open space improvement works for Apex Park is underway. The infrastructure required for baseball has been installed and ancillary works and improvements to the open space areas of the oval and surrounds are currently being undertaken at Lockleys Oval. The demolition works on the western side of Mellor Park have now been completed and it is anticipated that the landscaping contractor will mobilise on site shortly. The Mellor Park works are scheduled to be completed in early 2021.

Given COVID-19 impacts it is suggested the licence agreements for the licensee groups at Apex Park and the northern end of Lockleys Oval (with the exception of the Goodwood Cricket Club at this time) be extended until 30 June 2021 and 30 September 2021 respectively.

Attachments

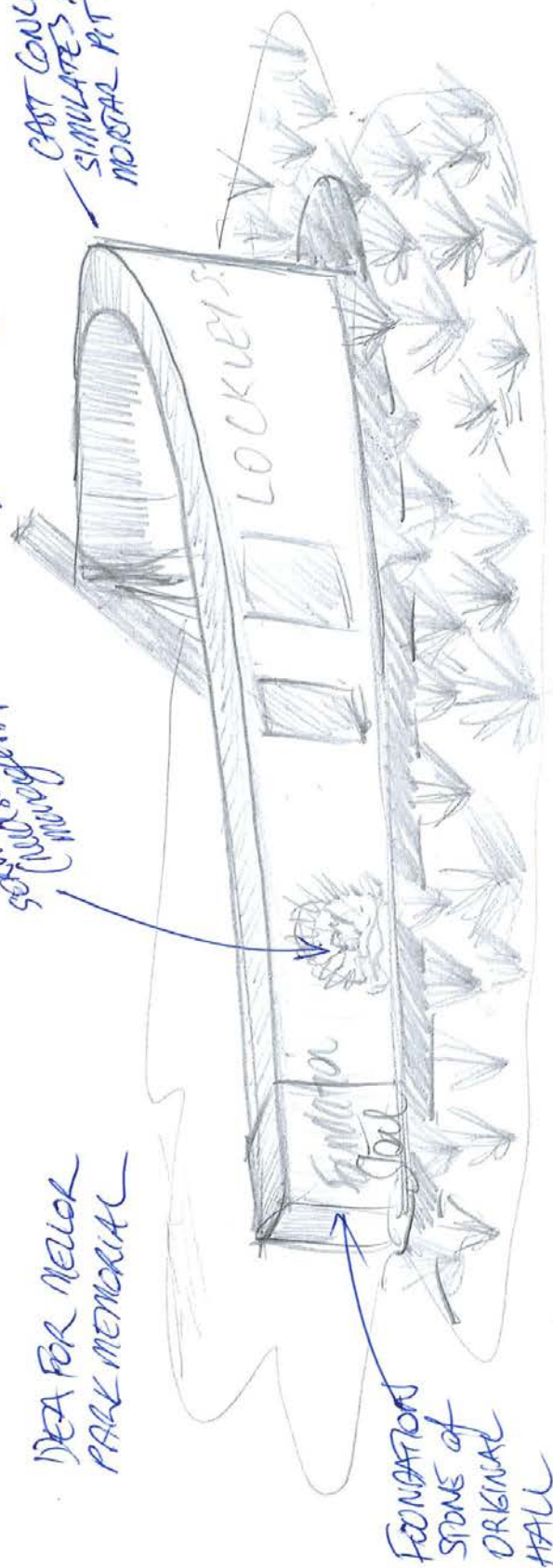
1. RSL Memorial at Mellor Park - Concept Drawing developed by RSL

ACTUAL LOCATION TO
BE AGREED WITH COUNCIL
SW CORNER REFERENCES

3 MC MORTAR (ETC)
(IT IS NOT A BASE PLATE)
MIMING A PLATE WITH
INCLUDING WHAT IT IS.
CAST CONCRETE
SIMULATES A
MORTAR PT.

some extra provision
(masonry)

IDEA FOR NEWELL
PARK MEMORIAL



LSMC INC to make provision
for contribution to the memorial

STEVE LARKINS HAPPY TO
INVESTIGATE WITH ARMY MUSEUM
OF SA INC WITH A VIEW TO OBTAINING
SURPLUS EQUIPMENT FOR DISPLAY
AT OR NEAR THE HILTON FACILITY.

8.6 Weigall Oval - Update

Brief

This report advises Committee Members of the current status of the Weigall Oval, North Plympton upgrade project.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The report be noted.
2. The Adelaide Angels Baseball Club be advised that consent is granted by Council in its capacity of landowner/lessor for alcohol to be purchased on the premises of the new Weigall Oval Sporting facility and consumed in areas outlined in **Attachment 3** of Agenda report.
3. The Adelaide Cobras Soccer Club be advised that consent is granted by Council in its capacity of landowner/lessor for alcohol to be purchased on the premises of the new Weigall Oval Sporting facility and consumed in areas outlined in **Attachment 2** of Agenda report (the north-eastern half of the identified area only), and be revisited once arrangements for the 2021 season are confirmed.

Background

Stage 1 of the Weigall Oval upgrade project commenced in November 2017. That stage concentrated on the western side of the complex (adjacent the Westside Bikeway) and significantly upgraded and beautified the open space in that locale. In addition to major landscaping works, the upgrade provided a nature playground, community courts, reserve facilities and car parking. The Stage 1 works were completed in August 2018 and the Stage 1 opening was held on 16 September 2018.

The Stage 2 works at the complex commenced in July 2019 and were assisted by funding received from the State and Local Government Grant Infrastructure Program. The works completed during this stage have provided dedicated senior sporting fields for the sporting licensee users, the Adelaide Angels Baseball Club and the Adelaide Cobras Soccer Club and a seasonal shared junior field. In addition a stunning new clubroom building (the function space of which will be available for community use until 3pm on weekdays), has been built in a more centralised location to provide better viewing opportunities for spectators. Further, the public tennis/basketball courts have been upgraded and floodlit, and an additional new entrance to the complex and new additional carparking onsite have been constructed.

The Administration has noted that there has been a significant increase in patronage of those areas of the complex that have been opened to the public already and, judging by the interest and enquiries it has received, is anticipating that patronage and visitations will further increase following opening of the remainder of the site.

The Council and Government funding partners should be proud of these works and the manner in which a previously under-utilised site has now been activated and is providing, and will continue to provide, significantly enhanced recreational opportunities for the community.

For the benefit of Members, the Administration has attached "before and after" aerial photos of the complex to detail the nature and extent of the works that have been undertaken during the project process (**Attachment 1**).

Introduction

At its 22 September 2020 meeting, the Committee was advised that, whilst there had been some slippages in delivery of the project, due principally to COVID-19 and the weather, the delays in completion could also be attributed to issues with the preparation and management of the turf / landscaping.

Nevertheless, there was an expectation that the project was expected to be completed and handed over in the near future and, as a consequence of this, it was deemed appropriate to consider the grant of licences to the two proposed sporting user groups, the Adelaide Angels Baseball Club and the Adelaide Cobras Soccer Club. As part of this process the Committee reaffirmed a requirement that the function space within the building be made available to and for the use of the community when not required by the licensee Clubs.

Discussion

Licence agreements have been prepared and executed by the Clubs and the Council. The licence term is set to commence from the date of the issued Certificate of Occupancy or as such earlier date as the Council may allow the Club(s) to use all or portion of the premises and to expire at midnight on 30 September 2021 (i.e. the "normal" seasonal changeover).

At the date of preparation of this report it is anticipated that handover to the Clubs will occur in the week preceding this Committee meeting and the works for the junior baseball fencing that are underway will be completed by early December.

A formal handover and official opening of the premises occurred on the afternoon of 1 December 2020. The updated complex was opened by Mayor Coxon and was attended by Hon Corey Wingard MP (Minister for Police, Emergency Services, Correctional Services, Recreation, Sport and Racing), Jayne Stinson (Member for Badcoe), Councillors and representatives from the Adelaide Angels Baseball and Adelaide Cobras Soccer Clubs. Numbers at the opening were restricted due to the current COVID-19 Direction.

The Administration also notes that (and provides its congratulations to) the Adelaide Cobras which finished top (Premiers) in their division (State League 2) at the end of the home and away season and which will mean that they will be promoted to State League 1 for the 2021 season.

The Club's promotion to State League 1 will have implications for the complex during (at least) the 2021 season, as Football Federation South Australia requires that the venues that teams use for State League 1 (and Premier League) matches:

- Be fenced to facilitate an admission charge for spectators / crowd control; and
- Provide a race that segregates players and match officials from the public.

Discussions will shortly commence with both the Club and Football Federation SA to develop options for the forth coming season(s).

Members may also note that the (formerly) open area on the eastern side of the tennis/basketball courts has been recently enclosed. Unfortunately, this action was deemed necessary as a result of ongoing complaints received from nearby residents. Basketball players were arriving and playing at the courts in the early hours of the morning, sometimes until 2 am or 3 am. The lights for the court areas are turned-off (by an auto-switch) at 10pm. Please note, that signage foreshadowing this action was placed on the court perimeter fencing for approximately 3 months prior to the open area being fenced, in an endeavour to change users' behaviour and negate the need for this action. The courts are now on Council's security roster and opened at, or shortly after, dawn and locked at, or about, 10pm each night.

There have also been some complaints received from residents living on the perimeter of the complex (particularly at the southern end) relating to the intensity of light from the building and path bollards during the night. The Administration proposes to address this matter following handover of the building and complex to the Council.

Liquor Licence

Due to the impending handover of the building, the Clubs are seeking support from Council in its capacity as landowner/lessor, to obtain a liquor licence. It should be acknowledged to Members that both clubs that are to operate from the new clubroom building have previously held liquor licences. It should also be noted that the terms and conditions within the short term licence agreements for these users at Weigall Oval recognise and mirror the relevant conditions within the Development Approval for the new building relating to days and hours of use and use of the function space.

The Administration was initially of the opinion that alcohol should be contained to the function area and grassed seating area directly in front of the building (**Attachment 2**). Upon further discussion with the Adelaide Angels Baseball Club, club representatives are seeking to extend the area to allow alcohol which has been purchased from the function area to be consumed on either side of the Baseball Dugouts (along the Backstop fence line) as had previously been allowed at the former Weigall Oval Clubrooms/Fields (**Attachments 3 and 4**).

It is important to note that the sale of alcohol is only being proposed from the bar inside the function area and the use of glass will be restricted to the function space only. Spectators who purchase alcohol from the function area will be able to walk from the licenced area at the building to the licenced areas near the dugouts, however will not be able to remain in these walkways for periods of time, consuming alcohol. Additionally, the area directly adjacent the canteens will not be licenced as these areas will likely be frequented by children. No alcohol will be allowed to be sold nor consumed within the changerooms.

The Administration has considered this request and concurs with the expanded licenced area and is now seeking Council's direction in regard to the sporting club's request. It is suggested that Council's decision regarding the licenced area of the complex be for the period until 30 September 2021, at which time it may be reviewed. This date coincides with the end of the current short-term lease/licence agreements as well as the handover of winter sport use to summer use and will provide the user clubs with the opportunity to operate for a season/portion of a season prior to review.

The Administration recommends the licenced area for the soccer club remain as identified in (**Attachment 2**) (noting only the north-eastern half of the identified area is part of the Soccer Club's lease/licence agreement). Due to the Club's promotion to State League 1, there may be implications as to restricted areas for the consumption of alcohol and therefore the Administration may need to revisit the licence area once arrangements for the 2021 season are confirmed.

Members will be aware that earlier this year, approval for the sale of alcohol at the newly redeveloped Lockleys Oval Sporting Facility was limited to the upstairs function area and balcony. The main reason for this decision was due to the identified potential risk of injury to person or damage to property whilst carrying drinks downstairs and the desire to restrict alcohol consumption from the undercover ground level area in particular in front of the canteen areas (which are likely to be frequented by children, purchasing snacks etc.). This decision is due to be reviewed concurrently with the review of the short-term lease/licence, currently scheduled as 31 March 2021, but subject to an extension until 30 September 2021 (in accordance with the recommendation contained within the Apex Park, Lockleys Oval and Mellor Park report within this agenda).

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There are no known climate change impacts arising as a result of the consideration of this matter.

Conclusion

Following the completion of Stage 2 and 3 works, the Official Opening of the upgraded Weigall Oval complex by Mayor Coxon and the Hon Corey Wingard MP (Minister for Police, Emergency Services, Correctional Services, Recreation, Sport and Racing) occurred on 1 December 2020. The complex has now been handed over to the Adelaide Angels Baseball and Adelaide Cobras Soccer Clubs.

The completion of these works and the handover of the facility to the licensee clubs brings this major facility project to an end.

Attachments

1. **Weigall Oval Aerial Photos**
2. **Option 1 - Proposed Liquor Licence area for Weigall Oval**
3. **Option 2 - Proposed Liquor Licence Area for Baseball Club**
4. **Former Liquor Licence including Licenced Area - Adelaide Angels Baseball Club**

**BEFORE (April 2017)****AFTER (October 2020)**

Option 1: Initial Proposed Liquor Licence Area:



Option 2: Proposed Expanded Baseball Liquor Licence Area:





Liquor Licensing Act 1997

Limited Club Licence

51301475**PREMISES NAME:** ADELAIDE BASEBALL CLUB**PREMISES ADDRESS:** URRBRAE TERRACE
PLYMPTON 5033**LICENSEE:** ADELAIDE BASEBALL CLUB INC**LICENSED PREMISES:** Outlined in red on the approved plan**AUTHORISATION:** To sell and supply liquor in accordance with Section 36 of the Liquor Licensing Act 1997 and any other conditions of this licence.**EXTENDED TRADING AUTHORISATION:** Area outlined in light pink on the plan
Sunday 8pm to 11pm**RESPONSIBLE PERSONS:** Section 97(2) the exemption from having the business personally supervised and managed by a responsible person.**CONDITIONS:**

This licence is subject to the following agreement between the club and the licensing authority :

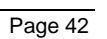
- the club will not, during the currency of the licence, hold a gaming machine licence
- the club will not sell or supply liquor under the licence except for consumption on the club premises by -
 - (i) a member of the club; or
 - (ii) a guest of a member who is also present on the club premises
- a member of the club will not be permitted by the club to have more than 5 guests on the club premises at any one time

IMPORTANT: The licensee is obliged to maintain all essential safety provisions as required by Regulation 76 of the Regulations made under the Development Act 1993.

A handwritten signature in dark ink, appearing to read "M. A. Poyser".

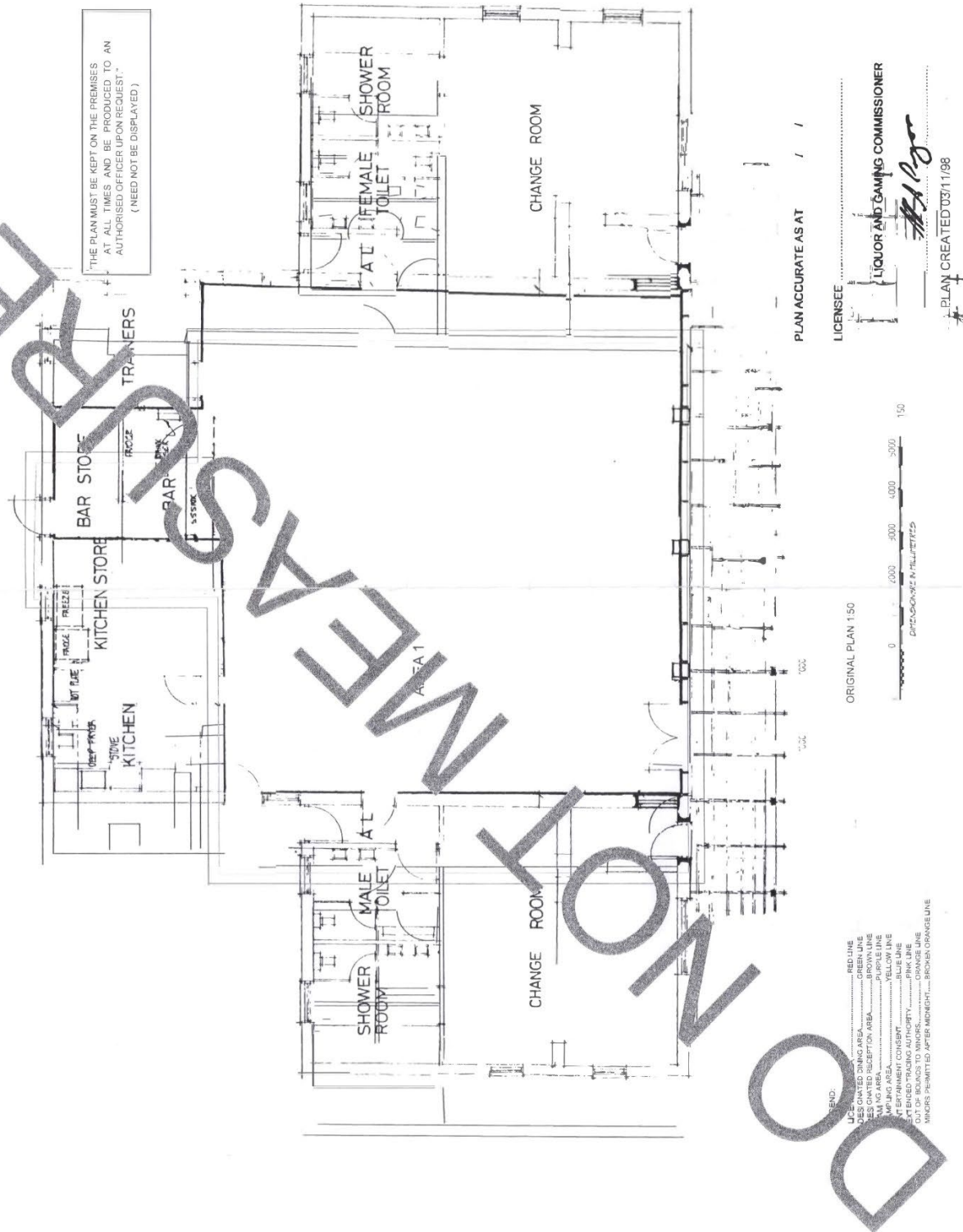
Date of issue: 1 July, 1998

LIQUOR AND GAMING COMMISSIONER



ADELAIDE BASEBALL CLUB

51301475



8.7 Camden Oval - Update

Brief

This report provides Members with an update in regard to the Camden Oval complex.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

Recent meetings of this Committee have considered a number of matters regarding the Camden Oval complex including:

- The determination of a preferred/principal cricket user for the Camden Oval complex;
- The grant of new licenses to the Glenelg District Cricket Club, Camden Athletics Club and the PHOS & Camden Sports and Social Club; and
- The provision of 2 new tennis courts for the Glenlea Tennis Club.

There have been a number of other matters that also worthy of note.

Discussion

New licence agreements

The summer licensees (Glenelg District Cricket Club and Camden Athletics Club) have now commenced their seasonal tenure of the facility. Members may have also noted that the former changeroom building on the Anzac Highway frontage of the complex has been painted. In addition to this, the internal space within this building has been compartmentalised and made available to the three licensee clubs for storage purposes.

Additionally, and following discussions between the parties, the Glenelg District Cricket Club and the Phantoms ANA Cricket Club have reached an agreement allowing use of the oval and pitch by Phantoms ANA for training and matches during the week, on the condition that no damage to the centre wicket/pitch occurs.

The Phantoms ANA Cricket Club has also advised that it has been successful in seeking grant funding of \$30,000 from Cricket Australia. These funds will be applied towards the cost of cricket nets at Camden Oval.

Glenlea Tennis Club - Additional (2) Courts

The Administration has engaged consultants for the design and construction of two new courts (at the eastern end of the southern bank of 4 courts) and to address issues with the drainage and cracking of the existing courts.

The Administration and representative(s) from the tennis club continue to meet on a regular basis to further these initiatives. The Administration is anticipating that works will commence to the existing courts during December 2020 / January 2021 to minimise the disruption to the Club's matches and activities. The construction of the new (2) courts are scheduled to commence in February - March 2021.

As part of this process, the existing small playground at the eastern end of the courts will be relocated to an area immediately east of the Glenlea clubroom building. Playground perimeter fencing will also be installed to prevent small children from wandering on to the adjacent internal roadway.

Summary of other matters of interest

- The commemorative pavers, recognising the winners of the Camden Classic, have been installed within the oval perimeter pathway at the southern end of the oval.
- The new fitness equipment and playground at the northern end of the complex have been installed. Whilst it was hoped that the playground would be open and available for use, unfortunately one of the playground pieces is damaged (which has to be sourced from interstate/overseas). At the time of preparation of this report it is anticipated that a replacement part will be delivered and installed prior to this meeting to allow the playground to be opened.
- A rubbish receptacle area/compound has now been constructed at the northern end of the southern clubroom carpark.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There are no known climate change impacts arising as a result of the consideration of this matter.

Conclusion

A summary of pending, in progress and completed projects at Camden Oval has been provided for the information of Members.

Attachments

Nil

8.8 Waste Management Activities Report

Brief

This report provides information on waste management activities undertaken between August and October 2020.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

Information is provided in this report on waste management activities undertaken between August and October 2020.

Discussion

These activities include the following:

- **Meeting with Community Development - 19 August**

Waste Staff met with Community Development to collaborate and develop sustainability initiatives for West Torrens.

- **Meeting with Solo - 1 September**

Waste staff held performance meeting with Solo.

- **Webinar: Getting Community Buy-In for Fortnightly Waste - 15 September**

Waste staff participated in a webinar to hear how two interstate councils achieved support for weekly FOGO (Food Organics, Garden Organics) and fortnightly general waste collection.

- **WMRR Waste Educators Meeting - 17 September**

The WMRR Waste Educators Group participated in a presentation and discussion held with Department of Education regarding their review of waste systems and services for schools.

- **Community Engagement: Independent Living - August to October**

Council provided guidance and materials on waste minimisation, including how and where to find information on Council's website, to residents of independent living communities in West Torrens.

- **Talking Points - July to November**

Articles provided to Creative Services for July - November edition of Talking Points on dog park compostable bag trial, managing animal waste and the upcoming weekly green waste collection trial.

- **Food waste recycling: Tenison Woods Catholic School - September to October**

Following a promotion of food recycling systems offered by Council, 45 members of the school community requested kitchen caddies, compostable bags and information flyers.

- **WMRR Waste Educators Meeting - 13 October**

The WMRR Waste Educators Group attended a site tour of Treasure Boxes and discussed opportunities to divert material from hard waste.

The charity arranges the collection and distribution of essentials for newborns, babies and people living in disadvantage in our community through poverty, homelessness and domestic violence. Refer to the website: treasureboxes.org.au.

A large indoor market or warehouse filled with people and various goods. In the foreground, several people are standing and talking. A woman in a blue shirt and black skirt is seen from the back, carrying a brown bag. A man in a dark suit is talking to a woman in a yellow sweater. A woman in a pink shirt is also visible. In the background, there are shelves stocked with boxes and bags of goods. A woman in a green shirt is walking towards the camera. The ceiling is high with exposed metal beams and lights. There are many cardboard boxes, some with 'Hello Fresh' logos, and bags of clothing. The overall atmosphere is busy and crowded.



- **Weekly Green Waste Trial: Audit Discussion with KESAB - 13 October**

Waste staff met with KESAB to discuss logistics for the initial audit of West Beach. Audit to take place on 13 and 20 November 2020.

- **Webinar: Recycling of PV Panels and Batteries - 14 October**

Waste staff attended webinar on industry development of recycling solutions for solar panels and batteries.

- **WMRR Committee Meeting - 22 October**

Waste staff attended WMRR Waste Committee meeting.

- **Waste SA Conference - 28 and 29 October**

Waste staff attended Waste SA Conference and the Buy Recycled Expo.



- **Australasian Waste and Recycling Expo Australia - 22 October to 11 November**

Waste Staff attended virtual sessions for the Australasian Waste and Recycling Expo. Sessions included: local council innovation, waste to energy, circular economy and waste education.

- **Update: Waste Games**

Tenison Woods Catholic School became the first school to request the recently developed 3m x 3m waste game mat based on initiatives developed following National Recycling Week 2019.

- **Update: Weekly Green Waste Trial**

Initial marketing material for the upcoming weekly green waste trial has been completed. A specific flyer has also been developed to promote compost bins and worm farms.

- Initial audit will be undertaken 13 and 20 November 2020
- Engagement with residents to commence 23 November 2020
- Program to commence 1 February 2021

Invitation and bin sticker:



Home composting promotion and calling card:



Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There is no direct climate impact consideration in relation to this report.

Conclusion

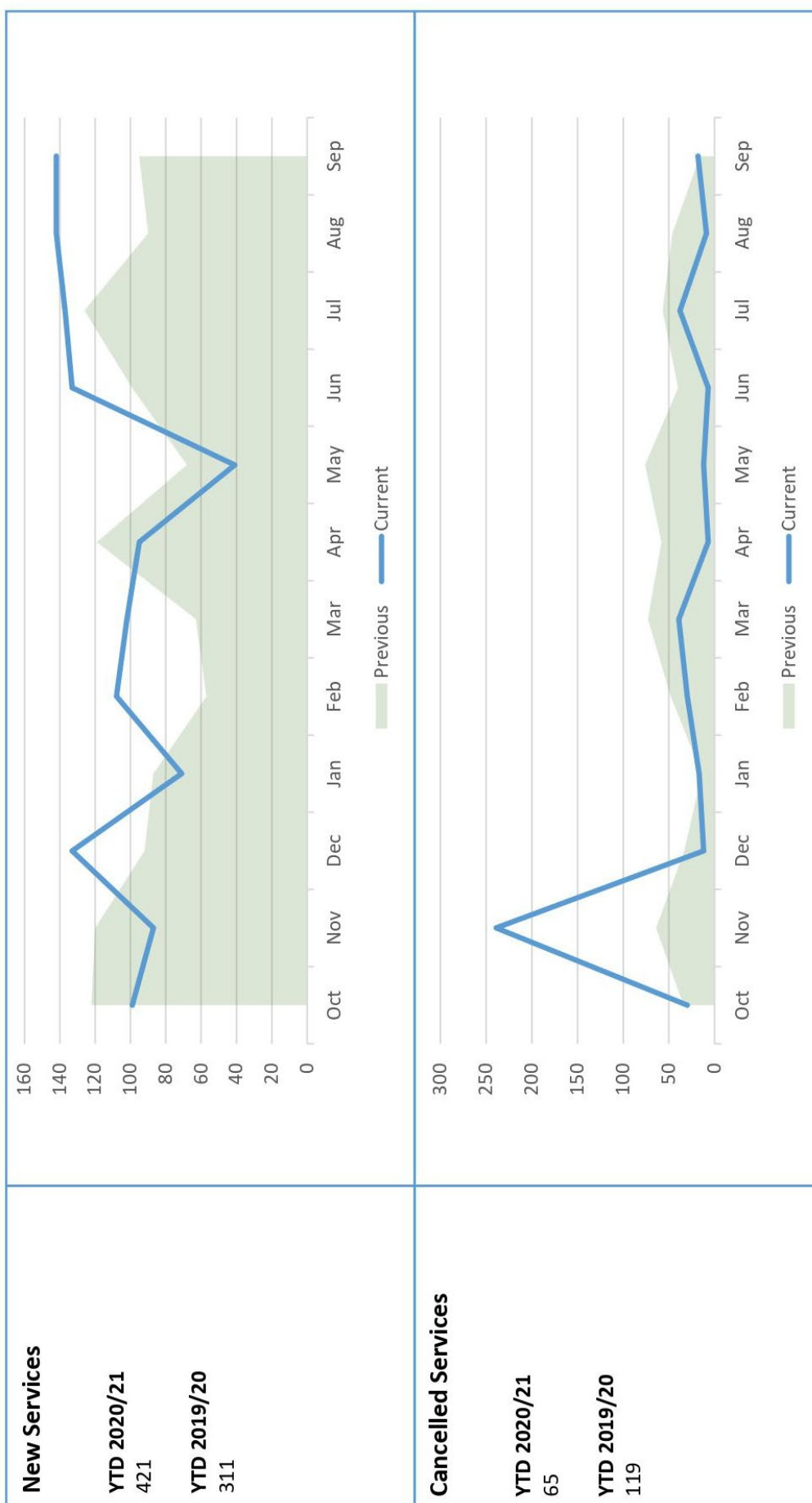
This report provides information on waste management activities between August and October 2020.

Attachments**1. Waste Management Activity Report September 2020**



September 2020

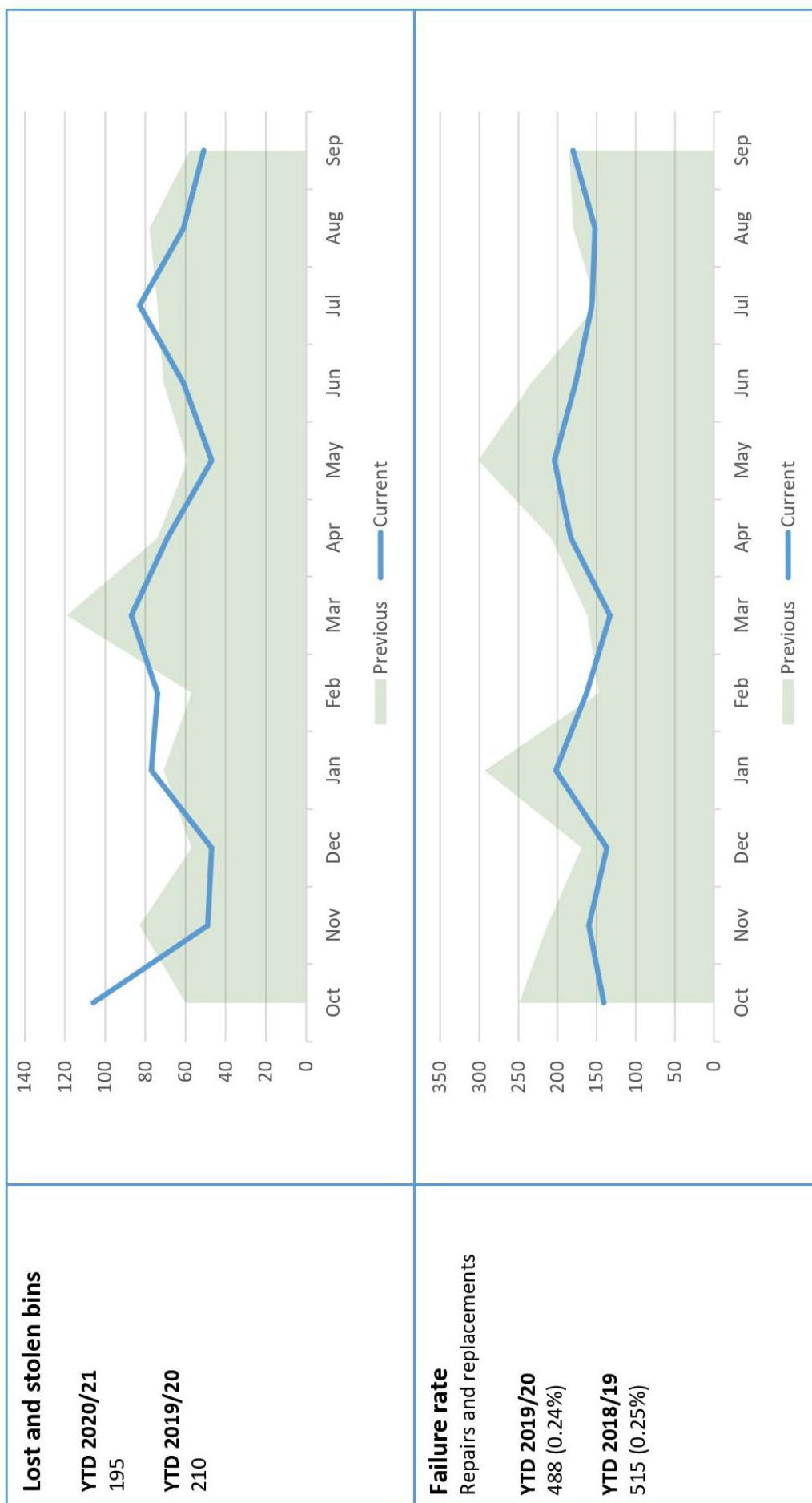
Waste Management Activity Report





September 2020

Waste Management Activity Report





September 2020

Waste Management Activity Report

Bins missed for collection

Missed and half emptied bins

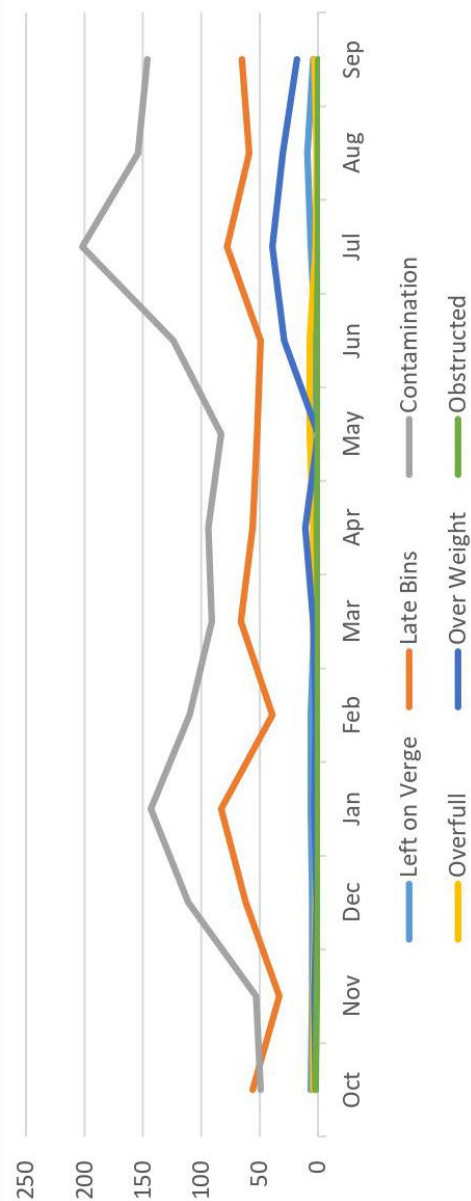
YTD 2020/21
475

YTD 2019/20
466



Presentation issues

Bins left of verge, late put-out, contaminated, overfull/overweight and obstructed bins





