

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 Amenity Standing Committee**
- **City Finance and Governance Standing Committee**

of the

**CITY OF WEST TORRENS**

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

on

**TUESDAY, 21 JANUARY 2020  
at 7.00pm**

**Terry Buss PSM  
Chief Executive Officer**

#### **City of West Torrens Disclaimer**

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

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## **1 MEETING OPENED**

### **1.1 Welcome to Country**

Welcome to Country will be provided by Mickey Kumatpi Marrutya O'Brien, descendant of the Kurna (Adelaide Plains) and Narrunga (York Peninsula) peoples.

### **1.2 Evacuation Procedures**

## **2 PRESENT**

## **3 APOLOGIES**

## **4 DISCLOSURE STATEMENTS**

Elected Members are required to:

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

## **5 CONFIRMATION OF MINUTES**

### **RECOMMENDATION**

That the Minutes of the meeting of the Council held on 10 December 2019 be confirmed as a true and correct record.

## **6 MAYORS REPORT**

**(Preliminary report for the agenda to be distributed Friday, 17 January 2020)**

In the six weeks since the last Council Meeting of 10 December 2019 functions and meetings involving the Mayor have included:

### **Wednesday 11 December**

- Met with representatives from Lannister Wines.

### **Thursday 12 December**

- Attended the Official Launch of the West Torrens Road Safety Group's 2020 Calendar at Aspect Tree Top School.
- Met with Ian Gardiner, President of the Hilton RSL along with General Manager Urban Services Angelo Catinari, regarding the relocation of the Hilton RSL.
- Attended the Richmond Primary School Year 7 Graduation Ceremony.
- Attended the Greek Orthodox Community of South Australia's Volunteers Christmas Dinner at Olympic Hall.

**Friday 13 December**

- Attended the Greek Pensioners and Aged of Thebarton and Suburbs Christmas Lunch at Thebarton Community Centre.
- Attended the Combined Probuss Club of Lockleys Christmas Luncheon at Kooyonga Golf Club.
- Attended the City of West Torrens Volunteers Christmas Lunch at Morphettville Function Centre.
- Attended the Airport Over 50s Club Breakup Christmas Event.

**Monday 16 December**

- Attended a Christmas Lunch for City of West Torrens Community Home Support Programme Clients at Plympton Community Centre.

**Wednesday 18 December**

- Attended a media launch for the E-Scooter Trial at Semaphore Jetty with City of Port Adelaide Enfield Mayor Claire Boan.
- Attended the City of Campbelltown's 125 Years of Women's Suffrage Event at the Campbelltown Council Chambers.
- Attended the Italian Pensioners of Thebarton and Suburbs Christmas Luncheon at Thebarton Community Centre.
- Attended the Multicultural Communities Council of SA "Successful Communities - Multicultural Leaders Networking" Event.
- Attended the Adelaide West Uniting Church Christmas Carols Festival at Mellor Park in Lockleys.

**Thursday 19 December**

- Attended the Adelaide City Council's Lord Mayor Christmas Reception at Adelaide Town Hall.
- Attended the West Adelaide Football Club Members Thank You Event for 2019.

**Friday 20 December**

- Attended the Greek Museum of Adelaide's Exhibition Opening at the Flambouro Philanthropic Society of SA.

**Saturday 28 December**

- Attended the City of Holdfast Bay's 183<sup>rd</sup> Proclamation Day Commemoration Event at the Old Gum Tree Reserve at Glenelg North.

**Saturday 11 January**

- Attended the City of West Torrens Summer Festival Event "All Together Now" at the West Torrens Memorial Gardens.

**Sunday 12 January**

- Attended the Greek Orthodox Archdiocese of Adelaide Blessing of the Waters ceremony at Glenelg Jetty.
- Attended the Greek Orthodox Community Blessing of the Waters Ceremony and Luncheon at Henley Beach Jetty.

**Tuesday 14 January**

- Participated in the Elected Member Workshop seeking input and feedback on the Planning and Design Code.

**Saturday 18 January**

- Attending the City of West Torrens Summer Festival Open Air Cinema Event at the West Torrens Memorial Gardens.

**Monday 20 January**

- Attending the Australia Day Council of SA Australia Day Awards announcement at Government House.

**Tuesday 21 January**

- Council and Committee meetings.

**RECOMMENDATION**

That the Mayor's Report be noted.

**7 ELECTED MEMBERS REPORTS**

## 8 PETITIONS

### 8.1 Request for climate emergency declaration

#### Brief

This report presents a petition requesting for the City of West Torrens to declare a climate emergency.

#### RECOMMENDATION(S)

It is recommended to Council that:

1. The Petition be received and it notes that of the sixty three (63) signatures on the petition:
  - a. Only seventeen (17) are from residents within the City of West Torrens;
  - b. There are a total of fifty-four (54) signatures that comply with the requirements of Clause 8 of the *Code of Practice - Procedures at Meetings* and Regulation 10 of the *Local Government (Procedures at Meetings) Regulations 2013*, eleven (11) of which are residents of the City of West Torrens.
2. In addition to the report contained in the January 2020 meeting agenda of the City Services and Climate Adaption Standing Committee which details the climate adaptation activities undertaken by AdaptWest, a report be presented to the February 2020 meeting of the City Services and Climate Adaption Standing Committee detailing the climate adaptation initiatives and activities undertaken by Council.

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#### Introduction

A petition has been received from Darren Robinson, head petitioner, on behalf of Green Peace Australia Pacific (**Attachment 1**). The petition requests for the City of West Torrens (CWT) to declare a climate emergency, to set a target of 100% renewable energy for Council operations by 2024, and target net zero carbon emissions for the community by 2040.

#### Discussion

The petition states that:

*"Green Peace Australia Pacific requests for the City of West Torrens to declare a climate emergency, set a target of 100% renewable energy for Council operations by 2025, and set a target of net zero carbon emissions for the community by 2040."*

The petition contains sixty-three (63) signatures, of which fifty-four (54) are compliant with the requirements of Clause 8 of the *Code of Practice - Procedures at Meetings* (Code) and Regulation 10 of the *Local Government (Procedures at Meetings) Regulations 2013* (Regulation).

The non-complying signatures provided either an incomplete address or an email address only. Of the fifty-four (54) compliant signatures, eleven (11) are residents of the City of West Torrens.

The petition is otherwise compliant with the requirements of the Code and the Regulations. It is five pages in length and, pursuant to clause 8 of the Code, only the first page has been attached to this report. The petition will be provided in its entirety if Council resolves that a report on the matter be brought back to it.

#### Conclusion

A petition has been received requesting for the City of West Torrens to declare a climate emergency.

#### Attachments

1. **Petition requesting for the City of West Torrens to declare a climate emergency (Page 1)**

## PETITION

### To the Mayor and Councilors of the City of West Torrens

#### Part 1.

Head Petitioner (contact person): DARREN ROBINSON  
 Telephone number: 0488512 011  
 Address: 12 BEARE AVE, PLYMPTON  
5037.

#### Part 2.

The petition of (identify the individuals or group, eg. Residents of the City of West Torrens)

GREEN PEACE AUSTRALIA PACIFIC

#### Part 3.

Draws the attention of the Council to (identify the circumstances of the case)

CLIMATE EMERGENCY EXISTS DUE TO HUMAN  
USE OF CARBON.


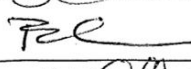

#### Part 4.

The petitioners therefore request that the Council (outline the action that the petitioners are requesting Council should or should not take)

- 1) CITY OF WEST TORRENS DECLARE A CLIMATE EMERGENCY.  
 2) A TARGET OF 100% RENEWABLE ENERGY FOR COUNCIL OPS BY 2025,  
 AND 3) TARGET NET ZERO CARBON EMISSIONS FOR THE COMMUNITY BY 2040.

#### Part 5.

Please use **CAPTIAL LETTERS**

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
Ben Viscoli	43 Rose St Mile End 5085	
ROBYN CUNNEEN	11 KINTORE LANE MILE END.	
Kate O'Callaghan	Unley	

## **9 DEPUTATIONS**

### **9.1 Opposition to proposed footpaths in Cygnet Street, Novar Gardens**

Novar Gardens resident, John Wainright, wishes to address Council in relation to opposition to the proposed footpath installation in Cygnet Street Novar Gardens.

## **10 ADJOURN TO STANDING COMMITTEES**

### **RECOMMENDATION**

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

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

### **11.1 City Services and Amenity Standing Committee Meeting**

#### **RECOMMENDATION**

That the recommendations of the City Services and Amenity Standing Committee held on 21 January 2020 be adopted.

### **11.2 City Finance and Governance Committee Meeting**

#### **RECOMMENDATION**

That the recommendations of the City Finance and Governance Committee held on 21 January 2020 be adopted.

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

Nil

## 13 QUESTIONS WITH NOTICE

### 13.1 Restrictions on housing construction activity and stormwater events in Plympton and North Plympton

At the meeting of Council on 10 December 2019, Cr John Woodward, asked the following questions which the Presiding Member ruled would be deferred to the meeting of Council on 21 January 2020.

#### Question

1. Could Council have the legal power to enforce no housing construction activity before certain times of the day? This would preclude any construction activity before a specific time or on specific day.
2. Is Council aware of any adverse stormwater events in Plympton and North Plympton that may be attributed to a lack of capacity to handle the increased stormwater from infill development in recent years?

#### Answer

##### **Question 1:**

Nuisance associated with construction activity start times is an issue governed by the Local Nuisance and Litter Control Act 2016 rather than the Development Act. Planning conditions attached to Development Approvals issued under the Development Act are required to serve a planning purpose and it is not possible to condition matters addressed through other legislation such as the Local Nuisance and Litter Control Act. The matters that can be conditioned on a Development Approval have been tested through the courts numerous times. In terms of the new system, the PDI Act carries over the current approach from the Development Act.

Clause 4 of Schedule 1 of the Local Nuisance and Litter Control Act 2016 declares construction noise a nuisance if an Authorised Officer forms the opinion that the noise has travelled from the construction location to a neighbouring property:

- On any Sunday or public holiday; or
- After 7:00 pm or before 7:00 am on any other day; and
- That the level, nature and extent is such as to constitute an unreasonable interference.

Enforcement action under the legislation include the issue of nuisance abatement notices and an expiation fee of \$500.

Until recently, authorised officers were applying a strict interpretation of the evidentiary provisions of the Local Nuisance and Litter Control Act, requiring an authorised officer to be present to conduct a subjective assessment and form an opinion on the construction noise for enforcement action to be taken. This was in accordance with advice from EPA officers.

Legal advice received indicates that the fact that an authorised officer has not experienced or personally perceived a nuisance condition does not preclude the Council from undertaking enforcement action under the Act to address the nuisance where, on evidence from one or more complainants, the Council is satisfied that a local nuisance occurred.

Authorised officers can undertake enforcement action if they are satisfied that the evidence (such as photos, videos, witness statements etc.) provided by residents, affected by the noise from construction activities, is sufficient to establish that a local nuisance was caused.



**Question 2:**

Although it is endeavoured to seek typical stormwater management controls within most of the new development being undertaken in areas like Plympton and North Plympton, historically adopted measures and controls are typically not sufficient to fully offset the increase in stormwater volume and peak rate of runoff from new development in all circumstances.

The increase in stormwater impacts on receiving Council systems subsequently ends up being incremental in nature as development occurs incrementally across the suburbs, and as such is hard to recognise the direct impact on a year to year basis.

Specific to Plympton and North Plympton, most of this area has a healthy distribution of underground drainage through the local street network, that said, previous research has confirmed that much of these existing networks have a less than ideal existing capacity. There are also a couple of pockets where there is an existing absence of drainage. Both of these circumstances would lead to the reasonable expectation of future stormwater upgrades across much of these suburbs.

There are a couple of locations within these suburbs where frequent rainfall and storm events result in high flows along local streets, sufficient enough for Council Administration to keep an eye on monitoring these location. In these areas, the events of water entering private land have been limited and the reporting of water causing damage to property have only occurred infrequently.

It would be inevitable, as likely most of the Council areas, that for larger infrequent storm events, some property damage from flooding would currently occur within these suburbs.

Council is currently half way through the undertaking of a Stormwater Management Plan (SMP) to look at the current and future performance of our local stormwater networks within the city from many varying considerations, including flooding. This study will demonstrate the current envisioned risks of flooding in areas like this, and demonstrate the cumulative impact of projected future development (and Climate Change) on the flooding and performance of these systems.

The study will then enable the strategic determination of where and when to focus future stormwater management measure to respond to current and future stormwater management challenges. Many comparable studies show that with poor site based development control implementation, the impacts of future infill development in established urban areas will result in the exacerbating of existing flood risks, extents and frequencies by 50% plus.

Within the coming months it is anticipated to hold an Elected Member briefing on the advancement of the local drainage system Stormwater Management Plans which this Council are currently undertaking.

City of West Torrens administration have worked in close collaboration with industry partners and DPTI Planning to assist in influencing the new stormwater management measures within the new Planning and Design Code. As currently stands within the current draft of the code, as out for consultation, there are some strong improvements in relation to stormwater management. Although there are still some areas for improvement, these improvements as currently stand should assist in providing a more consistent uptake of stormwater runoff reduction measures which will assist in minimising the worsening of public stormwater impacts. It is noted that the development industry has expressed concerns with the proposed changes to site based stormwater management controls and will be seeking to see a reduction (or complete removal) in the scale of measures and hence benefit to public stormwater system management.

### 13.2 Height restrictions for developments along Anzac Highway between South Rd and Beckman St, Glandore

Cr John Woodward gave notice of his intention to ask the following question:

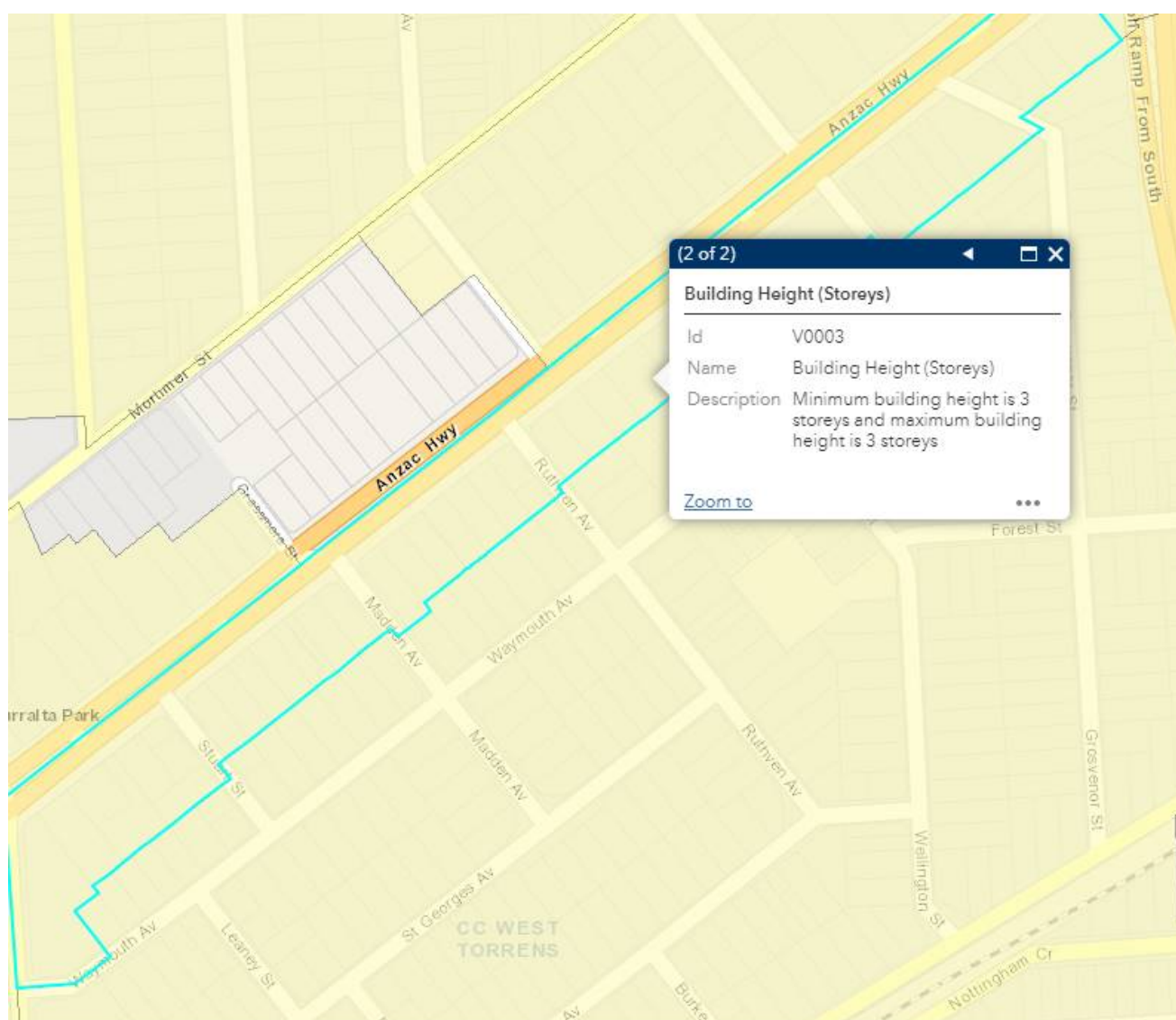
#### Question

Based on the available information to date with regard to the *Planning, Development and Infrastructure Act 2016*, will the developments along Anzac Highway between South Rd and Beckman St, Glandore be limited to a maximum of 3 storeys?

#### Answer

The mapping tool on the SA Planning Portal:

(<https://dpti.geohub.sa.gov.au/portal/apps/webappviewer/index.html?id=5fcfc772bf7d4c279ad9bb11c15bf419>) shows a Technical and Numerical Variation (TNV) applying with maximum of 3 storeys adjacent Glandore. This is in line with the Glandore DPA (image below) showing the area that the TNV applies to in blue:



In addition, the definition of adjacent has been amended to include any allotment within 60m of the subject property boundary which will assist to remove the anomaly in relation to hammerhead allotments that exists under the Development Plan.

## **14 QUESTIONS WITHOUT NOTICE**

## **15 MOTIONS WITH NOTICE**

### **15.1 Leave of Absence - Cr Surender Pal**

Cr Surender Pal has indicated his intention to seek a leave of absence and, in his absence, has formally requested that Cr Simon Tsiaparis move the following motion:

#### **MOTION**

That Cr Surender Pal be granted leave of absence for the Council meetings on 21 January 2020 and 4 February 2020.

### **15.2 Emergency Management Arrangements and Disaster Recover Fund**

Cr George Vlahos gave notice of his intention to move the following motion:

#### **MOTION**

That:

1. The CEO be authorised to make arrangements, as deemed necessary and appropriate, with the Adelaide Hills and Kangaroo Island Councils for the in-kind use of available Council resources including staff and equipment for the recovery effort following the recent devastating bushfires.
2. A report be brought forward investigating the implementation of a Disaster Recover Fund that the Council may draw on (as the need arises) to provide support and financial assistance to other Councils or Community Groups in South Australia in times of emergencies and disasters.

## **16 MOTIONS WITHOUT NOTICE**

## 17 REPORTS OF THE CHIEF EXECUTIVE OFFICER

### 17.1 Council Assessment Panel 2019 Annual Report

#### Brief

The purpose of this report is to provide Council with the 2019 Annual Report of the Council Assessment Panel.

#### RECOMMENDATION

It is recommended to Council that the 2019 Council Assessment Panel Annual Report be received and noted.

#### Introduction

The Terms of Reference for the Council Assessment Panel (CAP) requires the CAP to report to Council at least once per year with the following information:

- a) The number of meetings held;
- b) The number and nature of applications that CAP has considered (including the number of confidential items);
- c) Advice of any trends, issues and other matters that have become apparent or arisen through CAP's assessment of applications; and
- d) The number of CAP decisions that have been appealed to the Environment, Resources and Development (ERD) Court.

The following report summarises the activity of the CAP for the 12 month period between 1 January 2019 and 31 December 2019. Development-related issues that have arisen during the course of the CAP's determination of development applications across the City in that period are also discussed.

#### Discussion

##### Membership

During 2019 the CAP comprised the following members:

Independent Presiding Member	Colleen Dunn
Independent Member	Jane Strange
Independent Member	Ben Russ
Independent Member	Michael Arman
Council Member	Jassmine Wood
Deputy Independent Member	Megan Lewis
Deputy Council Member	Graham Nitschke

It should be noted that Cr Graham Nitschke was the Council Member and Cr Jassmine Wood the Deputy Council Member for the month of January 2019, after which these positions were reversed. Cr Wood was the Council Member and Cr Nitschke the Deputy Council Member from February 2019 to December 2019 (inclusive).

## **Meetings**

The CAP met on twelve (12) occasions during the course of 2019 in line with the normal monthly meeting schedule.

CAP members attended two additional events, both of which were held immediately before or after a scheduled meeting in order to:

1. Undertake induction training prior to the January CAP meeting; and
2. Hear a presentation from strategic planning staff about the likely policy changes arising from the imminent introduction of the Planning and Design Code after the November CAP meeting.

## **Meeting Attendance**

Attendance of members at CAP meetings during 2019 is noted in Table 1.

<b>Member</b>	<b>Attended</b>	<b>Apologised</b>
Colleen Dunn	11	1
Jane Strange	11	1
Ben Russ	12	0
Michael Arman	11	1
Jasmine Wood	10	1
Graham Nitschke (deputy Council member)	2	
Megan Lewis (deputy independent member)	2	

**Table 1: Attendance Record**

A quorum was present for all meetings of the CAP during the year.

## **Development Applications**

A total of 1337 development applications were received by Council between 1 January 2019 and 31 December 2019, with 85 (or 6.4%) of those applications considered and determined by the CAP. This number represents a notable decrease from the previous year when 129 (or 9.3%) development applications were determined by the CAP of the 1392 applications lodged. This decrease can be attributed to the implementation of new delegations removing the requirement for applications with minor deficiencies in site area/frontage width to be assessed by the CAP.

The CAP's decisions for 2019 are further disaggregated in the following tables.

<b>Decision</b>	<b>Number</b>	<b>Per Cent</b>
Approved with recommendation	59	69.4
Approved against recommendation	1	1.2
Refused with recommendation	17	20.0
Refused against recommendation	3	3.5
Deferred	5	5.9
<b>TOTAL</b>	<b>85</b>	<b>100</b>

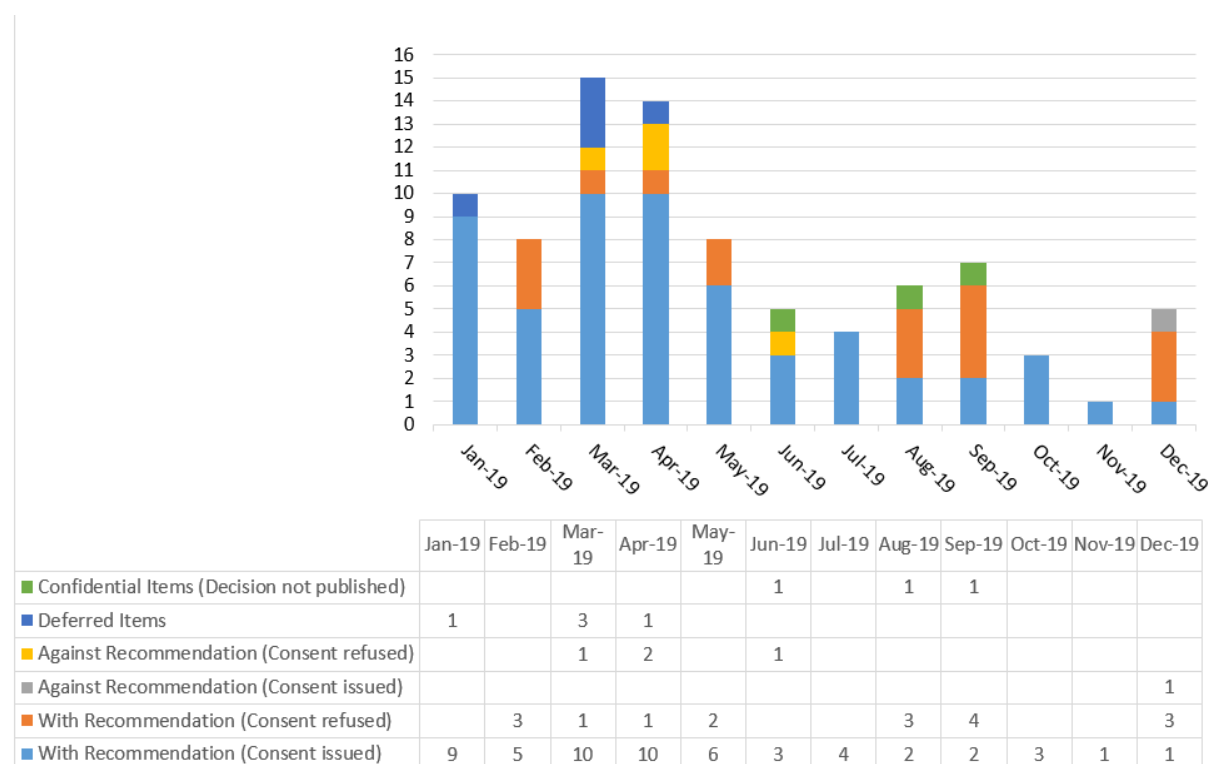
**Table 2: Summary of Decisions**

Table 2 shows that the great majority (89.4%) of CAP decisions were in line with the staff recommendation. Please note that deferred items have not been included in the calculation of this figure.

This result is to be expected given that most development proposals go through a process of negotiation between Council's assessment staff and applicants to ensure compliance with the relevant Development Plan provisions before they are presented to the CAP.

Figure 1 below presents this information in graphical and chronological form and shows that there has been a marked decline in the number of applications being presented to and considered by the CAP since March 2019. This can be attributed, in part, to the change in delegations to the CAP noted above.

A fairly high proportion of applications (23.5%) were refused during the year, reflecting the determination of both the CAP and staff to uphold the intent of existing Development Plan policy. While a larger number of refusals would normally be expected to lead to a higher number of decisions appealed to the ERD Court, this has not been the case (as discussed below).



**Figure 1: Summary of Decisions**

Table 3 (below) shows the type of developments that were determined by the CAP during 2019. Land division, dwellings and combined land division/built form proposals - most of which were for infill development - were especially prominent and constituted nearly 70% of applications determined by the CAP. There were a larger number of signage applications considered by the CAP than in previous years while all seven (7) of the applications for tree damaging activity (i.e. removal of significant/regulated trees) were refused in line with the staff recommendation.

Type of development	Number	Per Cent
Land division	17	20.0
Dwellings/additions	25	29.4
Combined land division & built form	17	20.0
Change of use	4	4.7
Signage	9	10.6
Commercial/industrial	3	3.5
Tree damaging activity	7	8.3
Community use	3	3.5
<b>TOTAL</b>	<b>85</b>	<b>100</b>

**Table 3: Types of Development**

## **Confidential Items**

The CAP determined three (3) confidential items during the period, all of which were supported in line with the staff recommendation.

## **Appeals**

A total of four (4) development decisions of the CAP were appealed to the Environment, Development and Resources (ERD) Court during the year, which is half the number of appeals that occurred in 2018. Only one (1) of these appeals proceeded to a full hearing, with the ERD Court upholding the CAP's decision to refuse the removal of a significant tree.

Further details of appeals arising from the CAP's decisions are summarised as follows:

- Three (3) appeals were finalised through compromise plans being deemed acceptable by the CAP.
- One (1) appeal was determined by an ERD Court hearing (as noted above).
- There are currently no outstanding appeals.

## **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.

**Conclusion**

The CAP has sought to make the assessment of development proposals within the City of West Torrens as transparent as possible so that applicants, people making representations and the general public understand the decision making process and the policy underpinning development decisions. Given the imminent introduction of a completely new policy regime in the form of the Planning and Design Code in mid-2020, it will be important for the CAP to continue operating in such a transparent fashion to ensure that community members understand the context of development decisions and the limits placed on the CAP's determinations.

Members of the CAP would like to express their appreciation to Elected Members, the Chief Executive Officer and planning staff of the City of West Torrens for their ongoing support and assistance.

**Attachments**

Nil



## 17.2 Swap Spot/Exchange Zones

### Brief

The purpose of this report is to respond to the resolution of Council at its meeting of 5 November 2019 that the Administration prepare "a report on the costs and feasibility of setting up a safe swap spot for the residents of West Torrens to ensure that the residents have a safe place to buy/sell and swap goods."

### RECOMMENDATION

It is recommended to Council that the Chief Executive Officer be authorised to obtain formal legal advice specifically related to the inherent risks Council would face if it proceeds with the proposal to establish a Safe Swap Spot within the City of West Torrens and Council's insurer, the Local Government Association Mutual Liability Scheme, deems the risk profile of the proposal too great to effectively manage and accordingly, any alleged negligence and/or failure to provide a 'safe' swap spot environment will fall to Council. Further, following receipt of the legal advice, a further report be provided to Council.

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### Introduction

Council at its meeting of 5 November 2019 resolved that the Administration prepare "a report on the costs and feasibility of setting up a safe swap spot for the residents of West Torrens to ensure that the residents have a safe place to buy/sell and swap goods." The proposed safe swap spot is a proactive effort to provide rate payers with a suitable public location to promote e-commerce amongst residents who wish to exchange goods in a safe public space.

Following discussions with the mover and seconder of the motion, it is suggested that the proposed safe swap spot operate 7 days a week and the operating hours be between 8am - 5pm during standard daylight hours and between 8am -8pm during daylight saving times. Council's investment towards the proposed safe swap spot would also include access to a suitable public space, appropriate signage and for an operating CCTV system for recording.

Potential locations such as the Civic Centre/Hamra Centre, Thebarton Community Centre, Camden Oval or Apex Park were mentioned.

### Discussion

A safe swap spot looks to promote e-commerce transparency amongst residents who are looking to make online purchases and exchange transactions in a monitored area. It is envisaged that the safe swap spot will be located outdoors and will offer clear signage, visibility, parking availability and CCTV recording.

Research material on this topic has not been locally or nationally available, all of the information has been sourced from United States given safe swap spots or 'exchange zones' as they are also called are common in America. Local Australian examples cannot be cited and if Council was to proceed with the concept of a safe swap spot, it is the Administration's belief that it would be a first for South Australia and possibly Australia.

Swap Spots or Exchange Zones (other researched names include Safe Exchange Zone; Safe Trade Station; etc.) in the United States are established, controlled and monitored by the relevant State/City Police Departments. Web site examples of such safe swap spots are provided in **Attachment 1**.

From the available information, a Swap Spot is essentially a public meeting place chosen by the buyer/seller to complete a local sale. The buyer and seller will communicate after a local listing is purchased to determine the time and date of the meeting to complete the sale. In the absence of a designated and promoted safe swap spot, common sense should apply to complete the sale like:

- Always meet the buyer/seller in a public place, with plenty of people around;
- Use the 'buddy' system and don't go alone;
- Avoid meeting in secluded areas or places that are not well lit;
- Avoid inviting a stranger into your home or going into a stranger's home unaccompanied;
- Be suspicious of a buyer/seller who changes the agreed upon meeting location; and
- If something doesn't feel right, don't meet the buyer/seller.

Of course, the buying and selling of large household items such as furniture, white goods and large electrical appliances will often require the buyer to enter, or the seller to invite strangers into their homes which may create an unsafe situation. Designated and promoted safe swap spots are not intended for the buying and selling of large household items.

As part of preparing this report and before Council ventures too far into the concept of establishing a safe swap spot, the Administration sought the views of our insurer, the Local Government Association Mutual Liability Scheme (LGAMLS - the Scheme).

The Scheme's advice is that once Council promotes that there is a place where the public can 'safely' buy/sell and/or swap goods, then that introduces a duty of care (increase in risk profile) on Council to monitor, manage and ensure people can 'safely' undertake that task. The advice also indicates that given local government has no law enforcement powers like SAPOL (and the police who establish and promote safe swap spot locations in the United States), there is no way that Council can risk manage the environment of the location, including limiting the access to local residents and the quality/safety/legality of the swap so when something goes wrong with any part of the swap process, any alleged negligence and/or failure to provide a 'safe' environment will fall to Council.

Irrespective of whether the word 'safe' is omitted from the nomenclature of the location (for example, just calling it a swap spot or exchange zone) the Scheme's advice suggests that by simply making a place available by a level of government will be interpreted as having made a 'safe' place available. The Scheme also suggests that this type of activity would not be contemplated with respect to the objectives of Community Land as contained in the *Local Government Act 1999*.

Further, it is the view of the Scheme that CCTV won't stop poor behaviours and signs won't mitigate the risks and as a member of the LGAMLS, the Council has an obligation pursuant to the LGAMLS Rules to effectively risk manage its functions, duties, obligations pursuant to the *Local Government Act 1999*.

The Scheme's advice concludes by posing the question "Why Council thinks it has a duty to provide such a community service?"

If Council was to proceed with establishing a safe swap spot at a suitable location, it is estimated that the CCTV establishment costs would be in the order \$4,000 and internet provider costs would be approximately \$90 per month (ongoing) to allow for recording and remote access requirements. Other establishment costs including appropriate signage and any other civil infrastructure costs required dependent on the location chosen have not been costed at this stage.

Given the advice from the Scheme and their view that Council would find it difficult to provide a 'safe' environment free of risk if it established a safe swap spot and the fact that the Scheme would most likely not cover any liability that would fall to Council if something went wrong at the proposed safe swap spot, it may be appropriate to seek formal legal advice, including the inherent risks associated with the proposal to establish a Safe Swap Spot within the City of West Torrens.

Alternatively, Council may at this point decide not to proceed any further with the proposal to establish a Safe Swap Spot within the City of West Torrens.

## **Conclusion**

Council at a recent meeting resolved that the Administration prepare a report on the costs and feasibility of setting up a safe swap spot for the residents of West Torrens.

A safe swap spot is intended to be a safe place where residents can deal directly with another person to buy and sell items advertised online. Swap spots or exchange zones are very prominent in the United States where they are established, controlled and monitored by the relevant State/City Police Departments. Local Australian examples cannot be found and if Council was to proceed with the concept of a safe swap spot, it is the Administration's belief that it would be a first for South Australia and possibly Australia.

The Administration sought the views of our insurer, the Local Government Association Mutual Liability Scheme (LGAMLS - the Scheme) about the concept of establishing a safe swap spot within the City of West Torrens.

The Scheme was not generally supportive of the concept indicating that Council has no law enforcement powers like SAPOL (and the police who establish and promote safe swap spot locations in the United States). The Scheme is of the view that there is no way that Council can risk manage the environment of the location, including limiting the access to local residents and the quality/safety/legality of the swap so when something goes wrong with any part of the swap process, any alleged negligence and/or failure to provide a 'safe' environment will fall to Council.

Given the advice from the Scheme and the likelihood that Council would not be covered insurance wise if something went wrong during the swap process at the safe swap spot, it would be appropriate to seek formal legal advice, including the inherent risks associated with the proposal to establish a Safe Swap Spot within the City of West Torrens.

## **Attachments**

### **1. Swap Spot/Exchange Zones Examples**

14/01/2020

Lincoln Police | Swap Spot



## Lincoln Police

[lincoln.ne.gov](http://lincoln.ne.gov) Police Swap Spot

## SWAP SPOT

1501 N. 27th Street  
Lincoln, Nebraska

The Lincoln Police Department has set aside locations inside and outside the Center Team Station as a meeting place for exchanges. This could include pre-arranged online transactions, child custody exchanges, etc. Similar initiatives are in place across the country in an attempt to minimize frauds and robberies which have occurred when meeting with a stranger.

The Lincoln Police Department permits the physical exchange of items/currency within the public lobbies of department facilities during regular operating hours only and in parking lots between 5:00 a.m. and 11:00 p.m. All sales, trades, transactions, and child custody exchanges are purely civil matters which must be agreed upon by all involved parties prior to arriving on city property. LPD employees or officers will not act as arbitrators, mediators, witnesses, or direct supervisors of transactions or exchanges. LPD does not guarantee the safety of any persons utilizing the Swap Spot service and will not be liable for any criminal activity which may occur during a transaction or exchange. Citizens are welcomed and encouraged to utilize LPD lobbies and the Swap Spot service, but will do so at their own risk.



*Two stalls on the north side of the Center Team Station are marked with signs bearing the Swap Spot logo.*

## RULES OF SWAP SPOT

- The Swap Spot service is available at the LPD Center Team station located at 1501 N. 27th Street (NW corner of 27th and Holdrege Street).
- In the event of an emergency, parties must call 911 to receive assistance. LPD will not provide officers/employees to directly supervise transactions.
- All transactions and exchanges are purely civil matters. LPD will not intervene in determining fair market value of items or goods and will not act as a mediator, arbitrator, witness, or direct supervisor for any transaction or custody exchange.
- No weapons, drugs, medication, or hazardous items (chemicals, explosives, etc.) will be allowed to be traded utilizing the Swap Spot service.
- Under no circumstance may any children or items be left unattended on LPD property. If children are left unattended, the parents, guardians, or responsible party may be criminally prosecuted.
- LPD Service Desk personnel may check items upon request to verify if they are stolen. If items are found to be stolen, an officer will be requested to respond and seize the property. No refunds or compensation will be provided for items found to be stolen.
- All buyers/sellers are encouraged to verify the identity of persons they are interacting with. If you are given a cashier's check, money order, or other equivalent, call the bank (via the number listed online, not one provided to you by the person giving you the check) to verify validity of the check or funds.
- Video evidence will be retained for 30 days. Any requests for video must be made within that timeframe. Any requests beyond 30 days will not be accommodated.
- Beware of common scams, such as checks for amounts higher than the amount of the transaction or persons requesting pre-paid cards instead of currency.

### About LPD

<https://www.lincoln.ne.gov/city/police/swapspace.htm>

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14/01/2020

Lincoln Police | Swap Spot

Reporting a Crime
Join Our Team
Departments
Police Activity
Police Records
Documents & Publications
History
Home



### Lincoln Police Department

[lpd@cjis.lincoln.ne.gov](mailto:lpd@cjis.lincoln.ne.gov)

Jeff Bliemeister  
Chief of Police

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Lincoln, NE, 68508 USA

Tel 402-441-6000

Fax 402-441-7010



Lincoln Police Department on Instagram

- Mission & Goals
- Department Policies
- Frequently Asked Questions
- Community Based Policing
- Mental Health Resources: Adults & Kids

<https://www.lincoln.ne.gov/city/police/swapspot.htm>

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14/01/2020

Safe Swap Spot | City of Bloomington MN



POLICE LINKS

## Safe Swap Spot



### What is Safe Swap Spot?

Safe Swap Spot is a designated location for residents to conduct transactions in a public location. Transactions may include online purchases, child custody exchanges or transactions where meeting in a public location will help improve personal safety.

<https://www.bloomingtonmn.gov/pd/safe-swap-spot>

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14/01/2020

Safe Swap Spot | City of Bloomington MN

## Where is the Safe Swap Spot located?

The swap spot is located in the Civic Plaza parking lot at 1800 W. Old Shakopee Rd. near the police department entrance (row of parking spots closest to Logan Ave.) and available for exchanges at all time. The area is identified by Safe Spot signage. In addition, during police department lobby hours, exchanges can be made within the police department lobby (Monday - Friday 8 a.m.-8 p.m.).

## Is the Safe Swap Spot monitored 24 hours a day?

- While security monitoring is in place, a staff person is not assigned to viewing the footage or exchanges on a regular basis.
- An officer will NOT monitor each exchange nor facilitate transactions.
- Safe Swap Spot is not a guarantee of safety, but rather used as an additional option when people want to schedule an exchange or transaction in a public place.

## Safety Tips About In Person Transactions

While many people who conduct business online are honest and sincere in buying and selling items, there are those who use it to facilitate crimes. These tips are suggested as extra safety measures:

- Tell a friend or family member where you are going and when you will return.
- If possible, have someone accompany you.
- Conduct exchanges during daylight hours.
- Make sure the product works. Remember once you give the seller cash and leave, there aren't any refunds.
- Bring a cell phone and make sure it is turned on.
- Only purchase items from sellers who will meet in person and accept cash. If a seller insists on money transfer, itunes gift cards, or online payment, don't do it.
- If you are purchasing or selling a large ticket item (such as a vehicle), consider meeting at a bank.
- Always trust your instincts and take additional safety precautions as necessary.
- Cancel plans for a transaction if you identify any red flags or have additional concerns for your safety.
- If it's too good to be true, it probably is.

**To see where other meet-up locations are in the area, visit [www.safetradespots.com](http://www.safetradespots.com), the largest national database of police and sheriff's departments that have designated locations for in-person transactions.**

## Contact Information

### Police Department

[952-563-4900](tel:952-563-4900)

[police@BloomingtonMN.gov](mailto:police@BloomingtonMN.gov)

<https://www.bloomingtonmn.gov/pd/safe-swap-spot>

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## Safe Exchange Zone

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The Grand Prairie Police Department is now offering three locations for online exchanges and child custody arrangements.

The "Exchange Zone" spaces are well-lit and under 24-hour surveillance, giving residents and commuters a safe place to purchase or exchange property from sites such as Craigslist, Facebook and OfferUp. In addition to online purchases, we also invite blended families to utilize the Exchange Zone for child custody arrangements.

### Exchange Zone Locations in Grand Prairie

#### Public Safety Building

1525 Arkansas Lane, Grand Prairie TX 75052

We also welcome the public to use the inside lobby during normal business hours to request a check of serial and/or VIN numbers to ascertain if the item(s) are stolen.

#### Police Substation

5610 Lake Ridge Parkway, Grand Prairie, TX 75052

#### Police Training Center

310 College Street, Grand Prairie, TX 75050

### Safety Tips if You are Unable to Use an Exchange Zone:

Here are a few safety tips if you are unable to use the "Exchange Zone":

- Use a well-lit, public parking lot with video surveillance
- Bring a friend or family member with you
- Let others know where you are meeting and what time
- Avoid meeting at your home
- Avoid nighttime transactions







[Departments](#) » [Police Department](#) » [Community Services](#) »

## SAFE TRADE STATION

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### About Safe Trade

The internet can be a great place to buy or sell property, but conducting the transaction should be as safe as possible for both the buyer and the seller.

In a proactive effort to safeguard our citizens, the Cedar Park Police Department is welcoming the public to our department to close their online transactions in a safer way.

Some online sites require transactions to be conducted in person. The Cedar Park Police Safe Trade Station is a location set up by CPPD to aid in the safe transfer of goods purchased online at classified or social media web sites, such as Craigslist, Facebook, and other online sites where you deal directly with another person to exchange money for items purchased.



### Meetup Spot

For your safety and convenience, the Cedar Park Safe Trade location has been designated as the 4 parallel spots directly in front of the Police Department Expansion along Discovery Blvd (see image references below). This location is monitored and recorded on a 24-hour surveillance video system. We recommend that transactions be conducted during daylight hours for increased safety but this area is also well lit if you must conduct the transaction during early morning or night time hours.





## How Does It Work?

It's simple! Those who have made arrangements to buy or sell items over social media such as Facebook groups and Craigslist, agree to meet **ONLY** at a SafeTrade location.

Our lobby is only open Monday-Friday from 8:00 a.m. - 5:00 p.m.

**Please note:** Cedar Park Police Officers will not personally witness, facilitate or participate in exchanges as these are a civil matter.

## SafeTrade Tips

SafeTrade offers a few tips for a successful exchange:

- Ask for proof of the seller's identity. Take a photo with a cell phone.
- If you're carrying a large sum of cash, either before or after the transaction, don't make it obvious, and be careful to ensure that you're not followed after the transaction.
- Beware of common scams, like checks for an amount higher than the amount of the deal; "cashier's checks" that are forged and presented when the bank is closed.
- If you are given a cashier's check, money order or other equivalent, call the bank - at the number listed online, not a number the buyer gives you - to verify the validity of the check.

A list of SafeTrade Stations is online at [www.safetradestations.com](http://www.safetradestations.com). For more information on the SafeTrade program, please email [police2@cedarparktexas.gov](mailto:police2@cedarparktexas.gov).

*Cedar Park Police Personnel do not get involved in, enforce, guarantee, or become a party in any way to the transactions of the individuals trading.* We are simply offering a safer environment to conduct your prearranged transaction. Currently, the only restrictions on transactions at the Cedar Park Police Department, is the buying or selling of weapons or medications of any kind, and obviously no transactions involving items prohibited by law.

Like any crime prevention initiative, a SafeTrade station is not a 100% guarantee against unpredictable behavior or that something will go wrong, but it is a step to make your transaction safer.

## 17.3 Planning Reform: Zones and TNV Recommendations

### Brief

This report provides recommended feedback on the proposed zones to be contained in the draft Planning and Design Code.

### RECOMMENDATION

It is recommended to Council that the recommendations contained in this report, in relation to zone alternatives, Technical and Numerical Variations, Concept Plans and Heritage and Character Statements be approved and provided to DPTI as its first formal response to the consultation on the draft *Planning and Design Code*.

---

### Introduction

A review of the Zone Transition Plan for the City of West Torrens, released by the Department of Planning, Transport and Infrastructure (DPTI), has identified that some of the zoning intent and policy will have major impacts on the City of West Torrens. This is most prevalent in relation to the proposed Neighbourhood Zones (residential). Proposed residential zoning in some areas will have a significant increase in the densities allowed resulting in additional dwellings and all the associated issues including open space and greening, heat, carparking and traffic. The issue of zoning and associated densities is addressed in this report with future reports to address the associated issues.

The Administration has been working with DPTI at a number of levels, including through a secondment arrangement and working closely with the DPTI Transition Manager for West Torrens in order to influence the outcome of the Code to ensure it meets the needs of the City of West Torrens.

### Discussion

While the State Planning Commission (SPC) has consistently advocated that the transition to the Planning and Design Code (Code) will achieve a 'like for like' outcome throughout the planning reform process, the reality has demonstrated that this has not been achieved in West Torrens. However, the SPC and DPTI has recognised that the transition of zoning from the relevant Development Plan to the draft Code is not always straight forward and that there may be better solutions to be found which provides an opportunity for West Torrens to identify potential solutions through the consultation process.

The *West Torrens Transition Table (Attachment 1)*, created by the SPC/DPTI, identifies existing zones as per the West Torrens Development Plan and what each of these zones (including policy areas and precincts) will transition to in the Code.

The draft Code is out on consultation and during this period, stakeholders have the ability to:

- Parts of the Code Framework: the number and type of Zones, Sub-zones, Overlays and General Development Policy modules.
- Code Content: the wording of policies within the Code (Desired Outcomes, Performance Outcomes and Deemed to Satisfy requirements) and the range of definitions and the way in which definitions are expressed.
- Code Spatial Application: the spatial application of Zones, Sub-zones and Overlays to the various parts of the State.
- Assessment Procedures: assignment of development types to assessment pathways and exemptions from public notification triggers for Performance Assessed development types.

In the first instance, the aspects of Council's proposed response and subject of this report, will focus on:

1. Identifying more appropriate zoning and the spatial application of relevant technical and numeric variations (TNVs),
2. Review of concept plans contained within Council's Development Plan and to date not identified by DPTI or SPC for transition, and
3. Review of the heritage and character area statements currently on public consultation.

Further proposed feedback on other aspects that Council can influence may be the subject of future reports.

### Recommended Zoning and TNVs

The proposal below seeks to advocate for consistency with respect to current lot sizes and building heights as provided in the West Torrens Development Plan. This is seen to be achieved primarily through the recommendation for TNVs being applied. The recommendations as given below seek to reflect the Development Plan through zone and TNV implementation. The proposal below seeks that the existing Residential Zone, Cowandilla/Mile End West Character Policy Area 23 be transitioned across as Suburban Neighbourhood Zone in lieu of Housing Diversity Zone. This will enable site area and building heights to be carried across from Council's Development Plan. Like all of our recommendations, Council can only make the suggestion as it is ultimately a decision DPTI need to make if they consider it an appropriate change.

The recently released document from SPC titled "*Planning and Design Code: Phase Three (Urban Areas) Code Amendment - Updated Report*" (**Attachment 2**), provides the following insights on the General Neighbourhood Zone:

*There is currently significant variation in minimum frontage width and allotment size across the 85 residential zones in South Australia, even though many of these areas share similar characteristics and attributes. The General Neighbourhood Zone in particular will provide greater standardisation of minimum frontage or site area requirements in some areas.*

*The Code's residential areas were selected for the General Neighbourhood Zone where:*

- *the current Residential Development Code is applied*
- *the current zone seeks diverse housing, facilitates land division, infill development and small lot housing (generally where policies allow minimum site areas of 450m<sup>2</sup> or less).*

*In some cases, the General Neighbourhood Zone has been unintentionally applied where:*

- *Historic Area or Character Area overlays apply*
- *specific policy applies relating to the management of sloping land*
- *where the intended land division pattern is for large allotments and wider frontages*
- *current zoning typically does not seek increased diversity or density.*

It is on this advice that Low Density Policy Area 20 is recommended be retained as the proposed General Neighbourhood Zone. Conversely, it is recommended that Policy Area 21 be zoned Suburban Neighbourhood Zone. This is because it currently seeks allotments of 420m<sup>2</sup> and is seen to yield a considerably higher rate of potential infill that has not been adequately researched. There are implications with regard to hard and soft infrastructure capacity, streetscape impact, public transport etc. that need to be considered in depth.

Provisions around hammerhead development require further review within the draft Code, particularly for localities (including the low density policy areas) that currently actively discourage hammerhead / battle-axe development from occurring.

When reviewing the proposed zoning, it is clear that the Housing Diversity Zone is seeking a higher density than the Medium Density Policy Area it is going to replace. The Housing Diversity Zone seeks a density of up to 70 dwellings per hectare which translates to approximately 142m<sup>2</sup> per dwelling. The Medium Density Policy Area 18 has varying allotments sizes and frontages based on the type of dwelling, whereas the Medium Density Policy Area 19 seeks minimum allotments sizes of 270m<sup>2</sup> unless located within 400m of a Centre Zone.

In the recommendations there are suggestions of splitting zones. This has been suggested to reflect changes in specific location to building height, site areas or other similar parameters and again reiterate a like for like transition where possible.

Existing Zone	DPTI/SPC Proposed	Zone	TNV	Recommendation
Adelaide Shores	Recreation	✓		<p>The proposed change of the Adelaide Shores Zone to the Recreation Zone appears to create conflict with the successful and long running Tourist Park and facilities operating along the coast. The provisions of the Recreation Zone do not appear to support or envisage this type of land use. <u>It is recommended that there be a zone split to the tourist park (aerial below) with application of the Caravan and Tourist Park Zone west of Military Rd.</u></p> <p>Adelaide Shores have not been approached for their view on this however, the Administration's response is based on maintaining a "like for like" position.</p>
Bulky Goods	Suburban Employment	✓		<p>The Bulky Goods Zone has been proposed to transition to the Suburban Employment Zone. This Zone does not appear to be conducive to Bulky Goods land uses. It is difficult to find and retain large parcels of land for these types of land uses. Without protection, these large parcel sizes will be eroded with more small scale retail type land uses to the exclusion of larger format retail. <u>It is recommended that a Bulky Goods subzone be drafted and implemented</u> which aligns with current policy reinforcing the existing zoning and intent until such time adequate research and investigations have been undertaken to demonstrate demand for a different approach.</p>
Coastal Marina	Infrastructure (Ferry and Marina Facilities)	✓		<p>The current policy for the Coastal Marina Zone envisages and supports recreation and tourist land uses. The proposed transition of this Zone to the Infrastructure (Ferry and Marina Facilities) does not appear to support these types of land uses. <u>It is recommended that a sub zone supporting recreation and tourist land uses is drafted and implemented</u></p>



<b>Commercial Arterial Roads Policy Area 1 Intersection Precinct 1</b>	<b>Suburban Employment</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 9.0 metres Split to reflect increased height when primary frontage is an arterial road: Maximum Storeys: 3 Maximum building height: 12.5 metres
<b>Commercial Arterial Roads Policy Area 1 Richmond Road Precinct 2</b>	<b>Suburban Employment</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 3 Maximum building height: 12.5 metres Split to reflect decreased building height when located within 30m of a residential (or neighbourhood) zone boundary: Maximum Storeys: 2 Maximum building height: 8.5 metres Split to reflect development on north side of Richmond Rd between Railway Tce and the prolongation of Farnham Rd: Minimum Storeys: 2 Maximum Storeys: 3 Maximum building height: 12.5 metres
<b>Commercial Arterial Roads Policy Area 1 Sir Donald Bradman Drive (Mile End) Precinct 3</b>	<b>Suburban Employment</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 8.5 metres
<b>Commercial Arterial Roads Policy Area 1 South Road (Keswick) Precinct 4</b>	<b>Suburban Employment</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 8.5 metres
<b>Commercial Arterial Roads Policy Area 1 South Road (Mile End) Precinct 5</b>	<b>Suburban Employment</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 8.5 metres
<b>Commercial Arterial Roads Policy Area 1 South Road (Mile End South) Precinct 6</b>	<b>Suburban Employment</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 3 Maximum building height: 12.5 metres
<b>Community Recreation Open Space</b>	<b>Open Space</b>	✓		The Community Zone, Recreation Policy Area 5, Precinct 8 Open Space has been proposed to transition to the Open Space Zone. However, given the existing land uses and envisaged land uses in the current policy, it is proposed that the <u>Recreation Zone</u> would be more suitable.

<b>Industry Infrastructure Policy Area 8</b>	<b>Infrastructure</b>		✓	Inclusion of maximum building height: Maximum Height: 12.0 metres
<b>Industry Infrastructure Policy Area 8</b>	<b>Employment</b>		✓	Inclusion of maximum building height: Maximum Height: 12.0 metres
<b>Industry Infrastructure Policy Area 8</b>	<b>Employment</b>		✓	Inclusion of maximum building height: Maximum Height: 10.0 metres
<b>Local Centre</b>	<b>Suburban Activity Centre</b>	✓	✓	The Local, Neighbourhood and District Centre Zone hierarchy has been collapsed into a single zone. The Code anticipates an active retail precinct that includes neighbourhood scale shopping, business, entertainment and recreation facilities. It is a focus for business and community life and provides for most daily and weekly shopping needs of the community. Whilst, currently, the Local Centre Zone is a centre characterised by corner stores and small groups of shops located within walking distance of the population they serve and are generally of a low scale and complementary to the existing residential areas in close proximity. Recommend a subzone be drafted identifying land use and scale. Introduction of building height and storey limits Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 8.5 metres
<b>Neighbourhood Centre Hilton Policy Area 11</b>	<b>Suburban Activity Centre</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 3 Maximum building height: 12.5 metres Split to reflect reduced height when not facing Sir Donald Bradman Drive: Maximum Storeys: 2 Maximum building height: 8.5 metres
<b>Neighbourhood Centre Marleston</b>	<b>Suburban Activity Centre</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 3 Maximum building height: 12.5 metres Split to reflect height on residential (neighbourhood) zone boundary: Maximum Storeys: 2 Maximum building height: 8.5 metres
<b>Neighbourhood Centre Novar Gardens</b>	<b>Suburban Activity Centre</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 8.5 metres
<b>Neighbourhood</b>	<b>Suburban Activity</b>		✓	Inclusion of maximum building height and storeys:

<b>Centre Richmond</b>	<b>Centre</b>			Maximum Storeys: 2 Maximum building height: 8.5 metres
<b>Neighbourhood Centre Tennyson Street</b>	<b>Suburban Activity Centre</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 8.5 metres
<b>Neighbourhood Centre Thebarton</b>	<b>Suburban Activity Centre</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 8.5 metres
<b>Residential Ashford Character</b>	<b>Suburban Neighbourhood</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 9.0 metres
<b>Residential Cowandilla/Mile End West Character</b>	<b>Housing Diversity</b>	✓	✓	It is uncertain why the Residential Zone, Policy Area 23 has been proposed to be change to the Housing Diversity Neighbourhood Zone when all other Character Policy Areas have transitioned to the Suburban Neighbourhood Zone. The density proposed in the Housing Diversity Zone is at odds with that currently contained within the Development Plan. <u>The Suburban Neighbourhood Zone with support of a Character statement is considered more appropriate and enables relevant TNV parameters to be applied.</u> Inclusion on TNV providing: Maximum storeys: 2 Maximum Height: 9.0 metres Split reflecting 340m2 site minimum except for east of Bagot Ave which can be a minimum of 270m2.
<b>Residential Elston Street Conservation</b>	<b>Suburban Neighbourhood</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 9.0 metres
<b>Residential Glandore Character</b>	<b>Suburban Neighbourhood</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 9.0 metres
<b>Residential Lockleys Character</b>	<b>Suburban Neighbourhood</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 9.0 metres
<b>Residential Low Density Policy Area 20</b>	<b>General Neighbourhood</b>		✓	No change to proposed zoning as identified by SPC/DPTI. Recommend further response to DPTI/SPC will include request for improvement to policy relating to battleaxe/hammerhead allotments.



<b>Residential Low Density 21</b>	<b>General Neighbourhood</b>	✓	✓	<p>The introduction of the General Neighbourhood zone will create unprecedented opportunity for infill within this policy areas. It is suggested that current policy is more consistent with that of the <u>Suburban Neighbourhood Zone</u> (attachment 4). This could be a Code amendment pending appropriate background research. Noting, proposal loses 400m density bonus currently provided in the Development Plan, although could be remedied with a zone split reflecting current mapping on WestMaps if DPTI able to replicate.</p> <p>Inclusion of TNV:</p> <p>Minimum site frontage: 12 metres</p> <p>Minimum site area: 420m<sup>2</sup></p> <p>Maximum Storeys: 2</p> <p>Maximum height (metres): 9.0 metres</p>
<b>Residential Medium Density 18</b>	<b>Housing Diversity Neighbourhood</b>	✓	✓	<p>Housing Diversity Zone as proposed in the draft Code allows for allotments of 142m<sup>2</sup>. Current policy is more consistent with General Neighbourhood Zone with the addition of TNV's to reflect building heights in certain areas. This will also be more consistent with the outcomes achieved by Campbelltown Council who have experienced the same infill concerns that West Torrens have.</p> <p>Split to reflect building heights:</p> <p>Allotments bounded by Holbrooks Rd, Garden Tce and River Torrens in Underdale:</p> <p>Maximum storeys: 4</p> <p>Maximum Building Height: 16.5m</p> <p>Allotments bounded by Anzac Hwy, Morphett Rd and Cromer St in Camden Park:</p> <p>Maximum storeys: 4</p> <p>Maximum Building Height: 16.5m</p> <p>Allotments in Ashford (other than those adjacent to Ashford Character Area):</p> <p>Maximum storeys: 4</p> <p>Maximum Building Height: 16.5m</p>
<b>Residential Medium Density 19</b>	<b>Housing Diversity Neighbourhood</b>	✓	✓	<p>The Housing Diversity Zone as proposed in the draft Code allows for allotments of 142m<sup>2</sup>, this does not align with existing policy.</p> <p>Current policy is more consistent with General Neighbourhood Zone with the addition of TNV's to reflect building heights in certain areas.</p> <p>Split to reflect building heights, allotments front</p>

				Brooker Tce, Marion Rd and Henley Beach Rd: Maximum storeys: 3
<b>Residential Mile End Conservation</b>	<b>Suburban Neighbourhood</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 9.0 metres
<b>Residential Novar Gardens Character</b>	<b>Suburban Neighbourhood</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 9.0 metres
<b>Residential Richmond Conservation</b>	<b>Suburban Neighbourhood</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 9.0 metres
<b>Residential Rose Street Conservation</b>	<b>Suburban Neighbourhood</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 9.0 metres
<b>Residential Thebarton Character</b>	<b>Suburban Neighbourhood</b>		✓	Inclusion of maximum building height, storeys and site area: Maximum Storeys: 2 Maximum building height: 9.0 metres Minimum site area: 270m <sup>2</sup> .
<b>Residential Torrensvile Character</b>	<b>Suburban Neighbourhood</b>		✓	Inclusion of maximum building height, storeys and site area: Maximum Storeys: 2 Maximum building height: 9.0 metres Minimum site area: 340m <sup>2</sup> .
<b>Residential Torrensvile East Conservation</b>	<b>Suburban Neighbourhood</b>		✓	Inclusion of maximum building height and storeys: Maximum Storeys: 2 Maximum building height: 9.0 metres
<b>Urban Corridor Boulevard</b>	<b>Urban Corridor (Boulevard)</b>		✓	Inclusion of minimum and maximum building height and storeys: Minimum Storeys: 3 Maximum storeys: 8 Building Height: 32.5 Split zone to reduce building height on land adjacent Residential Character Glandore Policy Area (between Anzac Hwy, South Rd and Beckman St) and allotments between Syme St and South Rd: Maximum storeys: 3 Maximum building height: 12.5 metres
<b>Urban Corridor Business</b>	<b>Urban Corridor (Business)</b>		✓	Inclusion of maximum building height and storeys: Minimum storeys: 3 Maximum storeys: 6

				Maximum building height: 24.5m
<b>Urban Corridor High Street</b>	<b>Urban Corridor (Main Street)</b>		✓	<p>Inclusion of maximum building height and storeys- with zone splits:</p> <p>Split west of Marion Rd: Maximum storeys: 3 Maximum building height: 12.5m</p> <p>Between South Rd and Marion Rd: Maximum storeys: 4 Maximum building height: 16.5m</p> <p>All allotments east of South Rd: Maximum storeys: 6 Maximum building height: 24.5m</p>
<b>Urban Corridor Transit Living</b>	<b>Urban Corridor (Living)</b>		✓	<p>Inclusion of maximum building height and storeys- with zone splits:</p> <p>Maximum storeys: 6 Maximum building height: 24.5m</p> <p>Adjoining Henley Beach Rd- west of Marion Rd: Maximum storeys: 3 Maximum building height: 12.5m</p> <p>Adjoining Henley Beach Rd east of Marion Rd: Maximum storeys: 4 Maximum building height: 16.5m</p>
<b>Urban Renewal Mixed Use Transition</b>	<b>Urban Renewal Neighbourhood</b>		✓	<p>Inclusion of maximum building height and storeys- with zone splits:</p> <p>Maximum storeys: 6 Maximum building height: 24.5m</p> <p>Reflect building height bear the centre of the zone between Sheriff St and Hardys Rd north of Wilford Ave</p>

## **Concept plans**

It is pleasing to note that DPTI has recently changed its position and announced that concept plans can now be included in the Planning and Design Code. Administration has conducted a review of the concept plans contained with the Development Plan and have placed them into three categories.

- **Retain** - These concepts plans are still relevant and include detail that cannot be demonstrated in any other way within the code.
- **Use TNV** - Details from the concept plan (e.g. building height) can be captured by way of TNV instead.
- **Remove** - These are no longer needed as development has already taken place, it will be considered as part of another assessment mechanism or the concept cannot be achieved.

Retain	Use TNV	Remove
<b>Weto/1</b>	Weto/3a	Weto/2
<b>Weto/24</b>	Weto/3b	Weto/9
<b>Weto/25</b>	Weto/3c	Weto/10
	Weto/4a	Weto/11
	Weto/4b	Weto/12
	Weto/4c	Weto/13
	Weto/5	Weto/14
	Weto/6	Weto/15
	Weto/7	Weto/16
	Weto/8	Weto/17
		Weto/18
		Weto/19
		Weto/20
		Weto/21
		Weto/22
		Weto/23

Where the concept plan is included into the Code, it will be supported by a Planning Outcome (PO) and Design Performance Feature (DPF) such as:

### **PO 9.1**

*Development is compatible with the outcomes sought by any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variation Overlay.*

### **DTS/DPF 9.1**

*None are applicable.*

For a more detailed examination of each concept plan, please see **Attachment 5**.

## **Heritage and Character Area statements**

On the 24 December 2019, DPTI released the Historic Area Statements and Character Areas Statements for Phase 3 Councils. These have been based on the Historic Area and Character Area Statements endorsed by Council on 19 November 2019. It doesn't appear that any information has been added, but some information has been removed. A comparison between the Council endorsed Heritage Area and Character Area Statements and the DPTI proposed statements can be seen in **Attachment 6**. The information missing from the DPTI proposed statements has been highlighted in yellow.

There are a number of issues that are common across many of the statements, such as:

- numerical details for site area, frontages and setbacks have been removed;
- an inconsistency of terminology;
- removal of "no carports or garages forward of the main face of the dwelling"
- removal of "driveways designed to preserve existing street trees";
- removal of "no shared driveways";
- removal of "not zincalume";
- removal of "additions located to the rear of the main dwelling"

The removal of the numerical figures from Heritage and Character Area Statements appear to have occurred across all council areas. While this may be consistent, it doesn't recognise the role that site areas and frontages have on the character of an area. The site areas and frontage will be described in ways such as 'low density' or 'wide frontages'. As density is defined in the Code, this implies that allotments as small as 285m<sup>2</sup> will be appropriate despite what is located around it. Statements such as 'wide' or 'substantial' are ambiguous and will be interpreted differently by different people. This will not create consistency, despite being one of the driving reasons for the planning reform.

The Heritage and Character Area Statements have been drafted by a variety of people from Councils, DPTI and heritage consultants. This has resulted in an inconsistency in terminology and the way matters are expressed, as highlighted and demonstrated in the table below:

	WTCC	Mitcham	Burnside
1	Second storey within the roof space	Second storey development located within the roof space or to rear of dwellings	Any upper storey elements integrated sympathetically into the dwelling design and generally not visible from street
2	<u>Low to very low density</u> site areas. Wide frontages. Detached dwellings on substantial allotments	Traditional rectangular grid pattern. <u>Generally large site areas. Generally large street frontage widths large.</u> Large front of dwelling setback. Vehicular access from rear lanes of many dwellings	<u>Substantial</u> rectangular blocks

It is recommended that response to SPC/DPTI include that numerical figures be reinstated, with it noted that if these figures cannot be reinstated to the Heritage and Character Area Statements then additional content should be added to consider the character of the immediate locality of each development. For example, allotment size and frontages should be consistent with adjoining allotments.

## Conclusion

In conclusion, the Administration is seeking early consideration by DPTI/SPC regarding zoning, TNVs, Concept Plans and Heritage and Character Area Statements from the Council to enable an increased chance for consideration by State Government, namely SPC and DPTI.

The second recommendation seeks to excise anything Council views as contentious to accommodate moving those parts that are agreed upon, again to facilitate advocacy and a more like for like transition of policy from Development Plan to Planning and Design Code.

**Attachments**

- 1. West Torrens Zone Transition Table**
- 2. Planning and Design Code: Phase Three (Urban Areas) Code Amendment - Update Report**
- 3. Development Potential for Policy Area 20**
- 4. Development Potential Policy Area 21**
- 5. Concept Plan Review**
- 6. Heritage and Character Area Statements Review**

## WEST TORRENS TRANSITION TABLE

Current Development Plan Zone	Current Development Plan Policy Area	Current Development Plan Precinct	Planning & Design Code Zone	Planning & Design Code Subzone	Key Relevant Overlays
Adelaide Shores			Recreation		
Airfield			Commonwealth Facilities		
Bulky Goods			Suburban Employment		
Coastal Marina			Infrastructure (Ferry and Marina Facilities)		Coastal Areas Overlay
Coastal Open Space			Open Space		Coastal Areas Overlay
Commercial	Arterial Roads Policy Area 1	Intersection Precinct 1	Suburban Employment		
Commercial	Arterial Roads Policy Area 1	Richmond Road Precinct 2	Suburban Employment		
Commercial	Arterial Roads Policy Area 1	Sir Donald Bradman Drive (Mile End) Precinct 3	Suburban Employment		
Commercial	Arterial Roads Policy Area 1	South Road (Keswick) Precinct 4	Suburban Employment		
Commercial	Arterial Roads Policy Area 1	South Road (Mile End South) Precinct 6	Suburban Employment		
Commercial	Arterial Roads Policy Area 1	South Road (Mile End) Precinct 5	Suburban Employment		
Commercial	Arterial Roads Policy Area 1		Suburban Employment		
Commercial	District Commercial Policy Area 2		Suburban Employment		
Commercial	Local Commercial Policy Area 3		Suburban Employment		
Commercial	Office Park Policy Area 4		Suburban Employment		
Community	Recreation	Mile End	Recreation		
Community	Recreation	Open Space	Open Space		
Community	Recreation		Recreation		
Community			Community Facilities		
District Centre	Brickworks		Suburban Activity Centre		
District Centre	Kurralta Park		Suburban Activity Centre		
Industry	Infrastructure Policy Area 8		Infrastructure		
Industry	Mixed Use Policy Area 10		Employment		
Industry	Netley Policy Area 9		Employment		
Industry			Employment		
Local Centre			Suburban Activity Centre		
Neighbourhood Centre	Hilton		Suburban Activity Centre		
Neighbourhood Centre	Marleston		Suburban Activity Centre		
Neighbourhood Centre	Novar Gardens		Suburban Activity Centre		
Neighbourhood Centre	Richmond		Suburban Activity Centre		
Neighbourhood Centre	Tennyson Street		Suburban Activity Centre		
Neighbourhood Centre	Thebarton		Suburban Activity Centre		
Open Space			Open Space		
Residential	Ashford Character		Suburban Neighbourhood		Character Area Overlay

Residential	Cowandilla / Mile End West Character		Housing Diversity Neighbourhood		Character Area Overlay
Residential	Elston Street Conservation		Suburban Neighbourhood		Historic Area Overlay
Residential	Glandore Character		Suburban Neighbourhood		Character Area Overlay
Residential	Lockleys Character		Suburban Neighbourhood		Character Area Overlay
Residential	Low Density		General Neighbourhood		
Residential	Low Density		General Neighbourhood		
Residential	Medium Density		Housing Diversity Neighbourhood		
Residential	Medium Density		Housing Diversity Neighbourhood		
Residential	Mile End Conservation		Suburban Neighbourhood		Historic Area Overlay
Residential	Novar Gardens Character		Suburban Neighbourhood		Character Area Overlay
Residential	Richmond Conservation		Suburban Neighbourhood		Historic Area Overlay
Residential	Rose Street Conservation		Suburban Neighbourhood		Historic Area Overlay
Residential	Thebarton Character		Suburban Neighbourhood		Character Area Overlay
Residential	Torrensville Character		Suburban Neighbourhood		Character Area Overlay
Residential	Torrensville East Conservation		Suburban Neighbourhood		Historic Area Overlay
Urban Corridor	Boulevard		Urban Corridor (Boulevard)	Hard Edged Built Form	
Urban Corridor	Boulevard		Urban Corridor (Boulevard)	Soft Edged Landscaped	
Urban Corridor	Business		Urban Corridor (Business)		
Urban Corridor	High Street		Urban Corridor (Main Street)		
Urban Corridor	Transit Living		Urban Corridor (Living)		
Urban Renewal	Mixed Use Transition		Urban Renewal Neighbourhood	Mixed Use Transition	
Urban Renewal			Urban Renewal Neighbourhood		



# DRAFT PLANNING AND DESIGN CODE



Planning and Design Code  
Phase Three (Urban Areas) Code Amendment  
- Update Report



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

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## 1. PURPOSE OF THIS REPORT

This report has been prepared by the State Planning Commission (the Commission) to update its planning reform partners and stakeholders at the half-way point of consultation on the draft Phase Three (Urban Areas) Planning and Design Code (the Code) Amendment. Phase Three will see the Code fully implemented and operational across the state by July 2020.

Discussed here are some of the key issues and opportunities which have arisen through the consultation process to date, particularly as a result of the following consultation and engagement activities:

- community information sessions
- council executive and elected member briefings
- workshop sessions with planning professionals and industry groups
- formal submissions received to date

The report highlights some of the Commission's key opportunities to improve the draft Code, including a range of technical and policy amendments. Given the status of the consultation process, this is not intended to be a full summary of all proposed changes to Phase Three. Its role is to support the engagement process (which is running over a five-month period, closing on 28 February 2020) and to be transparent about some of the Commission's early thoughts.

While some of the issues are relatively simple to address, there are others the Commission will need to continue to work on with stakeholders and communities to resolve, both for this first generation of the Code and into the future. These are flagged within the report. In making a submission on the Phase Three Code, we encourage you to also comment on the proposals set out in this document.

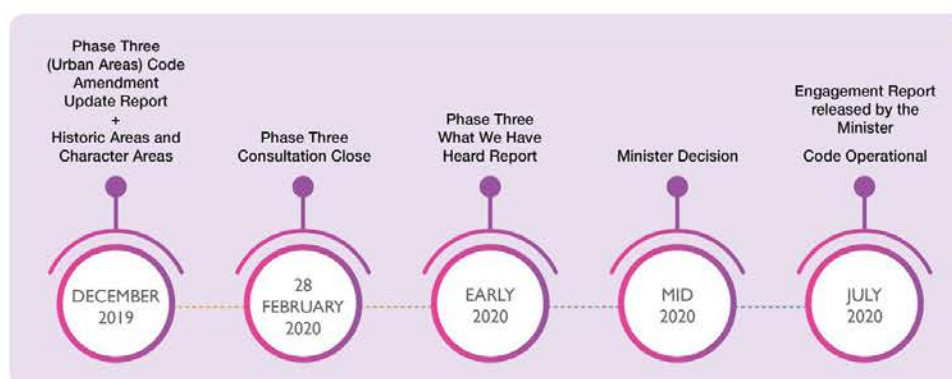
## 2. THE COMMISSION'S ROLE AND NEXT STEPS

The Commission is responsible for preparing the Code and running the community consultation process<sup>1</sup>. Once complete, the Commission is required to prepare an Engagement Report for the Minister for Planning which summarises the consultation outcomes, including information about any changes to the original proposal that it considers should be made. The Minister may then adopt the Code, with or without the changes outlined in the report, or determine that the matter not proceed.

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<sup>1</sup>The role of the Commission is set out in section 73 of the *Planning, Development and Infrastructure Act 2016*.





### 3. CODE IMPLEMENTATION

The *Blueprint for South Australia's Planning and Design Code* was released in early 2018 to set the scene for planners, councils, industry and communities to engage in the Code's preparation. It conveyed two key messages — a commitment to be clear about where development plan policy intent is to be changed in the transition to a single state-wide Code, and otherwise preserve the underlying policy intent.

The Code is being implemented over three phases:

- **Phase One** was introduced in the outback from 1 July 2019
- **Phase Two**, which will apply to rural areas, including small towns and settlements, will be operational from April 2020
- **Phase Three**, which will apply to urban areas, including large regional towns and cities, will be operational from July 2020.

For more information on how the Code has been developed please refer to the series of technical and policy discussion papers available for download from the SA Planning Portal, in particular the [Guide to the Draft Planning and Design Code](#).

### 4. ENGAGEMENT PROCESS SO FAR

A Community Engagement Plan was prepared by the Commission to guide the process of consultation and engagement in relation to the Code in accordance with the requirements of the Community Engagement Charter and *State Planning Commission Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument 2018*.

In October 2019, consultation on the draft Code for Phase Two and Three was released. Phase Two (rural areas) was on consultation for a period of eight weeks from 1 October 2019 to 29 November 2019 and Phase Three (urban areas) consultation will continue until 28 February 2020. Phase Three consultation has included over 100 events and activities with key stakeholders, including councils, industry groups and community groups. Feedback has also been received through a variety of other methods, including a 1800 Hotline, Planning and Engagement inbox and the 'YourSAy' website.

## 5. REFINING THE CODE

The Department of Planning, Transport and Infrastructure (the Department) has established a process of working with Councils and other stakeholder groups in refining the Code. The Department has assigned a Council Liaison Officer to each Council. Their role is to work with their assigned Councils development plan and how it has been transitioned and to identify areas for improvement. All issues are logged within a register and a governance structure is in place to recommend changes to the State Planning Commission.

For the Phase 2 Code a testing program has also been undertaken with a number of planning practitioners, where a range of development applications were assessed against the draft Code. The feedback from this testing will be considered in finalising Phase 2. A similar process is underway for the Phase 3 Code. There will be industry sessions scheduled to undertake further testing of the Code.

## 6. KEY POINTS

At this stage, two months after the release of the Phase Three Code for consultation, the Department of Planning, Transport and Infrastructure (the Department) and the Commission have received extensive feedback in relation to editorial matters; processes and procedures; mapping; the Code framework; and the selection and application of planning rules in different council areas. This section provides a summary of some key feedback heard so far.

### 6.1 What does a 'transitional' Code mean?

One of the key comments arising from the consultation to date is the need for clarification about the use of terms such as 'transitional' or 'like for like'. The Commission recognises that 'these terms carry different meaning for different stakeholders and the following is provided to better express what is meant.

Transitioning 1500 zone variations and more than 23,000 pages of policy content into one Code is not a **cut and paste** exercise. Rather, the process has involved reviewing, understanding, harnessing and expressing the intent of our planning policies clearly and concisely, and in turn seeking to apply them consistently across the state.

In undertaking this transition, the Commission recognises that the transition of zoning from the relevant development plan to the draft code is not always straight forward. This is made more complex where certain development plans have not been converted to the better Development Plan format, which relied on the South Australian Policy Library, which has formed the basis of the draft Code.

As would be expected in an exercise of this scale, there are examples of where there might be 'better zoning fit' than that proposed in the draft Code. This Update Report provides clarity about the circumstances and criteria for when a different zone and accompanying policy may be a better fit. An example of this is where a General Neighbourhood Zone has been applied to an area affected by sloping land.

In this scenario, the Suburban Neighbourhood Zone would be a better fit as it allows for a local variance in lot sizes. By comparison, other areas have been purposely chosen to be included in the General Neighbourhood Zone as they have similar policy attributes to this zone (i.e. not a character area, covered by the ResCode now and not affected by environmental constraints). In these circumstances, the Commission has purposely set a more standardised approach and provides for a 300m allotment size in a deemed to satisfy pathway (even though the Development Plan might recommend 250m2 or 350m2 allotment sizes).

The Commission has highlighted proposed changes through policy discussion papers, and in the case of some matters has released specific policy positions as precursors to consultation on the draft Code ([available on the SA Planning Portal](#)).

## 6.2 How will the Code be made easy to navigate?

Once the Code is operational in its ePlanning form it will generate only the planning rules that apply to you. This means you will be able to quickly identify the rules that specifically apply to your site of interest or narrow your search of the rules to a particular development type (e.g. a house) and avoid working through many pages of rules.

A set of online '[Development Assessment Scenarios](#)' for different development types is also available on the SA Planning Portal for your use.

If you require any support in using the draft Code, please call our Hotline on **1800 318 102**.

## 6.3 What is meant by the 'spatial application' of the Code?

The 'spatial application' of the Code refers to how its policies and rules apply to different areas of the state (through zones, subzones and overlays) and reflects where the intent of a Code zone matches the intent set out in a current zone within the relevant development plan. We have heard in some cases there may be a better fit available in the Code zone framework or that a new or more specific zone or sub-zone may be required to facilitate transition.

To assist with the consultation and understanding of the spatial application of the Code, a '[Planning and Design Code Consultation Map Viewer](#)' was made available on the SA Planning Portal to demonstrate where zones, overlays and technical and numerical variations apply.



## 7. PROPOSALS TO IMPROVE THE CODE – KEY POLICY MATTERS

Some specific policy matters have been identified through the consultation on the implementation of the draft Phase Three Code, including:

### 7.1 Activity Centres and Retail Development

#### Building Heights

There has been feedback in relation to proposed building height policies in activity centre and business zones, namely:

##### Code Policy

**PO** - A range of **low to medium rise** buildings, with the highest intensity of built form at the centre of the zone and lower scale at the peripheral zone interface.

**DTS/DPF** - Building height is not greater than any maximum, or less than any minimum, specified in the Maximum Building Height Levels Technical and Numeric Variation Overlay, the Maximum Building Height Metres Technical and Numeric Variation Overlay, or the Minimum Building Height Levels Technical and Numeric Variation Overlay.

The administrative definitions of the Code define medium-rise as - “In relation to development, means 3 to 6 building levels.”

The use of the term ‘medium rise’ has raised concerns that there is potential conflict with Technical and Numeric Variations (refer to section on Technical and Numeric Variations below for further details) that identify lower building heights. The Commission proposes to recommend the following changes to the Code to clarify this:

**Proposal:** Within the Suburban Activity Centre Zone, Suburban Business and Innovation Zone, Business Neighbourhood Zone and the Suburban Main Street Zone, policies are introduced that enable development to respond to a prevailing height where a development plan does not identify a height limit. In cases where an existing development plan includes numerical height limits, these heights are introduced through Technical and Numeric Variations.

#### ‘Out of Centre’ Retail

In relation to out of centre retail development, particularly impacts on activity centres and main streets, feedback has supported shop development in many parts of the city, activity centres and main streets. The Commission also recognises the need to further consider requirements for shops outside these areas, taking into account the scale and intensity of development and land uses contemplated in different zones – including the most appropriate assessment processes.



**Proposal:** Review floor limits, notification and restricted development triggers for shops to ensure they are more attuned to the intensity of development expected in the zone and to improve consistency with similar zones. For example:

- Activity centre/main street zones: Shops of any floor area are envisaged, not subject to notification, and not classified as restricted.
- Urban mixed use zones: Shops are envisaged, only subject to notification if adjacent to sensitive land uses, and not classified as restricted.
- Suburban mixed use zones: Shops of a certain floor area are envisaged, only subject to notification if adjacent to sensitive land uses, and are restricted if they exceed a specified floor area.
- Employment/rural productive zones: Only small shops or shops that are ancillary to envisaged uses are envisaged (e.g. value-adding). Shops are notified if adjacent to sensitive uses and are restricted if they exceed a specified floor area.
- Residential zones: Only small shops are envisaged and will be subject to notification if they exceed a certain floor area. Large shops are classified as restricted.

## 7.2 Airport Policies and the National Airports Safeguarding Framework

Feedback received from the Adelaide and Parafield Airports Planning Coordination Forum indicates that further work is required in relation to transitioning airport policies to the Code. The National Airport Safeguarding Framework (NASF) deals with a range of airports safeguarding matters and the following have been identified for particular attention:

### Aircraft Noise

NASF (Guideline A), which provides guidance to manage impacts of noise around airports, including assessing the suitability of development.

### Building Heights

NASF (Guideline F), which provides guidance to manage and address issue of intrusions into operational airspace by tall structures such as buildings and cranes, as well as trees, in the vicinity of airports.

**Proposal:** The Commission will work with key airports stakeholders in relation to transitioning to the Code to include a more contemporary policy, mapping and assessment environment for key safeguarding issues. It should be noted the Commission will not implement new policies (e.g. in relation to 'public safety zones') without first consulting the Federal and South Australian governments in relation to these strategic matters.

### 7.3 Conservation Zone

The Commission is aware of concerns in relation to areas of our state, in particular those national parks that have not attracted 'conservation' zoning. In most cases, this is a legacy of current development plan policy. The Commission has publicly stated its intention to correct this and to include all national parks within a Conservation Zone.

**Proposal:** Include national parks and other protected areas proclaimed under the *National Parks and Wildlife Act 1972* and the *Wilderness Protection Act 1992* within a Conservation Zone. The Commission will recommend updating the zoning in these cases and in areas where inappropriate zoning has been applied through the transition.

### 7.4 Flood Mapping

The Commission acknowledges concerns about outdated flood mapping being included in the draft Code. Significant variation exists in terms of the availability of flood mapping and data and only 17 development plans contain flood mapping in some form. Some councils have advised that their mapping is out of date and that they have more accurate mapping which is not currently published in their development plans.

The Commission acknowledges that the management of flood hazards is an opportunity for improvement in future generations of the Code, which will require a collaborative approach between the Commission, state and local governments, and a range of other stakeholders.

The Commission has included current flood mapping that exists within development plans into the Code as follows:

- a Hazard (Flooding) Overlay that aligns with the flood mapping in the 17 Development Plans that currently have flood hazard mapping
- a deemed-to-satisfy policy for residential development in the Design in Urban Areas General Development Policies that requires all dwellings to be built 300mm above the top-of-kerb level.

**Proposal:** The Commission proposes to include flood hazard mapping and data within an overlay in the Code where this information is provided by councils. Policies in the overlay will seek performance assessment of flooding issues against a more standardised set of assessment criteria. Further opportunities exist to update flood mapping and data over time to map prone areas using a more consistent risk-based methodology.

## 7.5 General Neighbourhood Zone

There is currently significant variation in minimum frontage width and allotment size across the 85 residential zones in South Australia, even though many of these areas share similar characteristics and attributes. The General Neighbourhood Zone in particular will provide greater standardisation of minimum frontage or site area requirements in some areas.

The Code's residential areas were selected for the General Neighbourhood Zone where:

- the current Residential Development Code is applied
- the current zone seeks diverse housing, facilitates land division, infill development and small lot housing (generally where policies allow minimum site areas of 450m<sup>2</sup> or less).

In some cases, the General Neighbourhood Zone has been unintentionally applied where:

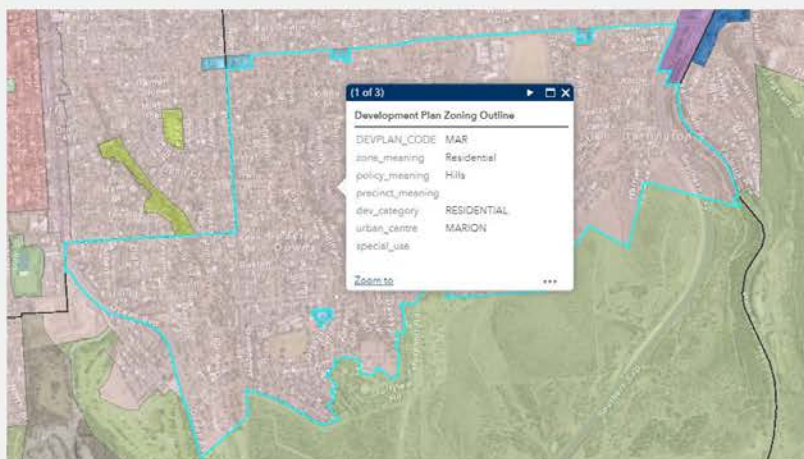
- Historic Area or Character Area overlays apply
- specific policy applies relating to the management of sloping land
- where the intended land division pattern is for large allotments and wider frontages
- current zoning typically does not seek increased diversity or density.

**Proposal:** Where the General Neighbourhood Zone has been unintentionally applied, it will be replaced with the Suburban Neighbourhood Zone, together with Technical and Numerical Variations, to address the current maximum building height, minimum allotment size and frontage width policies. Any changes will be undertaken in consultation with relevant councils until public consultation concludes in February 2020.



### **CASE STUDY - Residential Hills Zone to General Neighbourhood Zone – City of Marion**

The General Neighbourhood Zone has been applied to the Hills Policy Area 11 in the Residential Zone in Seaview Downs in the City of Marion. This area is however better suited to be a Suburban Neighbourhood Zone to more appropriately respond to sloping land issues and to maintain large allotments and wider frontages. The Commission supports this change which will ensure that development has regard to the topography and character in this location and in other similar zones across Greater Adelaide.



## **7.6 Heritage and Character**

### **Historic Area and Character Area Statements**

Historic Area and Character Area Statements are proposed to be applied to land affected by Historic Area Overlays and Character Area Overlays. Historic Area Statements for 27 Phase Three councils and Character Area Statements for 12 Phase Three councils are available for consultation on the SA Planning Portal. The results of this consultation will help inform refinement of Historic Area Statements across the state.

Councils were invited to draft their own statements based on development plan policy and many have participated in the process. The statements will be used to determine the prevailing styles and patterns of development within the overlays. Councils will also be able to evolve these statements over time.

**Proposal:** Historic Area and Character Area Statements which clearly identify and articulate key elements of historic / character importance in an area will replace Desired Character Statements and will be based on existing policy content. The statements are on consultation until 28 February 2020. The Commission will continue to work with key councils on the development and implementation of these statements as part of Phase Three of the Code. For further information refer to the statements on the [SA Planning Portal](#).

### Local and State Heritage Places Overlay (Heritage Adjacency)

Areas covered by a State Heritages Places Overlay or a Local Heritage Places Overlay is intended to include land adjacent to a listed place and includes the following:

- any directly abutting parcel (to a maximum distance of 60 metres)
- any parcel within 6 metres of the parcel on which the State Heritage Place / Local Heritage Place is located, to a maximum distance of 60 metres, except where separated by a road/reserve greater than 6 metres wide
- Places within public land or road reserves are buffered 30 metres.

This is in recognition of the potential impact of development on adjacent land. Feedback provided has highlighted a gap in the policy within both overlays, insofar as they do not distinguish between properties that are heritage listed and those that are adjacent. It has been suggested the overlays currently treat adjacent properties in the same way as listed properties, thereby increasing controls over them, leading to unintended consequences for property owners.

**Proposal:** Include heritage adjacency provisions within the State Heritage Places Overlay and Local Heritage Places Overlay to ensure appropriate guidance is provided for development adjacent to heritage listed places, clearly delineating between listed heritage places and those adjacent.

## 7.7 Land Division

Under the current planning system, land division is complying development where a planning consent has already been granted for residential development under the Residential Code. The draft Phase Three Code establishes new deemed-to-satisfy pathways for land division.

Currently, deemed-to-satisfy pathways are listed in some zones however, most residential areas in South Australia do not currently have the benefit of this pathway for residential land division. Based on feedback received, the Commission proposes to enhance the pathway for deemed-to-satisfy land division in various residential zones in the Code.

**Proposal:** The Commission proposes to expand deemed-to-satisfy pathways for land division in residential zones to include the division of land that reflects the site or allotment boundaries on a valid development authorisation where the allotments are used, or are proposed to be used, solely for residential purposes, and the application does not create more than six additional allotments.

## 7.8 Significant and Regulated Trees

The Regulated Tree Overlay covers all regulated and significant trees in metropolitan Adelaide. The extent of the overlay mirrors the areas where regulated and significant tree controls apply under the *Development Regulations 2008*.

The draft Code preserves necessary processes and policy intent for both regulated and significant trees, noting that policies within development plans are not exactly the same and that some development plans specifically list significant trees, while many others do not.

**Proposal:** In establishing the overlay relating to regulated and significant trees, the Commission proposes to retain current assessment processes and the underlying policy intent set out in development plans across metropolitan Adelaide. Where trees declared as significant are listed in a development plan, these will be transitioned into the Code and spatially identified through mapping.

## 7.9 Peri-Urban Zone

The Peri-Urban Zone envisages a range of primary production land use together with value adding activities that derive viability from proximity to a capital city. It is proposed to be spatially applied to land skirting metropolitan Adelaide in the Light, Barossa, Adelaide Hills, Mt Barker, Onkaparinga, Yankalilla, Victor Harbor and Alexandrina Council areas.

Feedback has been provided that the name given this Zone should be changed to better convey the range of land uses envisaged within these areas.

The Peri-Urban Zone is essentially a variant of the Rural Zone. It differs in that it does not contemplate large-scale intensive processing and logistical activities associated with primary production and by addressing these places as a desirable place to live. A new name for the Peri-Urban Zone will ideally capture this, while still conveying that primary production and a level of value-adding activity is encouraged.

The Commission has also heard concerns about allotment sizes within the Peri-Urban Zone that have been applied to the Barossa Valley floor. Consistent with the discussion in section 8.5, the Commission will work with Council to transition existing development plan controls for land division into the Code.

**Proposal:** To apply a new naming convention to the Peri-Urban Zone that better reflects the intent of the Zone.



## 8. PROPOSALS TO IMPROVE THE CODE – KEY TECHNICAL MATTERS

### 8.1 Classification Tables

Classification tables are used to call up the relevant policies for the assessment of a particular type of development. A number of irregularities have been identified in the classification tables, however, a comprehensive review and response to this feedback will not take place until consultation has concluded to ensure all stakeholders' views are considered. In the meantime, updated *Code Classification Tables* have been prepared to correct many of the irregularities such as incorrect policy references.

Updated [Code Classification Tables](#) are available for download from the SA Planning Portal.

**Proposal:** Policy irregularities will be resolved after further policy testing and review, taking account of feedback received during the consultation period.

### 8.2 Drafting Improvements

A number of Code drafting irregularities and opportunities for improvement are set out in **Appendix 1 – Minor Code Drafting Improvements Tables**. The Commission acknowledges these tables do not identify every drafting irregularity; they do however identify a significant number of key matters for refinement. Over the remaining consultation period it is anticipated further irregularities will arise. This is normal in a large-scale consultation process and the Commission will continue to work with key stakeholders through review, testing and ongoing feedback for the remainder of the consultation.

**Proposal:** The policy irregularities identified in **Appendix 1 – Minor Code Drafting Improvements Table** will be resolved through further policy testing, review and feedback now and as a result of further feedback expected during the remaining consultation period.

### 8.3 Overlays and Accepted / Deemed-to-satisfy Development

Overlays set out planning issues of state interest (and may trigger an application to be referred to a state government agency for consideration) as well as geographically specific issues. They can span multiple zones and more than one overlay can apply in the same area. Overlays take precedence over other Code policies.

Testing of overlays has revealed that some are unintentionally reducing accepted or deemed-to-satisfy pathways. The Commission recognises additional work is required to reduce this impact to ensure assessment processes are not complicated for simple developments such as housing, outbuildings, fencing, verandahs and pools.



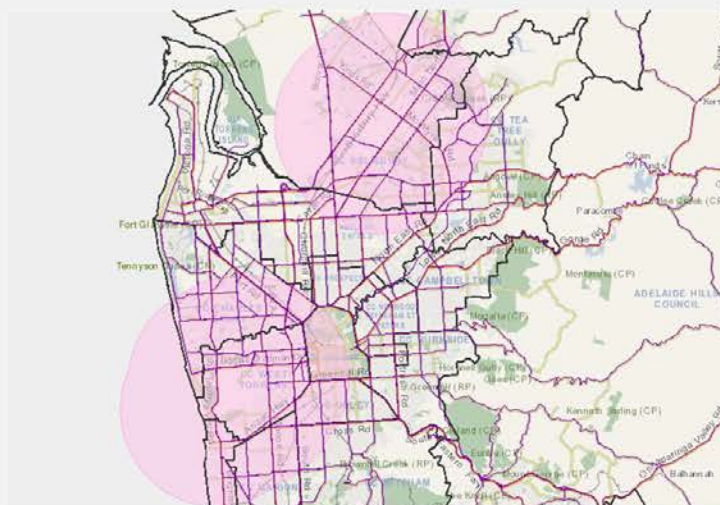
**Proposal:** The Commission will seek to improve overlays and will continue to work with key stakeholders, including other state agencies, to refine them in the Code and ensure their application does not unreasonably prevent simple and expected classes of development from following accepted or deemed-to-satisfy assessment pathways.

#### **CASE STUDY - Building Near Airfields Overlay**

An example of overlays affecting assessment pathways is the impact of the Building Near Airfields Overlay on deemed-to-satisfy development across large areas of metropolitan Adelaide. Currently the overlay triggers assessment of airports operational issues such as aircraft noise, causing simple planning applications to default to a performance-assessed development. The Commission will further consider this issue in relation to the following matters:

- refinement of overlays to ensure they are triggered only in appropriate circumstances
- application of more accurate spatial information to avoid 'catch all issues' e.g. the use of noise contours around Adelaide Airport
- clarification of assessment process and inclusion of more deemed-to-satisfy criteria for development in areas affected by the overlay, where appropriate.

#### **Map: Current Building Near Airfields Overlay in Metropolitan Adelaide**



### **8.4 Public Notification**

Notification tables define the circumstances where notification should and should not occur, based on key principles. Key issues identified by stakeholders include:

- unnecessary notifications of envisaged land uses
- unnecessary notifications due to the proposed development being located adjacent to land in another zone

- simple developments triggering notifications where they fail to meet minor criteria
- poor definition of the term 'minor nature'
- Inconsistency in structure and wording of notification tables which is causing issues for interpretation and application.

**Proposal:** It is proposed to review notification tables, and:

- List specific classes of development that are excluded from notification, instead of excluding all development and listing the exceptions.
- Specify development which falls within the ambit of Clause 5(2) of State Planning Commission Practice Direction 3 – Notification of Performance Assessed Development does not require notification.
- Exclude minor/low impact land uses envisaged in the zone (including classes of development specified in accepted and deemed-to-satisfy tables), provided they do not exceed building height/interface criteria.
- Exclude uses that are envisaged in the zone (e.g. shop in a centre zone) from notification, where the site of the development is not located adjacent to a dwelling in a neighbourhood zone.

## 8.5 Technical and Numeric Variations

In some circumstances, the Code allows for variations to the rules that apply in a zone, subzone or overlay. This is done through Technical and Numeric Variations (TNVs) which set out different spatial data and information in different parts of the state. These variations address issues such as building height, allotment size and frontage width. For example, TNVs in relation to allotment size and frontage width will be applied in heritage and character areas as these variations are often key character attributes of the local area.

The Commission is aware that some of these variations do not directly correspond with policies in development plans and will continue to work with councils to ensure the right TNVs are applied where it is appropriate to do so. The Commission is also aware that in some areas no TNVs have been identified or applied, but should have been.

It is the Commission's intention to ensure that where standardised provisions are deliberately intended to be introduced through the Code they are supported by appropriate policy (e.g. residential infill policy improvements proposed to be implemented for new infill housing development in the General Neighbourhood Zone).

**Proposal:** The Commission will continue to work with councils to ensure the right TNVs are identified and applied to reflect current development plan policies. Note: feedback in relation to TNVs received to date is not included in **Appendix 1 – Minor Code Drafting Improvements Table**. The Technical and Numeric Variations Overlay will be updated with the agreement of the relevant councils.

## 9. HAVE YOUR SAY

We encourage you to have your say on the directions and proposals set out in this document, as well as on the Phase Three Code which will remain open for consultation to 28 February 2020. A dedicated [Have Your Say](#) page has been established on the SA Planning Portal.

A consultation page has also been launched on the Department of the Premier and Cabinet's YourSAy consultation website to facilitate feedback on the draft Code. The page features links to the following resources on the SA Planning Portal:

- Draft Planning and Design Code
- Guide to Draft Planning and Design Code
- Community Guide to Draft Planning and Design Code
- What's on consultation for Phase Three (urban areas)
- View the map of proposed zones and overlays
- Submit your feedback (online submission form)
- Attend an upcoming event.

The YourSAy page includes a discussion board for the public during the consultation period.

The Department also launched a 1800 Hotline number (1800 318 102) on 1 October which is staffed during business hours. All enquiries will continue to be documented by the Department and the Commission for the remainder of consultation.

The Department's reform email address [DPTI.PlanningReform@sa.gov.au](mailto:DPTI.PlanningReform@sa.gov.au) has been promoted during the consultation and has been receiving email enquiries from members of the public.



## APPENDIX 1 – MINOR CODE DRAFTING IMPROVEMENTS TABLES

The following proposals are described under the heading with the Phase Three Planning and Design Code. Many of these proposals are relatively minor and technical in nature, but assist in interpretation.

### General

Assessment Provisions in all zones, overlays and general development policies:

Identified issue	Proposed amendment
<i>Drafting correction:</i> Reference to 'Designated Performance Outcome' should be 'Designated Performance Feature'	Change wording from 'Designated Performance Outcome' to 'Designated Performance Feature'
<i>Drafting correction:</i> Technical and numeric variations aren't an overlay	Remove the term 'overlay' in references to technical and numeric variations.

### Part 1 – Rules of Interpretation

Identified issue	Proposed amendment
'Spatial Information' section would benefit from additional interpretation notes	Amend to specify where the spatial information and mapping are located, and outline how they are to be used to apply the relevant policies and rules in the Code.
Technical and Numeric Variations would benefit from additional interpretation notes	Insert an additional section outlining the role and function of technical and numeric variations, and how they are applied under section 66(4) of the PDI Act.
Explanation to be inserted regarding Procedural Matters - Notification	Insert an additional section which explains the role of 'notification' tables, which can exclude classes of performance assessed development from requiring public notification under section 107(6) of the PDI Act.

## Part 2 – Zones and Subzones

### CAPITAL CITY ZONE

Table 1 – Accepted Development Classification – refer to [Updated Code Classification Tables](#)

Table 2 – Deemed-to-Satisfy Development Classification – refer to [Updated Code Classification Tables](#)

Table 3 – Applicable Policies for Performance Assessed Development – refer to [Updated Code Classification Tables](#)

Table 4 – Restricted Development Classification

Identified issue	Proposed amendment
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#### Assessment Provisions

Identified issue	Proposed amendment
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DTS/DPF 4.3	<p><i>Drafting correction:</i> DTS / DPF 4.3 (a) refers to DTS / DPF 5.1 in relation to building height. This reference is incorrect.</p>	<p>Replace 'DTS / DPF 5.1' with 'DTS / DPF 4.1'</p>
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#### Procedural Matters

### CITY LIVING ZONE

Table 1 – Accepted Development Classification – refer to [Updated Code Classification Tables](#)

Table 2 – Deemed-to-Satisfy Development Classification – refer to [Updated Code Classification Tables](#)

Table 3 – Applicable Policies for Performance Assessed Development – refer to [Updated Code Classification Tables](#)

Table 4 – Restricted Development Classification

Identified issue	Proposed amendment
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<p>Drafting has <b>RESTRICTED</b> development associated with or ancillary to any existing non-residential or institutional activity identified on any relevant Concept Plan contained in the Concept Plan Technical and Numeric Data Overlay. This is inconsistent with the intent of the Zone's policy (PO 1.5) that allows limited expansion onto a directly adjoining site.</p>	<p>Replace current text with: "<b><i>Development associated with or ancillary to any existing non-residential or institutional activity identified on any relevant Concept Plan contained in the Concept Plan Technical and Numeric Variation Overlay that is not within, or on a site directly adjoining, the site identified on the Concept Plan</i></b>" or similar.</p>
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#### Assessment Provisions

#### Procedural Matters

## CITY MAIN STREET

Table 1 – Accepted Development Classification – refer to <a href="#">Updated Code Classification Tables</a>	
Table 2 – Deemed-to-Satisfy Development Classification – refer to <a href="#">Updated Code Classification Tables</a>	
Table 3 – Applicable Policies for Performance Assessed Development – refer to <a href="#">Updated Code Classification Tables</a>	
Table 4 – Restricted Development Classification	
Assessment Provisions	
Identified issue	Proposed amendment
The proposed City Main Street Zone is currently contained within the Capital City Zone. The Capital City Zone's over building & 4.2) height policy that allows development over the prescribed level in certain circumstances has not been carried over.	Introduce the policy into the City Main Street Zone (same as the Code Capital City Zone PO / DTS-DPF 4.1)
Procedural Matters	

## EMPLOYMENT

Table 1 – Accepted Development Classification – refer to <a href="#">Updated Code Classification Tables</a>	
Table 2 – Deemed-to-Satisfy Development Classification – refer to <a href="#">Updated Code Classification Tables</a>	
Table 3 – Applicable Policies for Performance Assessed Development – refer to <a href="#">Updated Code Classification Tables</a>	
Table 4 – Restricted Development Classification	
Identified issue	Proposed amendment
<i>Drafting correction:</i> Industry excluding Special Industry is listed as a restricted Class of Development. It was intended that Special Industry be listed as a Restricted Class of Development	Delete 'Industry' as a Class of Development column and delete 'Special Industry' from Exclusions column. Replace with: 'Special Industry' as a Restricted Class of Development.
Assessment Provisions	
Procedural Matters	

## GENERAL NEIGHBOURHOOD

Table 1 – Accepted Development Classification – refer to <a href="#">Updated Code Classification Tables</a>		
Table 2 – Deemed-to-Satisfy Development Classification – refer to <a href="#">Updated Code Classification Tables</a>		
Table 3 – Applicable Policies for Performance Assessed Development – refer to <a href="#">Updated Code Classification Tables</a>		
Table 4 – Restricted Development Classification		
Assessment Provisions		
Identified issue	Proposed amendment	
PO 8.2 and DTS / DPF 8.1	<i>Drafting correction:</i> This policy conflicts with General Policy. Façade design is addressed in Design in Urban Areas PO 1.2 and DTS / DPF 18.2 and is the relevant policy referenced in the Classification Tables in the General Neighbourhood Zone.	Delete PO 8.2 and DTS / DPF 8.2
New	<i>Missing Policy:</i> There is no side boundary setback specified in the Zone.	<p>Insert new PO:</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> <li>• separation between dwellings in a way that contributes to a suburban character; and</li> <li>• access to natural light and ventilation for neighbours.</li> </ul> <p>Insert new DTS/DPF</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries:</p> <ul style="list-style-type: none"> <li>• at least 900mm where the wall is up to 3m measured from the top of the footings;</li> <li>• other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m measured from the top of the footings; and</li> <li>• at least 1900mm plus 1/3 of the wall height above 3m measured from the top of the footings for walls facing a southern side boundary.</li> </ul>
New	<i>Missing Policy:</i> There is no rear boundary setback specified in the Zone.	<p>Insert new PO:</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> <li>• separation between dwellings in a way that contributes to a suburban character;</li> <li>• access to natural light and ventilation for neighbours;</li> <li>• private opens space; and</li> <li>• space for landscaping and vegetation.</li> </ul> <p>Insert new DTS / DPF:</p> <p>Buildings setback from the rear boundary at least:</p> <ul style="list-style-type: none"> <li>• 3m for the first building level; and</li> <li>• 5m for any second building level.</li> </ul>
Procedural Matters		



## HOUSING DIVERSITY NEIGHBOURHOOD

Table 1 – Accepted Development Classification – refer to <a href="#">Updated Code Classification Tables</a>	
Table 2 – Deemed-to-Satisfy Development Classification – refer to <a href="#">Updated Code Classification Tables</a>	
Table 3 – Applicable Policies for Performance Assessed Development – refer to <a href="#">Updated Code Classification Tables</a>	
Table 4 – Restricted Development Classification	
Assessment Provisions	
Identified issue	Proposed amendment
PO 9.1 and DTS / DPF 9.1 <i>Drafting correction:</i> This policy conflicts with General Policy. Façade design is addressed in Design in Urban Areas PO 18.2 and DTS / DPF 18.2 and is the relevant policy referenced in the Classification Tables in the General Neighbourhood Zone.	Delete PO 9.1 and DTS / DPF 9.1.

## Procedural Matters

## RURAL

Table 1 – Accepted Development Classification – refer to <a href="#">Updated Code Classification Tables</a>	
Table 2 – Deemed-to-Satisfy Development Classification – refer to <a href="#">Updated Code Classification Tables</a>	
Table 3 – Applicable Policies for Performance Assessed Development – refer to <a href="#">Updated Code Classification Tables</a>	
Table 4 – Restricted Development Classification	
Assessment Provisions	
Identified issue	Proposed amendment
<i>Missing policy:</i> It was intended that the zone include a PO and DTS / DPF relating to minimum dwelling allotment sizes and a related Technical and Numeric Variation.	Dwellings: (a) are located on an allotment with an area not less than that specified in the <i>Minimum Dwelling Allotment Size Technical and Numeric Variation Overlay</i> ; (b) are located on and have a demonstrated connection with an allotment used for primary production or value adding; <i>will not result in more than one dwelling on an allotment.</i>

## Procedural Matters

## SUBURBAN ACTIVITY CENTRE

Table 1 – Accepted Development Classification – refer to <a href="#">Updated Code Classification Tables</a>
Table 2 – Deemed-to-Satisfy Development Classification – refer to <a href="#">Updated Code Classification Tables</a>
Table 3 – Applicable Policies for Performance Assessed Development – refer to <a href="#">Updated Code Classification Tables</a>
Table 4 – Restricted Development Classification
Assessment Provisions
Identified issue
Proposed amendment
<i>Refer to section titled Building Heights in Activity Centres and Retail</i>
Procedural Matters

## SUBURBAN BUSINESS AND INNOVATION

Table 1 – Accepted Development Classification – refer to <a href="#">Updated Code Classification Tables</a>
Table 2 – Deemed-to-Satisfy Development Classification – refer to <a href="#">Updated Code Classification Tables</a>
Table 3 – Applicable Policies for Performance Assessed Development – refer to <a href="#">Updated Code Classification Tables</a>
Table 4 – Restricted Development Classification
Assessment Provisions
Identified issue
Proposed amendment
<i>Refer to section titled Building Heights in Activity Centres and Retail</i>
Procedural Matters

## SUBURBAN MAIN STREET

Table 1 – Accepted Development Classification – refer to <a href="#">Updated Code Classification Tables</a>
Table 2 – Deemed-to-Satisfy Development Classification – refer to <a href="#">Updated Code Classification Tables</a>
Table 3 – Applicable Policies for Performance Assessed Development – refer to <a href="#">Updated Code Classification Tables</a>
Table 4 – Restricted Development Classification
Assessment Provisions
Identified issue
Proposed amendment
<i>Refer to section titled Building Heights in Activity Centres and Retail</i>
Procedural Matters

## URBAN ACTIVITY CENTRE ZONE

Table 1 – Accepted Development Classification – refer to [Updated Code Classification Tables](#)

Table 2 – Deemed-to-Satisfy Development Classification – refer to [Updated Code Classification Tables](#)

Table 3 – Applicable Policies for Performance Assessed Development – refer to [Updated Code Classification Tables](#)

Table 4 – Restricted Development Classification

## Assessment Provisions

Identified issue	Proposed amendment
<p><i>Missing Policy:</i> There is no DTS/DPF identifying uses that are envisaged in the zone.</p>	<p>Insert new DTS / DPF: Development comprises one or more of the following land uses:</p> <ul style="list-style-type: none"> <li>Cinema</li> <li>Consulting room</li> <li>Community facility</li> <li>Educational establishment</li> <li>Emergency services facility</li> <li>Health facility</li> <li>Hospital</li> <li>Hotel</li> <li>Indoor recreation facility</li> <li>Library</li> <li>Office</li> <li>Place of worship</li> <li>Pre-school</li> <li>Public transport terminal</li> <li>Recreation area</li> <li>Retail fuel outlet</li> <li>Service trade premises</li> <li>Shop; or</li> <li>Tourist accommodation.</li> </ul>

## Procedural Matters

## URBAN CORRIDOR (BOULEVARD) ZONE

Table 1 – Accepted Development Classification – refer to <a href="#">Updated Code Classification Tables</a>		
Table 2 – Deemed-to-Satisfy Development Classification – refer to <a href="#">Updated Code Classification Tables</a>		
Table 3 – Applicable Policies for Performance Assessed Development – refer to <a href="#">Updated Code Classification Tables</a>		
Table 4 – Restricted Development Classification		
Assessment Provisions		
Identified issue		Proposed amendment
PO 3.2	<i>Drafting correction:</i> PO 3.1 is missing the building envelope diagram. Zones)	Include the diagram (same as other Urban Corridor
Procedural Matters		

## URBAN CORRIDOR (BUSINESS) ZONE

Table 1 – Accepted Development Classification – refer to <a href="#">Updated Code Classification Tables</a>		
Table 2 – Deemed-to-Satisfy Development Classification – refer to <a href="#">Updated Code Classification Tables</a>		
Table 3 – Applicable Policies for Performance Assessed Development – refer to <a href="#">Updated Code Classification Tables</a>		
Table 4 – Restricted Development Classification		
Assessment Provisions		
Identified issue		Proposed amendment
DTS / DPF 3.2	<i>Drafting correction:</i> DTS / DPF 3.2 provides a diagram but no supporting policy.	Include the introductory text for DTS/DPF 3.2 (same as other Urban Corridor Zones)
Procedural Matters		

## URBAN CORRIDOR (MAIN STREET)

Table 1 – Accepted Development Classification – refer to <a href="#">Updated Code Classification Tables</a>		
Table 2 – Deemed-to-Satisfy Development Classification – refer to <a href="#">Updated Code Classification Tables</a>		
Table 3 – Applicable Policies for Performance Assessed Development – refer to <a href="#">Updated Code Classification Tables</a>		
Table 4 – Restricted Development Classification		
Assessment Provisions		
Identified issue		Proposed amendment
New	<i>Missing Policy:</i> The Urban Corridor (Main Street) Zone should include a policy relating to Catalyst sites, which will apply to some land within the City of Adelaide.	Include Catalyst Site policy that currently applies in the various Main Street Zones in the Adelaide (City) Development Plan.
Procedural Matters		

## URBAN RENEWAL NEIGHBOURHOOD

Table 1 – Accepted Development Classification – refer to <a href="#">Updated Code Classification Tables</a>		
Table 2 – Deemed-to-Satisfy Development Classification – refer to <a href="#">Updated Code Classification Tables</a>		
Table 3 – Applicable Policies for Performance Assessed Development – refer to <a href="#">Updated Code Classification Tables</a>		
Table 4 – Restricted Development Classification		
Assessment Provisions		
Identified issue		Proposed amendment
PO 1.1	<i>Policy conflict:</i> This zone seeks urban renewal and medium – high density development. The current PO envisages a ‘spacious and peaceful lifestyle for individual households’	Replace PO 1.1 with: <i>A diverse range of residential accommodation and supporting uses that make the neighbourhood a convenient place to live.</i>
PO 9.1 and DTS / DPF 9.1	<i>Drafting correction:</i> This policy conflicts with General Policy. Façade design is addressed in Design in Urban Areas PO 18.2 and DTS / DPF 18.2 and is the relevant policy referenced in the Classification Tables in the Urban Renewal Neighbourhood Zone.	Delete PO 9.1 and DTS / DPF 9.1.
Procedural Matters		

## Part 3 – Overlays

## REGULATED TREE

Assessment Provisions		
Identified issue		Proposed amendment
New	<i>Missing Policy:</i> There is no policy in the overlay that refers to significant trees identified in Part 6.2 – Index of Technical and Numeric Variations – ‘Significant Trees’	Insert policy identifying trees declared as significant.
Procedural Matters		



## URBAN TRANSPORT ROUTES

### Assessment Provisions

Identified issue	Proposed amendment
<b>New</b> Missing Policy: Policies relating to Access - Mud and Debris, Access – Stormwater, Building on Road Reserve, Public Road Junctions and Corner Cut-Offs should be incorporated in this overlay.	Insert additional POs and DTS/DPFs as listed in the Major Urban Transport Routes Overlay PO/DTS/DPF 6.1 to 10.1 (inclusive).

### Procedural Matters

## Part 4 – General Development Policies–

## AQUACULTURE

### Assessment Provisions

Identified issue	Proposed amendment
<b>PO 2.6</b> Drafting error: PO 2.6 is incomplete.	Replace PO 2.6 with: Marine aquaculture sited and designed to not obstruct or interfere with: (a) areas of high public use; (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports; (c) areas of outstanding visual or environmental value; (d) areas of high tourism value; (e) areas of important regional or State economic activity including commercial ports, wharfs, jetties; and (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.



## LAND DIVISION IN URBAN AREAS

Assessment Provisions	
Identified issue	Proposed amendment
<b>New</b> <b>Policy gap</b> It is intended to provide deemed-to-satisfy policy for land division that relates to authorised development. The current Development Regulations allow for complying land division related to dwellings approved under the residential code. It is intended to apply this in 'Neighbourhood' zones. This policy currently exists in the Design in Rural Areas module.	Insert new PO: Land division creates allotments suitable for their intended use. Insert new DTS: Division of land reflects the site boundaries illustrated and approved in an operative or existing development authorisation under the Development Act 1993 or Planning, Development and Infrastructure Act 2016, or division of land proposed as part of a combined application for land division and deemed-to-satisfy dwellings that reflects the sites of those dwellings, where: a) the allotments are used or are proposed to be used solely for residential purposes; and b) the application does not create more than six additional allotments."

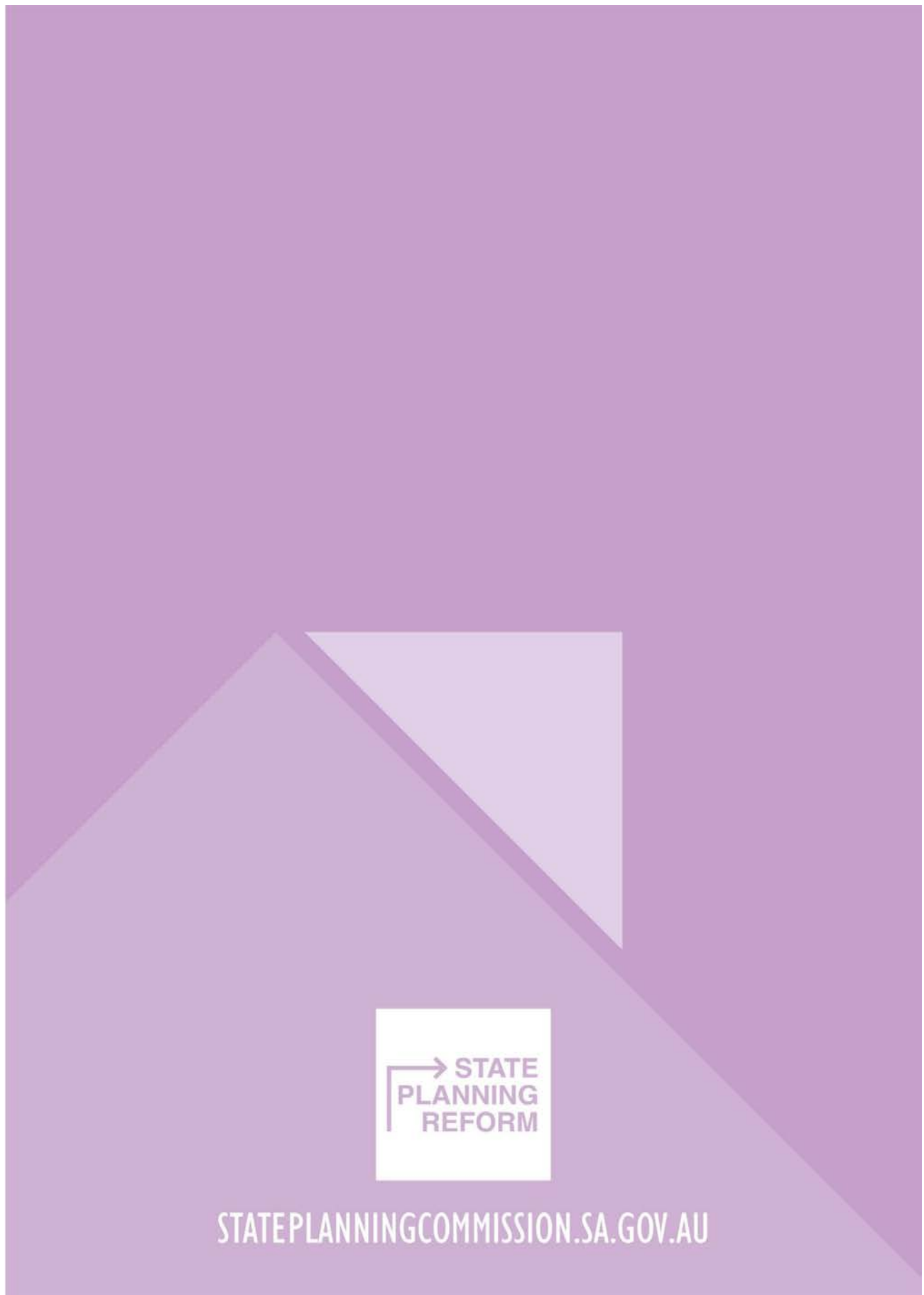
## Part 5 – Designated Areas

Table 1 – Designated Areas

Identified issue	Proposed amendment
Areas missing: Areas identified for the purposes of clause 4 (1)(d)(i)(B) of Schedule 4 under the Regulations – Fence not exceeding 2.1m in height should include Historic Area Overlay and Prescribed Watercourses Overlay to maintain the intent of Schedule 3 clause 4(1)(f) of the Development Regulations 2008	Add "Historic Area Overlay and Prescribed Watercourses Overlay"

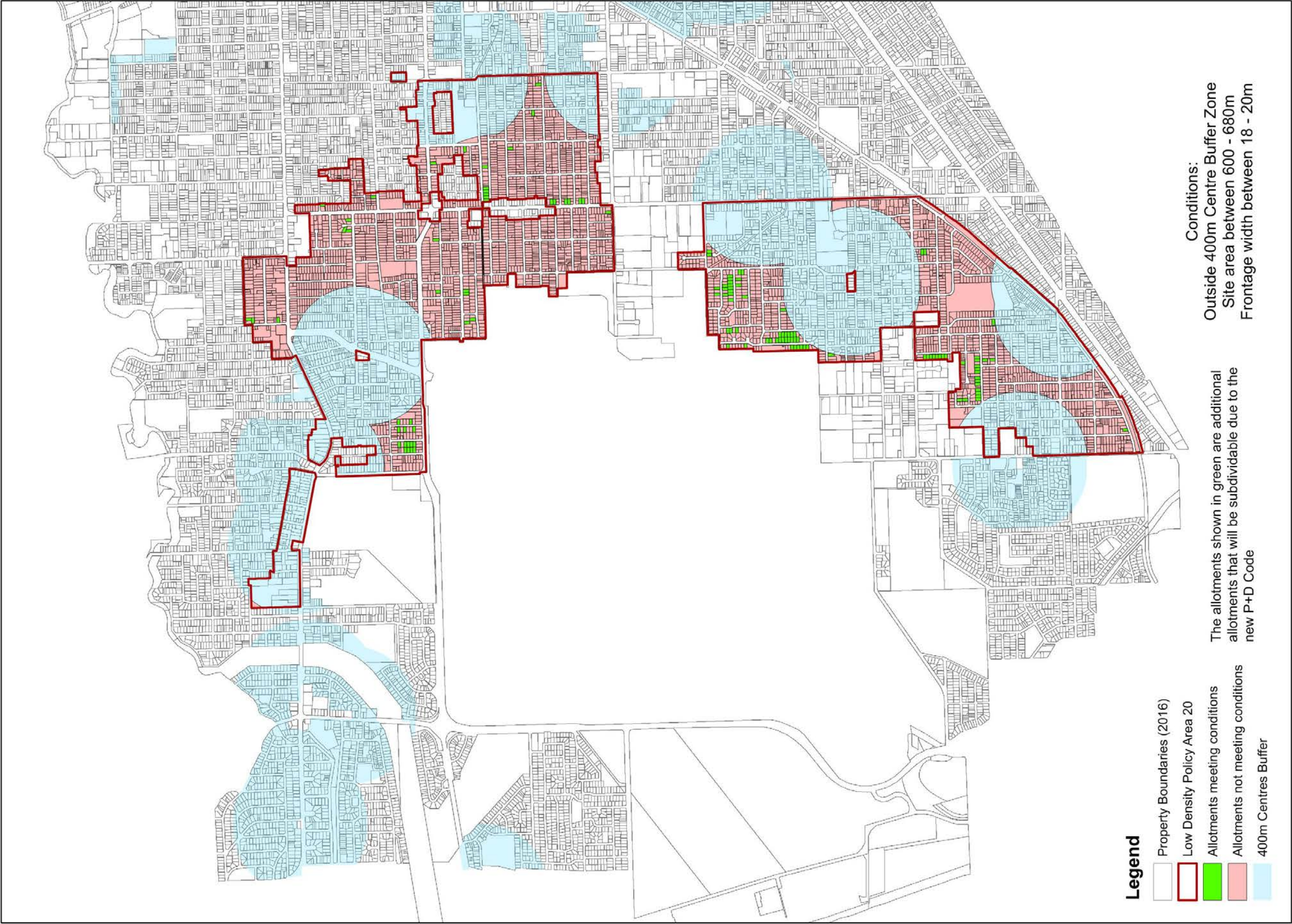
## Part 6 – Index of Technical and Numeric Variations

Identified issue	Proposed amendment
Introduction required to link to online mapping	Add introduction which outlines how the TNVs apply in different parts of the state.
Local heritage places aren't a technical or numeric variation	Remove 6.1 and place in a new Part of the Code pursuant to section 67 of the PDI Act.
Significant trees aren't a technical or numeric variation	Remove 6.2 and place in a new Part of the Code pursuant to section 68 of the PDI Act.



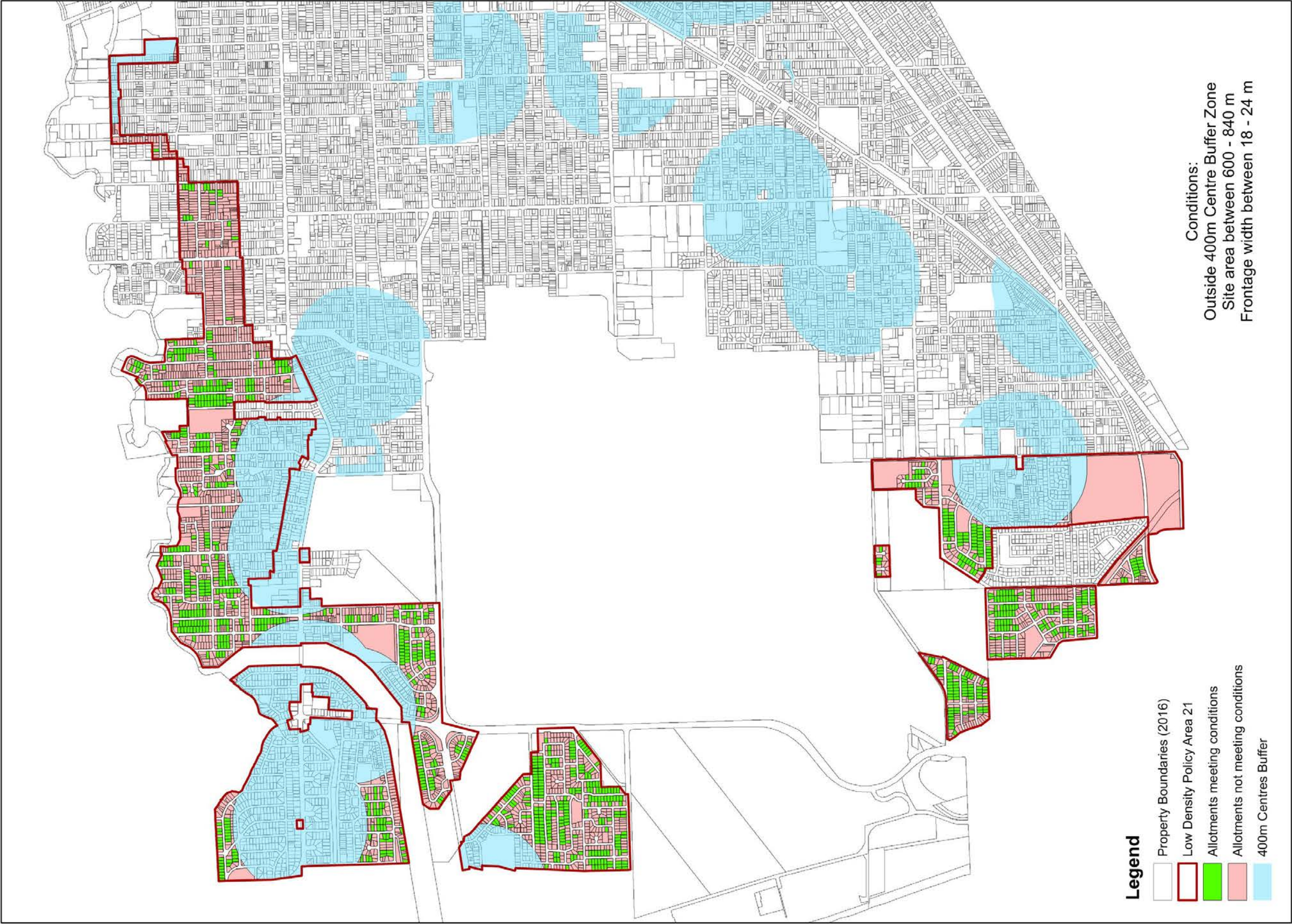


Development Potential Map - Policy Area 20





Design Code - Development Potential Map






# Concept Plans





## Overview





Retain	Use TNV instead	Remove
Weto/1	Weto/3a	Weto/2
Weto/24	Weto/3b	Weto/9
Weto/25	Weto/3c	Weto/10
	Weto/4a	Weto/11
	Weto/4b	Weto/12
	Weto/4c	Weto/13
	Weto/5	Weto/14
	Weto/6	Weto/15
	Weto/7	Weto/16
	Weto/8	Weto/17
		Weto/18
		Weto/19
		Weto/20
		Weto/21
		Weto/22
		Weto/23





## Detailed comments

Map Reference	Location	Still relevant?	Comments
Weto/1 	Mile End South Bulky Goods	Yes	<p>This concept plan seeks to:</p> <ul style="list-style-type: none"> <li>• create connections, both pedestrian and vehicular;</li> <li>• establish vegetated buffers; and</li> <li>• control traffic movements.</li> </ul> <p>The Mile End homemaker centre has achieved the connections in the northern part of this concept plan, but the remainder of the subject area has not been redeveloped and contains its original industrial buildings</p>
Weto/2	Prominent Development Sites	No	<p>This concept plan highlights prominent development sites, however given the removal of a lot of local context in the P+D Code, this concept plan will not serve much purpose as it will not link to any provisions.</p>












				
Weto/3a 	Sir Donald Bradman Drive & Marion Road Intersection Commercial	<b>Partially</b>	<p>This concept plan seeks to :</p> <ul style="list-style-type: none"> <li>• limit the height of development to 2-3 storeys;</li> <li>• indicate setbacks from street frontages and adjacent residential land uses; and</li> <li>• establish some vegetated buffer areas between residential and non-residential development.</li> </ul> <p>This concept plan will not be necessary if a TNV is introduced to control building heights. Landscaping and setbacks are more suitable to be addressed in the zone policy.</p>	
Weto/3b 	Marion Road & Richmond Road Intersection Commercial	<b>Partially</b>	<p>This concept plan seeks to:</p> <ul style="list-style-type: none"> <li>• limit the height of development to 2-3 storeys;</li> <li>• indicate setbacks from street frontages and adjacent residential land uses; and</li> <li>• establish some vegetated buffer areas between residential and non-residential development.</li> </ul> <p>This concept plan will not be necessary if a TNV is introduced to control building heights. Landscaping and setbacks are more suitable to be addressed in the zone policy.</p>	
Weto/3c 	Richmond Road & South Road Intersection Commercial	<b>Partially</b>	<p>This concept plan seeks to:</p> <ul style="list-style-type: none"> <li>• limit the height of development to 2-3 storeys;</li> <li>• indicate setbacks from street frontages and adjacent residential land uses; and</li> <li>• establish some vegetated buffer areas between residential and non-residential development.</li> </ul> <p>This concept plan will not be necessary if a TNV is introduced to control building heights. Landscaping and setbacks are more suitable to be addressed in the zone policy.</p>	
Weto/4a	Richmond Road (Marleston) Commercial	<b>Partially</b>	<p>This concept plan seeks to:</p> <ul style="list-style-type: none"> <li>• limit the height of development to 2-3 storeys depending on the location;</li> <li>• indicate setbacks from street frontages; and</li> </ul>	

			<ul style="list-style-type: none"> <li>establish some vegetated buffer areas between residential and non-residential development.</li> </ul> <p>This concept plan will not be necessary if a TNV is introduced to control building heights. Landscaping and setbacks are more suitable to be addressed in the zone policy.</p>
Weto/4b 	Richmond Road (Richmond) Commercial	<b>Partially</b>	<p>This concept plan seeks to:</p> <ul style="list-style-type: none"> <li>limit the height of development to 2-3 storeys depending on the location;</li> <li>indicate setbacks from street frontages; and</li> <li>establish some vegetated buffer areas between residential and non-residential development.</li> </ul> <p>This concept plan will not be necessary if a TNV is introduced to control building heights. Landscaping and setbacks are more suitable to be addressed in the zone policy.</p>
Weto/4c 	Richmond Road (Keswick/Mile End South) Commercial	<b>Partially</b>	<p>This concept plan seeks to:</p> <ul style="list-style-type: none"> <li>limit the height of development to 2-3 storeys depending on the location;</li> <li>indicate setbacks from street frontages; and</li> <li>establish some vegetated buffer areas between residential and non-residential development.</li> </ul> <p>This concept plan will not be necessary if a TNV is introduced to control building heights. Landscaping and setbacks are more suitable to be addressed in the zone policy.</p>
Weto/5 	Sir Donald Bradman Drive (Mile End) Commercial	<b>Partially</b>	<p>This concept plan seeks to:</p> <ul style="list-style-type: none"> <li>limit the height of development to 2-3 storeys depending on the location;</li> <li>indicate setbacks from street frontages; and</li> <li>establish some vegetated buffer areas between residential and non-residential development.</li> </ul> <p>This concept plan will not be necessary if a TNV is introduced to control building heights. Landscaping and setbacks are more suitable to be addressed in the zone policy.</p>
Weto/6	South Road (Keswick) Commercial	<b>Partially</b>	<p>This concept plan seeks to:</p> <ul style="list-style-type: none"> <li>limit the height of development to 2-3 storeys depending on the location</li> <li>indicate setbacks from street frontages; and</li> <li>establish some vegetated buffer areas between residential and non-residential development.</li> </ul>




			<p>This concept plan will not be necessary if a TNV is introduced to control building heights. Landscaping and setbacks suitable to be addressed in the zone policy.</p>
	Weto/7	South Road (Mile End) Commercial	<p><b>Partially</b></p> <p>This concept plan seeks to:</p> <ul style="list-style-type: none"> <li>• limit the height of development to 2 storeys depending on the location; and</li> <li>• indicate setbacks from street frontages.</li> </ul> <p>This concept plan will not be necessary if a TNV is introduced to control building heights. Setbacks are more suitable to be addressed in the zone policy.</p>
	Weto/8	South Road (Mile End South) Commercial	<p><b>Partially</b></p> <p>This concept plan seeks to:</p> <ul style="list-style-type: none"> <li>• limit the height of development to 2-3 storeys depending on the location</li> <li>• indicate setbacks from street frontages; and</li> <li>• establish some vegetated buffer areas between residential and non-residential development.</li> </ul> <p>This concept plan will not be necessary if a TNV is introduced to control building heights. Landscaping and setbacks are more suitable to be addressed in the zone policy.</p>
	Weto/9	Office Park Commercial	<p><b>No</b></p> <p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• access points to public roads;</li> <li>• pedestrian and cycle movements;</li> <li>• built form to address the public street;</li> <li>• landscaping areas; and</li> <li>• land use.</li> </ul> <p>This is very prescriptive and cannot be achieved with the existing entrenched land uses such as the Railway buildings, carpark and RAA facility.</p> <p>Access points, pedestrian and cycle movement's will all need to be considered when development is proposed. Richmond Road is a DPTI controlled road and they will have direction when it comes to a referral. Landscaping and built form addressing the public realm are generic techniques that should apply to most development and could be included in the zoning policy.</p>

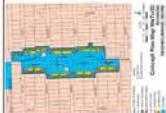





Weto/10 	Mile End Recreation	<b>No</b>	<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• pedestrian / cycle routes.</li> <li>• open space; and</li> <li>• landscape buffers.</li> </ul> <p>These connections already exist as part of the public road network, any public infrastructure needed will need to be considered by Council and DPTI rather than through a development application.</p> <p>This concept plan has been fulfilled as aspects such as parking stormwater basin, landscape buffer and access exist now.</p>
Weto/11 	Mile End South Recreation	<b>No</b>	
Weto/12 	Adelaide Shores	<b>No</b>	<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• future cycling routes; and</li> <li>• to link infrastructure in with City of Charles Sturt and City of Holdfast.</li> </ul> <p>This concept plan is not necessary as this infrastructure will unlikely require a development application, therefore having this concept plan in a document used for development assessment is not particularly useful.</p>
Weto/13 	Brickworks District Centre	<b>No</b>	<p>This concept plan is no longer necessary as the Brickworks market development has already been completed.</p>
Weto/14 	Kurrallta Park District Centre	<b>No</b>	<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• landscape buffers;</li> <li>• setbacks; and</li> <li>• vehicular access.</li> </ul>

				These are not necessary as part of a concept plan and could be achieved via other mechanisms such as DPTI referrals and interface provisions in the P+D Code.
Weto/15 	Former Apollo Stadium Industry	<b>No</b>		<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• landscape buffers;</li> <li>• setbacks; and</li> <li>• vehicular access.</li> </ul> <p>These are not necessary as part of a concept plan and could be achieved via other mechanisms such as DPTI referrals and interface provisions in the P+D Code.</p>
Weto/16 	North Plympton / Camden Park Industry	<b>No</b>		<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• landscape buffers; and</li> <li>• front setbacks.</li> </ul> <p>These are not necessary as part of a concept plan and could be achieved via other mechanisms such as DPTI referrals and interface provisions in the P+D Code.</p>
Weto/17 	Novar Gardens Industry	<b>No</b>		<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• landscape buffers;</li> <li>• setbacks; and</li> <li>• vehicular access.</li> </ul> <p>These are not necessary as part of a concept plan and could be achieved via other mechanisms such as DPTI referrals and interface provisions in the P+D Code.</p>
Weto/18 	Netley Industry	<b>No</b>		<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• landscape buffers;</li> <li>• setbacks; and</li> <li>• vehicular access.</li> </ul> <p>These are not necessary as part of a concept plan and could be achieved via other mechanisms such as DPTI referrals and interface provisions in the P+D Code.</p>



	Hilton Neighbourhood Centre			<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• landscape buffers;</li> <li>• land use in certain areas;</li> <li>• setbacks; and</li> <li>• vehicular access.</li> </ul> <p>These are not necessary as part of a concept plan and could be achieved via other mechanisms such as DPTI referrals and interface provisions in the P+D Code. It is not feasible to attempt to control specific types of land uses over and above envisaged land uses. If an application for a different type of land use comes in, council would not be able to refuse it based on the concept plan.</p>
Weto/19		No		<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• landscape buffers;</li> <li>• car parking areas; and</li> <li>• setbacks.</li> </ul> <p>These are not necessary as part of a concept plan and could be achieved via other mechanisms such as DPTI referrals and interface provisions in the P+D Code.</p>
	Marleston Neighbourhood Centre			<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• landscape buffers;</li> <li>• setbacks; and</li> <li>• vehicular access.</li> </ul> <p>These are not necessary as part of a concept plan and could be achieved via other mechanisms such as DPTI referrals and interface provisions in the P+D Code.</p>
Weto/20		No		<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• landscape buffers;</li> <li>• setbacks; and</li> <li>• vehicular access.</li> </ul> <p>These are not necessary as part of a concept plan and could be achieved via other mechanisms such as DPTI referrals and interface provisions in the P+D Code.</p>
	Novar Gardens Neighbourhood Centre			<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• landscape buffers;</li> <li>• setbacks; and</li> <li>• vehicular access.</li> </ul> <p>These are not necessary as part of a concept plan and could be achieved via other mechanisms such as DPTI referrals and interface provisions in the P+D Code.</p>
Weto/21		No		<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• landscape buffers;</li> <li>• setbacks; and</li> <li>• vehicular access.</li> </ul> <p>These are not necessary as part of a concept plan and could be achieved via other mechanisms such as DPTI referrals and interface provisions in the P+D Code.</p>
	Richmond Neighbourhood Centre			<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• landscape buffers;</li> <li>• vehicular access;</li> <li>• car parking areas; and</li> <li>• setbacks.</li> </ul>
Weto/22		No		

			These are not necessary as part of a concept plan and could be achieved via other mechanisms such as DPTI referrals and interface provisions in the P+D Code.
Weto/23 	Tennyson Street Neighbourhood Centre	No	<p>This concept plan seeks to establish:</p> <ul style="list-style-type: none"> <li>• landscape buffers;</li> <li>• land use in certain areas;</li> <li>• setbacks; and</li> <li>• vehicular access.</li> </ul> <p>These are not necessary as part of a concept plan and could be achieved via other mechanisms such as DPTI referrals and interface provisions in the P+D Code. It is not feasible to attempt to control specific types of land uses over and above envisaged land uses. If an application for a different type of land use comes in, council would not be able to refuse it based on the concept plan.</p>
Weto/24 	Residential Promenade	Yes	<p>This concept plans seeks to establish:</p> <ul style="list-style-type: none"> <li>• areas of higher density residential development;</li> <li>• green connections;</li> <li>• pedestrian linkages; and</li> <li>• acoustic vegetative buffers.</li> </ul> <p>This is a relevant concept plan and should be integrated into the P+D Code and supported by a PO and DTS/DPF</p>
Weto/25 	Underdale Urban Renewal	Yes	<p>This concept plans seeks to establish:</p> <ul style="list-style-type: none"> <li>• areas of higher density residential development;</li> <li>• green connections ;</li> <li>• indicative east / west road connections;</li> <li>• pedestrian linkages; and</li> <li>• setbacks from Hardy's Road and an associated landscape buffer.</li> </ul> <p>This is a relevant concept plan and should be integrated into the P+D Code and supported by a PO and DTS/DPF</p>

## Historic Area Statements and Character Area Statements

On the 24 December 2019, DPTI released the Historic Area Statements and Character Areas Statements for Phase 3 Councils. These have been based on the Historic Area and Character Area Statements endorsed by Council on 19 November 2019. A comparison between the Council endorsed Heritage Area and Character Area statements and the DPTI proposed statements can be seen on the following pages. The information missing between the Council endorsed statements and the DPTI proposed statements has been highlighted in yellow

General comments:

- There seems to be an inconsistency with the terms used, for example:

	WTCC	Mitcham	Burnside
1	Second storey within the roof space	Second storey development located within the roof space or to rear of dwellings	Any upper storey elements integrated sympathetically into the dwelling design and generally not visible from street
2	<u>Low to very low density</u> site areas. Wide frontages. Detached dwellings on substantial allotments	Traditional rectangular grid pattern. <u>Generally large site areas. Generally large street frontage</u> widths large. Large front of dwelling setback. Vehicular access from rear lanes of many dwellings	<u>Substantial</u> rectangular blocks

- It is noted that the headings for some of the features has changed since the DPTI examples were provided to Councils.
- The numerical site areas and frontage widths have been removed, however it should be noted that this has been removed from all Councils Heritage Area and Character Area statements. The loss of these numerical figures means that proposed allotments must only achieve the what the density has been set at i.e. low density means <35 dwellings per hectare (sites areas >285m<sup>2</sup>) this is a significant difference to the prevailing character of the area. The term 'wide frontages' does not provide any guidance as to its actual size. This term can and does mean different things to different people.
- The general feeling is that detail has been lost in the DPTI proposed statements. This has the implication of reducing consistency as an assessment will be subjective based on the authorised officers assessment of the area, adjoining development proposed development.
- The DPTI proposed statements are considered to have detrimentally impacted upon the readability of the statements. In their proposed form, details could be lost due to

the single or double word sentences one after the other. In the Council endorsed version of the statements, the information was easier to read due to its dot point nature.