Waste Management Activity Report

September 2020

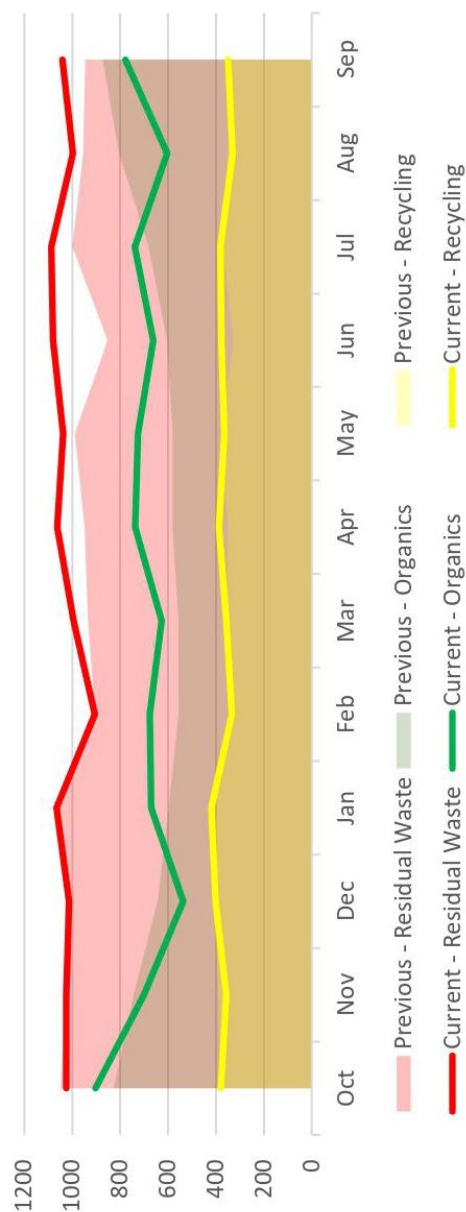
Tonnages collected kerbside

YTD 2020/21

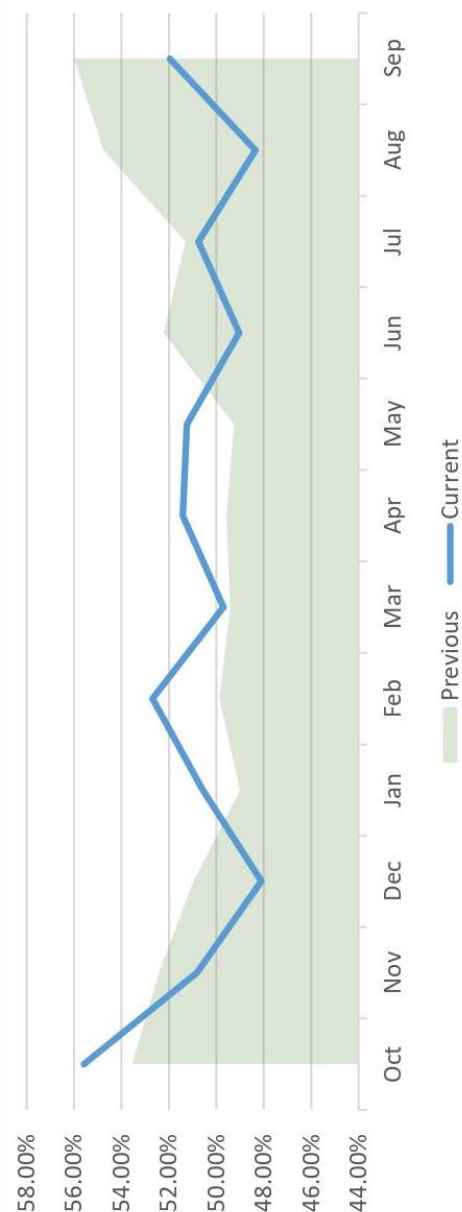
General waste = 3,126.4 t
Recycling = 1,061.92 t
Organics = 2,120.1 t

YTD 2019/20

General waste = 2,899.92 t
Recycling = 1,054.6 t
Organics = 2,360.2 t



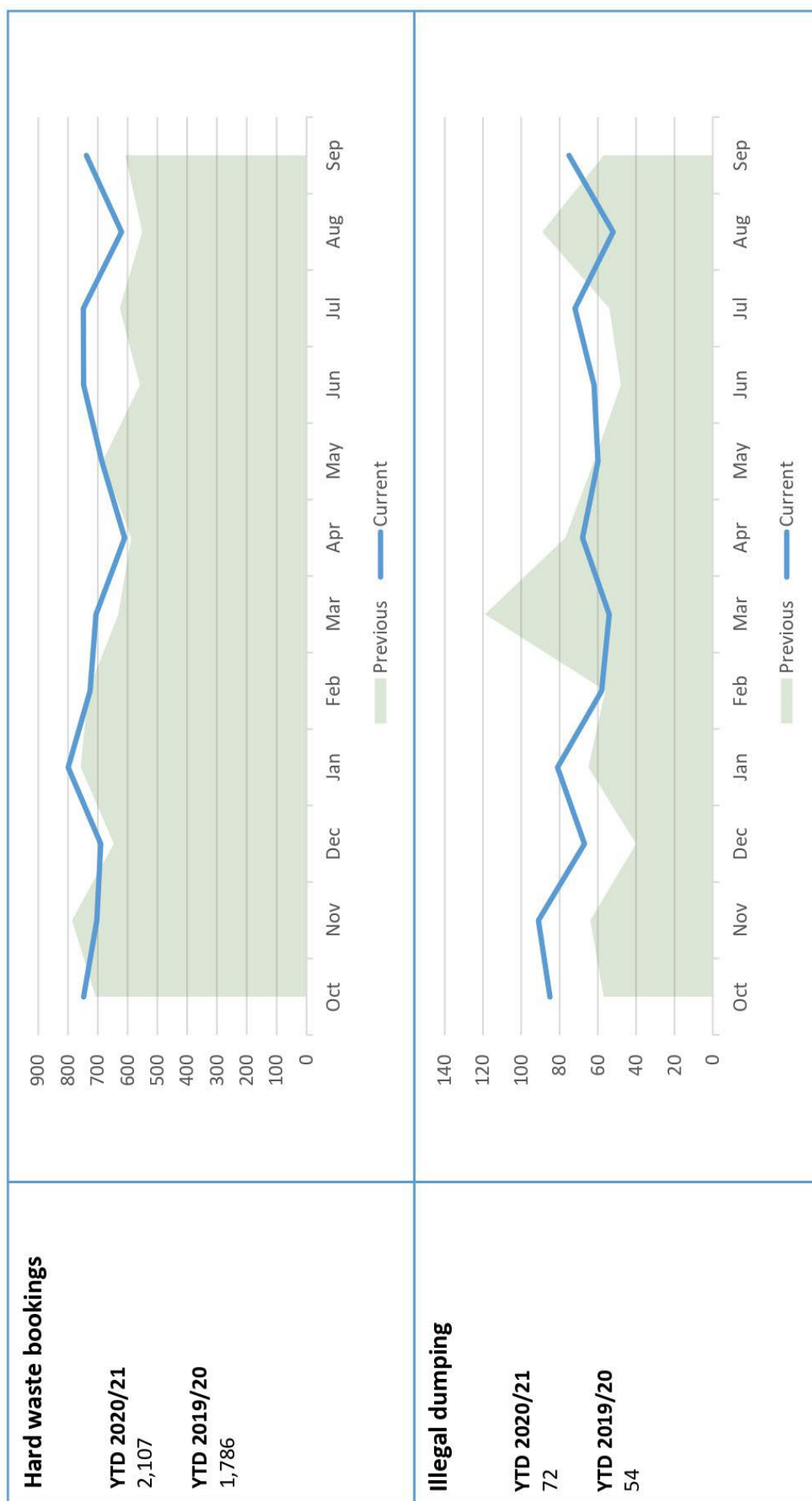
Diversion from landfill





Waste Management Activity Report

September 2020





September 2020

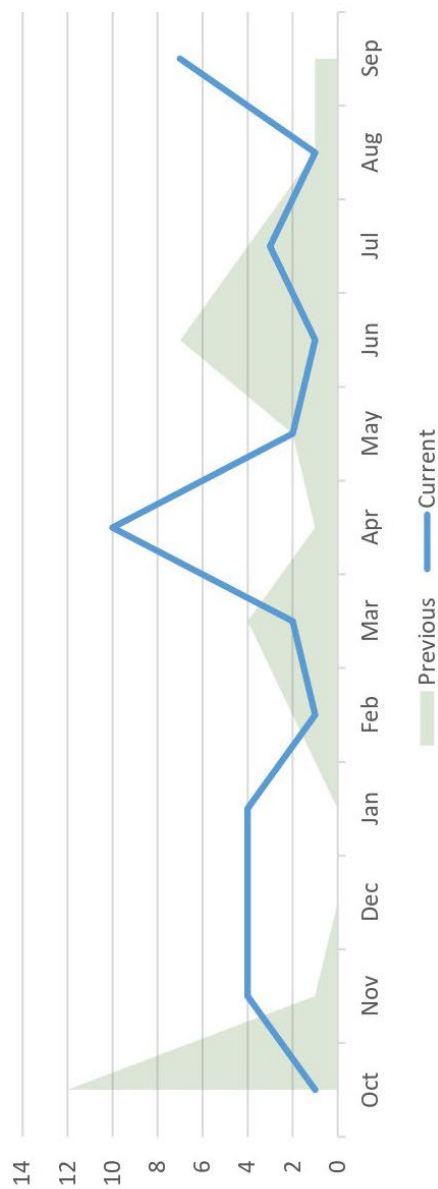
Waste Management Activity Report

Food waste rebates

Worm farms, worms, accessories and compost bins

YTD 2020/21
11

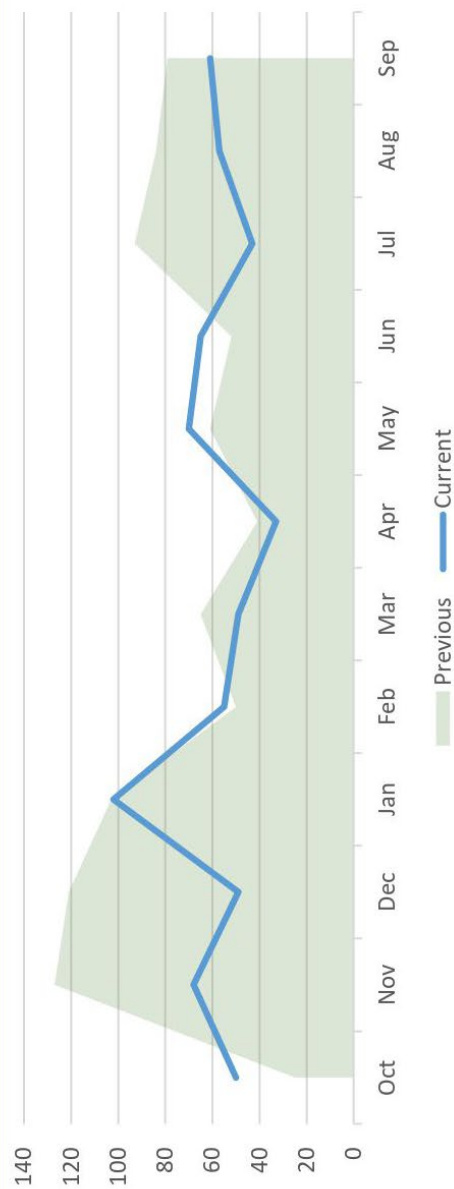
YTD 2019/20
6



Kitchen caddies

YTD 2020/21
161

YTD 2019/20
256



9 OTHER BUSINESS

9.1 Educational Trial for Waste Disposal and Separation

Cr John Woodward has indicated his intention to move the following motion:

MOTION

That Council Administration provide a report to the City Facilities and Waste Recovery General Committee on the opportunity (costs and benefits) of a trial at a shopping centre within our City to provide 3 bins for the general public use. The intent is to create an actual experience in use of the red, yellow and green bins that further educates our residents in separation at source and better waste disposal.

10 CONFIDENTIAL

Nil

11 NEXT MEETING

23 March 2021, 6.00pm in the Mayor's Reception Room.

12 MEETING CLOSE

CITY OF WEST TORRENS



ATTACHMENTS

UNDER SEPARATE COVER

Council

8 December 2020

Item 17.1 - 2021 Australia Day Council of SA and City of West Torrens Australia Day Awards

Item 17.11 - Community Plan 2030

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17.1 2021 Australia Day Council of SA and City of West Torrens Australia Day Awards

Attachment 1 City of West Torrens 2021 Australia Day Awards Nominations Summary... 1

17.11 Community Plan 2030

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PREPARED FOR
THE CITY OF WEST
TORRENS
6 MARCH 2020

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BACKGROUND

CONTEXT

The City of West Torrens is the second oldest metropolitan Council in South Australia. It lies to the western edge of the City of Adelaide and enjoys an enviable position with access to the coast, River Torrens Linear Park, Adelaide Park Lands and CBD, Adelaide Airport, regional sporting facilities and Keswick National Rail Terminal.

The Council has grown and developed since formation to become a diverse community with a population of more than 59,000 in 2017. The Council's population has increased by 6,000 since 2006.

While the age profile of the Council is growing older there are also new people coming into the area, many from overseas, including families and young people. These new arrivals come from diverse backgrounds and have unique cultures, customs, and values which benefit the community. It is important to know and address their different views and needs when Council is making decisions about the future.

Almost one quarter of the population is aged 65 or more and this proportion is expected to increase over time. There is now a focus on ageing in place and an emerging government direction of ageing well.

There is also a large population cohort in the 25-39 age group. This group has different needs now and into the future with particular focus

on education, employment and sport/play/entertainment. This age cohort and younger people may be some of the first to experience the impact of a significant shift in working and earning patterns (i.e. the gig or sharing economy).

Traditional large scale manufacturing has significantly declined in the last twenty years and parts of the Council area are opening up to more mixed use and innovation in urban form. However, a number of businesses in areas such as Mile End South and Plympton continue to value space and separation from residential uses and remain important for the employment and economic benefit they deliver.

Adelaide is recognised as a liveable city and the 2017 update for the 30-Year Plan for Greater Adelaide outlines key social, economic and spatial directions for shaping future growth. The 2017 update seeks a more compact city, increased densities, taller built form, vibrant and economically resilient areas and a greener city.

While additional housing brings new people to the Council, it is also important to recognise fears and tensions that may be caused by infill development and pressures on, amongst others, services, community cohesion, access to open space and traffic/parking demand. The health and societal risks of increased densities through potential lack of open space, limited affordability and increased noise pollution are important to consider in maintaining a suitable quality of life.

Car ownership has increased in the Council over the last 20 years and it is the dominant mode of travel. Travel by bicycle and public transport have remained static during that same period.

A diversity of transport choice, including walking, public transport and cycling are required, to ensure accessibility and liveability of the area are maintained. The emergence of self driving vehicle technology, electric vehicles, car sharing and smart technology will influence movement patterns in the future.

Council has an important role in maintaining public health through its regulatory and community capacity building roles. The provision of community facilities and services, safe roads, healthier travel options, and provision of places and spaces for interaction help build and maintain strong communities.

The potential impacts of climate change have been investigated for Western Adelaide and a series of actions will be implemented based on projects such as Adapt West. This includes additional tree planting, managing urban water runoff and designing climate appropriate buildings. There is also a strong focus on building community resilience to extreme heat and other predicated impacts through education and awareness training and increasing community connectedness.

Infrastructure and other major projects impacting Western Adelaide such as the continued upgrade of South Road and expansion of Adelaide Airport (including pressure on curfews) are tangible issues to be assessed and considered to ensure opportunities for local people and desirability of living in West Torrens are enhanced.

STUDY PURPOSE

This study seeks to learn from the community, together with strategic inputs and thinking to prepare a Community Needs Analysis report that will help Council define strategic directions, prepare plans and allocate resources. This study will inform Council's direction when planning for and providing infrastructure, programs, activities, services and facilities.

The pace of economic, technological, environmental and social change and implications of national or global level actions have a significant impact on how the Council's and community's vision and aspirations for the future are achieved.

This Community Needs Analysis study considers future trends and changes our society may experience along with understanding governmental policy direction and legislation and emerging technologies. It considers the impact these changes will have on the West Torrens community alongside strategic opportunities that can be explored as Council undertakes both its core activities (as mandated by legislation) and the programs and services that enrich and add value to community life.

The intent of the study was not to review each current Council plan or strategy. Rather, to identify the future community needs as a set of opportunities and directions for Council to consider when reviewing Council's plans and strategies as part of its work.

The Community Needs Analysis also provides an updated set of community feedback from a range of stakeholders on a variety of issues. This detailed level of understanding of community aspirations complements previous engagement programs such as Our Place and will assist Council in making informed decisions when prioritising projects and actions.

CURRENT STRATEGIC PLANNING FRAMEWORK

The City of West Torrens 'Towards 2025' Community Plan is the lead document in Council's suite of strategic management plans. This Plan is a statement of what the City of West Torrens will do to help achieve its vision of:

'West Torrens - committed to being the best place to live, work and enjoy life'

The Plan has undergone a series of revisions since it was first published in 2009. In particular, the Our Place consultation program in 2013/14 informed Council's understanding of community needs and aspirations.

Section 122 of the Local Government Act 1999 requires Councils to 'develop and adopt plans' for the management of their area, to be called collectively the 'strategic management plans'.

The Community Plan is supported by other plans including:

- 10 Year Financial Management Plan 2014-2024
- Infrastructure and Asset Management Plans 2017-2026 – includes buildings, footpaths, recreation and open space, roads, stormwater and vehicles/plant/equipment
- Strategic Directions Report 2014.

Together these form the suite of strategic management plans in accordance with Section 122 of the Local Government Act 1999.

The Strategic Directions Report (SDR) sets out land use planning, the strategic framework for growth in the Council area and a program of associated amendments to planning policy. The last SDR was prepared in 2014 with an intended lifespan of 5 years and was therefore due for renewal in 2019. Pursuant to the Planning, Development and Infrastructure Act 2016 Councils are no longer legally required to prepare a Strategic Directions Report. Therefore no replacement has been prepared by Council at this time.

The corporate planning framework for Council also contains a set of additional Council plans, listed in the table on the next page.

Implementation of actions and associated short term work is guided by Council's annual plans and programs including business, service, capital works and asset maintenance planning.

Council also collaborates on region wide plans as part of the current corporate planning framework, listed on the next page.

APPROACH TO THE STUDY

In investigating future community needs, the study team:

- Consulted internally with Council staff at key stages during the project.
- Consulted with Elected Members at a workshop.
- Carried out external community engagement with the summary of feedback presented in the second report chapter, '**Community engagement**'.
- Summarised key trends facing the community and gathered statistics relevant to the City of West Torrens, presented in the third report chapter, '**Emerging trends and considerations**'. This work was shared with Council staff and revised as an outcome of these discussions.
- Identified key opportunities for Council's work relating to emerging needs, which are summarised in the final report chapter, '**Key opportunities**'.

The study commenced in January 2019 and was completed in November 2019. During the course of the study there were a number of hold and review points.

CWT COMMUNITY NEEDS ANALYSIS

Council's corporate planning framework

Name	Year	Strategy period	Required under SA legislation
Suite of strategic management plans			
Towards 2025 Community Plan	2017	2017-2025	Local Government Act 1999
10 Year Financial Management Plan	2014	2014-2024	Local Government Act 1999
Asset Management Plans:	2017	2017-2026	Local Government Act 1999
<ul style="list-style-type: none"> • Buildings • Footpath • Recreation and open space • Roads • Stormwater • Vehicles (fleet), plant and equipment 			
City of West Torrens Strategic Directions Report	2014	2014-2019	No longer required
Corporate plans			
Public Health Plan	2014	2014-2019	Public Health Act 2011
Transport Strategy 2009	2009	Up to 20 years	No
City of West Torrens Bicycle Plan Review	2006	Not stated	No
Tree Strategy	2018	2018-2025	No
Disability Access and Inclusion Corporate Plan	2019	2019 - 2021	Disability Inclusion Act 2018
Open Space and Public Space Plan	2013	Not stated	No
Dog and Cat Management Plan	2017	2017-2022	Dog and Cat Management Act 1995
Water Management Action Plan	2014	2014-2019	No

Regional plans relevant to the City of West Torrens

Name	Year	Strategy period	Required under SA legislation
AdaptWest Climate Change Adaptation Plan	2016		No
Western Adelaide Urban Heat Mapping Report	2009		No
Regional Western Adelaide Tourism Plan	2015	2015-2020	No
Brown Hill Keswick Creek Catchment Stormwater Management Plan 2016	2016	Not stated	No

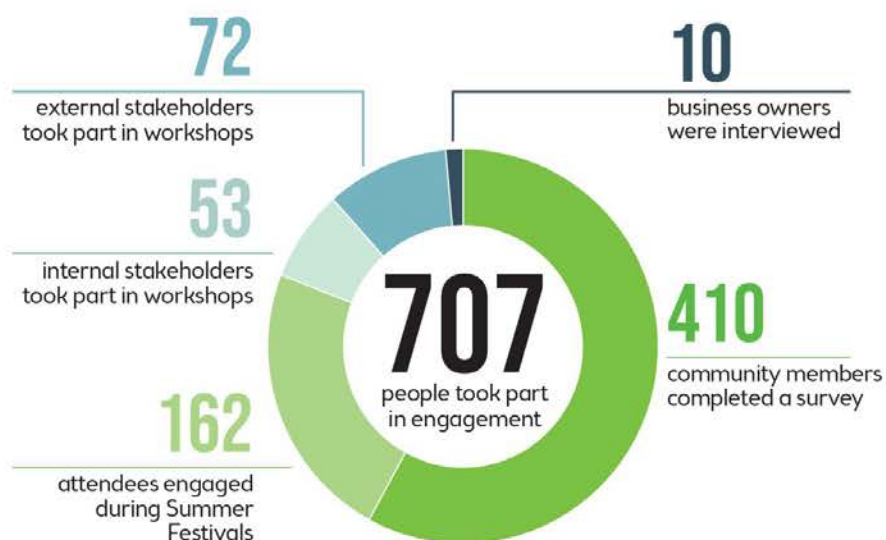
Note: Not all of the above plans are required by legislation, however, they have been prepared in accordance with accepted best practice for local government and contribute towards addressing requirements for strategic planning and risk management.



COMMUNITY ENGAGEMENT

APPROACH TO ENGAGEMENT

Engagement for this project commenced in January 2019 and was completed in October 2019. During the course of nine months, 707 people provided their input into the study, as shown in the figure below.



CWT COMMUNITY NEEDS ANALYSIS

The following engagement activities took place:

Engagement at Summer Festival events

During four Summer Festival events, the City of West Torrens staff conducted pop-up engagement, which included service prioritisation activity.
Engagement period: 19 and 26 January, and 9 February 2019

Community surveys

Community Survey 'Our Place: Shape Our Future' included level of service satisfaction question, prioritisation question and a number of open-ended questions.
Engagement period: 1 February to 15 March 2019

Internal staff workshops

A series of internal staff workshops took place throughout this study to obtain input into various study components.

Elected Member workshop

A workshop was held with Elected Members providing feedback on community engagement and seeking input on key issues and outcomes.

External stakeholder workshops

Five external stakeholder workshops included participation from youth, seniors, members of multicultural community, sport and recreation clubs/associations.
Engagement period: 4 July - 23 July 2019

Business interviews

Ten business interviews took place with businesses representing the following industries: food, retail, import/export, technology and hotel operators.
Engagement period: September - October 2019

COMMUNITY SURVEYS

APPROACH TO ENGAGEMENT SURVEYS

An engagement survey was developed seeking community views on key issues, priorities and opportunities that Council needs to consider in planning for future needs.

The survey was titled 'Our Place: Shape Our Future', linking it to the past engagement survey under the same brand that was used previously by Council.

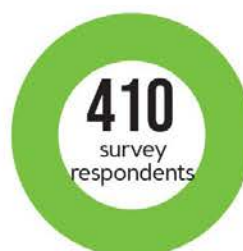
The survey was four pages in length and it was available for completion on line from the first week in February 2019, until 15 March 2019. This feedback period was later extended for further three weeks in response to a request made by Elected Members. The survey was advertised to the community via Council's Facebook feeds and during Summer Festival events. Elected Members distributed surveys in hard copies to some residents.

All verbatim feedback and comments received were grouped into themes to make it easier to read through the feedback.

Please note that some of the suggestions put forward by the community may fall outside of Council's responsibilities.

Council is not always able to directly provide all of the services and facilities required by the community, it may have a role in supporting and influencing other service providers, or providing advice on the services and facilities that are available to the community. The various roles of Council can change between acting as an advocate, facilitator, leader, partner or service provider subject to circumstance.

This report chapter includes analysis of feedback and excludes detailed verbatim feedback, which can be read in the separate Engagement Feedback report prepared as part of this Community Needs Analysis study.

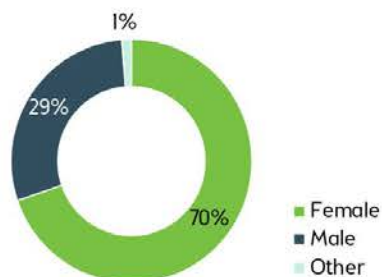


CWT COMMUNITY NEEDS ANALYSIS

SURVEY RESPONDENT PROFILE

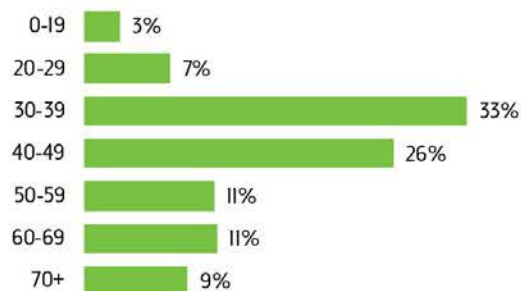
GENDER

Gender	Number	Percentage of specified responses
Female	272	70%
Male	113	29%
Other	5	1%
Not specified	20	
Total	410	



AGE GROUPS

Age group	Number	Percentage of specified responses
Under 19	12	3%
20-29	29	7%
30-39	130	33%
40-49	105	26%
50-59	44	11%
60-69	45	11%
Over 70	35	9%
Not specified	10	
Total	410	



It is common for survey respondents not to answer personal questions in relation to age and gender. In this survey, 5% of the respondents did not specify their gender. Of those who did, 70% were female, 29% were male and 1% were of other genders.

2% of the respondents did not specify their age group. Of those who did, all age groups were represented. The dominant group of the respondents was adults in the age group of 30 to 49 (59%).

WHERE RESPONDENTS LIVE

Place of residence	Number	Percentage of specified responses
5008	1	0.3%
5023	1	0.3%
5024	16	4.1%
5028	1	0.3%
5031	102	25.8%
5032	63	15.9%
5033	78	19.7%
5034	1	0.3%
5035	6	1.5%
5037	69	17.5%
5038	43	10.9%
5040	7	1.8%
5045	3	0.8%
5048	2	0.5%
5088	1	0.3%
5159	1	0.3%
5160	1	0.3%
Not specified	14	
Total	410	

Suburb of residence	Number	Percentage of specified responses
Aberfoyle Park	1	0.3%
Ashford	3	0.8%
Brooklyn Park	27	6.8%
Camden Park	8	2.0%
Cowandilla	7	1.8%
Flinders Park	1	0.3%
Fulham	8	2.0%
Glandore	10	2.5%
Glenelg North	3	0.8%
Hilton	15	3.8%
Holden hill	1	0.3%
Hove	1	0.3%
Keswick	3	0.8%
Kurralt Park	25	6.3%
Lockleys	26	6.6%
Marleston	23	5.8%
Mile End	43	10.9%
Netley	19	4.8%
North Brighton	1	0.3%
North Plympton	13	3.3%
Novar Gardens	7	1.8%
Plympton	35	8.8%
Plympton park	1	0.3%
Richmond	33	8.3%
Seaton	1	0.3%
South Plympton	1	0.3%
Thebarton	22	5.6%
Torrensville	36	9.1%
Underdale	10	2.5%
West Beach	8	2.0%
West Croydon	1	0.3%
West Richmond	3	0.8%
Not specified	14	
Total	410	

CWT COMMUNITY NEEDS ANALYSIS

ASSOCIATION WITH THE CITY OF WEST TORRENS

Association with the City of West Torrens	Number	Percentage of all responses
Resident at West Torrens	390	95%
Property owner in West Torrens	140	34%
Worker in West Torrens	20	5%
Trader in West Torrens	5	1%
Visitor to West Torrens	14	3%



A number of people also selected 'other' as a response to this question. Their additional association with the City of West Torrens were:

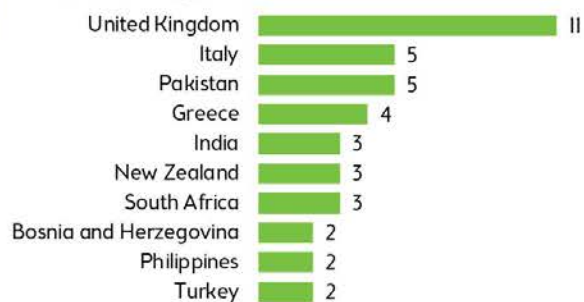
- Two students
- Two volunteers
- Contract work carer
- Attender at a local church
- Parent of a student studying in a local school
- User of Fulham Community Centre
- Walker and cyclist
- Past resident.

95% of the respondents were residents of the City of West Torrens. 34% were property owners in the City of West Torrens.

COUNTRY OF BIRTH

Suburb of residence	Number	Percentage of specified responses
Argentina	1	0.3%
Australia	326	83.4%
Bangladesh	1	0.3%
Bosnia and Herzegovina	2	0.5%
Brazil	1	0.3%
Bulgaria	1	0.3%
Canada	1	0.3%
Chile	1	0.3%
Egypt	1	0.3%
England	1	0.3%
Eritrea	1	0.3%
Fiji Islands	1	0.3%
France	1	0.3%
Germany	1	0.3%
Greece	4	1.0%
India	3	0.8%
Iran	1	0.3%
Italy	5	1.3%
Kuwait	1	0.3%
Nepal	1	0.3%
Netherlands	1	0.3%
New Zealand	3	0.8%
Norway	1	0.3%
Pakistan	5	1.3%
Philippines	2	0.5%
Poland	1	0.3%
Portugal	1	0.3%
South Africa	3	0.8%
The Bahamas	1	0.3%
Turkey	2	0.5%
UAE	1	0.3%
Ukraine	1	0.3%
United Kingdom	11	2.8%
Venezuela	1	0.3%
Vietnam	1	0.3%
Zimbabwe	1	0.3%
Did not specify	19	
Total	410	

Country of birth other than Australia with more than one respondent



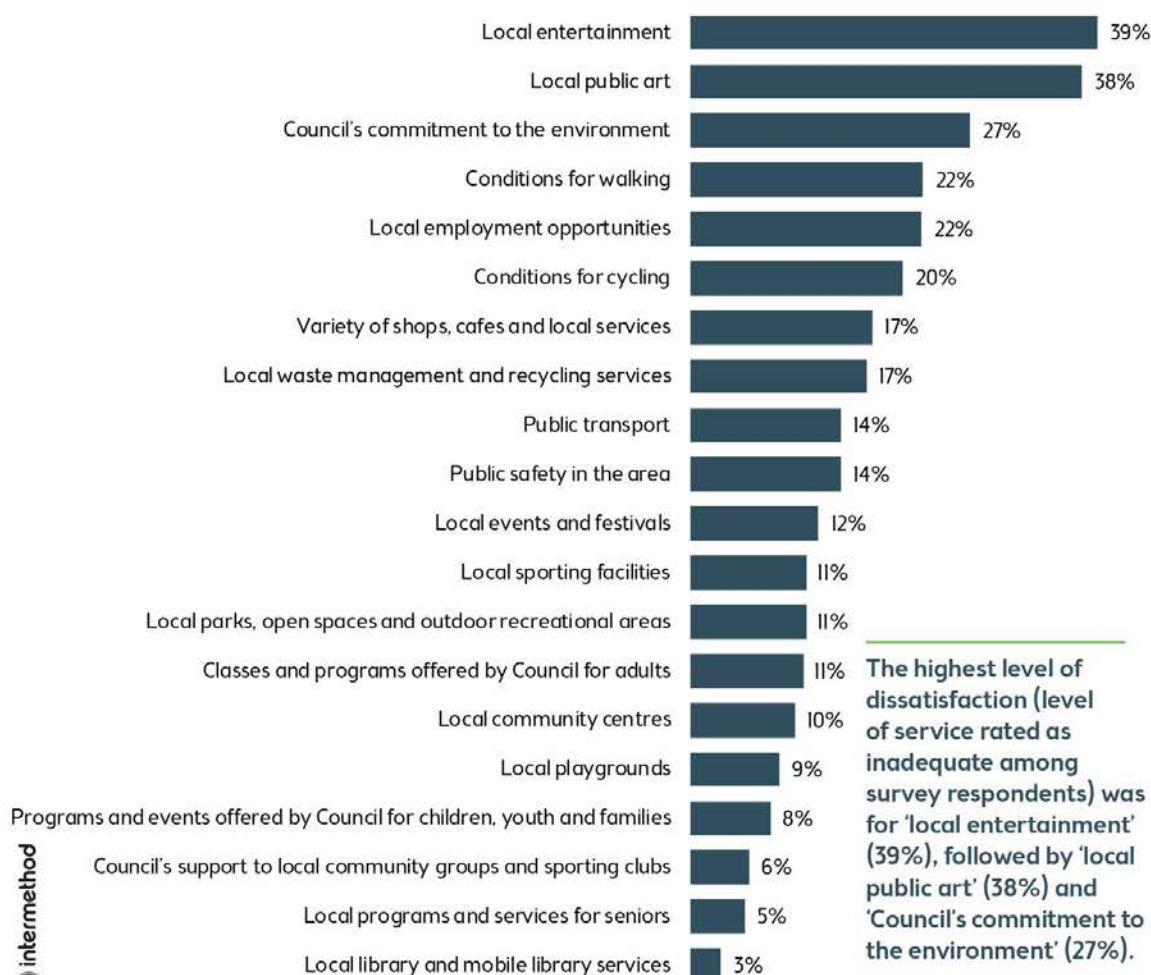
CWT COMMUNITY NEEDS ANALYSIS

SURVEY QUESTION 1

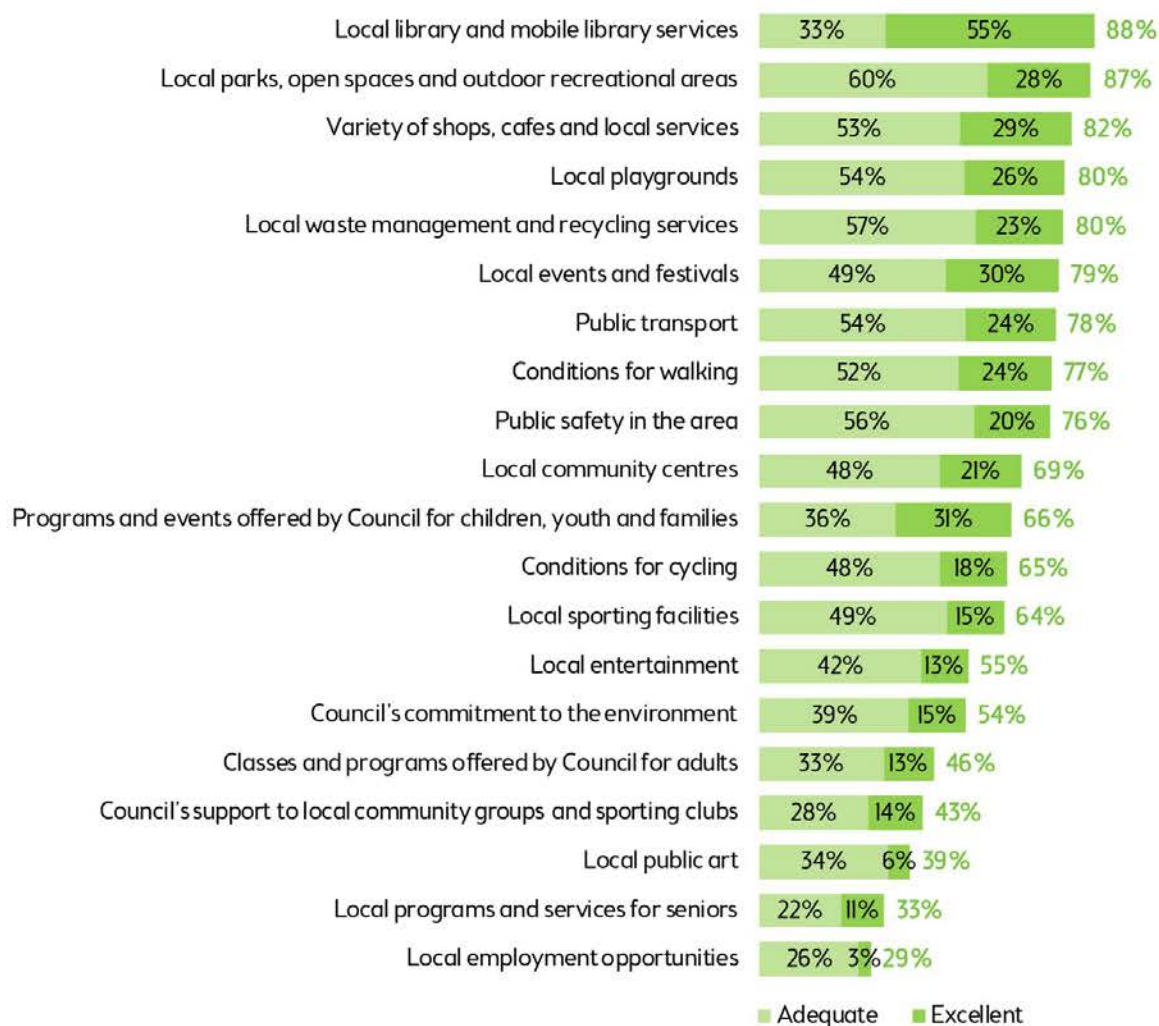
From your experience, please rate the current level of service provided by the City of West Torrens. (Possible multiple choice responses: Excellent, Adequate, Inadequate, Don't know).

Most respondents provided a response to this question by selecting from the multiple choice level of service options. The highest number of respondents that did not rate a level of service for any given question was only 4. For ease of grasping information, the results are presented firstly by the proportion of people who were dissatisfied with services (from highest to lowest) and secondly by the proportion of respondents that felt the services were adequate or excellent.

PROPORTION OF RESPONDENTS DISSATISFIED WITH THE CURRENT LEVEL OF SERVICE (IN DESCENDING ORDER)



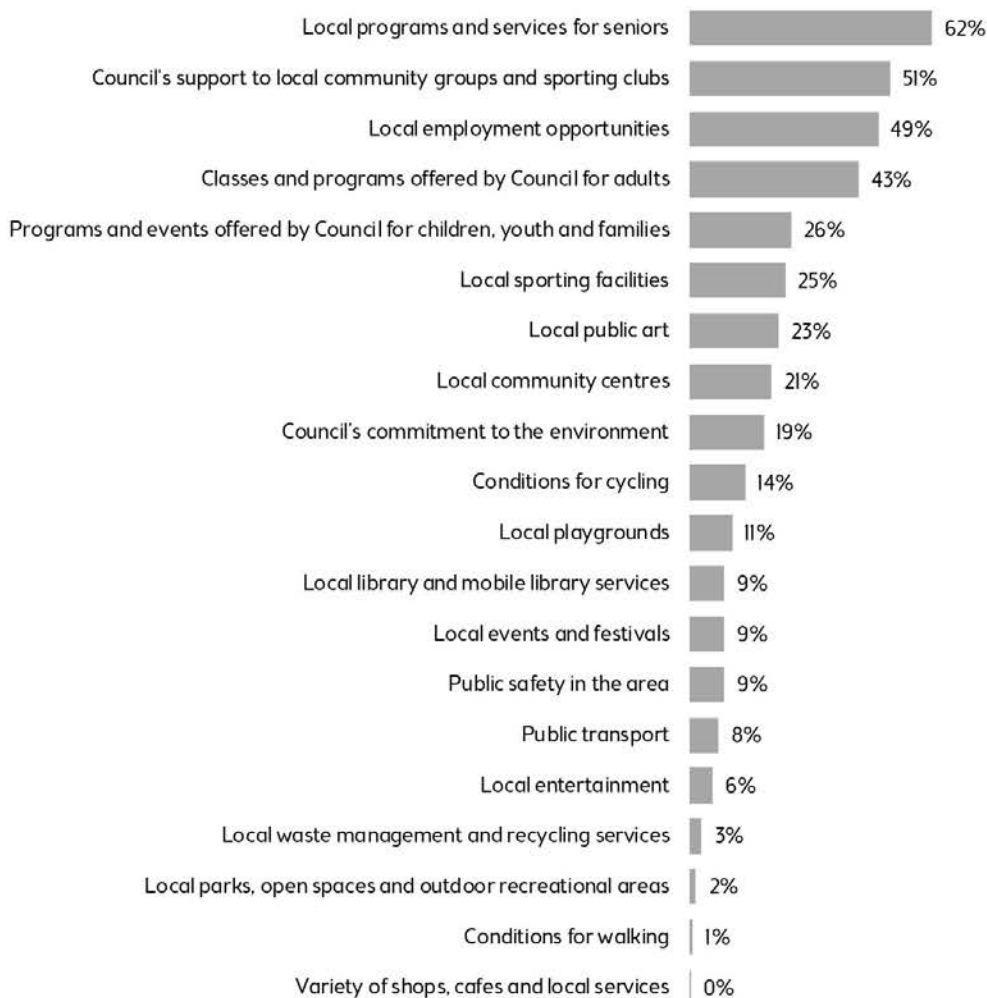
COMBINED PROPORTION OF RESPONDENTS WHO FELT THE SERVICES WERE ADEQUATE OR EXCELLENT (IN DESCENDING ORDER)



The highest level of satisfaction (level of service rated as excellent or adequate) among survey respondents was for 'local library and mobile library services' (88%), followed by 'local parks, open space and outdoor recreational areas' (87%) and 'variety of shops, cafes and local services' (82%).

CWT COMMUNITY NEEDS ANALYSIS

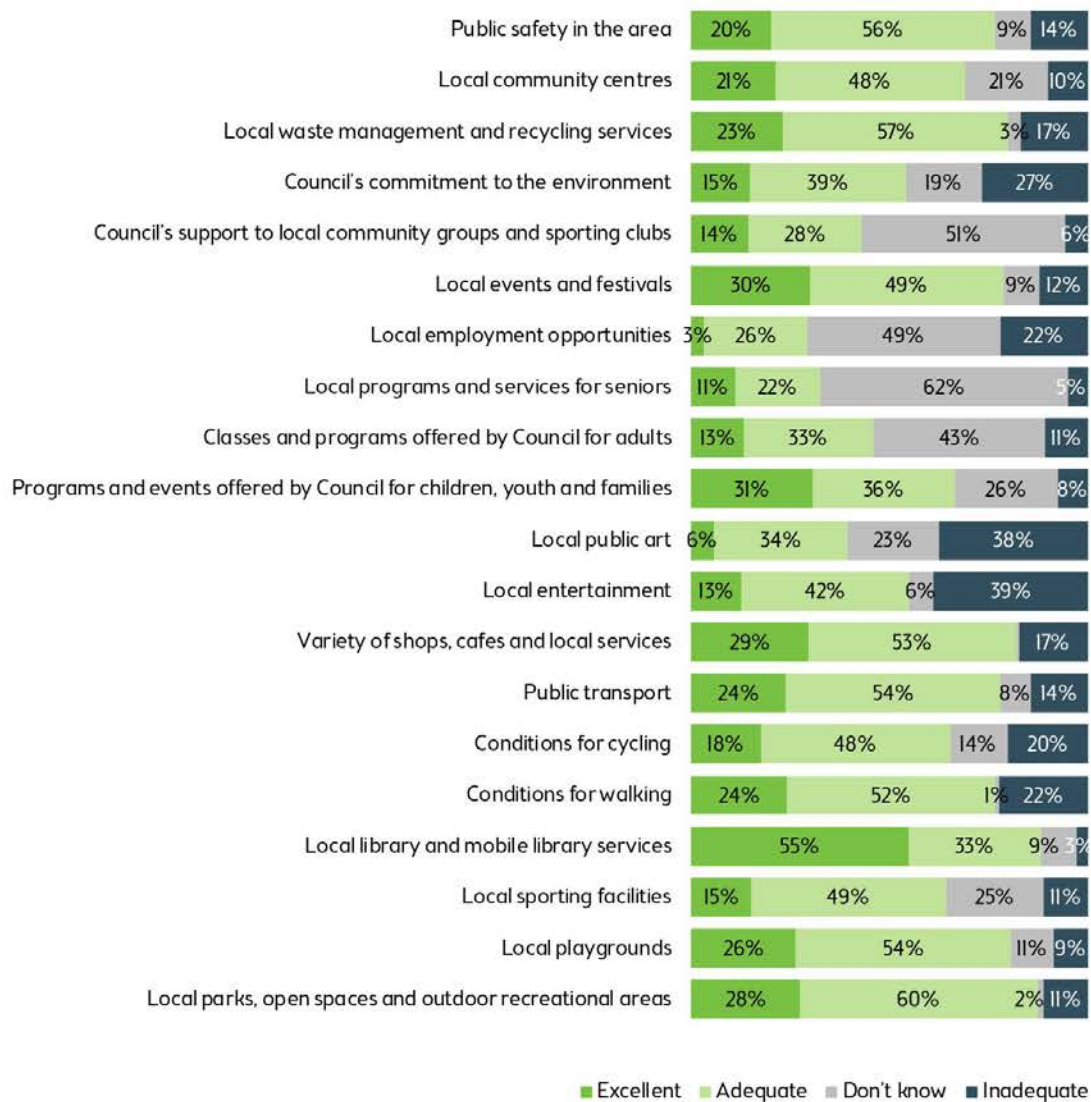
PROPORTION OF RESPONDENTS WHO SELECTED 'DON'T KNOW' AS A RESPONSE (IN DESCENDING ORDER)



The level of service was not assessed by the largest proportion of respondents for 'local programs and services for seniors' (62%), followed by 'Council's support to local community groups and sporting clubs' (51%) and 'local employment opportunities' (49%). Most likely these services were least used by the survey respondents.

CWT COMMUNITY NEEDS ANALYSIS

LEVEL OF SERVICE RESPONSES TO QUESTION 1 (IN THE ORDER OF SURVEY QUESTIONS)



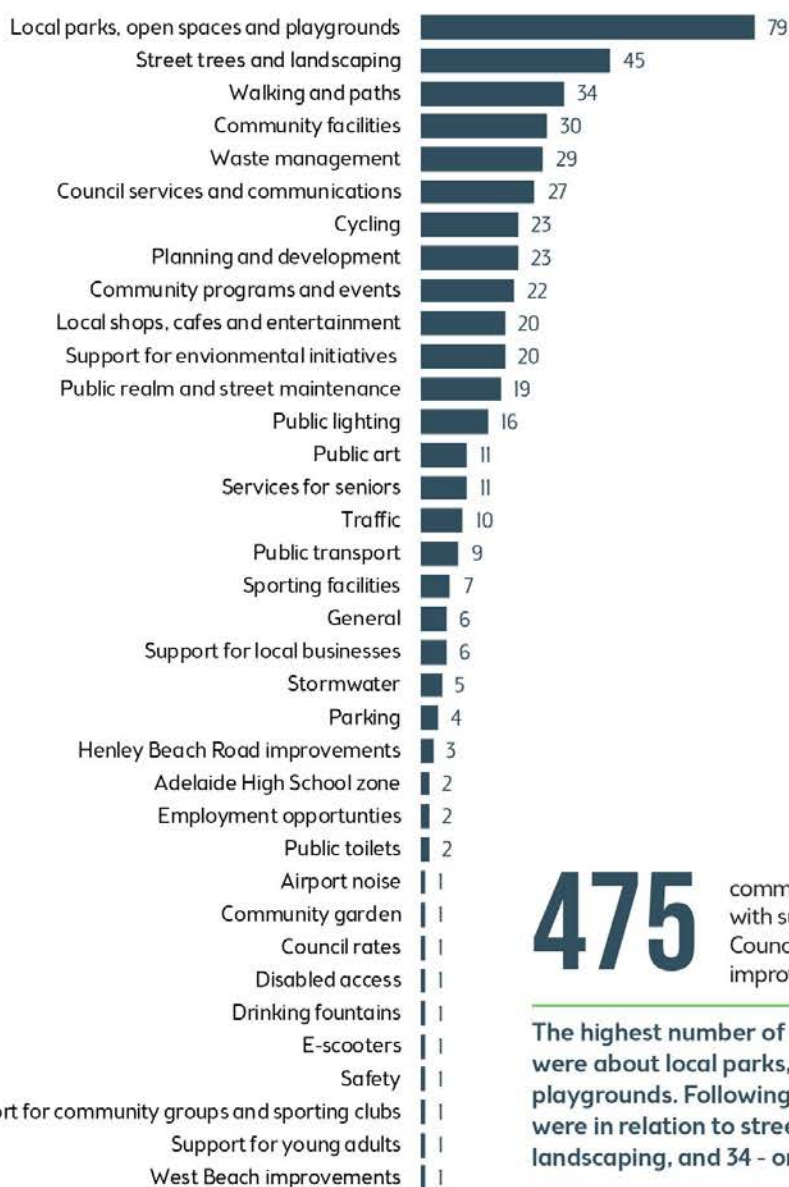
CWT COMMUNITY NEEDS ANALYSIS

OPEN-ENDED COMMENTS TO QUESTION 1

Following multiple choice section for question 1, respondents were asked:

Please provide feedback on the responses to Question 1.

Survey respondents provided 475 open-ended comments to this question. Themes/categories for all comments were established to analyse all open-ended feedback. The chart below provides the number of open-ended comments received within each theme. Summary of feedback is included following.



475 comments were received with suggestions on how Council services can be improved

The highest number of suggestions (79) were about local parks, open spaces and playgrounds. Following this, 45 suggestions were in relation to street trees and landscaping, and 34 - on walking and paths.

SUMMARY OF FEEDBACK FOR THE SEVEN TOPICS RECEIVING THE HIGHEST NUMBERS OF OPEN-ENDED COMMENTS RELATED TO THE LEVEL OF SERVICE

1. Local parks, open spaces and playgrounds

- General support and appreciation of local parks and playgrounds within the Council
- A mixed commentary between adequacy of provision and other requests for additional parks and spaces (many felt there was a lack of open space in the Council area)
- Some positive comments on recent park upgrades but also desire, for example, for more landscaping, better shelter, more playground, toilets and nature play within parks and spaces
- General support for increased maintenance of open spaces
- Some commentary that play spaces need to cater for older children

2. Street trees and landscaping

- Strong view that additional tree planting and street greening is needed within the Council
- Many considered that the Council area gets very hot in summer and there are minimal trees to reduce temperature and heat island effect
- Support for recent rain garden initiatives
- Need for better street tree maintenance and replanting trees when they die
- Common request to stop cutting down mature trees

3. Walking and paths

- Many felt that footpath condition is bad with trip hazards, overhanging vegetation and dog fouling
- Footpaths often not adequate for children, people with prams and the elderly
- Poor maintenance of footpaths with uneven pavers (including recently redone footpaths)
- Support for Linear Park walking paths although there is limited pram access due to steps

4. Community facilities

- Strong support for library services
- Highly positive responses regarding the Hamra Library facilities, staff and activities
- Need to continually invest in library services and resources
- Plympton Community Centre needs to be updated
- Thebarton Community Centre is good but generally underutilised and could offer more activities

5. Waste management

- General support for current bin services with education on bin usage recommended
- Support for banning single use plastics and more education on waste reduction
- Support for hard waste collection although some thought the current booking system was not user friendly
- Support for the recycling centre, recycling programs, more recycling opportunities and recommendations for more education on recycling

6. Council services and communications

- Recognition that Council's delivery of services and customer interaction has improved
- Positive comments regarding Council's programs and festivals
- Need for better communication and advertising of activities
- Suggestions to: empower young people, be more proactive with roadworks, recycling and support to young families

7. Cycling

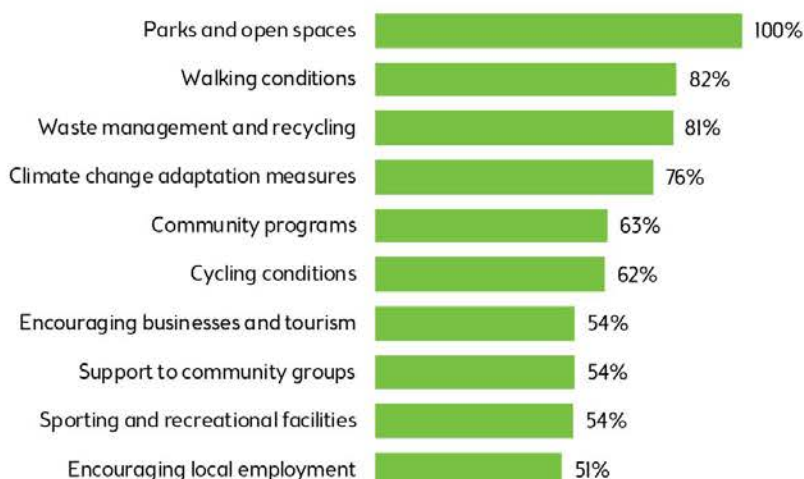
- Need for greater focus on cycling and investment in cycling infrastructure
- Concerns over conflict with car parking and cycle lanes
- Some considered that cycling is acceptable on local roads but not safe on State Government controlled roads
- Council should realise full potential of cycling in redevelopment of neighbourhoods to improve people's health
- Westside bikeway needs to be irrigated and trees planted on linear bike paths

SURVEY QUESTION 2

Please rank the following activities/services offered by Council from 1 to 10, 1 being of the most importance to you.

389 survey respondents correctly prioritised this question. 6 people did not answer this question. 15 assigned the same ranking to multiple categories and these entries were not included in the analysis below.

A score of 10 was assigned to the highest priority rank of 1, followed by a score of 9 to the second priority rank, etc. The scores were multiplied by the corresponding number of survey respondents. As a result, the highest ranking score was 'parks and open spaces', which was assigned 100%. All other categories were scaled relative to this highest scoring category. This method of presenting the results also enabled comparison of prioritisation results for the survey and for the 'money jar' voting activity that took place during the Summer Festival events (with results presented in the next section).



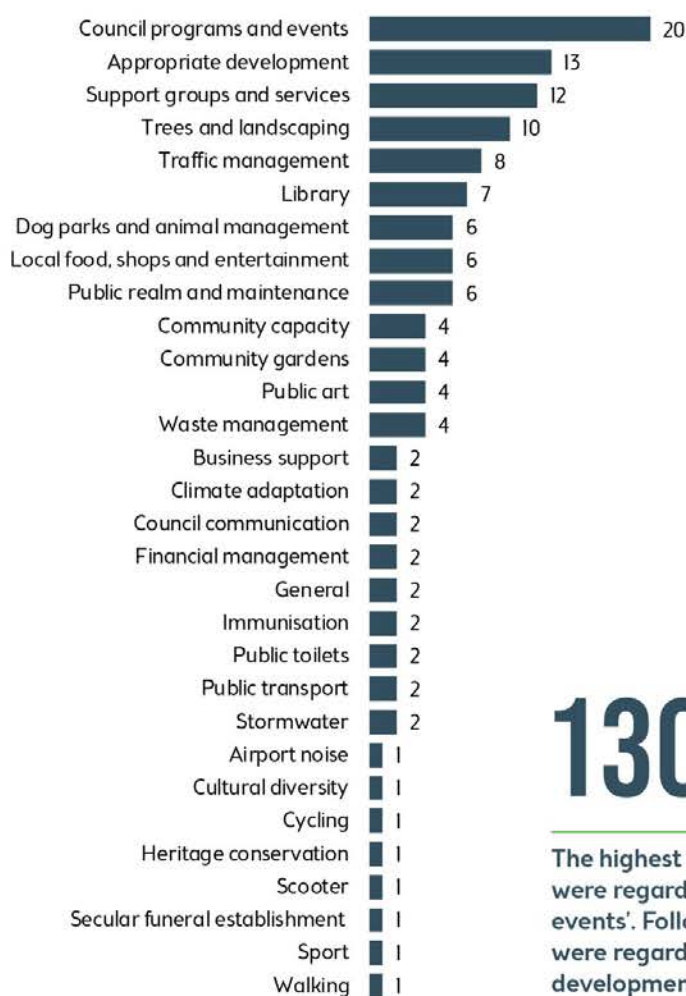
'Parks and open spaces' were valued most by the survey respondents, followed by 'walking conditions', 'waste management and recycling'. 'Encouraging local employment', followed by 'sporting and recreational facilities' received the lowest importance scores. This implies that the survey respondents relied least on these services being provided within the City of West Torrens.

OPEN-ENDED COMMENTS TO QUESTION 2

Following multiple choice section for question 1, respondents were asked:

If there are any activities/services offered by Council which have not been mentioned but are important to you, please specify.

109 people provided 130 open-ended comments. These responses were grouped into themes and are included in this section in full. The chart below shows the number of comments received for each theme.



130 comments were received from 109 people with suggestions of additional high priority services

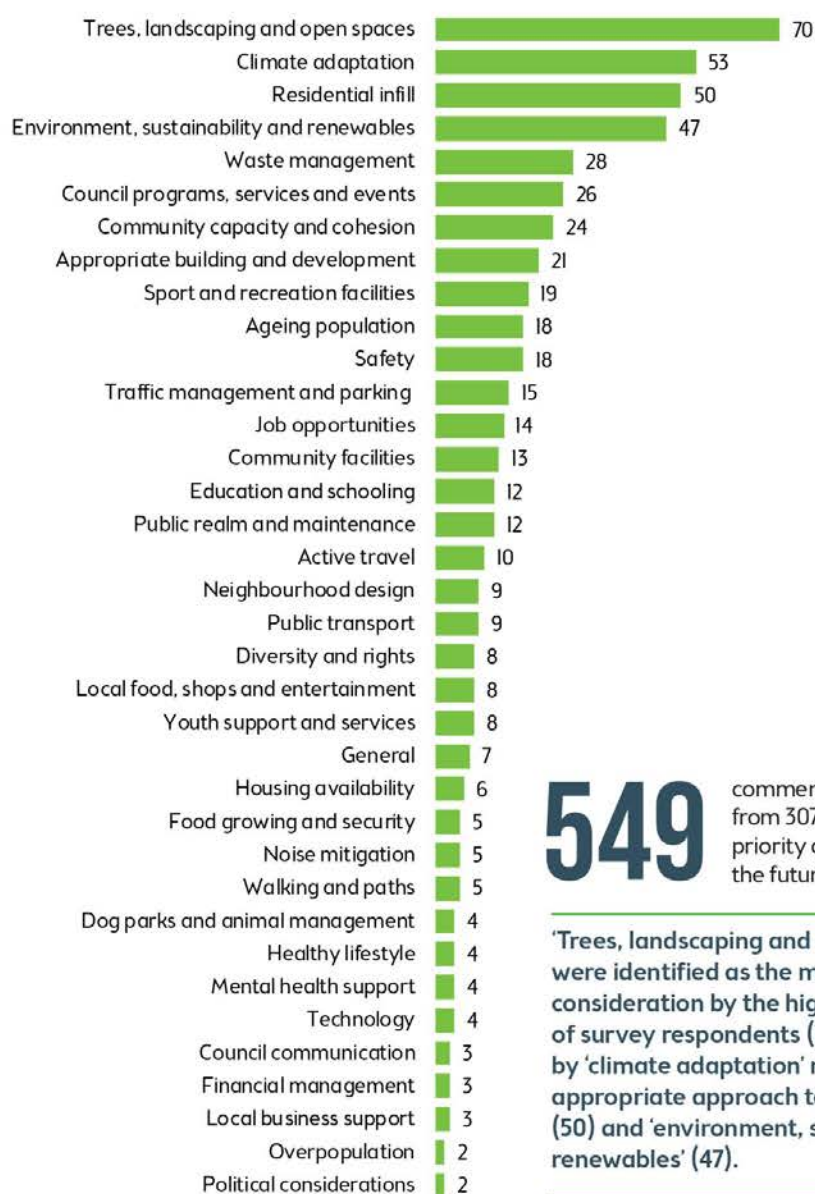
The highest number of suggestions (20) were regarding 'Council programs and events'. Following this, 13 suggestions were regarding achieving 'appropriate development' and 12 people made suggestions regarding 'support groups and services'.

CWT COMMUNITY NEEDS ANALYSIS

SURVEY QUESTION 3

Our society is changing. What do you think are the most important considerations for Council in addressing future changing needs of our community? What will be most important for our future generation?

307 people identified 549 considerations. Themes/categories for all comments were established to analyse all open-ended feedback. The chart below provides the number of open-ended comments received within each theme. Summary of feedback is included following.



549 comments were received from 307 people identifying priority considerations for the future

'Trees, landscaping and open spaces' were identified as the most important consideration by the highest number of survey respondents (70), followed by 'climate adaptation' measures (53), appropriate approach to 'residential infill' (50) and 'environment, sustainability and renewables' (47).

SUMMARY OF FEEDBACK FOR THE MOST IMPORTANT CONSIDERATIONS FOR COUNCIL IN ADDRESSING FUTURE CHANGING NEEDS OF OUR COMMUNITY

1. Trees, landscaping and open spaces

- Strong support for new green spaces within the Council and greening of streets
- Desire for parks and spaces to be more beautiful with additional planting, shade and better maintenance
- Recognition that infill development increases demand on open space and this needs to be addressed with more provision
- Desire to protect existing trees

2. Climate adaptation

- Strong view that more work needs to be done to address climate change and it is a big risk to future liveability and generations
- There is a need to progress actions (such as recommendations from the Urban Heat Mapping Project Report 2017) to help mitigate future impacts of climate change

3. Infill development

- Concern with high rise developments and overpopulation
- Need for better infrastructure associated with residential infill (public transport, car parking and access to open spaces)
- Concerns with traffic congestion and car parking shortage due to infill developments

4. Environment, sustainability and renewables

- Clear desire for a more environmentally sustainable future including energy efficient design, water capture, reduced pollution, cleaner air and more tree planting
- Increase use of solar power and other clean forms of energy

5. Waste management

- Recognition of the importance of education about waste reduction and recycling
- Need for more recycling opportunities, innovative recycling and reuse ideas
- View that Council currently does a good job on recycling
- Desire to focus on waste reduction

6. Council programs, services and events

- Support for ongoing community events and programs with strong recognition of their importance to local people for wellbeing and reducing loneliness
- Support for more family oriented and family friendly events
- Suggestions that more programs are needed for young people (millennials) and youth
- Recognition of value the library and children focussed events bring

7. Community capacity and cohesion

- View that improving community connections, increasing interaction and engaging with all people is very important
- Need a focus on generating unity and pride in the area (target groups may include older people, single parent families, single people)
- Programs and activities for teaching life skills and improving health and wellbeing (building resilience) are important and needed

8. Building design and development

- General view that building quality is poor, that buildings should be designed for more extreme weather and built to last longer
- Comments regarding the need to preserve heritage buildings and neighbourhoods
- Housing should be affordable and designed to support low energy use

9. Sport and recreation facilities

- Greater demand for children's play spaces, recreation and open spaces
- Sporting facilities and sporting groups are very important now and to future generations
- Requests for a recreation centre or other facilities (including basketball and swimming pool)



SUMMER FESTIVAL PRIORITISATION ACTIVITY

APPROACH

Over nine summer days in January and February, the City of West Torrens holds annual Summer Festival outdoor events. These events offer a variety of activities at different locations, including open air cinemas, bands, food trucks and children's entertainment.

During four of these events on three dates (including two on the 26th January 2019), the City of West Torrens staff conducted pop-up engagement as part of the Community Needs Analysis study. During this engagement, City of West Torrens staff encouraged event participants to complete surveys on-line using tablets made available at the events, or to take home and complete hard copy survey forms.

In addition, a 'voting money jar' activity was set up. Ten jars were set up, each representing an add on service (in addition to core services delivered by the Council) and participants were asked to allocate budget to these ten services, based on their priorities. Six play money notes were given to each person of the following denomination: 2 x \$50, 2 x \$100, \$200 and \$500, total spending budget of \$1,000 per participant.

EVENT DATES AND PARTICIPATION

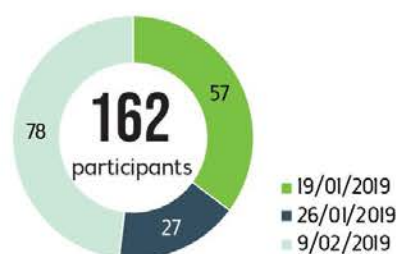
The engagement at the Summer Festivals was held at the following events and locations:

Saturday, 19 January 2019, 5 pm - 10.30 pm
All Together Now
West Torrens Memorial Gardens, Hilton

Saturday, 26 January 2019, 5 pm - 10.30 pm
Open air cinema at two locations
Lindfield Reserve, Novar Gardens
Rex Jones Reserve, North Plympton

Saturday, 9 February 2019, 5 pm - 10 pm
Fork on the Road
Kings Reserve, Torrensville

The chart below details the number of participants in the 'money jar voting' activity.



RESULTS OF THE MONEY JAR VOTING ACTIVITY

TOTAL BUDGET ALLOCATED TO EACH JAR

The chart below shows how 162 participants allocated \$1,000 each (given in 6 notes of the following denominations: 2 x \$50, 2 x \$100, \$200 and \$500), total of \$162,000.

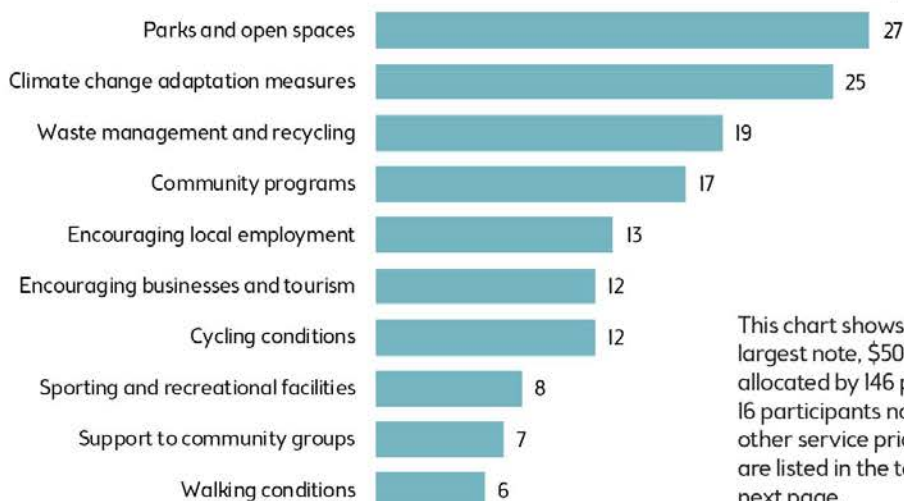
Total budget allocated by all participants



This chart shows how the total budget was allocated to each jar by 162 participants.

FIRST PRIORITY SERVICES

Number of people selecting the service as first priority



This chart shows how the largest note, \$500 was allocated by 146 participants. 16 participants nominated other service priorities, which are listed in the table on the next page.