- The removal of the "no carports forward of the main façade" is concerning as there do not appear to be any other controls in the Planning and Design Code to prevent this from occurring.
- The removal of 'Driveways being designed to retain existing street trees' is concerning as there doesn't appear to be any other controls within the Planning and Design code that would prevent this.
- The '*additions located to the rear of the main dwelling*' has also been removed which is curious as other Council statements have included similar wording such as '*Any upper storey elements integrated sympathetically into the dwelling design and generally not visible from street*'.
- The removal of "(not Zinalume)" is likely to encourage the use of Zinalume in roofing and outbuilding applications. Galvanised iron is coated in almost pure zinc while Zinalume is coated in an alloy of approximately 55% aluminium, 43.5% zinc and 1.5% silicon. Although the building industry encourages the use of Zinalume as a replacement to Galvanised iron, the reflectivity and appearance is quite different between the two.

### Elston Street Historic Area Statement (WeTo1)

#### Council Endorsed

Era of Development	<ul style="list-style-type: none"> <li>• 1890's - 1920's</li> </ul>
Subdivision Pattern	<ul style="list-style-type: none"> <li>• Low to very low density site areas (&gt;500m<sup>2</sup>)</li> <li>• Wide frontages (&gt;12m)</li> <li>• Detached dwellings on substantial allotments</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>• Predominantly Federation villa style homes with examples of:               <ul style="list-style-type: none"> <li>o Bungalows; and</li> <li>o Art Deco dwellings</li> </ul> </li> <li>• Bay windows</li> <li>• Hip, gable and Dutch gable roofs</li> <li>• Integrated and complementary verandahs / porticos</li> <li>• Simple façade detailing</li> </ul>
Materials	<ul style="list-style-type: none"> <li>• Stone</li> <li>• Brick</li> <li>• Limited rendered masonry</li> <li>• Corrugated pre-coloured or galvanised iron sheeting (not zincalume)</li> <li>• Timber windows</li> <li>• Brick chimneys</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>• Strong uniformity of layout and buildings</li> <li>• Side and rear setbacks consistent with existing dwellings to maintain large private yards</li> <li>• Traditional well-maintained gardens</li> <li>• Regularly spaced trees</li> <li>• No carports or garages forward of the main face of the dwelling</li> <li>• Driveways designed to preserve existing street trees</li> <li>• No shared driveways</li> <li>• Additions located to rear of main dwelling</li> </ul>
Fencing	<ul style="list-style-type: none"> <li>• Low to facilitate views of the dwelling</li> <li>• Post and rail with woven wire</li> <li>• Low level stone or masonry</li> <li>• Timber picket</li> </ul>
Height	<ul style="list-style-type: none"> <li>• Generally single storey</li> <li>• Second storey within the roof space</li> </ul>

#### DPTI Proposed

Eras and themes	1890's - 1920's
Allotments and subdivision patterns	Low to very low density site areas. Wide frontages. Detached dwellings on substantial allotments
Architectural features	Predominantly Federation villa style homes with examples of Bungalows and Art Deco dwellings Bay windows. Hip, gable and Dutch gable roofs. Integrated and complementary verandahs / porticos. Simple façade detailing.
Building height	Generally single storey. Second storey within the roof space
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Traditional well-maintained gardens. Regularly spaced trees.

#### Comments in addition the general comments:

1. The removal of 'No shared driveways' reduces Council's ability to prevent this from occurring. Shared driveways are often a minimum of 6m wide and have a significant impact on the streetscape. The removal of this statement also will allow group dwellings and hammerhead development where it has previously been discouraged.



## Mile End Historic Area Statement (WeTo2)

### Council Endorsed

Era of Development Subdivision Pattern	<ul style="list-style-type: none"> <li>• 1860's - 1920's</li> <li>• Strong uniformity of allotment pattern</li> <li>• Low to very low density site areas (&gt;500m<sup>2</sup>)</li> <li>• Wide frontages (&gt;12m)</li> <li>• <b>Subdivision to reinforce the existing allotment pattern</b></li> <li>• Detached and semi-detached to allotments</li> <li>• Predominantly detached Victorian villas with examples of: <ul style="list-style-type: none"> <li>o Victorian semi detached row dwellings;</li> <li>o Victorian single fronted cottages</li> <li>o Bungalows;</li> <li>o Inter-war Art Deco dwellings; and</li> <li>o Parapetted shopfronts</li> </ul> </li> <li>• Bay windows</li> <li>• Gable and Dutch gable roofs</li> <li>• Steeply pitched hip roofs</li> <li>• Integrated and complementary verandah's / porticos</li> </ul>
Architectural Buildings	
Materials	<ul style="list-style-type: none"> <li>• Stone</li> <li>• Brick</li> <li>• Limited rendered masonry</li> <li>• Corrugated pre-coloured or galvanised iron sheeting (<b>not zincalume</b>)</li> <li>• Timber windows</li> <li>• Leadlight windows</li> <li>• Iron and timber filigree</li> <li>• Red brick chimneys</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>• Strong uniformity of layout and buildings</li> <li>• Generous side and rear setbacks consistent with existing dwellings to maintain large private yards</li> <li>• <b>Rear lane vehicular access where available</b></li> <li>• Traditional well-maintained gardens</li> <li>• <b>Driveways designed to preserve existing street trees</b></li> <li>• Tree lined streets</li> <li>• <b>No carports or garages forward of the dwelling</b></li> <li>• <b>Additions located to rear of main dwelling</b></li> <li>• Low to facilitate views of the dwelling</li> <li>• Post and rail with woven wire</li> <li>• Low level stone or masonry</li> <li>• Timber picket</li> <li>• Generally single storey</li> <li>• Second storey within the roof space</li> </ul>
Fencing	
Height	

### DPTI Proposed

Eras and themes	1860's - 1920's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide frontages. Detached and semi-detached to allotments
Architectural features	Predominantly detached Victorian villas with examples of Victorian semidetached row dwellings; Victorian single fronted cottages Bungalows; Inter-war Art Deco dwellings; and Parapetted shopfronts. Bay windows. Gable and Dutch gable roofs. Steeply pitched hip roofs. Integrated and complementary verandahs / porticos
Building height	Generally single storey. Second storey within the roof space
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Iron and timber filigree. Red brick chimneys.
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting and public realm features	Strong uniformity of layout and buildings. Generous side and rear setbacks, maintain large private yards. Traditional well-maintained gardens. Tree lined streets.

### Comments in addition the general comments:

1. In addition to the removal of numerical site area and frontage widths, the DPTI statement have also removed "Subdivision to reinforce the existing allotment pattern". This has greatly reduced the control over this area and will support allotments of 285m<sup>2</sup> or greater regardless of what is around them.
2. The 'additions located to the rear of the main dwelling' has also been removed which is curious as other Council statements have included similar wording such as 'Any upper storey elements integrated sympathetically into the dwelling design and generally not visible from street'.

### Richmond Historic Area Statement (WeTo3)

#### Council Endorsed

<b>Era of Development</b>	<ul style="list-style-type: none"> <li>• 1900's - 1920's</li> </ul>
<b>Subdivision Pattern</b>	<ul style="list-style-type: none"> <li>• Strong uniformity of allotment pattern</li> <li>• Medium to low density (&gt;230m<sup>2</sup>)</li> <li>• Rectangular shaped allotments with direct street frontage</li> <li>• Predominantly Row and semi-detached dwellings</li> </ul>
<b>Architectural Buildings</b>	<ul style="list-style-type: none"> <li>• Predominantly Inter-war dwellings with examples of:             <ul style="list-style-type: none"> <li>◦ State Bank Bungalows;</li> <li>◦ Art Deco dwellings</li> </ul> </li> <li>• Half-hipped (hipped gable roofs)</li> <li>• Hip roofs</li> <li>• Integrated and complementary verandahs/porticos</li> </ul>
<b>Materials</b>	<ul style="list-style-type: none"> <li>• Consistent material palette</li> <li>• Brick</li> <li>• Limited rendered masonry</li> <li>• Corrugated pre-coloured or galvanised iron sheeting (not zincalume)</li> <li>• Timber windows</li> <li>• Brick chimneys</li> </ul>
<b>Setting and Public Realm</b>	<ul style="list-style-type: none"> <li>• Strong uniformity of layout and buildings</li> <li>• Side and rear setbacks consistent with existing dwellings</li> <li>• Driveways designed to preserve existing street trees</li> <li>• No carports or garages forward of the main face of the dwelling</li> <li>• Additions located to rear of main dwelling</li> </ul>
<b>Fencing</b>	<ul style="list-style-type: none"> <li>• No fencing or low fencing to facilitate views of the dwelling</li> </ul>
<b>Height</b>	<ul style="list-style-type: none"> <li>• Up to 2 storeys</li> </ul>

#### DPTI Proposed

<b>Eras and themes</b>	1900's - 1920's
<b>Allotments and subdivision patterns</b>	Strong uniformity of allotment pattern. Medium to low density. Rectangular shaped allotments with direct street frontage. Predominantly Row and semi-detached dwellings.
<b>Architectural features</b>	Predominantly Inter-war dwellings with examples of State Bank Bungalows and Art Deco dwellings Half-hipped (hipped gable roofs). Hip roofs. Integrated and complementary verandahs/porticos
<b>Building height</b>	Up to 2 storeys
<b>Materials</b>	Consistent material palette. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Brick chimneys
<b>Fencing</b>	No fencing or low fencing facilitating views of the dwelling
<b>Setting and public realm features</b>	Strong uniformity of layout and buildings. Consistent side and rear setbacks. Street trees

Comments in addition the general comments:

1. Nil

### Rose Street Historic Area Statement (WeTo4)

#### Council Endorsed

<b>Era of Development</b>	<ul style="list-style-type: none"> <li>• 1900's - 1920's</li> </ul>
<b>Subdivision Pattern</b>	<ul style="list-style-type: none"> <li>• Strong uniformity of allotment pattern</li> <li>• Low to very low density site areas (&gt;500m<sup>2</sup>)</li> <li>• Rectangular shaped allotments with direct street frontage</li> <li>• Narrow and deep allotments</li> <li>• Predominantly semi-detached dwellings to allotments</li> </ul>
<b>Architectural Buildings</b>	<ul style="list-style-type: none"> <li>• Strong uniformity in architectural style</li> <li>• Predominantly semi-detached Gothic workers cottages</li> <li>• Pitched roofs</li> <li>• Verandahs / porticos</li> <li>• Parapeted gable</li> <li>• Complementary to historic buildings</li> </ul>
<b>Materials</b>	<ul style="list-style-type: none"> <li>• Strong uniformity in material palette</li> <li>• Stone</li> <li>• Brick</li> <li>• Corrugated pre-coloured or galvanised iron sheeting (not zincalume)</li> <li>• Timber windows</li> <li>• Leadlight windows</li> <li>• Red brick chimneys</li> </ul>
<b>Setting and Public Realm</b>	<ul style="list-style-type: none"> <li>• Consistent front setbacks</li> <li>• Side and rear setbacks consistent with existing dwellings</li> <li>• Traditional well-maintained gardens</li> <li>• Driveways designed to preserve existing street trees</li> <li>• No carports or garages forward of the main face of the dwelling</li> <li>• Vehicle access from laneways</li> <li>• No crossovers to Rose Street frontages</li> <li>• Additions located to rear of main dwelling</li> </ul>
<b>Fencing</b>	<ul style="list-style-type: none"> <li>• No fencing or low fencing to facilitate views of the dwelling</li> <li>• Timber picket to boundary</li> </ul>
<b>Height</b>	<ul style="list-style-type: none"> <li>• Generally single storey</li> <li>• Second storey is to be within the roof space</li> </ul>

#### DPTI Proposed

<b>Eras and themes</b>	1900's - 1920's
<b>Allotments and subdivision patterns</b>	Strong uniformity of allotment pattern. Low to very low density site areas. Rectangular shaped allotments with direct street frontage. Narrow and deep allotments. Predominantly semi-detached dwellings to allotments
<b>Architectural features</b>	Strong uniformity in architectural style. Predominantly semi-detached Gothic workers cottages. Pitched roofs. Verandahs / porticos. Parapeted gable. Features associated with traditional era and style of buildings.
<b>Materials</b>	Strong uniformity in material palette. Stone. Brick. Corrugated precoloured or galvanised iron sheeting. Timber windows. Leadlight windows. Red brick chimneys
<b>Setting and public realm features</b>	Consistent front setbacks. Consistent side and rear setbacks. Traditional well-maintained gardens. Street trees. Vehicle access from laneways, particularly Rose Street.
<b>Fencing</b>	No fencing or low fencing facilitating views of the dwelling. Timber picket to boundary
<b>Building height</b>	Generally single storey. Second storey within the roof space

\*DPTI table above has a different set out to other tables

Comments in addition the general comments:

1. Nil



### Torrensville East Historic Area Statement (WeTo5)

#### Council Endorsed

Era of Development	<ul style="list-style-type: none"> <li>• 1890's - 1930's</li> </ul>
Subdivision Pattern	<ul style="list-style-type: none"> <li>• Low to very low density site areas (&gt;500m<sup>2</sup>)</li> <li>• Wide frontages (&gt;12m)</li> <li>• Narrow and deep allotments</li> <li>• Consistent and uniform allotment pattern</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>• Predominantly Victorian and Federation style villa and cottage dwellings with examples of:               <ul style="list-style-type: none"> <li>o Californian and State Bank Bungalows;</li> <li>o Single fronted cottages; and</li> <li>o Parapeted shopfronts</li> </ul> </li> <li>• Hip, gable and Dutch gable roofs</li> <li>• Bay windows</li> <li>• Verandahs / porticos</li> <li>• Simple detailing</li> <li>• Window awnings</li> </ul>
Materials	<ul style="list-style-type: none"> <li>• Stone</li> <li>• Brick</li> <li>• Limited rendered masonry</li> <li>• Corrugated pre-coloured or galvanised iron sheeting (not zincalume)</li> <li>• Tiled roofs</li> <li>• Timber windows</li> <li>• Iron and timber filigree</li> <li>• Red brick chimneys</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>• Strong uniformity of layout and buildings</li> <li>• Side and rear setbacks consistent with existing dwellings to maintain large private yards</li> <li>• Traditional well-maintained gardens</li> <li>• Tree lined streets</li> <li>• No carports or garages forward of the dwelling</li> <li>• Driveways designed to preserve existing street trees</li> <li>• Additions located to rear of main dwelling</li> <li>• Wide streets</li> </ul>
Fencing	<ul style="list-style-type: none"> <li>• Low to facilitate views of the dwelling</li> <li>• Post and rail with woven wire</li> <li>• Low level stone or masonry</li> <li>• Timber picket</li> </ul>
Height	<ul style="list-style-type: none"> <li>• Generally single storey</li> <li>• Second storey is to be within the roof space</li> </ul>

#### DPTI Proposed

Eras and themes	1890's - 1930's
Allotments and subdivision patterns	Low to very low density site areas. Wide frontages. Narrow and deep allotments. Consistent and uniform allotment pattern
Architectural features	Predominantly Victorian and Federation style villa and cottage dwellings with examples of Californian and State Bank Bungalows; Single fronted cottages; and Parapeted shopfronts. Hip, gable and Dutch gable roofs. Bay windows. Verandahs / porticos. Simple detailing. Window awnings
Building height	Generally single storey. Second storey within the roof space
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. Iron and timber filigree. Red brick chimneys
Fencing	Low fencing to facilitate views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket.
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Traditional well-maintained gardens. Tree lined streets. Wide streets.

Comments in addition the general comments:

1. Nil

### Urban Corridor (High Street) Historic Area Statement (WeTo6)

#### Council Endorsed

Era of Development	<ul style="list-style-type: none"> <li>• 1890's - 1920's</li> </ul>
Subdivision Pattern	<ul style="list-style-type: none"> <li>• Linear pattern of development along Henley Beach Road</li> <li>• Medium density site areas</li> <li>• Narrow/deep tenancies</li> <li>• Continuous shopfronts</li> <li>• Fine grained</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>• Predominantly ornate parapeted, glazed shopfronts</li> <li>• Pedimented parapets</li> <li>• Hidden roof forms</li> <li>• Elaborate parapet treatments</li> <li>• Traditional verandahs</li> <li>• Ornamental timber verandah posts</li> </ul>
Materials	<ul style="list-style-type: none"> <li>• Rendered masonry</li> <li>• Stone</li> <li>• Masonry</li> <li>• Brick</li> <li>• Timber shopfronts</li> <li>• Corrugated pre-coloured or galvanised iron sheeting (not zincalume)</li> <li>• Pressed Metal</li> <li>• Timber verandahs</li> <li>• Materials, finishes and colours representative of existing/original</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>• Commercial Strip</li> <li>• Continuous shopfronts</li> <li>• No setback to front boundary</li> <li>• Verandahs over footpath</li> <li>• Tree lined streets</li> <li>• Mixed use ground floor</li> <li>• Intimate and engaging public interface</li> <li>• Additions located to rear of main buildings</li> </ul>
Height	<ul style="list-style-type: none"> <li>• Predominantly single storey</li> <li>• Limited two storey to corner allotments</li> </ul>

#### DPTI Proposed

Eras and themes	1890's - 1920's
Allotments and subdivision patterns	Linear pattern of development along Henley Beach Road. Medium density site areas. Narrow/deep tenancies. Continuous shopfronts. Fine grained
Architectural features	Predominantly ornate parapeted, glazed shopfronts. Pedimented parapets. Hidden roof forms. Elaborate parapet treatments. Traditional verandahs. Ornamental timber verandah posts
Building height	Predominantly single storey. Two storey on corner allotments
Materials	Rendered masonry. Stone. Masonry. Brick. Timber shopfronts. Corrugated pre-coloured or galvanised iron sheeting. Pressed Metal. Timber verandahs. Materials, finishes and colours associated with original eras and styles.
Fencing	[Not stated]
Setting and public realm features	Commercial Strip. Continuous shopfronts. No setback to front boundary. Verandahs over footpath. Tree lined streets. Intimate and engaging public interface

#### Comments in addition the general comments:

1. DPTI's removal of 'Mixed use ground floor' is not considered to have too much of an impact as these statements relate more to the built form rather than land use. There should be other provisions within the Planning and Design Code which relate to land use.



### Ashford Character Area Statement (WeTo-C1)

#### Council Endorsed

Era of Development Subdivision Pattern	<ul style="list-style-type: none"> <li>• 1920's - 1940's</li> <li>• Strong uniformity of allotment pattern</li> <li>• Low to very low density site areas (&gt; 600m<sup>2</sup>)</li> <li>• Wide street frontages (&gt; 14m)</li> <li>• Medium sized detached dwellings on substantial allotments</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>• Predominantly Tudor and Bungalow dwellings</li> <li>• Articulated hip and gable roofs</li> <li>• Verandahs / porticos</li> <li>• Verandahs as continuation of main roof structure</li> </ul>
Materials	<ul style="list-style-type: none"> <li>• Brick</li> <li>• Painted brick</li> <li>• Stone</li> <li>• Rendered masonry</li> <li>• Corrugated pre-coloured or galvanised iron sheeting (not zincalume)</li> <li>• Tiled roofs</li> <li>• Timber windows</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>• Strong uniformity of layout and buildings</li> <li>• Side and rear setbacks consistent with existing dwellings to maintain large private yards</li> <li>• Generous traditional well-maintained gardens</li> <li>• Tree lined streets</li> <li>• No carports or garages forward of the dwelling</li> <li>• Additions located to rear of main dwelling</li> </ul>
Fencing	<ul style="list-style-type: none"> <li>• Low to facilitate views of the dwelling</li> <li>• Post and rail with woven wire</li> <li>• Low level stone or masonry</li> <li>• Timber picket</li> </ul>
Height	<ul style="list-style-type: none"> <li>• Generally single storey</li> <li>• Second storey within the roof space</li> </ul>

#### DPTI Proposed

Eras and themes	1920's - 1940's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Medium sized detached dwellings on substantial allotments
Architectural features	Predominantly Tudor and Bungalow dwellings. Articulated hip and gable roofs. Verandahs / porticos. Verandahs as continuation of main roof structure
Building height	Generally single storey. Second storey within the roof space
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated precoloured or galvanised iron sheeting. Tiled roofs. Timber windows
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets

#### Comments in addition the general comments:

1. none

### Cowandilla / Mile End West Character Area Statement (WeTo-C2)

#### Council Endorsed

Era of Development Subdivision Pattern	<ul style="list-style-type: none"> <li>• 1920's - 1940's</li> <li>• Strong uniformity of allotment pattern</li> <li>• Low to very low density site areas (500m<sup>2</sup> - 850m<sup>2</sup>)</li> <li>• Narrow and deep allotments</li> <li>• Detached and semi-detached dwellings on substantial allotments</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>• Predominantly Californian and State Bank Bungalows with some examples of:               <ul style="list-style-type: none"> <li>◦ Spanish Mission;</li> <li>◦ Dutch Colonial dwellings;</li> <li>◦ Detached and semi-detached federation cottages/villas;</li> <li>◦ Victorian era cottages/villas; and</li> <li>◦ Early inter-war dwellings</li> </ul> </li> <li>• Gable and Dutch gable roofs with hips</li> <li>• Verandahs / porticos</li> </ul>
Materials	<ul style="list-style-type: none"> <li>• Brick</li> <li>• Painted brick</li> <li>• Stone</li> <li>• Rendered masonry</li> <li>• Corrugated pre-coloured or galvanised iron sheeting (not zincalume)</li> <li>• Timber windows</li> <li>• Brick/red brick chimneys</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>• Strong uniformity of layout and buildings</li> <li>• Side and rear setbacks consistent with existing dwellings to maintain large private yards</li> <li>• Additions located to the rear</li> <li>• Generous traditional well-maintained gardens</li> <li>• Tree lined streets.</li> <li>• No carports or garages forward of the dwelling</li> </ul>
Fencing	<ul style="list-style-type: none"> <li>• Low to facilitate views of the dwelling</li> <li>• Post and rail with woven wire</li> <li>• Low level stone or masonry</li> <li>• Timber picket</li> </ul>
Height	<ul style="list-style-type: none"> <li>• Generally single storey</li> <li>• Second storey within the roof space or complementary to single storey character</li> </ul>

#### DPTI Proposed

Eras and themes	1920's - 1940's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Narrow and deep allotments. Detached and semi-detached dwellings on substantial allotments
Architectural features	Predominantly Californian and State Bank Bungalows with some examples of Spanish Mission; Dutch Colonial dwellings; Detached and semi-detached federation cottages/villas; Victorian era cottages/villas; and Early inter-war dwellings. Gable and Dutch gable roofs with hips. Verandahs / porticos
Building height	Generally single storey. Second storey within the roof space
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated precoloured or galvanised iron sheeting. Timber windows. Brick/red brick chimneys
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets.

#### Comments in addition the general comments:

1. The DPTI proposed will be more restrictive to development as it doesn't include 'or commentary to single storey character'.

### Glandore Character Area Statement (WeTo-C3)

#### Council Endorsed

Era of Development Subdivision Pattern	<ul style="list-style-type: none"> <li>• 1920's - 1940's</li> <li>• Strong uniformity of allotment pattern</li> <li>• Low to very low density site areas (&gt;600m<sup>2</sup>)</li> <li>• Wide street frontages (&gt; 14m)</li> <li>• Detached on substantial allotments</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>• Predominantly Bungalows with some examples of:             <ul style="list-style-type: none"> <li>◦ Spanish Mission;</li> <li>◦ Dutch Colonial;</li> <li>◦ Tudor;</li> <li>◦ Inter-war old English; and</li> <li>◦ Inter-war Art Deco dwellings</li> </ul> </li> <li>• Hip, gable and dutch gable roofs</li> <li>• Verandahs / porticos</li> <li>• Verandahs as continuation of main roof structure</li> </ul>
Materials	<ul style="list-style-type: none"> <li>• Brick</li> <li>• Painted brick</li> <li>• Stone</li> <li>• Rendered masonry</li> <li>• Corrugated pre-coloured or galvanised iron sheeting (not zincalume)</li> <li>• Timber windows</li> <li>• Brick/red brick chimneys</li> <li>• Painted masonry decorative columns</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>• Strong uniformity of layout and buildings</li> <li>• Side and rear setbacks consistent with existing dwellings to maintain large private yards</li> <li>• Generous traditional well-maintained gardens</li> <li>• Tree lined streets.</li> <li>• No carports or garages forward of the dwelling</li> </ul>
Fencing	<ul style="list-style-type: none"> <li>• Low to facilitate views of the dwelling</li> <li>• Post and rail with woven wire</li> <li>• Low level stone or masonry</li> <li>• Timber picket</li> </ul>
Height	<ul style="list-style-type: none"> <li>• Generally single storey</li> <li>• Second storey within the roof space</li> </ul>

#### DPTI Proposed

Eras and themes	1920's - 1940's
Allotments and subdivision patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Detached on substantial allotments
Architectural features	Predominantly Bungalows with some examples of Spanish Mission; Dutch Colonial; Tudor; Inter-war old English; and Inter-war Art Deco dwellings. Hip, gable and Dutch gable roofs. Verandahs / porticos. Verandahs as continuation of main roof structure
Building height	Generally single storey. Second storey within the roof space
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated precoloured or galvanised iron sheeting. Timber windows. Brick/red brick chimneys. Painted masonry decorative columns
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Generous traditional well-maintained gardens. Tree lined streets.

Comments in addition the general comments:

1. none



### Lockleys Character Area Statement (WeTo-C4)

#### Council Endorsed

<b>Era of Development</b>	<ul style="list-style-type: none"> <li>• 1920's - 1950's</li> </ul>
<b>Subdivision Pattern</b>	<ul style="list-style-type: none"> <li>• Strong uniformity of allotment pattern</li> <li>• Low to very low density site areas (500m<sup>2</sup> - 850m<sup>2</sup>)</li> <li>• Wide street frontages (&gt; 14m)</li> <li>• Detached and semi-detached dwellings on substantial allotments</li> </ul>
<b>Architectural Buildings</b>	<ul style="list-style-type: none"> <li>• Mixture of Bungalows, Tudor, Dutch Colonial and Art deco style dwellings with examples of:               <ul style="list-style-type: none"> <li>o Spanish Mission</li> <li>o Arts and Crafts</li> </ul> </li> <li>• Pitched roofs</li> <li>• Verandahs / porticos</li> </ul>
<b>Materials</b>	<ul style="list-style-type: none"> <li>• Brick</li> <li>• Painted brick</li> <li>• Stone</li> <li>• Rendered masonry</li> <li>• Tiled roofs</li> <li>• Corrugated pre-coloured or galvanised iron sheeting (not zincalume)</li> </ul>
<b>Setting and Public Realm</b>	<ul style="list-style-type: none"> <li>• Strong uniformity of layout and buildings</li> <li>• Side and rear setbacks consistent with existing dwellings to maintain large private yards</li> <li>• Wide side boundaries</li> <li>• Generous traditional well-maintained gardens</li> <li>• Tree lined streets</li> <li>• No carports or garages forward of the dwelling</li> <li>• Low site coverage</li> </ul>
<b>Fencing</b>	<ul style="list-style-type: none"> <li>• No fencing or low to facilitate views of the dwelling</li> <li>• Post and rail with woven wire</li> <li>• Low level stone or masonry</li> <li>• Timber picket</li> </ul>
<b>Height</b>	<ul style="list-style-type: none"> <li>• Single and double storey</li> </ul>

#### DPTI Proposed

<b>Eras and themes</b>	1920's - 1950's
<b>Allotments and subdivision patterns</b>	Strong uniformity of allotment pattern. Low to very low density site areas. Wide street frontages. Detached and semi-detached dwellings on substantial allotments
<b>Architectural features</b>	Mixture of Bungalows, Tudor, Dutch Colonial and Art deco style dwellings with examples of Spanish Mission and Arts and Crafts. Pitched roofs. Verandahs / porticos
<b>Building height</b>	Single and double storey
<b>Materials</b>	Brick. Painted brick. Stone. Rendered masonry. Tiled roofs. Corrugated pre-coloured or galvanised iron sheeting
<b>Fencing</b>	No or low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
<b>Setting and public realm features</b>	Strong uniformity of layout and buildings. Consistent side and rear setbacks, large private yards. Wide side boundaries. Generous traditional well-maintained gardens. Tree lined streets. Low site coverage

#### Comments in addition the general comments:

1. Upon reflection the wording 'wide side boundaries' does not make much sense and should be reworded to 'wide side setbacks' 'consistent side setbacks' or 'generous side setbacks'.

### Novar Gardens Character Area Statement (WeTo-C5)

#### Council Endorsed

Era of Development	<ul style="list-style-type: none"> <li>• 1950's - 1970's</li> </ul>
Subdivision Pattern	<ul style="list-style-type: none"> <li>• Low density site areas (&gt;500m<sup>2</sup>)</li> <li>• Wide street frontages (&gt;20m)</li> <li>• Strong uniformity of allotment pattern</li> <li>• Detached dwellings on relatively square allotments</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>• Predominantly Art deco dwellings</li> <li>• Pitched roofs with eaves</li> <li>• Verandahs / porticos</li> </ul>
Materials	<ul style="list-style-type: none"> <li>• Brick</li> <li>• Face stone</li> <li>• Corrugated pre-coloured or galvanised iron sheeting (not zincalume)</li> <li>• Tiled roofs</li> <li>• Timber windows</li> <li>• Feature stone chimneys</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>• Consistent front setbacks</li> <li>• Generous well-maintained gardens</li> <li>• No carports or garages forward of the dwelling</li> </ul>
Fencing	<ul style="list-style-type: none"> <li>• No front fences</li> <li>• Side fences no further forward than the building line</li> </ul>
Height	<ul style="list-style-type: none"> <li>• Single storey</li> <li>• Discreetly integrated two storey elements within roof space</li> </ul>

#### DPTI Proposed

Eras and themes	1950's - 1970's
Allotments and subdivision patterns	Low density site areas. Wide street frontages. Strong uniformity of allotment patterns. Detached dwellings on relatively square allotments
Architectural features	Predominantly Art deco dwellings. Pitched roofs with eaves. Verandahs / porticos
Building height	Single storey. Discreetly integrated two storey elements within roof space
Materials	Brick. Face stone. Corrugated pre-coloured or galvanised iron sheeting. Tiled roofs. Timber windows. Feature stone chimneys
Fencing	No front fences. Side fences no further forward than the building line
Setting and public realm features	Consistent front setbacks. Generous well-maintained gardens

Comments in addition the general comments:

1. Spelling mistake in DPTI version "Strong uniformity of allotment patters."



### Thebarton Character Area Statement (WeTo-C6)

#### Council Endorsed

Era of Development Subdivision Pattern	<ul style="list-style-type: none"> <li>• 1890's - 1940's</li> <li>• Medium to very low density site areas (270m<sup>2</sup> - 850m<sup>2</sup>)</li> <li>• Subdivision consistent with allotment pattern in the immediate locality</li> <li>• Detached, semi-detached and row dwellings on substantial allotments</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>• Predominantly detached and semi-detached Victorian and Federation villas/cottages and</li> <li>• Bungalow style dwellings with examples of:               <ul style="list-style-type: none"> <li>◦ Single fronted cottages;</li> <li>◦ Row dwellings; and</li> <li>◦ Tudor style dwellings</li> </ul> </li> <li>• Hip, gable and Dutch gable roofs</li> <li>• Verandahs / porticos</li> </ul>
Materials	<ul style="list-style-type: none"> <li>• Brick</li> <li>• Painted brick</li> <li>• Stone</li> <li>• Corrugated pre-coloured or galvanised iron sheeting (not zincalume)</li> <li>• Timber windows</li> <li>• Timber verandah posts</li> <li>• Timber filigree</li> <li>• Red brick chimneys</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>• Front setbacks (5m- 9m)</li> <li>• Side setbacks (&gt;2m west of South Road)</li> <li>• Large rear setbacks to provide sense of space</li> <li>• Low site coverage</li> <li>• Well established tree lined streets</li> <li>• No carports or garages forward of the dwelling</li> <li>• Vehicle access from laneways where possible</li> <li>• Narrow frontages (east of South Road)</li> <li>• Additions located to rear of main dwelling</li> </ul>
Fencing	<ul style="list-style-type: none"> <li>• Low to facilitate views of the dwelling</li> <li>• Post and rail with woven wire</li> <li>• Low level stone or masonry</li> <li>• Timber picket</li> </ul>
Height	<ul style="list-style-type: none"> <li>• Generally single storey</li> <li>• Second storey within the roof space</li> </ul>

#### DPTI Proposed

Eras and themes Allotments and subdivision patterns	1890's - 1940's
Architectural features	Medium to very low density site areas. Subdivision consistent with allotment pattern in the immediate locality. Detached, semi-detached and row dwellings on substantial allotments  Predominantly detached and semi-detached Victorian and Federation villas/cottages and Bungalow style dwellings with examples of Single fronted cottages; Row dwellings; and Tudor style dwellings. Hip, gable and Dutch gable roofs. Verandahs / porticos
Building height	Generally single storey. Second storey within the roof space
Materials	Brick. Painted brick. Stone. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Timber verandah posts. Timber filigree. Red brick chimneys
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Front setbacks small to medium front and side setbacks. Large rear setbacks provide sense of space. Low site coverage. Well established tree lined streets. Narrow frontages (east of South Road)

#### Comments in addition the general comments:

1. The DPTI proposed statements have removed the numerical figures for front and side setbacks. DPTI's term 'Small to medium front setbacks' is subjective and will not create consistency amongst assessments/ built form.

### Torrensville Character Area Statement (WeTo-C7)

#### Council Endorsed

Era of Development Subdivision Pattern	<ul style="list-style-type: none"> <li>• 1890's - 1940's</li> <li>• Low to very low density site areas (340m<sup>2</sup> - 850m<sup>2</sup>)</li> <li>• Wide frontages (&gt;16m)</li> <li>• Commercial development along Henley Beach Road on smaller/ narrower allotments</li> <li>• Detached and semi-detached dwellings on substantial allotments</li> </ul>
Architectural Buildings	<ul style="list-style-type: none"> <li>• Predominantly Victorian and Federation Villas, Tudor and Bungalow style dwellings with examples of:               <ul style="list-style-type: none"> <li>o Row cottages;</li> <li>o Single fronted cottages;</li> <li>o Spanish Mission dwellings; and</li> <li>o Parapeted shopfronts</li> </ul> </li> <li>• Strong uniformity of layout and buildings</li> <li>• Hip, gable and Dutch gable roofs</li> <li>• Integrated and complementary verandahs / porticos</li> </ul>
Materials	<ul style="list-style-type: none"> <li>• Brick</li> <li>• Painted brick</li> <li>• Stone</li> <li>• Rendered masonry</li> <li>• Corrugated pre-coloured or galvanised iron sheeting (not zincalume)</li> <li>• Timber windows</li> <li>• Brick chimneys</li> </ul>
Setting and Public Realm	<ul style="list-style-type: none"> <li>• Front setbacks (&gt;7m)</li> <li>• Side setbacks (&gt;1.5m)</li> <li>• Rear setbacks consistent with existing dwellings to maintain large private yards</li> <li>• Traditional well-maintained gardens</li> <li>• Driveways designed to preserve existing street trees</li> <li>• Tree lined streets</li> <li>• No carports or garages forward of the dwelling</li> <li>• Additions located to rear of main dwelling</li> </ul>
Fencing	<ul style="list-style-type: none"> <li>• Low to facilitate views of the dwelling</li> <li>• Post and rail with woven wire</li> <li>• Low level stone or masonry</li> <li>• Timber picket</li> </ul>
Height	<ul style="list-style-type: none"> <li>• Generally single storey</li> <li>• Second storey within the roof space</li> </ul>

#### DPTI Proposed

Eras and themes	1890's - 1940's
Allotments and subdivision patterns	Low to very low density site areas. Wide frontages. Commercial development along Henley Beach Road on smaller/ narrower allotments. Detached and semi-detached dwellings on substantial allotments
Architectural features	Predominantly Victorian and Federation Villas, Tudor and Bungalow style dwellings with examples of Row cottages; Single fronted cottages; Spanish Mission dwellings; and Parapeted shopfronts. Strong uniformity of layout and buildings. Hip, gable and Dutch gable roofs. Integrated and complementary verandahs / porticos
Building height	Generally single storey. Second storey within the roof space
Materials	Brick. Painted brick. Stone. Rendered masonry. Corrugated precoloured or galvanised iron sheeting. Timber windows. Brick chimneys
Fencing	Low fencing facilitating views of the dwelling. Post and rail with woven wire. Low level stone or masonry. Timber picket
Setting and public realm features	Large front and side setbacks. Consistent rear setbacks, large private yards. Traditional well-maintained gardens. Tree lined streets

#### Comments in addition the general comments:

1. The numerical front and side setbacks have been removed by DPTI. They have replaced it with large front setbacks, again this is a subjective term. It should be noted that no reference to side setbacks has been included in the DPTI version.

**Recommendations:**

1. To reinstate the information removed from the Council endorsed Heritage and Character Area Statements;
2. To alter the wording of the Lockleys Character Area statement WeTo-C4 from wide side boundaries to wide side setbacks.

## **17.4 2020 Local Government Association Ordinary General Meeting - Proposed Items of Business**

### **Brief**

This report advises of the outcome of seeking proposed items of business for inclusion in the agenda for the Local Government Association's Ordinary General Meeting to be held on Friday 3 April 2019 at the Adelaide Entertainment Centre.

### **RECOMMENDATION**

It is recommended to Council that the report be received.

---

### **Introduction**

The Local Government Association's (LGA) 2020 Ordinary General Meeting (OGM) will be held on Friday 3 April at the Adelaide Entertainment Centre.

Accordingly, a report was presented to the 10 December 2019 meeting of Council outlining the timeline for proposing items of business for the LGA OGM.

### **Discussion**

As per the 10 December 2019 report, the timeline for submitting proposed items of business is as follows:

1. Draft Items be provided to the Chief Executive Officer by **Monday 6 January 2020**.
2. The Administration to discuss the draft Items with the LGA Secretariat, as recommended, to ensure that issues of concern are not raised elsewhere.
3. Draft Items to be presented to the **Tuesday 21 January 2020** Council Meeting for approval.
4. The CEO to subsequently finalise the wording of any Items to facilitate changes of a practical nature without the need to refer back to a formal meeting of Council.
5. Administration to provide approved motions to the GAROC by no later than the close of business on **Friday 7 February 2020**.

No proposed items of business were received by the Chief Executive Officer by 6 January 2019. As such, there are no proposed items of business from the City of West Torrens to submit to the GAROC for consideration and inclusion in the OGM agenda.

### **Conclusion**

The Local Government Association is seeking proposed items of business for its Ordinary General Meeting to be held on Friday 3 April 2020. Given no notices of motion/proposed items of business have been received by the Chief Executive Officer, none will be submitted by the City of West Torrens to the GAROC for consideration and inclusion in the OGM agenda.

### **Attachments**

Nil



## 17.5 Call for Nominations for Casual Vacancy of Greater Adelaide Regional Organisation of Councils

### Brief

The Local Government Association is seeking nominations to fill a casual vacancy on the Greater Adelaide Regional Organisation of Councils (GAROC).

### RECOMMENDATION

It is recommended to Council that:

1. Mayor/Cr.....be nominated to the Greater Adelaide Regional Organisation of Councils.

or

2. The report be received.

---

### Introduction

The Local Government Association (LGA) is calling for nominations to fill a casual vacancy on the Greater Adelaide Regional Organisation of Councils (GAROC), resulting from the resignation of Cr Tim Pfeiffer from the City of Marion, to commence office from the declaration of the casual vacancy election and to remain in office until the conclusion of the 2020 LGA Annual General Meeting (AGM) (**Attachment 1**).

### Discussion

The role of GAROC is regional advocacy, policy initiation and review, leadership, engagement and capacity building in the region. GAROC exists to assist in the achievement of the LGA's objects being:

- advocating to achieve greater influence for local government in matters affecting councils and communities;
- assisting member councils to build capacity and increase sustainability through integrated and coordinated local government; and
- advancing local government through best practice and continuous improvement.

GAROC will assist in the achievement of the LGA's objects by:

- supporting the activities of the LGA at a regional level;
- promoting communication between Members and between Members and the LGA;
- advocating in respect of matters which affect the GAROC Regional Group;
- encouraging engagement of Members within the GAROC Regional Group with GAROC and the LGA; and
- participating in policy development and implementation.

Clause 4 of the GAROC Terms of Reference (TORs) (**Attachment 2**) stipulate the procedure for filling a casual vacancy at clause 4.7.3 being:

*"4.7.3 If there is a casual vacancy in the membership of GAROC then the GAROC Regional Grouping relevant to the GAROC member the subject of the casual vacancy will appoint by resolution of the majority of Members comprising the GAROC Regional Grouping another Council Member to serve as a member of GAROC for the balance of the membership term."*

At the October 2019 LGA Annual General Meeting, member councils approved a new regionalised process for electing representatives to the GAROC. However, these changes have not yet been approved by the Minister and so the clause above and the process to be followed will be that approved at the 2018 LGA AGM.

A nomination must be made by resolution of Council using the required Nomination Form **(Attachment 3)**, and should include the Candidate Information Sheet **(Attachment 4)**.

The Candidate Information Sheet requires nominees to provide details of their local government experience and knowledge, local government policy views and interests and any other details of leadership, board and corporate governance experience. If a ballot is required, the distribution of ballot papers to councils will include any information provided by the candidates to the Returning Officer in accordance with the GAROC TORs.

All nominations and any accompanying candidate information must be received by the LGA no later than 5:00pm on Wednesday 26 February 2019.

### **Conclusion**

The LGA is seeking nominations to fill a casual vacancy of GAROC caused by the resignation of Cr Tim Pfeiffer, which must be submitted to the LGA by 5:00pm on Wednesday 26 February 2019.

### **Attachments**

- 1. Call for Nominations for Casual Vacancy of GAROC**
- 2. GAROC Terms of Reference - Clause 4**
- 3. Nomination Form**
- 4. Candidate Information Sheet**



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ECM 693096 LT/AL

13 January 2020

Mr Terry Buss  
Chief Executive Officer  
City of West Torrens  
165 Sir Donald Bradman Drive  
Hilton SA 5033  
**Emailed:** tbuss@wtcc.sa.gov.au

Dear Mr Buss

#### **Call for Nominations for Member of GAROC – Casual Vacancy**

The LGA hereby calls for nominations to fill one (1) casual vacancy on the Local Government Association's (LGA) Greater Adelaide Region Organisation of Councils (GAROC) Committee to commence office from the declaration of this election and to remain in office until the conclusion of the 2020 AGM. A nomination form for the position of member of GAROC is attached and must be received by the LGA CEO, no later than **5pm Wednesday 26 February 2020**.

#### **Casual Vacancy**

The resignation of Cr Tim Pfeiffer from the City of Marion has caused a casual vacancy on the GAROC committee. The processes to fill this casual vacancy is outlined in Clause 4.7.3 of the GAROC Terms of Reference (TOR):

*4.7.3.If there is a casual vacancy in the membership of GAROC then the GAROC Regional Grouping relevant to the GAROC member the subject of the casual vacancy will appoint by resolution of the majority of Members comprising the GAROC Regional Grouping another Council Member to serve as a member of GAROC for the balance of the membership term.*

While a regional GAROC structure was approved by members at the 2019 LGA Annual General Meeting these changes to the GAROC TOR will not take effect until the changes receive Ministerial approval, which is pending. Also, the amendments to the GAROC TOR provide for the new regional structure commence from the 2020 LGA elections. Thus, the process to fill the casual vacancy will be same as that used to fill two (2) casual vacancies in 2019.

Accordingly, I write to you in your capacity as the Chief Executive Officer of an Ordinary Member Council of the Greater Adelaide region to invite nominations from your council for a position on GAROC.

A nomination may only be made by resolution of the council and using the **enclosed** form. The form must be signed by both the candidate nominated by the council to indicate his/her willingness to stand for election, and by you as the Chief Executive Officer of the nominating council.

#### **Voting**

As the Returning Officer, the Chief Executive Officer of the LGA is required to conduct a ballot if the number of nominations for GAROC exceeds the required number of candidates. If a ballot is required, the distribution of ballot papers to councils will include any information provided by the candidates to the

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Returning Officer in accordance with the requirements specified in clause 4.4.5 of the GAROC TOR (copy attached).

#### Timetable

Key timings and GAROC Terms of Reference provisions are outlined in the following table:

Indicative Timing	Headline	GAROC TOR Provision
n/a	Returning Officer	Returning Officer for all LGA electoral matters is the Chief Executive Officer (Clause 4.4.1)
13 January 2020	Nominations Called	A/CEO to write to members of GAROC calling for nomination for position of members of GAROC (Clause 4.3.2).
26 February 2020	Nominations Close	Nominations must be received by the CEO no later than 5pm on the day specified for the close of nomination (Clause 4.3.4). Council's will have 6 weeks to lodge their nominations.
n/a	Nominations equal to vacancies	If the number of nominations received equals the number of vacant positions each candidate is elected (Clause 4.4.3).
4 March 2020	Ballot papers prepared and posted	CEO shall provide ballot papers to each GAROC member council (Clause 4.4.5(b)).
15 April 2020	Voting closes	The returning officer will determine the closing date for voting with reference to Clause 4.4.5(f) for counting of votes. Council's will have 6 weeks to lodge their votes.
16 April 2020	Counting of votes	The CEO shall nominate the date, time and place for the counting of votes (Clause 4.4.5(f))
16 April 2019	Final declaration of result	CEO shall declare the candidate with the most votes elected at the conclusion of the counting of the votes. The candidates elected will commence their term immediately and will remain in office until the conclusion of the 2020 AGM.

**All nominations (and any accompanying candidate information) must be addressed to the Returning Officer and must be received by 5:00pm Wednesday 26 February 2020.**

Extracts from the relevant section of the GAROC TOR relating to nominating and electing members to GAROC is attached for your information.





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### **GAROC Membership**

Information about the current membership of GAROC is attached for your information. The GAROC TOR (Clause 4.2.1) requires that all council members elected to GAROC must be from a different Member council. Therefore, if your council already has a council member currently serving as a member of GAROC; no further members of your council are eligible for this election. However, a council may nominate a council member from another council within the Greater Adelaide region for a position on GAROC.

Please contact Lisa Teburea on 8224 2022 or [lisa.teburea@lga.sa.gov.au](mailto:lisa.teburea@lga.sa.gov.au) if you have any questions in relation to the election process.

Yours sincerely

Dr Andrew Johnson

**Acting Chief Executive Officer**

Telephone: (08) 8224 2030

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

Attach: GAROC Casual Vacancy Nomination Form  
GAROC Casual Vacancy Candidate Information Sheet  
Current GAROC membership

## Extract – GAROC Terms of Reference

### Clause 4 – GAROC

#### 4. GAROC

##### 4.1. Role

The role of GAROC is regional advocacy, policy initiation and review, leadership, engagement and capacity building in the region(s).

##### 4.2. Membership

4.2.1. The GAROC Regional Grouping of Members listed in the schedule to these Terms of Reference will elect in accordance with clause 4.3 and 4.4 from the Members of the GAROC Regional Grouping eight (8) Council Members of Members in the GAROC Regional Grouping to GAROC provided that each person elected is from a different Member.

4.2.2. In addition to the members of GAROC elected in accordance with clause 4.2.1, the Lord Mayor of the City of Adelaide will be a standing member of GAROC.

##### 4.3. Nominations for election to GAROC

4.3.1. The members of GAROC will be elected biennially.

4.3.2. In the year in which GAROC members will be elected, and at least 3 months before the Annual General Meeting, the Chief Executive shall write to all Members of GAROC as listed in the schedule calling for nominations for the membership of GAROC.

4.3.3. A nomination of a person as a member of GAROC must be by resolution of the Member received by the Chief Executive not later than 5 pm on the day specified for the closure of nominations (**Close of Nominations**). A nomination must be signed by the candidate indicating his or her willingness to stand for election and be in the form determined by the Chief Executive.

##### 4.4. Election to GAROC

4.4.1. The Chief Executive shall be the returning officer for any election of members to GAROC.

4.4.2. After the Close of Nominations, the Chief Executive will notify Members of the GAROC Regional Grouping of the candidates for membership of GAROC nominated in the Regional Grouping of Members.

4.4.3. If the only nominations received from a Regional Grouping of Members by the Close of Nominations match the membership positions described in clause 4.2.1 then the Chief Executive will declare those persons duly elected to those membership positions.

4.4.4. If the number of persons nominated by the Close of Nominations by the Regional Grouping of Members exceeds the number of membership positions described 4.2.1 then an election for the purpose of clause 4.2.1 must be held in accordance with this clause.

- 4.4.5. In the event of an election being required, the Chief Executive shall conduct the election as follows:
- (a) at least six weeks before the Annual General Meeting, the Chief Executive shall deliver ballot papers to each Member of the Regional Grouping of Members;
  - (b) the ballot papers shall:
    - (i) list the candidate or candidates for election;
    - (ii) specify the day of closure of the election; and
    - (iii) be accompanied by an envelope marked "Ballot Paper" and a second envelope marked "Returning Officer";
  - (c) each Member shall determine by resolution the candidate or candidates (as relevant) it wishes to elect;
  - (d) the chair of the meeting for that Member shall mark the ballot paper with an "X" next to the candidate or candidates (as relevant) that the Member wishes elected and seal the ballot paper in the envelope marked "Ballot Paper" inside the envelope marked "Returning Officer". Before sealing the second envelope the chair must indicate the Member's name on the inside flap of the envelope. The envelope may then be sealed and delivered to the Returning Officer;
  - (e) on receipt of the envelopes the Chief Executive must:
    - (i) open the outer envelope addressed to the "Returning Officer" and record the name of the Member which appears on the inside flap of the envelope on the roll of Member's eligible to vote; and
    - (ii) place the envelope marked "Ballot Paper" unopened into the ballot box;
  - (f) the Chief Executive shall nominate the date, time and place for the counting of votes and shall invite each candidate and a person nominated as the candidate's scrutineer to be present;
  - (g) at the counting of the votes the Chief Executive shall produce unopened envelopes marked "Ballot Paper" and if satisfied that all votes are valid, count the number of votes received by each candidate;
  - (h) in respect of an election for the purposes of clause 4.2.1, the 8 candidates with the most votes shall be deemed elected and the Chief Executive shall declare the candidates elected at the Annual General Meeting.
  - (i) in the case of candidates for membership positions described in clause 4.2.1 receiving the same number of votes, the Chief Executive shall draw lots at the counting of the votes to determine which candidate is elected.
- 4.4.6. The Chief Executive may, in his or her discretion, appoint a deputy returning officer and delegate any of his or her powers, functions or duties to that person who shall act accordingly.

4.4.1.

LGA of SA



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## Nomination Form

### GAROC – Casual Vacancy

<b>Nominee's Council</b>	<i>(insert name of council)</i>
<b>Nominee's Name (full name)</b>	<i>(insert title, first name and surname)</i>
<b>Declaration and signature of nominee</b>	<p>I hereby accept such nomination and consent to act as a member of GAROC if so elected.</p> <p>Signature:</p> <p>.....</p>
<b>Signature and name of Nominating Council's CEO</b>	<p>Signature:</p> <p>.....</p> <p><i>(insert name)</i></p>
<b>Dated</b>	<i>(insert date)</i>

**This form is to be sent to the LGA Returning Officer**

**Close of nominations 5:00pm Wednesday 26 February 2020**



## Candidate Information Sheet

### GAROC – Casual Vacancy

(word limit is strictly 1,000 words)

Name:	<i>(insert title, first name and surname)</i>
Council:	<i>(insert council name)</i>
Local Government Experience & Knowledge	<ul style="list-style-type: none"> <li><i>(insert)</i></li> </ul>
Local Government Policy Views & Interests	<ul style="list-style-type: none"> <li><i>(insert)</i></li> </ul>
Other information	<ul style="list-style-type: none"> <li><i>(insert details of leadership, board, corporate governance experience etc)</i></li> </ul>

**This form must accompany the Nomination Form**

**This information will be supplied to GAROC member councils in the event that an election is required**

## 17.6 Divestment of Council Property - Confidential Order Review

### Brief

In accordance with the provisions of Section 91(9)(a) of the *Local Government Act 1999*, this report presents the annual review of the confidential order applied to Item 21.1 - Divestment of Council Property, at the 19 February 2019 Meeting of Council.

### RECOMMENDATION

It is recommended to Council that:

1. In accordance with s91(9)(a), having reviewed the confidentiality order made on 19 February 2019, pursuant to 91(7) and 91(7)(b) of the *Local Government Act 1999*, in respect of confidential Item 21.1 - Divestment of Council Property, Council orders that the Agenda report, the Minutes arising, attachments and any associated documentation continues to be retained in confidence in accordance with sections 90(3)(b)(i) and (b)(ii) of the *Local Government Act 1999*, and not be available for public inspection for a further 6 month period on the basis it may prejudice the commercial position of the Council and lead to Council not obtaining or securing the best possible price for the land to be divested.
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* (the Act) requires that any confidential order (the Order) made by Council, pursuant to sections 90(3)(b)(i) and (b)(ii) 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 19 February 2019 meeting, Council ordered that the Agenda report of Item 21.1 Divestment of Council Property, the Minutes arising, attachments and any associated documentation be retained in confidence, and not be available for public inspection for a period of 12 months from the date of the meeting. 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 this confidential order (the Order) on a monthly basis in accordance with his delegated authority, the CEO has not revoked the Order. Consequently, as this Order will operate for a period exceeding twelve (12) months, the Act requires that it be reviewed by Council itself.

Consequently, on this basis, it is recommended that the Agenda report of Item 21.1 Divestment of Council Property, the Minutes arising, attachments and any associated documentation continues to be retained in confidence, and not be available for public inspection for a period of 6 months.

### Conclusion

As the confidential order applied by Council at its 19 February 2019 meeting, in relation to Item 21.1 Divestment of Council Property, 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. As the item may prejudice the commercial position of the Council and lead to Council not obtaining or securing the best possible price for the land to be divested, it is recommended that the confidential order remains in place for a further 6 months.

### Attachments

Nil

## **18 LOCAL GOVERNMENT BUSINESS**

### **18.1 Local Government Circulars**

#### **Brief**

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

#### **RECOMMENDATION**

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

---

#### **Discussion**

The Local Government Association (LGA) distributes a weekly briefing on a range of matters affecting the general functions, administration and operations of councils through a 'General Circular'.

The indices attached for Members' information in this report are numbers 49, 50 and 51 of 2019 and 2 of 2020.

If Members require further information, they may contact the Chief Executive Officer's Secretariat. In some circumstances, it may then be appropriate for the Member to contact the relevant General Manager for more information.

#### **Attachments**

##### **1. Local Government Circulars Weeks 49, 50 and 51 of 2019 and 2 of 2020**



## Local Government Association of South Australia

### **49.3 Local Government Movement and Transport Planning Network - seeking members**

Member councils are invited to join a newly established Local Government Movement and Transport Planning Network. This Circular provides further information and a draft Terms of Reference.

### **49.4 New Heatwave Warnings**

An improved warning system for Heatwaves has been developed based on South Australia's weather forecast districts.

### **49.5 2020 National Awards for Local Government**

Administered by the Department of Infrastructure, Transport, Cities and Regional Development, the National Awards for Local Government (NALG) are an annual celebration of the best of Australian local government achievements. The Awards highlight innovative and resourceful solutions implemented by local governments to make a difference to their local communities. The Department sends out notifications to the local government sector to advise them when the Awards are open for applications.

### **49.6 Consultation now open on the LGA's draft stormwater discussion paper**

Member councils are invited to provide the LGA with comment on how to improve stormwater management arrangements in South Australia. Feedback is open until 17 January 2020, which will be followed by a workshop in mid-February subject to council interest.

### **50.1 IAP2 Foundations in Public Participation Program- claim your place in this internationally recognised program.**

LGA Training has scheduled an 'IAP2 Foundations in Public Participation program' in 2020. Places are limited for this training so please register ASAP. Further information about this program can be found in this circular.

### **50.2 Registrations are now open for 2020 Audit Committee training**

LGA Training has scheduled Audit Committee training for Audit Committee Members, Elected Members and council staff in February 2020. For further information about this training offering and to enrol please refer to the contents of this circular.

### **50.3 Enrol now: 2020 Elected Member Leadership Forum**

After a very successful 'Mayors Leadership Forum' scheduled at LG House this week, LGA Training is pleased to announce an 'Elected Members Leadership Forum' in Adelaide in February 2020. Places are limited! For further information about this training offering and to enrol please refer to the contents of this circular.

### **50.4 LGA Training- What's coming up!**

LGA Training is scheduling a wide selection of training programs in 2020 to meet the skills and knowledge requirements of the sector. Coming up; a free GDS40 training offer in January, an Elected Member Leadership Forum and an Audit Committee session in February and a Community Engagement program in March. Please see this circular for further information.





## Local Government Association of South Australia

### **50.5 LGA Board of Directors meeting**

The LGA Board of Directors will meet on Thursday 12 December 2019 at LG House, 148 Frome Street, Adelaide. The agenda is now available and this circular provides a list of reports to be considered at the meeting.

### **50.6 Green Industries SA – three grants programs specifically to assist local government now open**

GISA has recently opened three grants programs for councils being: Council Modernisation Grants Program, Kerbside Performance Plus (Food Waste) Incentives Program and Regional Transport Subsidies Program. All applications for grant funding close on Friday, 7 February 2020.