CWT COMMUNITY NEEDS ANALYSIS

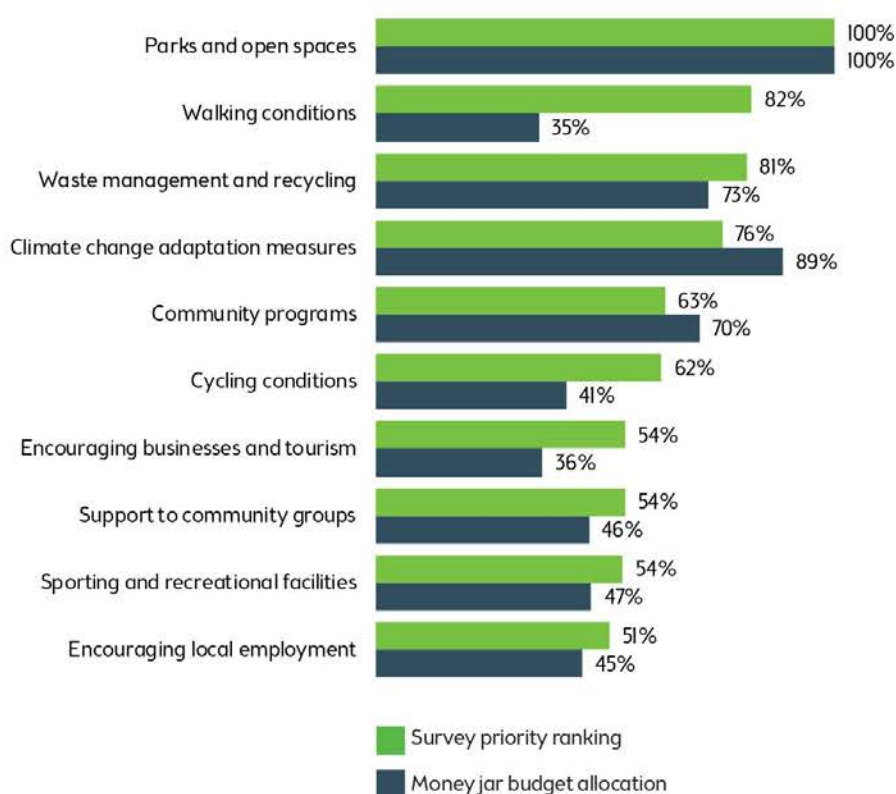
ADDITIONAL SERVICES NOMINATED AND BUDGET ALLOCATIONS

Additional priority service nominate by participants	Total budget allocated	# participants
Community events, movie events, togetherness (\$500, \$200, \$100 x 3, \$50 x 8)	\$1,400	13
Skate park (\$500 x 2, \$100, \$50)	\$1,150	4
Fix Ballantyne St roads and footpaths (\$500, \$200 x 3)	\$1,100	3
Have food trucks next to the library once a month (\$500, \$200)	\$700	2
People with disabilities and life skills (\$500, \$100 x 2)	\$700	2
Community safety, security of public areas, liaison with SAPOL (\$500, \$100)	\$600	2
Libraries (\$500, \$100)	\$600	2
Disability and accessibility (\$500)	\$500	1
Keep area as is - no more infill development. Too much waste, no parking, no trees, no notification to neighbours for development. (\$500)	\$500	1
No tax exemption for churches. Spend the money making our community safe for children. Inspect all basements and ensure ritual abuse is not occurring. (\$500)	\$500	1
Prevent bikies doing burnouts down Rose and Dew St after weddings (\$500)	\$500	1
Public transport - trams and trains (\$500)	\$500	1
Stopping high rise development in areas specified as character zones, ie: Anzac Hwy between Beckman and South Rd, eg: 192 Anzac Hwy (\$500)	\$500	1
Street cleaning (\$500)	\$500	1
West Torrens Concert Band (\$500)	\$500	1
Lower rates (\$200)	\$200	1
Nerf war park (\$200)	\$200	1
Schools and kid education (\$200)	\$200	1
Stop infill housing, more green spaces = backyard (\$200)	\$200	1
Storm water street gardens. Road narrowings for traffic slowing (\$200)	\$200	1
Activity in parks (\$50 x 2)	\$100	2
Children events and programs (\$50 x 2)	\$100	2
Arts and craft (\$100)	\$100	1
Encouraging fitness, especially for the elderly (\$100)	\$100	1
More trees! (\$100)	\$100	1
Playgrounds (\$100)	\$100	1
Public art (\$100)	\$100	1
Traffic control (\$100)	\$100	1
Fortnite centre (\$50)	\$50	1
Supporting local artists and musicians (\$50)	\$50	1
Total	\$12,150	55

COMPARISON WITH SURVEYS

The ten services selected for the money jar voting activity were the same as those included in the survey question 2. The difference in approach was that the survey asked respondents to rank the services (i.e. all 10 could be considered), while the money jar budget allocation could result in a maximum of six services being selected (as only six notes were given to the participants). In addition, in the money jar exercise one of the notes was \$500, giving significant weight to the first priority service selected.

The two charts below compare the results of the survey and money jar budget allocation.



'Parks and open spaces' were allocated the largest budget by the participants of the money jar voting activity during the Summer Festival events. Similarly 'parks and open spaces' received the highest priority ranking by the survey respondents. For the Summer Festival attendees, the second highest priority was 'climate adaptation measures', followed by 'waste management and recycling'.



STAKEHOLDER WORKSHOPS

APPROACH

Intermethod facilitated 5 internal workshops (with 53 participants in total) and 5 external stakeholder workshops (with 72 external participants in total) between May and July 2019 as part of the engagement strategy for the project. The purpose of these workshops was to gain a deeper understanding of future community needs.



- Internal workshop participants
- External workshop participants

INTERNAL STAFF AND ELECTED MEMBER WORKSHOPS

Internal staff workshops and a workshop with Elected Members were used to explore the key trends that are likely to face our community in the future from the point of view of the services the Council provides, and consider some of the implications for Council. Discussions during these internal workshops contributed to the thinking for the Community Needs Analysis report and shaped its content. A summary of the Elected Member workshop is included at the end of this chapter.

Date	Internal workshop
9 April 2019	Environment and Infrastructure Reference Group 9 participants
9 April 2019	Demographics Reference Group 9 participants
9 April 2019	Planning and Housing Reference Group 11 participants
11 April 2019	Digital Technologies Reference Group 9 participants
9 May 2019	Elected Members session 9 Elected Members
Total participation	53 internal workshop participants

EXTERNAL STAKEHOLDER WORKSHOPS

External workshops were held with a range of stakeholders at various Council owned facilities including the Plympton Community Centre, Civic Centre and the Hamra Library.

Council staff liaised with a range of community organisations in order to inform them about the project and arrange workshop sessions. For example, more than 78 sporting and recreation groups were invited to attend a workshop which was held on 18th July.

Date and location	Internal workshop
4 July 2019 Hamra Library	West Torrens Youth 10 participants
12 July 2019 Plympton Community Centre	'Movers and Shakers' Group (Seniors exercise class) 22 participants
16 July 2019 Plympton Community Centre	Men's Breakfast 13 participants
18 July 2019 Civic Centre Council Chambers	Sporting and Recreation Group 9 participants
23 July 2019 Plympton Community Centre	Share a Table 18 participants
Total participation	72 external workshop participants



SUMMARY OF EXTERNAL WORKSHOP FEEDBACK

WEST TORRENS YOUTH

KEY YOUTH NEEDS AND CONSIDERATIONS DISCUSSED

- Direct and safe walking and cycling routes needed from bus stops, schools, parks etc. Some noted that young people took short cuts (such as across channel drains) that were not always safe.
- Attendees liked the library, but thought there could be more IT equipment and activities.
- Young people felt that more street cleaning and rubbish bins were needed to keep the streets clean and more inviting for walking and riding.
- Young people wanted more organised informal and themed activities/opportunities in outdoor spaces, to encourage more social interaction.
- Attendees liked the play equipment next to the library, but would like more equipment/dedicated spaces for older children/teens. The same applies to other parks in the area.
- Some children catch public transport to school, while a small amount walk or ride to school. Some feel unsafe on the major roads and find it hard to ride due to exhaust fumes (from buses and cars).
- Crows staff member attended and engaged with the group regarding their views on sport and involvement. He noted that particularly with recent arrivals there was concern with AFL and potential for injury. Need to encourage increased sport involvement across different ethnic groups.
- It was noted that the high cost of sport and parent work demands was problematic for engagement in sports outside of school hours.
- One attendee shared that she had a library fine as little sister accidentally damaged a borrowed DVD. She could not afford to pay the fine and was barred from library borrowing. Other children noted this was common and asked if alternative options could be provided to pay back.

- There was strong support for free community activities with comments that family commitments (helping with siblings, homework or other responsibilities) made attendance often difficult.
- Most attendees wanted to go to university and liked the homework club as it helped them study.
- Attendees lived in a mix of housing types but generally supported more housing in the area to make it more affordable. A number liked the idea of owning a house in the future and having a backyard to grow vegetables, play etc.
- Attendees were generally positive about the future but did think about what school subjects to do and what jobs will be best.

‘MOVERS AND SHAKERS’ GROUP

GENERAL DISCUSSION

- Positive feedback regarding the Plympton Community Centre and active ageing programs run by Council (these include sewing sessions, fitness classes and cards).
- Timing and affordability of sessions is good.
- The Hamra Library offers excellent service and staff are welcoming.
- Positive feedback on linear walking trail being wheelchair friendly, catering for small and large dogs in dog parks, school holiday program and Council staff availability and responsiveness

Following a general discussion, the participants identified key community needs that Council needed to consider, both for older people and young people. Each workshop participant could select by the vote of hand up to three priority considerations from these two lists of considerations combined. Some participants chose to vote once or twice only. The results are presented in the tables following in the order of the number of votes it received.

KEY NEEDS AND CONSIDERATIONS FOR OLDER PEOPLE

- 7 Increased housing density including poor architecture, loss of trees and landscaping, on-street parking pressures and neighbour amenity impacts
- 3 Climate change adaptation
- 2 Seniors in-house support
- 2 Rise of scams and fraud (including internet fraud)
- 2 Homelessness and mental health support – need for better location of facilities and better solutions
- 1 Transport connectivity to rural areas
- 1 Overseas investment in property, assets and land
- 1 Building stronger communities
- Youth crime
- Loss of built heritage
- Keeping up with technology
- Privatising public transport

KEY NEEDS AND CONSIDERATIONS FOR YOUNG PEOPLE

- 7 Drugs and impacts, especially crime directed towards the vulnerable elderly members of the community
- 1 High use of plastics and increased waste and land infill
- 1 Youth employment and youth support
- Housing affordability and options
- Population growth including access to water, food security, infrastructure constraints, job opportunities and lack of strategic planning



MEN'S BREAKFAST

GENERAL DISCUSSION

- The Men's Breakfast has been held on a weekly basis for approximately 1 year.
- The group is very supportive of this initiative and other active ageing programs run by Council.
- Members of the group primarily utilise Council library and community centre.
- One member involved in youth table tennis.
- General view that area is relatively affluent with good accessibility to facilities and the City.
- Most people enjoy living here.
- Positive feedback regarding responsiveness of Council staff and group also welcomed 'speaking to a person not a computer' when they call.

KEY CURRENT ISSUES

- Lack of maintenance of street trees and landscaping in some parks.
- Street lighting and lighting along walking trails not adequate for early morning walkers.
- Increasing needs for on-street car parking, restricting space for moving vehicles.

FUTURE NEEDS AND OPPORTUNITIES

- Potential of Plympton Community Centre not fully realised - could be used for more events including youth activities.
- Ensure that new development has sufficient car parking - this includes parks and playgrounds that encourage people to come.

- Improve walkability with additional seating on local roads.
- Review local area traffic management to ensure cars are not parked on both sides of the road making it difficult to drive through.
- Continued and expanded support for Men's breakfast and other active ageing initiatives. This should also include better promotion of activities as local knowledge is still low.
- Retention of local newsletter for all residents.
- There is vacant land to the rear of the Campbell's site that should be used for sport or youth activity.
- Offer a weekly drop-in information session about government aged care assistance programs etc (City of Charles Sturt undertakes a similar initiative).

SPORTING AND RECREATION GROUP

Participants included representatives from the following clubs and community groups:

- All Saints Uniting Church
- West Torrens Historical Society
- Torrensville Bowling Club
- Rotary Club of West Torrens
- Girl Guides
- West Torrens Softball Club.

GENERAL DISCUSSION FOCUSING ON KEY ISSUES

Church

- Church congregations are getting smaller and the community of church attendees is ageing.
- Upkeep of the building, general maintenance and on-going costs are problematic.
- Other multicultural communities (e.g. Persian) are hiring premises and it is good to see the building used.
- Also sporting groups (e.g. Calisthenics group) use most of church's facilities.



West Torrens Historical society

- Membership of the society remained relatively static with most members in retirement (some are young researchers).
- There are many on-going library requests for ancestral searches, which is a heavy load for volunteers to manage (Council should consider hiring a historian for these purposes).
- There are big risks associated with the lack of succession planning.
- The society has been very busy, working with the library, digitising its records, which is yet to be completed.

Torrensvile Bowling Club

- Bowling Club is going through a significant transition.
- Membership is declining with members mainly of older demographics.
- There are noticeably more female than male members.
- Bowling Club was preparing for a significant launch event of new dome facility with indicative interest of 400 Facebook users (unprecedented level of interest, generated by promoter engaged professionally).
- Club rooms are often made available for community uses, serving beyond its primary function.

Girl Guides

- Many people do not realise that Girl Guides still exist, there is much less interest now than there has been in past decades (there are two Girl Guides groups in West Torrens).
- There is much competition from sporting and recreational clubs and there is a lack of interest in Girl Guides.

Rotary Club of West Torrens

- Membership numbers are declining, even though members are committed.
- Difficult to attract new members.
- It is worth considering to partner with other groups of similar values and objectives.

Novar Gardens Bowling and Petanque Club

- Bowling Club membership is static and average age is 78 with most members between 70 and 80 years of age.
- Petanque has 62 financial members with the average age of 65.
- Club rooms are small and the numbers of attendees had to be capped at the last two Christmas functions.
- The club is planning to host championships to leverage new interest and membership from this event.

West Torrens Softball

- Membership is declining.
- Much competition for female players is coming from AFL and soccer.
- Children now engage in many different sports at the same time and do not commit long term or regularly, which is a problem for clubs.
- The club leases club rooms and does not have advertising or signage, which is an issue in creating awareness
- The club runs many functions and activities.

KEY COMMON ISSUES

- Declining membership.
- Ageing demographics.
- Lack of succession planning.
- Lack of certainty in interest from future generations.
- High maintenance cost of premises (for some).
- Lack of premises (for some) and therefore limited opportunity to create advertising and awareness.
- Lack of capacity and professional know-how with marketing and advertising.
- Poor commercial viability to continue operation.

WAYS IN WHICH COUNCIL COULD ASSIST

- Assist in bringing community/sport/recreation groups together to enable partnering.

- Assist with promotion of groups and activities:
 - » Advertising what is on offer
 - » Help create Facebook and internet awareness.
- Organise events (in the evenings and no more than twice a year) to bring volunteers and groups together to identify resource and partnering opportunities.
- Clearly identify what assistance Council is providing and how to access it.
- Create opportunities to preserve and value historic past:
 - » Create a Historic Officer position at Council
 - » Help establish connections between groups within and outside of West Torrens to assist with research.
- Assist with engaging Indigenous and Multicultural groups so that they can consider participation.

KEY FUTURE NEEDS AND CONSIDERATIONS

- | | |
|---|--|
| 8 | Prevent disintegration of community and social isolation through community services, programs and events |
| 6 | Preserve, enhance and expand green open spaces and sport facilities |
| 5 | Harness full potential from housing density and address potential risks, such as parking shortage, traffic volumes and limiting green spaces |
| 1 | Address complexity of service provision (e.g. My Aged Care) |
| 1 | Provide more local employment |
| 1 | Ensure accessibility of basic community services, such as the library and public transport |
| 1 | Climate change adaptation and protecting the environment |
| | Ensure building design and housing reflect the needs of changing climate |
| | Waste recycling |

SHARE A TABLE

GENERAL DISCUSSION

- Positive feedback regarding the Plympton Community Centre and active ageing programs run by Council. These include sewing sessions, fitness classes and cards.
- Timing and affordability of sessions is good.
- The Hamra Library offers excellent service and staff are welcoming.
- Positive comments about the mobile library service.
- People like the community bus.
- Good support for the independent living equipment one month hire available from Council.
- Some concerns regarding walking conditions including lifted pavers, poor lighting, overhanging vegetation and poor connections.

Following a general discussion, the participants identified key community needs that Council needed to consider, both for older people and young people. Each workshop participant could select by the vote of hand up to three priority considerations from two lists of considerations combined. Some participants chose to vote once or twice only. The results are presented in the tables below in the order of the number of votes it received.

KEY NEEDS AND CONSIDERATIONS FOR OLDER PEOPLE

- 7 Seniors in-house support
- 7 Mental health support – need for better location of facilities and better solutions
- 4 Increased housing density including poor architecture, loss of trees and landscaping, on-street parking, ambulance accessibility, small house size and neighbour amenity impacts
- 1 Restriction of volunteering for people over 80 years
- 1 Adelaide Fringe Festival – Council guided trips to shows
- 1 Maintenance of public open space for safety
- 1 Building stronger communities
- 1 Seniors card for public transport

KEY NEEDS AND CONSIDERATIONS FOR YOUNG PEOPLE

- 8 Drugs and impacts (including crime)
- 5 Use of phones and lack of social interaction (banning phones)
- 3 Youth employment and youth support including programs for work experience and trade experience
- Inter generation and options for older people interaction with school children
- Population growth including access to water, food security, infrastructure constraints, job opportunities and lack of strategic planning

ELECTED MEMBERS

During the Elected Member workshop held on 9 May 2019, preliminary survey results were discussed. Elected Members also put forward their ideas regarding opportunities for future Council work. Key discussion points:

- It was noted that the approach to the survey was not to sample a statistically representative group of the community. Instead, anyone willing provided their feedback. As a result, the survey respondent profile did not exactly match demographics of the City of West Torrens residents.
- Elected Members noted the high priority the community assigned to maintaining/improving parks and open spaces, walking, waste management and climate change adaptation measures.
- Elected Members noted that many trees removed during development were not replaced within the Council area. They recognised the need to consider a program and operational budget for tree planting. A strategy for tree canopy and maintenance may be needed.
- Elected Members acknowledged the importance of messaging climate change imperatives. Council's role in this needed to be further clarified.
- There was a recognition that in 5-10 years, the need for waste management and recycling will be growing further. Council needs to be more innovative in waste management practices, ensuring management of waste contractors, implementing controls, encouraging more recycling locally and educating the community. For example, more information may be needed about how to use recycling bins.
- There was a discussion about the need for greater local entertainment options. The lack of mainstreet environment was seen as one of the key issues and further discussion will be needed about desirability and opportunities. It was noted that there is no visible 'heart' to the Council area.
- Local public art could be an area to strengthen, to encourage more murals and sculptures.



BUSINESS INTERVIEWS

APPROACH

For this Community Needs Analysis study it was considered important to speak directly with business operators in the Council to better understand business expectations, needs and aspirations for the future.

In conjunction with Council staff, a list of questions was prepared and a cross section of local businesses identified. The business outreach included food based businesses, retail, import/export, technology and hotel operators, thus gathering a wide set of commentary to the questions.

The questions asked to each business were:

1. What attracted you to establish/undertake your business within the City of West Torrens?
2. Thinking of the future for your business:
 - What external factors affect most the growth/stability of your business? What do you think are the biggest risks to the future success your business?
 - What factors would you consider when deciding to either remain within the City of West Torrens or move your business to another location/Council area?
 - Are there any major issues and/or trends in your industry/business that you believe are constraining

investment, economic and business development in the West Torrens/ inner west region?

3. What do you think are some of the ways to mitigate these risks and in what ways can Council assist?
4. What Council could do to attract more businesses to the area?
5. Are increased residential densities in the West Torrens Council area (or inner metropolitan area more generally) having any impact on your business (either negative or positive)? If so, what impact?
6. What do you think are some of the biggest changes that our society will face in the next 10-20 years and how can we be best prepare for these changes?

Business interviews took place in October 2019.



BUSINESSES INTERVIEWED

Business type	Suburb	Years operating
Coffee Roaster	Thebarton	At current site for 3 years (started in Welland in 1975)
Artisan food manufacturer	Ashford	At current site for 2 years (originally was a home based business in country area for 12 years)
Bakery	Mile End South	At current site for 51 years
Cooking School	Hilton	5 years
Medical supplier	Keswick	26 years
IT consultants	Thebarton	17 years
Bakery	Torrensvile	23 years
Hotel	Thebarton	16 years as current owner (pub opened around 1921/22)
Supermarket	Torrensvile	42 years
Import business	Camden Park	18 years

Feedback from businesses were greatly appreciated by the project team to help inform the preparation of the Community Needs Analysis report. The following responses in this section are based on telephone discussions with a person from each business and have been summarised by Intermethod. The comments are not considered to represent the views of the business as an entity and are also taken as feedback at a point in time. The views of respondents may change over time.

CWT COMMUNITY NEEDS ANALYSIS

BUSINESS FEEDBACK

(1) What attracted you to establish/undertake your business within the City of West Torrens?)

Coffee Roaster	Thebarton is a good location to access commercial clients. Being between Port Road and South Road is convenient for many customers.
Artisan food manufacturer	The site was in a good (Ashford), accessible location with good floor area. Most importantly, it was available at a competitive price. Being central and close to CBD is important.
Bakery	Location has always been convenient for metropolitan wide access. Industrial zoning means minimal impact on residents and we can operate long hours.
Cooking School	Location close and accessible to the CBD was a key reason for the decision to establish here. Site is well located and there is a good mix of offices and warehouses in local area that suited our requirements.
Medical supplier	Location close to CBD is very important for access to key clients (such as hospitals).
IT consultants	Good location accessible to all clients. This is an important consideration as staff are IT consultants always visiting clients at their premises.
Bakery	Business moved to current location from the CBD. Key reason was business that had run out of space and was looking for a location within 7 kilometres of the CBD (main client source). Search took 6 months and we found the current site.
Hotel	Chose pub as it was a non-pokie pub (rare at that time in the early 2000s), good location and competitive price as pub was quite run-down. We are very happy with the choice we made.
Supermarket	Access and visibility from Henley Beach Road.
Import business	Moved from Maple Avenue to get additional floorspace. No current plans for moving and do not foresee any key issues for import/export business operation (actually had best year in 2018/19).

(2) Thinking of the future for your business:

- **What external factors affect most the growth/stability of your business?
What do you think are the biggest risks to the future success your business?**
- **What factors would you consider when deciding to either remain within the City of West Torrens or move your business to another location/Council area?**
- **Are there any major issues and/or trends in your industry/business that you believe are constraining investment, economic and business development in the West Torrens/ Inner West region?**

Coffee Roaster	<p>There is a risk as entry to coffee roasting is cheaper and easier than ever. More players in the game and therefore need to remain competitive, business is getting harder.</p> <p>Live on other side of city so that could be the only reason to leave current location, i.e. it would be for personal reasons.</p> <p>Key trend is rise in online sales and marketing. As an older business we need to find out how to tap into the market through the use of online tools. This is complex and we still need to work through the options.</p>
Artisan food manufacturer	<p>No major external factors on growth risk. We have been expanding business at a sustainable pace and do not foresee any major issues.</p> <p>Not looking to move from current location in foreseeable future.</p> <p>Slowing economy is probably a major risk, but people still tend to celebrate parties even in harder times.</p>
Bakery	<p>Overtime have continued to purchase property and expanding along Manchester St. There is a real commitment to this site and no plans to leave.</p> <p>South Road presents a future risk for us and how that will affect access for drivers and customers. The café gets good passing trade and we do not want to lose too much.</p> <p>The café is responsive to food trends and always adapting therefore confident of future business. We will need to monitor food choices and cost of food, and respond accordingly.</p>
Cooking School	<p>Relatively happy in current location, however, at present it has no NBN and the internet service is terrible. Poor internet is a constraint for our business.</p> <p>The street trees are poorly managed and there is constant leaf litter on our roof and gutters. This causes blocked gutters and overflow issues.</p> <p>Footpath construction is slow and bricks are left on street. Had a brick thrown through our window last week.</p>
Medical supplier	<p>We own the site and consider that all infrastructure is in place. We have no plans to move from current location.</p> <p>Do perceive a risk with future road works for South Road but it will likely be manageable. Daily traffic management for Richmond Road can be problematic and would like an upgrade to this road for better traffic flow.</p> <p>There are usual risks of competition, dollar fluctuations and customer requirements but they are for business to manage, not Council. Believe we can continue to do well in future.</p>
IT consultants	<p>Location is close to clients and very accessible for staff. IT is always evolving so need to keep constant knowledge of new technology. This is for business to manage.</p>

CWT COMMUNITY NEEDS ANALYSIS

Bakery	Current site has space for expansion and good access to transport routes. One matter that concerns the business is the risk of flooding. There is no stormwater drains in local street posing risk. Street needs to be dug up and stormwater infrastructure installed.
Hotel	Business had frustration and uncertainty with previous plans for expansion, seating etc. Council has gotten much better and recent development application process was very quick. There is current uncertainty in investment and would be good for Council to be as clear and transparent in decision making to enable businesses to develop.
Supermarket	There is a lack of car parking. Parking has always been an issue. Business has in excess of 150 staff working in this location. They always have to move their cars every 2 hours due to restrictions; and often receive parking fines.
Import business	No real constraints for business as the business is self sufficient. Road access and parking is fine and there are no constraints to activity in local area.

(3) What do you think are some of the ways to mitigate these risks and in what ways can Council assist?

Coffee Roaster	Business has no expectation for Council to assist other than keep street presentable and clean. This is important as customers can sit outside and expect good street amenity. Maybe Council could help businesses with online sales/promotion training.
Artisan food manufacturer	Key consideration for Council is to help new businesses move into premises efficiently. Council planning staff were rude and difficult to deal with while getting approval and the business had to spend a lot of money (e.g. on surveyor plans) and go through a lot of hoops to get approval. It was not helpful and very nearly gave up. Council needs to better manage local road network as the amount of on-street car parking around Ashford makes it very difficult for delivery vehicles to access property.
Bakery	Council should advocate for a good South Road design solution and maximising vehicle access into the local area.
Cooking School	Work with Council staff and also DPTI for improved road and tree maintenance.
Medical supplier	No major requirements from Council other than to advocate for good outcomes for South Road and Richmond Road. Business is involved in importing/exporting medical supplies. Exporting is undertaken through the port. This can be volatile, but that is common for this nature of business. No need for Council support other than to deliver well typical Council activities such as road cleaning, street lighting etc.
IT consultants	Council needs to upgrade street and keep it presentable. There is a risk if the street does not look good that prospective businesses will go somewhere nicer. No real threat to business and no constraints.

Bakery	Council to install stormwater infrastructure. Look for ways to make a destination in the area. Does not have to be on a main road, look at Queen Street in Croydon.
Hotel	Council has improved but the business still has concerns with transparency, expediency and cost of planing and licensing approvals. The process can still be unreliable and expensive. There has been a risk adverse approach (i.e. footpath trading) which has been frustrating.
Supermarket	Removing car parking time restrictions so that staff can park for longer periods of time.
Import business	No need for Council to assist our business. Do not see the need for any other help from Council.

(4) What Council could do to attract more businesses to the area?

Coffee Roaster	Maybe provide business training for online marketing as an incentive to move west. Have spoken with the Mayor about a festival and recognise how challenging this can be. Council should work on creating a vibe for the local community.
Artisan food manufacturer	Improve customer relations with planning staff and make it easier for new businesses to start if approval is needed. Otherwise it is for a business to address obstacles or issues and not for Council to be concerned with.
Bakery	Keeping vehicle access into this industrial area (in relation to future South Road upgrade).
Cooking School	Adopt the approach by the City of Campbelltown to create a food economy/ destination hub. Council does not get involved in any food promotion/ markets/festivals to promote the good mix of food businesses in the area. This business has only been involved in one Council festival in the last 5 years. More opportunities could be very positive, encouraging businesses to cross market.
Medical supplier	Publicise how good the location is for CBD, airport and other access. Demonstrate that residential development doesn't impact on operations.
IT consultants	Keep on encouraging more commercial development to provide a good customer base for local IT firms.
Bakery	Council should better promote the mix of food businesses in the local area. There are lots of food, coffee and other artisan businesses that would benefit. Council could try and make/promote a destination for the west (like Campbelltown Council has done). This is a big opportunity.

Hotel	Better transparency in processing business applications is needed. Agree that programs such as the City of Onkaparinga's On Business would be good in the City of West Torrens. Aware of examples of businesses that wanted to setup in West Torrens but found it too expensive, uncertain or complicated in their dealings with various Council departments. Good street and traffic management is vital. George St as an example where high speeds and low safety is a long standing issue. Some recent upgrade works have been undertaken but more could have been achieved (e.g. Council used plastic bollards instead of low impact bollards). Intersection is now identified as a black spot but it has taken a long time to recognise.
Supermarket	Ensure that car parking restrictions are limited. This is a key consideration managed by Council and important to this business.
Import business	Council does not need to do anything.

(5) Are increased residential densities in the West Torrens Council Area (or inner metropolitan area more generally) having any impact on your business (either negative or positive)? If so, what impact

Coffee Roaster	Increased residential population is good for increased customer base.
Artisan food manufacturer	Increased residential development has caused increased on-street parking and traffic in local area which has been difficult for delivery vehicles. It appears to be a revenue raiser for the Council and business does not support further increases in dwelling densities.
Bakery	Increased residential development is good for increased passing trade. Need to make sure that residential development is separated from the eastern side of South Road to allow businesses to operate freely.
Cooking School	Not directly related to local area but there is an opportunity for Council to create a more cosmopolitan feel to the Council area. Well placed and well designed taller development but also family sized homes are needed to encourage younger families into the area. The area is close to the city and could be very popular with young people.
Medical supplier	Need a clear and positive strategy for residential growth. In general, this is a positive aspect in West Torrens, but need to ensure traffic is managed well. Main clients for this business are in the CBD so no local impact from increased residential densities.
IT consultants	Clients for this business are commercial businesses with very little residential customer base. Increased residential development and dwelling density have no real threat to business.
Bakery	Boundary for residential development is currently clearly defined on the other side of Ashwin Parade. Council should ensure the boundary remains clear as any blurring could mean conflict between uses. In particular for early morning deliveries.

Hotel	Residential development is a double edged sword as a growing population is good for business, although new residents also need to be aware of possible noise issues with a pub. No houses are currently located very close which is a good thing. This business would like Council to have a clear strategy for housing and noise generating businesses to protect all parties. There are examples in Rundle St when residents move in.
Supermarket	Any increase in dwelling density is likely to assist with any retail business.
Import business	There are no dwellings close to business but have noticed a few in the area. Council should ensure that dwellings are not located close to businesses to minimise disruptions to their activities.

(6) What do you think are some of the biggest changes that our society will face in the next 10-20 years and how can we be best prepare for these changes?

Coffee Roaster	Prefer current mix of commercial and residential uses in local area. Office and other workers are regular customers.
Artisan food manufacturer	Think that people will continue to buy specialist cakes etc. Would like to see homes protected and amenity safeguarded.
Bakery	Evolving food choices (including vegan) and people's thoughts on fast food will impact this business in the future, with greater demand on healthy options.
Cooking School	Huge opportunity to attract younger people to the inner west. This population segment may not want to live in the suburbs so much and a cosmopolitan feel is needed to attract them to West Torrens. Bowden is a good example.
Medical supplier	Increased demand for medical supplies will be good for this business. Need to ensure good port access and viable economy (and under control Australian dollar). Further investment in hospitals and health services will also be good for business.
IT consultants	Changes to computing use and IT needs will always evolve. Always a need for our business but the next generation will have been brought up with computers and interact with them all the time.
Bakery	The rise of 'dark kitchens' in response to UBER and other businesses is an emerging trend. Businesses trying to cope with social media and trends in purchasing, food etc will demand a lot of resources from businesses. The growth of casual dining has been relatively good for this business.
Hotel	Need to keep certain practices and businesses local and foster community enterprise. Need to maximise business development opportunities to ensure good youth employment.
Supermarket	Moving people around the city and need for improved public transport is an important considerations.
Import business	-



EMERGING TRENDS AND CONSIDERATIONS

This report chapter brings together considerations against a number of themes relating to changing community needs, established by the Project Steering Group. The topics are not intended to be exhaustive of all possible considerations. Instead, they were selected to illustrate some of the key changes the community may be facing in the future.

The content of this chapter was developed early during the life cycle of the project and it was discussed in detail during internal stakeholder workshops at the City of West Torrens. The content was used to prime some of the discussions relating to future community needs.

Following these internal workshops, the content in this chapter was updated to reflect staff feedback and additional inputs have been added as the project proceeded.

Where possible, the City of West Torrens statistics were extracted from the Australian Bureau of Statistics (ABS) census data via Profile ID to illustrate points made in this chapter. All figures quoted are from ABS census data, unless stated otherwise.

This chapter is a pre-cursor to the third and final chapter, which suggests opportunities for re-shaping existing or considering new strategy/policy directions to better align with community needs and expectations into the future.

AGEING POPULATION

Similar to most developed nations, Australia's population has been steadily ageing. 2016 census data from the Australian Bureau of Statistics (ABS) confirms this trend. Population profile projections indicate an increasingly top heavy age pyramid: currently 1 in 7 Australians are over 65, by 2050 this will be close to 1 in 4. The elderly have special needs in terms of services and physical infrastructure, therefore planning needs to reflect this. Because many people wish to 'age in place', forward planning in terms of housing, infrastructure and services (particularly health and allied services) are required.

The proportionate number of aged residents in the City of West Torrens is similar to Greater Adelaide, although 3.7% are elderly aged (>85 years) which is proportionally more with than the Greater Adelaide average (2.6%).

Elderly aged are more likely to be frail or disabled and it is generally understood that the greatest need of support is in the last 2 years of life. The aged, and particularly the elderly aged, need more care. For example, the proportion of residents in the City of West Torrens who needed assistance with core activities in 2016 was the highest for residents aged 85 and over (45%). The number of residents aged 60 and over in West Torrens who needed assistance with core activities increased by 10% between 2006 and 2016. This is much higher than for people aged under 60 as shown on the adjoining graph.

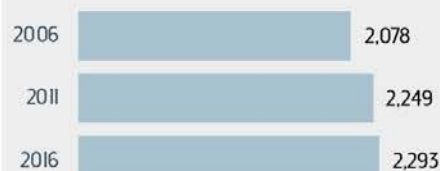
Ageing in place (i.e. providing support services at home to avoid the need for residential aged care or other supported accommodation) is promoted by the Australian Government. This places some additional responsibilities upon Councils where elderly live, if the quality of life for elderly citizens is to be maintained.

Key considerations are described below.