### **50.7 LG Professionals, SA 19th Annual Leadership Excellence Awards – Nominate now!**

Have you or your colleagues demonstrated excellence within local government?

### **50.8 Seeking your input into SA's Designated Area Migration Agreements**

Skilled Migration is an important contributor to South Australia's future economic growth, particularly in regional areas. The Department for Innovation and Skills is currently reviewing the state's Designated Area Migration Agreements (DAMA) and through the LGA have invited your feedback on how skilled migration, particularly in regional areas, can be improved.

### **50.9 State Government Drought Support Program – Council Rate Rebate**

The State Government has announced a Drought Support Program which aims to assist primary producers facing hardship by providing access to a rebate on local council rates. This Circular provides more information on the program.

### **50.10 Royal Commission into Aged Care Quality and Safety – Consultation Paper**

The Royal Commission into Aged Care Quality and Safety has released a Consultation Paper which seeks to outline their thinking about a future aged care system, including how programs might be redesigned and how these different program elements could work together within the system. This Circular provides more information.

### **50.11 Environment Protection Authority consultation on mass balance reporting – Explanatory Paper and Draft Standard**

The Environment Protection Authority (EPA) has been developing a proposal to introduce mass balance reporting for waste facilities as part of its waste reform agenda. The EPA is seeking submissions on its draft Waste reporting, record keeping and measurement standard by 21 February 2020.

### **50.12 Environment Protection Authority survey on the review of the Container Deposit Scheme**

The Environment Protection Authority (EPA) is undertaking a review of the Container Deposit Scheme (CDS) to identify opportunities to improve the scheme and further support the resource recovery sector. The EPA is asking councils to complete a survey on the value of the CDS to councils, communities and the sector. The EPA is asking councils to return the survey by 24 January 2020.

**50.13 IAP2 Foundations in Public Participation Program- for council staff working in community engagement**

LGA Training has scheduled an 'IAP2 Foundations in Public Participation program' in 2020. Places are limited for this training so please enrol to claim your place. Further information about this program can be found in this circular.

**50.14 2020 Audit Committee training- Register now**

LGA Training has scheduled Audit Committee training for both new and continuing Audit Committee Members, Elected Members and council staff in February 2020. For further information about this training offering and to enrol please refer to the contents of this circular.

**50.15 Registrations are open for LGA Training's 2020 Elected Member Leadership Forum**

After a very successful 'Mayors Leadership Forum' scheduled at LG House this month, LGA Training is pleased to announce an 'Elected Members Leadership Forum' in Adelaide in February 2020. Places are limited! For further information about this training offering and to enrol please refer to the contents of this circular.

**50.16 Enrolments now open: Report Writing training hosted at Lower Eyre Peninsula Council in January 2020**

LGA Training has scheduled a 'Report Writing' session at the District Council of Lower Eyre Peninsula on the 29th January 2020. This workshop will assist Local Government Officers develop strategies to write effective 'reader oriented' reports. Further details about this full-day session can be found in this circular.

**50.17 LGA Training- What's coming up in 2020!**

LGA Training is scheduling a wide selection of training programs in 2020 to meet the skills and knowledge requirements of the sector. Coming up; a Report Writing session on the Eyre Peninsula and a free GDS40 training offer in January; an Elected Member Leadership Forum and an Audit Committee session in February and a Community Engagement program in March. Please see this circular for further information.

**51.1 Alert SA – Now available**

The Alert SA App is now available to download from the Apple App Store or the Google Play Store, providing the South Australian community with timely, relevant bushfire information this summer.

**51.2 LGFSG Joint Operating Guidelines – Bushfire**

The LG Functional Support Group has been working with the CFS on Joint Operating Guidelines related to Bushfire Operations – CFS (updating the 2014 version). This updated guideline is now operational and all councils are encouraged to make themselves familiar with this JOG.

**51.3 Joint Operating Guideline - Community Sandbag Locations**

The LG Functional Support Group has been working with the SES on Joint Operating Guidelines related to Community Sandbag Locations. This guideline is now operational and all councils are encouraged to make themselves familiar with this JOG.





## Local Government Association of South Australia

### **51.4 Traffic Management Industry Briefing 20 January 2020**

Councils need to be aware of the significant update to the Australian Standard for Traffic Control and the new Codes of Practice that will commence early 2020.

### **51.5 Nominations for the 2020 Joy Baluch Awards are open**

Nominations for the 2020 Joy Baluch Awards are open. Further information can be found in this circular.

### **51.6 Climate Ready City: Preparing for the impacts of climate change on infrastructure**

On Wednesday 12 February 2020, the City of Adelaide is partnering with IPWEA to present the Preparing for the impacts of climate change on infrastructure through Applying Practice Note 12.1 "Impact of Climate Change on the Useful Life of Infrastructure" seminar. This Circular provides more information on this event.

### **51.7 Planning, Development and Infrastructure Act - Delegations Information Session**

The LGA will be holding an information session on the PDI Act delegations package which will be provide to councils in January 2020.

### **51.8 Will electric vehicles make a difference in your fleet?**

Is your council interested in introducing electric vehicles to your fleet? LGA Procurement have an opportunity for you in 2020!

### **51.9 Draft Single-use and Other Plastic Products (Waste Avoidance) Bill 2019 released for consultation**

Green Industries SA has released draft legislation that will implement the ban on single-use plastic products in South Australia. The draft legislation will have some implications for local government bodies and the LGA is encouraging all councils to make a submission by the closing date of 7 February 2020.

### **51.10 LGA Procurement Professional Training**

Our core modules are in high demand and can provide attendees procurement skills and learning that assist the sector in managing procurement risk and achieving value for money.

### **51.11 2020 Council Best Practice Showcase**

The LGA are calling for expressions of interest from councils interested in presenting on their case studies, projects or services on Thursday 2 April. More information is in this circular.

### **51.12 Opportunity to provide feedback: 'Guide to nationally protected species significantly impacted by paddock tree removal'**

The Commonwealth Government's Department of the Environment and Energy is seeking feedback on the draft 'Guide to nationally protected species significantly impacted by paddock tree removal'. The Guide has been developed to assist landholders to determine if removing their paddock trees will need approval under national environmental law.

**51.13 'Safe Places' Emergency Accommodation capital grants now open**

The Commonwealth Government's Department of Social Services has announced a \$60M 'Safe Places' Emergency Accommodation capital grant program which is now open and will close 11pm on Friday 14 February 2020. It is designed to provide new or expanded emergency and crisis accommodation for women and children experiencing domestic and family violence.

**51.14 LGA Training- What's coming up in 2020!**

LGA Training is scheduling a wide selection of training programs in 2020 to meet the skills and knowledge requirements of the sector. Coming up; a Report Writing session on the Eyre Peninsular and a free GDS40 training offer in January; an Elected Member Leadership Forum, an Audit Committee session and two financial sessions in February and a Community Engagement program in March. Please see this circular for further information.

**51.15 Do you need Audit Committee training? Register now for a session in early 2020.**

LGA Training has scheduled Audit Committee training for both new and continuing Audit Committee Members, Elected Members and council staff in February 2020. For further information about this training offering and to enrol please refer to the contents of this circular.

**51.16 2020 Elected Member Leadership Forum- registrations are now open! Enrol today. Limited spaces available!**

After a most successful 'Mayors Leadership Forum' scheduled at LG House this month, LGA Training is pleased to announce an 'Elected Members Leadership Forum' in Adelaide in February 2020. Places are limited! For further information about this training offering and to enrol please refer to the contents of this circular.

**51.17 Do you need training to assist in preparing and updating Long-Term Financial & Asset Management Plans?**

LGA Training has scheduled training for CEO's, Asset Managers and Senior Finance Officers keen to learn more or update their skills around preparing and updating Long-Term Financial & Asset Management Plans. Further information can be found in this circular.

**51.18 Report Writing training hosted at Lower Eyre Peninsular Council in January 2020. Enrolments open now!**

LGA Training has scheduled a 'Report Writing' session at the District Council of Lower Eyre Peninsula on the 29th January 2020. This workshop will assist Local Government Officers develop strategies to write effective 'reader oriented' reports. Further details about this full-day session can be found in this circular.

**51.19 Council power to remove abandoned vehicles which pose a fire risk**

Abandoned vehicles on roadsides can be the target of opportunistic property damage, including arson. Councils have power to remove the vehicle immediately under the Road Traffic Act if the vehicle is causing harm or creating a risk of harm to public safety.





## Local Government Association of South Australia

### **2.1 You spoke - we listened... NEW Temporary Recruitment product - briefing session February 2020**

Following significant negotiation by LGA Procurement we now invite you to a product briefing to hear and discuss the NEW temporary recruitment product, c.net Essential.

### **2.2 Grant funding for drought affected councils to manage pests and weeds**

Round two for the Communities Combating Pest and Weed Impacts During Drought Program – Biosecurity Management of Pests and Weeds is now open.

### **2.3 Annual Report Guidelines Updated – electronic deposit recognition by State Library**

The Libraries Board of South Australia has advised the LGA that where a council's annual report is submitted to the National Library through the electronic legal deposit process the council will be considered to have met its deposit obligations to the State Library also.

### **2.4 Green Industries SA grants program open – Circular Economy Market Development Grants**

Green Industries SA (GISA) has recently opened round 2 of its Circular Economy Market Development Grants Program. The objectives of the grants program are to facilitate ongoing increase in the quality, performance and market demand for recycled materials and recycled content products. Up to \$100,000 in funding is available per applicant.

### **2.5 COAG Waste Export Ban Regulatory Impact Statement released for consultation**

The Council of Australian Governments Waste Export Ban Regulatory Impact Statement (RIS) has been released for consultation. The LGA is seeking council information and comments on the RIS by 17 January 2020.

### **2.6 LGA Training - 2020 Program (What's coming up)**

What's coming up in 2020!

### **2.7 Feedback sought on Fines Enforcement and Debt Recovery (Miscellaneous) Amendment Bill**

The LGA seeks feedback on the proposed Fines Enforcement and Debt Recovery (Miscellaneous) Amendment Bill 2020, by 10 February 2020.

### **2.8 Consultation open - Water Allocation Plan for the River Murray Prescribed Watercourse - draft plan**

The SA Murray-Darling Basin Natural Resources Management Board has released a draft Water Allocation Plan for the River Murray Prescribed Watercourse for public consultation. This Circular provides further details on opportunities for affected councils to provide feedback, including information sessions.

### **2.9 Feedback sought on LGA advocacy for stronger regulation of corflute election signs**

Following a decision of members at the LGA's 2019 Annual General Meeting, the LGA will shortly commence advocacy to the State Government for stronger regulation of corflute election signs, seeking a complete ban or at least additional measures to restrict use. LGA seeks suggestions from councils on possible measures for restricting use of corflute election signs.

### **2.10 Opportunity to contribute to the Federal Senate Select Committee's inquiry into Temporary Migration**

Temporary Migration is an important contributor to South Australia's economic growth, particularly in regional areas. The Senate Select Committee inquiry seeks to report on the impact temporary migration has on the economy, wages and jobs, social cohesion and workplace rights and conditions.

## **19 MEMBER'S BOOKSHELF**

- Urban Development Institute of Australia SA - Annual Report 2018-2019
- South Australian Sea Rescue Squadron Annual Report 2018 - 2019
- History Trust of South Australia, Giving the Past a Future Now!, Highlights 2018-2019
- Adelaide Airport Limited, Plane Talk Community News - December 2019
- South Australia Coastal Councils Alliance, Snapshot of Issues & Priorities

## **RECOMMENDATION**

That the additions to Members' bookshelf be noted.

## **20 CORRESPONDENCE**

### **20.1 Adelaide and Mount Lofty Ranges Natural Resources Management Board Minutes**

Correspondence has been received from the Adelaide and Mount Lofty Ranges Natural Resources Management Board regarding the minutes of the Board meeting held on Thursday 26 September 2019 (**Attachment 1**).

### **20.2 Brown Hill Keswick Creek Stormwater Project - Key Outcome Summary**

Correspondence has been received from the Brown Hill Keswick Creek Stormwater Project providing a copy of the key outcomes summary from the meeting of the Brown Hill and Keswick Creeks Stormwater Board held on Thursday 28 November 2019 (**Attachment 2**).

### **20.3 Proposed motorway and preservation of property along South Road**

Correspondence has been received from the Chief Executive Officer of the Civic Contractors Federation, Philip Sutherland, acknowledging Council's letter dated 29 November 2019 in relation to proposed motorway on South Road and options for preservation of property along South Road (**Attachment 3**). The original correspondence from Mayor Coxon sent on 29 November 2019 has also been attached for reference.

### **20.4 Minister update on the North - South Corridor**

Correspondence has been received from the Minister for Transport, Infrastructure and Local Government and Minister for Planning, Hon Stephan Knoll MP, acknowledging Council's letter dated 22 November 2019 in relation to the South Road upgrade (**Attachment 4**).

### **20.5 Engagement with Minister's Recreational Fishing Advisory Council**

Correspondence has been received from the Chair of the Minister's Recreational Fishing Advisory Council, Graham Keegan, providing an update on establishment of the Minister's Recreational Fishing Advisory Council (MRFAC) and requesting feedback on engagement with MRFAC (**Attachment 5**).

### **20.6 Coastal Councils Alliance**

Correspondence has been received from the Chair of the SA Coastal Councils Alliance, Mayor Keith Parkes, regarding the Coastal Councils Alliance (**Attachment 6**).

### **20.7 Adelaide Airport Preliminary Draft Master Plan 2019**

Correspondence has been received from the Managing Director of the Adelaide Airport Limited, Mark Young, acknowledging Council's letter dated 25 October 2019 in relation to the submission to the Adelaide Airport Preliminary Draft Master Plan 2019 public consultation process (**Attachment 7**).

**20.8 Completion of the sale of Arnott's Biscuits & Campbell's Australian operations**

Correspondence has been received from the Chairman and Interim Chief Executive Officer of Campbell Arnott's Australia, Brian Driscoll, regarding completion of the sale of Arnott's Biscuits & Campbell's Australian operations (**Attachment 8**).

**20.9 South Australian Public Health Council Nominations**

Correspondence has been received from the Director of Policy of the Local Government Association of South Australia, Lea Bacon, regarding South Australian Public Health Council nominations (**Attachment 9**).

**20.10 Waste and Resources Recovery Modernisation and Council Transition Package**

Correspondence has been received from the Minister for Environment and Water, David Speirs MP, regarding the release of three funding programs as part of the Waste and Resources Recovery Modernisation and Council Transition Package (**Attachment 10**).

**20.11 Kangaroo Island Council Bushfire Support - Letter of Thanks**

Correspondence has been received from the Chief Executive Officer of the Kangaroo Island Council, Greg Georgopoulos, regarding the recent and ongoing bushfire support provided by City of West Torrens (**Attachment 11**).

**20.12 Local Government Employee Bushfire Counselling Service**

Correspondence has been received from the General Manager of the Local Government Risk Services, Tony Gray, advising that the LGAWCS has established a crisis counselling service to provide support specifically to Local Government employees and Elected Members impacted by the events (**Attachment 12**).

**RECOMMENDATION**

That the correspondence be received.

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**Attachments**

- 20.1 Adelaide and Mount Lofty Ranges Natural Resources Management Board Minutes**
- 20.2 Brown Hill Keswick Creek Stormwater Project - Key Outcome Summary**
- 20.3 Proposed motorway and preservation of property along South Road**
- 20.4 Minister update on the North - South Corridor**
- 20.5 Engagement with Minister's Recreational Fishing Advisory Council**
- 20.6 Coastal Councils Alliance**
- 20.7 Adelaide Airport Preliminary Draft Master Plan 2019**
- 20.8 Completion of the sale of Arnott's Biscuits & Campbell's Australian operations**
- 20.9 South Australian Public Health Council Nominations**
- 20.10 Waste and Resources Recovery Modernisation and Council Transition Package**
- 20.11 Kangaroo Island Council Bushfire Support - Letter of Thanks**
- 20.12 Local Government Employee Bushfire Counselling Service**

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

## **MINUTES OF MEETING NO 156**

**held from 1.00 pm to 3 pm  
on Thursday 26 September 2019  
at the Light Regional Council Chambers, Kapunda**



Government  
of South Australia

Adelaide and  
Mount Lofty Ranges  
Natural Resources  
Management Board

**PRESENT:** Chair: Felicity-ann Lewis

Members: Alison Cusack  
David Greenhough  
Alexandra Kentish  
Jeffrey Newchurch

**APOLOGIES:** nil

### **IN ATTENDANCE:**

Brenton Grear, Director Green Adelaide  
Kim Krebs, Regional NRM Manager  
Katharine Ward, Manager Land, Water and Biodiversity  
Louisa Halliday, Manager Planning and Evaluation  
Roisin McAlary, Manager Financial Services  
Dennis May, A/Manager Business Support  
Hugh Kneebone, Manager NRM Education  
Ben Della Torre, District Manager, Hills and Fleurieu  
Chris Madigan, District Manager Sustainable Landscapes

Caroline Schaefer, Presiding Member, Northern & Yorke NRM Board  
Deane Rohrlach, Deputy Mayor, Light Regional Council  
Lynette Reichstein, Councillor, Light Regional Council  
Matthew Ward, Director, Landscape Services  
Anthony Fox, Regional NRM Manager, Northern and Yorke

### **26092019-156-1.0 MEETING PROCEDURE**

#### **26092019-156-1.1 Welcome**

The Chair opened the meeting, acknowledging that the land is the traditional lands for the Kurna people and the Board respects their spiritual relationship with their Country. The Board also acknowledged the Kurna people as the traditional custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today. She welcomed all attendees to the meeting, including representatives from Light Regional Council.



One minute silence was observed for the passing of Mr Tauto Sansbury. The Chair provided background on the achievements of Mr Sansbury.

**26092019-156-1.2 Apologies**

All members were present.

**26092019-156-1.3 Declarations of Interest**

**26092019-156-1.4 Consent Schedule**

*The Board **confirmed** the items within the consent schedule be adopted.*

**CARRIED**

**26092019-156-1.5 Minutes of Previous Meeting**

*The Board **confirmed** the minutes of meeting number 155 held on 22 August 2019 as a true and accurate record.*

**CARRIED**

**26092019-156-1.6 Matters Arising from Previous Meetings**

*The Board **noted** the matters arising.*

**CARRIED**

**26092019-156-1.7 Resolution Register**

*The Board **noted** the resolution register.*

**CARRIED**

**26092019-156-2.0 BOARD MATTERS**

Items 2.7, 2.10, 2.11 and 2.16 were starred.

**26092019-156-2.1 Warpuli Kamungka 2018-2019 update**

Due to departing Board members, vacancies have arisen for the Warpuli Kamungka advisory group. Michael Field to be advised of new members. Opportunity for constructive grass roots relationships with community groups and volunteers continuing good work. Michael

Field (AMLR NRM) has met with Northern Yorke Board and Goyder Council to commence similar partnerships with other First nations.

Transition process, boundaries and critical resource issues with support from Green Adelaide and new Boards, issue of keeping programs going and knowledge from programs.

Warpuli Kamungka benefits from AMLR Board and Northern Yorke Board relationships around the Adelaide International Bird Sanctuary shared responsibility area with a trainee ranger program. Improving connections to schools, councils, community groups and private sector.

It was recommended that two board members become members of Warpuli Kumangka (one full and one proxy).

*The Board:*

2.1.1 **nominated** David Greenhough as the Board member to join Warpuli Kamungka with Felicity-ann Lewis as the proxy.

**CARRIED**

## **26092019-156-2.2 Adelaide Plains Water Allocation Plan and Engagement Strategy**

The Board noted that the department will progress additional scientific modelling to support the WAP and indicated their preference for public consultation to commence before the Christmas holiday period.

*The Board:*

2.2.1 **noted and endorsed** the draft Engagement Strategy outlining the broad approach for conducting the public consultation process for the draft Adelaide Plains Water Allocation Plan (AP WAP);

2.2.2 **endorsed** the draft AP WAP to be submitted to the Minister seeking his endorsement to release it for public consultation; and

2.2.3 **endorsed** the draft Engagement Strategy be submitted to the Minister accompanying the draft AP WAP seeking his endorsement to release it for public consultation.

**CARRIED**

**26092019-156-2.3 Transition Planning for Landscape Boards**

The Board requested further clarity around expectations with the transition process and questioned whether this is the Board's business.

The Board discussed the opportunity that the transition process provided in terms of the legacy that the Board would like to hand over and to share knowledge of the successes of this Board.

The Board requested that the risk of programs slowing down or not being completed as a result of the transition be acknowledged and mitigated.

*The Board:*

- 2.3.1 ***noted*** the transition planning process underway and the Board's contribution to the process in the coming meetings.

**CARRIED**

**26092019-156-2.4 Community Environment Grants Criteria**

In response to the Board's observations that grant funding to community groups was frequently investing in statutory responsibilities of the land manager, a review of eligibility criteria was requested for the 2019/20 grants program. Given the current period of transition for the AMLR Board, it was agreed to not restrict any of the applicants requesting funding. It was also noted that there was limited resources available to Parks to match in-kind funding.

The Board noted this issue of levy funds being spent on statutory responsibilities should be taken up by the new Boards in their considerations of the long-term issues with use of levy funds.

The Board also noted that applications are becoming much more professional and agreed to focus on projects that are new, innovative and have links to private sector sponsorship support with a focus on sustainability.

To assist with the evaluation process of projects consideration was given to adding a weighting criteria to provide more objectivity. A revision of application questions to cover the important areas so that applicants know what issues to address. This is important knowledge to maintain

for incoming Boards as AMLR Board is only Board that works on grass roots grants.

The Board representatives for the assessment of projects are Alison Cusack and Alexi Kentish.

*The Board:*

2.4.1 **endorsed** option 3 no change option, to include new projects showcasing sustainability and innovation as well as private sponsorship links;

2.4.2 **nominated** Alexi Kentish and Alison Cusack to be panel members for the grant assessment panels:

2.4.2.1 Alison Cusack for the school environment grant assessment panel;

2.4.2.2 Alexi Kentish for the community environment grant assessment panel.

**CARRIED**

**26092019-156-2.5 SA Wild Dog Policy Review**

*The Board:*

2.5.1 **noted** that a referrals response with feedback on the draft SA Wild Dog Policy will be prepared by staff on behalf of the Board and submitted by Friday 11 October 2019 to [heather.miller@sa.gov.au](mailto:heather.miller@sa.gov.au);

2.5.2 **endorsed** Biosecurity SA undertaking public consultation in the AMLR region on the draft SA Wild Dog Policy.

**CARRIED**

**26092019-156-2.6 Compliance and Enforcement Activity**

*The Board:*

2.6.1 **noted** the March – August 2019 Compliance and Enforcement Activity Report.

**CARRIED**



**26092019-156-2.7 Nature Play Funding 2019-20**

Nature Play SA is an organisation that is doing good work with the community connecting young people to nature. The AMLR NRM Board has worked with this organisation since its inception, both as a funding partner and a co-delivery partner.

*Brenton Grear left the meeting for this part of the discussion.*

The Board commented how the level of funding was to be 'up to' \$50,000 but has returned to approve the whole amount of \$50,000 of funds.

It was discussed how this current funding submission must provide a focus for Nature Play in diversifying their services and connect with NRM Education more. The preference is for more collaboration rather than competition of services. This investment provides a 'fit for purpose' to connect with Green Adelaide.

The Board raised the issue of providing funds for a project supported by the Minister for Environment and Water and questioned, based on previous presentations by NPSA, whether it has a viable business model moving forward.

The issue of socio-economic connections and equitable distribution across Greater Adelaide was also raised. . It was advised that this equity issue could be an item for the new Boards to address through a joint meeting with Nature Play SA.

*The Board:*

**2.7.1** ***noted** the funding of \$50,000 to NPSA in 2019\_20.*

**CARRIED**

**26092019-156-2.8 Youth Representation to the AMLR Board**

*The Board:*

**2.8.1** ***endorsed** the YEC led workshop on Youth Representatives on the Board to be run at the March 2020 Board meeting.*

**CARRIED**

**26092019-156-2.9 Disposal of Board Owned Vehicle**

*The Board:*

- 2.9.1 **approved** the disposal of the Board asset, motor vehicle S014BBH Ford Ranger XL dual cab utility.

**CARRIED**

**26092019-156-2.10 Opportunity to Trial a Private-Public Partnership Approach to Macropod Management at Newland Head**

The Board discussed the issue of food waste and was advised that macropod bodies stay on site. A composting enterprise was trialled but proved to be uneconomical. The future changes with commercial harvesting may provide a solution to the issue of food waste.

*The Board:*

- 2.10.1 **endorsed** the proposal to trial a public-private partnership approach to Macropod management in the Newland Head area.

**CARRIED**

**26092019-156-2.11 Green Adelaide Establishment Plan 2019-20**

The Board reiterated their concerns in relation to the financial support that is required to establish Green Adelaide. The Chair of the Board has met with the Chief Executive Officer of the Department for Water and Environment and the Executive Director of the Environment, Heritage and Sustainability section of the department to discuss funding of Green Adelaide. The discussion centred on clarifying Minister's expectations on this and a reply to their recent correspondence with him.

The Board expressed concern about other projects not receiving funding due to funding of the transition process.

The Green Adelaide Establishment Plan demonstrably aligns with the AMLR NRM Strategic Plan. The planned October workshop is another opportunity to discuss these matters and provide the Regional Management Team with further guidance.

The Board was advised that a decision on this matter would be delayed for one month in anticipation of advice from the Minister. With the passage of the legislation in mid-October, the transition

process would be implemented and further discussed at the October Board meeting.

*The Board:*

2.11.1 **noted** the Green Adelaide establishment plan and linkages of the AMLR NRM Board strategic directions to Green Adelaide priorities; and

2.11.2 **agreed** to delay funding 2019-20 Green Adelaide establishment plan expenditure of \$449k until the October Board meeting.

**CARRIED**

**26092019-156-2.12 Director Green Adelaide Report**

*The Board:*

2.12.1 **noted** the Director Green Adelaide's report

**CARRIED**

**26092019-156-2.13 Regional NRM Manager's Report**

*The Board:*

2.13.1 **noted** the Regional NRM Manager's report.

**CARRIED**

**26092019-156-2.14 AMLR Region Achievement Report 2018-19**

*The Board:*

2.14.1 **endorsed** the publication of its 2018-19 Achievement Report for its AMLR Regional NRM Plan 2014-24.

**CARRIED**

**26092019-156-2.15 Approval to Release Board Funded Report (Watson's Gap)**

*The Board:*

2.15.1 **noted** the tabling of the report; and

2.15.2 **endorsed** the release of the report via the Board's website.

**CARRIED**

**26092019-156-2.16 Intermediate Target Report for Period Ending June 2019**

The Board was advised that a more in-depth analysis of targets is required for targets 9 and 10. A report will be provided to the Board in October on these

*The Board:*

2.16.1 **noted** the *Intermediate Target* report for the period July 2018 to June 2019; and

2.16.2 **approved** the *Intermediate Target* report to be published to the Board website.

**CARRIED**

**26092019-156-3.0 FINANCE****26092019-156-3.1 Finance Report**

The Board was advised that early payments of the NRM levy have been received by two councils.

End of financial year savings will be presented to the Board in October.

98% cash flow received from project managers and all aligning to the approved project plans.

Table of costs for Green Adelaide is being submitted to the Board in October.

A paper is being prepared for the Regional Management Team on funding support for Green Adelaide transitional costs due to salary savings costs and will be submitted to the Board in October.

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Treasury and Finance funding TVSP packages has been extended to December 2019.

A corporate services fee assessment is conducted each year. It was noted that the corporate services system for the new Boards is an important decision to be made for the future.

*The Board:*

3.1.1 ***accepted*** the financial reports and statistics for the period ending 31 August 2019.

**CARRIED**

**26092019-156-4.0 PAPERS TO NOTE**

**26092019-156-4.1 Register of Interests**

**26092019-156-4.2 Letter from PIRSA re Buffel Grass Strategic Plan 2019-2024**

**26092019-156-4.3 Letter to Minister Speirs dated 4 September 2019**

*The Board **noted** information papers 4.1, 4.2, and 4.3.*

**CARRIED**

**26092019-156-5.0 OTHER BUSINESS**

- 5.1 The Chair advised the Landscape SA legislation is in conference to agree on amendments and will return to Parliament mid-October for a decision.
- 5.2 The Chair advised members of the Volunteer Celebration Day being held on Sunday 29 September at Marble Hill.
- 5.3 The Chair reported on a protest that was attended by Kaurna people regarding the Aldinga Washpool sale of 5 parcels of land. Not an official Kaurna event. Damien Moroney attended as observer. The Minister for Environment and Water was invited to attend. Approximately 30 people attended.
- 5.4 The Chair advised that the AMLR community grants funded Gawler Sustainability Fair is being held in October.
- 5.5 The Chair advised that the Executive Director, Environment, Heritage and Sustainability, DEW, Ms Cate Hart, will be attending the October Board meeting at Eastwood.
- 5.6 The Chair advised her apologies for the November Board meeting and David Greenhough agreed to chair this meeting that includes a tour of the southern region.

**CARRIED**

**26092019-156-6.0 MEETING CLOSED**

There being no further business, the Chair declared the meeting closed at 2.55 pm.

The next meeting of the Adelaide and Mount Lofty Ranges Natural Resources Management Board will be held on Thursday, 24 October 2019 at Eastwood.

Felicity-ann Lewis  
**Presiding Member**



Date: 24 / 10 / 2019



## **KEY OUTCOMES SUMMARY**

### **MEETING OF THE BROWN HILL AND KESWICK CREEKS STORMWATER BOARD**

**Held Thursday 28 November 2019**

The key outcomes of the meeting were as follows:

1. Correspondence from Julie Kerr regarding the Summer 2019-20 Newsletter issued by Mayor Michael Hewitson, City of Unley, was noted. The Board discussed the need for education on the BHKCS Project particularly with the change of Council and perhaps some loss of knowledge. It may be worth holding a briefing session for Members of the Constituent Councils.
2. Luigi Rossi (Agonis Group), Sharon Billinger (Tonkin), Eric Richards (Fulton Hogan) and Adam Chambers (BDO) presented a proposition to deliver the BHKCS project in four years. The Board agreed that it would need to be presented with a stand-alone business case, not based off the original base case from 2016 and the business case would need to comprehensively highlight local benefits and external funding opportunities as the current 20-year timeframe is driven by funding. The SMA, State Government and Constituent Councils would all need to agree to a change in timing and bringing the project forward. The OEC would need to be supportive of the Board undertaking further modelling over a much shorter project delivery timeframe which may assist in the bid for funding.
3. A register has been established to identify issues for review of the Charter and will be added to as new points are identified.
4. The Project Director submitted an application for an NRM Water Sustainability Grant. We have been advised that funding will be available to BHKCS and the Project Director will provide the agreement once it has been received.
5. The Regulation 9 report was presented and will be provided to each of the Constituent Councils for feedback on the report content. The Regulation 10 report is due by 31 December 2019 and will be distributed out of session to the Board for feedback.
6. The Board adopted the following policies:
  - a. Credit Card, Electronic Payments and Expense Reimbursement policy
  - b. Financial Delegations policy
  - c. Technical Assessment Panel Terms of Reference
  - d. Submission Evaluation Process and Worksheet
7. The ownership and control of assets position paper was discussed. Any projects that were completed before the formation of the subsidiary need to be added into the financial records. Input from the Constituent Councils is required before the paper is finalised.

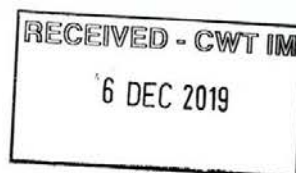


8. The Board discussed the submissions received and the recommendations made by the Project Director for appointment of a supplier for Project and Contract Management Services – South Park Lands and Everard Park. It was resolved that:
  - a. Procure PM be appointed to provide Project and Contract Management Services for the South Park Lands Project in accordance with Tender T331-19-3.
  - b. Inside Infrastructure be appointed to provide Project and Contract Management Services for the Upper Brown Hill Creek, Area 1 (Everard Park) project in accordance with Tender T411-19-3, on the conditions:
    - i. That the Project Director meets with Inside Infrastructure to discuss the works, the nominated personnel and the timeframes required by the Project to ensure satisfaction that outcomes can be achieved; and
    - ii. That the contract is based on an upper limiting fee and any additions to the fees will need to be negotiated by way of a variation in the scope.
  - c. If the conditions above can't be met, that this work also be awarded to Procure PM.
  - d. Paul Gelston be delegated authority to authorise the Purchase Requisitions, following preparation and provision by the Project Director.
  - e. The Chairperson and one other Board member be delegated to review and authorise the Contract following receipt of legal advice from Botten Levinson as to the content of the Contract.
9. The Project Director has received a letter from the owners of 5a Regent Street Millswood, who have been in contact previously regarding the removal of poplar trees adjacent their property. The new letter advises that the property at 7 Regent Street Millswood is currently on the market for sale. This property is approximately 1,500sqm of land with an old house and there is concern that development of the site may impact on future Brown Hill Creek works. The Project Director will provide a copy of the correspondence received along with the response to Council for their reference.
10. It was noted that some expenses in the financial summary are over budget and the Board acknowledged that this is due to:
  - a. the large number of meetings and workshops held towards the end of the financial year that carried over to this financial year;
  - b. a lot of systems were set up and this was the first year of operation separately from Unley finance systems;
  - c. once-off training; and
  - d. messenger articles for the Public Consultation policy.
11. Everard Park:
  - a. Notices of Intent have now been served and we also have received Ministerial consent.
  - b. Further discussions have occurred with the City of Unley regarding the agreement and the content has been verbally agreed to, we just need the Council Works Schedule to be completed so that the agreement can be signed off.





- c. Botten Levinson have provided advice that Stage 1 of the land acquisition process can be completed under the *Land Acquisition Act 1969* and Stage 2 can be completed under delegated authority from the City of Unley using the *Local Government Act 1999*. The delegation request will be put to the December City of Unley Council meeting and approval to call for tenders will be required by January 2020 with the February Board meeting to include appointment of a company to construct.
  - d. Construction of the culverts may need to be procured separately from the construction tender and will be a task for the new Project Manager.
  - e. We should be onsite from March 2020.
12. South Park Lands:
- a. On the current timing schedule, approval to call tenders will be required in March 2020 and appointment of the construction tender will occur in June 2020. These timeframes will be largely dependent upon the DA process and whether we proceed to 100% design in conjunction with the DA process being finalised.
  - b. The 70% design has been finalised and presented to the City of Adelaide to go through their internal feedback process. A report will go to the January APLA meeting after the internal Council process is finalised and will then go to a Council committee meeting.
  - c. The incoming Project Manager will be involved in finalising the design and providing client-side engineering advice.
13. Hawthorn Reserve:
- a. No progress to report since the last Board meeting.
14. Glenside Detention Basin:
- a. Progress of this project is in the hands of Cedar Woods as we are waiting for their plans to be lodged with Council.



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

Dear Mayor Coxon,

Thank you for your letter of 29 November 2019 and your interest in the work of the Civil Contractors Federation – South Australia.

Decisions relating to the compulsory acquisition of property are matters entirely for the Department of Transport, Planning and Infrastructure. We would expect though that any compulsory property acquisitions would occur as a last resort and kept to a minimum.

In respect to the design of the motorway, a tunnel is the most complex, risky, expensive and time consuming of the available engineering options. A tunnel does not guarantee there will not be compulsory property acquisitions. Depending on the tunnel construction method the above ground works may result in more disturbances on the surface than most people realise. Also, the length and gradient of the tunnel entry and exit road will require significant earthworks and need to commence well south of the River Torrens.

A tunnel will take ten or more years to construct. South Australians have already waited long enough for a modern, safe road across the spine of their capital city. The congestion on South Road is already robbing the state of productivity. In ten years the road will be at grid lock.

The construction of a tunnel will result in assets and expertise being brought into the state from interstate and or overseas, depriving South Australian firms of work.

If the preservation of property along South Road is of primary concern to your council you may wish to consider advocating for the construction of an elevated road along the road corridor using the existing South Road as the service road. Elevated roads are very common in many cities throughout the World. If this is not acceptable the best alternative is to continue to reconstruct the road at grade.

Yours sincerely

Phillip Sutherland  
Chief Executive Officer

3 December 2019

The CCF SA: the peak industry association for the civil contracting sector | influencing government policy and regulation | lobbying and advocating for civil contracting companies | maintaining networks of influential government, media and community contacts | providing information of relevance to civil contracting companies and the community | facilitating opportunities for civil contracting companies to be consulted on matters of importance | hosting social and networking opportunities for civil contractors | promoting the civil contracting sector | delivering civil training programs and courses | providing technical and specialist advisory services to civil contractors | progressing strategies designed to achieve and maintain a safe, sustainable and profitable civil contracting sector.

**From the Office of the Mayor**

29 November 2019

Mr Phillip Sutherland  
Chief Executive Officer  
Civil Contractors Federation of SA  
1 South Road  
THEBARTON SA 5031

Dear Mr Sutherland

At its meeting on 19 November 2019, my Council resolved as follows:

*"That Council write to the Civil Contractors Federation (CCF) CEO, Mr Phil Sutherland seeking clarification on the recent CCF 5AA Radio media campaign featuring comments of CCF CEO delivering a succinct lobbying message that it wants the South Road project from the Torrens River to Gallipoli underpass decision accelerated and that a tunnel is too expensive and will take too long to build, and that a normal expressway should be built.*

*The letter should seek clarification from the CCF regarding their position on whether they support the compulsory acquisition of West Torrens residential properties, business premises and the destruction of a Local Church and a Community Centre along South Road and the Iconic Thebarton Theatre."*

I look forward to receiving your response in relation to the above motion.

Yours sincerely

A handwritten signature in black ink that reads 'Michael Coxon'. The signature is written in a cursive style and is underlined with a single horizontal line.

Michael Coxon  
Mayor



19MTI2495



Government  
of South Australia

The Hon Stephan Knoll MP  
Member for Schubert

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

Dear Mayor

Thank you for your letter requesting an update on the North-South Corridor.

The Department of Planning, Transport and Infrastructure (the department) is currently working on a strategic business case for the uncompleted section of the North-South Corridor for consideration by the State Government.

The strategic business case examines a range of solutions which includes an examination of tunnelling options.

When this work is sufficiently progressed, the department will engage with communities, industry and Local Government.

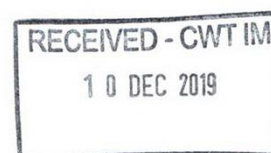
I trust this information is of assistance.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Stephan Knoll", written over the "Yours sincerely" text.

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

4 / 12 / 2019



Minister for Transport, Infrastructure and Local Government  
Minister for Planning

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





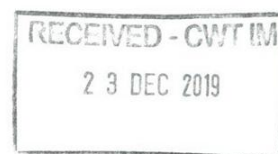
# MINISTER'S RECREATIONAL FISHING ADVISORY COUNCIL

18 December 2019

City of West Torrens

165 Sir Donald Bradman Drive

SA



Dear Sir or Madam,

## Engagement with Minister's Recreational Fishing Advisory Council

I write to provide an update on establishment of the Minister's Recreational Fishing Advisory Council (MRFAC) and to request feedback from your organisation about the best way for us to build, and maintain, ongoing engagement and consultation with your group and community.

The Government has committed to improving recreational fishing representation and has established the MRFAC to provide feedback and advice direct to the State Government on recreational fishing development issues, initiatives and policies. For additional information on the MRFAC please see [www.pir.sa.gov.au/mrfac](http://www.pir.sa.gov.au/mrfac).

The MRFAC had its first meeting on 17 April 2019 in Port Pirie where it was agreed that a key role of the MRFAC will be to work closely with regional Recreational Fishing Committees and recreational fishers generally.

The MRFAC is currently considering the most appropriate ways to establish strong links with South Australian recreational fishing communities. Our initial thoughts are to:

- Encourage correspondence from Recreational Fishing Committees (RFC's), and other groups, directly to our Chair or PIRSA secretariat on issues that are raised through the RFCs and other groups. This could be regarding state-wide or regional specific concerns or ideas.
- Seek feedback from RFCs and other groups on relevant issues raised through the MRFAC process as they arise.
- Hold a number of MRFAC meetings in the regions and invite local fishers and groups to meet with us while we are there.

These are our initial thoughts and I welcome your views about the best way for us to build, and maintain, ongoing engagement and consultation between your group, and community, and the MRFAC. The Council will consider the feedback from organisations in designing our engagement plan. It would be appreciated if all suggestions and comments are returned no later than **February 7<sup>th</sup> 2020** to allow for the feedback to be discussed at the next scheduled MRFAC meeting.

With your help we can develop a strong relationship to improve representation of recreational fishers to the responsible Minister.

# MINISTER'S RECREATIONAL FISHING ADVISORY COUNCIL

Thank you for your consideration of this matter.

A handwritten signature in blue ink, appearing to be 'G. Keegan', followed by a long horizontal line.

Regards,

Graham Keegan

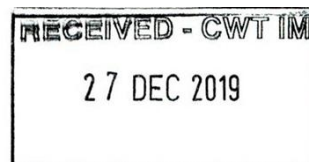
Chair, Minister's Recreational Fishing Advisory Council

[PIRSA.MRFAC@sa.gov.au](mailto:PIRSA.MRFAC@sa.gov.au)

Cc: Skye Barrett

Recreational Fishing Manager, Dept. Primary Industries and Regions South Australia

[skye.barrett@sa.gov.au](mailto:skye.barrett@sa.gov.au)



## SA COASTAL COUNCILS ALLIANCE

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Mayor Michael Coxon  
C/- Chief Executive Officer  
City of West Torrens  
165 Sir Donald Bradman Drive  
HILTON SA 5033

16<sup>th</sup> December 2019

### RE: COASTAL COUNCILS ALLIANCE

Dear Mayor Coxon,

As you know, half of South Australia's Councils are coastal. Regardless of size and location, or whether they are metropolitan or rural, Coastal Councils are facing the same issues and resourcing pressures along the coast.

I was extremely pleased to formally launch the "SA Coastal Councils Alliance" at the recent Local Government Association AGM and would like to thank Councils for their strong show of support.

The objectives of the Coastal Councils Alliance are to:

1. provide an informed, coordinated advocacy voice for issues impacting on Coastal Councils in SA, and
2. provide a forum for information sharing and networking on coastal management issues facing Councils across SA.

Based on Council feedback and recognising the challenges of bringing all 34 Councils together, it is proposed to hold two Coastal Councils forums per year, ideally around, or in conjunction with the existing LGA AGM and OGM schedules.

To maintain oversight of Alliance projects and advocacy initiatives in between our main forums, the Coastal Alliance Executive Committee – 2 representatives from the southern, metropolitan, northern and western parts of state, plus the LGA President – will meet on a more regular basis. to keep these issues in the spotlight.

As chair of that committee, I look forward to continuing to build a strong partnership with all 34 Coastal Councils and other key stakeholders including the LGA, Mutual Liability Scheme, State and Federal Governments and the Australian Coastal Councils Association, to help deliver better outcomes for our sector and our communities.

One of the key findings from engagement with the Coastal Councils over the past year is that the current legislative, policy and funding mechanisms for coastal management in South Australia are not well coordinated, are often inconsistent and inequitable and, quite simply, not enough for the rapidly escalating task ahead.

Over the coming year the main focus for the Coastal Councils Alliance will be working with the local government sector and the state government to develop a new funding model for coastal management that takes into account:

1. Clear roles and resourcing responsibilities by all levels of Government,
2. A more strategic, long-term forward program of works to be funded, rather than the current year to year and ad-hoc grant arrangements
3. More streamlined funding mechanisms to encourage and facilitate multiple outcomes for our coast, including protection, tourism, health, recreational and environmental benefits and minimise unintended or cumulative impacts;
4. Appropriate cost-sharing arrangements between public and private interests.

I am very pleased to advise that funding for coordination and delivery of this initiative has been confirmed from the Local Government R&D scheme, Coast Protection Board, SAROC, the Metropolitan Seaside Councils and Regional LGAs.

The Coastal Alliance Executive Committee has recently appointed Adam Gray to help support this important next phase, to commence January 2020. Adam will replace Anita Crisp, who has decided not to continue in the role. I would like to thank Anita for her efforts in establishing the Alliance over the past year and wish her well in her future endeavours.

We very much look forward to elevating both advocacy and action around coastal issues over coming years and seek the strong support of the 34 Coastal Councils to help achieve this.

I have enclosed copies of the Coastal Councils brochure for distribution to your elected members and attached the media release issued at the Coastal Councils Alliance launch, for your information.

Should you have any further queries about the Alliance and our priorities for the coming year, please contact me directly on: 0408 818 663 or email: [keith.parkes@alexandrina.sa.gov.au](mailto:keith.parkes@alexandrina.sa.gov.au), or our Coordinator Adam Gray on: 0409 908 191.

Yours sincerely



Mayor Keith Parkes  
Chair  
SA Coastal Councils Alliance



## **MEDIA RELEASE**

# **COUNCILS CALL ON COASTAL RETHINK**

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South Australia's thirty four coastal councils today joined forces to highlight the rapidly escalating risks and costs they are facing in managing the state's vast coastline.

Local councils are responsible for infrastructure and management of a significant portion of the state's 5,000km coastline, extending from the Eyre Peninsula and Spencer Gulf, to metropolitan Adelaide and the Limestone Coast.

Chair of the newly formed 'South Australian Coastal Councils Alliance', Alexandrina Mayor Keith Parkes emphasised all coastal councils are facing significant challenges.

"Regardless of size and location, or whether they are metropolitan or rural, Coastal Councils are facing the same issues and resourcing pressures along the coast", explained Mayor Parkes.

"We have cliff and dune erosion; inundation; managing coastal access; maintenance and replacement cost pressures of recreational infrastructure like jetties and boat ramps; planning and development anomalies in coastal areas; sand and beach management; illegal dumping on the coast; dredging; managing coastal biodiversity; and construction and maintenance of protection infrastructure like levees, seawalls and groynes."

Councils are concerned that over the last ten years expenditure by local government on coast protection, management and infrastructure has nearly doubled, whilst the level of funding from other levels of government to support this has remained largely unchanged.

Mayor Parkes warned the funding gap is getting larger by the year.

"Over the next ten years, the cost of managing the coast is expected to grow exponentially, with councils in this state conservatively identifying capital works and operating expenses of well over \$200 million."

"Many coastal assets are starting to reach the end of their life or have deteriorated to a point where major work is now required that is just beyond the financial means of many councils", explained Mayor Parkes.

"The increasing frequency and intensity of coastal storm events are also really starting to bite - posing an escalating risk and cost for councils and communities right around the state."

"We have a very real problem and for many of our coastal councils, it is already pushing their resources past their limits."

President of the South Australian Local Government Association and Mayor of Tumby Bay Council, Sam Telfer agrees, saying that a coordinated approach to coastal management is necessary.

"There is a lack of coordination when it comes to coastal management around South Australia, and all indications are that this issue will continue to grow.

"We need a consistent approach to legislative, policy and funding mechanism, and to recognise that all levels of government have a role to play. Local government doesn't have the resources to manage this issue alone."

\*\*\*\* END \*\*\*\*

Contact: Mayor Keith Parkes – chair of SA Coastal Councils Alliance (0408 818 663)

Release Date: Thursday 31<sup>st</sup> October 2019

Photo: Representatives of the state's 34 Coastal Councils at the official launch of the SA Coastal Councils Alliance.



19 December 2019

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

Via email: [csu@wtcc.sa.gov.au](mailto:csu@wtcc.sa.gov.au)

Dear Mr Buss,

### **Adelaide Airport Preliminary Draft Master Plan 2019**

Thank you for your submission on behalf of the City of West Torrens (the Council) to the Adelaide Airport Preliminary Draft Master Plan 2019 public consultation process dated 25 October 2019. We acknowledge the matters detailed in your submission and provide the following information in response to these below.

Adelaide Airport Ltd (AAL) notes that the Council is an important stakeholder in all matters pertaining to the future development of Adelaide Airport and wishes to acknowledge the support and on-going working relationship with the City of West Torrens through participation in forums such as the Adelaide Airport Consultative Committee (AACC) and Airport Planning Co-ordination Forum.

AAL commends Council's detailed input during the Draft Master Plan process as well as support provided to AAL during the public consultation period, which included AAL hosting a Master Plan Open Day at the West Torrens Civic Centre.

AAL is committed to a close working relationship with the City of West Torrens and will continue to work with Council to further strengthen this relationship.

We are pleased to note that the Council recognises Adelaide Airport as a key employment precinct and place of premium tourism and emergency services infrastructure, and acknowledges that minimising conflict between neighbouring land uses, is a key consideration of Council in its submission.

### **Local Government Context**

As you are aware AAL has proactively engaged with both State and Local Governments regarding forthcoming changes to the South Australian Planning System, the new Planning and Design Code, and the potential impact that these changes will have on Adelaide Airport.

AAL is committed to working with DPTI and the City of West Torrens to ensure that through this transition to the new Planning and Design Code that the airport and surrounding areas continued to be protected.

AAL notes the suggestion from Council to provide additional information on development types and building heights surrounding the airport. Section 12 of the Master Plan outlines the National Airports Safeguarding Framework (NASF) guidelines that have been developed by the Commonwealth Government, in conjunction with the relevant State and Territory planning Ministers, to protect the long-term safe operation of airports. As well as limiting the heights and location of buildings adjacent to airports, the NASF guidelines also consider a range of other risks from developments close to airports such as lighting glare, air turbulence, attraction of birds, reflective surfaces, materials that affect aircraft navigational aids, and noise sensitive uses.



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[adelaideairport.com.au](http://adelaideairport.com.au)  
ABN 78 075 176 653



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The introduction of Section 4.3 of the Master Plan will be updated to make reference to the NASF described in Section 12. Section 4 will also be expanded to provide further overview of the South Australian planning reforms, and how AAL will work to align with the new planning system.

Section 4.3 of the Master Plan will also be amended to provide a description of the types of existing land use in the surrounding Council areas and note the adjoining land use zoning.

### **Council Context**

AAL welcome's Council's role in advocating for its community and neighbouring residents and will continue to work closely with the City of West Torrens through avenues including but not limited to the AACC and Planning Coordination Forum. AAL is committed to continuing the close working relationship with the Council and to explore compatible land uses and efficient transport networks within the airport and surrounding areas, as well as ensuring a consistent approach to, and management and implementation of, mitigation measures to address land use interface issues such as airport noise.

Note the minor typo in Section 4.3.1 of the Master Plan will be amended.

### **Community Life**

As outlined in Section 5.3 of the Master Plan, one of AAL's key development objectives is to *'work closely with airlines, government, and the community'*. AAL believes this is a key factor in continuing to allow the airport to grow sustainably and contribute to the economic prosperity of South Australia.

References in the Master Plan to 'compatible land uses' are consistent with Section 70(2)(d) of the *Airports Act 1996*, which states that one of the purposes of an airport Master Plan is *'to ensure that uses of the airport site are compatible with the areas surrounding the airport'*.

AAL notes the suggestion from Council to provide additional information in relation to the City of West Torrens 'Towards 2025' Community Plan. Section 4.3.1 of the Master Plan will be updated to provide additional information about the Community Plan, including a summary of the broad themes of the Plan, and the interface with Adelaide Airport as the largest employee base in the City of West Torrens.

### **City Prosperity**

AAL will continue to engage with relevant councils and DPTI as plans and modelling for the ground transport network continue to be developed, expanding on the modelling undertaken to inform the Master Plan. Effective, safe and efficient connectivity are key considerations for AAL as we develop the Ground Transport Plan further. Detailed elements of the Ground Transport Plan are discussed in more detail below.

### **Land Use Plan**

The Master Plan will be amended to include the suggested text from Council regarding adequate on-site car parking in the relevant sub-sections in Section 7.

Further context on existing and potential future cycleways will also be included as a new figure in Section 10 of the Master Plan. To encourage cycling as a mode of transport, AAL currently provides cycling facilities on the ground level of the multi-level carpark. These facilities include bicycle-service stations, free parking for up to 12 bicycles, secure parking and short-term lockers for cyclists.

### **Terminals & Business Precinct**

As outlined in Section 9.4.1 of the Master Plan the Terminals & Commercial Business Policy Area will be the focus for new office accommodation within the proposed office park and will transition from the existing industrial and warehouse uses. This will include relocating existing freight uses within this area to the Airport East Precinct.

The traffic modelling undertaken for Master Plan takes into account forecast traffic volumes arising from passenger growth, the increased employment required to support it, and commercial development predictions. This includes the planned use changes within Export Park.

As noted in Section 10.3 of the Master Plan, AAL engages directly with State and Local Governments to make sure that the future demands of Adelaide Airport operations are reflected in strategic network planning. AAL will



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work closely with Council and DPTI as plans and modelling for the ground transport network continue to be developed, including the potential new road link to Richmond Road.

The suggested text regarding adequate on-site car parking has been added to Section 7.3.2.1. AAL notes Council's in principle support for the potential high capacity public transport corridor, and the new road link at the western end of the airport parallel to Tapleys Hill Road. Further information on the Ground Transport Plan is provided below.

#### **Torrens Precinct**

Section 7.3.2.1 of the Master Plan will be amended with the following text: *'adequate on-site car parking should be provided for developments'*.

Note the access point to the east within Figure 7-4 of the Preliminary Master Plan was incorrectly shown and is intended to be equivalent to that shown in the Master Plan 2014 (Figure 7-13) and consistent with the existing layout. The Master Plan will be amended to correct this.

Refer previous comments regarding a new figure for cycleways.

#### **West Beach Precinct**

Section 7.3.4.1 of the Master Plan will be amended with the following text: *'adequate on-site car parking should be provided for developments'*.

Figure 7-5 of the Preliminary Master Plan incorrectly shows three instead of five access points along West Beach Road. The Master Plan does not propose to alter the number of access points. Figure 7-5 will be amended to reflect the existing scenario of five access points.

Refer previous comments regarding a new figure for cycleways.

AAL's assessment of potential developments including 'Fast food outlet', 'Retail showroom' and 'Shop', includes consideration of the vehicle traffic that would be associated with the development. The development of the West Beach Precinct has been included in the SIDRA traffic modelling undertaken for Master Plan. AAL will consult with Council during the next phase of further concept design and AIMSUN traffic simulation modelling.

#### **Tapleys Precinct**

Section 7.3.5.1 of the Master Plan will be amended with the following text: *'adequate on-site car parking should be provided for developments'*. AAL notes Council's support for the left-in left-out access point along Tapleys Hill Road as shown in the Master Plan 2014.

Section 10 of the Master Plan will be amended to give flexibility to potential additional intersections, if they are deemed appropriate with DPTI, including an additional access point off Tapleys Hill Road as per the existing Master Plan (2014). The final outcomes will be determined in consultation with DPTI and Council and in line with the key considerations of the Ground Transport Plan.

AAL notes Council's in principal support of the potential new road between the Tapleys Precinct and the Terminal & Business Precinct as shown in Figure 7-6. While there is an existing shared path located on the western side of Tapleys Hill Road which connects to the Anna Meares Bikeway (adjacent to Sir Donald Bradman Drive) and Captain McKenna Bikeway (to the south of the airport) with a connection to Harbour Town provided through the signalised intersection at West Beach Road / Tapleys Hill Road, AAL remain committed to working with Council to identify suitable opportunities for new and improved cycleways.

Refer previous comments regarding a new figure for cycleways.

#### **Morphett Precinct**

Section 7.3.6.1 of the Master Plan will be amended with the following text: *'adequate on-site car parking should be provided for developments'*. AAL notes Council's support for a potential new road link between the Airport East Precinct to Morphett Road.

Refer previous comments regarding a new figure for cycleways.

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## Airport East Precinct

Section 7.3.7.1 of the Master Plan will be amended with the following text: *'adequate on-site car parking should be provided for developments'*.

AAL notes Council's principal support for a potential new road links between: Airport East Precinct to Morphet Road; Richmond Road to Export Park; and Morphet Road through the precinct to Richmond Road. It is noted that it is Council's view that cycleways should be provided on these roads. AAL will consider the installation of cycleways on these roads, commensurate with the type and planned uses of the road.

The existing access point along Morley Street, referred to by Council in Figure 7-8 of the Master Plan is currently used by small vehicles to access a small car parking area, therefore no change to the figure is proposed. However, the figure does show the new access point from Richmond Road to the potential new road link (noting that internal access points are not provided on the structure plans). AAL acknowledge Council's suggestion that the new road link could be used to access sites adjacent to Morley Street. AAL will work closely with Council and DPTI as plans and modelling for the ground transport network at Airport East continue to be developed.

The Master Plan will be amended to reinstate 'brand outlet centre' as a non-complying development for the Airport East Precinct in Table 7-9.

## Development and Building Assessment Process

As outlined in Section 7.7.1 'Merit' use development may be subject to an agency referral and public consultation process prior to a decision. However AAL recognise this could be better represented in Figure 7-10 and the figure will be amended to reflect the relevant State and Local agency referrals made for 'Merit' types of development.

## Ground Transport Plan

### Overview

AAL is committed to providing a holistic Ground Transport Plan that provides access and egress to all areas of the Airport. Key considerations for the Adelaide Airport Ground Transport Plan are to segregate, as much as practicable, commercial (larger vehicles) and aviation traffic, as well as effective, safe and efficient connectivity for all users of the airport.

AAL has worked extensively with DPTI and relevant councils, including City of West Torrens, to develop a future road system that meets the predicted demand for access to and from Adelaide Airport while balancing the needs of the surrounding network.

Through the next stage of planning and modelling the specific timing, dependencies and layout of any road changes will be further investigated with DPTI and Council. The Master Plan will be amended to outline AAL's commitment to ensure any changes consider the impact to the overall flow of traffic, including commuter traffic surrounding the airport.

### Modelling

AAL is committed to working closely with Council and DPTI as plans and modelling for the ground transport network continue to be developed, including the development of an AIMSUN model for the road network.

We note that the modelling used to inform the Master Plan utilised SIDRA NETWORK functionality which provides lane-based congestion modelling and has the ability to limit flows on downstream and/or upstream lanes as a result, to provide an understanding, at a conceptual level, of the impacts of traffic signals in close proximity. It does not, however, have the ability to take into account potential redistribution of traffic as a result of congestion, which we agree is important to capture as we move to the next phase of modelling/design.

## Vimy Avenue / Sir Donald Bradman Drive

AAL notes Council's comments on the potential traffic impacts to the Rutland Avenue residential area. Through the next stage of planning and modelling the specific timing, dependencies and layout of any road changes will be further investigated with DPTI and Council. The Master Plan will be amended to outline AAL's commitment to

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ensure any changes consider the impact to the overall flow of traffic, including commuter traffic surrounding the airport.

#### **Fred Custance Street / Sir Donald Bradman Drive**

AAL is supportive of Council's suggestion of considering an option of left in, left out access at the intersection of Sir Donald Bradman Drive and Fred Custance Street. Through the next stage of planning and modelling the specific timing, dependencies and layout of the road changes will be further investigated.

#### **Sir Hubert Wilkins Road / Sir Donald Bradman Drive**

AAL notes Council's in principal support for the proposed new access point and new traffic signals.

#### **Sir Richard Williams Avenue / Sir Donald Bradman Drive**

AAL notes Council's in principal support for a one-way traffic flow re-arrangement for passenger traffic from Sir Donald Bradman Drive to Sir Richard Williams Avenue to the terminal and continuing to a new traffic signalised access point at Sir Hubert Wilkins Road/Sir Donald Bradman Drive. Through the next stage of planning and modelling the specific timing, dependencies and layout of the road changes will be further investigated.

Council's in principal support for the future (20 year) upgrade to the intersection of Sir Richard Williams Avenue / Sir Donald Bradman Drive is also noted.

#### **Potential Road Link Between Export Park and Airport East Precinct**

The use/type of vehicle which could use the potential new road link between Export Park and the Airport East Precinct has not yet been determined by AAL as there are external factors which need be considered to ensure the link does not cause greater issues beyond the airport site.

AAL will work closely with Council and DPTI as plans and modelling for the ground transport network continue to be developed, including the potential new road link to Richmond Road.

#### **Potential new road link between the Tapleys Precinct and the Terminals & Business Precinct**

Refer previous response under Tapleys Precinct.

#### **Atura Circuit Taxi Drop-Off**

In late October 2019, Atura Circuit was opened as a taxi drop-off area which we anticipate could see up to 30 per cent of traffic in peak periods using this alternative space. AAL will monitor this change, consider additional developments or amendments and continue to work with members of the public as well as taxis and rideshare operators to ensure that the drop-off/pick-up area meets demand and customer's needs. To date this change has been working well with positive feedback from customers and taxi drivers.

#### **Drop-Off / Pick-Up Area**

AAL notes Council's in principal support for the duplication of the drop-off / pick-up area below the multi-level car park.

#### **Frank Collopy Court / Sir Donald Bradman Drive**

AAL notes Council's comments regarding the potential new road link opposite May Terrace. Through the next stage of planning and modelling the specific timing, dependencies and layout of the road changes will be further investigated. AAL will work closely with Council and DPTI as plans and modelling for the ground transport network continue to be developed.

#### **Tapleys Hill Road / West Beach Road**

AAL notes Council's in principle support for the proposed intersection upgrade. As plans and modelling for any upgrades to Tapleys Hill Road intersections with airport roads are developed, including the development of an AIMSUN model for the road network, a number of potential solutions will be considered. AAL will work closely with the Council and DPTI through this next stage of modelling.

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Note Tapleys Hill Road is a State Maintained Road, therefore any changes to the speed limit along Tapleys Hill Road is the responsibility of DPTI.

### **Sir Reginald Ansett Drive South / Tapleys Hill Road (southern intersection)**

AAL notes Council's in principle support for the proposed intersection upgrade. Traffic modelling undertaken at this intersection has highlighted delays experienced by vehicles turning right into Sir Reginald Ansett Drive due to the high levels of opposing flows travelling at 80 km/hr.

### **Access to Airport East**

Key considerations for the Adelaide Airport Ground Transport Plan are to segregate, as much as practicable, commercial (larger vehicles) and aviation traffic, as well as effective, safe and efficient connectivity for all users of the airport.

Detailed modelling of the ground transport network within Airport East, will provide greater clarity on the proposed movements and vehicles accessing the precinct to ensure a safe, effective and efficient network is created. AAL will work closely with the Council and DPTI as plans and modelling for the ground transport network continue to be developed. AAL notes Council's in principle support for the potential new road link from Morphett Road through the precinct to connect to the western end of Richmond Road.

AAL envisages the end of Richmond Road to be an access point for the Airport East Precinct, however detailed modelling of the ground transport network within Airport East, has not yet been undertaken to confirm the requirements for a safe, effective and efficient network. We note that Council has recently given conditional support for AAL to proceed for gazettal of Transport Ave for B-Double access.

There has not yet been an assessment undertaken on the capacity of the bridge at the western end of Richmond Road for B-double vehicles. The intent of Figure 10-9 in the Master Plan is to highlight the key ground transport requirements for the Airport East Precinct, however the figure will be amended to reflect the potential for upgraded/new bridges.

The Marion Road / Richmond Road intersection is located beyond the boundary of the airport site and the roads at this intersection are managed by both DPTI and Council. With the design of the North-South corridor in the wider area unknown to AAL, the requirement for any upgrade in the future cannot be determined until such time as the heavy vehicle routes to/from the North-South corridor are confirmed. AAL will work closely with Council and DPTI as plans and modelling for the ground transport network continue to be developed, including access to Airport East.

### **Public Transport**

The terminology of 'high capacity transport' was requested by DPTI as the appropriate definition to be used.

### **Cycleways**

AAL in conjunction with Council have previously undertaken significant work in identifying suitable opportunities for new and improved cycleways on and around the airport site, and we are committed to continuing to work with Council in this area. AAL suggests that collaborating again on some of these previous initiatives would bring valuable outcomes for both parties.

Section 10.12 of the Master Plan will be renamed 'Active Travel', consistent with DPTI terminology and Section 10 of the Master Plan will be amended to include a new figure outlining the existing and potential future cycleways across the airport site.

Note Section 10.12 references a shared path link between the Airport East Precinct and Terminals and Business Precinct.

### **Services Infrastructure - Stormwater**

Section 11.7 of the Master Plan will be amended to clarify that some sections of the stormwater drain located along the perimeter of the airport boundary to the north and north-west, are located on airport land licensed to, and under the control of, the City of the West Torrens.



Stormwater quality is regularly monitored via three flow proportional composite stormwater samplers at the main airport discharge points. Pollutant concentrations are predominantly below the relevant Australian and New Zealand Environment Conservation Council (ANZECC) guideline values and orders of magnitude lower than those in the receiving environment.

As noted in Section 14.10.2 of the Master Plan, AAL is currently working with the SA Environment Protection Authority to develop site specific stormwater quality criteria.

AAL has a range of systems, procedures and guidelines in place to ensure appropriate environmental management of the airport site, including water quality. Specific targets are covered in the relevant management plans and guidelines described in Table 14-3.

#### **Safeguarding the Airport - Public Safety Areas**

As described in Section 12.2 of the Master Plan, the introduction of the NASF Guideline I (managing the Risk in Public Safety Areas at the Ends of Runways) is the responsibility of the South Australian Government following the State Government signing an agreement with the Commonwealth Government. AAL has engaged with DPTI in assessing the best way of introducing the Public Safety Areas. AAL will continue to advocate for the introduction of the NASF Guideline I into State Planning Policy.

In early November 2019, AAL facilitated a workshop between DPTI, Local Government and other stakeholders to explore how the State Planning Policies will consider the airport including NASF Guidelines.

AAL notes Council's comments regarding a State Government response to Public Safety Areas.

#### **Conclusion**

We thank you for taking the time to provide a considered submission to the Preliminary Draft Master Plan 2019 and appreciate your interest in Adelaide Airport.

AAL acknowledges the support and on-going working relationship with the City of West Torrens, and its recognition of the importance of protecting the on-going operations and development of Adelaide Airport. AAL is committed to working closely with Council in the near future, particularly on transitioning to a new Planning and Design Code, and the further detailed ground transport modelling required to plan and deliver the necessary road upgrades that will support continued airport operations.

We look forward to working closely with the City of West Torrens as AAL continues its role as the major tourist gateway to South Australia and as a major business facilitator within the western Adelaide area.

Your input has been recorded as part of AAL's response to the Commonwealth Minister for Infrastructure, Transport and Regional Development.

Yours sincerely,

  
Mark Young  
Managing Director

**From:** Brian Driscoll

**Sent:** Tuesday, 24 December 2019 7:30:26 AM (UTC+09:30) Adelaide

**To:** Michael Coxon

**Subject:** Completion of the sale of Arnott's Biscuits & Campbell's Australian operations

Dear Lord Mayor Coxon

Further to correspondence dated 2 August 2019, I'm pleased to confirm the completion of the sale of Arnott's Biscuits and Campbell's Australian operations to KKR.

KKR has invested in this business as a long-term investment and it is excited to have the opportunity to grow these trusted brands across the region.

KKR recognises that Arnott's is an iconic Australian brand and respects Arnott's commitment to quality, innovation and manufacturing, as well as the role Arnott's brands play in the hearts and pantries of Australian homes.

The terms of the agreement include a long-term licensing arrangement that provides KKR exclusive rights to use certain Campbell brands, including Campbell's, Swanson, V8, Prego, Chunky and Campbell's Real Stock, in Australia, New Zealand, Malaysia and other select markets in Asia, Europe, the Middle East and Africa. Management of these brands in these markets falls under the scope of the license agreement.

KKR has extensive expertise in growing successful companies within its portfolio. One of the initial focus areas will be investing in the business' core brands to drive long-term sustainable growth while ensuring that the transition to new ownership is as seamless as possible for employees, customers and suppliers.

Under KKR's ownership, the future is bright and full of possibilities. In my capacity as Chairman and Interim CEO going forward, I am working closely with the team to drive continued operational excellence. A comprehensive global search for a new CEO is underway, with an appointment expected in early 2020.

In the meantime, if you require any further information, or have any further questions please contact Renee McCarthy on email [renee\\_mccarthy@arnotts.com](mailto:renee_mccarthy@arnotts.com) or 0417 471 056.

Thank you for your ongoing interest in Arnott's.

Yours sincerely

**Brian Driscoll**

Chairman and Interim CEO

**Campbell Arnott's**

Level 1, 24 George Street North Strathfield NSW 2137

p | +61 2 8767 76530 w | [www.arnotts.com](http://www.arnotts.com)





The voice of local government.

In reply please quote our reference: ECM 695685 BC/AC

6 January 2020

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

**Emailed:** csu@wtcc.sa.gov.au

Dear Mr Buss

**South Australian Public Health Council**

At its meeting on 12 December 2019 the LGA Board of Directors resolved to submit a panel of three nominees as listed below (in alphabetical order) from which a member is to be appointed by the Minister for Health and Wellbeing to the SA Public Health Council:

- Ms Samantha Bowman (City of Whyalla)
- Mayor Ann Ferguson (Mount Barker Council)
- Cr Sue Whittington (City of Norwood Payneham and St Peters)

Thank you for your Council's nomination. Would you please formally notify Cr Papanikolaou of the Board of Director's decision.

We will advise you of the final appointment once we have been notified by the Minister's office. In the meantime if you have any queries in relation to this matter please contact Senior Policy Officer – Public Health Ms Belinda Caruana on 8224 2051 or email [belinda.caruana@lga.sa.gov.au](mailto:belinda.caruana@lga.sa.gov.au).

Yours sincerely

Lea Bacon

**Director Policy**

Telephone: (08) 8224 2025

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

Copy to: Ms Jordan Dodd, City of West Torrens ([jdodd@wtcc.sa.gov.au](mailto:jdodd@wtcc.sa.gov.au))

**Government  
of South Australia****Office of the Minister for  
Environment and Water**81-95 Waymouth Street  
Adelaide SA 5000  
GPO Box 1047  
Adelaide SA 5001Tel 08 8463 5680  
minister.speirs@sa.gov.au

19EW0007345

Mayor Michael Coxon  
City of West Torrens  
Email: [mayorcoxon@wtcc.sa.gov.au](mailto:mayorcoxon@wtcc.sa.gov.au)

Dear Mayor Coxon

Handwritten signature of Michael Coxon in blue ink.

I write regarding the release of three funding programs as part of the Waste and Resources Recovery Modernisation and Council Transition Package.

The Marshall Liberal government announced earlier this year an overall package of \$10 million of new funding dedicated to helping councils modernise their waste management practices and reduce the amount of rubbish sent to landfill. I am pleased to inform you that the second tranche of this funding is now being released.

The new *Council Modernisation Grants Program* has been developed to encourage local government to progress improvements in waste management and resource recovery through investment in technological and other innovation. This funding is available to all South Australian councils and subsidiaries that manage waste and recycling services, including organics, for residential and small business ratepayers.

The *Regional Transport Subsidies Program* is again available to regional councils that seek assistance offsetting some of the costs associated with processing and transporting collected recyclables.

The *Local Government Program* (Food Waste Incentives) will also again be opened. This program supports the rollout of food waste recycling systems by providing incentive funding to councils, which goes towards the cost of kitchen caddies and compostable bags and includes performance incentives to help maintain related food waste collection systems.

The guidelines to assist with applying for these programs and the related application forms are available on the Green Industries SA website, [www.greenindustries.sa.gov.au/funding](http://www.greenindustries.sa.gov.au/funding) and I strongly encourage you to take up the opportunities available to your council. For further information regarding this matter, please contact Mr Justin Lang, Manager Local Government and Infrastructure, within Green Industries SA on [justin.lang@sa.gov.au](mailto:justin.lang@sa.gov.au) or 8204 2634.

Yours sincerely

Handwritten signature of David Speirs in blue ink.  
**DAVID SPEIRS MP**

Minister for Environment and Water

Date:

Handwritten date '09/01/2020' in blue ink.





**address** 43 Dauncey Street, Kingscote  
**postal** PO Box 121, Kingscote SA 5223  
**phone** 08 8553 4500 | **fax** 08 8553 2885  
**email** [kicouncil@kicouncil.sa.gov.au](mailto:kicouncil@kicouncil.sa.gov.au)  
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Ref. No: L2020/  
Cross Ref. No: L2020/  
File No: 10.8.1

Terry Buss PSM  
Chief Executive Officer  
City of West Torrens  
165 Sir Donald Bradman Drive  
Hilton SA 5033  
Email: [csu@wtcc.sa.gov.au](mailto:csu@wtcc.sa.gov.au)

02 January 2020

Dear Terry,

I wish to express my sincere gratitude to you and your staff for coming so quickly to our Council's and community aid during this challenging time on Kangaroo Island.

The recent and ongoing bush fires have placed considerable pressure on our people and resources. Your generous support is a wonderful gesture and greatly appreciated by our Council, volunteers and emergency service workers fighting the fires and dealing with the recovery.

I am currently liaising with the recently appointed South Australian Government Community Recovery Officer and the LGA to ascertain what funding may be available to cover your costs in relation to the support you have provided.

It is my hope that you would be open to extending your resource support over the coming weeks as our small depot team become fatigued and the work list continues to grow.

I will let you know more when it is clear how we can seek recovery of our costs.

Again, thank you so much for your support.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'GG', followed by a period.

Greg Georgopoulos  
Chief Executive Officer



**From:** [LGRSadmin@jlta.com.au](mailto:LGRSadmin@jlta.com.au) [<mailto:LGRSadmin@jlta.com.au>]  
**Sent:** Monday, 13 January 2020 1:43 PM  
**To:** Terry Buss  
**Subject:** Local Government Employee Bushfire Counselling Service



## Tony Gray Communication

Dear Terry,

In response to the devastating bush fires across South Australia, the LGAWCS has established a crisis counselling service to provide support specifically to Local Government employees and Elected Members impacted by the events. The Councils and the employees in Council areas impacted have obviously been heavily involved, but there are also many employees, along with Council plant and equipment that have been deployed to the affected areas from across the State. The initial focus will be on Kangaroo Island, where an experienced Counsellor will be deployed today to provide face to face support. However, the service is available for all employees and Elected Members impacted by the bushfires across the sector to utilise.

This service has been enabled to proactively provide support to the employees and Elected Members that have responded to the recent fire events and should not be seen as a replacement to the specific Council Employee Assistance Programs that may already be in place. The service is an extension to the other core LGAWCS services delivered to Members, and there will be no additional charge for accessing the service. It will most likely be offered for a defined period of time to be determined.

The Local Government Employee Bushfire Counselling Service will provide support to employees and Elected Members in the areas of counselling, mental wellbeing, psychological resilience and mental fatigue management strategies. Please encourage your employees who have been involved in the support efforts to access this service if they feel that it would assist in speaking with someone.

The service can be accessed using the phone number below. Calls taken outside of business hours will be directed to an answering service;

**Local Government Employee Bushfire Counselling Service: Contact the LGAWCS on 8235 6460.**

**Tony Gray**

General Manager, LGRS

## 21 CONFIDENTIAL

### 21.1 Sale of Property for the Non Payment of Rates

#### Reason for Confidentiality

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

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

because this report recommends that Council issues an order, in accordance with Section 184 of the Local Government Act 1999 which provides the ability for Council to sell property when the rates due on the property have been in arrears for three years or more, to sell property which meets this criteria and, to assist Council to determine whether to issue an order in this instance, the report contains information which would, if dealt with in public, result in the unreasonable disclosure of the personal affairs of the ratepayers named within that report.

- (i) information relating to actual litigation, or litigation that the Council or Council committee believes on reasonable grounds will take place, involving the council or an employee of the Council.

because there is a possibility that the issuing of the order will result in litigation involving the Council and as such the release of this information could prejudice Council's position.

#### RECOMMENDATION

It is recommended to Council that:

1. Pursuant to Section 90(2) of the *Local Government Act 1999*, Council orders, that the public, with the exception of the Chief Executive Officer, members of the Executive and Management Teams in attendance at the meeting, and meeting secretariat staff, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential report Item 21.1 Sale of Property for the Non Payment of Rates , attachments and any associated documentation submitted by the Chief Executive Officer, specifically on the basis of the provisions of Section 90(3)(a) and (i) because the report involves personal affairs of the ratepayers named in the report and Council litigation.
2. At the completion of the confidential session the meeting be re-opened to the public.

## 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 Amenity Standing Committee held on 10 December 2019 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 AMENITY REPORTS

### 11.1 Proposed Footpath Construction- Cygnet Street, Novar Gardens and Weston Street, West Beach

#### Brief

To inform Council of the feedback provided by residents on the proposed installation of a footpath along the southern side of Cygnet Street, Novar Gardens and the south-western side of Weston Street, West Beach as approved within the 2019/20 budget.

#### RECOMMENDATION

The Committee recommends to Council that Council proceeds with the scheduled footpath construction works on the southern side of Cygnet Street, Novar Gardens and Council proceed with the scheduled footpath construction works on the south-western side of Weston Street, West Beach as approved within the 2019/20 budget.

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#### Introduction

As part of the approved 2019/20 Capital Works Program it was proposed to construct a footpath in Cygnet Street, Novar Gardens between Saratoga Drive and Old Drive and in Weston Street, West Beach between Tapleys Hill Road and Burbridge Road. In facilitating this, notification was distributed to the residents in Cygnet Street on 6 November 2019 (**Attachment 1 and 2**) and to residents in Weston Street on 14 October 2019 (**Attachment 3 and 4**). As a result of the notification, Council received a number of objections with regard to the proposed installation of a footpath at Cygnet Street and Weston Street. Furthermore, a petition was received by Council at the Council meeting held 10 December 2019 from residents of Cygnet Street opposing the installation of a footpath on the southern side of Cygnet Street (**Attachment 5**).

#### Background

Council adopted the Footpath Asset Management Plan (FAMP) at its meeting held 12 December 2017. The objective of the FAMP is to provide a safe and practically manageable footpath network with an emphasis on the reduction of risk.

The *Commonwealth Disability Discrimination Act 1992* (DDA) makes it unlawful to discriminate against any person, or their associates on the grounds of disability. This means that people with a disability, or their associates, must be provided with equal access to service and facilities as well as being treated in a fair and equitable manner by service providers.

The DDA requires public organisations such as the City of West Torrens to develop action plans to assist in eliminating, as far as possible, instances of discrimination towards people with all manners of disabilities.

In order to ensure that the Council manages its footpath assets in a manner most appropriate for its community and users, the Council has committed to a management strategy based on the following goals:

1. To proactively reduce trip steps by prioritising a maintenance program based on a risk profile.
2. To responsibly renew existing footpaths.
3. To ensure that all developed road reserves have a paved or concrete footpath on at least one side of the road.

In line with Council's commitment, the Administration has developed annual footpath construction schedules in the main based on the above methodology and has prioritised the works based on risk and a priority ranking system.

## Discussion

### Cygnets Street, Novar Gardens

The construction of the footpath in Cygnets Street, Novar Gardens was identified within the 2019/20 works schedule for the following reasons:

1. Resident requested the construction of a safe pedestrian link between Cygnets Street and Pine Avenue bus stop.
2. Identified as road reserve with no hard standing footpath.
3. Identified as a high priority due to the vicinity of Immanuel College and public transport networks.
4. Establishing a footpath connectivity network within Novar Gardens.

Cygnets Street is located between Saratoga Drive and Old Drive with residential buildings on the northern and southern side. The majority of residents have established and maintained turf/landscaping on the Council verge and wish to have this preserved. As per the resident notification, the footpath was intended to be constructed on the southern side of Cygnets Street. This location was selected due to there being less interference with existing underground service pits as opposed to the northern side and the shading which will be provided across the footpath by the street trees from the afternoon sun as the trees mature.

It should also be noted that a demographic analysis of the Novar Gardens-Glenelg North area regarding age structure, through the Census of Population and Housing undertaken in 2011 and 2016. This analysis identified and as shown over the consecutive censuses, that there was a higher proportion of people in the younger age groups (0 to 17 years) and a higher proportion of people in the older age groups (60+ years) when compared to the West Torrens council area. Overall, in 2016 it was evident that 23.5% of the population was aged between 0 and 17, and 26.6% were aged 60 years and over for Novar Gardens-Glenelg compared with 17.6% and 22.7% for City of West Torrens.

Communication has been received from residents following the initial notification, with many residents indicating that they are not in favour of the proposed footpath construction. Several written responses were received from residents following the notification, which noted the following comments:

- *"A footpath on the southern side would ruin the well maintained grass verges"*
- *"A footpath on the northern side of Cygnets Street would provide safer pedestrian crossings"*
- *"A footpath could be installed in reserve between Doncaster Avenue and Cygnets Street as an alternative to that proposed along Cygnets Street"*

In summary, a total of 31 properties were notified of the proposed footpath works along Cygnets Street and while the correspondence was purely a notification, subsequent correspondence received from residents in support of or objecting to the works is summarised as follows:

Number of properties in support of the proposed Cygnets Street footpath	Number of properties objecting to the proposed Cygnets Street footpath
0	4

At the Council meeting held 10 December 2019, a petition was received from John Wainright, head petitioner, on behalf of thirty-three (33) residents of Cygnets Street, Novar Gardens and Old Drive, Novar Gardens. The petition opposes the installation of footpaths in Cummins Park Estate, described as the area bounded by Cygnets Street, Saratoga Drive and Old Drive, Novar Gardens. The petition contains twenty-six (26) complying signatures.

Of the twenty six complying signatures:

- Twenty-two (22) are residents of Cygnet Street, Novar Gardens
- Four (4) are residents of Old Drive, Novar Gardens
- The petition contains responses from 16 of the 24 households on Cygnet Street, which makes up 66.66% of households

The petition proposes a solution to install the footpath in the reserve between Cygnet Street and Doncaster Avenue and therefore maintain the existing grass verges along Cygnet Street as they are. The Administration has reviewed the proposal and determined that it would not enable Council to meet its long term strategy in meeting DDA requirements to cater for people with disabilities and further that there would be a need to establish public lighting infrastructure, at a high cost, to facilitate a footpath at this location.

### **Weston Street, West Beach**

The construction of the footpath in Weston Street, West Beach was identified within the 2019/20 works schedule for the following reasons:

1. Identified as road reserve with no hard standing footpath.
2. Identified as a high priority due to providing a link between two highly trafficked roads of Tapleys Hill Road and Burbridge Road.
3. Identified as a high priority due to the vicinity of the Tapleys Hill Road shared user path, University Playing Fields and West Beach Primary School.
4. Further development of a footpath connectivity network within West Beach.

Weston Street is located between Tapleys Hill Road and Burbridge Road with residential buildings on the northern and southern side. The majority of residents have established and maintained turf/landscaping on the Council verge. As per the resident notification, the footpath was proposed to be constructed on the south-western side of Weston Street. This location was selected due to there being no interference with Council's street trees as opposed to the north-eastern side which would have required the removal of a number of street trees to facilitate the construction of a footpath.

Communication has been received from residents following the initial notification, with many residents indicating that they are not in favour of the proposed footpath construction. Several written responses were received from residents following the notification, which noted the following comments:

- *"Residents will neglect the maintenance of the verge area between the footpath and kerb"*
- *"A footpath along Weston Street will provide a safe location to walk for the elderly in the area as the existing grass verges are difficult to walk on for those using walking frames."*

Correspondence was also received from a resident of Weston Street objecting to the proposed footpath at this location on behalf of the majority of residents who reside on the south-western side of the street. The resident did not provide any reasoning for the objection.

In summary, a total of 24 properties were notified of the proposed footpath works along Weston Street and while the correspondence was purely a notification, subsequent correspondence received from residents in support of or objecting to the works is summarised as follows:

<b>Number of properties in support of the proposed Weston Street footpath</b>	<b>Number of properties objecting to the proposed Weston Street footpath</b>
1	4



## **Conclusion**

The construction of a footpath along the southern side of Cygnet Street and the south-western side of Weston Street has been approved within the 2019/20 budget. Further to the concerns raised by residents following the notification of works, Council has an obligation to comply with the requirements of the DDA through its FAMP in eliminating, as far as possible, instances of discrimination towards people with all manners of disabilities. Cygnet Street and Weston Street are surrounded by facilities contributing to ample pedestrian volumes to warrant the construction of footpaths at the locations. Therefore, it is recommended that Council proceed with the installation of a footpath on the southern side of Cygnet Street and the south-western side of Weston Street.

Should Council be of the view not to proceed with one or both of the footpaths, then the budget allocated towards these projects can be redirected into Council's footpath maintenance program.

## **Attachments**

- 1. Resident Notification Letter- Cygnet Street Footpath**
- 2. Cygnet Street Concept Plan**
- 3. Resident Notification Letter- Weston Street**
- 4. Weston Street Concept Plan**
- 5. Petition against the installation of footpaths in Cummins Park Estate**

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



5 November 2019

**TO THE RESIDENT / RATEPAYER**

Dear Sir/Madam

**ADVANCED NOTIFICATION  
FOOTPATH INSTALLATION – CYGNET STREET, NOVAR GARDENS**

Council has approved the construction of a new brick paved footpath on the southern side of **Cygnnet Street** between **Old Drive and Pine Avenue** as part of its 2019/2020 Capital Works Program.

The decision to construct a footpath on the southern side of Cygnnet Street is part of council's long term plan to achieve a completed footpath network in Novar Gardens, as this will provide a safe and accessible path for pedestrians. Refer to the attached plan for further detail.

The footpath construction will require excavation works within the road verge, between the property boundary and kerb and gutter. Existing street trees will be preserved where possible. Any materials that have been placed or installed on the road verge (i.e. irrigation equipment, pavers, plantings etc) may be affected by the proposed works and may need to be removed to allow the works to proceed. If you wish to preserve or retain any of these items, please send the request in writing addressed to the undersigned at the address below. Council will then determine whether the items will be affected by the footpath works and whether irrigation pipes and fittings can be reinstated.

Please note that unless agreed before works commence, any items within the footpath location will be removed. Council's Urban Verge Management Policy states that Council will not take responsibility for damage to any items located on the verge.

A definite start date for the installation of the footpath is yet to be finalised, however; council's contractors will advise you prior to the works commencing. If you require further information in the meantime, please contact Ben Bai via email at [bbai@wtcc.sa.gov.au](mailto:bbai@wtcc.sa.gov.au) or via phone on 08 8416 6323.

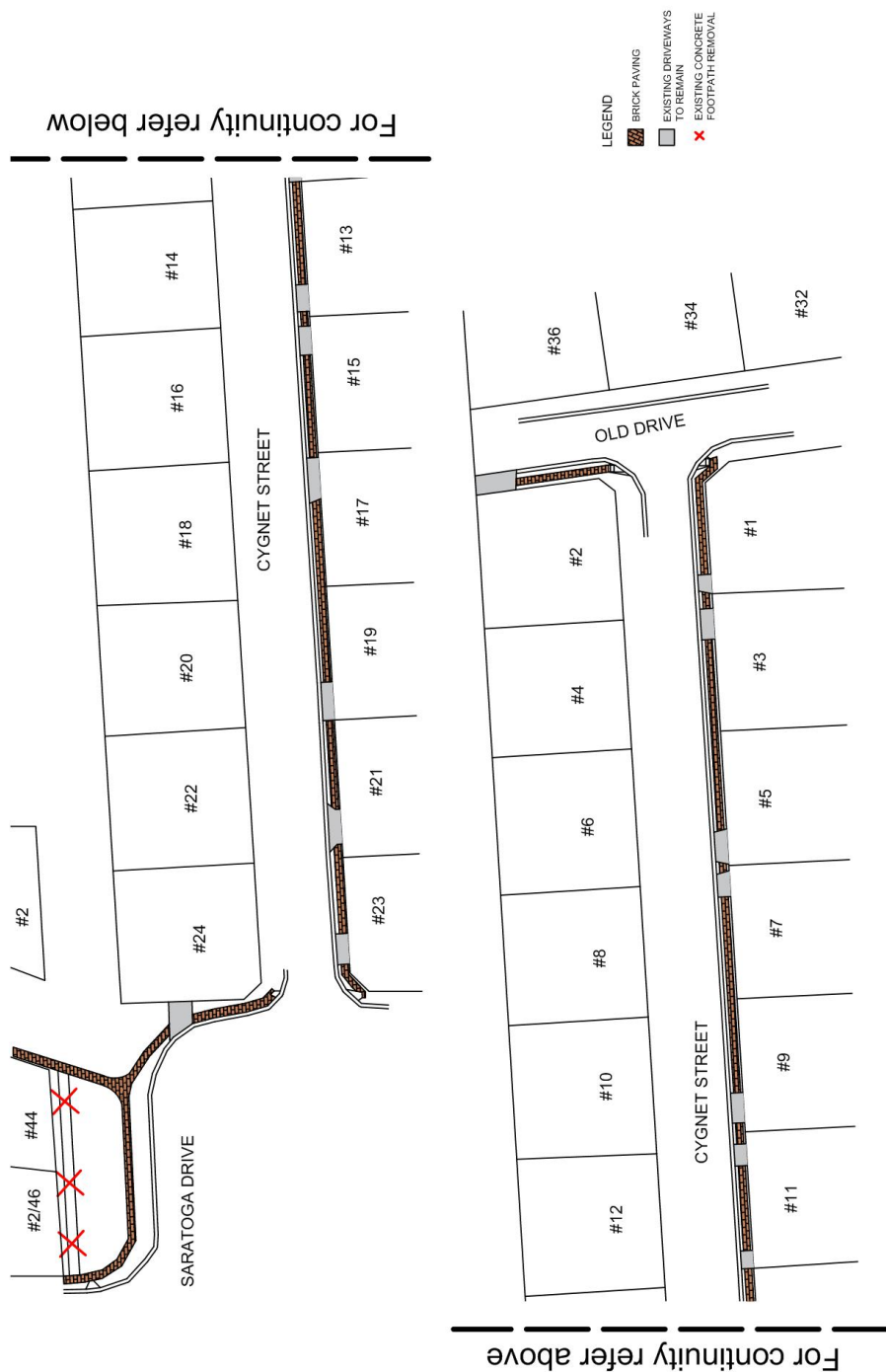
Yours sincerely

**Rocky Portolesi**  
**Team Leader - Asset and Project Management**

CC: Cr. Anne McKay & Cr. David Wilton



# Cygnets Street, Novar Gardens - New Footpath



**Civic Centre**  
165 Sir Donald Bradman Drive  
Hilton, SA 5033  
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SMS: 0429 205 943  
Web: [westtorrens.sa.gov.au](http://westtorrens.sa.gov.au)



11 October 2019

**TO THE RESIDENT / OCCUPIER**  
**Weston Street**  
**West Beach SA**

Dear Sir/Madam

**ADVANCED NOTIFICATION**  
**FOOTPATH INSTALLATION – WESTON STREET, WEST BEACH**

Council has approved the construction of a new brick paved footpath on the south western side of **Weston Street** between **Burbridge Road and Tapleys Hill Road** as part of its 2019/2020 Capital Works Program.

The decision to construct a footpath on the south western side of Weston Street is part of council's long term plan to achieve a completed footpath network in West Beach, as this will provide a safe and accessible path for pedestrians. The works will also include the construction of a footpath link on the western side of the Tapley's Hill Road access road between Weston Street and the existing shared user path. Refer to the attached plan for further detail.

The footpath construction will require excavation works within the road verge, between the property boundary and kerb and gutter. Existing street trees will be preserved where possible. Any materials that have been placed or installed on the road verge (i.e. irrigation equipment, pavers, plantings etc) may be affected by the proposed works and may need to be removed to allow the works to proceed. If you wish to preserve or retain any of these items, please send the request in writing addressed to the undersigned at the address below. Council will then determine whether the items will be affected by the footpath works and whether irrigation pipes and fittings can be reinstated.

Please note that unless agreed before works commence, any items within the footpath location will be removed. Council's Urban Verge Management Policy states that Council will not take responsibility for damage to any items located on the verge.

A definite start date for the installation of the footpath is yet to be finalised, however; council's contractors will advise you prior to the works commencing. If you require further information in the meantime, please contact Ben Bai, Asset and Project Engineer, via email at [bbai@wtcc.sa.gov.au](mailto:bbai@wtcc.sa.gov.au) or via phone on **08 8416 6323**.

Yours sincerely

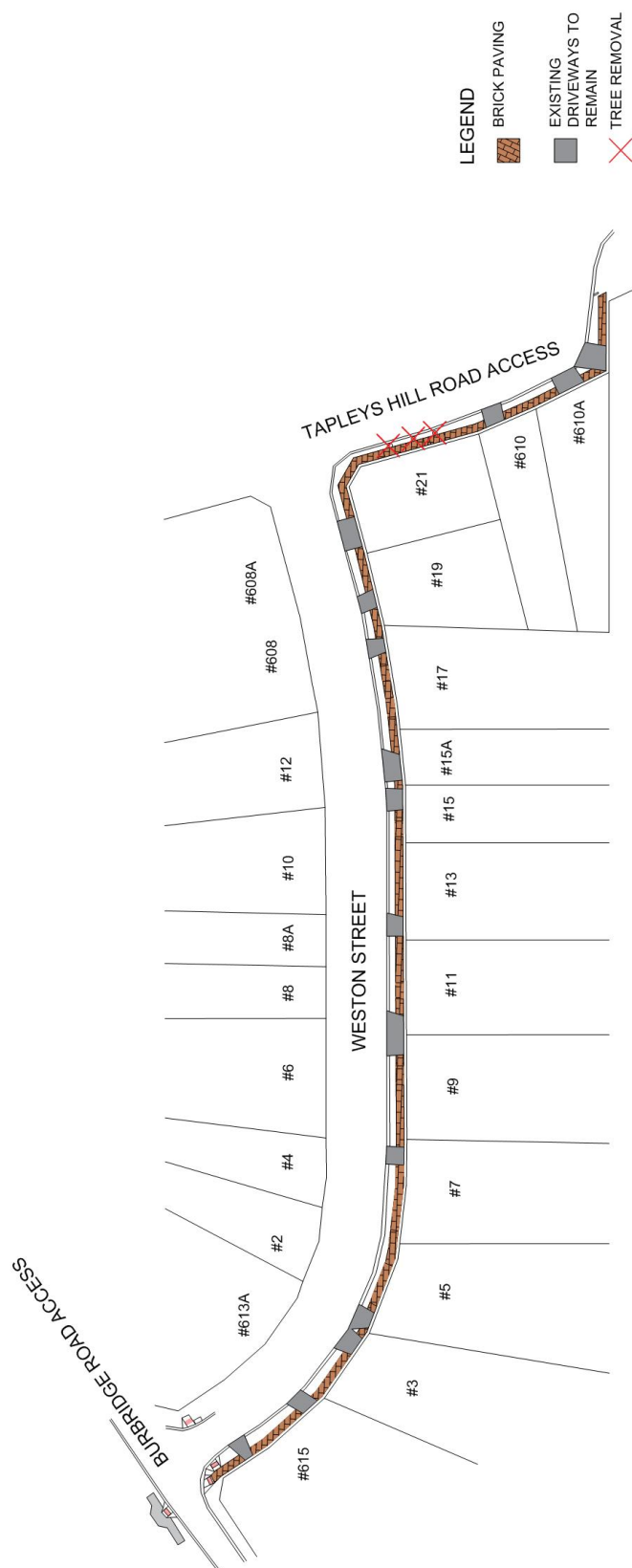
**Rocky Portolesi**  
**Team Leader - Asset and Project Management**

CC: Cr. Brandon Reynolds & Cr. Jassmine Wood

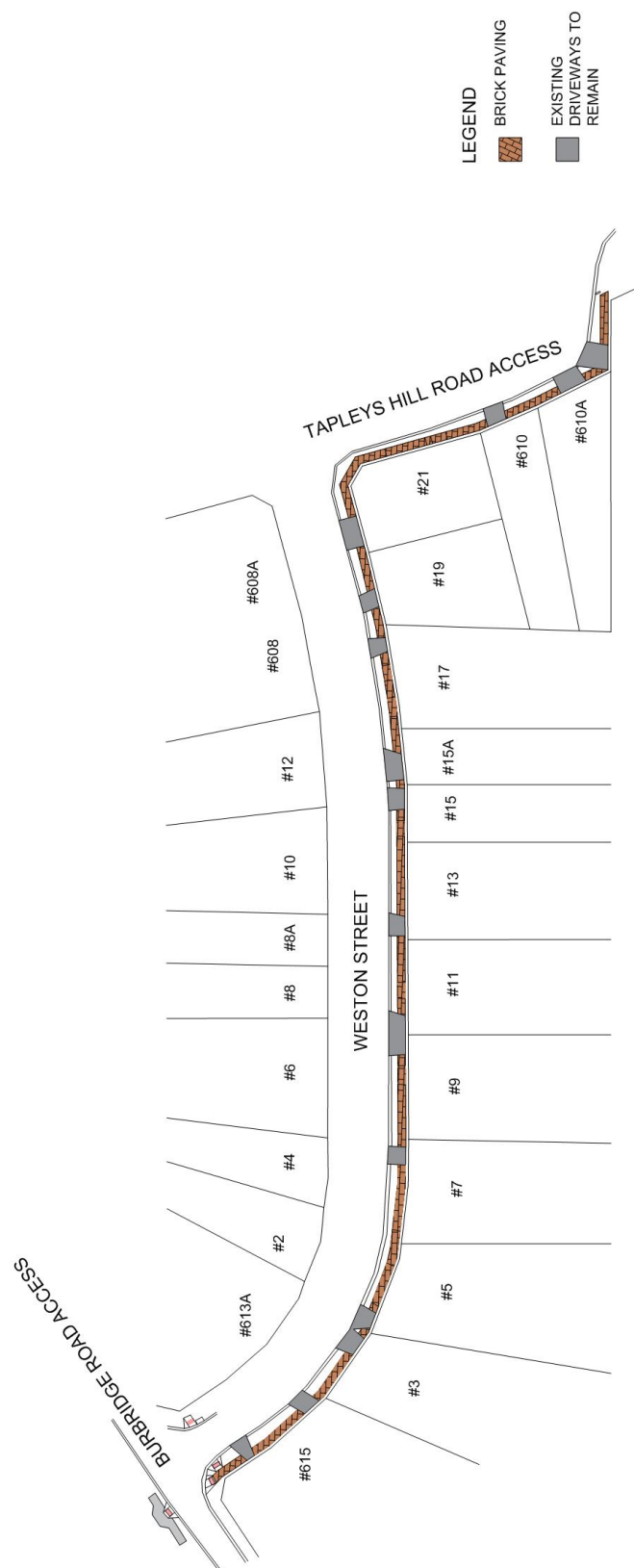




## Weston Street, West Beach - New Footpath



## Weston Street, West Beach - New Footpath



## PETITION

### To the Mayor and Councillors of the City of West Torrens

**Part 1.**

**Head Petitioner (contact person):** John Wainwright  
**Telephone number:** \_\_\_\_\_  
**Address:** 2 Cygnet Street  
 NOVAR GARDENS SA 5040

**Part 2.**

The petition of the Residents of Cygnet Street, Saratoga Drive and Old Drive Novar Gardens.

**Part 3.**

Draws the attention of the Council to the proposed footpath in Cummins Park Estate in the area bounded by Cygnet Street, Saratoga Drive and Old Drive Novar Gardens.

Residents feel that it is unwarranted due to:



- A more sensible solution is to create a paved easement path from Pine Avenue Novar Gardens to join with the existing path, from Morphett Road Novar Gardens which terminates at the Southern edge of Novar Gardens.
- Pedestrians can still use grassed verges on all roads and have an option of using the easement path. Surely this is a better option than destroying the Green Heritage values of the Cummins Park Estate now known as Novar Gardens.

**Part 4.**

The Residents of Cygnet Street, Saratoga Drive and Old Drive Novar Gardens object to the installation of proposed footpaths in Cummins Park Estate.

**Part 5.**

Please use **CAPTIAL LETTERS**

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
J O H N WAINWRIGHT	2 CYGNET STREET, NOVAR GARDENS, SA, 5040	
<sup>Thomas</sup> TREVOR	6 CYGNET STREET NOVAR GARDENS SA	J W. Thomas
DAWN THOMAS	6 Cygnet St NOVAR GARDENS	D W Thomas
John Lugg	9 Cygnet St Novar Gardens	John Lugg
Julie Lugg	9 Cygnet St Novar Gardens	Julie Lugg
Brian Lugg	7 CYGNET ST NOVAR GARDENS	CL
Sasha Kerley	4 cygnet St Novar Gardens	

Continued

## PETITION

### To the Mayor and Councillors of the City of West Torrens

**Head Petitioner:** John Wainwright

**Telephone number:**

The Residents of Cygnet Street, Saratoga Drive and Old Drive Novar Gardens object to the installation of proposed footpaths in Cummins Park Estate.

Please use **CAPTIAL LETTERS**

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
Rhonda Wainwright	2 Cygnet Street, NOVAR GARDENS 5040	R Wainwright
Kateley Wilson	1 Cygnet St, Novar Gardens	Kateley Wilson
Joel Kerby	4 Cygnet St, Novar Gardens	Joel Kerby
James Sprules	3 Cygnet St, Novar Gardens	James Sprules
Frank Stember	10 CYGNET STREET NOVAR GARDENS	F Stember
CHRIS STEMBER	10 CYGNET ST NOVAR GARDENS	Chris Stember
Chelsea Johnson	13 cygnet st Novar gardens	Chelsea Johnson
Brian School	16 Cygnet st, Novar gardens	Brian School
Bernard McNamee	17 CYGNET ST NOVAR GARDENS SA.	Bernard McNamee
Jane Wigley	18 Cygnet St.	Jane Wigley
P. White	20 Cygnet "	P. White
B. Kim	22 cygnet St, Novar Gardens SA	B. Kim
Wm Purkiss	21 Cygnet St NOVAR GARDENS	Wm Purkiss
Deb Loveday	20 Old Drive, NOVAR GARDENS	Deb Loveday
Bob Loveday	20 Old Drive NOVAR GARDENS	Bob Loveday
GAY TULLY	12 OLD DANE NOVAR GARDENS	GAY TULLY
JOHN TULLY	12 OD DRIVE NOVAR GARDENS	John Tully

This sheet may be copied and used for additional pages of the petition.



## PETITION




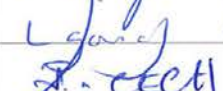
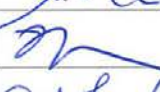




### To the Mayor and Councillors of the City of West Torrens

**Head Petitioner:** John Wainwright

**Telephone number:**

The Residents of Cygnet Street, Saratoga Drive and Old Drive Novar Gardens object to the installation of proposed footpaths in Cummins Park Estate.

Please use **CAPTIAL LETTERS**

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
Tim Winsa	1 CYGNET ST NOVAR GARDENS.	
Jenny Wilson	1 Cygnet St Novar Gardens	
J. Johnson	13 Cygnet St Novar Garden	
S. Rump	23 Cygnet St Novar Gardens	
L. Croodney	24 Cygnet St Novar Garden	
J. Lecher	24 Cygnet St Novar Gardens	
Jake Milburn	19 Cygnet St Novar gardens	
Dischafranek	11 Cygnet St Novar Gdnrs	
Peter Crouch	5 Cygnet St, NOVAR GARDENS	

This sheet may be copied and used for additional pages of the petition.

## 11.2 Public Street Lighting - LED Implementation Plan

### Brief

This report provides Member's with a further update on the Local Government Association (LGA) Public Lighting progress and presents a strategy for the transition to Light Emitting Diode (LED) street lighting.

### RECOMMENDATION

The Committee recommends to Council that:

1. The report be received.
2. The amount of \$339,377.97 (GST Inc.), being the refunded amount for the over-recovery by SAPN in the 2010 to 2015 period in public lighting costs, be allocated within the 2019/20 budget to continue the upgrading of public street lighting to LED.
3. The Chief Executive Officer be authorised to enter into the necessary contract with SAPN to commence the upgrading of public street lighting with LED.

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### Background

Over the past few years, the LGA and the Administration have been working together on the ongoing management of public street lighting and associated tariff costs. This work has identified gaps, primarily in relation to the service received and costs charged.

At its meeting held on 17 January 2017, Council considered a report on public lighting service delivery and resolved that:

*"It support the notion of a new public lighting subsidiary and the Administration be authorised to continue to work with and provide feedback to the LGA on the proposed public lighting business case."*

After several years of investigations and developing a business case for establishing a regional subsidiary to provide public lighting services on behalf of interested councils, the LGA Board decided not to proceed further with that model.

Subsequently, the LGA held a Public Forum on 1 June 2018, where it provided an update on matters and held discussions on a way forward.

Key messages from the forum included:

- Councils being entitled to negotiate SA Power Networks (SAPN) published Public Lighting Tariffs through the Australian Energy Regulator negotiation framework - this can be negotiated individually or collectively.
- SAPN should provide evidence of costs in relation to how it justifies the tariff rates for each category of lights.
- SAPN should provide their cleaning and maintenance schedule and report on actual work undertaken.

Other considerations which required clarification included:

- Legacy/capital charges added to tariff calculations (PLC tariff).
- A summary/explanation of the annuity calculations (TFI/SAPN tariff).
- A summary of the charge calculations for "gifted" lights.
- The opportunity to reduce the types of tariffs.

Following the forum, there was a consensus that councils should collectively negotiate with SAPN in relation to the contracts and term and conditions. Accordingly, the LGA called for expression of interest to collectively bargain with SAPN, with the LGA facilitating the negotiations, to establish a standard contract agreement. The Administration accordingly registered its interest.

At its meeting held on 16 October 2018, Council resolved that:

*"given the recent good progress with the LGA and SA Power Networks on Light Emitting Diode (LED) public lighting, that Council provide a cost/benefit analysis to fix the known sub-standard street lighting in the City of West Torrens."*

Subsequently, the Administration provided Members' with an update report at its meeting held on 7 August 2018 and concluded that the Administration continues to work (through facilitation with the LGA) with SAPN for the development of a standard contract which could lower ongoing preservation costs.

The LGA has established a Public Lighting Working Group (PLWG) of which the City of West Torrens (CWT) is a member, and has commenced negotiations with SAPN to establish a published standard agreement, including the review of tariffs, for councils to partner with SAPN for the transition to LED lighting.

The purpose of the PLWG has been established to:

- Provide a representative group for councils to work with the LGA and SAPN on public lighting matters.
- Provide a forum for councils to discuss public lighting issues.
- Seek input from councils and stakeholders on the transition from negotiated distribution services to alternative control services.
- Build mutual understanding and trust between the LGA, SAPN and public lighting customers.
- Identify new service and product lines which will add value to public lighting customers.
- Discuss current issues associated with public lighting services and opportunities for working more collaboratively with councils.

SAPN has advised that it is in a cycle whereby a significant amount of spend has been allocated to infrastructure for replacement and repairs. As such, this will be reflective in the tariff increases for this financial year (already published) and for the 2019/2020 financial year.

SAPN anticipates that from 2020/2021 and beyond, the increases may not be as significant. However, there is no guarantee of this. It is the LGA's view that councils' need some surety as to future tariff charges and as such further discussions with SAPN are continuing.

To date, meetings have occurred with a wide cross-section of stakeholders in attendance including: the LGA, Council representatives, the Department of Planning, Transport and Infrastructure (DPTI), Australian Energy Regulator (AER), Industry Consultants and SAPN.

The key topics raised at these meetings were:

- Smear (sharing costs) vs user pays (cost reflective)
- Column pricing
- Use of pole
- Service levels and Service Level Framework
- Contracts and transition
- Access Gateway/ Portal
- GSL's
- Billing/ tariffs
- Pricing model and outcomes

A key focus of this group is to review the SAPN's 2020-25 Regulatory Proposal and reach a position on the proposal. Submissions to the AER on SAPN's 2020-25 Regulatory Proposal from interested parties were due by 16 May 2018. The PLWG engaged industry experts to assist in analysing SAPN's 2020-25 Regulatory Proposal, in particular how the tariffs are developed.

Also, Elected Members may recall that the LGA has been leading, on behalf of councils, a long running dispute with SAPN on the 2010-2015 public lighting tariffs and after many years without a result, the LGA engaged HWL Ebsworth Lawyers and Houston Kemp Economists in 2016 to implement a new legal and economic strategy.

## Introduction

Council provides lighting services in many public locations across the City as part of its role in providing of infrastructure for the community under section 3(f) and 7(f) of the *Local Government Act 1999*. Aside from this, public street lighting is largely unregulated.

In total, there are approximately 8,500 public lights across the City of West Torrens. These are primarily along transport routes such as roadways and shared use paths as well as in some parks. DPTI provides for lighting along roads under its care and control such as South Road or Sir Donald Bradman Drive.

Approximately 5,600 of the 8,500 public lights across the City are operated and maintained by SAPN, (formerly the Electricity Trust of South Australia) on behalf of Council. This relationship has largely formed since SAPN became the distribution network service provider for electricity in South Australia and the public lighting network makes extensive use of this network and the associated infrastructure (i.e. stobie poles). There is no formal agreement of contract between Council and SAPN for provision of this service.

For most lights managed by SAPN, Council pays a monthly tariff that represents a whole lifecycle cost including installation, maintenance, cleaning and eventual replacement of the light. The light asset remains the property of SAPN. To be eligible for this tariff service, there are rules on the type of lights allowed which has resulted in some lights installed in West Torrens to not be eligible (e.g. the 'prestige' lights around the Underdale Promenade which are maintained by Council).

Also, for most of the existing public lighting network, Council is billed monthly for energy consumption of street lighting which is typically in the order of 150,000-200,000kWh depending on the time of year (i.e. lights are on longer due to shorter days in winter). For the 17/18 financial year, this has equated to 2,163,658kWh of electricity used at a charge of \$414,241 from Council's current energy retailer - Origin Energy (Note. this does not include payment to DPTI being on average \$14,000 per month).

Additional to this financial cost, energy use of street lighting generates an equivalent of 1,520tCO<sub>2</sub>e emissions per year and this represents approximately 40% of Council's total greenhouse emissions.

Since late 2018, the LGA has led the PLWG, formed to facilitate a practical and representative interface between SAPN and South Australian public lighting customers, including councils and DPTI. It was established as a representative body for negotiating issues under the current regulatory framework and facilitating the practical transition to the new regulatory framework commencing in July 2020.

The PLWG is comprised of several South Australian metropolitan and regional local government councils including the City of Charles Sturt, City of Holdfast Bay, City of Mitcham, Mount Barker District Council, City of Mount Gambier, City of Norwood Payneham and St Peters, City of Onkaparinga, City of Port Lincoln, City of Prospect and City of West Torrens, DPTI, and expert consultants from Ironbark Sustainability.



The introduction of the PLWG has resulted in a marked improvement in the relationship and level of communication between SAPN and the local government sector. The information provided through the PLWG has enabled councils to have a broader understanding of public lighting services and the ability to provide input into future processes.

With regard to the long standing dispute on public lighting charges covering the period in 2010 - 2015, it is evident that the LGA's strategy in dealing with the dispute was successful through the outcome of the AER's final determination, which requires SAPN to repay the money owed to Councils and DPTI.

The AER's determination has concluded that public lighting customers are owed \$13,008,154.01.

Council via a correspondence dated 20 December 2019 (**Attachment 1**) was advised that in September 2019, the AER made a determination on the long-running public lighting charges dispute.

SAPN has proposed to repay each of the individual councils directly based on public lighting charges paid in the 2010-2015 period. This approach is much more efficient for councils, as the current AER determination would require the LGA to administer the individual payments and incur the costs of doing so.

## Discussion

LED lights have recently become a viable street lighting product that, in general, offers lower power consumption (and hence less greenhouse emissions) while providing a greater and more consistent light output. This means that if the entire network was converted as a 'one for one' replacement, energy savings of up to 40% could be realised.

New lighting installations such as those along the River Torrens are being installed with LEDs. These lights are currently maintained and fully funded by Council and thus are not on a tariff with SAPN.

For on-street lighting Council participated in a LED trial project with SAPN in the Keswick area that included Hampton Road, Eton Road, Marlow Road, Kent Road and Croydon Road which was done on a '1 light for 1 light' basis. To date SAPN have not reported on the trial.

However, much of the existing network does not comply with Australian Standards and if funds are being invested into the network, it is desirable to design new installations to meet these Standards.

A desktop review for Council maintained roads, indicates that on average there would be a requirement to increase the number of luminaires by 20% to meet the Australian Standards. This increase in numbers of street lights would offset some energy savings achieved through the introduction of LED lighting. In addition to the increase in luminaire numbers, additional cost would be incurred through the necessity to provide additional lighting columns and civil works associated with the electrical reticulation where there is an absence of stobie poles within the street.

However, in most instances there are likely to be net energy savings, lower emissions, while providing an increased level of lighting quality to the community.

As an example and undertaken as an extension to SAPN LED trial, Council commissioned SAPN to redesign and install LED lighting along Everard Avenue in Keswick from a P4 standard to a P3 standard. Even with this higher lighting standard being met, electricity consumption to provide lighting along the road reduced by 34%.

These projects have demonstrated that the use of LEDs will provide better light output at lower electricity consumption and as such, this type of light should be a first preference in any new or replacement lighting provision.

LED lights also provide the ability for Council to investigate potential smart lighting solutions that will further enhance the delivery of public lighting.

Over the last few years many councils across Australia have transitioned to energy efficient street lighting technology. Industry analysis suggests over 500,000 lights have already been changed out of over 2.3 million nationally. According to the National Street Lighting Strategy, street lighting is the single largest source of greenhouse gas emissions from local government. It is stated that the annual cost of public lighting in Australia exceeds \$250 million and the associated greenhouse emissions account for between 30-60% of the local government's greenhouse gas emissions.

South Australian councils have been actively advocating for the opportunity to transition street lighting, however until recently this opportunity has not been available. In June 2016 SAPN released new LED Street Light Tariffs for the first time which included three different options for transition.

The key drivers for SAPN to introduce LED street light tariffs included;

- Maintenance and management efficiencies associated with LED lighting technology
- New technology options (such as smart lighting and smart city sensors)
- The diminishing availability and quality of High Intensity Discharge (HID) sodium and mercury vapour lamps
- Federal Government commitments to reduce the importation of mercury containing products (the Minamata Convention).

While the new LED Tariffs were a significant milestone, the necessary contractual arrangements were not drafted until late 2016 with negotiations between individual councils and SAPN concluding in February 2018. Since then more than 30,000 LED street lights have been installed by councils across the State.

With regard to contractual agreements, most councils have not progressed to entering into a confidential agreement for the reasons stated earlier within the "Background" section to this report.

However, the LGA and PLWG now have worked with SAPN and have developed a standard contract that meets the sector's needs.

### **Why invest in change?**

The key driver for councils to change to LED street lighting is related to increased energy efficiency and decreased costs. The new LED street lights will reduce energy consumption by up to 82% compared to existing 80-watt Mercury Vapour lamps and are 72% more efficient than the most prevalent 50-watt sodium lamps. Greenhouse gas emissions are also significantly reduced associated with the reduction in energy consumption.

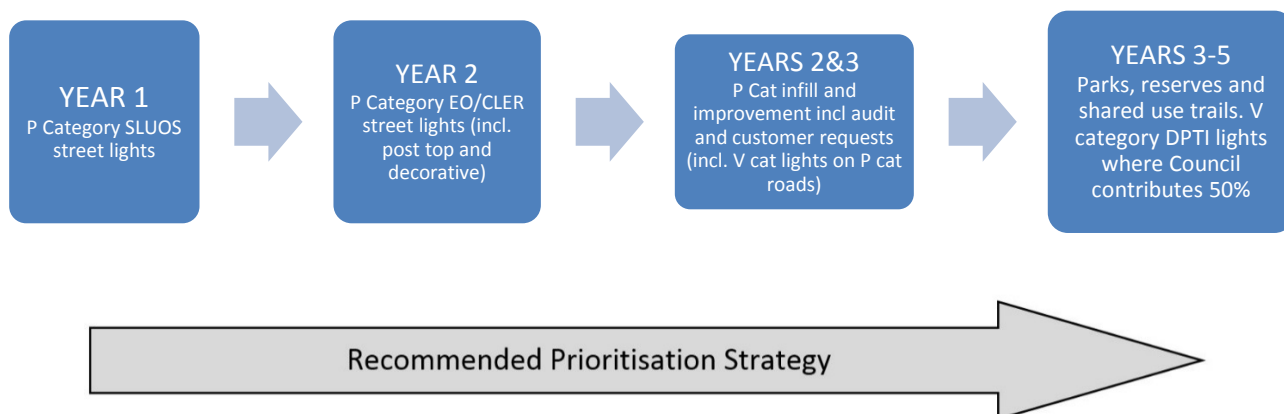
There are several other drivers to invest in upgrading lighting to LED technology, including;

- Significant energy and greenhouse gas savings (as described above)
- Reduced maintenance costs (and SAPN Tariffs)
- Improved quality of lighting on streets, footpaths, parks and reserves
- Decreased light spill and general light pollution due to enhanced luminaire optics
- Improved road and footpath safety, and
- The ability to integrate smart lighting technologies (all new LEDs are "Smart City" ready) that will enable dimming/shaping to save energy and provide a nuanced community service as well as deliver enhanced asset management efficiencies.

## Which lights when?

When considering investing in the upgrade of lighting to more energy efficient and reliable LED technology it is recommended that Council prioritises those lights that provide the greatest efficiency gains and ease of transition at the lowest price. All light assets within the various Council lighting categories should be prioritised and transitioned over time to LED, gradually working towards those lighting categories where the cost/benefit ratio is less or the changeover process is more complex.

This recommended process is summarised below:



As identified above, the 'low hanging fruit' are those high volume, high energy consuming Pedestrian Category (P Cat) street lights on Council owned residential streets. These SAPN lights represent approx. 3,954 assets across the City (SAPN billing data) and are typically Mercury Vapor 80 Watt (3,125), High-Pressure Sodium 50 Watt (316) and Fluorescent 40 Watt (247) luminaires.

The transition for these old SAPN lights is typically a 1:1 replacement with a new LED light which provides the highest cost benefit ratio for Council.

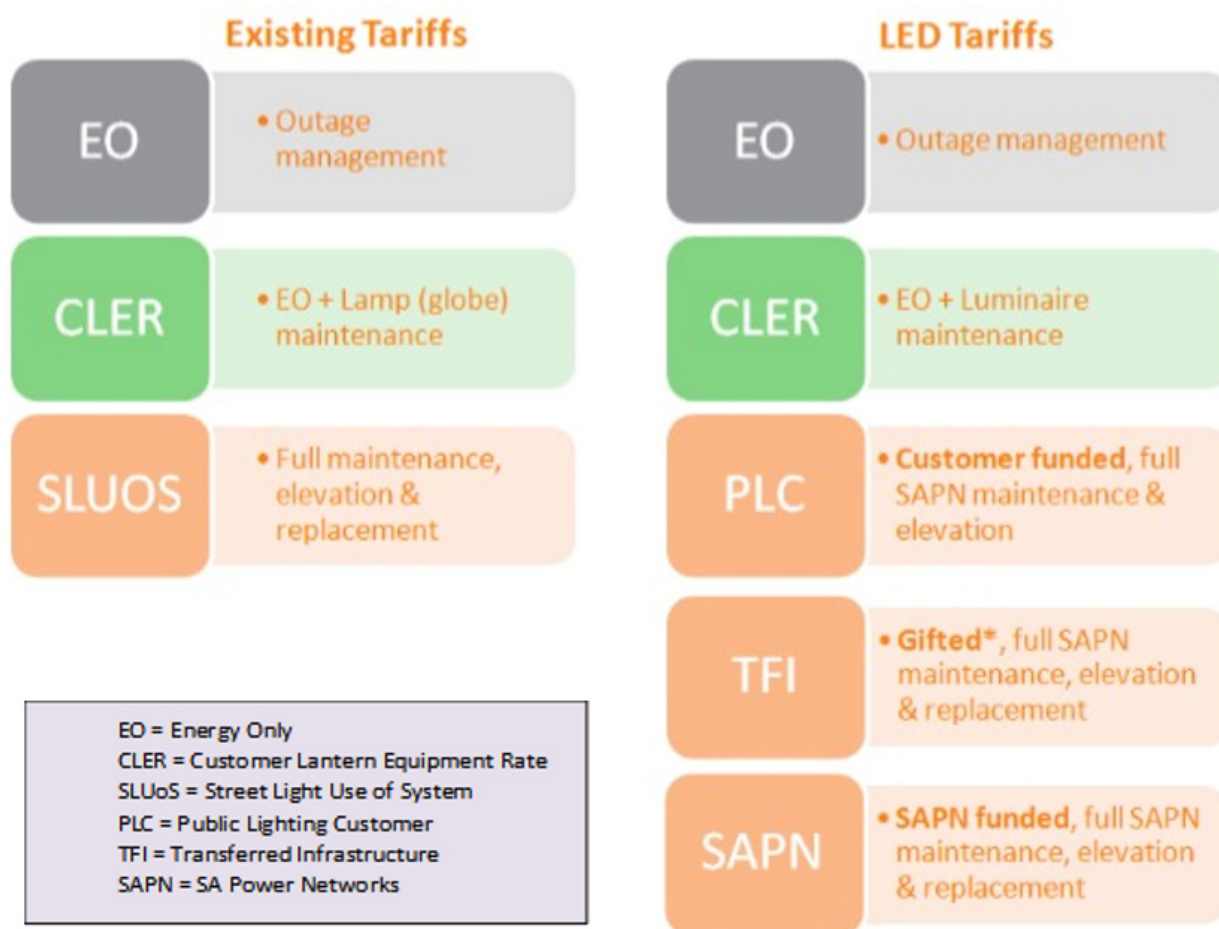
The Australian Standard for Road Lighting (AS/NZS 1158) provides guidance for Council to consider for its road lighting upgrades.

It is very rare for an Australian council to meet the Australian Standards for its entire road network however it is recommended that while Council transitions to LED lighting it also invests in improving lighting services with the objective of 'moving toward' meeting AS/NZS 1158 standard for its road/footpath network.

As such years 2 & 3 in the 'Recommended Prioritisation Strategy' identifies the need for a road lighting audit and investment strategy to deliver a 2-3 year lighting 'infill and improvement program'. This program is targeted at those streets where current lighting does not meet the Australian Standard, or where residents have requested additional lighting.

Following the completion of LED rollouts for the P category SAPN lights, the strategy recommends that the next steps include post top and decorative lighting and Vehicle 'V' Category road lighting where the energy savings vs cost of luminaire ratio is lower. This is primarily due to the high cost of higher wattage LED luminaires (Note that the cost of these luminaires is rapidly on the decline).

The following figure illustrates the new SAPN LED tariffs as they compare to previous SAPN street light tariff options.



The primary difference in SAPN LED Tariff options involves the new SAPN, PLC and TFI tariffs.

The PLC tariff enables Council to fund the upfront capital cost of the new luminaire and retain title of that asset. Council may competitively procure the luminaire from third party providers and use its own financial savings or borrow from the Local Government Finance Authority to access low finance rates.

The TFI tariff involves a lighting asset that is 'gifted' to SAPN by Council for ownership, maintenance and management i.e. a developer installed street light.



The following table describes the various costs and roles and responsibilities associated with each SAPN Tariff option:

Tariff	SAPN LED	TFI	PLC	CLER LED	EO
Price (2018/19)	\$85.10	\$64.20	\$49.60	\$17.40	\$5.60
Fund Upgrade	SAPN	Council	Council	Council	Council
Ownership	SAPN	SAPN (transferred)	Council	Council	Council
Maintenance and management	SAPN	SAPN	SAPN	SAPN	Council
Warranty repairs	SAPN	SAPN	SAPN	SAPN	Council
Post warranty repair (funding)	SAPN	SAPN	Council	Council	Council
End of asset life (20yrs+)	SAPN	SAPN	Council	Council	Council

### The business case for transition

To undertake a bulk LED replacement program for Pedestrian 'P' Category roads, Council has various options to consider including differences in up front capital requirement, risk/reward and long-term financial benefits.

With the significant greenhouse gas savings generated from this project, estimated at approx. 634 tonnes/annum, Council is also able to join several other SA councils in the generation and sale of Australian Carbon Credit Units and earn an annual dividend from the sale of those credits.

The various scenarios available to Council to transition those 3954 SAPN "P" Category luminaires have been modelled/analysed and are represented below for Council to consider.

The analysis includes the following scenarios and using assumptions (such as forecast energy costs, supply and install fees, LED failure rates, SAPN tariff cost increases etc.) that are categorised as 'moderate', being neither very high or very low;

- Do nothing (Status Quo).
- Replace on Fail, and
- SAPN LED tariff
- PLC Tariff (including interest on borrowing costs)

The summary table below identifies a 20 year forecast and comparison between the various SAPN LED tariff options associated with a 1:1 bulk replacement program for 3954 P category street lights:

<b>SUMMARY TABLE (20yrs)</b>				
	<b>STATUS QUO</b>	<b>Replace on Fail</b>	<b>SAPN LED</b>	<b>PLC TARIFF</b>
# Lights Changed	0	3954	3954	3954
Supply / Install / PM	0	0	\$59,310	\$ 1,443,210
Loan (5yrs @ 3.75%)	0	0	0	\$ 155,688.75
Warranty	0	0	0	\$ 494,250
Tariff cost	\$ 13,167,477	\$ 11,005,060.11	\$ 11,126,211	\$ 5,840,029
Energy cost	\$ 4,935,504	\$ 1,603,650	\$ 932,608	\$ 932,608
<b>Total cost (20yrs)</b>	<b>\$ 18,102,981</b>	<b>\$ 12,608,710</b>	<b>\$ 12,118,129</b>	<b>\$ 8,865,786</b>
ROI	n/a	n/a	n/a	6.5
Greenhouse Gas Savings (tonnes)	n/a	9673	12685	12685
<b>OVERALL NET SIMPLE SAVINGS</b>	<b>\$ -</b>	<b>\$ 5,494,270.67</b>	<b>\$ 5,984,851.64</b>	<b>\$ 9,237,194.56</b>
PLC offers a Net Simple benefit over SAPN LED of				<b>\$ 3,252,342.92</b>

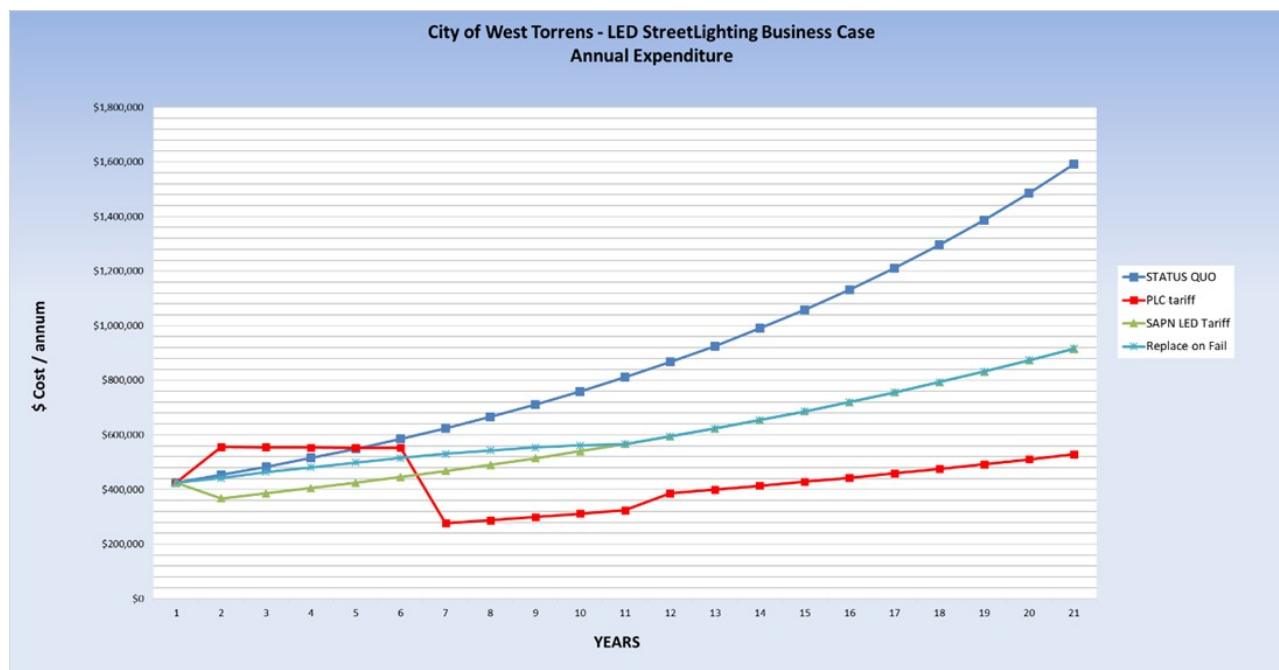
**\*Note** the above analysis has been calculated based on a standard Local Government Finance Authority 5-year loan and associated interest rate costs. These costs, in the order of \$155,000 do not apply if Council chooses to use retained savings however in this scenario all project costs will be incurred in year and not 'smoothed' over a 5-year loan period.

The following graphs represent the financial impacts of the various options; however, it should be noted:

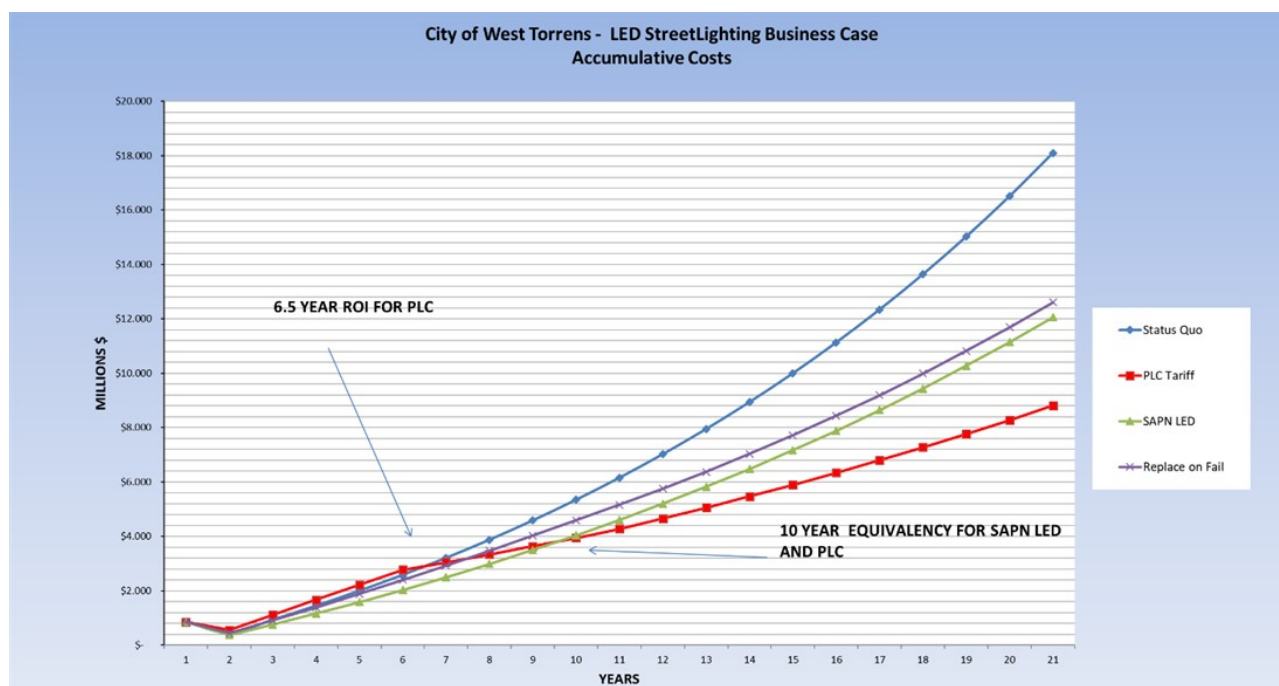
- The PLC tariff option delivers the most financial and environmental benefit for Council based on achieving the highest energy savings, lowest tariff costs and lowest capital costs.
- Replacing old street lights with LED as they fail (over 10yrs) will cost Council approx. \$500,000 when compared to a 1 yr bulk LED transition project to the SAPN LED tariff. This is predominantly associated with energy savings not realised during the period of "replace on fail".
- Council maximises its service delivery to residents and environmental and financial gains by actively engaging in a bulk LED transition project.
- LED failure rates (post warranty replacement) are included at 5% per annum in the modelling, and as such Council will not have 3954 lights to replace at year 20.

Given the above analysis it is proposed that Council move forward with the transition to LED street lighting under the PLC (Customer funded) tariff option.

The graph below shows the comparative **annual expenditure** for various SAPN tariff options.



The graph below shows the comparative **accumulative costs** over 20 years for various SAPN tariff options.



Since October 2019, the PLWG has been discussing issues that were brought up in AER's SA Power Networks Distribution Determination Draft Decision 2020 to 2025 (Alternative control services). A small number of issues were tabled in the AER Draft Decision and SAPN and PLWG have subsequently reviewed and discussed each of these, with an intention to come to an agreed position before SAPN's revised submission.

It should be noted that the analysis on LED replacement as indicated earlier in this report would change should the tariff pricing for the period in 2020 to 2025 be reduced as per the draft determination of the AER on the regulatory proposal by SAPN. Current indications through the draft determination by the AER depict further savings of approximately 12% due to a proposed lower tariff rate. The final determination by AER is expected to be handed down in April 2020.