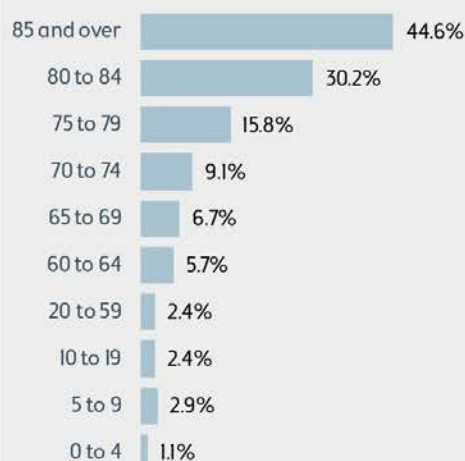
Inclusive design

Every design has the potential to include or exclude users. Elderly people (among other vulnerable citizens) are likely to need homes, and equally importantly, urban environments that accommodate their capabilities and needs.

Number of the City of West Torrens residents aged 60 and above who needed assistance with core activities in 2016

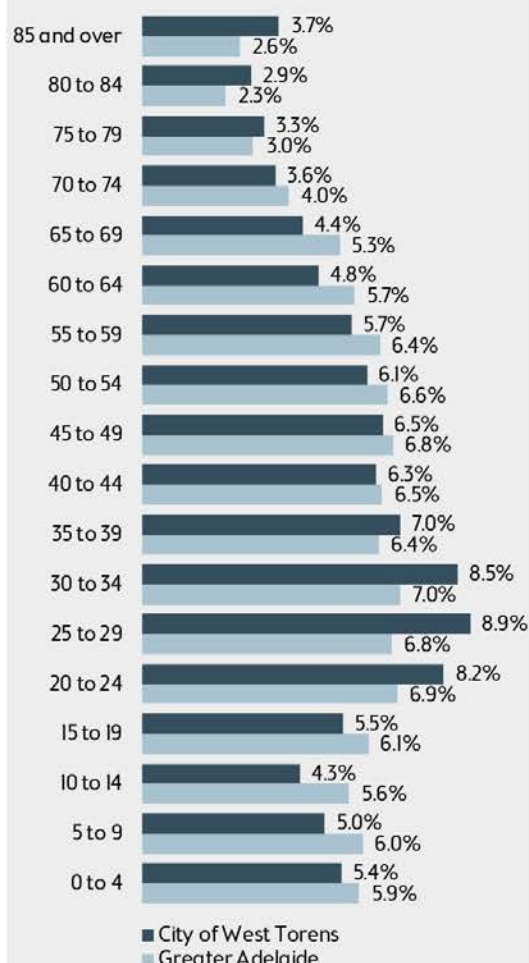


Proportion of the City of West Torrens residents who needed assistance with core activities in 2016 by age group



CWT COMMUNITY NEEDS ANALYSIS

Age structure for the City of West Torrens (2016) with comparison with Greater Adelaide (Source: ABS)



Inclusive (or universal) design is design for all. It means the provision of accessible, safe and comfortable environments in which to act out life as fully as possible. Every care should be taken to avoid or remove design that precludes full participation. Universal household design guidance can be found on the Australian Network for Universal Housing Design website (www.anuhd.org). Public realm design remains more difficult to manage because it largely falls within the remit of Councils, but guidance on future works can be controlled. Guidance could go beyond the minimum mandated walking infrastructure elements, such as ramps and textured pavements, and could also influence signage, public transport and urban design of streets and spaces.

Social isolation and accessibility

The Australian Government suggest that social isolation affects 1 in 10 people. This is significantly higher among the elderly and is compounded through the physical and psychological changes associated with ageing. Voluntary or compulsory requisition of a driver's licence and lack of private transport can make suburban homes become less a sanctuary than a prison. In January 2018 the UK appointed a minister for loneliness and similar discussions have been held in Australia around the need for political intervention and leadership in this growing social problem area.

A trend across Australia is the growing incidence of multi-generational households, where retired people move in with their adult children (or vice versa). This model allows older people to care for grandchildren and also be cared for as they age in a supportive and social environment.

Health and support services

Elderly people generally need more support for their physical health, but also for their mental health (an issue exacerbated by social isolation), which often goes unreported or undetected amongst the elderly. In this, West Torrens residents aged 60 years or more are more likely to require assistance with core activities than those aged under 60, as shown on the chart in the preceding page.

An ageing population also places additional strain upon social security budgets with a growing Federal Government emphasis on availability of superannuation.

However, those elderly who must rely upon public pension funds often struggle to make ends meet. Recent research from the Household, Income and Labour Dynamics in Australia (HILDA) survey reports the incidence of poverty in the over 65 age group is almost three times greater than the rest of the population, with 23% of older Australians experiencing income poverty.

Key considerations for the Council

- There is a need for governments at all levels to consider approaches to overcoming social, health and mental health issues associated with ageing.
- Providing a strong focus on positive ageing and working with State Government and stakeholders.
- There is a need to develop approaches to support multi-generational lifestyles rather than clustering aged people in enclaves away from the broader community.
- Continued advocacy for programs and schemes (often funded by other tiers of government) that support active ageing and ageing well.
- Design of public realm needs to be sensitive to support inclusive design and to enable ageing in place.
- Mobility, safety and accessibility requirements of the elderly need to be addressed. For example, developing local services and facilities appropriate to an ageing community and supported by sufficient free or low cost transport services.
- Considering opportunities for inter-generational learning and support, for example, through education, volunteering or not-for-profit programs, initiatives and events.
- The increasing value and role of pets as companions to reduce loneliness.

13.6%

of residents are 70 years and over

By comparison, in Greater Adelaide a smaller proportion of population (11.9%) is aged 70 and over.

22.8%

of residents are over 65 years

The proportion of people over 65 in West Torrens is similar to that of Greater Adelaide (23%).

COMMUNITY PARTICIPATION

Volunteering is a way of life in Australia. However an increasingly time poor population has seen volunteer rates decline and social capital erode. The social enterprise sector has emerged to supplement traditional charities. There has also been a shift in community engagement processes with a general shift away from 'predict and provide' towards more participatory processes. New approaches such as co-design, participatory planning, deliberative democracy and the like, are increasingly being used for community-led decision making.

Volunteering

Australia defines volunteering as 'time willingly given for the common good and without financial gain.'

Volunteering in West Torrens (18.4%) is slightly lower than in Greater Adelaide (19.5%). The ABS note that there was a decline of the volunteering rate in the Australian population from 34% in 2011 to 31% in 2016.

The most common volunteer age group is 35-44. Older people (generally above 65 years of age) are more likely to volunteer than young adults and there are problems recruiting younger people especially as people are working longer hours and travelling extensive distances leaving them time poor.

Social enterprise

Social enterprise has emerged as a model that in terms of mission is similar to a charity, but instead of relying on volunteer labour and donations they apply commercial strategies to raise funds to perform their work. Many social enterprises are facilitated by the use of the internet, particularly social networking and social media websites.

Social media and websites also have the potential to engage people, particularly the underrepresented youth demographic, in volunteering activities.

In addition to community participation through formal volunteering, people to varying degrees participate in decision making processes. While

4%
decrease

in volunteering participation rates across Australia from 2011 to 2016.

18.4%
volunteer

West Torrens reported a slightly lower rate of volunteering than in Greater Adelaide (19.5%) and well below the Australian average of 31%.

'deep community engagement' is sometimes dismissed as time consuming, involving community in the early stages of planning can pay dividends especially in terms of community acceptance, education and confidence in democratic processes of government.

Crowd sourcing of ideas via digital platforms is now a common technique to inject fresh ideas and innovation into projects. Often individuals or organisations reach out to large networks of people for various purposes, such as maintaining a competitive advantage by expanding its resources and knowledge. It is now becoming increasingly common for Councils to use crowd sourcing techniques to connect with their customers, build community empowerment, seek feedback and support for projects, programs and initiatives.

Crowd funding has been used as a form of participatory budgeting with citizens (co-) funding real projects or feasibility projects in the public realm. Crowd funding helps to construct projects with government support and no funding or to win support with governments

through concepts funded by the community. Social enterprises can help match citizens wishing to participate, to spaces that would benefit from activation, for example Gap Filler and Renew Adelaide.

Engagement and consultation

Community participation is a spectrum (see the chart below from International Association of Public Participation, IAP2) and the most effective (but also the most time consuming) are those which empower citizens.

IAP2 describes ascending levels of engagement starting from a low base of 'inform', through 'consult', 'involve', 'collaborate' and finally to 'empower'. While each form is relevant under different circumstances, generally, the greater the potential impact upon the community, and the greater the vested interest, the greater the level of engagement required.

Digital access and social connectivity

There is a digital divide between those who are connected digitally and those who are not.

INCREASING IMPACT ON THE DECISION					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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IAP2 Spectrum of Public Participation

Source: https://cdn.ymaws.com/www.iap2.org/resource/resmgr/pillars/Spectrum_8.5x11_Print.pdf

CWT COMMUNITY NEEDS ANALYSIS

Although 77% of West Torrens residents are connected, there is still a large percentage of the community that don't engage online and are at risk of social isolation. Digital strategies involve access to the internet through smart phone technology and can be two-way.

Digital tools are making it increasingly easy to become involved through surveys and conversations, but deep engagement for a high level of citizen involvement requires well considered participatory co-design approaches.

Online sites, such as Facebook, Twitter and Instagram offer powerful engagement platforms, with ability to connect and engage with customers. However, **social media platforms** carry risks of negative comments and even campaigns that can become difficult to manage, resulting in potential damage to reputation and brand.

Key implications for digital access are:

- There is a need to consider culturally diverse community members who may not have access to technology, coupled with potential language barriers to use it.
- Elderly community members may have increased access issues in using technology in the future years, either through inability to see/use their devices or afford to pay for it through their Internet Service Provider due to increased costs of living.
- There is potential for a broader demographic reach at both ends, i.e. youth and elderly.
- Balance needs to be reached between the benefits of data sharing, safety, ease of use of service from internet access, as well as encouraging the community to come together in the public realm, not just existing in isolation while lacking personal connectedness.
- 'Smart City' needs to be planned for, taking into consideration the Amazon effect.

Council has not yet published their **Engagement Strategy** or established a Your Say webpage.

While community participation varies in its

Proportion of volunteers among the City of West Torrens residents in 2016



degree of formality, participation in decision-making is still important especially so in the early stages when community acceptance, education and confidence are at stake. Digital tools are making things increasingly simple yet are not without a risk of negative public backlash and outcomes.

It is important to remember that some members of the community are difficult to reach. Those most at risk of **social exclusion** include people with disability, the aged, migrants who do not have strong networks, people who have developed an addiction (e.g. gambling or drugs) and youth, especially young offenders. Often prejudice is the driver of social exclusion and equality is the key to social inclusion.

Key considerations for the Council

- Develop, create and maintain current and relevant digital engagement platforms and processes.
- Opportunities to use digital platforms to raise awareness of projects and to harness meaningful feedback.
- Social media provides opportunities for engaging with under-represented youth to better understand this demographic and to encourage their participation in the volunteer sector.

- Innovation in increasing volunteering and participation rates across age groups, sexes and ethnicities
- Opportunities to actively foster empowered communities to build social capital e.g.
 - » support and encourage volunteer activities
 - » use citizen design panels and surveys
 - » use new methods for engagement (e.g. app based tools).
- Increasing resources to support volunteer programs within Council and in other organisations within the local area.
- Encouraging active citizenship and fostering an empowered and participatory community.
- Engaging with vulnerable and socially isolated members of the community.
- Involving crowd sourcing techniques to generate ideas, seek feedback and support whilst leveraging opportunities for competitive advantage via a wider circle of inclusion.
- Recognising crowd funding as a means of both co-budgeting and engaging with citizens: funding projects that are supported by the community helps meet their needs when Council's funding is lacking.

DEMOGRAPHIC CHANGES

The City of West Torrens is experiencing a range of demographic changes, most notably in household size and a growing proportion of citizens born overseas. Both of these trends are in line with patterns observed across Australia, however the City of West Torrens household size is smaller than the average for both Greater Adelaide and Australia. The City of West Torrens has a high number of overseas born residents, at nearly 30%. The advantages in terms of cultural and culinary diversity are evident, however the need for language and integration support as well as other aspects of inter/multicultural policies are also necessary.

Household sizes and type

The main housing type in the City West Torrens are 3 bedroom houses. There is a larger proportion of two bedroom, one bedroom and studio apartments than in Greater Adelaide (see also the discussion on housing types). Other factors include decreasing fertility rates and the increased instances of lone person households.

30% of residents live in lone households. This number is higher than the average for Australia (22.8%) and Greater Adelaide (26.2%). The City of West Torrens has a larger proportion of lone person households at all stages of life including young lone persons, middle aged lone persons and older lone persons than the Greater Adelaide average. The number of lone young person households has decreased significantly since the last census. This may be attributed to rising rents while the number of older lone persons has grown moderately which may be attributed to longer life expectancy (typically females outliving their husbands).

Migration and relocation into the City of West Torrens

9.7% of residents are recent arrivals having moved from overseas in the last 5 years (by comparison Australian average is 6.3%) with the three largest nationalities arriving during the last 5 years being English, Indian and Chinese, but the range of national origins is diverse. Around 30% of the population speak a language other than English at home.

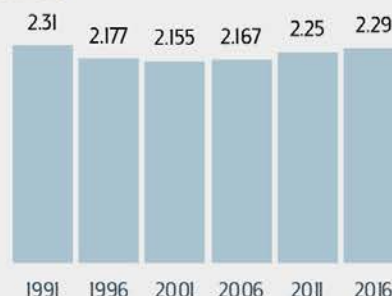
Analysis of data comparing the City of West Torrens in 2016 to Greater Adelaide showed that there was a smaller proportion of people who

2.29

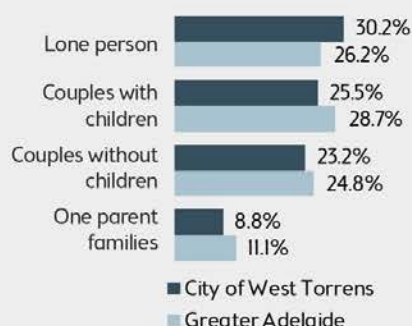
people is the average household size in West Torrens

The average household size in West Torrens is lower than the average for Australian (2.55) and Greater Adelaide (2.42).

Average household size (i.e. number of people per dwelling) in the City of West Torrens



Main four household types in 2016



arrived before 2001, and a larger proportion of recent overseas arrivals (those who arrived between the 2011 and 2016 census period).

Overall, 42.8% of the overseas born population arrived before 2001, and 30% arrived during or after 2011, compared with 53.3% and 20.5% respectively for Greater Adelaide. In 2016, the number of the City of West Torrens residents born overseas was 17,552, 43% higher than in 1991.

Approximately 24% of residents relocated to the City of West Torrens from within Australia. This internal (interstate and within-state) migration is largely consistent with Australia wide patterns of movement. Young people and renters are most likely to move.

Education

Residents of the City of West Torrens are well educated. 25.5% of residents have obtained tertiary education and 57% completed year 12. These figures are higher than the Greater Adelaide average of 21.2% and 51.6% respectively. There is a trend for increasing education levels across Australia and this can be witnessed in the City of West Torrens also.

Key considerations for the Council

- Migrants
 - » Access to participate with an active integration program.
 - » The need for easily accessible interpreting service e.g. apps and calling cards.
 - » Funding for community-led programs e.g. welcoming dinners / lunches for new arrivals.
 - » Opportunities for intercultural events and celebrations.
- Housing
 - » There is a need for more flexible housing, particularly for smaller households or multi-generational family households.
- Education
 - » Opportunity to leverage skilled volunteers from the pool of highly educated residents and/or source strategic ideas from local professionals.

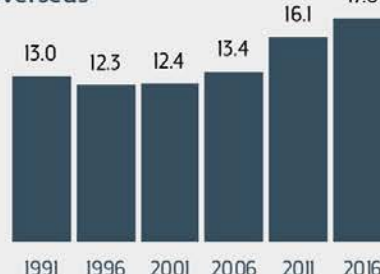
Note: see Ageing Population for discussion of older demographic group.

9.7%

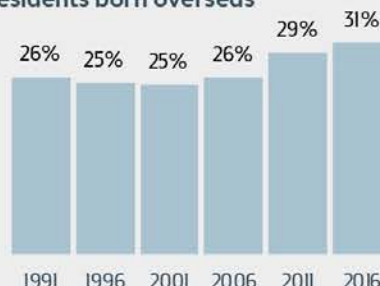
of residents are recent overseas arrivals

West Torrens has a higher than Australian average for residents born overseas at around 30% with 9.7% of the population having arrived from overseas in the last 5 years.

Number of the City of West Torrens residents (in thousands of people) born overseas



Proportion of the City of West Torrens residents born overseas



Proportion of 2016 residents born overseas



CWT COMMUNITY NEEDS ANALYSIS

EMPLOYMENT CHANGES

Changes to employment patterns in Australia have been dramatic over the past decade, particularly the shift from a manufacturing to service based economy. Most notable has been the rise of the 'gig economy' based upon digital enabled freelance contracting. The gig economy and on-line working environments allow people to work from home and have changed the nature of commuting. The Australian workforce has seen considerable growth over the past few decades largely due to female workforce participation which has grown 40% over the past 40 years and improved work flexibility.

Employment participation

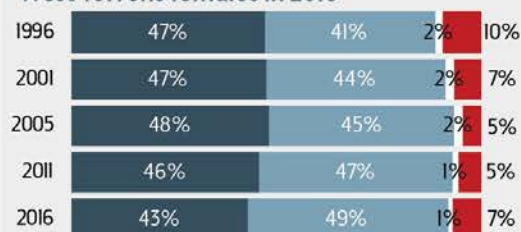
The last 50 years has seen considerable changes in the economic structure of Australia. Female participation in the workforce has grown to 46% of the total workforce (up 40% since 1978, men are down 13% over the same period). Another major change has been the long-term decline in manufacturing.

In the City of West Torrens, full time employment rates have fallen for females (from 47% in 1996 to 43% in 2016), while part-time employment rates increased to 49%. For males, part-time employment increased from 18% in 1996 to 27% in 2016, while unemployment rate decreased.

In 2016, 32% of females provided unpaid child care for own or other children, compared with 24% of males.

In 2016, a higher proportion of local workers were born overseas or spoke a language other than English at home, than in South Australia.

Employment participation for the City of West Torrens females in 2016



Employment participation for the City of West Torrens males in 2016



Born overseas, 2016

Source: Economic profile, economy.id



Speaks language other than English at home, 2016

Source: Economic profile, economy.id



Jobs available

23.6% of the City of West Torrens residents work locally while 72.4% work outside of the Council area. The number of local jobs available is an indicator of the size of the local economy. However, jobs may not be necessarily full-time, which is also a key determinant of the local economy.

The number of jobs in the City of West Torrens has grown by approximately 14% between 2006 and 2018. There were close to 51,000 local jobs in the City of West Torrens, representing 6.47% of all jobs available in South Australia. This proportion had only minor fluctuations between 2006 (6.4%) and 2018 (6.47%). A higher proportion of full time jobs were available in the City of West Torrens in 2016 (65%) than in South Australia (58%).

Unemployment

In the 2019 March quarter, the unemployment rate in the City of West Torrens was 3.84%. The unemployment rate in the City of West Torrens was lower than in Greater Adelaide (5.85%), South Australia (5.9%) or Australia (5.1%). Locally, it was lower than the City of Charles Sturt (4.7%) but higher than the City of Holdfast Bay (2.8%).

While fluctuating, the general unemployment rate trend in the City of West Torrens is that of a very slight increase between 2010 and 2019, as indicated by the dashed line in the chart below.

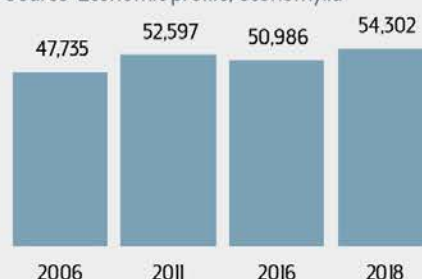
23.6% of West Torrens residents work locally.

6.47% of all South Australian jobs are available in West Torrens.

Source: Economic profile, economy.id

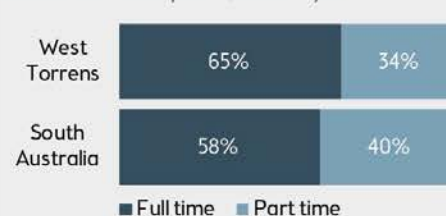
Number of local jobs in the City of West Torrens

Source: Economic profile, economy.id



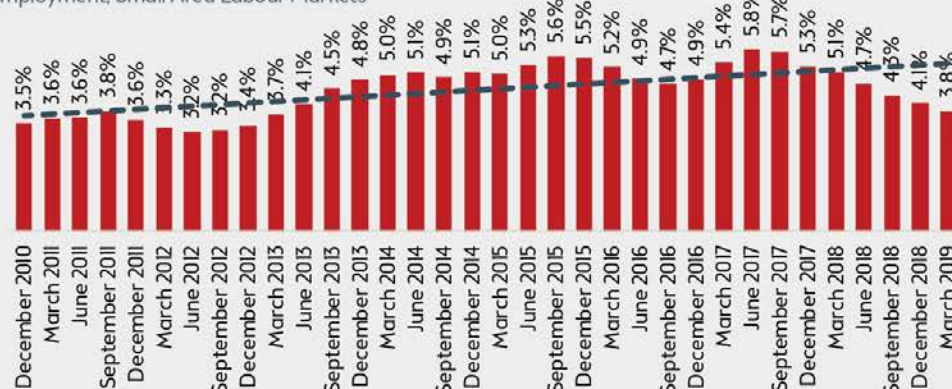
Hours worked: full time or part time

Source: Economic profile, economy.id



Quarterly unemployment in the City of West Torrens

Source: Australian Bureau of Statistics (via economy.id.), Labour force survey and Department of Employment, Small Area Labour Markets



CWT COMMUNITY NEEDS ANALYSIS

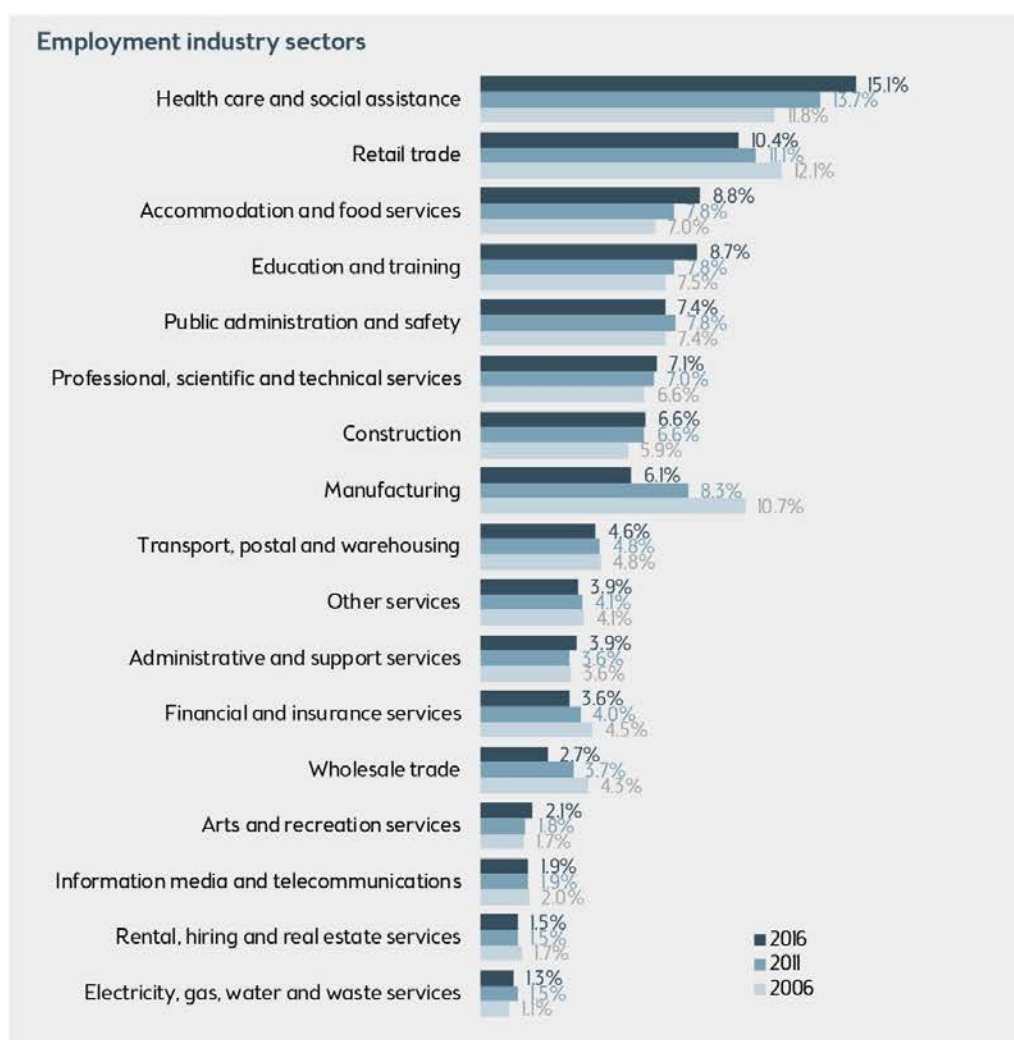
Employment industries

Within the City of West Torrens local government area, employment in the manufacturing sector declined by almost 5% in the last 10 years, to 6% in 2016. In place of manufacturing there has been a steady and continued rise in business services.

Service industries have considerably different spatial demands compared to manufacturing, and the transition has seen substantial changes in the location of economic activity within cities, for commuter travel patterns and work

patterns. Industry typically located a distance from residential areas (although less so in the City of West Torrens), whereas service industries benefit from agglomeration economies, i.e. co-location with other businesses, transport hubs (rail, airports and sea ports) and, perhaps most importantly, talent.

Richard Florida in the 'Rise of the Creative Classes' describes how the creative classes who comprise the service industry are attracted to locations with good quality of life. Hence the growing importance of liveability indicators (e.g.



Monacle, Mercer, the Economist etc.). Good living environments help employers attract and retain quality workers. Co-location of service industries with good lifestyle offer an economic asset to a region.

Traditional factory based manufacturing jobs lend themselves to fixed shifts, regular income and often a job for life. However, in the increasingly global and 'agile' service industry sector, job insecurity, short contracts and casual employment is increasingly common. Flexible working hours and the technology enabled 'sharing economy' (e.g. independent contracting, Uber and Deliveroo) has given rise to the 'gig economy' (i.e. independent freelancers opposed to permanent workers). In February 2017 the ATO estimated the sector to be worth \$15 billion with 60% of the workforce earning extra money from the sharing economy.

While this has some advantages, such as increased autonomy with regard to what, how long and where we work, it has also raised some risks. Notable risks include salary uncertainty, lower hourly rates for work, reduced superannuation payments and reduced tax revenue.

The gig economy offers greater flexibility, but typically with low income.

Cities attract human capital while the co-location of well educated innovative workers amplifies the effect of human capital. The clustering of jobs and people in cities increases the range of jobs on offer to a worker and gives them greater choice in employment. This improved choice allows them to best match their skills to a job.

The City of West Torrens currently has a high proportion of workers in health care and social assistance (15% of the workforce), retail trade (10%), and in accommodation and food services (9%). This potentially could be fostered to position the area as an important cluster for assisted living and other related services.

The price premium that may be paid for a worker will reflect a city's differing economic

structure and its ability to attract and retain labour and local labour supply.

Key considerations for the Council

- Loss of manufacturing industry and need to replace jobs. Note: this can free up land for redevelopment and higher order land use. These 'brownfield' lands represent an opportunity for comprehensive redevelopment (see the discussion on infill).
- Growth in service industry requires different urban conditions to support businesses and workers. Co-location in attractive, diverse and amenable locations close to main access roads will increase competitiveness.
- Decreasing labour participation of females and males (to a lesser degree) in full-time jobs in the City of West Torrens and therefore potential need for financial or more subsidised services and activities.
- Less traditional work patterns and more freelance activity will impact urban movement patterns with less peak hour traffic and greater distribution of commuter flows. Increasing work from home or 'third spaces' can be capitalised upon to increase vibrancy in urban activity centres.
- Growth of gig economy workers will change activity profiles in cities, with more people needing access to co-working spaces, 'third spaces' e.g. cafes and libraries.

ENERGY DEPENDENCE

Soaring electricity costs have fuelled politically charged debates over coal vs renewable energy. However, in reality Australia's energy market is transitioning away from hydrocarbon dominance towards an increasing energy mix of wind, solar and other renewable power sources, to increase resilience. Solar and storage technology is particularly suited to Australia's urban environment. Local distributed energy generation (e.g. solar) reduce infrastructure burden on governments while reducing the risk of widespread blackouts such as those witnessed in 2016.

Bloomberg New Energy Finance tracks investment on renewables and shows how global investment in renewables now exceeds new hydrocarbon investment. In Australia uptake has been hindered due to an unstable policy environment, but transition is inevitable and uptake has been substantial, particularly in South Australia.

Distributed renewable energy systems are particularly useful for the provision of infrastructure for infill due to flexibility, they tend to be:

- Localised – positioned close to resource supply and demand
- Modular – operating independently and/or with other networks.

Renewable energy

Wind power is best produced at scale as turbine efficiency increases in order of magnitude with the scale of turbine blades. For this reason micro-wind energy generation is generally discouraged and currently the most relevant renewable energy system for urban areas is solar.

Solar is an ideal distributed system. Localised rooftop PV electricity can supply the energy demand of the residence below. It can also be networked to feed into a local microgrid or regional electricity grid.

Solar penetration is greatest on detached dwellings where it may be purchased and managed by a single household. Uptake has been much slower in multi-dwelling buildings, however policy changes around strata governance will undoubtedly unleash

-80% lithium battery cost

Between 2010 and June 2018 lithium battery costs have dropped 80%.

50% wind and solar by 2050

Bloomberg predict global energy mix to be 50% wind and solar by 2050 driven by cost reduction and improved battery storage.

uptake in apartments, with itemised billing for each unit, with some existing models such as PowerLedger, using blockchain as an enabler.

Distributed energy models can be funded at the precinct scale, potentially using local special area rates or other innovative funding models. Energy service companies (Escos) can deliver local distributed energy solutions (i.e. to fund and maintain a microgrid within a district or within multi-tenanted buildings).

Regulatory oversight

While Australia's electricity market is becoming increasingly distributed, there is currently a lack of regulatory oversight governing distributed energy connections to the grid. A recent report 'Built to Perform: An Industry Led Pathway to a Zero Carbon Ready Building Code', (ASBEC and ClimateWorks Australia, 2018) offers

recommendations for the rapidly evolving area of distributed energy policy.

Tri-generation is also well proven in Europe (typically community scale power production with waste heat captured for district heating and/or converted to district cooling). Early attempts in Australia (e.g. Sydney Trigeneneration masterplan) have had limited success due to governance issues and an immature industry. However, at a smaller precinct scale where there is a mix of uses to balance demand loads (e.g. hospitals), the technology shows great promise.

Each technology will have its own spatial requirements to maximise efficiency.

Integration of energy **storage** systems, for example local or community batteries, is likely to offer cost benefits through economies of scale, and manage energy service provision.

Virtual power management can be developed to balance precinct energy generation with demand.

Key considerations for the Council

- There is an imperative to achieve good quality buildings that minimise energy demand.
- New governance models are likely to be needed to monitor and manage increasingly distributed energy infrastructure and services (e.g. utility connections and strata regulations for shared infrastructure).
- At present, there is lack of regulatory oversight governing distributed energy connections to the grid.
- Planning frameworks are needed to support urban renewables and carbon accounting reporting measures.
- Regulations may be needed relating to grid connections for the sale of excess energy and purchase of energy shortfalls.
- Integration of renewable energy generation and EV infrastructure should be considered in conjunction, optimising energy and transport interrelationships.

- While solar and battery are likely to dominate energy provision in urban areas in Australia there is potential for other sources such as cogeneration possibly fuelled with biogas (e.g. from sewerage, food waste or landfill).
- Immaturity of the energy industry has hampered uptake of on-site energy generation (e.g. Tri-generation has had limited success), also hindered by costly storage systems that need to be integrated. There are however possible efficiencies through economies of scale within communities and multiple users.
- New governance models are needed, including planning frameworks to support urban renewables and carbon accounting / reporting measures.

WASTE MANAGEMENT

Waste reduction, reuse and recycling, is as important as ever, but increasingly opportunities are being sought to develop sophisticated urban approaches that mimic ecosystems. The Australian Government National Waste Policy 2018 calls for 'less waste, more resources'. This shift from environmental waste management to new circular economies that find new uses for 'waste' streams, whereby the former 'waste' becomes a 'resource' will only grow. In addition to circular waste systems, resources such as energy, water and food must be considered systemically and sustainability.

In cities, sustainability largely focuses on managing human activities to stay within ecosystem boundaries in a way that can be sustained over time. A central argument for sustainability is maintenance of inter-generational equity, i.e. depleting assets has the potential to reduce the quality of life for future generations.

Traditional cities are designed in a way that is highly extractive, taking resources from a wide hinterland and expelling wastes and pollution into the environment. When waste accumulates at a rate faster than the biosphere can absorb, problems occur, e.g. climate change and plastics in the ocean. The challenge for our generation is to transition away from extractive models to 'regenerative' models that can restore degraded ecosystems, improve quality of life and build new green economies.

The Ellen McArthur foundation champions the circular economy cause, disseminating information and raising awareness globally.

The approach requires a systems world view to look broadly at waste streams and production processes, substitute raw resources with waste streams to 'close the loop' thus creating a circular system, e.g. grain residue from beer production into flour for bread.

In Sweden for example less than 1% of waste goes to landfill, and waste is brought in from neighbouring countries for waste fuelled power plants.

2.7

tonnes per capita

is average annual volume of waste (excluding fly ash).

(National Waste Policy 2018, Australian Government)

460

kg per capita

Fly ash, a bi-product of coal burnt for electricity production, is produced at around 460 kilograms per capita annually. Increased uptake of renewable energy will help reduce this waste stream.

Entrepreneurial businesses are leading this sector, however, Councils can contribute by taking a systems approach to their own practices, or putting in place policies that support industrial symbiosis enterprises.

An emerging waste technology, suitable for high density areas, is the use of underground pneumatic waste conveyance systems. These are essentially vacuum powered waste 'sewers', that replace the need for garbage trucks collection points only have a similar land take as a regular street bin. Pneumatic waste conveyance systems avoid the high labour and energy cost of large waste collection vehicles. Current application may be limited to more master planned developments.