With regard to the long standing dispute on public lighting charges covering the period in 2010 - 2015, the AER's determination set the public lighting asset base value as at 1 July 2010, replacing the higher asset value previously determined by the then regulator, the Essential Services Commission of South Australia. The AER's determination has the effect that SA Power Networks over-recovered its public lighting costs in the July 2010 to June 2015 regulatory control period.

Consequently, the AER has ordered SA Power Networks to reimburse public lighting customers for the over-recovery in the 2010 to 2015 period. The amount to be reimbursed to Council is \$339,377.97, and was transferred to Councils nominated bank account on 2 January 2020.

It is proposed that the recovered amount of \$339,377.97 less GST from SAPN be allocated to the 2019/20 street lighting upgrade budget to commence the transition of public street lighting to LED.

### **Budgetary Implications**

In considering the options for transitioning to LED public lighting (based on a 20 year model), Council should firstly determine the method of transition, i.e. Council funded or SAPN funded.

Under the Council funded option (PLC tariff), the first year of the proposed prioritisation strategy would require a budget allocation of \$1,443,210.00 being for the supply and installation of LED lights. Should Council fully borrow this amount, an additional budget of \$155,688.00 would be required over 5 years (assuming loan repayment over 5 years @ 3.75% interest rate). In addition to this, current LED street light failure statistics note a 5% failure of lights equating to a predicted replacement cost of \$494,250.00 from year 11 through to year 20. The tariff cost to Council over 20 years will amount to \$5,840,029.00 and energy cost of \$932,608.

Under the SAPN funded option, the first year of the proposed prioritisation strategy would require a budget of \$59,310 being for project based cost, i.e. project management and auditing. Council should note that under this method SAPN are responsible for the replacement of failed lights. The tariff cost to Council over 20 years will amount to \$11,126,211.00 and energy cost of \$932,608.

### **Conclusion**

Given the financial and environmental benefits to upgrading public street lighting with LEDs, the Administration continue to work (through facilitation with the LGA) with SAPN to enter in to a standard contract under the PLC tariff option which could lower ongoing preservation costs and commence the transition of public street lighting with LEDs. LED lights offer reduction in greenhouse gas emissions, lower ongoing energy costs while providing an opportunity to redesign the light network to move towards the Australian Standards and enable smart lighting solutions.

### **Attachments**

#### **1. SA Power Networks Public Lighting Repayment**

**From:** [Jehad Ali](#)  
**To:** [Council Enquiries](#)  
**Subject:** SA Power Networks Public Lighting Repayment  
**Date:** Friday, 20 December 2019 1:32:07 PM  
**Attachments:** [image001.jpg](#)

---

20 December 2019

Mr T Buss

City of West Torrens

165 Sir Donald Bradman Drive

HILTON SA 5033

By email: [csu@wtcc.sa.gov.au](mailto:csu@wtcc.sa.gov.au)

Dear Mr Buss

### **Public Lighting Repayment**

In September 2019, the Australian Energy Regulator (AER) made a determination on the long-running public lighting charges dispute. The AER's determination set the public lighting asset base value as at 1 July 2010, replacing the higher asset value previously determined by the then regulator, the Essential Services Commission of South Australia. The AER's determination has the effect that SA Power Networks over-recovered its public lighting costs in the July 2010 to June 2015 regulatory control period.

Consequently, the AER has ordered SA Power Networks to reimburse public lighting customers for the over-recovery in the 2010 to 2015 period. The amount to be reimbursed to your council is \$339,377.97, which is scheduled to be transferred to your nominated bank account on 2 January 2020.

I would also like to take this opportunity to mention that as part of our goal to provide an excellent public lighting service, we have launched a number of initiatives that we hope your Council, and its key stakeholders, have seen as positive changes.

We look forward to working with you and your Council and staff in 2020. If there is anything else we can assist with related to public lighting and other related infrastructure access, please feel free to contact myself by email at [jehad.ali@sapowernetworks.com.au](mailto:jehad.ali@sapowernetworks.com.au) or on (08) 8404 5077.

Regards



Jehad Ali

**Asset Services Manager**

Public Lighting & Facilities Access

**SA Power Networks**

\*\*\*\*\*

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### 11.3 Greener Neighbourhoods Grant Funding

#### Brief

This report provides Elected Members with information in regard to a successful grant application for 'Greening our City' received from the South Australian Government.

#### RECOMMENDATION

The Committee recommends to Council that the report be noted.

---

#### Introduction

During 2019, the South Australian Government advertised the availability of up to \$1million dollars in grant funding for the 2019/2020 financial year to assist local councils keep suburban streets green and cool.

The benefits of greening and cooling neighbourhoods include:

- improved social, health and wellbeing outcomes through connecting communities and being surrounded by nature;
- improved biodiversity and environmental outcomes through increased habitat and food supplies for local wildlife;
- reduction of stormwater and rainwater runoff through filtering and absorption;
- improved air quality and increased carbon sequestration;
- Increased liveability of neighbourhoods and increased property values.

Grant submissions were encouraged for projects which contribute to the following objectives:

- progress against the target in the *30 Year Plan for Greater Adelaide* to increase urban green cover by 20 per cent by 2045;
- reduction of the urban heat island effect across metropolitan Adelaide;
- creation of habitat for wildlife and improving natural character in the urban environment;
- improved community health and wellbeing;
- Involvement of the local community and Kurna people in greening neighbourhoods.

Applications closed 2 August 2019 and in late October, the Administration was advised that the application submitted under the Greener Neighbourhoods Grant Program was successful.

#### Discussion

The successful grant application submitted to the South Australian Government is entitled 'Greening the City - tree planting to combat tree loss through urban infill'. \$205,000 has been received (to be matched on a dollar-for-dollar basis) from the Greener Neighbourhood Fund and an overview of the project can be found in the body of this report.

#### Background:

The 'Greening the City - tree planting to combat tree loss through urban infill' grant submission acknowledged how the landscape of the City of West Torrens significantly changed since the original inhabitants, the Kurna people, occupied the land. The original diverse native landscape of large trees, grasslands, sand dunes and swamps was cleared over time to make way for farming and housing. Council's street tree planting program commenced in the 1950's and 1960's and from the 1990's onwards, many of Council's early street plantings reached maturity creating attractive, tree lined streetscapes in many parts of the area. The past decade has seen a dramatic increase in urban renewal comprising the replacement of single houses with multiple homes and many (if not all) trees cleared as part of the redevelopment process. Street trees have been removed to make room for additional driveways and infrastructure installation as part of the development.

The 30-year Plan for Greater Adelaide (2017 Update) sets the target of 85% of all new housing will be built in established urban areas by 2045 which impacts the City of West Torrens. One consequence of the influx of the new medium density developments is the resulting alterations to the landscape, where all (most) trees are removed from the development site including trees on Council verges.

Conversely, the 30-year Plan for Greater Adelaide (2017 Update) also specifies a target of increased urban green cover by 20% in metropolitan Adelaide by 2045. A Tree canopy assessment of the West Torrens council area revealed that tree canopy cover is 14% which is classified as one of the lowest percentages of cover across Metropolitan Councils, and recent Urban Heat Mapping (2017) confirms this. Many suburbs in West Torrens experience a large number of hotspots, including Kurralta Park, Richmond, Ashford and Keswick. With continued urban infill developments taking place, the City of West Torrens may not meet the increased canopy cover target set in the 30 Year Plan, and therefore sought funding to assist.

### The Project:

The project for which Council was successful in receiving funding has three components:

1. Undertake an audit of trees within the Council boundary in order to identify vacant tree locations across the area, and to develop a clear picture of the amount of green cover in the local streetscapes especially in hot spot areas identified by urban heat mapping. Funding has been used to engage a contractor to collect the data on an estimated 300km of streetscapes within the council area. Data to be collected will include whether the site is in fact a vacant lot due to tree loss from urban infill (or other reasons), and if a tree is present, its age, height, canopy size, circumference, risk and more.
2. A targeted tree planting program will follow, to deliver 1,500 new trees planted in streets and parks effected by in-fill development and high density living. The data collected by the audit will be used to identify and prioritise a tree planting/replacement program in order to increase canopy cover and create a more liveable city. The Administration has been undertaking a tree planting program annually, however the program is not keeping up with canopy loss from the increased rate of urban infill. The number of trees being removed across the area is resulting in a net loss of canopy each year. With the assistance of the Greener Neighbourhood Grant, the Administration will double its annual tree planting program for 12 months in order to boost tree numbers within the city and to begin to mitigate the identified hot spots and biodiversity gaps. This project will include the purchase of quality tree stock approximately 2m tall, preparation of the planting site including replacement soil, water saving crystals, fertiliser, tree planting, mulch, water bowl, staking and ties.
3. The final component of the project is the establishment of a pilot "Adopt a Tree" program which will encourage local residents to care for newly planted street trees in order to maximise their chance of long-term survival. A "care" pack will be provided to residents and may include items such as a watering can/bucket, fertiliser and gloves, as well as information on the specific tree species planted and material relating to the many benefits trees offer communities.

### Outcomes

The Tree audit will enable the Administration to identify priority sites and key corridors for planting of trees as well as the careful selection of new tree species to be planted to ensure improved biodiversity across the city and increased habitat for local wildlife. The "Adopt a tree" program aims to improve the community's connection to its street tree and the broader natural areas and educate them on the benefits of trees including improved health and wellbeing outcomes. Enhancing the local area with a greater number of trees will improve air quality and prioritising planting around local hot spots, will assist in building resilience to climate change, thus creating more liveable neighbourhoods, and by involving the community in part of the solution.

**Project Costs**

The Greener Neighbourhoods grant guidelines stipulate that for successful projects, Councils would be required to match the grant funding on a dollar for dollar basis (with in-kind contributions possibly being considered).

The budget breakdown for the 'Greening the City' project is as follows:

Description	Individual Cost	Council Funds	Grant Funding Received	Total Cost
1. Audit of Council's current tree population including possible planting sites, prioritisation of areas effected by in-fill development, high density and hot spots from the heat mapping.	Approx. \$5 per tree (approx. 30,000 trees)	\$50,000	\$50,000	\$100,000
2. Quality preparation and planting of an approximately 2m high street tree including - Dial before you dig, soil replacement, tree planting, water wells, soil conditioner, mulch, tree stakes and ties.	Approx. \$200 per tree x 1,500 trees	\$150,000	\$150,000	\$300,000
3. Trial of "Adopt a tree" program - providing residents (that receive a new street tree) with a bucket, gloves, fertiliser and information.	Approx. \$6 per tree x 1,500 trees	\$5,000	\$5,000	\$10,000
	Totals	\$205,000	\$205,000	\$410,000

The total cost of the 'Greening the City - tree planting to combat tree loss through urban infill' project is \$410,000, with \$205,000 secured through the Greener Neighbourhoods grant program.

Council's contribution of \$205,000 forms part of the 2019/2020 Urban Services budget and has been allocated to the tree audit, a pilot 'Adopt a Tree' program (actions identified in Council's *2018 Tree Strategy: Towards an Urban Forest*) as well as funding to plant approximately 750 street trees as part of the annual planting program.

**Timeframes**

The audit of street trees within the city began in October 2019 and was completed ahead of schedule by mid-December. By the end of February 2020, locations for the planting of 1,500 new trees will be confirmed and the various tree species selected, ready for planting to begin from 1 April 2020. The 'Adopt a tree' pilot program will coincide with the 2020 planting season and the entire project will be complete by 30 April 2021.

**Conclusion**

The Administration was successful in receiving \$205,000 of grant funding through the South Australian Government's Greener Neighbourhoods Fund, for a project entitled 'Greening the City - tree planting to combat tree loss through urban infill'.

The project has three components: an audit of trees within the city to identify vacant tree locations, and to develop a clear picture of the green cover in local streetscapes; planting of 1,500 new trees with priority planting to occur in areas effected by in-fill development; and the establishment of a pilot 'Adopt a Tree' program where residents will be encouraged to care for newly planted trees.

The successful application requires Council to match the funds on a dollar-for-dollar basis. Council's contribution is allocated within the Urban Services budget for 2019-2020.

**Attachments**

Nil

## 11.4 Request for additional courts - Glenlea Tennis Club

### Brief

This report advises Elected Members that a request has been received from the Glenlea Tennis Club seeking approval for the construction of two additional courts adjacent to the Club's leased facility within the Camden Oval complex.

### RECOMMENDATION

The Committee recommends to Council that:

1. The Council refers the request for funding of \$90,000 to address stormwater infrastructure and consequent court deterioration issues associated with the existing six courts used by the Glenlea Tennis Club within the Camden Oval complex for consideration in the 2020/2021 budget deliberations; and
2. The Council refers the Club's request for funding of \$65,000 for consideration in the 2020/2021 budget deliberations to enable the construction of two additional courts for use by the Glenlea Tennis Club and the public within the Camden Oval complex.
3. Should Council provide its consent for necessary funding for the additional courts to be constructed through the 2020/21 budget process, the Administration be authorised to enter into negotiations with the Glenlea Tennis Club regarding a variation to the existing lease agreement. A further report be provided to Council following these negotiations.

---

### Introduction

The Glenlea Tennis Club has been a long term lessee of the Council owned tennis facility located within and on the western side (Ferguson Avenue "end") of the Camden Oval complex,

#### **Attachment 1.**

The Club's current 10+10 year lease commenced on 1 August 2003 and expires on 31 July 2023. The current rental paid by the Club is \$1,504.43pa plus GST.

During the period of its tenure the Club has either financed or contributed to a number of upgrades or the facility (such contributions often being assisted by grant funding sought and received from State or Federal Government programs and/or the Council).

These projects have included installation of light towers and the upgrade/replacement of the court surface.

The Club has recently written to Council advising that, due to increasing numbers of members, it seeks the construction of two additional courts and Council (funding) assistance to enable this request to be realised, **Attachment 2.**

### Discussion

Prior to Council's consideration of the matter the Administration notes that the submission provided by the Club is well researched and thorough, and commends the Club on the quality of its submission and the work that has occurred in the preparation of the document.

The submission provides background information on the Club, letters of support from its key partners - Tennis SA, the Glenelg District Tennis Association, Western District Tennis Association and Wednesday Social Night Tennis Competition, three options for Council's consideration and quotes for court construction and floodlighting. Additionally, the submission also indicates that the Club has funding of some \$60,000 which it can contribute toward the project and, further, the Club has confirmed that the additional courts would be open and available for public/community use until 3pm on weekdays and all day on Sundays. (Members may also note that the Club has included an option to line mark the courts for netball and provide netball goals.)

The Administration met with Club representatives in mid-December 2019 following receipt of the Club's request to discuss the submission provided.

As a result of these discussions an agreed position has been reached regarding the outcome sought and the manner in which to progress the Club's request in an endeavour to secure that desired outcome.

Initially, the Administration confirmed that it is possible to construct an additional two courts adjacent to, and on the eastern end of the bank of, the row of the four southern courts (as indicated on the following aerial plan), **Attachment 3**.

The preferred option to progress is an "enhanced" Option C. Per the Club's submission this would provide an additional 2 unlit tennis courts (as per Attachment 3) with no nature playground (NB: unfortunately there will be insufficient space to retain the existing small playground or to accommodate a meaningful nature playground following construction of the additional courts). However, whilst the existing small playground adjacent the tennis courts will be removed there will be further expansion and improvement of the playground located near the northern boundary (Saratoga Avenue) of the complex.

The "enhancements" suggested include the provision of necessary cabling and infrastructure to allow for floodlighting to the new courts at a future time in addition to replacing/updating all existing halogen floodlighting to LED. Conversion of the existing floodlighting to LED will reduce the Club's ongoing electricity expenditure and will address Council's climate adaptation objectives by reducing emissions and exercising a positive impact on Council's carbon footprint. The estimated cost of these works is approximately \$60,000. This component of works would form part of an application seeking grant funding.

The other works that would be programmed to occur as part of this project, but which are necessary works irrespective of whether funding for the additional courts is or is not provided, involves the remediation of the existing bank of 4 southern and two northern courts. There has been deterioration and cracking evident in these courts over the previous few years. Importantly, investigations which have been undertaken by Council's consultant engineers have indicated that the court deterioration has not occurred as a result of poor or inadequate management or maintenance of the courts by the Club. These investigations suggest that a major contributor to the deterioration of the courts is infrastructure (drainage) related. The cost to remediate and "repaint" the courts is estimated at \$90,000.

Given the quality of the Club's submission and the significant other works that have occurred within the Camden Oval complex the Administration would ordinarily suggest that grant funding should initially be sought under the Community Recreation and Sports Facilities Program (CRSFP). Whilst the Club did lodge an application under the CRSFP Council would be better placed to make a stronger case for funding given other works that have been/are currently being undertaken, or are proposed within the complex.

As the City Facilities and Waste Recovery General Committee has been previously advised, Council lodged an application in a previous CRSFP round and has a current application in play seeking State Government funding under the Grassroots program to enable the football oval floodlighting and the netball facilities and other associated works to be undertaken.



Although the Grassroots funding is yet to be announced, and the previous CRSFP application lodged by the Administration was unsuccessful, each aspect/component of work that is undertaken by Council and/or the groups that utilise Camden Oval would appear to enhance Council's position in seeking grant funding. As Members would be aware, in recent times the works undertaken at the complex have included:

- The construction of a new changeroom facility and installation of a new synthetic soccer pitch, floodlighting and ancillary works for WTB Birkalla, (the pitch being jointly funded by FFSA/State Government);
- The construction of a new clubroom building for PHOS Camden, Camden Athletics (solely Council funded);
- Installation of new pistes and floodlighting by the Novar Gardens Bowling and Petanque Club (funded by the Club with State Government grant funding); and
- Current works to upgrade the football oval (new subsurface drainage, new root zone material, irrigation and turf) and the junior soccer pitch (new irrigation and surface treatment) - including new irrigation to limited areas surrounding the football oval and soccer pitch(s) surrounds - solely Council funded.

Additionally in 2015/2016 the Novar Gardens Bowling Club replaced the synthetic playing surface and installed/erected retractable shades over its greens (funding provided by the Club, Council and the State Government).

These works would allow Council to provide a strong submission to the funding authority.

Unfortunately, the following information and considerations suggest that lodgement of a funding application in the foreseeable future may not be possible or likely to be successful in the current environment.

Whilst the upcoming grant fund round is yet to be announced, given previous funding rounds it would generally be likely to open within the next month or so. However, the Office of Recreation, Sport and Racing (the Government agency which administers grant funding of this nature), website indicates that a review process is currently occurring. The webpage advises that:

*"The Government of South Australia and the Office for Recreation, Sport and Racing recognises and values the important role that a strong and independent industry plays in creating active communities and improving the lives of South Australians.*

*The Office for Recreation, Sport and Racing administers a number of grants and grant programs to sport and active recreation organisations, councils, educational institutions, not-for-profit organisations, for-profit organisations, and individuals (e.g. athletes).*

*An extensive review of these grants has previously occurred once every eight to ten years. The last review of the grant programs commenced in 2010 and concluded in December 2011. These reviews are conducted to ensure South Australians are receiving efficient, effective, economical and ethical funding decisions designed to achieve value, accountability, probity and transparency. This Review will deliberately be forward looking and will consider the future needs of the industry and the priorities of Government.*

*This Review will provide the Government of South Australia with a series of recommendations about the grant funding provided to the Sport and Active Recreation Sector."*

Should the extent of the current review be similar to that of the previous review it is unlikely that any funding rounds would open in the near future.

Further, and whilst the Administration is not aware of any specific Government initiatives, policies or directives at this time, it would be understandable if the recent tragic bushfire events which have occurred, and which are still in play at the time of preparation of this report, were to result in any funding which may become available being targeted and/or allocated to those Council areas and communities that have suffered and been significantly impacted by the fires as part of rebuilding/resilience programs.

Given the above it is suggested that an amount be included within the 2020/2021 budget process to either commence or complete the required/desired works.

The components of the desired package can be summarised as follows:

- Provision of necessary stormwater infrastructure to address court deterioration issues and remediation of existing tennis courts (budget cost \$90,000)
- Construction of two new tennis courts (budget cost \$125,000)
- The replacement of existing halogen floodlights with LED floodlights and provision for floodlighting to new tennis courts (budget cost \$60,000) has been excluded given the above grant funding discussion.

For the total project works the cost would be approximately \$215,000, which is proposed to be funded as follows:

Club contribution \$60,000  
Council contribution \$155,000

The construction of additional courts would result in the need to vary the club's lease agreement and should Council consent to provide necessary funding to achieve this outcome would be the subject of a further report. Whilst a variation to the lease will require negotiations to occur between the Council and the Club, given that the courts will be available for public use prior to 3pm on weekdays and all day Sundays throughout the year, it is anticipated that the lease fee would increase by approximately \$300-\$400pa (plus GST).

## **Conclusion**

The Glenlea Tennis Club has submitted a request to Council seeking Council funding to permit the construction of two additional courts adjacent to its existing courts within the Camden Oval complex. The Club has indicated that it is able to contribute \$60,000 toward the project cost and that public use of these courts would be available on weekdays until 3:00pm and all day on Sundays.

It is recommended that the request for funding be considered as part of the 2020/2021 budget deliberation process.

## **Attachments**

- 1. Glenlea Tennis Club - Aerial Map**
- 2. Request for Additional Courts**
- 3. Proposed location of additional courts**





# New Courts Proposal

## Glenlea Tennis Club

For consideration by the City of West Torrens



*tennis*glenlea

November 2019



## 1 Executive Summary

At Glenlea Tennis Club, we are experiencing an exciting period of buoyant optimism, driven largely by the merging of high performance and community club cultures. This unique scenario has been brought about by our fierce, results-driven coaching team working closely together with our strong, club-focused committee – with both entities placing high value on inclusivity, family-friendliness and community involvement.

Inevitably, with our modest six home courts, our facilities are stretched. It is now a very rare occasion that a day goes by with our courts not being fully utilised. As a result, members are lucky if their 'home' competition matches are actually played at Ferguson St, Novar Gardens as opposed to the other venues we regularly hire to cater for our thirty or so senior and junior teams.

We have identified a potential area that would be ideal for us to construct two new courts to the east of Court 1, which is an opportunity we intend to investigate and pursue as far as possible. At the same time, we recognise that without a solid partnership and assistance from our local council, our efforts will be in vain.

It is with these thoughts in mind that we submit our proposal to the City of West Torrens for their consideration. We understand that whilst every effort has been put forth by our volunteers to present viable and achievable options as set out in this proposal, the council undoubtedly has significant expertise in developing areas for community use and so we welcome any suggestions or alterations the council may make.

At this point in time, Glenlea's maximum possible financial contribution is \$60,000 – which constitutes most of our savings – regardless of which of the various options the City of West Torrens may wish to get behind. We hope that by shining a light on our amazing tennis community, we can show the sort of impact the City of West Torrens will truly make if the choice is made to support this endeavour.

Whether by supporting the base option of courts and fencing only, and thereby constructing a usable space for daily public and club use, or if the benefits of extra options such as flood lighting or playground construction are considered an immediate priority, then the council may wish to contribute and achieve more.

We thank you for considering our proposal and, whether we come to an outcome in this proposal or not, going forward we sincerely hope to foster an enduring, fruitful and positive relationship with the City of West Torrens.

The following contributions from our volunteers are set out in a well-organised and easy to read fashion, however one need only skip to page 4 for a brief overview of the proposed options and their approximate costings.

Sincere Regards,

**Glenlea Tennis Club Committee**





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## 2 The Proposal

The proposal to construct two new courts is briefly outlined in a series of options below, each of which differ in scope and are designed to aid discussion in the different ways the project could be delivered. Full detail around each option is available from page 12.

In summary:

### **OPTION A – preferred option, but requires most capital**

- Two tennis courts
- Public access
- Flood lighting
- Nature playground
- **Glenlea TC contribution \$60,000 | Total cost: \$228,690**

### **OPTION B – offered as lower-cost alternative by factoring out the nature playground at this stage.**

- Two tennis courts
- Public access
- Flood lighting
- **Glenlea TC contribution \$60,000 | Total cost: \$184,690**

### **OPTION C – offered as the lowest-cost alternative available by factoring out both the flood lighting and nature playground re-build at this stage.**

- Two tennis courts
- Public access
- **Glenlea TC contribution \$60,000 | Total cost: \$136,950**



## 2.1 The Who – Glenlea Tennis Club

Glenlea has been a part of the Novar Gardens and surrounding community for over 100 years.

We field many teams for both juniors and seniors, men and women, over the summer and winter seasons in the Glenelg District Tennis Association (GDTA), Western Districts Tennis Association (WDTA) and Tennis SA competitions. Our members play across a range of divisions from beginner to advanced – including Statewide Super State League, which is the pinnacle of tennis competitions pathway in South Australia.

We also have mixed, social, mid-week tennis for all standards of players during school terms as well as hiring the club's facilities out to ARPA (Australian Retired Persons Association (SA) Inc) and other mid-week social tennis groups during the weekday mornings.

Glenlea is fortunate to have Todd Langman, of Langman and Ley Elite Tennis Academy, as our Club Coach. Todd is an ATP tour and Tennis Australia Level 2 Club Professional Coach who can cater for players of all abilities. He is available for private lessons, and coordinates our Toddler Tennis, Hot Shots, junior development and elite coaching squads with the help of Todd and Olivia Ley.

**Along with our emphasis on junior development and playing pathways, Glenlea's other primary focus as a community tennis club is to create a friendly, social atmosphere where players of all standards and people from all walks of life feel welcome to bring their full selves and their families to our wonderful club – hopefully for generations to come!**



Figure 1 - Word cloud from GTC Member Survey 2019 question "Why do you play at Glenlea?"

### What our members have to say about why they play at Glenlea (GTC Member Survey 2019):

*"The people and the facilities. It's the best club I've ever belonged to."*

*"Originally it was local to me, but now it's the setting and the dedicated, great people."*

*"Live locally. Was introduced by a good friend, started playing on the Wednesday night social comp. Have had a great time since. The 'vibe' of the club, generous people who make you feel welcome. Family friendly."*

*"Excellent coaching for our kids – really know how to get the best out of them while keeping it enjoyable. Have watched them develop more in the past 6 months to the 5+ years we were at (other tennis club)."*

*"Best coaches and programs for me. More opportunities for College Tennis and State League."*





Glenlea is situated next to Anzac Highway, a major metropolitan road leading to the city, making it easily visible to high volumes of commuters every day. The club has around 200 social and competition players and has coached hundreds of local children through its Toddler Tennis and ANZ Hot Shots programs run by our club coaches.

A number of these participants have transitioned from coaching to club membership and tournament competitions, utilising the player pathway from beginner to professional level which the coaches and club has available. These participants are exposed to high performance, semi-professional players through our Women's and Men's State League teams.

Glenlea is incredibly welcoming, with passionate and professional coaches and administrators actively working to include those in the community from different backgrounds and abilities.

**We have recently welcomed two participants with disability and more than thirty culturally and linguistically diverse (CALD) participants who love their tennis.**

**To make tennis more accessible and welcoming, for the past few years Glenlea club coaches have been running a CALD program with the support of Tennis SA which provides discounted coaching and competition fees to CALD junior players.**

We would love to continue to be able to grow our club and bring more people to tennis, and this opportunity for new courts will have a significant impact on our ability to do just that!

#### GLENLEA COACHING & PLAYING OPPORTUNITIES FOR THE LOCAL COMMUNITY

##### Toddler Tennis

For children aged 2 ½ - 5 years and no minimum playing standard required. Designed to introduce younger children to the game of tennis in a fun setting, this program helps to stimulate motor skill development, build strength, balance and general coordination.

**Currently running at Glenlea on Fridays from 3:30-4pm.**



##### ANZ Hot Shots (Red, Orange and Green Ball)

Hot Shots is a great introduction to tennis for kids! The program is designed to help every child – no matter their age or ability – to jump in and start playing tennis. Hot Shots is played on smaller courts with modified equipment including lighter racquets, lower nets, and low-compression balls that don't bounce too high. This program has attracted 136 different participants since 2016.

**Currently running at Glenlea on Monday to Friday afternoons from 4-5pm.**





#### GLENLEA COACHING & PLAYING OPPORTUNITIES FOR THE LOCAL COMMUNITY (continued)

##### School Holiday Clinics

Skills training, technical analysis and match play is all on offer at our School Holiday Clinics, run by some of the best coaches in Australia.

Available for all playing levels – beginner, intermediate or advanced – the 1-day and 3-day clinics run for three hours in the morning during school holidays at Glenlea.

**Students from Immanuel College and Novar Gardens Primary School met top South Australian player and Australian Junior Fed Cup representative Tayla Whitehouse (right) during our most recent School Holiday Clinic held at Glenlea.**



##### Adult Group Coaching

A tennis program designed to help every adult, no matter their ability or fitness level. It is a great opportunity to “brush up” (as the coaches say!) on your tennis skills and get fit before or during the tennis competition season. Adult Group Coaching is set in a fun and welcoming environment. Learn new technique, get fit, build confidence, make friends and reduce those stress levels. **Currently running at Glenlea on Tuesdays from 7-8pm.**



##### Wednesday Night Social Mixed Doubles

The Wednesday Night competition is a Glenlea institution. Each school term through the year, players of all ages and ability are randomly assigned to mixed teams of four for a fun, social-yet-competitive ten-week season of doubles (three sets per night) culminating in a grand final playoff between the top two teams.

A great relaxed introduction to tennis and a chance to see what Glenlea as a friendly, welcoming club is all about.



##### Competition Mixed Doubles

The strong social-yet-competitive tradition that is Glenlea mixed doubles extends into Saturday competitions, where several mixed teams play in various divisions through both winter and summer seasons.



##### Competition Seniors

Glenlea currently has 15 teams competing in Saturday afternoon senior competitions this summer, across a variety of divisions to suit all playing ability. We also field a similar number of senior competition teams throughout the winter season.





**GLENLEA COACHING & PLAYING OPPORTUNITIES FOR THE LOCAL COMMUNITY (continued)****Competition Juniors**

Glenlea currently has 13 teams competing in Friday night and Saturday morning junior competitions this summer, across a variety of divisions to suit all playing ability. We also field a similar number of junior competition teams throughout the winter season.

**High Performance & Elite Coaching**

Langman & Ley Elite Tennis Academy uses world-class training standards to provide an opportunity to move from high performance to the professional level. Todd Langman is the coach of Thanasi Kokkinakis and has coached him from junior to professional level. Todd Ley has substantial experience from playing on the World Tour at just 16 years of age, as well as training at the world's best tennis academies.

**Statewide Super State League Competition**

State League is the pinnacle of the competitions pathway for tennis in South Australia. It is a weekly competition played over the summer season that sees SA's highest level players competing for the Men's and Women's State League titles. The winning teams receive prize money and the prestige of being the best club team in SA.

**Our Men's State League team 'Glenlea Gators' were Premiers in 2018-19.**





## 2.2 The Why – encouraging kids and adults to be more active in our local community

Glenlea has been operating significantly over capacity season after season, for several years now. Unfortunately, our six home courts can no longer fully accommodate the number of junior and senior teams we field in summer and winter competitions year after year.

For example, this summer we are fielding fifteen senior teams and thirteen junior teams. This means that most weeks only four of our eight teams scheduled to play at home actually get to play at Ferguson St, with the club having to source courts for the remaining four teams. These venues have included West Beach Tennis Club, Aroona Ave, Immanuel College, Westminster College, Glandore Oval courts, Holdfast Tennis Club and Helmsdale Tennis Club. See Figure 2 below showing our venue requirements on a recent weekend (16<sup>th</sup> Nov).

Simply put – we are unable to meaningfully grow our community reach because we do not have enough courts to accommodate the tennis teams we already have. Our membership base has gradually expanded over the years by word of mouth alone, and we can barely sustain this passive growth as it is.

**Governments at all levels are encouraging kids and adults to be more active, and Glenlea would love to be able to leverage our unique high performance, family-friendly environment to promote this important message to our local community through the promotion of club sport.**

Sadly, at present we cannot in good faith conduct any significant community promotion for engagement in social or competition tennis as we would be promising something that we are essentially unable to deliver. This new courts opportunity is our chance to change that!

Team	Start Time	H/A	Opponent	Venue	Court Alloc
Men's State League	1:00	Home	Trinity Gardens	Glenlea	1/2
Women's State League	1:00	Home	Memorial Drive	Glenlea	3/4
Men's Metro Div 2	1:00	Home	Somerton Park	West Beach Tennis Club	N/A
Men's Metro Div 4	1:00	Away	Prospect	Prospect Tennis Club	N/A
Women's Metro 2	1:00	Away	Trinity Gardens	Trinity Gardens Tennis Club	N/A
Mixed Doubles Div 1	1:00	Away	McLaren Vale	McLaren Vale Tennis Club	N/A
Mixed Doubles Div 2	1:00	Home	Kingswood	Aroona Avenue	N/A
Men's Div 2	12:30	Home	Dover Square	Immanuel College	N/A
Men's Div 3	12:30	Home	Seaside	Glenlea	5/6
Men's Div 4	12:30	Away	Woodville Orion	Woodville Orion Tennis Club	N/A
Men's Div 7	12:30	Away	Flinders Park	Flinders Park Tennis Club	N/A
Men's Div 8	3:30	Away	Henley South	Henley South Tennis Club	N/A
Women's Div 1	12:30	Away	Western Youth	Western Youth Centre Tennis Club	N/A
Women's Div 4	3:30	Home	Henley South	Immanuel College	N/A
Women's Div 5	3:30	Home	Woodville Orion	Glenlea	5/6

Figure 2 - Glenlea Seniors Fixture (Round 6 - 16/11/2019)



### 2.3 The How – partnership between Glenlea and the City of West Torrens

Glenlea believes that this new courts proposal is of utmost importance to its members and the local community.

Our Club Committee is prepared to underscore this strong belief by proposing the highest possible financial contribution we can feasibly offer without putting at risk the ongoing cash flow of the club.

**As of November 2019, Glenlea is willing and able to contribute \$60,000 to this project.**

**This sum represents 80% of our current club savings, and 61% of our total cash holdings at this point in time.**

Our savings have accumulated over time through the ongoing efforts from the Committee to put aside monies largely towards court re-surfacing, which needs to occur at least every 8-10 years or so. At this point in time, all six of our existing courts are now due or overdue to be re-surfaced. However, the Committee have deemed the benefit afforded by this once-off opportunity to construct new tennis courts far outweighs the re-surfacing requirement right now.

This view is shared by our members – during our GTC Member Survey 2019, when asked the question 'What should be Glenlea's highest priority in relation to upgrading our club facilities?' 77% survey of respondents selected the 'Construct / acquire extra courts' option.

Specific future fundraising to enable Glenlea to contribute more to this new courts project is a potential consideration should the need arise.

*At any stage, the Glenlea Committee invites the City of West Torrens open access to its financial records for inspection.*

Glenlea recognises that without the financial assistance of the City of West Torrens, the proposals we have detailed would not be possible at this stage. We therefore request assistance to the extent and amount that the council sees as fitting, taking into account its own budget, timing and risk appetite balanced against what is seen as commensurate to the level of benefit these different proposals each present to the Morphett Ward community on the whole.

Glenlea simply wishes to plead its case in its entirety. We are open to any suggestions or alterations the council may deem to be appropriate.

In the options below, the cost to the City of West Torrens (or other third parties that may wish to contribute) will be the balance of the total cost minus the available contribution from Glenlea Tennis Club.





## 2.4 The Space

In general, the area under consideration in the proposals below pertain to a 35m x 32m rectangle to the east of Glenlea's main group of courts.

This area is majority grass-covered, but also contains a modest playground and one small tree. There are wooden bollards on the eastern edge of this area, and some to the south-west.



Figure 3 - Proposal site (highlighted blue)



## 2.5 OPTION A – Floodlit tennis courts with public access, plus nature playground



**PROS – significant community benefit**

**CONS – most expensive option**

COMMUNITY BENEFIT
Toddler Tennis
ANZ Hot Shots
School Holiday Clinics
Adult Group Coaching
High Performance & Elite Junior Coaching
Wednesday Night Social Mixed Doubles
Mixed Doubles Competition
Seniors Competition
Juniors Competition
Statewide Super State League Competition
Public Access / Usage
Nature Playground

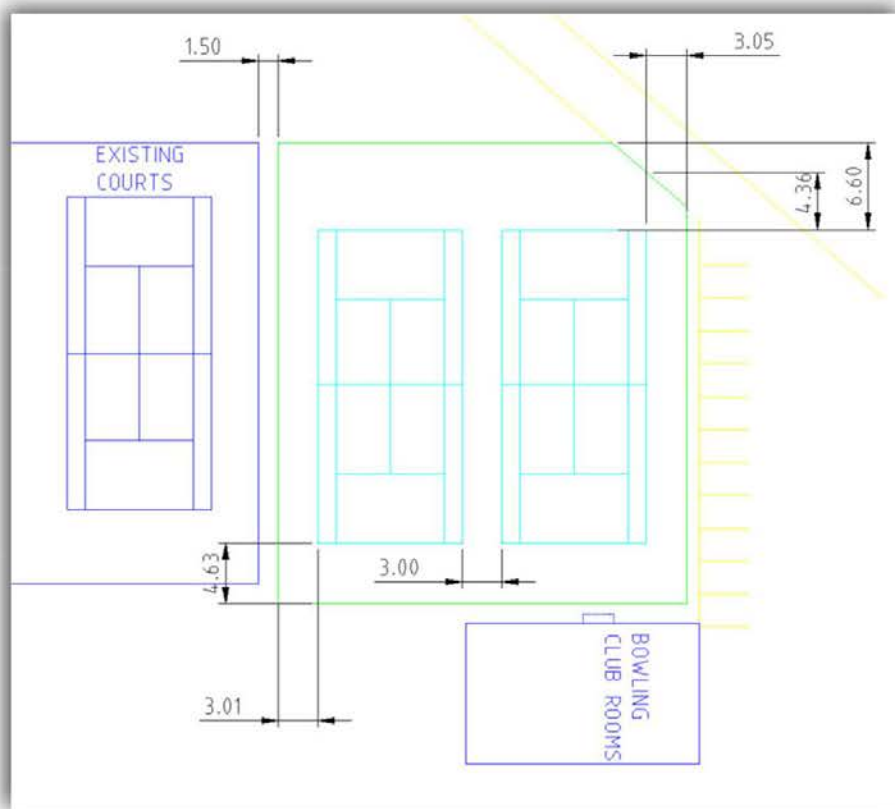
FINANCIAL OUTLAY	
Multipurpose Plexipave surface (35m x 32m), fencing, tennis nets and posts	\$136,950
Floodlighting supply and install – Metal Halide	\$47,740
(OR 'GREENER' OPTION: Floodlighting supply and install – LED)	(\$62,260)
'Nature play' playground construction (approx. 60m <sup>2</sup> to 80m <sup>2</sup> area)	\$44,000
<b>TOTAL</b>	<b>\$228,690 incl. GST</b>
<b>2 x tennis courts, nature playground, metal halide lighting</b>	
Glenlea Tennis Club contribution	\$60,000
City of West Torrens and/or other third-party contribution	\$168,690

PROPOSED USAGE TIMETABLE / AVAILABILITY FOR NEW COURTS	MON	TUES	WED	THURS	FRI	SAT	SUN
6am-9am	OPEN FOR PUBLIC USE					GLENLEA	OPEN FOR PUBLIC USE
9am-12pm							
12pm-3pm							
3pm-6pm	GLENLEA	GLENLEA	GLENLEA	GLENLEA	GLENLEA	GLENLEA	OPEN FOR PUBLIC USE
6pm-10pm							





SUMMARY OF ADVANTAGES, DISADVANTAGES & FURTHER CONSIDERATIONS	
<b>Advantages</b>	<ul style="list-style-type: none"> <li>• Can be used by all forms of tennis coaching and competition, including State League Competition</li> <li>• General public can use the courts all day Sundays and each weekday until 3pm</li> <li>• Playground will be reinstated immediately</li> <li>• Courts can be properly utilised for coaching and Wednesday night competition</li> </ul>
<b>Disadvantages</b>	<ul style="list-style-type: none"> <li>• Greater initial cost outlay</li> </ul>
<b>Further considerations</b>	<ul style="list-style-type: none"> <li>• Sitting / viewing benches</li> <li>• Pathways</li> <li>• Demolish / removal / repurposing of existing playground</li> <li>• Landscaping / garden beds / etc.</li> <li>• Existing underground services (electrical, gas, water, comms.) have not been surveyed</li> </ul>



*Figure 4.1 – Two tennis courts with optimal north-south alignment – courts off-set further to accommodate small walkway*

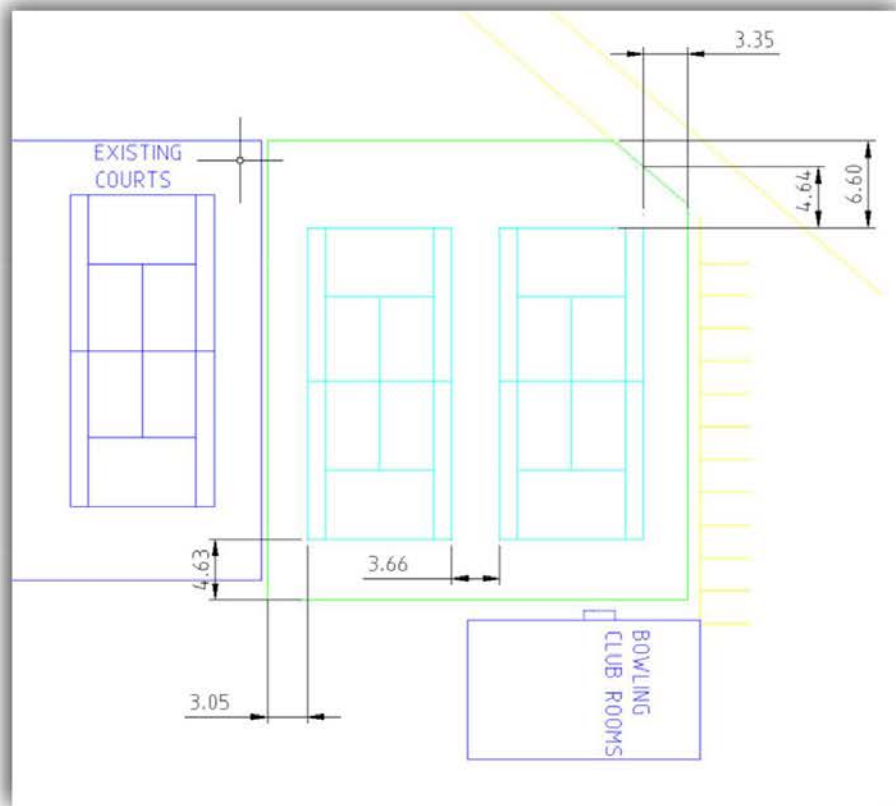


Figure 4.2 – Two tennis courts with optimal north-south alignment – no walkway



*Figure 5 – Potential areas to place 'nature play' playground, should it be included*





## 2.6 OPTION B – Floodlit tennis courts with public access, but no nature playground



**PROS – great community benefit**

**CONS – no nature play space**

COMMUNITY BENEFIT
Toddler Tennis
ANZ Hot Shots
School Holiday Clinics
Adult Group Coaching
High Performance & Elite Junior Coaching
Wednesday Night Social Mixed Doubles
Mixed Doubles Competition
Seniors Competition
Juniors Competition
Statewide Super State League Competition
Public Access / Usage
Nature Playground

FINANCIAL OUTLAY	
Multipurpose Plexipave surface (35m x 32m), fencing, tennis nets and posts	\$136,950
Floodlighting supply and install – Metal Halide	\$47,740
(OR 'GREENER' OPTION: Floodlighting supply and install – LED)	(\$62,260)
<b>TOTAL</b>	
<b>2 x tennis courts with metal halide lighting</b>	<b>\$184,690 incl. GST</b>
Glenlea Tennis Club contribution	\$60,000
City of West Torrens and/or other third-party contribution	\$124,690

PROPOSED USAGE TIMETABLE / AVAILABILITY FOR NEW COURTS	MON	TUES	WED	THURS	FRI	SAT	SUN
6am-9am	OPEN FOR PUBLIC USE					GLENLEA	OPEN FOR PUBLIC USE
9am-12pm							
12pm-3pm							
3pm-6pm	GLENLEA	GLENLEA	GLENLEA	GLENLEA	GLENLEA	GLENLEA	OPEN FOR PUBLIC USE
6pm-10pm							



SUMMARY OF ADVANTAGES, DISADVANTAGES & FURTHER CONSIDERATIONS	
<b>Advantages</b>	<ul style="list-style-type: none"> <li>• Can be used by all forms of tennis coaching and competition, including State League Competition</li> <li>• General public can use the courts all day Sunday and each weekday until 3pm</li> <li>• Courts can be properly utilised for coaching and Wednesday night competition</li> </ul>
<b>Disadvantages</b>	<ul style="list-style-type: none"> <li>• Community will go without a playground / nature play space in this area until funds are available to replace the play area that is currently available</li> </ul>
<b>Further considerations</b>	<ul style="list-style-type: none"> <li>• Sitting / viewing benches</li> <li>• Pathways</li> <li>• Demolish / removal / repurposing of existing playground</li> <li>• Landscaping / garden beds / etc.</li> <li>• Existing underground services (electrical, gas, water, comms.) have not been surveyed</li> </ul>



## 2.7 OPTION C – Tennis courts with public access but no lighting or playground



**PROS – good tennis benefit**

**CONS – no lighting means less tennis playing, coaching and community benefit (and still no nature playground)**

COMMUNITY BENEFIT
Toddler Tennis
ANZ Hot Shots
School Holiday Clinics
Adult Group Coaching
High Performance & Elite Junior Coaching
Wednesday Night Social Mixed Doubles
Mixed Doubles Competition
Seniors Competition
Juniors Competition
Statewide Super State League Competition
Public Access / Usage
Nature Playground

FINANCIAL OUTLAY	
Multipurpose Plexipave surface (35m x 32m), fencing, tennis nets and posts	\$136,950
<b>TOTAL</b>	<b>\$136,950 incl. GST</b>
<b>2 x tennis courts (fencing, nets and posts – but no lighting)</b>	
Glenlea Tennis Club contribution	\$60,000
City of West Torrens and/or other third-party contribution	\$76,950

PROPOSED USAGE TIMETABLE / AVAILABILITY FOR NEW COURTS							
	MON	TUES	WED	THURS	FRI	SAT	SUN
6am-9am	OPEN FOR PUBLIC USE					GLENLEA	OPEN FOR PUBLIC USE
9am-12pm							
12pm-3pm							
3pm-6pm	GLENLEA	GLENLEA	GLENLEA	GLENLEA	GLENLEA	GLENLEA	OPEN FOR PUBLIC USE
6pm-10pm							



SUMMARY OF ADVANTAGES, DISADVANTAGES & FURTHER CONSIDERATIONS	
<b>Advantages</b>	<ul style="list-style-type: none"> <li>• Can be used by all forms of tennis competition</li> <li>• General public can use the courts all day Sunday and each weekday until 3pm</li> </ul>
<b>Disadvantages</b>	<ul style="list-style-type: none"> <li>• No lighting will limit tennis playing and coaching opportunities considerably</li> <li>• Community will go without a playground / nature play space in this area until funds are available to replace the modest play area that is currently accessible</li> </ul>
<b>Further considerations</b>	<ul style="list-style-type: none"> <li>• Sitting / viewing benches</li> <li>• Pathways</li> <li>• Demolish / removal / repurposing of existing playground</li> <li>• Landscaping / garden beds / etc.</li> <li>• Existing underground services (electrical, gas, water, comms.) have not been surveyed</li> </ul>

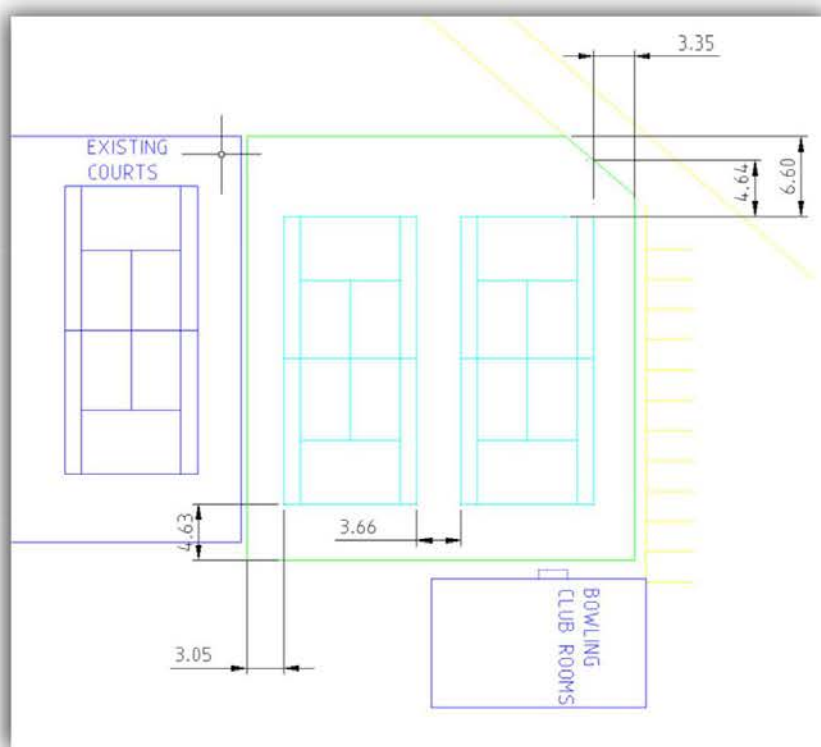
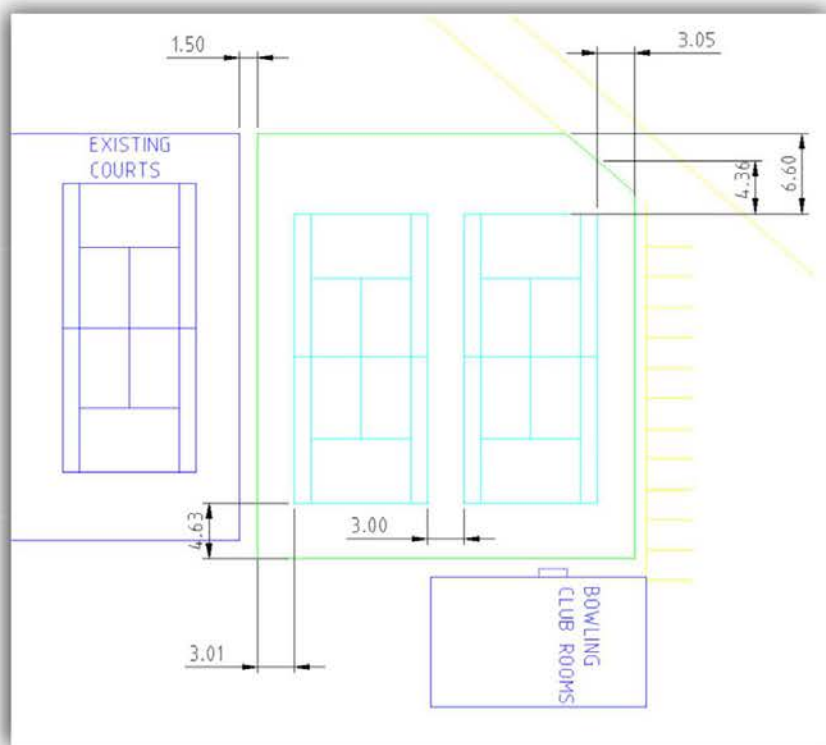


Figure 6.1 – Two tennis courts with optimal north-south alignment – no walkway





*Figure 6.2 – Two tennis courts with optimal north-south alignment – courts off-set further to accommodate small walkway*



### 3 Letters of Support from our Key Partners

Glenlea Tennis Club has significant support from our key partners in this proposed new courts expansion project.

Supporting letters from Tennis SA, Glenelg District Tennis Association (GDTA), Western District Tennis Association (WDTA) and our Wednesday Night Social Tennis Competition are attached for reference.



### 3.1 Tennis SA

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

From: **Erin Haines** <[E.Haines@tennis.com.au](mailto:E.Haines@tennis.com.au)>  
 Date: Thu, Nov 14, 2019 at 1:04 PM  
 Subject: RE: Confidential - Support for more courts at Glenlea Tennis Club  
 To: [presidentglenlea@gmail.com](mailto:presidentglenlea@gmail.com) <[presidentglenlea@gmail.com](mailto:presidentglenlea@gmail.com)>  
 Cc: Adrian Dezen <[ADezen@tennis.com.au](mailto:ADezen@tennis.com.au)>

Hi Kym,

Thank you for your email and communication with your local Club Development Officer, Adrian.

Please see below an email with some supporting statements as requested.

Tennis SA is committed to supporting the development of tennis clubs in South Australia to further nurture and grow participation in tennis.

Glenlea Tennis Club is an enthusiastic, highly motivated club which has shown great commitment and governance to this cause as an affiliated member of Tennis SA.

Due to increased participation growth and facility usage in recent times, we understand Glenlea Tennis Club is seeking to build its capacity with a proposal to build an additional two, multi-use courts at its existing Ferguson Street complex at Novar Gardens.

Increasingly, the club is facing challenges to meet weekly demand; spread across its existing coaching commitments and weekly competition and social tennis at the venue. In essence, they are hiring/using four different venues within the City of West Torrens in relation to this.

Tennis SA provides in principle support of their endeavours in this regard. As part of this, Tennis SA will be looking to involve the Club in its ongoing 'Places to Play' strategy and associated audit to ensure it continues to meet these demands and thrive as a Club in the future, as well as continuing to engage with the Club in conducting Operational Health Checks and regular club development support and engagement.

Kind Regards,



**Erin Haines**  
 Regional Tennis Manager (Metro) | Tennis SA  
[E.Haines@Tennis.com.au](mailto:E.Haines@Tennis.com.au) | P.O. Box: 43, North Adelaide South Australia 5006 Australia

Ph: +61 8 7224 8132 | Switch: | Mob: 0466 861 048

[www.tennis.com.au/sa](http://www.tennis.com.au/sa) | [www.ausopen.com](http://www.ausopen.com)





### 3.2 Glenelg District Tennis Association



GLENELG DISTRICT TENNIS ASSOCIATION

President: Roger Davey, 2 Budapest Road, Aberfoyle Park SA 5159, 0435 480 423

13<sup>th</sup> November 2019

To whom it may concern

#### Re: Glenlea Tennis Club – Application for extra courts

In my capacity as President of the Glenelg Districts Tennis Association (GDТА), it is my pleasure to write a letter of support for Glenlea Tennis Club's application to the City of West Torrens for the provision of 2 extra courts at their facility at Ferguson Street, Novar Gardens.

The Glenlea Tennis Club has been a foundation member of the GDТА and its precursors since 1923. It is an active participating club in our competitions and events, as well as within the Glenelg Western Tennis Competition (combined GDТА and WDTA singles competition), WDTA Friday juniors and Tennis SA competitions. For many years, Glenlea has been one of the strongest clubs in terms of member numbers and competition players in our association. The club has a good mix of older and younger players, with their members enjoying social interactions and events along with the actual playing. It is seen as a club that has an effective leadership attracting some very good junior players in recent years.

Glenlea has an adequate clubhouse and 6 good courts. However, I believe that the number of courts has for too long been insufficient for the venue, and for the effective running of the club, not to mention fragmenting player support and the fellowship of club members. To have to continue hiring courts at several other venues puts a strain on the club, not only for its organisers, but also the association and other club organisers. Players and parents from other clubs, when playing away matches against Glenlea, are continually inconvenienced with firstly finding out which of the 5 venues they might be playing at and then finding that venue. Consolidation with extra courts at Glenlea makes sense and would make participation for both home and away players much more enjoyable and less stressful. It would also provide a wonderful opportunity to grow and promote tennis at Glenlea and in our association.

In conclusion, the GDТА fully supports the endeavours of the Glenlea Tennis Club members in seeking the provision of 2 extra courts, allowing them to consolidate their base and to raise the profile of tennis in their immediate community. Any initiatives to grow the number of tennis players in the City of West Torrens council area will benefit our children, clubs and the community at large.

Yours faithfully

A handwritten signature in black ink that reads 'RJDavey'.

Roger Davey

President: Glenelg Districts Tennis Association





### 3.3 Western District Tennis Association (WDTA)





### 3.4 Wednesday Social Night Tennis Competition

17<sup>th</sup> November 2019

To Whom It May Concern,

As the co-ordinator & organiser of Night Tennis at Glenlea Tennis Club for the past few years I have been requested, by the committee, to submit a letter of support for the consideration of a grant for expanding the facilities with the addition of new courts.

We currently have eight teams playing in a mid-week night competition, however, we have an extensive waiting list of people wishing to play. On average I receive at least 3-5 enquiries per month from people wishing to play in our night tennis competition and find it difficult to complete our matches before the lights go out at 10pm. So additional courts will enable us to satisfy the local demand for tennis, and it will also allow us to complete the nights tennis before the lights are turned off.

The club has always had a strong junior membership which ensures that there are large numbers of parents and the 'in between' age groups which will ensure that the club will grow for the foreseeable future and most certainly for the next 20years and beyond.

Having only six courts is a constraint on club growth and with the constant flow of enquiries to play tennis the additional courts will allow us to service that local need. The vast majority of players come from the local area.

As a club over the years we have prided ourselves to be one of the leading clubs in the area. In order for this to continue it is imperative that local grants be awarded to clubs, such as ours, so that this community spirit can continue for now & long into the future. Despite continued fundraising this club, as most in this economic climate, finds it extremely difficult to raise adequate funds to achieve these goals. It is for this reason I appeal to you to give consideration to the club's application for a grant for additional courts so that we can continue to strive & improve our facilities for both members of the club & the general community.

Yours sincerely

**Peter Doupe**  
**Night Tennis Co-ordinator**  
**Glenlea Tennis Club**



#### 4 Quotes

Quotes have been sourced by Glenlea from reputable, local agents in order to inform the costings presented throughout this document.

They are attached for reference.



#### 4.1 Court Construction

**PRESTIGE**  
ABN 64 007 860 719  
**SPORTS AND EARTHMOVING  
CONSTRUCTIONS PTY LTD**

37 CONMURRA AVENUE  
EDWARDSTOWN 5039  
SOUTH AUSTRALIA  
TELEPHONE (08) 8374 4885  
FACSIMILE (08) 8374 4882  
MOBILE 0413 445 122  
EMAIL: PAULWRIGHT@PRESTIGESPORTS.COM.AU

PWQ7102

7 November 2019

Glenlea Tennis Club  
Ferguson Street  
Novar Gardens SA 5040

**Attention: Ben Stephens**  
**Email: [benvin.stephens@gmail.com](mailto:benvin.stephens@gmail.com)**

**Re: Proposed Construction - Two Tennis Courts**

Dear Ben

We have pleasure in submitting our **Budget Estimate** for the proposed construction of **two (2) Tennis Courts on the Eastern side** of the existing four court complex, as detailed hereunder.

**Scope of Works**

**Quotation**

1. **Strip existing grass and remove from site.**
2. **Contour ground to create necessary surface falls for sub-base.**
3. **To complete perimeter of proposed tennis courts, supply and install a PVC coated chain mesh tennis court Fence (black in colour) inclusive of both a top and bottom rail.**
4. **Construct a concrete edge strip to complete perimeter of tennis courts.**
5. **Supply and place a Tensar Geo-Grid TX 160 on sub-base.**
6. **Construct a 125mm thick PM 21 quarry rubble base graded with a miniature laser grader and compacted with a vibrating roller.**
7. **Supply and install two (2) sets of Inground Sleeves and Tennis NetPosts.**
8. **On completed base works, machine lay a 30mm thick layer of 7mm Hot Premix Bitumen.**
9. **Once new bitumen has cured, approximately 4-6 weeks, apply an Acrylic Plexipave tennis court surface.**
10. **Using Plexipave Line Paint, mark for two (2) Tennis in White.**
11. **Supply two (2) only ¼ drop Championships Tennis Nets.**

<b>Quotation Excluding GST</b>	<b>\$ 124,500.00</b>
<b>GST</b>	<b>\$ 12,450.00</b>
<b>Quotation Including GST</b>	<b>\$ 136,950.00</b>

\*Plexipave Acrylic Coatings \*Civil Construction \*Sporting Field Design & Construction  
 \*Environmental Lighting \*Bitumen Paving \*SuperGrass Synthetic Turf  
 \*Earthmoving \*Fencing & Accessories



In addition to the above:

1. To supply and install one (1) set of Netball Posts and Inground Sleeves
2. Line Mark using Plexipave Line Paint for one (1) Netball in Yellow.

Quotation Excluding GST	\$ 2,000.00
GST	\$ 200.00
Quotation Including GST	\$ 2,200.00

We trust that the above information is as you requested. Please do not hesitate to contact me should you wish to discuss any of the above.

Yours faithfully  
Prestige Sports & Earthmoving Constructions Pty Ltd

Paul Wright  
Director

2.

\*PLEXIPAVE ACRYLIC COATINGS \*CIVIL CONSTRUCTION \*SPORTING FIELD DESIGN & CONSTRUCTION  
\*ENVIRONMENTAL LIGHTING \*BITUMEN PAVING \*SUPERGRASSE SYNTHETIC TURF  
\*EARTHMOVING \*FENCING & ACCESSORIES







#### CONDITIONS OF QUOTATION

Terms of Payment - Net cash on receipt of invoice unless alternative arrangements are agreed in writing.

- We reserve the right to apply for one or more progress payments during the course of the contract which are payable on receipt of invoice.
- We have made no allowance to alter or remove any services in the area of the works unless specifically mentioned in our quotation.
- Unless specifically mentioned in our quotation no responsibility can be accepted for damage caused by trucks or construction equipment in gaining access to the site.
- Should rock or any underground obstacle such as house foundations or tree stumps be encountered an additional charge may be made.
- We cannot accept responsibility for any damage to underground services unless we have been specifically advised of the exact depth, location and age of services.
- If the ground being excavated or worked on is found to be unstable joint discussions will take place to determine whether the base is to be left to dry out or the unstable material replaced as a variation to the contract. If the site is left to dry out for a considerable period any increases in costs of materials, equipment and labour will form a variation to the contract.
- We reserve the right to request and be supplied with written confirmation of any variation to the scope of the works prior to commencement of those variations.
- This quotation is based on the current cost of labour and materials. We will hold the quotation firm for thirty days. In the event of such rates increasing subsequent to this date some adjustment may have to be made to cover this increase unless prior arrangements have been made to hold the quotation firm.
- In circumstances where we apply a new surface over an existing pavement we cannot accept responsibility for any deformation or cracking or other defects which may subsequently appear in the new surface and which can be reasonably deemed to have been caused by any settlement, shrinkage, cracking, vegetation growth, failure, distortion or other deterioration in the underlying pavement.



## 4.2 Flood Lighting

		<p><b>CME Group P/L ATF CME Group Trust</b> 1/7 Lindsay Rd Lonsdale, SA 5160 1300 000 263 cmegroup.com.au ABN 12 234 057 338 PGE249442</p>
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <p>Glenlea Tennis Club Ferguson Street GLENELG SA 5045</p> </div> <div style="width: 55%; text-align: right;"> <p><b>CUSTOMER QUOTATION NO. 32146</b></p> <div style="border: 1px solid #ccc; padding: 5px; background-color: #f9f9f9;"> <p><b>Date:</b> 06/11/2019  <b>Order No.:</b>  <b>Site:</b> Glenlea Tennis Club  <b>Site Address:</b> Ferguson Street  GLENELG SA 5045</p> </div> </div> </div>		
<p><b>Description</b>  As requested please find below a Budget Quotation for the following:</p> <ol style="list-style-type: none"> <li>1. Bore 4 x holes, install reinforced cages, rag bolts &amp; concrete into the ground utilising 32mpa structural concrete as per specifications</li> <li>2. Supply &amp; install 4 x 12 metre light towers with 1 x 2kW 415Volt Phillips Optivision Light Fittings on each pole</li> <li>3. Aim &amp; focus light fittings as per manufacturers' specifications</li> <li>4. Wire from main switchboard through building to South Eastern corner of building then trench to each light tower in the new Eastern court location</li> <li>5. Supply &amp; install switches at mains switchboard located in Club rooms to operate new lighting</li> </ol> <p>Total cost for the above work to be completed is \$43,400.00 ex GST</p> <p><b>NB</b></p> <ol style="list-style-type: none"> <li>a) This a Budget Quotation being for assisting the Club in Grant Funding, a site visit will be required for a confirmed quotation</li> <li>b) All height access equipment has been allowed for in this Budget Quotation to complete the Project</li> <li>c) At the time of this quotation it was assumed that there is sufficient power available at the main switchboard</li> <li>d) A Certificate Of Compliance will be issued upon completion of the project</li> <li>e) If the Club is looking at LED lighting CME would Budget Quote for Phillips Optivision LED light fittings at \$56,600.00 ex GST</li> </ol>		



#### Terms and Conditions of Agreement

##### 1. DEFINITIONS AND INTERPRETATION:

- 1.1 In these terms and conditions "we", "our" and "us" means CM Electrical Solutions Pty Ltd as the trustee for CM Electrical Solutions Trust trading as CM Electrical Solutions.
- 1.2 **Customer** means the Customer (or any person acting on behalf of and with the authority of the Customer) as described on any quotation, work authorisation, or other form provided by us to the Customer.
- 1.3 **Australian Consumer Law** means the Competition and Consumer Act 2010 (Cth).
- 1.4 **Contract Price** means the amount as appears in the quotation, this agreement or price of the schedule plus any additional costs payable to us.
- 1.6 **Contract** means this signed agreement and all the terms are binding on the parties.
- 1.7 **Goods** means any goods supplied by us to the Customer (or ordered by the Customer but not yet supplied) including, and in no way limited to, electrical or communication products.
- 1.8 **Latent Conditions** means any unforeseen site condition not obvious to us upon a reasonable inspection of the site at the time of the quotation, work authorisation, tender or other form.
- 1.9 **Travel Time** means the distance from our premises to the customer and return.
- 1.8 **Works** means the works described in this agreement or our quotation, work authorisation, tender or other form.

##### 2. RATES:

- 2.1 The rates are as per our charges at the time the services are engaged, unless otherwise agreed.
- 2.2 The rates do not include any allowance for latent conditions and we will be entitled to vary our price for the works for any such latent conditions.
- 2.3 We are entitled to be reimbursed for any and all costs and charges levied by any statutory or other authority with respect to the Works we perform for the customer

##### 3. PAYMENT AND PAYMENT TERMS:

- 3.1 The following forms of payment are accepted: Visa, MasterCard, EFTPOS, cash, cheque or direct deposit.
- 3.2 All payments to be by Australian Dollars unless stated otherwise.
- 3.3 A surcharge of 3% may apply to credit card payments.
- 3.4 Cheque payments will be subject to clearance from the Contractor's bank and the customer will pay all dishonour fees.
- 3.5 The Customer is not entitled to any retention or otherwise retain any amount due to us. All payments are to be made without deduction or equitable or other set off whatsoever.
- 3.6 Your payment terms are as stipulated on your quote/invoice or as agreed. Where you have not been otherwise notified, terms of trade are a maximum of 30 days from date of invoice
- 3.7 The customer may be liable to pay interest on any late payment at the rate of 3% per annum.
- 3.8 We reserve the right to suspend the Works if payment is overdue until such time as payment is made.

##### 4. DELIVERY, TITLE AND PERSONAL PROPERTY SECURITIES ACT 2009 (PPSA):

- 4.1 The Customer assumes the risk for Goods at the time of delivery, whether the Goods are delivered to the Customer's premises or other site nominated by the Customer and whether the Customer (or the Customer's representative) is at the delivery site to acknowledge receipt of delivery. The Customer agrees to pay standard delivery charges as billed.
- 4.2 Ownership of the Goods will only pass to the Customer when all monies owed to us by the Customer are paid in full.
- 4.3 Until we have received payment in full for all monies owed by the Customer, we reserve the following rights:

- 4.3.1 legal and equitable ownership of the Goods;
- 4.3.2 the right to enter the delivery site and retake possession of the Goods;
- 4.3.3 the right to keep or resell any Goods repossessed under sub-clause 4.3.2 and any other rights it may have at law or under the PPSA;

- 4.4 Until we receive payment for all monies owed to us, the Customer acknowledges that we have a Purchase Money Security Interest (PMSI) which attaches over the Goods and their proceeds and a Security Interest in relation to other amounts owed by the Customer to us.

- 4.5 The Customer acknowledges that the Contract constitutes a Security Agreement for the purposes of the PPSA.

- 4.6 The Customer undertakes to do anything (such as obtaining consents, producing documents or getting documents completed or signed) which we consider reasonably necessary for the purposes of ensuring that a PMSI and/or Security Interest is enforceable, perfected and effective.

- 4.7 To the extent permitted by law, the Customer waives its rights to:

- 4.7.1 receive notices or statements under sections 95, 121(4), 125, 130, 132(3)(d) and 135 of the PPSA;
- 4.7.2 redeem the Goods under section 142 of the PPSA;
- 4.7.3 reinstate the Security Agreement under section 143 of the PPSA;
- 4.7.4 receive a Verification Statement.

- 4.8 Nothing in this clause prevents us from taking collection or legal action to recover any monies owed to it from time to time.

##### 5. VARIATIONS AND CHANGES TO COST OF MATERIALS:

- 5.1 The Customer shall be entitled to direct that we undertake a variation and such direction shall be in writing and if we are delayed, then the Customer will grant us an extension of time and reimburse us our reasonable delay costs and the Contract Price shall be adjusted accordingly.
- 5.2 We shall be entitled to be reimbursed any additional costs as a consequence of any increase in material costs that exceed 5% of the original cost of such materials at the time of the award of the Contract.

##### 6. EXTENSION OF TIME:

- We shall be entitled to an extension of time and our reasonable cost recovery for delay if, we through no fault of our own are delayed by others.

##### 7. TRADE CREDIT ACCOUNTS:

- 7.1 Customers without a credit account with us must pay for Goods in full before the Goods will be supplied.
- 7.2 We can vary or withdraw any credit facility at our discretion, without liability to the Customer or any other party.

##### 8. PURCHASE ORDERS:

- 8.1 Only these terms (not other terms and conditions which may be attached to or incorporated in a purchase order) form part of the agreement between us and the Customer. Our acceptance of a purchase order will not be acceptance of any such terms or conditions.

##### 9. INVOICING:

- 9.1 A tax invoice for work will be issued monthly unless the work is completed in less than a month.

##### 10. RETURNS AND CANCELLATIONS:

- 10.1 Cancellations for custom made Goods will not be accepted once we have commenced ordering and/or manufacturing the Goods (including any components required to manufacture the goods.)





- 10.2. Custom made products, including cables, are not returnable for credit unless proved to be faulty.
- 10.3. The Customer may return Goods purchased from us for credit or refund subject to the following:
- 10.3.1. The Goods are returned to us with the original invoice within seven (7) days of the invoice date.
- 10.3.2. The Goods are new and unused.
- 10.3.3. The Goods are in the original packaging, which has not been damaged or altered.
- 10.4. Goods satisfying 10.3.1. to 10.3.3. will be subject to a 20% restocking fee at our discretion, except when faulty or incorrectly supplied by us.
- 10.5. Credit for returned Goods will be in the form of company credit or refund at our discretion.
- 10.6. Goods supplied by us that are deemed to be faulty by us within thirty (30) days of invoice date may be returned to us for exchange, credit or refund.
- 10.7. Except when incorrectly supplied or faulty, the Customer will be responsible for payment of any return freight charges.
- 11. LATENT CONDITIONS:**  
We shall be entitled to an extension of time and our reasonable delay costs, if any, and reimbursed all costs arising out of any latent conditions.
- 12. PRODUCT AND SERVICE GUARANTEE, REPAIRS AND WARRANTY:**
- 12.1 Our goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and for compensation for reasonably foreseeable loss or damage. You are also entitled to have the goods repaired or replaced if the goods fail to be of acceptable quality and the failure does not amount to a major failure.
- 12.2 You agree that our liability to you for any breach of any implied terms may, subject to the Australian Consumer Law be limited to the replacement, or repair or payment of the cost of replacement or repair of the relevant goods.
- 12.3 You acknowledge that (at our option):
- Goods repaired may be replaced by refurbished goods of the same type rather than being repaired.
  - Refurbished parts may be used to repair goods.
- 12.4 All goods and services supplied by us shall have the benefit of any warranty given by the goods respective manufacturer. Subject to your rights under the Australian Consumer Law and to the fullest extent permitted by law, you agree that we will not be liable to you for loss of profit or other economic loss, direct or indirect or consequential, special, general or other damages or other expenses or costs arising out of a breach or contract or any common law duty (including negligence) by us, our agents or employees.
- 12.5 All Goods and services supplied by us shall have the benefit of any warranty given by the Goods' respective manufacturer. However, subject to the Australian Consumer Law, we will not be liable for any damage, direct or consequential, arising out of any faults or defects including, but not limited to, those caused by:
- 12.1.1. External causes including natural disaster, fire, water, lightning, power surge or spike, accident, neglect, misuse, vandalism.
- 12.1.2. The use of the goods for other than its intended purpose.
- 12.1.3. The use with or connection of the goods to item/s not approved by us.
- 12.1.4. The performance of maintenance or attempted repair by person/s other than us or as authorised by us.
- 12.1.5. Any configuration or reconfiguration by the Customer.
- 12.2. Goods manufactured by us (including custom products and/or cables,) carry a twelve (12) month warranty against faults or defects excluding, but not limited to, the causes outlined in 12.1.1. to 12.1.5.
- 12.3. No liability is assumed for any consequential damages caused from the use of Goods by the Customer.
- 12.4. The Customer is responsible for any return freight charges for Goods that are returned under warranty.
- 13. CONTRACTOR LIABILITY:**
- 13.1 We shall not be liable for any damage to materials or the works caused by the Customer or third parties and shall not be required to indemnify any party for any damage caused by others.
- 13.2 Subject to the Australian Consumer Law, we will not accept the return of, or give credit for, any Goods supplied in accordance with the Contract.
- 13.3 We will not be liable for any delays caused by others.
- 13.4 Subject to the Australian Consumer Law, we will not be liable for any consequential or indirect losses.
- 14. INSURANCE:**  
All Professional Indemnity and all risks/control works insurances are expressly excluded unless otherwise noted in the Schedule.
- 15. SITE AND SAFETY:**
- 15.1 The Customer shall be responsible for the site.
- 15.2 The Customer shall ensure that all legislation and standards applicable to workplace safety are adhered to on the site.
- 15.3 We shall comply with all legislation and standards in the maintaining of safe work practices.
- 16. EXCAVATIONS & EXISTING UNDERGROUND SERVICES:**
- 16.1 The Contract is based on any excavation required in performance of the works being in soil or clay and free of rock. The Customer acknowledges that should it be necessary for us to excavate in other material, including but not limited to rock and shale, then such shall be a latent condition and the Customer will pay to us a reasonable extra price.
- 16.2 We shall ring "Dial Before You Dig" prior to any excavation.
- 16.3 We shall be entitled to rely on the "Dial Before You Dig" report being conclusive and binding on the parties.
- 16.4 If the Customer requires us to excavate by hand:
- we shall be entitled to an extension of time;
  - our reasonable costs for any resulting delay;
  - payment for such excavation at our hourly rates.
- 16.5 If the Customer fails to give us relevant site information and we, through no fault of our own, causes damage to any services, then the Customer shall indemnify and forever hold harmless us from any and all claims for damages made against us.
- 17. ASBESTOS AND OTHER TOXIC SUBSTANCES:**  
We shall be entitled to an extension of time and our reasonable delay costs and any other additional costs incurred by us as a consequence of the presence of asbestos or other toxic substances whatsoever.
- 18. INDUSTRIAL RELATIONS:**
- 18.1 We shall comply with all applicable industrial instruments and allowances.
- 18.2 We shall be entitled to an extension of time and be reimbursed all costs incurred as a consequence of any change to any industrial relation matter after the award of Contract.
- 19. CONFIDENTIALITY:**  
The parties shall, except for legal and other advisors, keep strictly confidential between them all information shared under the Contract.
- 20. GENERAL:**  
The laws of South Australia govern these terms and conditions and any legal action relating to them shall be brought in the South Australian Courts.



## 5 Glenlea Club Committee Contact Details

**Proposal by Committee Member: Ben Stephens | 0414 514 424 | [bunyip.stephens@gmail.com](mailto:bunyip.stephens@gmail.com)**

Club President: Kym Beard | [presidentglenlea@gmail.com](mailto:presidentglenlea@gmail.com)

Club Treasurer: Dave McCouaig | [treasurerglenlea@gmail.com](mailto:treasurerglenlea@gmail.com)

Club Secretary: Jane Downs | [janelouisedowns@gmail.com](mailto:janelouisedowns@gmail.com)

Club Vice President: Ann Marie Lush | [annmarie@lushmarketing.com.au](mailto:annmarie@lushmarketing.com.au)





## **11.5 Response to EPA Container Deposit Scheme Survey**

### **Brief**

This report provides City of West Torrens' response to the South Australian Environment Protection Authority's current survey reviewing the South Australia's Container Deposit Scheme.

### **RECOMMENDATION**

The Committee recommends to Council that:

1. The report is received
2. The attached survey responses be endorsed for submission

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### **Introduction**

The South Australian Environment Protection Authority (SA EPA) is currently undertaking a review of the South Australia's Container Deposit Scheme (CDS) and is seeking feedback from South Australia local governments to understand the current value of CDS and the economic, social and environmental impact to councils and their communities from any potential changes to the scheme. Responses are required to be submitted by 24 January 2020.

### **Discussion**

The completed survey can be separated into three key areas:

- What direct benefits do councils receive from CDS
- The impact of accepting more glass container types to councils and downstream
- Other items to be considered for inclusion in CDS that would benefit councils

The proposed responses to the survey advise that; City of West Torrens does not receive any direct benefit from CDS and City of West Torrens supports increasing the types of containers covered in the scheme to include all recyclable glass.

The inclusion of all recyclable glass containers and jars would benefit Council through reducing the weight of kerbside bins, improve glass recovery and minimising glass contamination of other recyclable materials received through kerbside.

City of West Torrens' survey response makes a further recommendations that smaller confectionery containers and bags such as foil-lined chip packets, lolly bags and similar snack and confectionery items are included to further reduce littering.

### **Conclusion**

The response to SA EPA's survey reviewing the State's CDS is attached in this report for Council consideration.

### **Attachments**

1. **SA EPA Introduction Letter - CDS Review Survey**
2. **CDS Survey - City of West Torrens Response**



**Environment Protection Authority**  
GPO Box 2607 Adelaide SA 5001  
211 Victoria Square Adelaide SA 5000  
T (08) 8204 2004  
Country areas 1800 623 445

EPA 05/24591

#### The SA Container Deposit Scheme (CDS) Review

Our state's CDS has been effective at minimising waste and litter since 1977. The vast majority of CDS is taken by members of the community to collection depots to obtain the 10c refund. Some CDS is placed in kerbside recycling bins and may be damaged in transit or at the Material Recovery Facility (MRF). This leads to contamination of the recyclable resources that may require landfilling. If CDS is placed in the waste bin, it will go direct to a landfill. Approximately 20% of CDS is lost to the scheme and these valuable resources are lost to our economy.

The EPA is now undertaking a review of this scheme to ensure that it continues to meet community expectations, fulfil its product stewardship goals and contribute to the objectives for the circular economy. The review will also focus on where the administration and operation of the scheme can be more effective, efficient and transparent.

Therefore the EPA requires data and information to obtain a clearer understanding of the kerbside system in relation to the amounts of CDS containers collected, recovered and disposed; and the value of containers to local councils, commercial entities and non-government organisations. The services of RAWTEC were engaged to conduct a kerbside audit of household waste and recycling bins and also survey all local councils to gain greater understanding of current benefits and potential impacts of CDS.

The EPA would greatly appreciate if your council would complete the survey (attached) to enable more informed decisions to be made. Any suggestions for the enhancement of the CDS would be gratefully accepted.

At the end of the kerbside audit, the EPA will provide all participating councils with a summary of information that has been gathered.

For further information on this matter, please contact Sharon Jamieson, Project Officer, on 8204 9938 or [sharon.jamieson@sa.gov.au](mailto:sharon.jamieson@sa.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Sergi'.

Steven Sergi

Acting Director Strategy and Assessment

**ENVIRONMENT PROTECTION AUTHORITY**

Date: 10/12/2019

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



**Rawtec**

info@rawtec.com.au

+(618) 8294 5571

11 Paringa Ave, Somerton Park, South  
Australia 5044

Dear Council,

**Re: Survey as part of the review of South Australia's Container Deposit Scheme (CDS)**

The South Australian Environment Protection Authority (SA EPA) is currently undertaking a review of the state's Container Deposit Scheme (CDS), which has been in place since 1977. The review is to identify opportunities for the scheme to be more effective, efficient and transparent, and further support the SA resource recovery sector.

As part of the review, the SA EPA is undertaking data capture activities to provide an evidence base to support any changes to the scheme. This includes the attached survey for SA local governments to understand the:

- Current value of CDS to the councils, their communities and the sector.
- Economic, social and environmental impacts to councils and their communities from any potential changes to the scheme.

SA EPA has engaged Rawtec to undertake this survey (in the pages below). Please return the survey by **Friday 24<sup>th</sup> January** via email to - Jarvis Webb, Senior Consultant ([jarvis.webb@rawtec.com.au](mailto:jarvis.webb@rawtec.com.au))

Please note that individual council or organisation data collected in this survey will be aggregated and anonymised and treated as confidential. If you have questions regarding the survey, please contact Jarvis at Rawtec on (08) 8294 5571.

This survey provides an opportunity for SA councils to provide direct feedback on the value of CDS and the impact any changes may have on the council and their community. Your participation in this survey and any of your suggestions to improve the CDS will be gratefully appreciated.

Yours sincerely,

Kind Regards,

A handwritten signature in blue ink, appearing to read "Jarvis Webb", with a long horizontal line extending to the right.

**Jarvis Webb**  
Senior Consultant

## CDS Review Survey

### Council/Authority Details

Council name: City of West Torrens	
Respondent name:	Position:
Phone:	Email:

### Survey Questions

Question	Response
1. Do any of the council or authority's waste/recycling services receive any direct benefits from the value of CDS containers recovered from waste/recycling bins or material collected?	<i>E.g. reduced costs for comingled recycling processing contract based on the percentage of CDS containers in the comingled recycling stream.</i> <u>Response:</u> No
2. If yes to Q1, please describe:	
2.1. How the benefit is calculated?	<i>E.g. a rise and fall formula in the contract or included in gate rate.</i> <u>Response:</u> NA
2.2. The approximate value of the benefit to the council or authority?	<i>E.g. \$ saving per annum or % reduction in costs.</i> <u>Response:</u> NA
3. Please describe any other indirect benefits that the CDS has on the council or authority's services?	<i>E.g. reduced costs for managing litter.</i> <u>Response:</u> NA
4. Please describe the positive and adverse impacts that the following changes to the CDS would have on the council or authority's waste/recycling services it provides to residents/ratepayers. <i>This includes impacts on kerbside collections, resource recovery centres/transfer stations, MRFs, litter etc.</i>	
4.1. <b>Part A:</b> What would the likely impacts to the council/authority be from increasing the types of plastic, metal, and LPB containers in the CDS?	<u>Response:</u> West Torrens would likely see an increase in informal recycling practices through people searching through residential and public bins for eligible CDS containers. This will result in; <ul style="list-style-type: none"> <li>• A decrease in the volume of material being collected</li> <li>• An additional tool to educate residents and business on the value of recycling</li> <li>• A likely increase in the amount of litter surrounding public bins from informal CDS collectors</li> </ul>



<p><b>Part B:</b> Are there any particular types of plastic, metal or LBP containers that would provide the most benefit to the council/authority if included in the CDS and why?</p>	<p><u>Response:</u></p> <p>Including soft plastic packaging such as foil-lined chip packets, lolly bags and other snack and confectionery items in the CDS would greatly assist in diverting soft plastics for recycling and reduce littering.</p> <p>Similarly, small snack and confectionery packaging such as tin mint containers, plastic chewing gum bottles etc. may further reduce littering.</p> <p>Including more glass containers types in CDS such as jars and sauce containers would assist Councils to mitigate the increasing costs associated with waste management and produce cleaner material streams.</p>
<p><b>Part A:</b> What would the likely impacts to the council/authority be from increasing the types of glass containers in the CDS?</p>	<p><u>Response:</u></p> <p>Glass would provide the most significant impact to Council through the reduction in weight and the amount of glass contamination through container breakage.</p>
<p><b>Part B:</b> Are there any particular types of glass containers that would provide the most benefit to the council/authority if included in the CDS and why?</p>	<p><u>Response:</u></p> <p>Including larger container sizes such as wine and spirit bottles would have a significant impact, spirit bottles in particular are more inclined to break during the kerbside collection process. Removal of those container types from the kerbside service would result in reduced glass contamination which would further improve the quality of fibre recovered.</p>
<p><b>Part C:</b> What likely impacts would including <u>all</u> recyclable glass containers and jars in the CDS have on the kerbside bin system, MRF operations, and/or glass recovery operations?</p>	<p><u>Response:</u></p> <p>Including all glass containers would potentially reduce operational costs due to the reduction in weight, which may be offset by the reduction in glass recovery from MRF operators.</p> <p>Overall, it would allow for improved source separation of glass containers into various colour streams to produce a cleaner material stream.</p>
<p><b>5.</b> Does your council or authority have any facilities that receive CDS containers and/or non-CDS containers (yes/no)?</p>	<p><i>This includes:</i></p> <ul style="list-style-type: none"> <li>• Resource recovery centres/transfer stations that accept comingled recycling and/or separated plastic (e.g. milk), glass, other plastic containers.</li> <li>• Material recovery facilities (MRFs) that accept and process/sort comingled recycling streams.</li> </ul> <p><u>Response:</u> No</p>
<p><b>5.1.</b> If yes for Q5, please detail or attach separately any approximate material value (commodity and/or container deposit ) for CDS materials or other potential non-CDS containers that you are able to provide:</p>	<p><i>E.g. approximate commodity prices/rebates for:</i></p> <ul style="list-style-type: none"> <li>• Mixed CDS containers:</li> <li>• PET (e.g. separated milk bottles):</li> <li>• HDPE: (e.g. separated milk bottles):</li> <li>• Glass:</li> <li>• List any others:</li> </ul>

	<u>Response:</u>
<b>6.</b> Please detail any other potential positive or adverse impacts that any changes to the CDS would directly/indirectly have on the council's wider community:	<u>Response:</u> The poorest performing demographic in West Torrens for waste relates to government housing developments therefore an increase to the type of containers available for refund would provide Council with another avenue to engage with the community regarding waste and resource recovery education.
<b>7.</b> Please provide any other further suggestions, feedback or comments regarding the impact that any changes to the CDS would have from a council perspective:	<i>This may include impacts from changes to the CDS on:</i> <ul style="list-style-type: none"> <li>• <i>The state's kerbside waste collection/MRF system as a whole</i></li> <li>• <i>SA resource recovery industry</i></li> <li>• <i>State economy</i></li> </ul> <u>Response:</u>
<b>8.</b> Has your Council conducted any kerbside, public place, facility or other bin or waste/recycling material audits? If so, would you be willing to share any data or reports with the EPA?	<u>Response:</u> <i>City of West Torrens last conducted a kerbside bin audit in 2018 and are willing to share that data.</i>

## **11.6 Submission for draft Single-Use and Other Plastic Products (Waste Avoidance) Bill 2019**

### **Brief**

This report provides City of West Torrens' response to the draft Single-Use and Other Plastic Products (Waste Avoidance) Bill - Circular 51.9.

### **RECOMMENDATION**

The Committee recommends to Council that:

1. The report is received
2. The response to the draft Single-Use and Other Plastic Products (Waste Avoidance) Bill, in Attachment 3, be endorsed for submission

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### **Introduction**

Green Industries SA (GISA) has prepared a draft of the Single-Use and Other Plastic Products (Waste Avoidance) Bill for public consultation. The proposed Bill is the result of GISA's *Turning the Tide On Single-Use Plastic Products* discussion paper released for consultation in January 2019. Responses to the proposed bill are required by 7 February 2020.

### **Discussion**

The draft Single-Use and Other Plastic Products (Waste Avoidance) Bill 2019 has been reviewed by the Administration and is considered reasonable. It is proposed that City of West Torrens' feedback endorses the draft bill with the addition of single-use plates, bowls and cups be included in line with the proposed ban of oxo-degradable plastic in twelve months from the introduction of the bill.

The recommendation to include single-use plastic plates, bowls and cups supports the improvements to waste management for public spaces by simplifying messaging for waste education, reduction in contamination and improving resource recovery.

### **Conclusion**

The response to GISA's draft Single-Use and Other Plastic Products (Waste Avoidance) Bill 2019 is attached for Council's consideration.

### **Attachments**

1. **Explanatory information on draft Bill 2019**
2. **Draft Single Use and Other Plastic Products (Waste Avoidance) Bill 2019**
3. **Response to draft Plastic Bill 2019**



## BILL EXPLANATORY INFORMATION

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The Single-use and Other Plastic Products (Waste Avoidance) Bill 2019 has been prepared to implement the government's July 2019 announcement to address the impacts of single-use plastic products. As per the government's announcement, it prohibits the sale, supply and distribution of certain single-use plastic products and establishes a framework for adding other products in the future.

The draft Bill has been informed by feedback on the *Turning the tide on single-use plastic products* discussion paper (<http://www.greenindustries.sa.gov.au/priorities/plastics>) and discussions at the Single-Use Plastic Stakeholder Taskforce.

It has been released for public consultation. Comments and submissions are due by Friday, 7 February 2020 and following consideration of feedback, the Bill will be finalised for introduction to Parliament.

Importantly, the Bill contains a provision for an exemption that will allow for the sale, supply and distribution of single-use plastic straws to those in the community who rely on them due to disability or medical need. The details of this exemption will be informed by the consultation process and implemented via regulations under the legislation.

### Topics

#### Summary

Consistent with contemporary international and domestic definitions, plastic products may be considered problematic and unnecessary when they:

- are not readily reusable, recyclable or compostable; or
- hinder or disrupt the recyclability or compostability of other products; or
- have a high likelihood of being littered or ending up in the natural environment; and
- can be avoided (or replaced by a reusable / recyclable / compostable alternative) while maintaining utility.

The overarching purpose of the legislation is to restrict the sale and supply of certain plastic products that are designed to be used once and discarded. Where use of the product is required, the legislation will influence substitution with alternative products that minimise the potential to compromise the health of ecosystems, specifically marine ecosystems, and that are either reusable, recyclable or compostable.

#### Banned products

As per the government's 6 July 2019 announcement, the following plastic products are prohibited from sale and supply under the legislation:

- Single-use plastic drinking straw
- Single-use plastic cutlery
- Single-use plastic beverage stirrer
- Single-use expanded polystyrene cup
- Single-use expanded polystyrene bowl



- Single-use expanded polystyrene plate
- Single-use expanded polystyrene clam-shell container
- All products made of oxo-degradable plastic

Other products will be able to be added to this list via regulations.

### **Non-plastic products**

The legislation is focused on plastic items, whether plant extracts or of fossil fuel origin, and therefore is silent on non-plastic single-use items (e.g. paper and cardboard drinking straws).

### **Alternative products**

Ahead of implementation of the legislation, the government will make available information to assist businesses in transitioning to alternative products.

This will be supported by a communications campaign that will inform the community of what single-use plastic products are to be prohibited, and when.

### **Addition of other products**

The draft Bill outlines a consultation process that must be undertaken before adding other products to the list of prohibited products.

This includes publishing a notice that outlines the proposed product, the reasons for its inclusion in the legislation, the availability of alternative products and potential exemptions that may be required.

The notice will be made public and submissions will be invited for a period of at least 8 weeks.

Submissions made during this consultation process must be considered prior to the product being added to the list of prohibited products.

The government has announced previously that takeaway coffee cups, thicker plastic bags and other takeaway food service items would be considered for inclusion in the legislation at a later date.

### **Commencement**

The Bill states the legislation will come into operation on a day to be fixed by proclamation. This can be any day, as determined by the government.

Subject to the passage of the Bill through Parliament. The Minister will recommend to the Governor the day for the legislation to commence.

Consultation on the draft Bill will help inform this date.

The government has previously communicated that from the date the legislation commences, single-use plastic straws, cutlery and beverage stirrers will be prohibited from sale, supply and distribution.

The single-use expanded polystyrene food service products listed in the Bill, as well as all oxo-degradable plastic products, will be prohibited 12 months following the commencement of the legislation.

## Offences

In accordance with the commencement of the legislation (see above), it will be an offence to sell, supply or distribute prohibited products. In relation to oxo-degradable plastic, it will also be an offence to manufacture or produce these products.

The legislation contains penalties and expiation fees for these offences.

Penalties and expiation fees also apply for the sale or supply of prohibited products and representing to someone that the products are not prohibited.

Enforcement of the legislation will be undertaken by Authorised Officers under the *Environment Protection Act 1993*.

<b>Summary of offences in the Bill</b>				
<b>Offence</b>	<b>Clause</b>	<b>Person / Business</b>	<b>Maximum Penalty</b>	<b>Expiation Fee</b>
<i>Prohibited plastic products (listed in Part 2)</i>				
Sells, supplies or distributes a prohibited plastic product	6	Any person, in the course of carrying on a business	\$5,000	\$315
Sells, supplies or distributes a prohibited plastic product	6	Prescribed person (manufacturers, producers, wholesalers and distributors)	\$20,000	\$1,000
Sells, supplies or distributes a prohibited plastic product and prior to, or in the course of selling/supplying/distributing, represents it as not a prohibited product	7	Anyone	\$20,000	\$1,000
<i>Oxo-degradable plastic products (Part 3)</i>				
Manufactures or produces a product comprised of oxo-degradable plastic	9	Any person, in the course of carrying on a business	\$20,000	\$1,000
Sells, supplies or distributes an oxo-degradable plastic product	10	Any person, in the course of carrying on a business	\$5,000	\$315
Sells, supplies or distributes an oxo-degradable plastic product	10	Prescribed person (manufacturers, producers, wholesalers and distributors)	\$20,000	\$1,000
Failing to provide the EPA, when requested to in writing, with a certification as to whether or not a product contains oxo-degradable plastic	11	Manufacturers, producers, wholesalers and distributors	\$20,000	N/A
Sells, supplies or distributes an oxo-degradable plastic product and prior to, or in the course of selling/supplying/distributing, knowing or ought to have reasonably known, that it is	12	Anyone	\$30,000	N/A

comprised, in whole or in part, of oxo-degradable plastic				
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For the purposes of clauses 6 and 10, 'business' includes an enterprise, association, organisation, or other body regardless of whether they are of a commercial, charitable, sporting, educational or community nature.

## **Exemptions**

### ***Single-use plastic straws***

In announcing the development of legislation to prohibit certain single-use plastic products, the government advised that it would be considering the needs of people who require single-use plastic straws.

This has been a key focus of the Single-Use Plastic Stakeholder Taskforce, which comprises representatives who live with a disability and/or represent their interests.

The draft Bill contains exemption making powers for this purpose.

During consultation, feedback is sought to help inform an exemption to ensure people who rely on plastic drinking straws can still access them. This could be undertaken through several avenues, such as:

- Allowing plastic straws to be sold / supplied on request
- Allowing the sale / supply of plastic straws from particular outlets – e.g. medical facilities, pharmacies, council offices (potentially in accordance with councils' Disability Access and Inclusion Plans)
- Continuing to allow online purchases of plastic straws
- Ensuring businesses allow people to bring their own straws

Subject to consultation feedback, the details of the exemption will be developed ahead of implementation of the legislation.

### ***Attached items***

Products that are attached to another product at the point of manufacture and packaging (e.g. straws attached to fruit-boxes and plastic spoons packaged with yoghurt) are not proposed to be prohibited at this time.

Similar to the exemption discussed above for plastic straws, an exemption will be developed to ensure attached items are not prohibited.

### ***Manufacture and production of prohibited plastic products***

The legislation is not intended to prohibit the manufacture and production of prohibited plastic products listed in Part 2 for export to other jurisdictions or countries that allow for those products to be sold or supplied.

The legislation includes a provision to allow this activity to continue.

### ***Recycled plastic products***

The legislation is not intended to prohibit recycled plastic products that may contain trivial or insignificant amounts of oxo-degradable plastic due to oxo-degradable plastics being part of, or contamination within, the feedstock for those recycled products.

The legislation contains a provision to ensure these products are not prohibited.

**Other**

Other potential exemptions to be developed under the legislation include:

- Compostable bags used in household food waste recycling systems – If these, and products made of the same material, fit within the definition of oxo-degradable plastic and are inadvertently prohibited by the legislation, an exemption will be developed
- Export packaging – If another country has mandated packaging requirements that are inconsistent with this legislation, an exemption will be considered

Feedback is sought during consultation to help inform whether exemptions are needed in these scenarios, and if so, the details of the exemption required.



## **Draft for comment**

South Australia

# **Single-use and Other Plastic Products (Waste Avoidance) Bill 2019**

A BILL FOR

An Act to restrict and prohibit the manufacture, production, distribution, sale and supply of certain single-use and other plastic products.

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## **Contents**

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**Draft**

**Single-use and Other Plastic Products (Waste Avoidance) Bill 2019**  
 Part 1—Preliminary

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**The Parliament of South Australia enacts as follows:****Part 1—Preliminary****1—Short title**

This Act may be cited as the *Single-use and Other Plastic Products (Waste Avoidance) Act 2019*.

5      **2—Commencement**

This Act comes into operation on a day to be fixed by proclamation.

**3—Interpretation**

In this Act, unless the contrary intention appears—

10      *authorised officer* means a person who is an authorised officer for the purposes of the *Environment Protection Act 1993*;

*cutlery* means utensils used for eating food;

15      *oxo-degradable plastic* means a material (however described) made of plastic which includes additives to accelerate the fragmentation of the material into smaller pieces, triggered by ultraviolet radiation or heat exposure, whether or not this is, or may be, followed by partial or complete breakdown of the material by microbial action;

*plastic* means a material made from, or comprising, organic polymers, whether plant extracts or of fossil fuel origin;

*plastic product* means a product comprised, in whole or in part, of plastic;

*prohibited plastic product*—see section 5;

20      *sell or supply* includes offer for sale or supply;

*single-use*, in relation to a product, means a product designed or intended to be disposed of after 1 use.

**4—Application of Act**

25      This Act does not apply to a container that is the subject of a beverage container approval under the *Environment Protection Act 1993*.

**Part 2—Prohibited plastic products****5—Prohibited plastic products**

- (1) For the purposes of this Act, *prohibited plastic product* means the following plastic products:
- 30      (a) a single-use plastic drinking straw;
- (b) single-use plastic cutlery;
- (c) a single-use plastic beverage stirrer;
- (d) a single-use expanded polystyrene cup;
- (e) a single-use expanded polystyrene bowl;

**Draft****Single-use and Other Plastic Products (Waste Avoidance) Bill 2019**  
Prohibited plastic products—Part 2

- (f) a single-use expanded polystyrene plate;
- (g) a single-use expanded polystyrene clam-shell container;
- (h) a product, or product of a class, brought within the ambit of this definition by the regulations,
- 5 but does not include a product, or product of a class, excluded from the ambit of this definition by the regulations.
- (2) Before a regulation is made pursuant to subsection (1)(h), the Minister must undertake public consultation on the proposal to bring a product, or product of a class, within the ambit of the definition of *prohibited plastic product* in accordance with the following:
- 10 (a) the Minister must prepare a notice of the proposal that includes—
- (i) the proposed product or class of product; and
- (ii) information regarding the reasons the product or class of product is proposed; and
- (iii) information regarding the availability of alternative products; and
- 15 (iv) any potential exemptions that may be required in relation to the product;
- (b) the notice must be published on a website determined by the Minister, and may be published in such other manner as the Minister determines to be appropriate;
- 20 (c) the notice must invite submissions to be made by interested persons in the manner, and within the period (which must be at least 8 weeks), specified in the notice;
- (d) the Minister must give consideration to any submissions made in response to the invitation.
- 25 **6—Person must not sell, supply or distribute prohibited plastic products in the course of carrying on a business**
- (1) A person who, in the course of carrying on a business, sells, supplies or distributes a prohibited plastic product to another person is guilty of an offence.
- Maximum penalty:
- 30 (a) in the case of a prescribed person—\$20 000;
- (b) in any other case—\$5 000.
- Expiation fee:
- (a) in the case of a prescribed person—\$1 000;
- (b) in any other case—\$315.
- 35 (2) Subsection (1) does not apply to a person who sells, supplies or distributes a prohibited plastic product if the person is the manufacturer or producer of the product and the product is supplied or distributed to a person outside this State.
- (3) It is a defence to a charge of an offence under subsection (1) if the person is not a
- 40 prescribed person and proves that they believed on reasonable grounds that the product was not a prohibited plastic product.

**Draft****Single-use and Other Plastic Products (Waste Avoidance) Bill 2019****Part 2—Prohibited plastic products**

- (4) This section applies whether or not a fee is charged for the supply or distribution of the prohibited plastic product, or the sale, supply or distribution of the prohibited plastic product is incidental to, or forms part of, the sale, supply or distribution of other products.
- 5 (5) For the purposes of this section, **business** includes an enterprise, association, organisation or other body regardless of whether the activities it carries on are of a commercial, charitable, sporting, educational or community nature.
- (6) The regulations may specify the following:
- 10 (a) that a business, or business of a class, may be taken to be, or not to be, a business for the purposes of this section;
- (b) the circumstances in which a business, or business of a class, may be taken to be, or not to be, a business for the purposes of this section.
- (7) In this section—
- 15 **prescribed person**, in relation to a prohibited plastic product, means a person who is a manufacturer or producer of the product, or who sells, supplies or distributes the product in the course of carrying on a business as a wholesaler or distributor.

**7—Person must not represent that a product is not a prohibited plastic product**

A person who—

- 20 (a) sells, supplies or distributes a prohibited plastic product to another person; and
- (b) prior to, or in the course of, selling, supplying or distributing the product, represents to the other person that the product is not a prohibited plastic product,
- 25 is guilty of an offence.
- Maximum penalty: \$20 000.
- Expiation fee: \$1 000.

**Part 3—Oxo-degradable plastic products****8—Application of Part**

- 30 A person does not commit an offence against this Part in respect of a product that is comprised in part of oxo-degradable plastic if—
- (a) the product is made, in whole or in part, from recycled plastic; and
- (b) the amount of oxo-degradable plastic contained in the product is trivial or insignificant.



**Draft****Single-use and Other Plastic Products (Waste Avoidance) Bill 2019**  
Oxo-degradable plastic products—Part 3**9—Person must not manufacture or produce oxo-degradable plastic products**

A person who, in the course of carrying on a business, manufactures or produces a product comprised, in whole or in part, of oxo-degradable plastic is guilty of an offence.

5           Maximum penalty: \$20 000.

Expiation fee: \$1 000.

**10—Person must not sell, supply or distribute oxo-degradable plastic products in the course of carrying on a business**

10           (1) A person who, in the course of carrying on a business, sells, supplies or distributes a product comprised, in whole or in part, of oxo-degradable plastic to another person is guilty of an offence.

Maximum penalty:

(a) in the case of a prescribed person—\$20 000;

(b) in any other case—\$5 000.

15           Expiation fee:

(a) in the case of a prescribed person—\$1 000;

(b) in any other case—\$315.

20           (2) It is a defence to a charge of an offence under subsection (1) if the person is not a prescribed person and proves that they believed on reasonable grounds that the product was not comprised, in whole or in part, of oxo-degradable plastic.

(3) This section applies whether or not a fee is charged for the supply or distribution of the product, or the sale, supply or distribution of the product is incidental to, or forms part of, the sale, supply or distribution of other products.

25           (4) For the purposes of this section, **business** includes an enterprise, association, organisation or other body regardless of whether the activities it carries on are of a commercial, charitable, sporting, educational or community nature.

(5) The regulations may specify the following:

(a) that a business, or business of a class, may be taken to be, or not to be, a business for the purposes of this section;

30           (b) the circumstances in which a business, or business of a class, may be taken to be, or not to be, a business for the purposes of this section.

(6) In this section—

35           *prescribed person*, in relation to a product comprised, in whole or in part, of oxo-degradable plastic, means a person who is a manufacturer or producer of the product, or who sells, supplies or distributes the product in the course of carrying on a business as a wholesaler or distributor.

**Draft****Single-use and Other Plastic Products (Waste Avoidance) Bill 2019**  
Part 3—Oxo-degradable plastic products

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**11—Provision of manufacturer's or producer's certification as to oxo-degradable plastic content of plastic products**

- 5 (1) A person who, in the course of carrying on a business, manufactures or produces a plastic product, must, at the written request of an authorised officer, provide to the Authority, certification as to whether or not the product contains oxo-degradable plastic, unless the person has a reasonable excuse for not doing so.  
Maximum penalty: \$20 000.
- 10 (2) A person who, in the course of carrying on a business, distributes a plastic product or sells or supplies a plastic product by wholesale, must, at the written request of an authorised officer, provide to the Authority, certification of the manufacturer or producer of the product as to whether or not the product contains oxo-degradable plastic, unless the person has a reasonable excuse for not doing so.  
Maximum penalty: \$20 000.
- 15 (3) Certification under this section must—  
(a) be in the manner and form, and contain the information, determined by the Authority; and  
(b) be provided to the Authority within 30 days of the making of the request.

**12—Person must not represent that a product is not comprised of oxo-degradable plastic**

- 20 A person who—  
(a) knows, or who ought reasonably to have known or suspected, that a product sold, supplied or distributed by the person is comprised, in whole or in part, of oxo-degradable plastic; and  
(b) prior to, or in the course of, selling, supplying or distributing the product,  
25 represents to the other person that the product is not comprised, in whole or in part, of oxo-degradable plastic,  
is guilty of an offence.  
Maximum penalty: \$30 000.

**Part 4—Miscellaneous****13—Delegation**

- 30 (1) The Minister may delegate a function or power under this Act (other than a prescribed function or power) to a specified body or person (including a person for the time being holding or acting in a specified office or position).
- 35 (2) A delegation under this section—  
(a) must be by instrument in writing; and  
(b) may be absolute or conditional; and  
(c) does not derogate from the power of the delegator to act in any matter; and  
(d) is revocable at will.

## Draft

### Single-use and Other Plastic Products (Waste Avoidance) Bill 2019 Miscellaneous—Part 4

- (3) A function or power delegated under this section may, if the instrument of delegation so provides, be further delegated.

#### 14—Interaction with Environment Protection Act

- 5 (1) This Act and the *Environment Protection Act 1993* will be read together and construed as if the 2 Acts constituted a single Act.
- (2) Without derogating from subsection (1), authorised officers may exercise their powers under the *Environment Protection Act 1993* for the purposes of the administration and enforcement of this Act.
- 10 (3) In the event of an inconsistency between this Act and the *Environment Protection Act 1993*, the provisions of this Act prevail.

#### 15—Exemptions from Act

- 15 (1) The Governor may, by regulation, exempt or empower the Minister to exempt, a person, or a person of a class, or a product, or product of a class, from the operation of this Act or any specified provision of this Act (whether generally or in specified circumstances).
- (2) Without limiting the operation of subsection (1), the Governor may, by regulation, exempt the sale, supply or distribution of single-use plastic drinking straws by a person, or person of a specified class, from the operation of Part 2 or a specified provision of that Part (whether generally or in specified circumstances) to, or in respect of, persons who require them due to a disability or medical requirement, or in order for such persons to otherwise access or obtain them.
- 20 (3) A regulation under subsection (1) or (2) may operate subject to such limitations and conditions as may be specified in the regulation.

#### 16—Evidentiary provision

- 25 In proceedings for an offence against this Act, an allegation in an information that a specified product was a single-use product will be accepted as proved in the absence of proof to the contrary.

#### 17—Regulations

- 30 (1) The Governor may make such regulations as are contemplated by, or necessary or expedient for the purposes of, this Act.
- (2) The regulations may—
- (a) be of general or limited application; and
- (b) make different provision according to the matters or circumstances to which they are expressed to apply; and
- 35 (c) make provisions of a saving or transitional nature consequent on the enactment of this Act or on the making of regulations under this Act; and
- (d) provide that a matter or thing in respect of which regulations may be made is to be determined according to the discretion of the Minister or a specified person or body; and

**Draft****Single-use and Other Plastic Products (Waste Avoidance) Bill 2019**Part 4—Miscellaneous

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- (e) apply or incorporate, wholly or partially and with or without modification, a code, standard, policy or other document prepared or published by the Minister or a specified person or body.
- 5 (3) If a code, standard or other document is referred to or incorporated in the regulations—
- (a) a copy of the code, standard or other document must be kept available for public inspection, without charge and during ordinary office hours, at an office or offices specified in the regulations; and
- 10 (b) evidence of the contents of the code, standard or other document may be given in any legal proceedings by production of a document apparently certified by the Minister to be a true copy of the code, standard or other document.



22 January 2020

Green Industries SA  
GPO Box 1047  
Adelaide SA 5001

Dear Sir/Madam

**City of West Torrens response on the draft Single-use and Other Plastic Products (Waste Avoidance) Bill 2019**

City of West Torrens commends Green Industries SA for continuing South Australia's leading approach to waste management through the introduction of the Single-use and Other Plastic Products (Waste Avoidance) Bill 2019.

The draft bill is supported with a single recommendation from City of West Torrens; the inclusion of single-use plastic plates, bowls and cups for cold drinks to be prohibited in line with restrictions for oxo-degradable plastic products.

It can be reasoned that the main use cases for disposable plates, bowls and cups are the same as that for stirrers, straws and cutlery - public events, take away food and picnics.

While it is acknowledged that single-use plastic plates, bowls and cups do not pose a risk to marine life nor are they a major source of litter, their inclusion in the initial Single-use and Other Plastic Products (Waste Avoidance) Bill provides support to the waste industry to improve several aspects of waste management:

- Waste education
- Reducing contamination
- Improving resource recovery

If the majority of food and beverage serving containers for events were made of compostable materials, education relating to waste disposal in public spaces would be greatly simplified and disposal systems would be simpler to design.

It has been identified that most people will attempt to dispose of items in the appropriate bin when it is convenient and simple. Feedback from residents and event patrons about using the correct bin relates to how complex it can be to dispose of items properly. Prohibiting single-use plastic cutlery and not single-use plastic plates, bowls and cups adds an element of complexity regarding disposal of consumed products and will likely result in all items being disposed to landfill rather than separating compostable items from non-compostable items.

The provision of compostable food and beverage serving containers for events would allow for clearer messaging that may encourage better behaviour. More consistency with food and beverage serving containers allow event organisers to anticipate poor performance through better designed disposal systems and sorting; the more consistent food and beverage containers are, the easier it is to identify and sort items to the correct waste stream.

Responsibly managed landfill sites require the application of 'daily cover' at the end of each operating day to minimise leachate generation and release of greenhouse gasses, this means that waste cells are an anaerobic environment and therefore free of oxygen. As compostable items require oxygen and heat to breakdown, compostable products disposed to landfill will persist, likely for similar durations as single-use plastic items. Similarly, correct disposal will result in less material being sent to landfill that will extend the operating life of existing landfills and reduce methane production.

The inclusion of cups for hot beverages, such as takeaway coffee cups are more challenging, one that the City of West Torrens agrees that more investigation is required to define a practicable solution.

We welcome the opportunity to discuss our feedback with you in more detail.

Should you require further information or would like to discuss this submission please contact Nick Teoh Team Leader Waste Management on 8416 6338.

Yours sincerely,

**Terry Buss PSM**  
**Chief Executive Officer**  
**City of West Torrens**

## 11.7 Solar Panel Rebates for Community Groups

### Brief

This report summarises the outcome of the Solar Panel Rebates for Community Groups Program for the 2019/20 financial year.

### RECOMMENDATION

The Committee recommends to Council that the report be noted.

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### Introduction

At its 26 April 2018 meeting, the Civic Committee recommended to Council that the following rebates for solar panel installation by community groups be approved:

System Size	Solar Panel Rebate
1.5 kW	\$1,000
2 kW	\$1,300
3kW	\$1,500
4kW	\$1,800
>5-7kW	\$2,000
>7kW	\$3,000

Council subsequently approved \$28,000 for these rebates and they were introduced on 1 July 2018 as part of the 2018/19 budget. In addition, at its 26 June 2018 meeting, the former Civic Committee recommended to Council that an additional \$30,000 for solar panel rebates be referred to the September 2018 budget review. Council subsequently approved the additional \$30,000 at budget review, making a total of \$58,000 available for solar panel rebates for community groups from 1 October 2018.

Despite extensive promotion, Council received nil applications for either of these rebate programs during the 2018/19 financial year.

As such, a report was presented to 22 October 2019 meeting of the City Advancement and Prosperity Committee. The Committee recommended to Council that:

*'the budget allocated for the Solar Panel and Solar PV Battery Storage Rebate Programs for the 2019/20 financial year be reallocated to progress unfunded projects within The Adapt West Climate Change Adaptation Plan.'*

This recommendation was considered by Council at its 5 November 2019 meeting and it resolved that:

*'the remaining budget as at the 31 December 2019 allocated for the Solar Panel and Solar PV Battery Storage Rebate Programs for the 2019/20 financial year be reallocated to progress unfunded projects within The Adapt West Climate Change Adaptation Plan.'*

The AdaptWest Steering Committee were subsequently advised of that decision.

## Discussion

The Solar Panel Rebates for Community Groups Programs offered rebates to community groups who were responsible for paying for their power use and had either already installed solar panels on the building they occupy, or, were in the process of installing panels. The rebates were managed by the Administration through the 'SmartyGrants' system and were subject to monitoring and reporting.

Two applications were received for the rebate and their details are summarised in the table below.

Community Group Name	Solar System Size	Rebate Amount
Greek Orthodox Community and Parish of St George	30 kW	\$3,000
Messinian Association of SA	10 kW	\$3,000

Both applications met the eligibility criteria and were subsequently approved. This has reduced the remaining budget to \$52,000.

In line with the 5 November 2019 resolution of Council, the Solar Panel and Solar PV Battery Storage Rebates program ceased on 31 December 2019 and the remaining funds of \$52,000 will be provided to the AdaptWest program.

## Conclusion

Two applications were received and approved as part of the Solar Panel Rebates for Community Groups Program for the 2019/20 financial year.

## Attachments

Nil

## 11.8 Update of AdaptWest in Action

### Brief

This report provides an update on *AdaptWest in Action*, a climate adaptation program being implemented across the Western Adelaide Region in partnership with the Cities of Charles Sturt and Port Adelaide Enfield.

### RECOMMENDATION

The Committee recommends to Council that the report be received.

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### Introduction

At its 10 December 2019 meeting, Council resolved:

*'2. In recognising the importance of climate change and its adaptation to this Council, the title of the City Services and Amenity Standing Committee be amended to the City Services and Climate Adaptation Standing Committee.'*

In lieu of this decision, and to inform the Committee of the work to date with regard to climate adaptation, a summary of the key AdaptWest initiatives are outlined in Attachment 1. A summary of key climate adaptation initiatives initiated by this Council outside of the AdaptWest Program is currently being collated and will be provided to the next meeting of this Committee.

### Discussion

The AdaptWest region comprises critical Local, State and Federal infrastructure and is home to more than 21,000 businesses and 300,000 residents.

The *AdaptWest Climate Change Adaptation Plan* was initially approved by Council in October 2016. This Plan seeks to ensure that the communities, environment and businesses and industries of the Western Adelaide Region remain productive and can respond positively to the challenge and opportunities presented by a changing climate.

Now in the implementation phase, the *AdaptWest in Action 3-year Action Plan 2019-2022* (Action Plan) was approved by Council at its 20 August 2019 meeting following extensive consultation with Elected Members and staff across the three councils. The Action Plan provides a forward program for projects which deliver against the key priorities of the Plan including:

- Protecting coastal assets and environment
- Enhancing open and green spaces to cool the urban environment
- Managing stormwater to protect and enhance where people live and work
- Increasing the resiliency of transport and essential services
- Improving residential dwellings to be resilient to climate change
- Building strong and connected communities;
- Preparing businesses and industry to be aware and resilient.

The Action Plan provides a forward program of deliverables against key priorities in the Plan.

The three councils have jointly funded a Regional Coordinator on a part-time, 0.8 FTE basis, to drive the implementation of the Action Plan across the region. Council approved \$40,000 towards the employment of this officer with an additional \$10,000 set aside in the budget for implementation of the program as part of the 2019/20 budget.



Grant funding and partnerships with other organisations have provided significant value to the program through little or no cost to the participating councils. The AdaptWest Program has a minimal operating budget but has been able to leverage funding around \$121,000 as a result of these partnerships for the current financial year to date. In the 2018/19 financial year approximately \$170,000 was secured by AdaptWest, again as a result of its partnerships.

**Attachment 1** provides an overview of some of the key projects and initiatives which have been progressed through the AdaptWest Program for the 2019/20 financial year to date.

As stated earlier, each council is undertaking its own climate adaptation initiatives which do not form part of the joint AdaptWest program. The initiatives undertaken by this Council outside of the AdaptWest Program are currently being collated and will be presented to the next meeting of this Committee.

### **Conclusion**

This report provides an update on the actions which are being progressed as part of the Council approved *AdaptWest in Action Implementation Plan*. A report will be presented to the next Committee meeting outlining the initiatives and activities of Council that don't form a part of the AdaptWest program.

### **Attachments**

- 1. AdaptWest in Action - Key projects interim financial year update**

## AdaptWest in Action Key Projects - Interim Financial Year Update

Priority Adaptation Objective	Major themes and areas of focus	Project update	Status	Progress - interim financial year update 2019/20
<b>Develop alternative approaches to funding adaptation</b>	Seek partnerships and leverage funding opportunities	Establish links with other adapting regions with focus on governance and collaboration projects	On-going	<p>The AdaptWest Regional Coordinator is a member of key networks across the region and works closely with other Regional Coordinators to ensure a coordinated approach to climate adaptation activities across AdaptWest and the broader metropolitan region. A summary of these is as follows:</p> <ul style="list-style-type: none"> <li>• Adaptation Practitioners Network – a group of local and state government staff that meet quarterly to exchange information and share project updates.</li> <li>• Established working relationship with the Resilient South, Resilient East and Resilient Hills and Coasts project teams.</li> <li>• AdaptWest was involved in the authoring of an advocacy letter to the Premiers Climate Change Council.</li> <li>• AdaptWest Coordinator has initiated an inter-council / inter-region project where it has been proposed to look at vulnerability of urban trees to climate change. Scoping for this project currently taking place between AdaptWest, Resilient South and Resilient East for Green Adelaide funding in 2020.</li> </ul>
		Promote / expand the use and implementation of the Western Adelaide Urban Heat Mapping project	On-going	<p>Urban heat mapping was completed in 2017 to gain a better understanding of how materials, urban design, different land uses and even housing density can impact or improve the liveability of public areas and private homes during our often long, dry and hot summer periods. It also investigated where hotspots and heat islands overlap with vulnerable members of the community, or where higher localised temperatures may affect the way open space and the public realm is utilised.</p> <p>Project results have been used to inform AdaptWest projects and broader decision-making across council, including:</p> <ul style="list-style-type: none"> <li>• National Disaster Resilience Program - Residential Building Retrofit for Climate Adaptation,</li> </ul>

## AdaptWest in Action Key Projects - Interim Financial Year Update

Priority Adaptation Objective	Major themes and areas of focus	Project update	Status	Progress - interim financial year update 2019/20
				<ul style="list-style-type: none"> <li>Macquarie University heat mapping project,</li> <li>SA Water Smart Irrigation Trial; and</li> <li>LiDAR integration.</li> </ul> <p>In addition to this, there has been advocacy with the Planning Policy Position Statement (that seeks inclusion of the heat maps as a planning overlay) in a letter sent to the State Planning Minister in September 2019.</p> <p><b>Urban Heat Mapping central portal</b></p> <p>AdaptWest was the first region to undertake urban heat mapping. Since then, all other regions have completed mapping which covers the entire metropolitan area. Work was undertaken with the Department of Environment and Water in February 2019 to host all the information through one central portal. The website is available at <a href="http://spatialwebapps.environment.sa.gov.au/urbanheat/?viewer=urbanheat&amp;runWorflow=StartupResilientEast">http://spatialwebapps.environment.sa.gov.au/urbanheat/?viewer=urbanheat&amp;runWorflow=StartupResilientEast</a></p>
<b>Increase Urban Greenness</b>	Planning and building controls to enhance, protect and preserve urban canopy on both private and public open space.	Identify options to incorporate urban greening in all major projects - Council and private	On-going	Feedback has been provided to responses associated with the Planning and Design Code.
		Review policy options for the retention of tree canopy	On-going	<ul style="list-style-type: none"> <li>Letter to Minister Knoll with the Planning Policy Position statement expressing concern with canopy loss on public and private land.</li> <li>Work associated with early stage scoping of Urban Tree Vulnerability to Climate Change project</li> <li>Inter-council Urban Greening Team established</li> </ul>
		Acquire and use LiDAR to correlate heat island and regional % canopy cover – LiDAR data	In-progress	<p><b>Integration with South Australian Government LiDAR Dataset and Urban Heat Mapping</b></p> <p>Urban heat mapping undertaken across the Western Adelaide Region has been integrated with the State Government's LiDAR data. Through successful negotiations, the State Government made their LiDAR data available to the region</p>

## AdaptWest in Action Key Projects - Interim Financial Year Update

Priority Adaptation Objective	Major themes and areas of focus	Project update	Status	Progress - interim financial year update 2019/20
		gives detailed canopy cover data		<p>and with addition processing we were able to extrapolate information such as vegetation type, height and density. Correlation of this data against the Urban Heat Mapping can demonstrate the effect that vegetation can have on minimising local heat islands. Furthermore, the information can also be used to support other decision-making across council.</p> <ul style="list-style-type: none"> <li>Region purchased Sate Government LiDAR data that shows a tree classification layer. Regional GIS teams have been working on 'un-packing' this data set.</li> <li>Briefing with end users, GIS teams, external consultant (Aerometrex) and State Government spatial data branch.</li> </ul>
		Develop with DEW the 'Trees are Cool' graphic package	Completed	AdaptWest was on the steering group for the 'Trees are Cool' with the Department of Environment and Water which resulted in graphics being developed to communicate the value of trees.
	Provide cool/green refuges	Macquarie University research project – Investigating effect of urban trees on ameliorating the local (back yard) lot level heat islands (2019)	In-progress	<p>The project researchers were not able to obtain the expected data set (AdaptWest partner councils did not have all the necessary data) in order to be able to undertake a complete analysis.</p> <p>However, work is on-going - analysing irrigated and non-irrigated open space and the contribution canopy / vegetation in lowering heat islands in private open space. Further options being investigated with the 'Which Plant Where' project team.</p>
		Adapt West Urban Greening- Inter-council working group	In-progress	Group comprised of representatives from each of the regional councils currently meeting on an ad hoc basis and forming a reference group for urban greening / tree projects. Input into tree and canopy targets, tree vulnerability, LiDAR data use and inter-region data sharing.

## AdaptWest in Action Key Projects - Interim Financial Year Update

Priority Adaptation Objective	Major themes and areas of focus	Project update	Status	Progress - interim financial year update 2019/20
		SA Water Smart Irrigation Trial research project (2019/2020)	In- progress	<p>Partnership with SA Water to investigate how water used to irrigate our parks and open spaces can be used to cool public spaces during heatwaves. Air temperature and soil moisture sensors were installed across four project sites in West Torrens during December 2019 and will provide ongoing monitoring throughout summer to measure the cooling effect (duration and distance from watered location). The concept could result in irrigation being used to create public open space cool refuges during extreme heat conditions and more efficient/ cost effective watering strategies for councils green assets.</p> <p>Through working with SA Water the possibility of installing misters at community events to provide cooling relief is also being investigated in partnership with council's Event Coordinator.</p>
<b>Plan and Design climate resilient buildings, places and spaces</b>	Improve regulations and standards to better accommodate climate change risks	NDRP - AdaptWest in Action - Residential Building Retrofit for Climate Adaptation (2019 stage 1 fully funded)	In-progress	<p><b>Residential Building Retrofit for Climate Adaptation</b></p> <p>A successful grant application was made the National Disaster Resilience Program which resulted in AdaptWest being awarded \$21,000 for Phase 1 of the Residential Building Retrofit for Climate Adaptation project. Phase 1 of the project has a total cost of \$30,000, with the remaining \$9,000 coming from participating council contributions (3 x \$3,000).</p> <p>Phase 1 aims to determine the capacity of the region, which includes AdaptWest member councils and identified private and public sector partners, to deliver targeted building upgrades to vulnerable households in the Western Adelaide Region. Upgrades will be targeted at reducing the vulnerability of residents during periods of extreme heat.</p> <p>Following a competitive procurement process, The Energy Project was engaged to undertake Phase 1. A research report has been prepared and the next phase is looking to meet with Community Housing Providers across the region.</p> <p>Key deliverables of the project include:</p> <ul style="list-style-type: none"> <li>Review examining effectiveness of residential building upgrade and retrofit schemes both within Australia and internationally.</li> </ul>



## AdaptWest in Action Key Projects - Interim Financial Year Update

Priority Adaptation Objective	Major themes and areas of focus	Project update	Status	Progress - interim financial year update 2019/20
				<ul style="list-style-type: none"> <li>Model economic viability of the scheme;</li> <li>Model and bench test scheme implementation plan; and</li> <li>Prepare a report and presentation to AdaptWest Councils.</li> </ul>
	Council as a leader – Western Region policy relating to sustainable public building	Utilise Western Adelaide Heat Mapping to inform heat island mitigation	On-going	<ul style="list-style-type: none"> <li>AdaptWest developed a planning policy position statement to respond to concerns raised by the planning reforms. This references the heat island mapping being used as a planning overlay to inform all new developments.</li> <li>The NDRP vulnerable household retrofit for climate adaptation project also uses the heat mapping directly to target household participation.</li> <li>AdaptWest was involved in the steering group that was working with State Government (DEW) to get the Western Region heat map incorporated onto the State Government portal (where the metro Adelaide heat maps have been stitched together) – this work is to inform on-going State Government investment in metro heat mapping (completed)</li> <li>Project work with Macquarie University also utilises the heat mapping to analyse the impact that vegetation has on reducing household heat exposure</li> <li>Arizona University in the United States contacted AdaptWest expressing interest in developing a case study around the work which had been undertaken as part of the urban heat mapping project. The case study has been shared with their peers to help demonstrate how the results have been utilised to influence outcomes for key areas such as urban design, public health, planning and design and urban greening across the Western Adelaide Region.</li> </ul>
	Highlight climate adaptation and advocate for	Develop Planning Policy Position Statement	Completed	Position Statement developed with regional councils and endorsed by Elected Members at respective council meetings. Was signed by the regional Mayors and sent to Minister for Planning Stephen Knoll MP.

## AdaptWest in Action Key Projects - Interim Financial Year Update

Priority Adaptation Objective	Major themes and areas of focus	Project update	Status	Progress - interim financial year update 2019/20
	improved building standards			
	Incorporate climate change considerations into land use planning	CoolSeal trial implementation – evaluation and monitoring (on-going, individual council setting)	On-going	AdaptWest monitoring project within City of Charles Sturt and communicating with other regions.
	Education and advice to climate proof heritage buildings	Investigate opportunities to further incorporate climate change considerations into the design and development of public space developed by AdaptWest regional councils		Project scheduled to start in year 2.
	Design and deliver cooler/flood ready public spaces	Communications strategy	Investigation	Early scoping stage to look at tree vulnerability project (urban cooling / green infrastructure)

## AdaptWest in Action Key Projects - Interim Financial Year Update

Priority Adaptation Objective	Major themes and areas of focus	Project update	Status	Progress - interim financial year update 2019/20
Education and awareness raising	Engage in programs to educate and inform community and stakeholders – emphasis on vulnerable residents.	Develop brochure on climate adaptation and home design - <i>'Designing and Constructing your Home'</i> booklet.	In-progress	After a successful competitive Request for Quote, Fuller Brand Communications were engaged to produce a Communications Strategy and Plan for AdaptWest in Action. The Communications Strategy was finalised in October, and the AdaptWest team is currently working with Fuller on the results of this engagement to implement a forward plan which will see greater awareness and community involvement in the program.
	Educate homeowners and builders - climate resilient home design and retrofit	Drive AdaptWest website as key public facing communications tool	In-progress	<p>This brochure is currently under development and will be used as a guide to assist prospective homeowners design and build more climate resilient homes.</p> <p>The City of West Torrens hosted the 2019 Sustainable House Day Showcase at Thebarton Community Centre. The AdaptWest Regional Coordinator provided a presentation on AdaptWest. Presentations from the event are available at <a href="https://vimeo.com/366983664?mc_cid=9818602da6&amp;mc_eid=3d0a502850">https://vimeo.com/366983664?mc_cid=9818602da6&amp;mc_eid=3d0a502850</a></p>
	Plan and engage strategic communication opportunities	Adapt West Communication strategy	On-going	<p>Launched in December 2018, the AdaptWest website was developed to provide a central portal for information relating to AdaptWest. The website showcases work which has been undertaken as part of AdaptWest, including research papers, mapping and may expand to include a more interactive element through social media which would build on recommendations from the recently completed Communications Strategy and Plan. The website is available at <a href="http://www.adaptwest.com.au">www.adaptwest.com.au</a></p> <p>A brochure was developed to promote AdaptWest and the potential impacts of a changing climate for the Western Adelaide Region. The brochure has been distributed at community events and sites such as the City of West Torrens Civic Centre general display.</p>

## AdaptWest in Action Key Projects - Interim Financial Year Update

Priority Adaptation Objective	Major themes and areas of focus	Project update	Status	Progress - interim financial year update 2019/20
<b>Build Community Connectedness</b>	Supporting vulnerable community members. Identify ways to embed climate change across council community services / development / recreation / place making	CALD community outreach / communications program – reflect cultural diversity of region in communications plan	In-progress	As above
		Undertake climate survey to base line awareness and attitudes to climate change adaptation	In-progress	CALD community engagement strategy part of the AdaptWest communications plan.
		Investigate alternative and creative means to communicate and engage with different audiences (Communication Plan)	Planning	Climate Change survey part of the AdaptWest communications plan.
		Use demographic data to better empower communities	Planning	The engagement strategy to be part of the AdaptWest communications plan.
		Continue to use of spatial data to inform risk assessments	Planning	Strategy to be part of the AdaptWest communications plan.

## AdaptWest in Action Key Projects - Interim Financial Year Update

Priority Adaptation Objective	Major themes and areas of focus	Project update	Status	Progress - interim financial year update 2019/20
Use risk assessment approaches to prioritise adaptation responses	Apply AdaptWest data to guide decision-making	Risk / financial assessment workshop for executive and EM teams	On-going	AdaptWest advocating for the use of hazard maps to be included in Planning and Design Code.
	Consider adaptation risk assessments against planning policy and across AdaptWest council operations.	On-going advocacy – project setting to look at key outcomes from Executive / EM workshop – (risk / finance)	Planning	<b>Climate Change Governance Assessment</b> An initial project scope has been undertaken, and a return brief has been received from the consultants. A workshop was held with key staff from across the three councils to provide further information about how results could be utilised across the different areas of Council. Currently there is only a commitment to undertake stage one, which analyses the level of consideration of climate change adaptation across Council against ten core indicators such as asset management and risk.
	Embed climate change adaptation thinking across council policy and operations.	Develop on-going key advocacy plan	On-going	On-going work into years 2 and 3 of three-year action plan informed by communications plan and potentially the climate change risk and governance assessment (TBC).
			In-progress	On-going work into years 2 and 3 of three-year action plan informed by strategic communications plan.
	Continue to support the regional Zone Emergency Management process and its focus on heat waves and floods	Monitor on-going implementation of measures outlined and identified in Western Adelaide Coastal and Inundation Modelling Report including planning, coastal	On-going	AdaptWest Regional Coordinator scheduled to give a status report at on-going WZEMP meetings



## AdaptWest in Action Key Projects - Interim Financial Year Update

Priority Adaptation Objective	Major themes and areas of focus	Project update	Status	Progress - interim financial year update 2019/20
		protection and development		
<b>Manage urban runoff to mitigate flood risk and improve water quality and reuse</b>	Communicate existing flood risk / work with stakeholders to reduce flood risk	Incorporate overarching statements about climate adaptation into Council's asset management plans	Planning	<b>Coastal and inundation Modelling Report</b> An investigation was undertaken to better understand the impact of climate change on sea water and stormwater flooding in potentially sensitive coastal catchments across the Western Adelaide Region. The report will be provided to each of the AdaptWest Councils in early 2020 following stakeholder briefings.
<b>Embed climate considerations into asset management plans</b>	Incorporate climate change adaptation in asset management plan updates	Develop and promote living shorelines* – <i>*PAE taking the lead on this</i>	Planning	Work associated with the climate change risk and governance assessment would inform the consideration of climate change in asset management plans (TBC)
<b>Coastal protection measures</b>	Investigate further soft protection measures including - sand dunes, beaches and living shorelines contribute to enhancing and	Develop and promote dune care and restoration work		Monitor and evaluate work that is being done in individual council setting.
		Identify ways to implement measures outlined and identified in Western Adelaide Coastal and Inundation Modelling Report		Monitor and evaluate work that is being done in individual Council setting.