Waste management and recycling in South Australia is currently responding to changed receiving practices in China and how best to manage the waste and recycling network at the local and regional level.

Key considerations for the Council

Waste

- Seeking to reduce waste volumes through best practice management, education and recycling.
- Changing waste production/consumption patterns due to infill development and increasing residential densities.
- Increasing cost of waste management and enhancing recycling systems.
- Supporting businesses and organisations to pursue waste minimisation philosophy as well as Council leading by example.
- Looking for opportunities and supporting new green enterprises such as waste recovery or conversion.
- Integrating resource recovery into all relevant aspects of Council activities to minimise waste to landfill.
- Considering how Council can positively influence community values of recyclable materials to aid in rebuilding the recycling industry in South Australia and Australia.

Harmful substances

- Designing out harmful substances that accumulate to cause harmful impacts upon the environment such hydrocarbon fuel sources, heavy metals etc.

Integration

- Integrating energy, water and waste systems can greatly reduce environmental impact while improving local resilience, e.g. The 'Hammarby eco-cycle' as used in Hammarby Sjöstad, Sweden.
- Designing circular systems that seek to utilise wastes as resources, for example nutrient cycling, biogas production, recycled goods and reclaimed building materials.
- Capitalising on a systems world view looking

at waste streams and production processes with substitution of raw resources to waste to 'close the loop'.

- Minimising water and energy use in transporting and treating human waste (sewerage).

CLIMATE ADAPTATION AND BIOPHILIC DESIGN

In Adelaide extreme heat, extended heat waves, lower rainfall and winter floods are further impacted by climate change, and can be expected to become an increasingly common occurrence. To minimise associated climate change risks, adaptation measures need to be developed. Critically, the urban form should be planned to minimise and not exacerbate health and other risks associated with a changing climate. Urban heat island (UHI) effect due to increased thermal mass within built up areas is a major concern and likely to be compounded as a result of urban infill.

The impact of climate change upon Greater Adelaide is expected to include:

- Increased frequency and intensity of heat waves
- Increase in average temperatures
- Lower average rainfall and significant decreases in spring rainfall
- Increase in intensity of rainfall events.

Potential impacts include:

- Increased risk to health, particularly for vulnerable community members
- Heat wave impacts on liveability and accessibility
- Heat wave disruption to the economy and businesses, particularly sectors such as retail and hospitality
- Reduced water availability and increasing heat resulting in increased stress and resources required for maintaining open space, public realm and vegetation.

Humans are innately connected to the nature in which we evolved as a species. Nature deficit disorder is a phenomenon that occurs when people are deprived of contact with nature. As we increasingly live in cities, nature delivers a potent remedy to many of the environmental, economic (and emotional) challenges living in cities today presents. To address this, the concept of “**biophilic**” urbanism has been developed which assumes that contact with nature and the natural world is absolutely essential to modern urban life and consequently seeks opportunities to design in nature to our

5.6% impacted by UHI

Western Adelaide Urban Heat Island mapping report indicated 5.6% of the City of West Torrens residents are already impacted by Urban Heat Island effect (Seed Consulting Services, 2017).

8°C variation in street temperature

Heavily tree lined streets were at least 8°C cooler than adjacent streets without trees, and artificial turf measured 8.1°C warmer than the average surface temperatures.

cities. This offers value not just for the ecosystem services that green infrastructure provides, but also for the psychological benefits that greenery offers.

Increasing urbanisation presents challenges of maintaining good tree cover and ensuring that residents are connected to nature. Focus needs to be placed on preserving remnant vegetation (where existing) and maximising urban greenery.

Trees are often an investment for increasing property values, while also performing ecosystem services (particularly urban cooling

and reductions in storm water peak flows) and providing psychological relief from stress.

The City of West Torrens Tree Strategy currently provides a framework for tree management and planting.

After heavy rainfall events peak flows can place pressure upon stormwater infrastructure.

Water Sensitive Urban Design (WSUD) is a mechanism for reducing the impact of peak run-off events. It incorporates public realm improvements and landscaping such that this "green infrastructure" performs multiple ecosystem services.

Landscape assessments can be used to understand existing landscape and landform assets that may be used to a site's best advantage. For example, drainage patterns can dictate stormwater collection potential, topography affects solar access, and existing trees can be identified and protected in future development. Setting aside low-lying parts of the site for water detention to mitigate for future high rainfall events can be integrated with vegetation or open space considerations.

Key considerations for the Council

Climate change

- Responding at a corporate level to climate change and becoming a local leader in the delivery of prevention and adaptation measures.
- Maintaining liveability and helping/improving community resilience in adapting to climate change through being a leader and developing or supporting regional and local actions.
- Investing continually into tree planting and landscaping programs.
- Maximising urban greenery in street environments, encouraging green gardens and minimising hard surfaces. For example, 'battle axe' subdivisions involve selling off backyard to increase density slightly (albeit in an inefficient manner compared to comprehensive precinct planning) but comes at the social and environmental cost of lost

garden space.

- Developing opportunities for green roofs and green walls and ensuring minimum deep soil zones in highly built up areas (see NSW SEPP 65).

Water

- Minimising potable water use.
- Using water sensitive urban design principles in all new development.
- Utilising Water Sensitive Urban Design (WSUD) principles to maximise local groundwater recharge.
- Harvesting water from rainfall and waste water (both grey and black water).
- Co-ordinating urban water with the natural hydrological cycle (e.g. where appropriate incorporating elements such as urban wetlands and/or aquifer storage and recovery).

STORMWATER INFRASTRUCTURE

The SA Environment Protection Authority defines stormwater as rainwater that runs off land and moves away from the area where it originally falls. In urban areas, the extent of hard surfaces where water cannot penetrate (i.e. roofs, roads, driveways, car parks) can lead to high volumes and intensity of stormwater runoff. Stormwater in cities is generally carried away by underground pipes as part of a stormwater drainage network and then discharged into the sea and rivers. When the stormwater drainage network is unable to cope with the intensity and volume of water there is a significant risk of flooding to the urban environment including homes, businesses and infrastructure.

As a low lying inner urban Council, the effective management of stormwater within the City of West Torrens is critical in order to minimise flood risk to the community.

Council staff advise that the impacts of stormwater is a highly important issue for the City of West Torrens and that infill development is the main factor leading to increased stormwater runoff. Due to increased building activity there may be an inability to drain enough stormwater in the existing system in the future to safeguard property. Further, there are limitations on the size of drainage pipes able to be laid underground due to the amount of other services found under typical West Torrens streets (plus significant disruptions caused by any new pipe laying). Predicted climate change impacts will further exacerbate drainage system capacity issues.

At the regional level, the AdaptWest Climate Change Adaptation Plan considered stormwater management infrastructure highlighting that:

- The capacity of pipes and drains and areas of open space designed to provide stormwater detention are likely to be limited in their capacity to manage (detain and drain) increasing rainfall intensity and flooding.
- The operation of stormwater wetlands may be reduced as water regimes change and longer dry spells occur.
- Above ground stormwater infrastructure such as gutters and drains, are designed for low rainfall events and a slight increase in

144.8 km
of stormwater pipelines

in the City of West Torrens
(Stormwater Asset Management Plan, 2016)

West Torrens stormwater
drainage assets are valued

\$122 m
(Stormwater Asset Management Plan, 2016)

There are
144 rain gardens

(or bioretention facilities) in the Council area
(Stormwater Asset Management Plan, 2016)

rainfall intensity may have a marked impact on infrastructure condition and function.

- The Western Adelaide stormwater system is currently not considered adequate to protect the community so the increasing risks from climate change are particularly significant for this area.
- Higher insurance premiums, increased number of uninsurable homes, deaths or increased flood inundations may trigger further action.
- Adaptation options including an increase in dwelling finished floor levels, updated mapping and modelling, and infrastructure upgrades to increase capacity need to be integrated into planning and building considerations.

Achieving good stormwater management requires consideration at the micro development site level but also at the Council level to strategically plan for climate change impacts. In this, the City of West Torrens published the Water Management Action Plan in 2014 and the Stormwater Asset Management Plan in October 2017.

The Stormwater Asset Management Plan considers demand drivers such as increased population, infill development, increased non-residential development and ongoing changes at Adelaide Airport and within industry areas.

The projected increase in stormwater runoff in West Torrens is considered significant by the report authors. The Management Plan sets out a series of actions and recommendations in context that there will be higher renewal, upgrade and maintenance funding requirements over the next ten years.

Water Sensitive Urban Design (WSUD) is an approach to planning and designing urban areas that integrates the water cycle with urban development. This includes a range of design techniques primarily intended to better balance the urban water cycle with benefits such as water reuse, reduced flood risk and landscape protection.

There is an Australian movement called Water Sensitive Cities which focuses on managing water resources taking into account a rapidly growing population with changing lifestyles and values, climate variability and economic challenges.

The City of West Torrens has WSUD projects at Beachway Avenue and Lindfield Reserve.

Other Western Adelaide Councils have also prepared stormwater management plans or other water re-use strategies/projects. For example, the City of Charles Sturt's Waterproofing the West is a staged infrastructure plan to harvest, treat and store stormwater to reduce flood risk and provide an alternative water source.

Key considerations for the Council

- Flood events are predicted to become more sporadic, but higher in intensity due to potential climate change variability.
- Total area of impermeable hard surfaces due to infill development and reduction in private open space is increasing and leading to higher offsite water flows, beyond capacity of stormwater drainage systems.
- There are high economic cost and logistic challenges of drainage network upgrades and enhancements.
- Working with other local catchment Councils to coordinate flood mitigation outcomes is essential.
- Review will be needed of changes to the planning system under the Planning, Development and Infrastructure Act 2016 and impacts on development outcomes (i.e. policies for finished floor levels).

TRANSPORT AND MOBILITY

Driving is a dominant travel mode for the City of West Torrens residents for journeys to work and other destinations. The number of vehicles owned by the City of West Torrens residents has also been steadily growing, with car ownership rising by 30% over the last two decades. Cities are recognising the importance in reducing car dependence, and promoting walking, cycling and public transport as viable and preferable alternatives to ensure they remain economically competitive, desirable and exciting places to live, work and play.

Traffic congestion

The dominant mode of transport in West Torrens to get around is the car. This is despite the close proximity to the Central Business District and average commuting distance being 8 kilometres. Car ownership in West Torrens has risen by 30% over the last two decades, with average car ownership per household also increasing from 1.26 in 1991 to 1.49 in 2016. The dominance of the car as the main mode of travel is also reflected in 'journey to work' data where the proportion of people travelling by car or car passenger increased from 59% in 2011 to 66% in 2016. The issue of car dominance is not just a concern for the City of West Torrens, but Greater Adelaide as a whole where the car (and car passenger) mode share is greater at 71%.

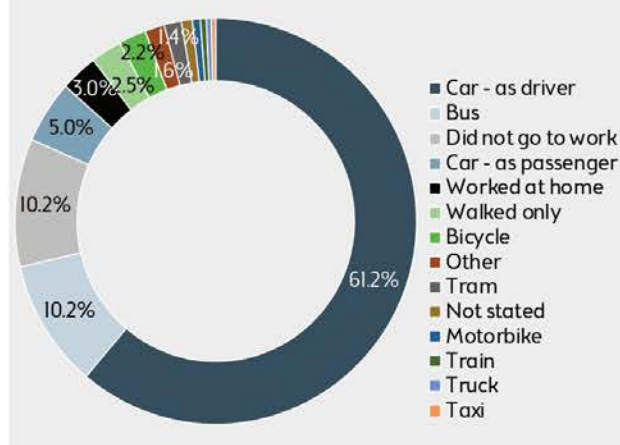
The ABS Census data also shows that the proportion of people who travel by bike and

66%

of people drive their car or are driven to work

(of all people in the Council area that travel to work and advised of their travel preferences during 2016 ABS Census)

Journey to work in the City of West Torrens in 2016



	City of West Torrens	Greater Adelaide
Car - as driver	61%	66%
Bus	10%	6%
Did not go to work	10%	11%
Car - as passenger	5%	5%
Worked at home	3%	4%
Walked only	3%	2%
Bicycle	2%	1%
Other	2%	1%
Tram or Ferry	1%	0%
Not stated	1%	1%
Motorbike	1%	0%
Train	0%	2%
Truck	0%	1%
Taxi	0%	0%

public transport over the last 25 years has not only remained a low proportion, but has remained the same at 10% for public transport and declined from 2.9% to 2.2% for people who cycle.

This is reflective of the West Torrens area having limited provision of safe and connected bikeways that cater for all levels of bike riders, and reliable and frequent public transport options that take people to where they want to go. For example, City of Unley who have invested in cycling facilities on their local street network and have a bikeway link to the city via the City N-S Bikeway through the Park Lands and Frome Street shows a higher proportion of cycling (at 4.5%).

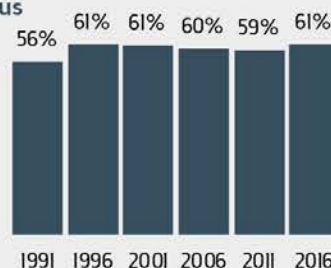
Greater transport choices are required, to ensure accessibility and liveability of the area are maintained.

Sharing economy

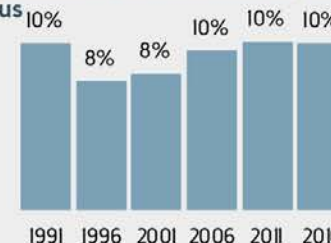
Over the last decade 'disruptive' transport technology and the sharing economy globally has changed the way people perceive their transport options and the choices they make.

West Torrens has not yet embraced the sharing transport economy to support alternative and sustainable transport modes. Currently there are no provisions for car share or bike share by private operators, and although it is understood that currently E-Scooter legislation does not permit e-scooters to be used in the Council area, it is anticipated that expansion from City of Adelaide to suburban Councils is likely to be imminent.

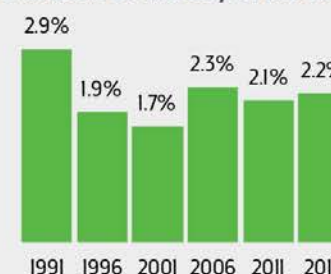
Proportion of people in West Torrens that drove their car to work on the day of the Census



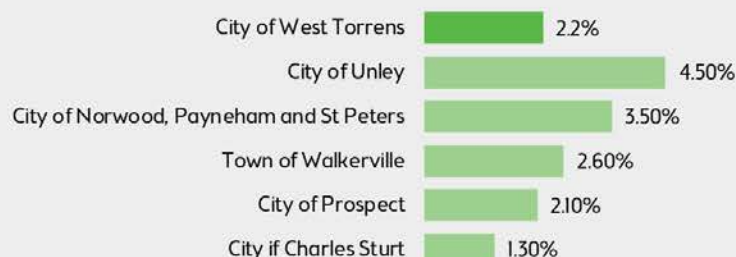
Proportion of people in West Torrens that caught a bus to work on the day of the Census



Proportion of people in West Torrens that cycled to work on the day of the Census



Comparison of proportion of cyclists in journey to work 2016 Census data



Exercise, movement and getting around

Only around 40% of people over 18 in West Torrens meet minimum exercise requirements, an equal number do not. More focus on the design of streets applying the 'Streets for People' philosophy, improving walking and cycling networks and connections to key destinations and open spaces to encourage and support incidental exercise as a way of life is required.

Due to the close proximity of the City of West Torrens to the city and beach, cycling has the opportunity to play a more significant role in the way people get around. The huge potential for more trips to be made by bicycle is possible with the right infrastructure. Bicycle trips are low-cost for users and government, they improve the efficiency of transport network and benefit society more broadly.

Smart transport and parking solutions

In established urban environments widening roads is often not feasible to cater for increasing traffic and parking demand and/or new transport infrastructure such as bike lanes, bus lanes and tram lines. In the City of West Torrens there is currently limited smart technology solutions in the area to optimise traffic flow along busy roads and to manage parking in high demand areas. This however is not dissimilar to other Council areas, whereby the City of Adelaide has only commenced using smart parking technology. Except for DPTI's AddInsight Application and selected Travel Time signs there are few other smart traffic solutions in urban environments implemented in Adelaide.

Electric vehicles

Electric vehicles (EVs) have had slow uptake in South Australia as a whole, however they are an emerging technology that State Government is encouraging greater uptake of as one of its many actions to address Climate Change. Currently in West Torrens there are no provision or incentives to encourage uptake and greater use of electric vehicles by local businesses and residents.

Autonomous vehicles

Refer to the next section named 'Self driving / autonomous vehicle technology'.

Key considerations for the Council

- Considering the introduction of car share, bike share and e-scooter programs and establish clear policies and guidelines to support successful implementation.
- Delivering better walking and cycling infrastructure to encourage greater use of these modes.
- Improving the amenity of streets and increasing greening / green canopy to encourage more street play and interaction.
- Working with State Government to deliver better public transport services and infrastructure and reduce reliance on the car.
- Increasing need for vehicle recharging stations as electric vehicle sales increase over time. Working with State Government and electric vehicle charging station suppliers to identify ways to encourage uptake of electric vehicles by residents and businesses and lead by example.
- Improving management of traffic and parking within the existing road space through the use of smart technology solutions.

SELF DRIVING / AUTONOMOUS VEHICLE TECHNOLOGY

Many global companies are developing technologies and platforms for self-driving/autonomous, shared and/or electric vehicles. A number of sources suggest that 50% of people living in urban environments could switch to autonomous vehicles in the next decade, by 2030. However, many different scenarios about the uptake of these technologies are put forward. The greatest attraction to autonomous vehicles is the opportunity to reclaim the time it takes to drive, by delivering mobility as a service.

Household surveys typically estimate average weekly commuting times in Adelaide to be over 4 hours per week. ABS 2016 data reports Adelaide's average commuting distance to be 12.5 kilometres and this distance is approximately 8 kilometres for residents of the City of West Torrens.

The trend is for the weekly commuting time to increase, due to population growth, infill development (as well as urban fringe housing developments), increasing congestion and job concentration close to CBD.

In addition, statistics show that the demands on car accessibility have grown over the last 25 years. Average car ownership per household in West Torrens increased by 18% from 1.26 in 1991 to 1.49 in 2016. Total cars owned in West Torrens increased by 30% from 26,000 in 1991 to 33,900 in 2016.

Autonomous vehicles may transform in-transit possibilities, adding value to the time we currently spend commuting.

Some of the benefits to individuals will be:

- Time savings due to seamless transit eliminating much of the waiting and walking time between different legs of journeys and modes of travel.
- Diverse in-transit opportunities reclaiming all of the driving time (for example, by working, studying, gaming, watching or listening to a variety of content, etc).
- Potential for improved road safety.
- Potential for savings in having access to a car.

33,900+
cars were owned

by residents of the City of West Torrens in 2016.

8
kilometres

was the average commuting distance in 2016 for 26,323 employed people that live in the City of West Torrens (i.e. residents of the City of West Torrens spend 2-3 hours in their cars driving to and from work per week).

33%
more cars were owned by
residents

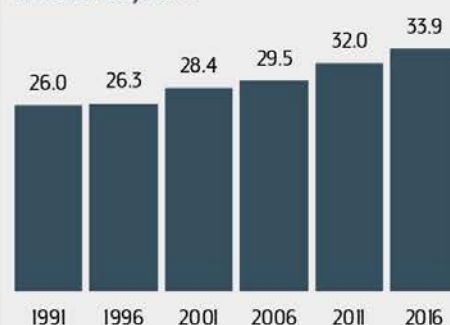
of the City of West Torrens in 2016, compared with 1996.

- Greater equality in accessing a car, as car purchasing costs can be eliminated in case of mobility delivered through shared platforms and memberships.
- Changes to where people choose to live, with big changes in travel patterns.

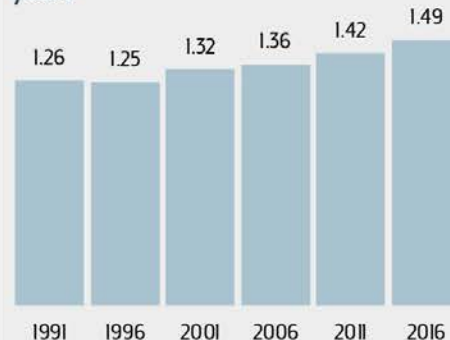
Key considerations for the Council

- Adelaide is well positioned to take an active part in autonomous vehicle industry's development in research, development, manufacturing and testing.
- Potential need for dedicated lanes, hence the need for new transport planning strategies at local and State Government level with potential for offsetting or sharing potential infrastructure costs and road maintenance costs.
- Changes to development planning regulations, especially with regard to on-site car parking provision. Private cars may no longer need to be stored immediately at destinations. Quantities of public parking needed in the Council area may decrease, if autonomous vehicles become commonly used. There will be a need for well defined drop off and pick up areas instead.
- There will be a need to equip infrastructure with crash eliminating transceivers at critical intersections and road conflict points.
- Likely changes to road design, including the need to implement different lane dimensions and traffic control systems, as physical changes to what is perceived to be a 'standard vehicle' is highly likely.
- Vast in-transit media opportunities, including broadcasting and advertising, opening new possibilities for promoting local offering and services.
- Great impact on public transport with a possibility of autonomous vehicles taking over the need for public transport. There is an opportunity for Council to regulate how and where autonomous vehicles operate to prevent undesirable impact on public transport.
- The need to dispose of unwanted and outdated private cars.
- Possible decrease in active travel, as door to door trips are likely to appeal to many users.
- Job losses in industries associated with driving (taxis, ride share companies, etc).

Total cars owned in the City of West Torrens (in thousands of vehicles) over the last 25 years



Average car ownership per household in the City of West Torrens over the last 25 years



HEALTH AND WELLBEING

While Australia has one of the highest life expectancies in the world, around half of the population live with at least one chronic disease, in particular – obesity. Chronic diseases such as obesity, Type 2 diabetes and heart disease are largely seen as a function of a sedentary lifestyle and poor diet (including high alcohol consumption). Automobile dependent urban form contributes to insufficient physical activity and poor urban design in many suburban areas of Australia is literally making us sick.

Our life expectancy at birth has increased greatly over the last century: in 2016 it was 80.4 years for males and 84.6 years for females.

However, Australia ranked ninth in 23 Organisation for Economic Co-operation and Development (OECD) nations on obesity, with 63% of the population over the age of 15 considered either overweight or obese (61% in SA). The OECD average was 58% either overweight or obese. For men, Australians had the third highest rate of being overweight or obese, behind the United States and Chile. The leading cause of death for males in Australia is coronary heart disease (approximately 13% of deaths) while for females it is Dementia and Alzheimer disease (11%), closely followed by heart disease.

Chronic diseases are a marker of our time, in much the same way that infectious disease plagued the Victorian era. Chronic conditions are also leading contributors to the disease burden in Australia, i.e. reduced quality of life due to disease, which in turn leads to adverse social and economic impacts. Diet-related chronic conditions are among the leading causes of death and disability in Australia. However, reducing these risks is very possible through lifestyle changes, particularly through increased physical activity and better eating. While around 40% of people over 18 in West Torrens meet minimum exercise requirements, an equal number do not. There is plenty of room for improvement. Designing in incidental exercise is a major factor to getting enough exercise, the design of our cities to encourage active transport (including active transport associated with public transport ridership) can help shift physical activity patterns of entire communities.

It is also important to help improve mental

61%

of people in SA are overweight

according to SA Health report.

Source: South Australian Monitoring and Surveillance System, Government of South Australia, 2016.

40%

of the City of West Torrens residents live sedentary lifestyles

according to the 2014 City of West Torrens Public Health Plan.

wellbeing considering, amongst others, social inclusion, gender equality and disadvantage.

Key considerations for the Council

- Continuing Council's role as the Public Health Authority, supporting healthy lifestyles through promotion and design for active living and wellbeing.
- Promoting active transport (walking and cycling) including the provision of supportive infrastructure (e.g. cycle network and connected green corridors).
- Increasing open spaces, improving quality of and accessibility to open spaces.
- Improving active transport along attractive and shaded corridors, particularly connections to the Torrens linear park to the north.
- Supporting programs that improve social inclusion, equality and mental wellbeing.
- Considering adaptation needs for the future resilience and wellbeing of the community.

HOUSING TYPES

A mix of housing types enables lifestyle choices. This is particularly relevant as we pass through various stages of life. Students and young people may need access to cheaper housing near transit and services, families may desire bigger houses with gardens for play and pets, while the elderly or less mobile may need ground floor or otherwise adapted dwellings. Greater housing choice will allow a wider demographic to live and remain in the City of West Torrens.

Housing types

Housing stock, density and location influence an area's demographic mix. For example areas of predominantly one to two bedroom dwellings are likely to attract students, single workers and young couples, whereas high density areas with two or three bedrooms are likely to attract 'empty nesters' and small families, while larger homes with three or more bedrooms will attract bigger families. This can be curated.

There is a growing trend in Australia and many cities for smaller sole person living, driven in part by digital connectedness, longevity (with people outliving their partners), urbanisation (the compromise between affordability and a desire to be located close to urban destinations). Multi-generational housing is also on the rise, with either young adults living longer with parents or grandparents moving in with younger adults. Multi-generational houses can be large shared homes, 'granny flats' or tiny houses on the same block.

Changing patterns of living mean flexible building types are increasingly important. The ability to reconfigure floor plans or even internal divisions of buildings can greatly extend the longevity of buildings.

An increased housing mix creates more diverse communities by offering housing types that are suitable for wider range of people.

Statistics for the City of West Torrens suggest a gradual increase in the average number of bedrooms per dwelling and dominance of three-bedroom housing stock over other typologies (albeit less than the Greater Adelaide average).

44.7%

of housing stock in West Torrens are three-bedroom houses

West Torrens is dominated by three-bedroom housing stock, slightly behind the Greater Adelaide average of 49.9%. The second most common house size is two-bedroom (29.2%).

Average number of bedrooms per dwelling

Note that for the ABS category '5 bedrooms or more' a multiplier of 5 was used to generate the chart above, therefore actual average figures are slightly higher than shown.



Affordability

Across Australia housing affordability is paramount, as Australia has some of the most unaffordable housing in the world. In January 2019, Demographia reported (15th Annual Demographia International Housing Affordability Survey, Demographia, 2019) Adelaide as the 16th least affordable housing market in the world of the 91 major markets (based on median house price divided by the median household income in different regions).

Social housing

Across Australia the supply of social and affordable housing is not keeping pace with demand. The 2017 Australian Housing and Urban Research Institute (AHURI) study (Housing supply responsiveness in Australia: distribution, drivers and institutional settings, AHURI, 2017) found that between 2000 and 2016 the share of housing stock in the social rental sector fell from 5.1% to 4.2%.

AHURI observed that much public housing stock, built in the 1950s and 1960s, was designed to accommodate working families in three bedroom houses (56% of the public housing stock was three bedroom houses in 1981). Now, this stock is reaching the end of its asset life as maintenance costs become excessive. Expenditure on maintenance rose by 30% in the period between 2001 to 2006, double the rate of the previous five years. Public housing currently focuses on housing those with the greatest needs rather than low-income working families and the housing stock is not fit for today's tenants who are more likely to be single person households (57% of public housing households). Consequently, 16% of public housing dwellings were underutilised in 2016 with dwellings having two or more bedrooms than there were residents. In addition, around one third of social housing households include at least one member with a disability and 'walk up' apartments are not typically accessible for these tenants.

AHURI identified five important opportunities for social housing:

- First, to retain a supply of social and affordable housing in high amenity neighbourhoods.
- Second, to increase the supply of social and affordable housing in these high amenity locations by increasing the housing density of the site, selling land to the private sector and using the proceeds to re-invest in an increased supply of social and affordable housing.
- Third, designing new social and affordable stock so that it meets the needs of today's and tomorrow's tenants.
- Fourth, to diversify the range of housing opportunities to include social rental, affordable rental, affordable home ownership, market rental and market home ownership.
- Fifth, to reduce the high costs of maintaining ageing housing stock.

Housing co-ops such as the Melbourne based NFP Nightingale housing facilitate owner-occupier collectives to co-design housing with architects, at discounted rates by avoiding the 15 to 20% developer's profit margin. The City of Fremantle and Landcorp in WA recently supported a Nightingale apartment block in the Knutsford precinct regeneration area.

Key considerations for the Council

- There is a potential to curate the demographic profile through strategic placement of housing type and mix.
- There is a growing demand for smaller household sizes and affordable homes for small households or sole occupants.

HOUSING, INFILL DEVELOPMENT AND OPEN SPACES

Australian cities continue to grow at unprecedented rates and the historic growth model of greenfield fringe subdivision to accommodate the Australian dream of a quarter acre block in many locations has morphed into dysfunctional sprawl. To counteract sprawling suburbs planning reform across Australia has emphasised the need for infill development and higher density. Our cities need to grow more mature so as to not grow out. Infill development needs to be managed to provide high quality of life to residents from perspectives of good design, access to local services, infrastructure and access to open spaces.

Housing mix

A mix of housing types enables lifestyle choices and helps create more diverse communities.

The City of West Torrens has a high and growing proportion of older residents as well as a large multicultural base. There has been a growing trend for sole person living and also multi-generational living. Alongside this demographic change there has been a gradual increase in the average number of bedrooms per dwelling since 1991. Three-bedroom housing stock remains dominant (44.7%) followed by two-bedroom homes (29.2%).

Looking into the future, some of the housing considerations are:

- Potential need for increased housing mix that is suitable for wide range of people at difference price points.
- Increasing need for flexible and age friendly housing.
- Ongoing supply of good quality and well designed social and affordable housing including use of innovative delivery models.
- Increasing options for shared home arrangements either via larger dwellings that can be reconfigured or multiple dwellings approved and built on the same block. For example, this can either be several tiny houses or a granny flat/garage conversion to allow for multi-generational living.

16.08

persons per hectare is the density in the City of West Torrens

or 2.29 persons /dwelling (approximately seven dwellings per hectare) and is considered to be a low density.

Infill development and density

West Torrens is affected by affordability of housing, coupled with falling housing stock in the social rental sector. The City of West Torrens has approximately seven dwellings per hectare with large areas of lower density houses built in the 1950/60s. Guided by strategic directions set in the 30-Year Plan for Greater Adelaide and associated amendments to planning policy there is an increasing amount of infill development across the Council. Infill development has been divisive and community consultation feedback has identified concerns with quality, appearance, increased traffic, increased numbers of cars parking on-street, loss of tree cover and other adverse impacts from replacement of lower density older building stock with multiple houses.

Urban regeneration (as infill development) will occupy an increasingly significant role as a mechanism for sustainable urban development in the twenty first century, given that for much

of the past century city growth occurred without reference to the considerable urban array of pressures and constraints that now confront metropolitan planners. For example, rapid population growth, urbanisation, intensification, resource constraints and climate change are at forefront of planning considerations. The compact city agenda is firmly entrenched in the planning schemes of every major capital city in Australia.

But the question for Councils implementing these broad planning policies is *where* and *what type* of regeneration should occur?

As a general rule the greater rate base of higher density areas will make local improvements and distributed infrastructure models more viable. For many Councils in low density areas a low rate base is often barely enough to cover maintenance, let alone new infrastructure or major public realm improvements. 'Maintenance burdens' may strain the financial ability for Councils to invest in other good public infrastructure.

Strategic placement of density near services and destinations will reduce the need for vehicular travel. Co-location of uses (residential, work, retail, services) at existing or new activity centres provides better outcomes than blanket density increases (i.e. strategic planning approaches to densification versus ad hoc 'knock-down rebuild' or 'battle ax' infill).

There is a strong imperative to design for life and not just for sale, the need to seek higher quality and attractive forms of higher density living. Such approaches are well documented in the mature infill guidelines of SEPP65 in Sydney, but also in international guidance where high density living has been common for decades (for example, work by CBE and Design for London in the UK and Boverket in Sweden).

Higher density development patterns can displace urban greenery risking adverse urban heat island effect. However, high density with a small building footprint and minimal hard surfaces on the remaining plot, can ensure space for urban greenery and gardens where they are

most needed - in the densest areas with most residents.

Infill should avoid excessive additional vehicular infrastructure (e.g. large driveways, surface parking and garages). The best way to do this is to locate high density adjacent transit or to use intensification as a trigger to deliver new transit. Such developments need to be serviced by frequent, comfortable and reliable public transport to successfully encourage residents to shift transport modes.

Infill development should be cognisant of existing character areas and minimise eroding the character of existing assets. Density that is 'sculpted' across a Council area will result in a more nuanced outcomes. Preservation of character areas can be offset by higher densities at key locations near services and transit.

High density does not necessarily means high rise. There is an increasing interest in delivering 'the missing middle' - high density mid to low rise dwellings.

Development along transit corridors is one way to increase density while supporting public transport use. Recent work involving the integration of transport, land use and finance such as the 'entrepreneur rail model' describes models for delivery through public private sector partnerships involving 'build, own, operate and finance' models.

Some of the benefits to individuals are:

- By thinking about accessibility as opposed to mobility we can create more vibrant, walkable and sociable community centres.
- Combining transit with density makes transport accessible to most people and high ridership increases service viability, and frequency.
- Reducing land surface area dedicated to private parking infrastructure allows opportunity for gardens and attractive public realm, thus improving desirability of high density areas.

Built heritage

The City of West Torrens contains a diverse mix of heritage listed buildings and other valued buildings and neighbourhoods of high heritage character. The current Development Plan identifies a number of contributory items and historic conservation areas. Changes to the planning system and heritage reform will alter the current heritage listing and assessment framework. This places a need on Council to be active in understanding its heritage and planning for appropriate protection and enhancement under the new system.

Access to public open space

There has been a steady erosion of backyards following 'knock down' infill rebuild. Council prepared the Open Space and Public Plan in 2012. This plan considered future public and private open space needs in an increasingly urbanised environment. The general pattern of infill development has continued to lead to a reduction in private open space and there is an increasing need for multiuse, high quality, inclusive and accessible public realm and public open spaces.

Access to open space for passive and active recreation close to home is especially important for healthy living and mental wellbeing.

A more comprehensive approach to housing planning and provision based upon accessibility to services, public transport, parks and other social infrastructure assets is needed. Access to open space for play close to home is especially important for children. As areas densify, and private open space decreases, pressure will be placed upon the existing public realm and it is already evident from engagement feedback that open spaces are above all valued by the residents in West Torrens.

Key considerations for the Council

- Strategic planning approaches should be truly 'strategic' mapping and preserving high quality, character suburban areas and permitting comprehensive regeneration of strategic sites in, or adjacent, activity centres and transit.
- With higher density infill, density thresholds may enable a business case for local, and/or distributed, infrastructure.
- Innovative funding models such as Special Area Rates applied to infill areas, can fund infrastructure upgrades with the investment repaid through fee for service.
- Higher usage and demand placed on existing infrastructure (e.g. stormwater, wastewater and road systems) will lead to future cost implications to cover maintenance and measures to address this need to be considered by Councils.
- There is considerable local concern and resistance to infill development, relating to aesthetics of the developments, loss of vegetation, loss of local character/heritage, increased car volumes in local streets and on-street car parking pressures placed by limited car parking provisions of infill developments.
- Good quality infill development should consider:
 - » More contextually appropriate and sustainable design, reduced site coverage and hard surfacing (opportunity for gardens and attractive public realm), more tree planting, less car/garage dominance and preservation of character areas
 - » Strategic placement of higher density near services and destinations
 - » Co-location of uses (residential, work, retail, services) at existing or new activity centres
 - » Opportunity to create more vibrant, walkable and sociable areas combining transit with density.
- The provision of accessible, user friendly public open space as an integral element of a healthy and liveable neighbourhood.
- Providing diverse public space options to cater for a variety of uses: sport, recreation by visitors of all age groups, exercise equipment, dog walking, social gatherings and events.
- Access to open space for play close to home, given the rise of multi-generational living and the increasing trend of young families settling in West Torrens.

PLANNING SYSTEM CHANGES

Strategic planning, the application of planning legislation in decision making and policy formulation strongly affects the growth of cities and regions. In South Australia, this framework is undergoing a generational change with the publication and recent update of the 30-Year Plan for Greater Adelaide and the reform of the current planning system that commenced in 2016 with the introduction of the Planning, Development and Infrastructure Act. The previous system has been in place since the early 1990s and the emergence of a new system will directly impact the City of West Torrens community.

In April 2016, Parliament passed the Planning, Development and Infrastructure Act 2016 to implement a new planning system. The new system will replace the City of West Torrens' Development Plan with a Planning and Design Code.

The Planning and Design Code seeks a more standardised approach, less policy variations across Councils with a greater focus on community participation at the policy setting stage rather than at the development assessment stage with potentially less opportunity to comment on planning applications. Council will no longer be a full decision-maker in developing and applying planning policy, but retains a consultative and input role. There are associated resourcing and training needs for Council staff in implementation of transition to the new code.

The City Development Team will be at the forefront of the implementation of the new planning system. The transition is being delivered by State Government as part of the progressive rollout of the Planning, Development and Infrastructure Act 2016.

As an inner urban Council, the City of West Torrens has a well-defined and highly developed urban layout. It lies within the 'Inner Metro' and 'Middle Metro' areas as defined in the 30-Year Plan. These areas are targeted for:

- Additional infill development
- Creation of walkable neighbourhoods
- Increased active travel
- Improved green cover
- Greater housing choice.

In part, this will be delivered by an increase in the number of dwellings (not just detached dwellings) within the Council boundary, intended to contribute to supplying additional demand created by projected population growth in the next 20 to 30 years. In achieving this, the Plan also encourages the future delivery of alternative housing types (called the "Missing Middle") such as granny flats, row terraces and laneway housing to add to the supply and meet differing demands within these areas.

Some of the 30-Year Plan policies that will influence the future strategic direction for the City of West Torrens include:

- Delivering a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by increasing density at strategic locations close to public transport.
- Encouraging medium rise development along key transport corridors, within activity centres and in urban renewal areas.
- Developing activity centres as vibrant places by focusing on mixed-use activity, main streets and public realm improvements.
- Developing and promoting a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide's changing housing needs.
- Facilitating a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas.
- Providing sufficient strategic employment land options with direct access to major freight routes.

Adelaide Airport is identified in the 30-Year Plan as an important gateway and employment node with a need to ensure new housing is designed to mitigate flight path and other noise and air emissions. Completing the North-South Corridor is identified as a lever to unlock opportunity.

Land supply in the Council area is restricted and providing for population growth is generally achieved through residential subdivision, increased height and density and sometimes rezoning of land previously used for other purposes. Land ownership is highly fragmented in the Council and the amount of State Government owned land is low compared to adjoining Councils, making it more difficult to amalgamate sites and create larger development sites. Achieving housing targets and delivering high quality and sustainable development will be a key challenge in the future.

Key elements of the planning reform are:

- The introduction of a single planning rule book, called the Planning and Design Code, for the whole state, which will replace existing individual Council Development Plans.
- A more standardised approach, the Planning and Design Code, will substantially reduce the total number of planning zones across the state.
- More focus on community participation at the policy setting stage rather than at the development assessment stage with potentially less opportunity to comment on planning applications.
- Council will no longer be a decision-maker in developing and applying planning policy but retains a consultative and input role.
- The new system will be electronic based with an online SA Planning Portal acting as the "one-stop-shop" for information, lodging applications and community engagement. Council will not manage the Portal.

State Government has outlined that the renewed planning system will be operational by mid-2020.

Key considerations for the Council

- Undertaking local area planning and identification of opportunities for future development including any strategic sites, open space provision, green infrastructure, housing densities, employment land, etc. In part, this is needed to ensure that Council is proactive in working with State Government in the delivery of the 30-Year Plan.
- Establishing ways of managing residential infill development to achieve better outcomes and reduce the level of community concern.
- Advocating for planning policy that achieves best built form, design and siting outcomes for infill development including tree planting and landscaping.
- Decreased Council involvement (compared to the current Development Act 1993 and associated regulations) in policy planning, infrastructure planning and development.
- Establishing best approaches of how to assist the City of West Torrens community in adapting to the new planning system that will include changes to the timing and nature of involvement in planning decisions with a stronger focus on engagement at the policy formulation stage rather than the assessment processing stage.
- Considering and responding to potential community concerns as the new planning system rolls out regarding, amongst others, changes to public notification procedures, protection of heritage buildings and significant trees, local loss of neighbourhood character, increased pressure on local services due to population growth, increased traffic, congestion and on-street car parking demands.

DIGITAL TECHNOLOGIES

IT technology and digitisation are shaping the way we live, and disrupting the way our cities function. Digital technology has resulted in highly visible shifts such as social media, fast information flows and the 'sharing economy' (e.g. uber and air b'n'b); and less visible impacts, such as data driven decision making and 'smart' systems. On-line shopping is changing the nature of retail and greater internet accessibility is expanding social connectivity, but there is also a dark side to internet-based technologies including the 'digital divide', the 'amazon effect' and data surveillance.

86% of Australians are digitally connected, including 79% of Australians over 65 years (up from 6% of >65s in 2001). However as digitisation becomes more pervasive, those not connected find themselves increasingly isolated – this is the 'digital divide'. Older people on low incomes are most likely to be affected. Programs exist to increase participation from excluded groups, including Federal programs like 'Be Connected' which has the aim of 'every Australian online'. Small initiatives can have a big impact, for example in a very multicultural Council area like West Torrens peer groups may be matched in socially supportive 'communities of practices', e.g. regular meetings and training sessions with otherwise highly excluded groups, such as older migrants.

Most people have access to the internet in their pocket through their smart phone. This enables almost instant communication, access to data, navigation and more. Citizens benefit from being able to monitor traffic, timetables, news, e-mail etc. But research shows the way people use public space is changing, particularly with reduced stranger-to-stranger interaction. Finding ways to keep the 'public' in public spaces may reinforce community in the public realm.

Information flows go two ways. Data network providers can track citizen movement, and data-mine information. By accessing this information planners can map citizen activity to help inform planning for improvements to transport, community facilities, etc.

Most phone providers offer internet connectivity but Wi-Fi access is still important for some users in public spaces including travellers, and the homeless amongst others.

77%+

of the City of West Torrens residents are digitally connected

compared with 79%+ of Greater Adelaide residents.

60%

growth in online sales was recorded in 12 months to June 2018

Only 5% of retail sales in Australia are online, however growth from June 2017 - June 2018 was 60%.

Social media and digital tools supplement traditional public engagement tools, and arguably with a broader reach. Governments have learned that top-down initiatives are not a prerequisite for success. Drivers for success should be collaborative and inclusive and digital tools can help facilitate this.

Digital technologies are also transforming the way the city functions in terms of land use and management.

The biggest shift in land use relates to retail. Increased online sales and price competition is impacting physical shops and centres. Small businesses are particularly vulnerable but also larger chain stores as seen by recent closures or significant downsizing of businesses such as Harris Scarfe. How businesses respond to the

changing retail environment will be a defining factor for their future survival. Response options may include embracing online retail to supplement store sales. An opportunity also exists for developing unique retail offers, customer support and experiential retail as a way to compete against low cost products available online. The quality of the urban environment may also be important to entice people to visit areas and increase foot traffic.

The Smart City concept touts a digital revolution in the way cities are managed. However, centralised digital systems have been exposed to cyber attacks in recent years. The promise has yet to mature.

However Smart City approaches for monitoring and optimising services are emerging. The Smart City is a resource efficient city. Digital 'smart grids' can monitor electricity, water, waste, transport and more. Access to this data is essential to inform policy decision and monitor progress against various performance indicators. Automated monitoring will enable reporting against the Community Strategic Plan, State and national targets and even international goals such as the SDGs and Paris agreement. Digital monitoring and measurement perhaps represents the greatest current potential for digital tools for cities. Smart City systems can also monitor and manage decentralised infrastructure systems at various scales.

- Considering Smart City options with care as many are unproven, but seeking opportunities for automated monitoring for enhanced planning and reporting with reduced resources.

Key considerations for the Council

- New forms of digital communication allows the Council to reach a broader demographic.
- Overcoming the digital divide through connection or analogue strategies to reach the disconnected minority.
- Lower levels of personal internet access for local residents.
- Tapping into the digital engagement tools.
- Planning and preparing for the growing impact effect online retail or competition between 'high street' retail and potential for store closure (for example, loss of DVD stores due to rise of online streaming services).

SOCIAL INCLUSION AND EQUALITY

The City of West Torrens is not a highly disadvantaged area, it is similar to the Australian average and slightly better than the Greater Adelaide average. Social inclusion and equality ensure disadvantaged sectors of society get to participate in society fully and are not excluded due to structural, financial or social barriers. Social inclusion considers all social services and participation such as employment, adequate housing, health care, education and training, etc.

The ABS generate the Socio-Economic Indexes for Areas (SEIFA) based upon measures of disadvantage including low income, educational attainment and unemployment amongst a range of other indicators.

Those most at risk of social exclusion include people with disability, poor aged, migrants with poor networks, addicts (e.g. gambling, alcohol or drugs), youth especially young offenders, and women. Often prejudice is the driver of social exclusion, equality is the key to social inclusion.

The SEIFA index of relative disadvantage for the City of West Torrens overall is 1,002, which is average in terms of Australia. However, further review identifies that disadvantage varies across the Council area. As shown on the chart on the next page there are some suburbs with a level of disadvantage greater than the Australia or Adelaide average. These suburbs may need greater priority to improve their future outcomes.

Social inclusion policies should aim to ensure that vulnerable groups and people are able to participate in society to enable them to access fundamental rights, but also get involved in the decision making which affects their lives.

At risk people may experience difficulty securing affordable accommodation, finding work and as a result are at risk of poverty.

Social enterprises can help by finding business models to maximise social impact through funding and other support.

1,002

is the City of West Torrens' 2016 SEIFA index

West Torrens is less disadvantaged than the Greater Adelaide average (989). West Torrens is better off than 46% of all other South Australian suburbs.

Key considerations for the Council

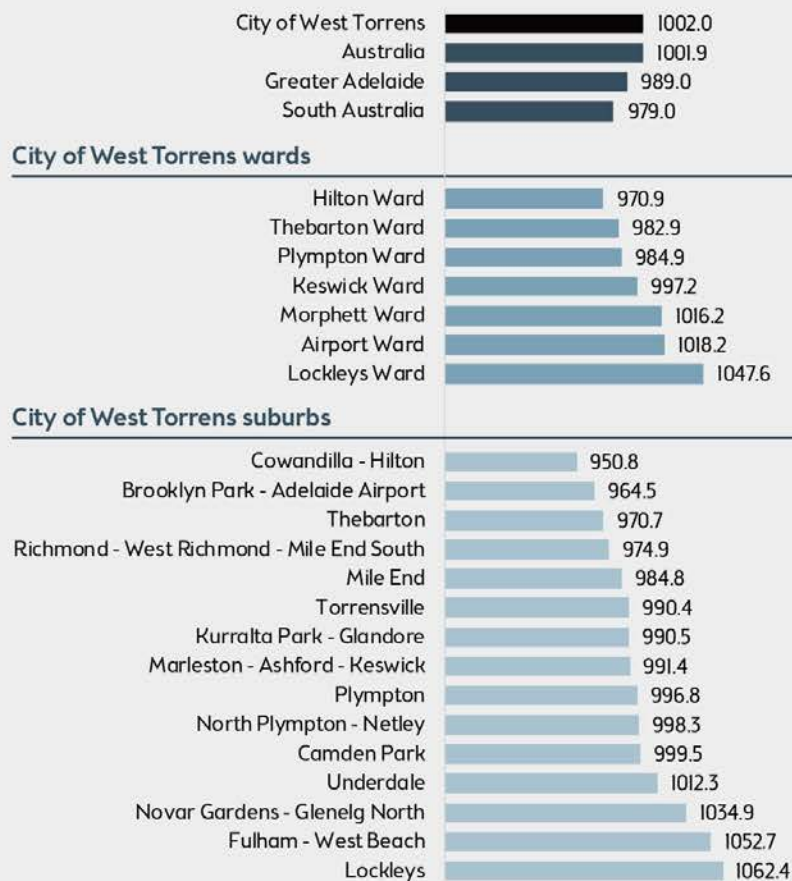
- Policies should stress engagement with vulnerable groups.
- To be successful, policies should be co-designed with the community.
- Special strategies are needed to contact hard to reach groups and close involvement of service and charities will assist.
- Encouraging 'social innovation' that stimulates creativity, problem-solving, 'thinking outside of the box', offering alternative ways to solve problems, and satisfy needs to sometimes rigid, ineffective and bureaucratic approaches. Often social innovation comes out of networks of partners rather than sole geniuses (for example, social impact festival sponsored by the universities and service providers and hosted out of UWA / UNSW).
- Partnering with not for profit organisations centered on social innovation such as The Australian Centre for Social Innovation (TACSI).

CWT COMMUNITY NEEDS ANALYSIS

- Partnerships are important as they raise visibility of actions and issues that otherwise get overlooked in policy agendas. Collaborative processes in the field of poverty reduction and the fostering of social inclusion allow awareness raising and visibility for certain issues that were previously neglected or hidden.

Index of Relative Socio-economic Disadvantage, 2016

Source: Social Atlas



TERRORISM AND EMERGENCY MANAGEMENT

Emergency and other hazard risks (i.e. terrorist actions) are an inherent risk for cities and regional areas. Knowledge of potential events and being prepared can reduce risk for the community and saves lives, property and infrastructure.

The nature of hazard and risk varies due to, amongst others, geography, climate, area and population, community capacity, infrastructure and number of hazardous sites. State Government has an emergency management planning system which requires the preparation of management plans at State and local government levels. The City of West Torrens lies within Western Adelaide. In conjunction with the Cities of Port Adelaide and Charles Sturt plus other partners, the Western Adelaide Zone Emergency Management Plan was published in 2018. This Plan identified the following key hazards and risks for this part of Metropolitan Adelaide:

- Flood
- Extreme weather - heat
- Extreme weather - storm
- Escape of hazardous material and urban fire
- Earthquake.

Flood

The Council lies adjacent to the coast and also forms part of the River Torrens, Brownhill Creek and Sturt River catchments. While recent flood mitigation works have reduced risk there is still potential for riverine flooding and also flash flooding, coastal inundation and infrastructure failure (i.e. a pipe burst). Examples of recent hazards include a high water flow event in September 2016 that resulted in damage to the banks of the River Torrens, fallen branches in homes and loss of power to many homes.

Extreme weather – heat

Extreme heat is the highest cause of deaths from natural hazards in Australia. A high heat event in 2014 resulted in 38 deaths in South Australia. Adelaide has experienced extreme

heat events in 2008, 2009, 2014 and 2019. High heat can cause a range of significant health issues with particular risk for elderly and children. Fauna is also at risk from high heat.

Extreme weather - storm

Extreme storms can occur in South Australia particularly in Spring or Summer. They are defined by heavy rain, high wind and sometimes hail or other phenomena. Extreme storms can cause property and infrastructure damage.

The Western Adelaide Zone Emergency Management Plan identifies climate change projection models for Western Adelaide Zone that indicate by 2070 there could be:

- An increase in average annual temperatures of up to 2°C
- A reduction in average annual rainfall by up to 20%, the rainfall intensity could increase by 11%
- Sea level rise in the range of 0.26m to 0.48m.

Escape of hazardous material and urban fire

This hazard is higher in areas with a higher number of industries and also where there are truck movements carrying hazardous materials (such as around Adelaide Airport, along South Road or Richmond Road).

Earthquake

Adelaide has one of the highest prone risks to earthquakes (measured against other capital cities) in Australia. A 5.5 magnitude earthquake occurred around Darlington in 1954. A similar or larger earthquake event would likely cause considerable social and infrastructure damage today.

Hazard risk and need for adaptation are likely to be priority matters in the future.

Hazard can also arise from spread of disease. Community resilience to this risk is greatly influenced through individual action (for example, immunisation rates, lifestyle, general health, food safety and minimising exposure). Council has an important role in public health planning along with State and Federal agencies and has developed a Regional Public Health Plan (soon due for renewal).

Adelaide Airport is located within the boundary of the City of West Torrens. The large site contains both the domestic and international terminals (plus all related infrastructure) and significant retail, commercial, industry and other land uses. The Adelaide Airport Master Plan 2014 recognises more acute security concerns, increased legislative security and related controls in the last 10-15 years. There are a range of Commonwealth departments and agencies charged with the administration of immigration, border protection, quarantine, airspace movement and safety and aviation security. The Australian Federal Police has a permanent presence at the airport and there is an Adelaide Airport Emergency Plan in place.

State Government's Emergency Management Plan identifies arrangements in the event of an emergency and the agencies tasked with responding (called Functional Support Groups). Both the ideas for prevention and preparedness are constantly evolving. Primary functional roles vary according to the nature of emergency, but are generally at State government level such as SA Police or SA Ambulance.

The Adapt West strategy reconfirms the issues of climate change and implications for hazard and emergency management. Council is currently preparing local emergency management and operational plans.

agency for terrorist threats and investigations.

The Australian Government's publishes strategies and guidelines on relevant matters such as protecting crowded places, active shooters and other security matters.

Key considerations for the Council

- Potential for infrastructure and community asset damage due to increased flood events or extreme weather.
- Local government funding decisions for measures to reduce hazard risk (i.e. stormwater management).
- The need to prepare for climate change including increased risk for elderly or other vulnerable people due to extreme heat events.
- Helping business and community to better understand hazard risks and develop tools to increase their resilience and decrease vulnerability.
- Monitoring hazardous sites and ensuring plans are in place to minimise risk.
- Ensure stormwater management infrastructure network can cope with projected flood events and limit damage.
- Working with other agencies in preventing and responding to terrorism and terrorist events.

Terrorism

Terrorist attacks or situations will usually occur with little or no warning. The Australian Government and SA Police provide advice on terrorism threat levels. They are the primary



KEY OPPORTUNITIES

This section provides a list of high priority opportunities for shaping future Council strategies and plans, based on new emerging trends and on community priorities. These opportunities were developed based on feedback from community engagement and research into emerging trends and feedback from internal discussions (both from staff and Elected Members).

The content in this section was collated under six headings intended primarily as an organising tool in condensing the large amount of research and feedback on this project.

Under each heading there is a summary of key imperatives that serve as important change agents to opportunities identified. In addition, the project team have reviewed Council's corporate planning documents to better understand past and current strategic directions with a view of identifying potential gaps and future opportunities. The relevant strategic documents that have been reviewed are listed under each heading.

The section then provides opportunities under each heading, which can be included and/or emphasised in future policy and strategy documents. It is intended that these ideas will help Council define future strategic directions and can inform Council's decision making when planning for and providing infrastructure, programs, activities, services and facilities.

An overview of key content under each of the six headings is included on the next page.

CWT COMMUNITY NEEDS ANALYSIS

KEY AREAS OF CONSIDERATION BASED ON CHANGING COMMUNITY NEEDS



DEMOGRAPHICS

- Ageing population
- Young families
- Housing types
- Cultural and linguistic diversity
- Employment markets



PLANNING AND DEVELOPMENT

- Density, diversity and infill development
- Public and private open space
- Planning legislation changes
- Built heritage
- Affordability



COMMUNITY CAPACITY, WELLBEING AND ENGAGEMENT

- Volunteering
- Social enterprise
- Engagement and participating
- Engaging socially
- Digital access and social connectivity



TRANSPORT

- Traffic congestion
- Sharing economy
- Electric vehicles
- Smart transport and parking solutions
- Exercise, movement and getting around
- Autonomous vehicles



ENVIRONMENT

- Sustainable design
- Energy dependency
- Climate change
- Water and waste management
- Trees and vegetation



EMERGENCY MANAGEMENT AND COMMUNITY SAFETY

- Emergency management
- Key hazards
- Terrorism threats
- Community safety



DEMOGRAPHICS

KEY IMPERATIVES

- The Australian population is **ageing**, with the proportion of residents over 65 years steadily increasing. The City of West Torrens has proportionally more residents aged over 85 years (3.7%) than in Greater Adelaide (2.6%).
- The City of West Torrens has a higher proportion of **young adults** aged 20 to 34 (25.6%) than Greater Adelaide (20.7%). This group is most likely to start or extend families in the future.
- The major **housing type** in the City of West Torrens is three-bedroom houses. 30% of residents live in lone households, this number is higher than the average for Australia (22.8%) and Greater Adelaide (26.2%). Increasing housing diversity needs to be considered to better support the needs of young adults, the elderly and inter-generational living.
- Over 30% of the Council's population is **overseas born**, which is higher than the Greater Adelaide average of 26.3%. The highest proportion of nationalities are from India, United Kingdom, China, Greece, Italy, Philippines, Malaysia and Nepal. ABS data shows that 9.7% of Council residents are **recent arrivals** having moved from overseas in the last 5 years (by comparison, the Australian average is 6.3%).
- There are several key drivers causing **changes in employment**: a shift away from manufacturing, rise of online digital freelance work, a shift away from permanent employment and greater participation of women in the workforce. The City of West Torrens has a higher than average educated population, and currently has a high proportion of people working in health care and allied services (15%) followed by other service sectors, namely retail, accommodation and food.
- Supporting **local business sector**, economic development and growth. In particular, seeking to generate more business activity and diversity while leveraging the locational and demographic benefits of the area.

RELEVANT POLICY DOCUMENTS AND PLANS

- City of West Torrens 'Towards 2025 Community Plan (2017)
- Public Health Plan (2014)
- Disability Access and Inclusion Plan (2019)
- Building Western Adelaide Strategy (2015)
- Western Region Tourism Destination Action Plan 2020 (2016)

OPPORTUNITIES

POSITIVELY RESPONDING TO AN AGEING POPULATION

- Recognise at the strategic level the positive value of ageing well and benefit the older generation brings to the community.
- Carry out regular age accessibility audits. An age accessibility audit will help Council to promote greater level of participation in the local community and determine the support needs for the ageing residents. Conducted regularly (once every 2-3 years), the audit could review:
 - » Activities and services available locally and level of awareness of community destinations and access options (including walking routes).
 - » Support needs of older people (some who no longer drive) to access key services and facilities.
 - » Support needs and infrastructure/asset improvements (i.e. footpaths, lighting, public realm maintenance) for encouraging older people to engage in physical activity in parks and spaces.

The accessibility audit could inform Council's future work in improving wayfinding in the Council and increasing awareness and confidence in older people connecting to services and destinations.

ACTIVE AGEING AND AGEING WELL PROGRAMS AND EVENTS

Council has demonstrated a commitment to

ageing well programs and continues to work with stakeholders, State Government and other organisations to deliver a diverse set of programs and services. This will increase in priority as the proportion of older people increases in the coming years.

- Increase dialogue and understanding by:
 - » Putting in place a regular engagement program with the aged community to understand their needs and identify potential barriers to full societal participation.
 - » Review structural causes of social isolation that need to be addressed e.g. lack of transport, barriers to accessing information, support needs for disabled people and location of housing for the aged.
- Improve life at home and encourage people to live at home for longer by:
 - » A continued proactive and ongoing role in the Commonwealth Home Support Programme (or other government grant funding schemes including the National Disability Insurance Scheme) and increasing older people's awareness of what the programme can offer.
 - » An extension of Home and Community Care services and consider potential for further services such as indoor cleaning and outdoor maintenance such as gutter cleaning, to support residents remaining in their homes and being independent.
 - » Develop accessibility reviews for homes to identify the needs for improved safety and liveability (e.g. the need for grab bars, ramps into the home and surrounds (as well as public spaces), light switches and taps/door handles, rugs and carpets).
- Increase opportunities for social connections:
 - » Review existing community transport services to further improve the mobility of the elderly and allow them opportunities for even better community involvement.
 - » Continue to offer fitness, computer, hobby based and other programs/classes (subject to continual review of need) as part of community services and programs.

- » Further invest in exercise equipment in situ in open spaces and support this by outdoor exercise classes.
- » Review and plan face-to-face social events and activities such as a senior's fitness class, men's sheds, Get to Know Your Neighbour campaigns or events.
- » Develop apps and programs to encourage regular touch points and engagement. Also, consider developing an online space or platform for sharing stories, learning new things or hanging out virtually with friends or strangers.
- » Encourage not-for-profits that support the elderly to age in their community by assisting with communication channels or grants.
- Support inter-generational policies and programs:
 - » Offer inter-generational programming at public facilities like libraries and community centres to create educational partnerships that provide ways for the young and old to learn from each other.
 - » Consider policies that encourage models of co-living/inter-generational living and multi-generational lifestyle groups support/care.
- Establish a program to match skill set of the elderly people/residents with local volunteering and mentoring opportunities.

BUILDING MORE AGE FRIENDLY HOUSES

- Review planning and urban design strategies from the perspective of ageing population, particularly the appropriateness of current zoned locations for aged care facilities and services, and universal design for housing and the public realm.
- Develop or advocate to State Government and other agencies for social housing policies that adapt to or are flexible enough to support an ageing population to age in place.
- Ensure access paths and/or transport options between aged care residences and local facilities (e.g. parks and civic buildings) allowing for easy access.

SUPPORTING YOUNG FAMILIES AND CHILDREN

- Continue to offer community activities or programs that provide activities for families with children. Maintain a best practice approach and continual review to offer a wide cross section of activities that also cater for an increasingly diverse community.
- Increase Council's capacity to work proactively and strategically (with other stakeholders) at early personal development and intervention/prevention strategies for young people and complement formal education experience.
- Review opportunities (subject to risk and legislative considerations) for communities to volunteer in programs involving care and support of young children that utilise services of neighbours and older community members.
- Review total student places available in current education facilities in the City of West Torrens, from pre-school to high school. Establish whether there is sufficient capacity in the education and child care system to cater for the needs of local communities.

UNDERSTANDING AND RESPONDING TO THE NEEDS OF NEW ARRIVALS FROM CULTURALLY DIVERSE BACKGROUNDS

- Conduct an audit (or consultation with new arrivals and members of multicultural community) to determine the support requirements of new arrivals with respect to:
 - » English language assistance and lifeskill needs.
 - » Skills, training and employment programs that offer opportunities to meet mainstream job and service providers.
 - » Children's education support needs (including educational classes and employment initiatives, school enrolments, client interviews, transport and medical assistance).
 - » Household living trends and preferences of the multicultural community.
 - » Integration needs for greater involvement in sport and local recreation.

- » Access to technologies or digital strategies like Google images on iPads, translated education videos and applications.
- » Involvement in cultural groups and program/event development.
- » Demand for multicultural gatherings (social, worshipping, community events, etc.) and opportunities to provide for these needs within the City of West Torrens.
- Subject to audit/engagement findings the following may be considered:
 - » Advocate for establishing and maintaining a multicultural centre in an appropriate location to meet the needs of an increasingly diverse community.
 - » Additional internal resourcing required to support Cultural and Linguistically Diverse groups (i.e. a New Arrivals officer), especially assisting with accessing and understanding local services.
 - » New education programs to promote an understanding of the value that diversity brings to the West Torrens community.
 - » Expanded partnerships and grant funding opportunities for community events to celebrate local culture and identity.
 - » Develop intercultural programs to promote integration among communities.
 - » Work or partner with local education providers e.g. Thebarton Senior College and Plympton International College.
- accommodation workers.
- Review opportunities for future business growth in such sectors as defence, tourism, advanced manufacturing and technologies, health, aged care and seniors living and develop programs and actions to help realise their potential (noting the focus other western and inner northern Councils are placing on digital transformation as part of an economic development strategy).
- Map crèche/child care provisions and other support infrastructure for young children, given the continued growth in work-place participation of females in primary care giving roles.
- Investigate policies to support or curate the local digital economy.
- Scope and investigate any demand for Council to support local entrepreneurs, particularly in identified growth areas, or recognised market or skill clusters in West Torrens.
- Review strategic employment land options with direct access to major freight routes (Adelaide Airport) in terms of gateway and employment nodes.
- Review opportunities to promote local business clusters.
- Consider opportunities to encourage development of local shopping/restaurant strips, with a focus on local produce and multicultural food.
- Review opportunities to promote West Torrens as a great location for new business start-ups and consider business start-up support.
- Provide integrated and streamlined services to businesses to help them navigate planning, permits and licences processes.
- Support small businesses in their operations and growth.
- Achieve a balanced land use mix that allows for quality residential development along with opportunities for business clusters to setup, thrive and/or expand in the Council.
- Consider how to leverage the key locational benefits of the Council next to the CBD, Adelaide Airport and South Road into a competitive economic and digital advantage to attract additional business investment.

COMPLETING THE PREPARATION OF AN ECONOMIC DEVELOPMENT STRATEGY AND ENCOURAGING LOCAL EMPLOYMENT

- Attract new investment to the Council area and support the development of existing local businesses with a focus on local business strengths and benefits of the West Torrens locality.
- Profile potential education or industry sectors that can be capitalised upon as an economic cluster to strengthen local commercial activity and identity.
- Investigate ways to capitalise upon the existing high proportion of health and



PLANNING AND DEVELOPMENT

KEY IMPERATIVES

- Greater **diversity of housing mix** in the City of West Torrens is needed to better address the needs of the ageing population, young families and inter-generational living.
- Infill development continues to create tension and also increases pressure on existing infrastructure, such as **stormwater system**. There is a need to ensure that infrastructure is capable of catering for higher density living.
- Housing **affordability** is worsening with each year. There is a need to consider the demand for social and affordable housing options in the City of West Torrens.
- **Urban regeneration** and urban living delivered through **infill development** can be a mechanism for sustainable urban growth. It needs to be delivered from the perspective of good design, access to local services, access to education facilities, appropriate infrastructure (e.g. roads, stormwater and wastewater systems), access to open spaces and protection of local character.
- There is an on-going and increasing need for good quality **open spaces** to cater to a variety of uses and users.
- **South Australian planning system** is undergoing a significant reform. The rollout of the new Planning and Design Code, which will be operational in mid-2020 will require Council to adapt to a new planning system and bring the community along. It will also require local area planning and identification of strategic development opportunities in the City of West Torrens.

RELEVANT POLICY DOCUMENTS AND PLANS

- City of West Torrens 'Towards 2025 Community Plan' (2017)
- Strategic Directions Report (2015) – no further versions to be produced under Planning, Development Infrastructure Act 2016
- Open Space and Public Plan (2013)
- Disability Access and Inclusion Plan (2019)
- City of West Torrens Buildings Asset Management Plans (2017)
- City of West Torrens Footpath Asset Management Plan (2017)
- City of West Torrens Recreation and Open Space Asset Management Plan (2017)
- City of West Torrens Roads Asset Management Plan (2017)
- Western Adelaide Urban Heat Mapping Report (2017)
- Transport for the Next Generation 2025 (2009)
- Open Space for Higher Density Structure Plan (2019).

OPPORTUNITIES

STRATEGIC PLANNING

Council has an important role in guiding local area development and undertaking strategic planning work to help provide direction for the future growth in the Council area.

Understand existing housing and population

- Develop a housing asset map that identifies current housing types, densities and age/standard of housing stock.
- Identify areas for less change, areas with redevelopment opportunities and priority areas for regeneration such as activity centres and locations adjacent key facilities.
- Identify potential opportunity sites capable of supporting higher density mixed-use development (typically supported by high frequency transit).

Consider growth and community needs

- Plan for housing diversity and choice in appropriate locations to achieve accessible, sustainable and affordable housing options and advocate to other levels of government to increase provision; partner with others to deliver affordable housing options.
- Investigate and consider Council's advocacy role in social housing policy aimed at maintaining an appropriate supply of local social and affordable housing and plan/coordinate public realm upgrades to enhance areas of regeneration.
- Review and investigate housing policy to promote flexibility in the delivery of multi-generational housing, including multi-occupancy properties on one lot e.g. 'granny flats', tiny houses, 'flats above garages' and other secondary dwellings. This will require investigation of dwelling size and siting parameters and location criteria. Implementation may require advocacy to State Government as part of the Planning and Design Code transition and/or promotion to the development industry and the public.
- Review planning policy options or other incentives to encourage more diverse housing with a greater mix of smaller (one and two bedroom dwellings) along with larger (three plus bedroom) dwellings. This may also assist housing affordability.
- Review any surplus land sites and consider selling land to the private sector, using the proceeds to partner/invest in an increased supply of social and affordable housing.
- Investigate innovative development models to fill market niches for affordable high-quality housing e.g. Baugruppen, NFP Nightingale housing and co-ops.

Infill development

- Undertake a review of infill development and identify positive and negative outcomes as part of continual cycle of improving development assessment outcomes. This review should also consider desired policy outcomes that are not occurring and background reasons (such as prohibitive cost or viability factors).

- Advocate for appropriate infill development design standards and policies as part of the Planning and Design Code. For example, parking standards that avoid a proliferation of on-street parking.
- Advocate for stronger tree planting policies and improved tree outcomes in particular for infill development.

Activity centres and main streets

- Consider the potential impact of a rapidly growing online retail sector to the traditional shops.

Future thinking

- Prepare a strategic document that synthesises the above work and identifies future zoning and policy planning needs (like the now defunct Strategic Directions Report 2015), along with future residential, employment and other city growth trends and response considerations. The document should consider main commuting and commercial routes and locations of well-established businesses, as well as potential and existing transport corridors. It should help guide future work with stakeholders and State Government in managing growth, achieving high quality outcomes and a better city for the community.

DELIVERING HIGH QUALITY OPEN SPACE, SPORT AND RECREATION OPPORTUNITIES

There is an opportunity to prepare updated plans for open space, sport and recreation for the City of West Torrens. Matters to consider include:

- Future private and public open space requirements for residential development (addressing higher density living, demographic changes, universal design and safety).
- Access, quality (including safety and disability access and facilities) and siting audit of existing public open spaces and recreation facilities.
- Park facilities for dog owners.
- The importance of design in creating social and interactive spaces for increased social cohesion.
- Emerging recreation and sporting needs of local clubs. For example, increased pitch demand and utilisation requirements due to rising numbers of females involved in AFL, cricket and other codes.
- Increase focus on greater participation in active recreation from overseas and migrant communities. This may require direct staff support to increase uptake.
- Review any surplus land sites and consider if they are well located to provide open space in high demand areas before considering disposal.
- Maximise landscaping and planting on Council owned land to increase greenery and tree cover and help improve amenity and reduce the heat island affect.

ENSURING CAPACITY OF THE STORMWATER SYSTEM TO CATER FOR HIGHER RESIDENTIAL DENSITY

- Undertake an audit review of the actions listed in the Water Management Action Plan (2014), identify success/failure outcomes and what actions are still to be delivered. Review new priorities and consider if an updated Water Management Action Plan is required (note: some may now be achieved as part of the Adapt West program).
- Develop an Urban Stormwater Master Plan that considers flood risk modelling and mapping, stormwater reduction and associated infrastructure mitigation measures, improving water quality and ecosystems, water re-use and harvesting and funding options and innovations. The Council lies within a larger water catchment and partnership working may be required.
- Identify planning policies that reduce risk of flooding by applying stormwater management (such as measures which ensure post development flows equal or improve on pre-development flows) for introduction into the Planning Code.
- Review the knowledge and partnership

benefits of joining the Cooperative Research Centre for Water Sensitive Cities (currently 32 other Councils in Australia are partner organisations).

IMPLEMENTING THE NEW PLANNING SYSTEM (PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016)

- Support staff to learn and understand the new assessment framework. This will be important for front line staff, as well as the City Development team.
- Review implications for the planning and building teams in the assessment of applications (as well as inspections, enforcement and reporting) under the new system.
- Take a proactive approach to planning and using the new electronic online SA Planning Portal.
- Review Council's urban design management and assessment capacity to facilitate best practice urban design outcomes.
- Develop a strategy to engage with and assist the City of West Torrens community in adapting to the new system. This needs to consider changes to the timing and nature of involvement in planning decisions and also responding to potential community enquiries.

will help guide Council in responding to the heritage reform. Matters to include:

- » Local heritage buildings
- » State heritage buildings
- » Heritage character areas
- » Heritage grants
- » Adaptive reuse and the Building Code
- » Understanding how best to protect buildings that are currently identified as Contributory Items in the City of West Torrens Development Plan that may not be adequately protected under future heritage legislation.

PROTECTING AND ENHANCING BUILT HERITAGE

- Recognise the important social, amenity and connection values created by built form heritage within the Council and the high value on retention placed by the community.
- Take a proactive role to addressing heritage reform currently being delivered by State Government and advocate for appropriate protection of existing built heritage in order to maintain and enhance streets and neighbourhood with heritage character.
- Undertake a review of existing built heritage within the Council in accordance with best practice and taking into account emerging guidance from State Government and the Local Government Association. This review



COMMUNITY CAPACITY, WELLBEING AND ENGAGEMENT

KEY IMPERATIVES

- Significantly accelerated **take-up of technology** is likely to continue, transforming how we communicate, work, obtain information and participate in local communities and governments.
- Approach to **community engagement** is quickly changing with greater use of digital platforms. It offers a greater potential for outreach, but can exclude members of community who do not have an internet connection, digital literacy or have language barriers. There is a need to ensure engagement programs meet legislative requirements, meet community expectations and deliver best practice. Some of the best practice emerging trends include taking engagement to community, making greater use of digital engagement platforms, enabling greater community participation in decision-making, creating open government platforms and increasing transparency.
- **Social enterprise** has emerged as a model in recent years, often using social media and internet to raise funds for initiatives and programs. Social enterprise increases community participation and positively contributes to building communities. Council could play a role in supporting social enterprise endeavours.
- There is a shift from large service providers towards (a higher demand for) **community-based individualised services**. For example, greater options for aged care at home is central to Australian Government's aged care reform.
- Some members of the community are difficult to reach. Those most at risk of **social exclusion** include people with disability, the aged, migrants without poor networks, people who developed an addiction (e.g. gambling, alcohol or drugs) and youth, especially young offenders. For these members of the community, there is an even greater need to encourage participation.
- **Volunteering** in West Torrens (18.4%) is slightly lower than in Greater Adelaide (19.5%). Volunteering provides a significant

contribution to community cohesion and should be supported and celebrated within and outside of Council.

- Promoting **local culture, arts and creativity** will help build stronger local identity and provide opportunities for local artistic expression.
- There is an on-going need to improve and promote healthy lifestyle, prevent chronic diseases, work to improve mental health and wellbeing, leading to **better public health**.
- Worldwide there is an apparent increase of **infectious diseases**. Community resilience to this risk is greatly influenced through awareness and individual action.
- Obesity and inactivity is on the rise in Australia, contributing to increasing levels of **chronic disease** across the population, much of which could be prevented by a healthy lifestyle.

RELEVANT POLICY DOCUMENTS AND PLANS

- Public Health Plan (2014)
- City of West Torrens 'Towards 2025 Community Plan' (2017)
- Disability Access and Inclusion Plan (2019)

OPPORTUNITIES

UPDATE THE PUBLIC HEALTH PLAN 2014

- Undertake a review of Council's Public Health Plan first published in 2014 and consider matters such as:
 - » The framework and action areas set out in the State Public Health Plan 2019-2024
 - » Emerging needs for ageing well
 - » Increasing community capacity and wellbeing (both physical and mental wellbeing)
 - » Climate change and its impact on health
 - » Immunisation rates and disease prevention

- » Encouraging healthy active lifestyles, related health promotion and prevention programs
- » Encouraging mobility and active lifestyle
- » Promoting food safety
- » Drug, alcohol and gambling education and prevention, including family support to members who became addicts
- » Preparing community for climate change
- » Encouraging individual action in private homes to decrease heat island effect
- » Preventing exposure to contaminants in new and existing development (noting the potential redevelopment of brownfield land for more sensitive land uses such as housing in the future).

PROVISION OF COMMUNITY CENTRES, LIBRARIES AND SOCIAL SPACES

Continue to improve and promote the role of community centres and library services as part of community life in the City of West Torrens

- Undertake a review of community centres and prepare a directions paper (or similar) addressing matters such as:
 - » Vision and goals for each centre as part of a coordinated community centre program
 - » Review of quality and functionality of community centres and internal operating procedures and practices
 - » Level of volunteer participation and recruitment/training
 - » Funding, staff support and resourcing to offer services and programs aligned with community needs that will continue to increase participation and utilisation of centres
 - » Increased data collection and evaluation of activities and users to provide evidence base for program preferences/demand, hiring fees, staff resourcing and future building improvements.
- Ensure appropriate funding, availability, proximity and quality of community spaces (including culturally welcoming and inclusive

- user spaces) is acceptable across the Council.
- Support the work of community centre staff to strive for continuous improvement in the quality and relevance of offering, and increased participation and utilisation of centres and the library.
 - Continue the role of community centres and libraries as public lifelong learning spaces and places of interaction for all (including multicultural, art, children and youth, active ageing and education programs).
 - Support the role of libraries and community centres in improving digital literacy and access to the internet for local residents.
 - Investigate potential partnerships/ sharing arrangements for open space and community facilities with other organisations/agencies.

Greater commitment to strengthening communities through volunteering, engagement and active citizenship

- Recognise the value of volunteering in the City of West Torrens and plan for sustained success and an increase in volunteering rates above the Greater Adelaide average.
 - Consult with existing volunteers to get a better understanding of the extent, motivation and interests for volunteer work.
 - Ensure training is not viewed as a bureaucratic requirement and find ways to ensure volunteers can enhance their skills through training.
 - Look at opportunities for integrating youth with older volunteers to foster knowledge sharing and support.
 - Work with stakeholders and volunteer organisations to better understand volunteer costs and advocate to State Government to recognise and cover these costs as part of grant funding.
 - Use digital media to support and encourage volunteering.
 - Celebrate and publicise community participation through community awards and media.
 - Consider relevant goals of the Volunteering Strategy for SA (2014-2020).
- Develop a program which attracts highly educated volunteers by re-imagining the roles of volunteers as mentors and subject matter experts, particularly new retirees.

Continue to improve engagement practices and increase outreach and levels of satisfaction when interacting with all members of the community

- Update and complete the Community Engagement Implementation Strategy to provide guiding principles, materials (i.e. templates), processes and responsibilities for community engagement.
- Review engagement priorities on an annual basis to help define consultation activities and continue to increase the level of outreach. This may include a focus on:
 - » International students
 - » Newly arrived and temporary residents (with potential need for material in languages other than English, translation services and materials to be available not just on the internet)
 - » Older residents
 - » People with a disability.
- Promote large events that deliver 'good news' messages and build a sense of community.
- Further use social media to encourage community engagement. Harness expanding ways for engaging via social media (for example with youth) to better understand this demographic and to encourage their participation.
- Use forms of engagement that involve the community more in the decision-making processes, increase the number of community meetings and face-to-face discussions.
- Review the potential for awards, certificates of appreciation or other methods of recognition for community participation to increase engagement rates.

Foster a culture for active citizenship to flourish and become a daily part of community life

- Consider developing a 'social capital plan' to help foster trust and cooperation in the community. As part of a plan, develop strategies to empower communities to build social capital (e.g. foster volunteer activities, citizen design panels and leadership training such as Leadership Onkaparinga), expand participatory schemes and other active citizenship programs.
- Establish Deliberative Democracy opportunities in engaging community to make decisions on local issues.
- Actively work with access and inclusion groups to provide advice and guide policy formation (such as the next iteration of the Disability, Access and Inclusion Corporate Plan) and testing success of existing initiatives, with membership selected from stakeholder demographics.
- Map and build partnerships with service providers, religious institutions, universities, schools and other organisations to create a supportive network and avoid duplication of activity.

ENCOURAGING SOCIAL ENTERPRISE

- Map current social enterprise activity in the City of West Torrens (and adjoining Councils) and foster (potentially through social innovation grants) new enterprises that can supplement Council services or fill current gaps.
- Develop and support funding and grants for social enterprises – this will in turn generate momentum and commitment from the community to get involved in initiatives and projects.

PROMOTING LOCAL CULTURE AND CREATIVITY

- Develop a strategic approach to commissioning and maintaining public art in the Council including live music, visual arts and crafts, and digital art.

- Investigate opportunities for new public art in the Council including street art, murals, light based art and individual art commissions (both permanent and temporary).
- Support Indigenous and culturally and linguistically diverse communities to participate in cultural and creative endeavours.

STRENGTHENING SUPPORT FOR HEALTH AND WELLBEING OF THE COMMUNITY

Improve walking facilities and open space

- Conduct an open space audit showing the proximity of citizens (particularly young and older people) to various open space types and an audit of the active transport linkages (footpath and cycle connectivity). This may be undertaken as part of a wayfinding audit identified in the Demographic Change section.
- Identify potential walking and cycling greenways for future infrastructure planning to encourage active transport along attractive and shaded corridors. Particularly connections to the Torrens Linear Park to the north. This may be undertaken as part of an updated Transport Plan.
- Ensure strategic planning documents and master planning/urban design of larger development schemes work to reduce dependence upon vehicular traffic, and take measures to design in active transport links to destination and good pedestrian connectivity to transit (especially mass transit).

Access to healthy food

- Audit food poverty in the Council and support development of food distribution networks, food storage infrastructure and best practice in building capacity to move people out of need for food relief and achieve good nutritional knowledge.
- Review community garden assets and consider demand for new community garden(s) as a form of social and physical activity that promotes local access to fresh

fruit and vegetables, skill development and social connection.

STRENGTHENING COMMITMENT TO DIGITAL CONNECTIVITY FOR ALL CITIZENS

Council is rapidly transforming its digital interaction with the community and improving work practices and customer service through the adoption of digital technology. Council should use its expertise to continue to implement ways to help its community (including older people) positively interact with the digital world and improve their wellbeing.

- Conduct an audit into the extent of the digital divide in West Torrens. Based on the findings of an audit:
 - » Offer workshops or socially supportive programs run by peer groups – i.e. multicultural peers, age peers as ‘communities of practices’ (for example, regular meetings and training sessions with otherwise highly excluded groups such as older migrants)
 - » Continue to assist members of the community interfacing with government websites and portals such as My Aged Care (note: this will likely increase with the introduction of the Planning Portal in 2020).
- Scope opportunities for implementation of Smart Cities technology such as digital tools for improved spatial analysis and also automate monitoring of urban activity and how these may report progress upon various goals (Council, State, national and international goals).
- Consider improving the City of West Torrens’ global connectivity and innovation opportunities through:
 - » Exploring GigCity Adelaide potential for the Council area
 - » Expansion of fast public Wi-Fi particularly in key tourism areas
 - » Liaising with the Cities of Prospect and Port Adelaide and Enfield and consider joining their Connected Cities initiative.

- Prepare a Digital Economy Strategy (or similar approach such as the Smart City Plan by the City of Charles Sturt) as an impetus to further embracing the digital world and resulting economic opportunities. A Strategy may include:
 - » Developing a local traders’ buy/eat portal
 - » Offering e-commerce training for small business to get online and increase their digital presence
 - » Conducting strategic planning to consider the potential impact of a rapidly growing online retail sector to the traditional shops.
- Collectively use these actions as a basis for achieving Smart 21 status.



TRANSPORT

SUMMARY OF CONSIDERATIONS

- Travel by car, and car ownership has slowly increased over the years. If this trend continues and the community's **car reliance** grows, this will have a significant impact on the future growth, liveability, economic and environmental sustainability of the area.
- There has been limited progress in integrating well established **car share**, **bike share** and **e-scooter share** programs into the area.
- The low (10%) **public transport** mode share is reflective of the limited bus priority measures and/or fixed public transport links in the area.
- Research shows that the **younger generation**, who come from the era of digital technology and smart phones, are less likely to want to drive and own their own car.
- There is an on-going need for good quality, connected and accessible **footpaths** and **pedestrian** crossings to encourage more people to be active and walk.
- Despite the close proximity to the city, there are comparatively low levels of **cycling** and safe and connected cycle infrastructure.
- Council has a continued responsibility to **reduce emissions** associated with transport to reduce its carbon footprint.
- There are no incentives or charging infrastructure in the area to support an uptake of **electric vehicles** by the community.
- Better preparedness and understanding of the **autonomous vehicle future**, what it means for the community and what new infrastructure provision is required.
- **Street amenity** including the provision of street trees, landscaping, seats, bins and cleanliness is a key factor in getting more people to be active in and be proud of their community.
- With forecasted population growth and increased infill development existing **parking** will need to be better managed.

RELEVANT POLICY DOCUMENTS AND PLANS

- City of West Torrens 'Towards 2025 Community Plan' (2017)
- Bicycle Plan Strategic Review (2006)
- Transport for the Next Generation 2025 (2009)
- Disability Access and Inclusion Plan (2019)
- Public Health Plan (2014)
- City of West Torrens Footpath Asset Management Plan (2017)
- City of West Torrens Recreation and Open Space Asset Management Plan (2017)
- City of West Torrens Roads Asset Management Plan (2017)

OPPORTUNITIES

UPDATING TRANSPORT PLAN

- Update the Transport Plan/Strategy to:
 - » Take into account new emerging transport trends, new developments and strategic directions and ensure it remains up to date and relevant
 - » Take into account the transport and mobility opportunities identified in this section.

SUPPORTING THE INTRODUCTION OF BIKE SHARE, E-SCOOTER SHARE AND CAR SHARE PROGRAMS

- Update strategic and policy documents and work with State Government to support the introduction of car share, e-scooter share and bike share programs.
- Engage with key stakeholders who already have these sharing programs in place, to learn from their experiences on what has worked well, and what hasn't worked well to ensure implementation is successful.
- Advocate to State Government that the Planning and Design Code makes provision for mandatory or incentivised inclusion of car share vehicles in all new medium to high density developments.

- Work with the community to demonstrate the benefits of embracing the sharing economy for mobility purposes and moving away from multiple car ownership.
- Work with car, e-scooter and bike share operators to identify operating scenarios suitable for West Torrens.

ENCOURAGING ELECTRIC VEHICLE USE

- Refine strategic and policy documents to support greater use of electric vehicles both within Council's vehicle fleet and within the community.
- Work with State Government, electric vehicle suppliers and other key stakeholders who are knowledgeable in electric vehicle technology and associated infrastructure to learn from their experiences and best practice approaches.
- Review Council's vehicle fleet and assess the costs and benefits of converting more vehicles to electric (or alternative low-emission technology) to lead by example.
- Review and identify appropriate locations to install on-street public electric charging stations (for both vehicles and bikes).
- Advocate to State Government that the Planning and Design Code make mandatory or incentivise the inclusion of electric charging stations as part of new medium to high density developments.
- Work with businesses and the community to encourage greater uptake of electric vehicles and to assist them in better understanding the benefits.

REINFORCING COMMITMENT TO WORKING WITH STATE GOVERNMENT TO DELIVER ON THE WESTLINK TRAM EXTENSION TO HENLEY BEACH AND THE AIRPORT

- Update the Transport Plan/Strategy to incorporate and support the delivery of WestLINK.
- Undertake further research and investigation to better understand the uplift potential along the preferred tram route option(s) and

improvements to traffic flow resulting from mode shift.

- Continue working with State Government on tram route and design options of WestLINK.
- Update the relevant part of the Planning and Design Code to allow for suitable uplift along the proposed tram corridor option(s), and the development of future Transit Oriented Developments (TOD's).

IMPROVING WALKING AND CYCLING CONDITIONS TO ENCOURAGE GREATER USE OF THESE MODES

Infrastructure

- Continue to upgrade footpaths to ensure they meet desired Pedestrian Level of Service provisions and Disability Discrimination Act (DDA) requirements and encourage walking in the City of West Torrens.
- Deliver cycle lanes and facilities (such as bike boxes at intersections, greening of bike lanes and bike sharrows.) as part of all new road renewal projects to increase cycling mode share.
- Undertake a Cycling Level of Service audit of existing cycling infrastructure and designated bikeways/greenways, which looks at the safety, directness, coherence, comfort, attractiveness and adaptability of the current (and proposed) bicycle network and prioritise infrastructure upgrades.
- Update Bicycle Plan and Transport Plan to reflect a cycling and walking network that would encourage greater use of these modes.
- Develop and deliver on a simple and legible wayfinding strategy to improve information and navigation to key attractors and destinations for people walking and cycling.
- Identify location(s) to install secure public bicycle end-of-trip facilities, linking in with key public transport nodes, open space and business and tourism areas.
- Improve traffic signals to better cater for pedestrians and cyclists by reducing wait times, extending green light duration and installing more pedestrian count down timers and bicycle signals.

- Consider lower speed limits to 40 km/h on local residential streets and key main streets.
- Review lighting along key walking and cycling routes to support safer evening and night use.
- Continue working with neighbouring Councils and State Government to strengthen inner suburban walking and cycling connections.
- Review time periods for peak period bike lanes and identify opportunities to extend the times.
- Continue to improve the amenity of streets including street trees, landscaping, seats and bins to support and encourage more street play and activation.

Events and programs

- Continue to work with DPTI and the community on the delivery of Travel Behaviour Programs (e.g. Way2Go, TravelSMART, TravelHouseholds etc).
- Support and promote sustainable travel behaviour by Council staff.
- Promote and provide bicycle end-of-trip facilities for Council hosted community events.
- Encourage and support external event providers to promote cycling and walking.
- Promote easily accessible bicycle riding training courses for existing and potential cyclists.
- Work with State Government to implement education campaigns to raise cycling awareness across the community.

CONTINUING TO WORK WITH STATE GOVERNMENT TO IMPROVE PUBLIC TRANSPORT ACCESS

- Continue advocating to State Government to improve public transport services (reliability and frequency).
- Investigate opportunities and smart technology solutions to improve bus access and priority.
- Advocate to State Government to install real-time bus stops along high frequency route (e.g. Go Zone routes).

- Continue to upgrade all bus stops to meet DDA standards and improve safety and waiting conditions.
- Advocate to State Government to use low-emission buses to minimise the impact on local residential routes.

CONTINUING TO WORK WITH STATE GOVERNMENT TO IMPROVE TRAFFIC ACCESS TO AND THROUGH WEST TORRENS AREA

- Investigate Smart Traffic Technology solutions to improve traffic flow on busy roads and optimise use of existing road space, including the reallocation of space to bike and bus lanes.
- Continue working with State Government to deliver a good urban design outcome for the proposed North-South corridor between River Torrens and Richmond Road that does not further segregate the community or impact significantly on existing land uses.

EXPLORING SMART PARKING APPROACHES TO IMPROVE PARKING MANAGEMENT

- Investigate implementing data sensors in parking bays in high demand areas to better understand how parking is used and the level of compliance with time limits.
- Investigate charging a fee for parking in high demand areas.
- Continue developing parking management plans for location(s) where parking is known to be a concern.
- Work with private developers to encourage Green Star buildings that include car share vehicles and secure bike end-of-trip facilities to promote 'living without a car' lifestyle.

MANAGING IMPACTS OF AUTONOMOUS VEHICLES TECHNOLOGY

- Undertake further research, develop approach and policies on where and how autonomous vehicles can operate in the Council area, especially in relation to public

transport.

- Consider the rollout of the required infrastructure for electric vehicles (such as charging stations, car parking and changes to road design).
- Update Transport Planning Strategy and planning provisions to consider autonomous vehicles and their future role.
- Engage with other stakeholders i.e. State Government and manufacturers to work through the elements including how the business models around autonomous vehicles may be optimised.
- Identify opportunities for collaboration and getting involved in the development of autonomous vehicle technologies or the undertaking of autonomous vehicle trials in the Council area.



ENVIRONMENT

KEY IMPERATIVES

- There is growing awareness in our community of the importance of **environmentally sustainable design and lifestyle**, which prevents and minimises the use of non-renewable resources and waste.
- There is an increasing awareness that human activity at present (and especially in the past) does/will not result in **inter-generational equity**. Guiding human activities towards and moving from an extractive approach to a **regenerative model**, can help restore degraded ecosystems, improve quality of life and build new green economies.
- Modern life is **energy intensive and electricity demand** continues to rise. The proportion of renewable energy being utilised in South Australia is above the Australian average and community acceptance and uptake of renewable energy and other technologies has increased in recent years. Council can be a leader in this area.
- Temperatures continue rising and **climate change** results in increased risks to health, negative impacts on liveability and accessibility, disruptions to businesses and economy.
- Reduced **water availability** results in increased stress and resources required for maintaining open space, public realm and vegetation.
- Continued level of infill results in loss of **trees and vegetation**. More than ever, trees and vegetation are paramount to creating good liveability in higher density suburbs and hotter climate.
- There is ever increasing worldwide imperative to decrease the amounts of **waste** produced, to conserve space in landfills and prevent pollution of water, air and soil.

RELEVANT POLICY DOCUMENTS AND PLANS

- City of West Torrens 'Towards 2025 Community Plan' (2017)
- Community of West Torrens Buildings Asset Management Plans (2017)
- Community of West Torrens Recreation and Open Space Asset Management Plan (2017)
- Stormwater Asset Management Plan (2017)
- Stormwater Infrastructure Drainage Asset Plan (2008)
- Public Health Plan (2014)
- Open Space and Public Place Plan (2013)
- Water Management Action Plan (2014 -2019)
- AdaptWest, Western Adelaide Region Climate Change Adaption Plan (2016)
- Western Adelaide Urban Heat Mapping Report (2017)

OPPORTUNITIES

Council recognises the future challenge of climate change and has previously committed to ecological sustainability at the strategic level. The community has placed strong importance on a climate change response from Council. The implications of climate change will require innovation, resourcefulness and partnership working to deliver a community wide outcome.

PREPARING AN ENVIRONMENT STRATEGY

Key opportunities:

- Prepare an Environment Strategy that will set out a framework to achieving a more environmentally sustainable city addressing greening, water, resilience, energy and waste along with key actions and targets.
- Continue work in the implementation of the AdaptWest actions with stakeholders and partner organisations.

INCREASING COMMITMENT TO SUSTAINABILITY AND RECYCLING IN A CLOSED LOOP SYSTEM

- Maintain a sustainable circular procurement approach and be a leader and example to other local government authorities.
- Investigate and reinforce communication strategies to raise awareness of sustainability imperatives and reduce waste volumes. This may require new information programs, targeted outreach and possible incentives to reduce household and commercial waste generation.
- Investigate and potentially expand green/nutrient recycling opportunities within the community, e.g. Council operated waste to energy, waste to compost, reuse of nutrients in parts to reduce fertiliser costs and sale of compost to residents.
- Monitor and communicate widely on the volumes of waste generated, water and energy consumed, and how this is changing over the years.

REVIEWING NEW MODELS FOR ENERGY GENERATION

- Maximise the energy efficiency of its building and assets portfolio and the amount of renewable energy (solar, wind, battery storage) generated for Council use (along with possible grid export). As part of this, consider a 'revolving energy fund' where money saved on energy bills due to renewable energy investment is reinvested into further renewable energy infrastructure.
- Improve the efficiency of Council's vehicle fleet.
- Advocate for improved policy levers (planning and building) to encourage efficient thermal envelopes in buildings to reduce energy demand, cost and infrastructure needs.
- Consider a distributed energy scoping study and potential business cases to determine local opportunities for renewable energy.
- Consider a scoping study on 'waste to energy'

opportunities. As Council controls the waste stream, is there a business case for these to be converted to local renewable energy resource streams?

- Consider a scoping study on emerging waste technology, suitable for high density areas in the use of underground pneumatic waste conveyance systems (e.g. vacuum powered waste 'sewers', replacing garbage trucks) in large scale urban regeneration projects (e.g. brownfield infill sites or redevelopment corridors). Parts of Thebarton available for redevelopment may provide potential locations for innovation in waste management.

INCREASING COMMITMENT TO BIOPHILIC URBANISM

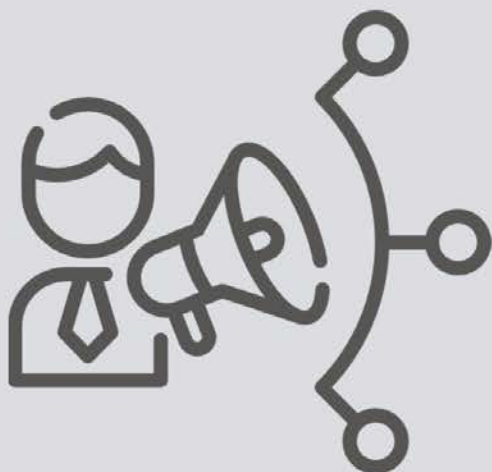
- Adopt a biophilic urbanism approach assuming the natural world is absolutely essential to modern urban living by aiming to preserve remnant vegetation and maximise urban greenery both in public realm and in private space with green gardens and rear-building set-backs (two-fold benefits of increased property values and performing an ecosystem service of urban cooling and reducing peak storm water flows).
- Continue to employ Water Sensitive Urban Design (WSUD) principles to maximise local groundwater recharge.
- Look for opportunities for new green enterprises involving waste recovery or conversion.
- Use landscape assessments to understand existing landscape and landform assets, that may be used to the site's best advantage (e.g. drainage patterns can dictate stormwater collection potential, topography affects solar access, or can be used to conceal underground car parking).
- Investigate joining the biophilic cities network and other NFPs to raise local awareness to the importance of urban vegetation.

PREPARING A GREEN INFRASTRUCTURE STRATEGY

- Consider preparation of a city scale Green Infrastructure Strategy (including remnant, planned and potential green infrastructure) addressing matters such as:
 - » A high albedo roof policy
 - » A green roof and green wall policy (cognisant that a hot and drying environment is not conducive to these features unless well irrigated and maintained)
 - » Public realm improvements and landscaping such that this "green infrastructure" performs multiple ecosystem services
 - » Provision of sustainable design advice for residential and business developments.

INCREASING GREEN COVER IN THE COUNCIL (TREES AND LANDSCAPING)

- Increase the rate of new tree planting across the Council and undertake a mid-period review of actions identified in the strategy.
- Identify further opportunities with school, community groups or other volunteers to assist with tree planting and land care projects.
- Consider the need to undertake a significant tree audit (such as by the City of Burnside) and seek a Significant Tree Overlay in the future Planning and Design Code.



EMERGENCY MANAGEMENT AND COMMUNITY SAFETY

KEY IMPERATIVES

- State Government has established an **emergency management** planning system that sets out the **legislative requirements**, responsible agencies and procedures within South Australia. Council has an important local role in emergency management. In conjunction with the Cities of Port Adelaide and Charles Sturt, plus other partners, the Western Adelaide Zone Emergency Management Plan was published in 2018. This Plan identified flood, extreme heat and weather as major risks. Extreme weather (heat) is the highest cause of deaths from natural hazards in Australia, with 38 deaths recorded in South Australia in 2014.
- The following **key hazards** present most significant risks for this part of Metropolitan Adelaide:
 - » Flood
 - » Extreme weather - heat
 - » Extreme weather - storm
 - » Escape of hazardous material and urban fire
 - » Earthquake.

These extreme events can result in significant infrastructure damage and loss of lives.
- Global conflicts have led to growing **terrorism threats**. Council needs to consider their role in responding to terrorism events and protecting the community.
- Helping to create a **safe community** through community capacity building, crime prevention, creating accessible, welcoming and well used public realm and working with stakeholders and other relevant agencies.

OPPORTUNITIES

EMERGENCY AND DISASTER MANAGEMENT PLANNING

Council has recently prepared a draft emergency operational plan and management framework responding to the legislative context and requirements for local government.

- Implement Council's emerging operational plan and management framework.
- Educate and support groups such as sporting clubs, churches and community groups, to build their capability to respond to emergency situations.
- Help businesses and community groups to better understand hazard risks and develop tools/plans to increase their resilience and decrease vulnerability.

RESPONDING TO EXTREME HEAT AND COMMUNITY RESILIENCE

- Conduct a review of extreme health vulnerability and local response planning. This review may consider:
 - » The outcomes of the Urban Heat Island Mapping project
 - » Current plans and actions (Council, State Government and other organisations such as the SES)
 - » Community resilience and preparedness – level of community knowledge of options during extreme heat events
 - » Identifying potential impacts on local businesses and community infrastructure, vulnerability and possible mitigating measures to ensure continuity and resilience
 - » Ways of increasing tree cover and expanding greening within public and private domain
 - » Design and material considerations for recreation planning
 - » Council infrastructure requirements.

ADDRESSING FLOOD RISK AND STORMWATER MANAGEMENT

In urban areas, the extent of hard surfaces where water cannot penetrate (i.e. roofs, roads, driveways, car parks) can lead to high volumes and intensity of stormwater runoff. Increased infill development, stormwater infrastructure constraints and predicated climate change impacts places high priority on local and regional stormwater management.

- Recognise the importance to future stormwater management in delivering development that reduces risk of flooding by applying techniques such as measures that ensure post development flows equal or improve on pre-development flows.
- Advocate for leading edge stormwater design parameters in the Planning and Design Code.
- Continue to employ Water Sensitive Urban Design (WSUD) principles to maximise local groundwater recharge.
- Co-ordinate urban water with the natural hydrological cycle (e.g. where appropriate, incorporate elements such as urban wetlands and/or aquifer storage and recovery).
- Implement actions from the Stormwater Asset Management Plan 2017 including:
 - » Identify if updated modelling and mapping is required to inform stormwater and asset management plans
 - » Develop an Urban Stormwater Master Plan with a costed upgrade program. Ensure stormwater management infrastructure network can cope with increasing dwelling densities and projected flood events, limiting damage.

RESPONDING TO TERRORIST THREATS AND PROTECTING THE COMMUNITY

- Review and identify Council's obligations and roles in accordance with the Commonwealth Government's Strategy for Protecting Crowded Places from Terrorism including 'Crowded Places Partnership'.

IMPROVING COMMUNITY SAFETY

- Prepare a Community Safety Plan for the Council. Focus areas may include:
 - » Identification and support of external partnership networks and programs that effectively promote community resilience, community safety and crime prevention initiatives
 - » Supporting local organisations and agencies that work in reducing domestic and family violence and anti-social behaviour issues
 - » Improving internal Council understanding through training on domestic violence and human resource processes to create an environment for staff/people to seek assistance
 - » Participating in initiatives that assist Council to support groups and agencies in local response to violence, theft, fraud, alcohol and drug abuse
 - » Participating in initiatives that assist Council to support local response to infectious diseases
 - » Reviewing current safety/security improvement needs (daytime and night time) and developing projects and initiatives that will improve public realm and address safety issues at priority locations (this may include opportunities to increase ground floor activation, on-street and public space activities and events)
 - » Investigating community placemaking opportunities to increase street usage and the sense of ownership of local areas
 - » Supporting awareness campaigns to prevent internet fraud, cyber bullying and mobile phone safety
 - » Continued commitment to the removal and management of graffiti.



Intermethod thanks the City of West Torrens community who contributed their time and ideas during the engagement process. We sincerely hope that repositioning of Council services and programs in response to this report will result in securing the best future for our community.