## AdaptWest in Action Key Projects - Interim Financial Year Update

Priority Adaptation Objective	Major themes and areas of focus	Project update	Status	Progress - interim financial year update 2019/20
	protecting coastal assets.			
	Investigate hard protection measures such as physical barriers including sea walls and barrages may be required to protect assets and infrastructure.	Identify ways to implement measures outlined and identified in Western Adelaide Coastal and Inundation Modelling Report	In-progress	As above.
<b>Relocate assets and infrastructure away from high risk areas</b>	Use mapping and data to correlate high risk and climate exposed areas and infrastructure to proactively manage relocation options			Longer term project – years 2 and 3

## 11.9 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	
Rutland Avenue, Lockleys secondary drainage upgrade	Construction works commenced in October 2019 and are ongoing. Works are scheduled to be completed in March 2020.
Fish Kill Brown Hill Creek	<p>A fish kill was reported to Council on Friday 10 January 2020 in Brown Hill Creek on the southern side of Adelaide Airport.</p> <p>In the order of 200 to 300 European Carp died with likely cause being reduced oxygen levels in the watercourse due to extended hot weather and limited rainfall to result in flushing flows.</p> <p>Although the complex arrangement of land ownership, easement and typical responsibilities makes it a grey area in relation to the responsibilities for clean-up in this location during such an event, the AMLRNRMB has volunteered to take the lead in undertaking the clean-up, which was undertaken early in the week beginning Monday 13 January 2020.</p>
Smart Cities	<p>Over the past 12 month Administration have been participating in the Metropolitan Smart Cities group aimed at increasing the understanding of Local Government Smart City initiatives.</p> <p>We have also joined the Connected Cities program which is a SA metropolitan wide area low powered sensor network initiative. It was initially developed by five Councils and the University of Adelaide.</p> <p>Smart Cities which also includes the Internet of Things covers a range of technologies that can be used to improve efficiency and drive new opportunities. It is important that we expand our understanding as our business becomes customer centric and digital in line with customer expectations.</p> <p>Some early thoughts on the use of the IoT and associated hardware are understanding our assets utilisation for better planning of assets, e.g. use of playgrounds and shared paths, remote monitoring of our critical assets, e.g. pump stations, and also undertake remote water quality testing.</p>

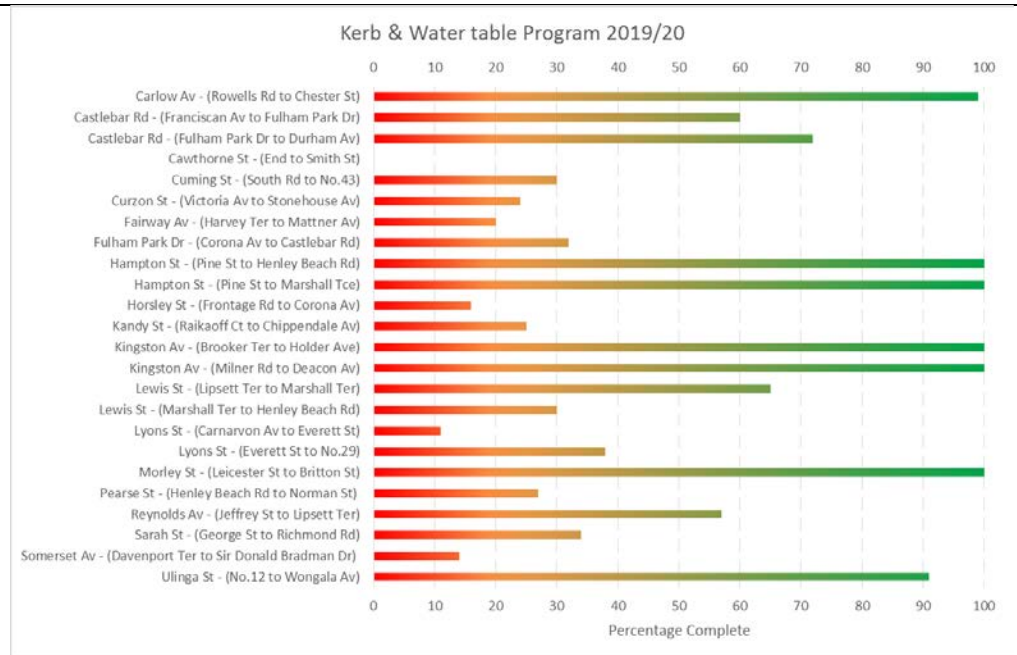
	<p>Administration are currently developing a Proof Of Concept that will help us to develop a perspective on the sensitivity and access and security of data sourced via our LoraWAN and enable us to develop a framework around data management.</p> <p>This data management framework will provide guidance and direction on data governance and data management of both data and information sources (digital and non-digital) for CWT.</p>
Westside Bikeway & Captain McKenna, (Pedestrian Path Lighting Project)	<p>The following is an update for the 2019/2020 program:</p> <ul style="list-style-type: none"> <li>West Bikeway - Long Street and Osborn Tce, Plympton, (up to Stonehouse Ave) works are now completed. The program will continue into 2019/2020 with further project funding for Birdwood Tce (adjacent the Weigall Oval), Creslin Tce/Gunnawarra Ave (between Stonehouse Ave &amp; Morphett Rd), Camden Park;</li> <li>Captain McKenna Bikeway - From Watson Ave to near Baroda Ave, Netley, works are now completed. The Stage 2 program will commence from Baroda Ave and will continue into 2019/2020.</li> </ul>
River Torrens Bank Repair Works - SA Water	<p>SA Water works were just short of being complete prior to the end of year shut down. The contractors for SA Water will be returning in early 2020 to finalise the associated works.</p> <p>Council has sort quotes from the SA Water contractor to undertake the necessary Council responsibility upgrades and improvements to the amenity pathway through the works zone.</p> <p>These works are to be coordinated concurrently with the completion of the SA Water works to enable minimal disruption to the public.</p>
Stirling Street Stormwater Drainage Upgrade, Thebarton	<p>Design and documentation works for this project are completed. The tendering process for construction works is in progress and closes on January 24<sup>th</sup>, 2020.</p> <p>Construction works are anticipated to commence in March 2020.</p>
Sherriff Street Stormwater Drainage Upgrade, Underdale	<p>Design and documentation works for this project are ongoing. The tendering process for construction works is anticipated to commence in February 2020.</p>
Admella Street, Thebarton (George street to Chapel St) - Road Upgrade	<p>Detail design and documentation is continuing, with a Council report outlining the final design elements to be tabled at a Council meeting in March 2020.</p> <p>A funding submission is being prepared to be submitted under the People for Places Grant.</p>
LGA Public Lighting Working Group - Update	<p>A Public Lighting Working Group (PLWG) was established in December 2018 to provide a representative group for public lighting customers to work with the LGA and SA Power Networks on public lighting.</p>

	<p>An update on the recent PLWG discussions on the Australian Energy Regulator (AER) response to the draft determination included discussions on the three outstanding matters for discussion prior to lodging the revised proposal:</p> <ol style="list-style-type: none"> <li>1. Elevation charge</li> <li>2. Column replacement volumes</li> <li>3. Cable fault volumes</li> </ol> <p>The revised proposal by SAPN was lodged on 10/12/2019 with the AER providing indicative pricing by the end of April 2020.</p> <p>The AER determined that SAPN has over-recovered tariff charges for 2010-15 and is required to refund about \$13m (~40% relates to interest).</p> <p>Council was advised by SAPN that this over-recovery (totalling \$339,377.95 including GST) in the 2010 to 2015 period for the City of West Torrens was credited to Council on the 2 January 2020.</p> <p>Please refer to separate report within the City Services and Amenity Standing Committee meeting of 21 January 2020 regarding this recovered overpayment.</p>
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### Capital Works

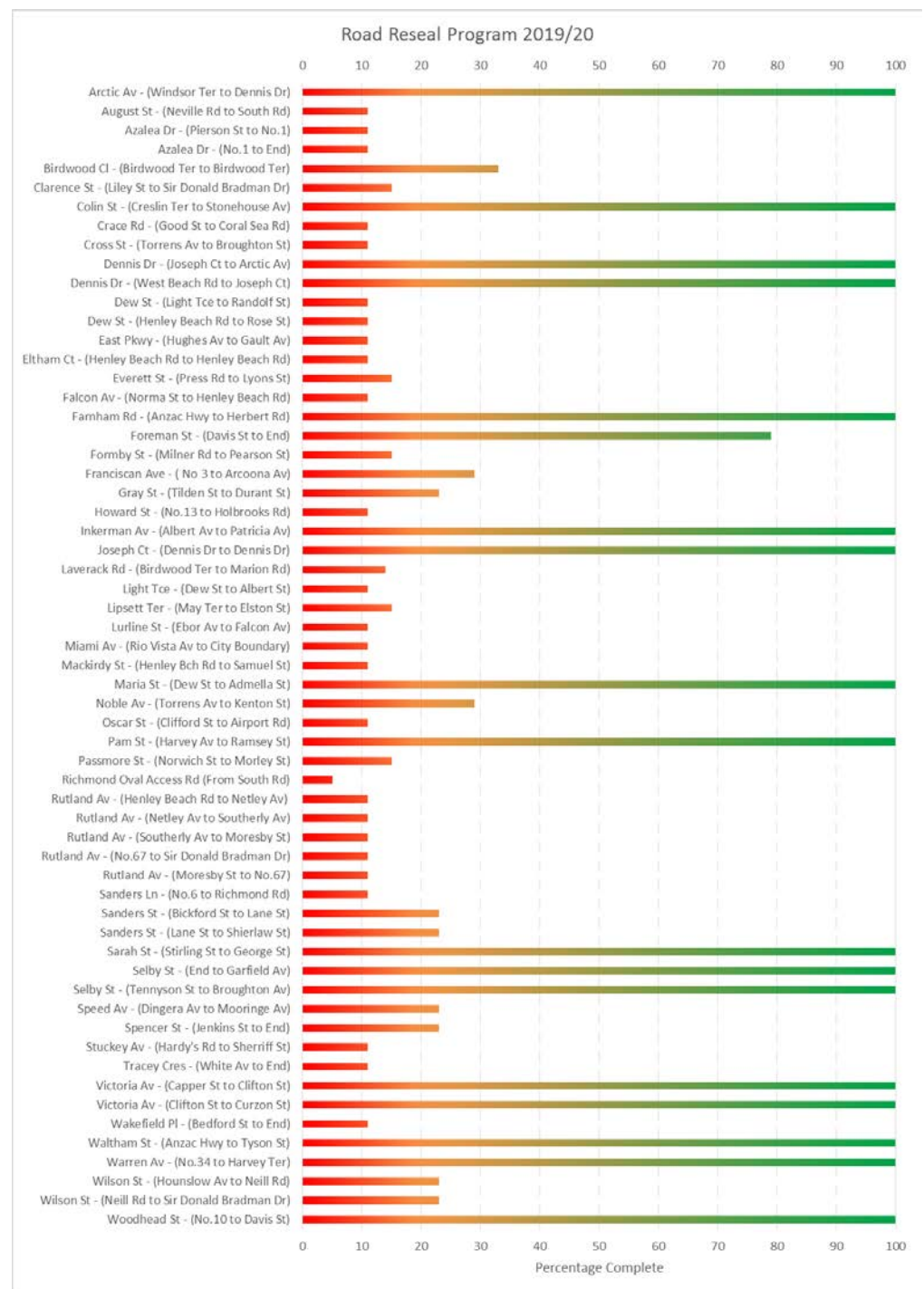
Road Reconstruction Works	<p>The following is an update on the road reconstruction projects occurring in our City:</p> <p>Engineering surveys and underground service identifications have been completed for the 2019/20 program.</p> <p>Detailed design works are in progress for the following road reconstructions:</p> <ul style="list-style-type: none"> <li>– Starr Avenue, North Plympton (Morphett Road to Deeds Road)</li> <li>– Halsey Road, Fulham (Coral Sea Road to Dewey Street)</li> <li>– Bagot Avenue, Cowandilla (Sir Donald Bradman Drive to Hounslow Avenue)</li> <li>– Marleston Avenue, Ashford (South Road to Alexander Avenue)</li> <li>– Holland Street, Thebarton (Phillips Street to Anderson Street)</li> </ul> <p>The tender process for the following road reconstructions is currently in progress:</p> <ul style="list-style-type: none"> <li>– Surrey Road, Keswick (Richmond Road to Everard Avenue)</li> <li>– Weetunga Street, Fulham (Samuel Street to Murray Street)</li> </ul> <p>The following road reconstructions are completed:</p> <ul style="list-style-type: none"> <li>– Norma Street, Mile End (South Road to Falcon Avenue)</li> </ul>
Kerb and Gutter Program 2019/20	<p>The works associated with Kerb and Gutter Program 2019/20 have been awarded to two separate contractors.</p> <p>Concurrently, survey and designs works for the program are progressing.</p> <p>Construction works are ongoing.</p>

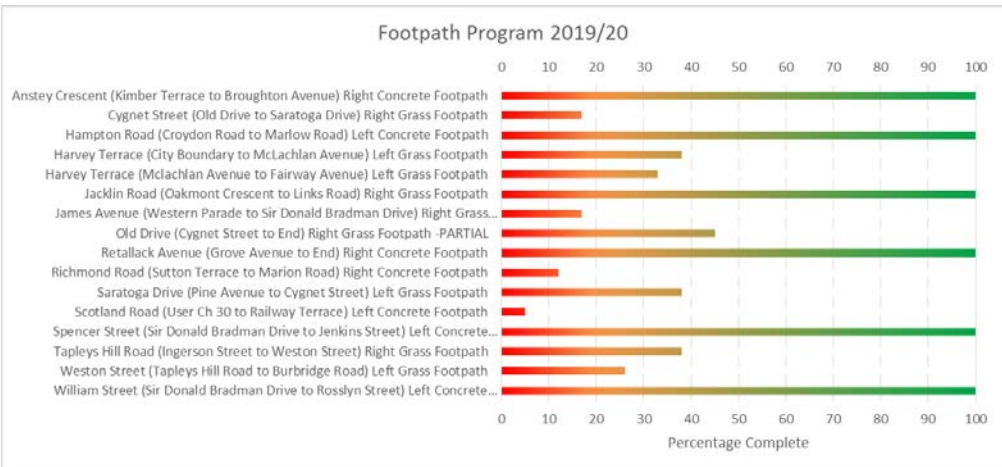




## Surface Reseal Program 2019/20

The 2019/20 Surface Reseal Program commenced onsite in September 2019 and is progressing.



<p>Footpath Program 2019/20</p>	<p>The works associated with Footpath Program 2019/20 have been awarded. Works commenced in October 2019 and are progressing.</p>  <table border="1"> <caption>Footpath Program 2019/20 - Percentage Complete</caption> <thead> <tr> <th>Project</th> <th>Percentage Complete</th> </tr> </thead> <tbody> <tr> <td>Anstey Crescent (Kimber Terrace to Broughton Avenue) Right Concrete Footpath</td> <td>100</td> </tr> <tr> <td>Cygnets Street (Old Drive to Saratoga Drive) Right Grass Footpath</td> <td>100</td> </tr> <tr> <td>Hampton Road (Croydon Road to Marlow Road) Left Concrete Footpath</td> <td>100</td> </tr> <tr> <td>Harvey Terrace (City Boundary to McLachlan Avenue) Left Grass Footpath</td> <td>100</td> </tr> <tr> <td>Harvey Terrace (McLachlan Avenue to Fairway Avenue) Left Grass Footpath</td> <td>100</td> </tr> <tr> <td>Jacklin Road (Oakmont Crescent to Links Road) Right Grass Footpath</td> <td>100</td> </tr> <tr> <td>James Avenue (Western Parade to Sir Donald Bradman Drive) Right Grass...</td> <td>100</td> </tr> <tr> <td>Old Drive (Cygnets Street to End) Right Grass Footpath - PARTIAL</td> <td>45</td> </tr> <tr> <td>Retallack Avenue (Grove Avenue to End) Right Concrete Footpath</td> <td>100</td> </tr> <tr> <td>Richmond Road (Sutton Terrace to Marion Road) Right Concrete Footpath</td> <td>100</td> </tr> <tr> <td>Saratoga Drive (Pine Avenue to Cygnets Street) Left Grass Footpath</td> <td>100</td> </tr> <tr> <td>Scotland Road (User Ch 30 to Railway Terrace) Left Concrete Footpath</td> <td>100</td> </tr> <tr> <td>Spencer Street (Sir Donald Bradman Drive to Jenkins Street) Left Concrete...</td> <td>100</td> </tr> <tr> <td>Tapleys Hill Road (Ingerson Street to Weston Street) Right Grass Footpath</td> <td>100</td> </tr> <tr> <td>Weston Street (Tapleys Hill Road to Burbridge Road) Left Grass Footpath</td> <td>100</td> </tr> <tr> <td>William Street (Sir Donald Bradman Drive to Rosslyn Street) Left Concrete...</td> <td>100</td> </tr> </tbody> </table>	Project	Percentage Complete	Anstey Crescent (Kimber Terrace to Broughton Avenue) Right Concrete Footpath	100	Cygnets Street (Old Drive to Saratoga Drive) Right Grass Footpath	100	Hampton Road (Croydon Road to Marlow Road) Left Concrete Footpath	100	Harvey Terrace (City Boundary to McLachlan Avenue) Left Grass Footpath	100	Harvey Terrace (McLachlan Avenue to Fairway Avenue) Left Grass Footpath	100	Jacklin Road (Oakmont Crescent to Links Road) Right Grass Footpath	100	James Avenue (Western Parade to Sir Donald Bradman Drive) Right Grass...	100	Old Drive (Cygnets Street to End) Right Grass Footpath - PARTIAL	45	Retallack Avenue (Grove Avenue to End) Right Concrete Footpath	100	Richmond Road (Sutton Terrace to Marion Road) Right Concrete Footpath	100	Saratoga Drive (Pine Avenue to Cygnets Street) Left Grass Footpath	100	Scotland Road (User Ch 30 to Railway Terrace) Left Concrete Footpath	100	Spencer Street (Sir Donald Bradman Drive to Jenkins Street) Left Concrete...	100	Tapleys Hill Road (Ingerson Street to Weston Street) Right Grass Footpath	100	Weston Street (Tapleys Hill Road to Burbridge Road) Left Grass Footpath	100	William Street (Sir Donald Bradman Drive to Rosslyn Street) Left Concrete...	100
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<p>Playground Upgrade 2019/2020</p>	<p>The following is an update on the 2019/2020 replacement program for playgrounds at:</p> <ul style="list-style-type: none"> <li>• Mellor Park Reserve, Lockleys - The project will be implemented as part of the Reserve Upgrade later this financial year; Design has been completed. Preparing for tender process.</li> <li>• Apex Park Reserve, West Beach (additional equipment/expansion) - Project was included as part of the Apex Park Redevelopment and is now complete.</li> <li>• Swan Ave Reserve, West Beach - consultation continuing with users of the play space facility. Design is complete and community consultation is complete. Currently preparing tender process.</li> <li>• Lockleys Oval, Lockleys - The project will be implemented as part of the upgrade works, after completion of the building project/oval works;</li> <li>• Camden Oval, Novar Gardens - The project will be implemented as part of the upgrade works to the Oval.</li> </ul>																																		
<p>Reserve Irrigation Upgrades 2019/2020</p>	<p>The following is an update on the 2019/2020 irrigation upgrade program for reserves at:</p> <ul style="list-style-type: none"> <li>• Westside Bikeway, Marleston / Plympton, (staged project, selected areas within the linear park - Design has been completed and work is scheduled to commence in the new year</li> <li>• Lockleys Oval and surrounds - Project is included as part of the Lockleys Oval Redevelopment, and is scheduled for early 2020;</li> <li>• Lindfield Reserve, Novar Gardens - Design and scheduling of the project is underway;</li> <li>• Pine Ave verge area, Novar Gardens - Design and scheduling of the project is underway;</li> <li>• Swan Ave Reserve, West Beach - Project will be scheduled after completion of the playground upgrade;</li> <li>• Coast Watchers Reserve, Fulham, (selected areas by Airport Over 50's Building) - Design is complete, works are in progress and scheduled for completion by end of year.</li> </ul>																																		

<b>Traffic Projects and Parking Management</b>	
Torrensvile/ Thebarton LATM	A concept plan for the traffic calming treatment at Hayward Avenue/Ashley Street, located west of West Street, by the Torrensvile Primary School (including the removal of the "bus only" control) has been developed and resident consultation has closed. A report to Council will be tabled at its meeting to be held in February 2020.
Novar Gardens/Camden Park LATM	<p>The Final Report was endorsed on the 5 November by Council. City of Holdfast Bay have presented the report to their Council meeting on the 26 November 2019 where they endorsed the two recommended treatments on the Council boundary.</p> <p>The project will be prioritised and budget allocation will be submitted for the 2020/21 financial year.</p>
Richmond/Mile End LATM	Concept designs were completed and presented to the working party meeting which was conducted on the 15 October 2019. Consultation material for the subsequent round of consultation is to be prepared for consultation in early 2020.
Marleston / Keswick / Kurralta Park / North Plympton / Ashford	<p>Full data collection has been completed in mid-October. Crash data analysis for the area has been completed.</p> <p>The Department of Planning, Transport and Infrastructure (DPTI) have provided traffic data for some of the key traffic count locations identified which adjoin Council and State roads.</p> <p>It is anticipated that resident survey/questionnaire will be distributed in early 2020 seeking comments on traffic and parking within the study area.</p>
Traffic and Parking Review	<p>Parking Review:</p> <ul style="list-style-type: none"> <li>• Goodenough Street, Mile End - notify residents of results and install parking restrictions in coming weeks.</li> <li>• Clifford Street, Brooklyn Park - consult with residents to install area parking controls in streets adjacent to airport</li> <li>• Passmore Street, West Richmond - consult residents for new parking controls on Passmore Street.</li> </ul> <p>Traffic Review:</p> <ul style="list-style-type: none"> <li>• Line marking concept was developed in response to concerns regarding Coral Sea Road, Fulham. Consultation closed on the 5 December. Proposal received high support from the residents. Currently seeking quotes for undertaking the works.</li> </ul>
E-Scooter Trial	The tender process has been completed. A formal application is being submitted to the State Government for approval and route gazettal.

<b>Property and Facilities</b>	
Weigall Oval Masterplan and Facility Development	<p>Contractors have returned to site following the Christmas break. The erection of structural steel work for the building has re-commenced and the majority of the earthworks have been undertaken in preparation for the carpark and senior soccer pitch.</p> <p>A complete project update report was provided to the City Facilities and Waste Recovery General Committee at its meeting of 26 November 2019.</p>
Lockleys Oval Masterplan and Facility Development	<p>Contractors have returned to site following the Christmas break. The surfacing of the carpark and tennis courts is underway and construction works associated with the new shared clubroom building have continued to progress.</p> <p>The anticipated completion date of works is expected by the end of February 2020.</p> <p>A complete project update report was provided to the City Facilities and Waste Recovery General Committee at its meeting of 26 November 2019.</p>
Apex Park Masterplan and Facility Development	<p>The official opening of the Apex Park redevelopment took place on 7 December 2019 and was attended by approximately 300 people. Initial feedback has been extremely positive and final elements, including additional park furniture and shade over the duck pond will be installed in the next few weeks.</p> <p>The licence and lease holders have commenced relocating to the site this month. A small number of local not-for-profit community groups (e.g. Probus Clubs) have requested to use the hall for meetings. The Plympton Community Centre Hire Forms and Fees are being utilised until such a time that Council approves the proposed Fees and Charges for this facility.</p> <p>Hire of the facility by the general public is currently being restricted to allow the licence holders adequate time to acclimatise to the new facility and to confirm the dates/times they will utilise the facility. This also allows time for the development of the various management documentation required such as hire forms, terms and conditions of hire. Use of the facility by the general public is also being limited through the Building Defects Liability stage.</p> <p>A complete project update report was provided to the City Facilities and Waste Recovery General Committee meeting held on 26 November 2019.</p>
Camden Oval Masterplan and Facility Development	<p>Turf and Irrigation contractors have commenced the next stage of works at Camden Oval (football oval upgrade including irrigation and recreation area upgrade). Approx. 75 % of the oval (grass) turf was laid prior to Christmas, however, due to significant heat events the southern section was not able to be laid until early January.</p> <p>The top dressing of the oval has now been delayed and will now need to be applied in early February and following an inspection by the athletics club, it has been determined that the surface will now be unsuitable for participants of the Camden Classic. The delay in turf installation due to extreme heat and subsequent dry weather has resulted in higher than normal irrigation levels, which has promoted accelerated growth and a softer (and uneven) than expected turf surface. The oval will also now need to remain closed (to the public) until the end of February 2020.</p>



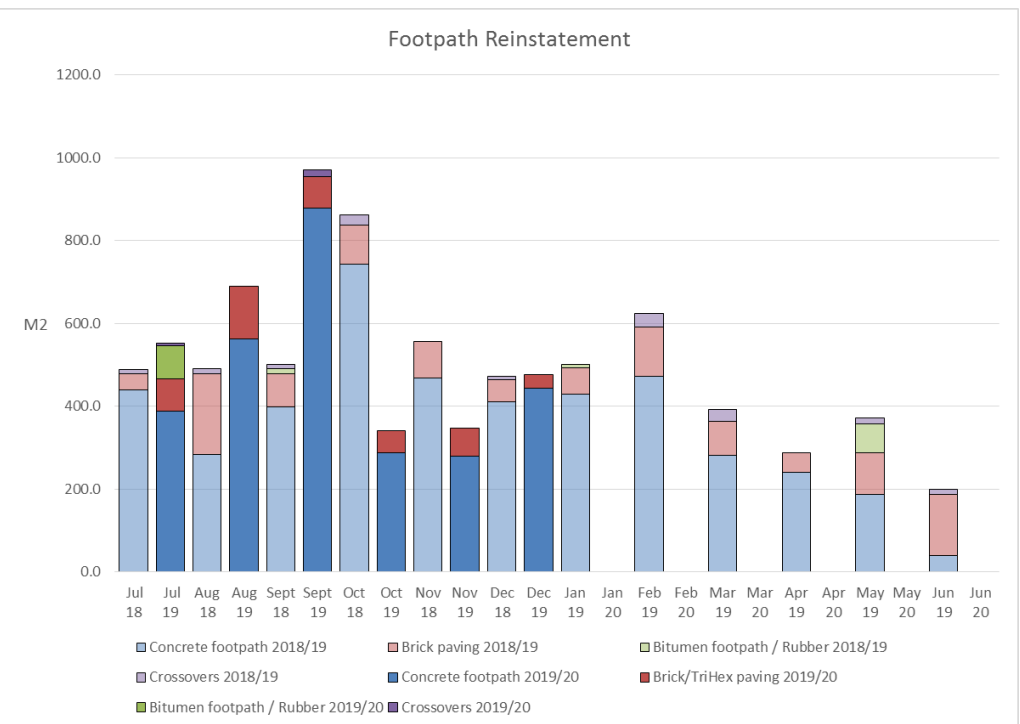
The Camden Classic event will be held at Immanuel College on the 2 Feb 2020.

The Administration has lodged a funding request with the State Government under the Grassroots program to enable further works to the complex to proceed (principally related to the courts and adjacent area in the north-western corner of the complex).

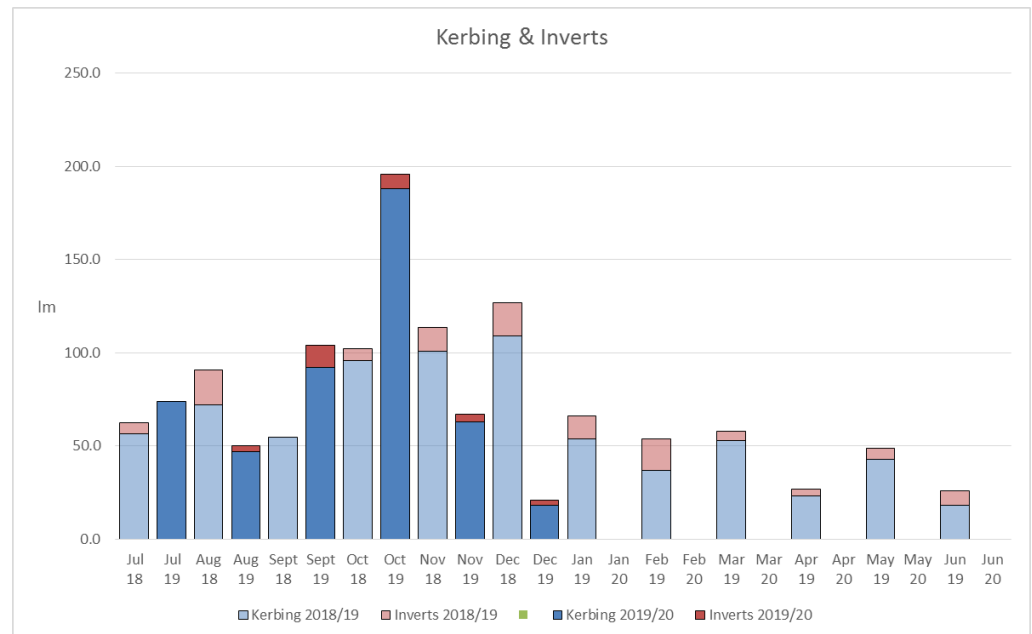
A complete project update report will be provided to the City Facilities and Waste Recovery General Committee meeting to be held on 24 March 2019.

## City Operations

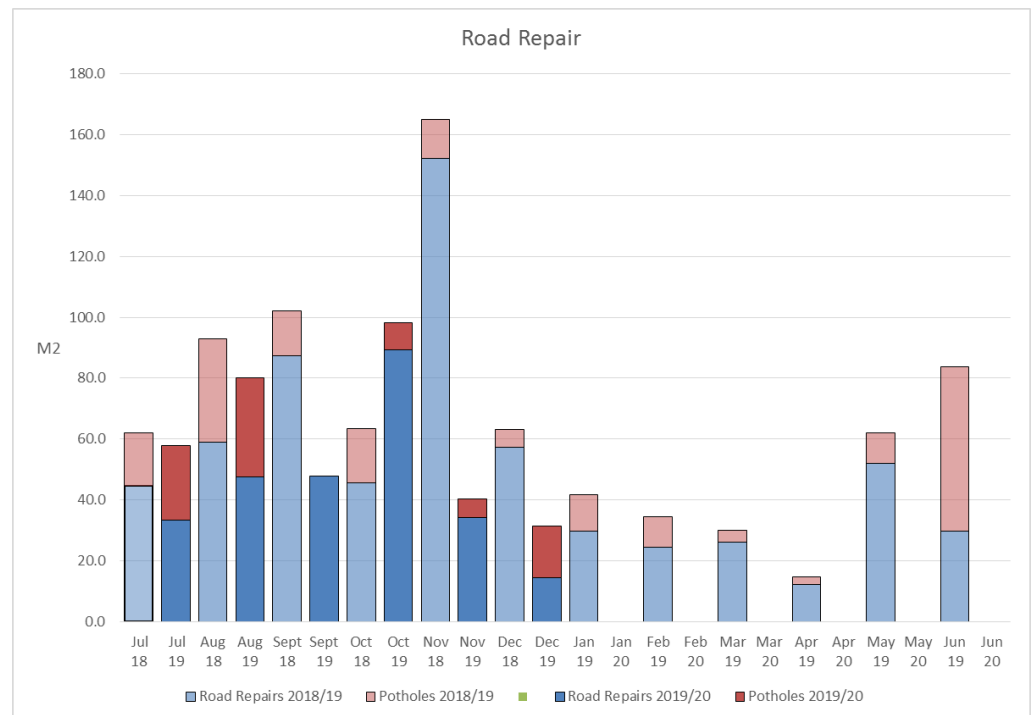
### Footpath Reinstatement



### Kerb & Watertable / Invert Reinstatement

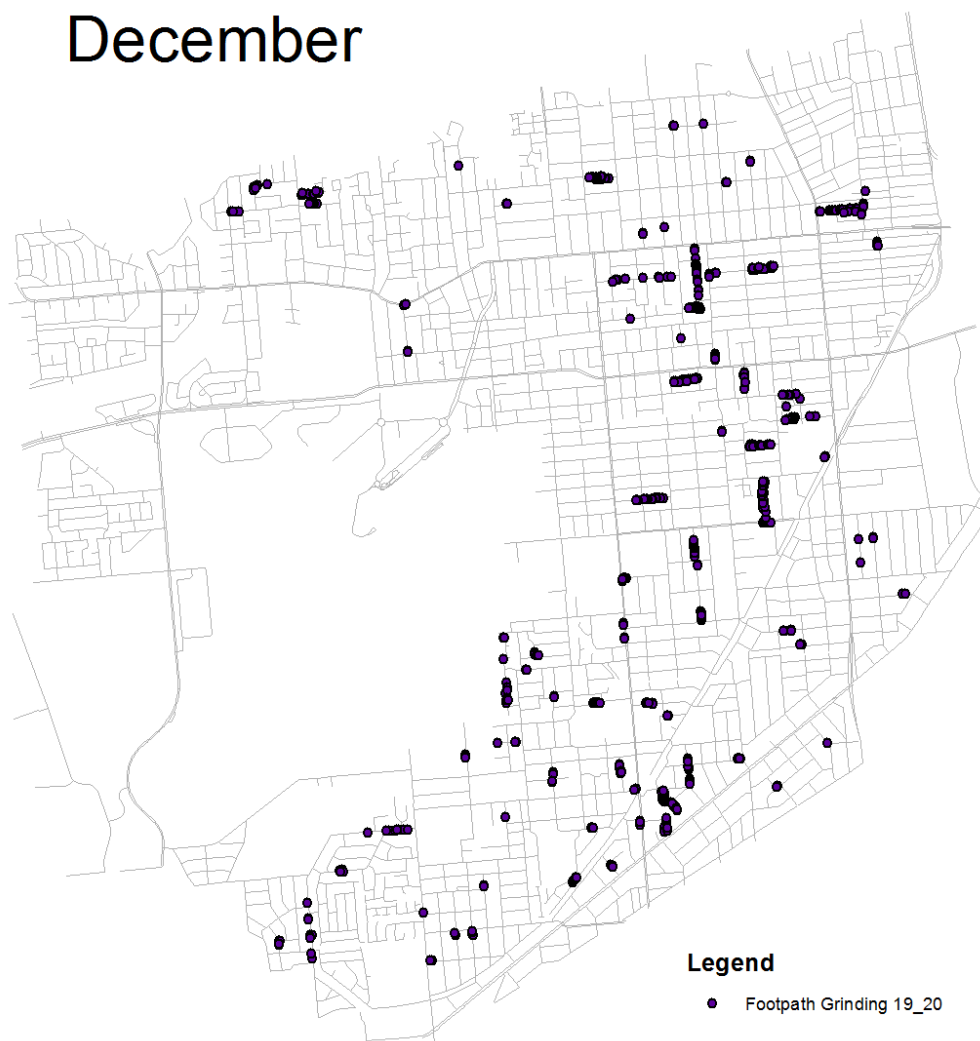


### Road Repair and Potholes

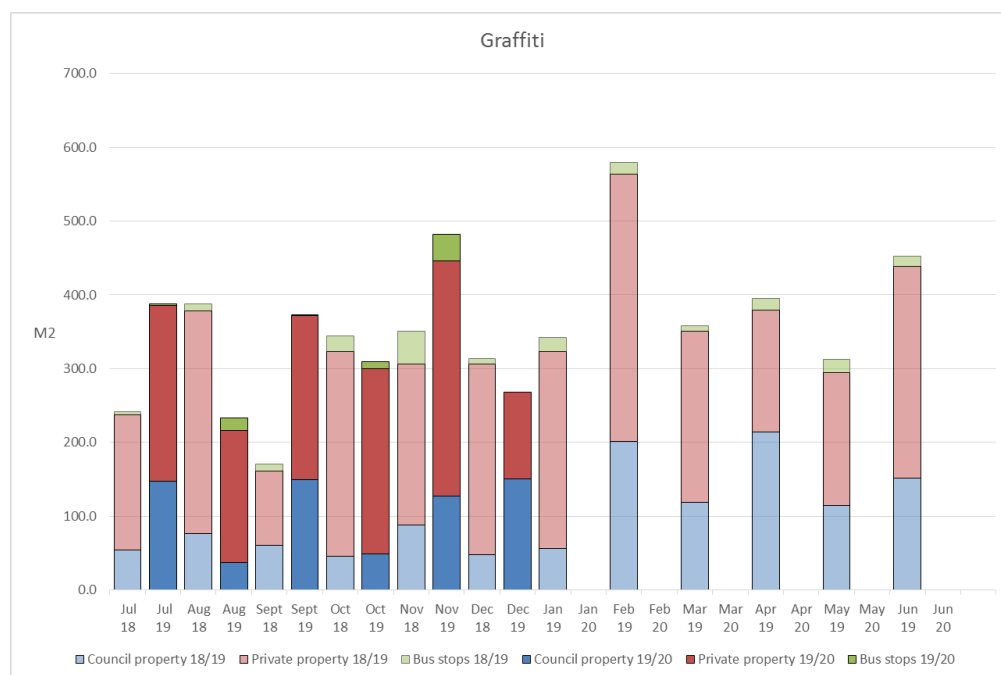


## Footpath Grinding Program

### December

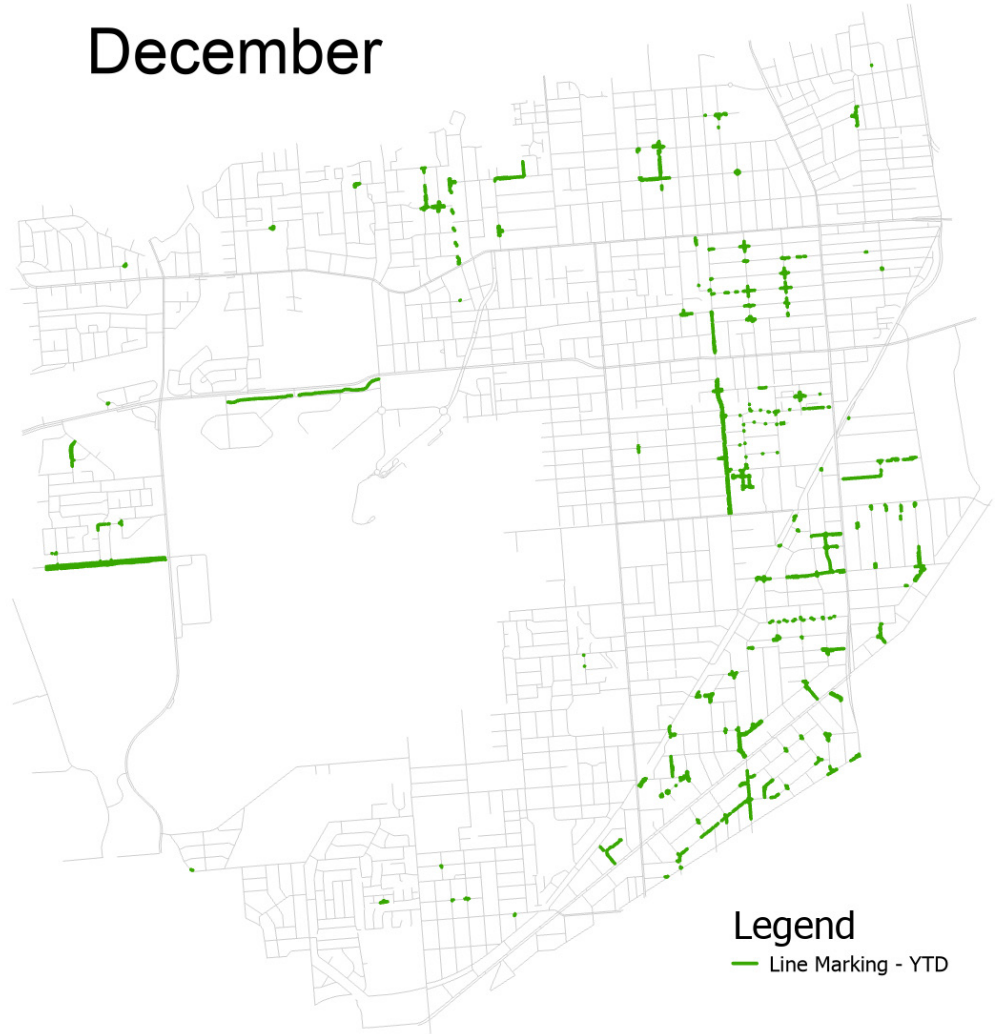


## Graffiti Removal



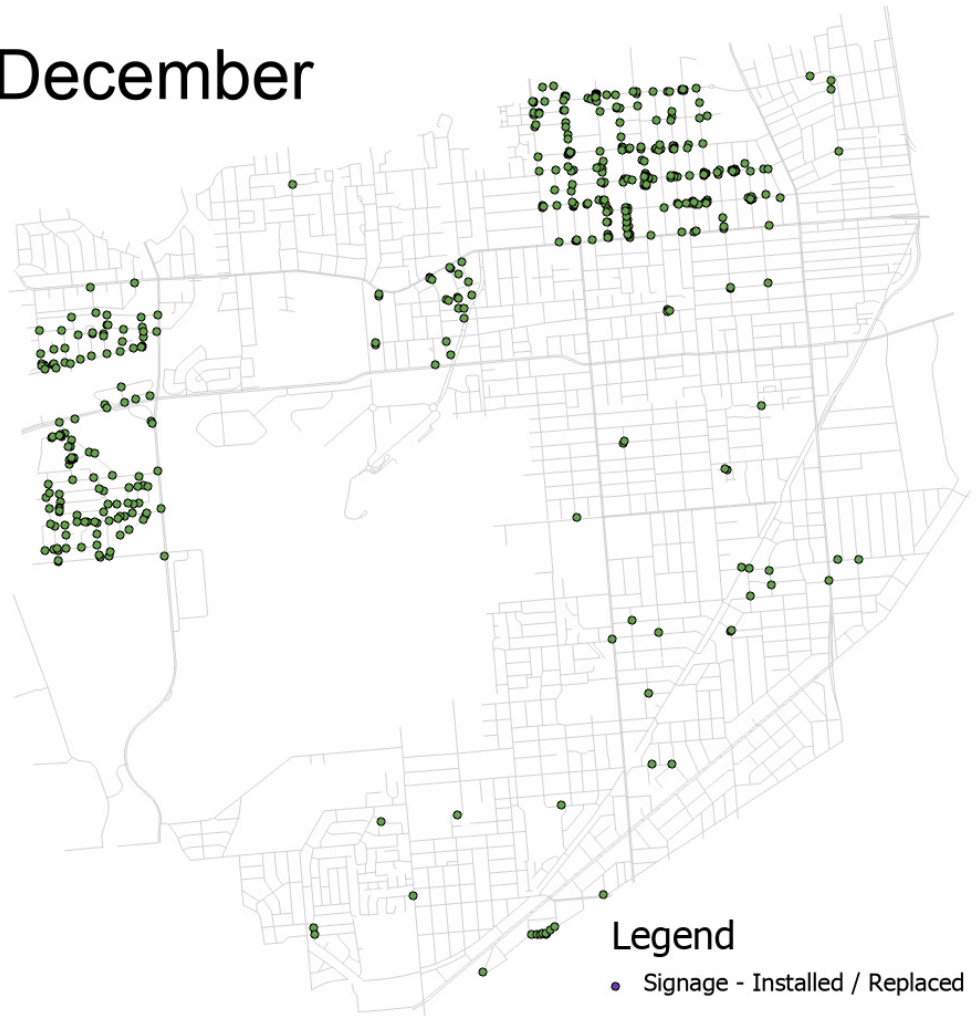
## Line Marking

# December

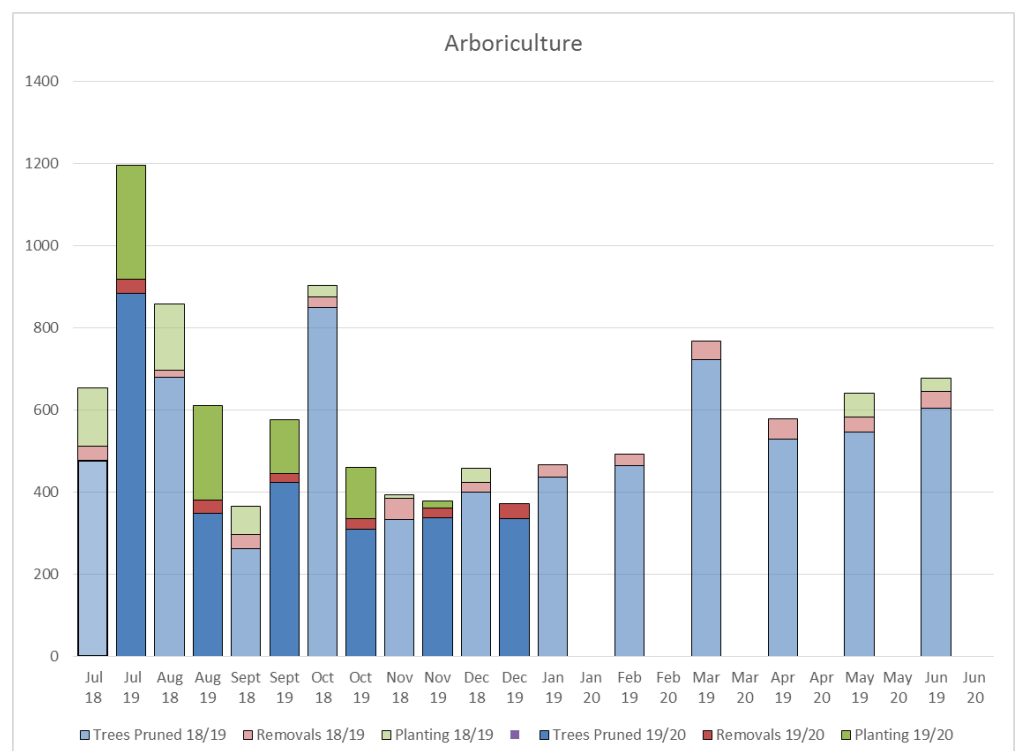


## Signage

December

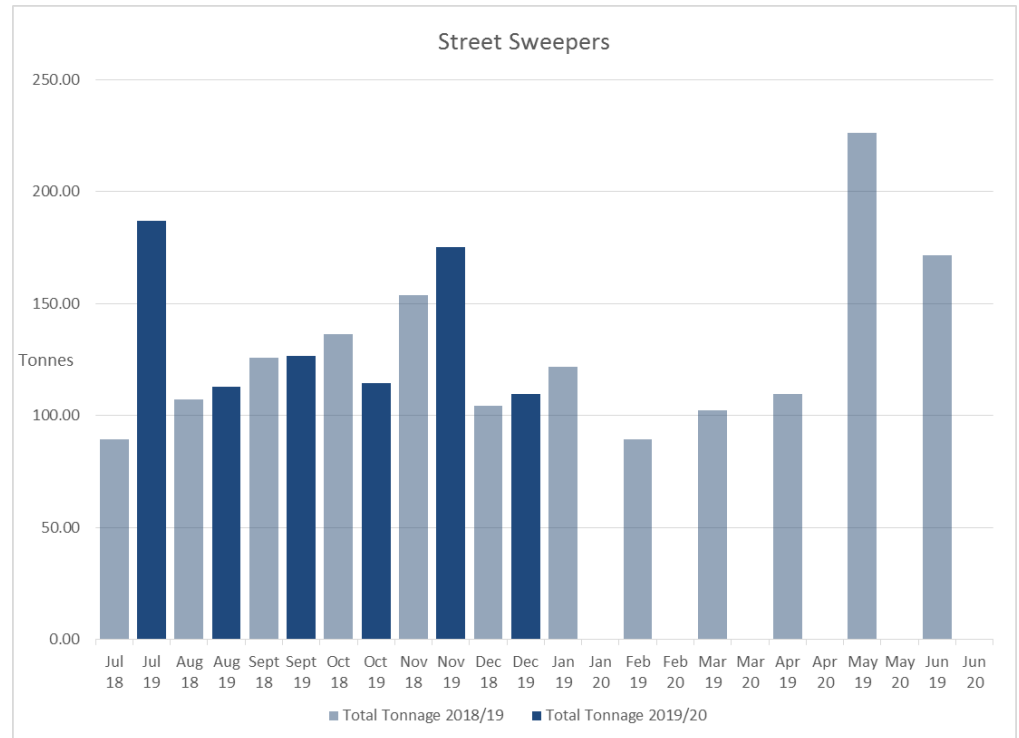


## Arboriculture

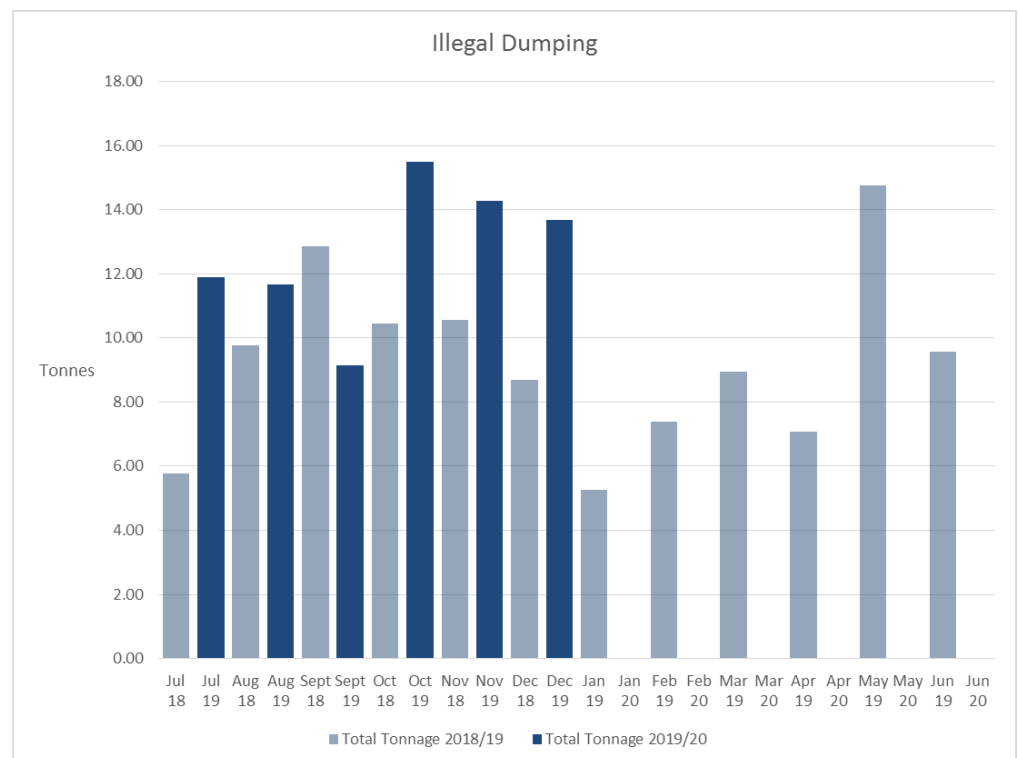




## Street Sweeper

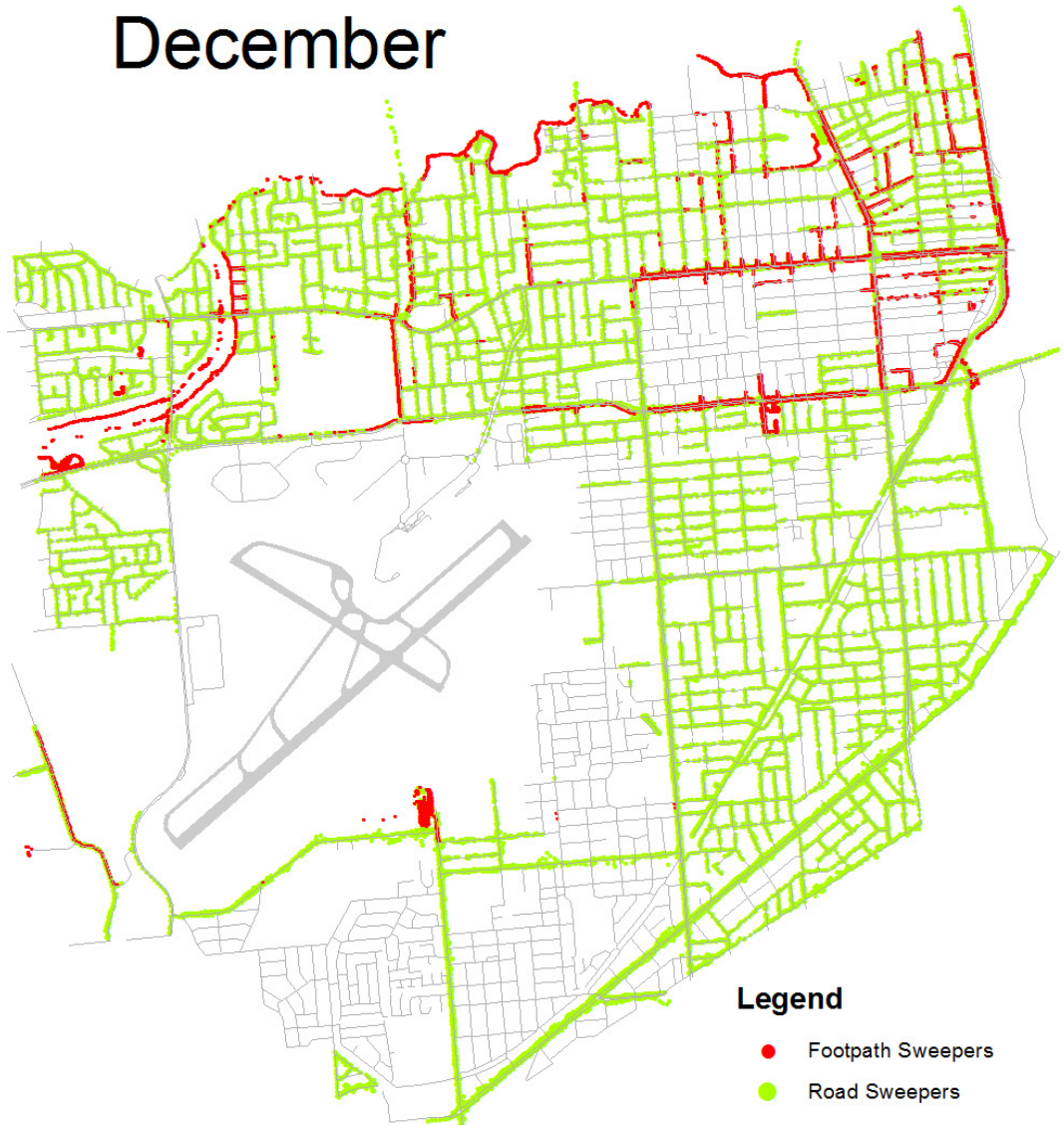


## Illegal Rubbish Collection



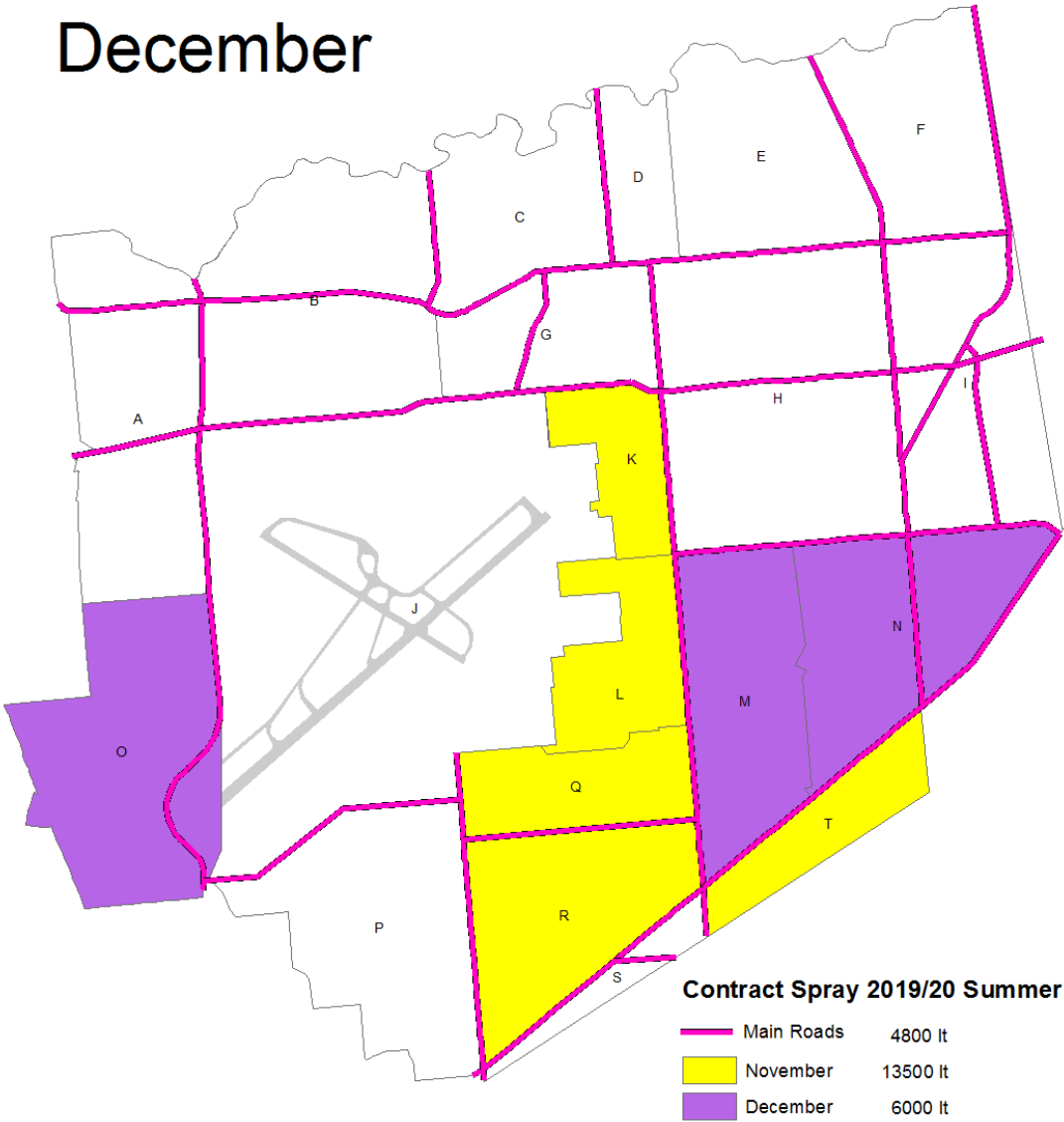
Road and  
Footpath  
Sweeping

# December



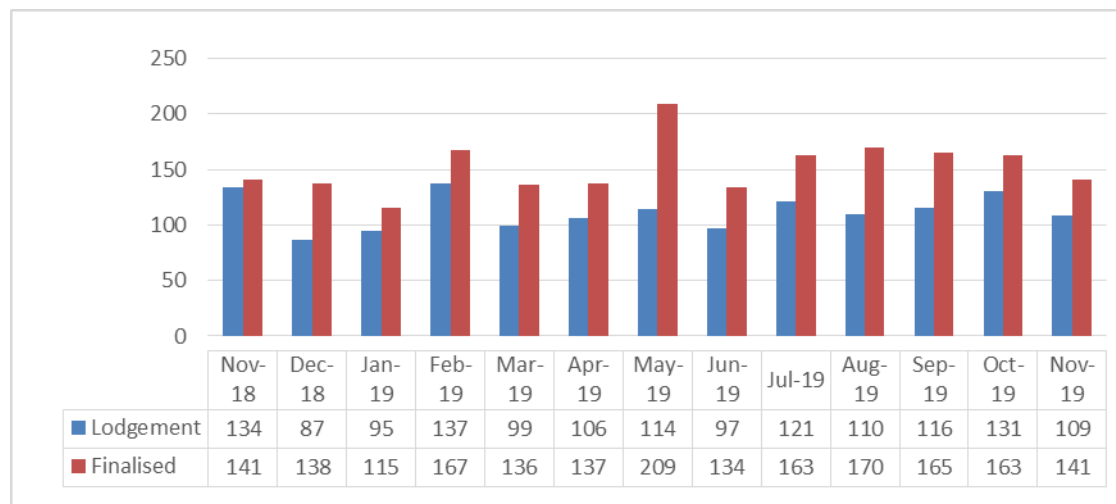
Contract  
Weed  
Spraying  
(1st Cycle)

# December



**Development Assessment****Development Applications****Lodgments  
and Decisions**

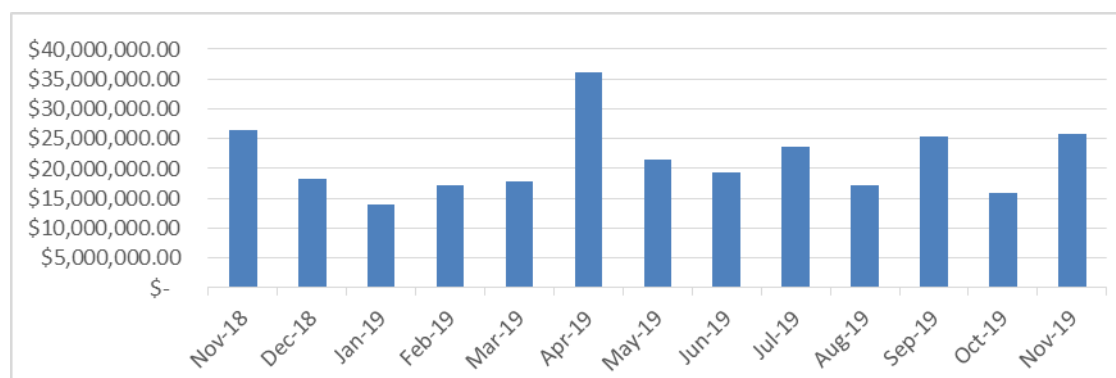
One hundred and nine (109) applications were lodged and one hundred and forty-one (141) applications were finalised in November 2019.



*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 \$25,704,271 were lodged in November 2019.



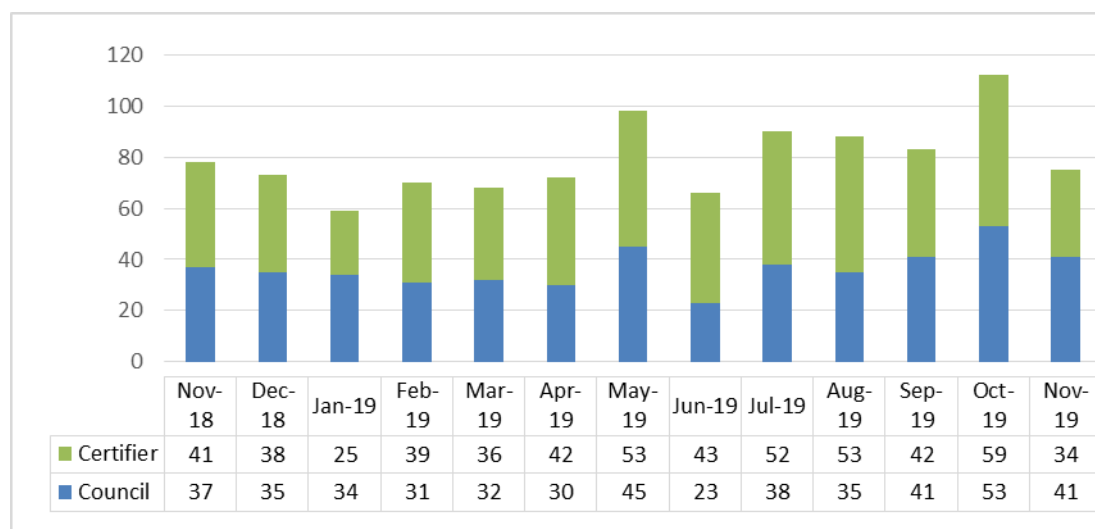
Assessment Timeframes (Staff Decisions)		2018		2019		
		Sept Qtr. 3	Dec Qtr. 4	Mar Qtr. 1	June Qtr. 2	Sep Qtr. 3
	<b>BUILDING CODE ONLY</b>					
	Total applications	74	90	73	73	53
	Median timeframe	6 days	3 days	1 day	2 days	2 days
	<b>COMPLYING</b>					
	Total applications	43	42	24	47	56
	Median timeframe	8 days	6 days	5 days	6 days	2 days
	<b>CAT 1 MERIT</b>					
	Total applications	234	203	183	211	206
	Median timeframe	25 days	22 days	21 days	15 days	12 days
	<b>CAT 2 MERIT</b>					
	Total applications	12	18	14	8	15
	Median timeframe	81.5 days	64 days	71 days	37.5 days	46 days
	<b>CAT 3 MERIT</b>					
	Total applications	9	8	4	4	6
	Median timeframe	59 days	39 days	34.5 days	42 days	57 days
<b>CAT 1 NON-COMPLYING</b>						
Total applications	0	0	2	3	5	
Median timeframe	-	-	122 days	87 days	95 days	
<b>CAT 3 NON-COMPLYING</b>						
Total applications	1	3	0	2	0	
Median timeframe	74 days	109 days	-	112 days	-	
Assessment Timeframes (CAP Decisions)		2018		2019		
		Sept Qtr. 3	Dec Qtr. 4	Mar Qtr. 1	June Qtr. 2	Sep Qtr. 3
	<b>CAT 1 MERIT</b>					
	Total applications	5	4	0	3	0
	Median timeframe	59 days	43.5 days	-	67 days	-
	<b>CAT 2 MERIT</b>					
	Total applications	3	1	5	4	2
	Median timeframe	107 days	87 days	64 days	83 days	42 days
	<b>CAT 3 MERIT</b>					
	Total applications	2	0	1	0	0
	Median timeframe	82 days	-	50 days	-	-
	<b>CAT 1 NON-COMPLYING</b>					
	Total applications	0	1	0	3	1
Median timeframe	-	33 days	-	93 days	18 days	
<b>CAT 3 NON-COMPLYING</b>						
Total applications	1	0	0	2	0	
Median timeframe	68 days	-	-	159.5 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"> <li><i>Building Code Only: 4 weeks</i></li> <li><i>Building Rules Consent only: 4 weeks</i></li> <li><i>Complying Development: 2 weeks for Development Plan Consent only; additional 4 weeks for Building Rules Consent</i></li> <li><i>Category 1-3 Development: 8 weeks for Development Plan Consent only; additional 4 weeks for Building Rules Consent.</i></li> </ul>					
Assessment Appeals	There are no new, ongoing or finalised appeals against Council's development assessment decisions as at 20 December 2019.					



### Building Rules Assessment

Building Rules Consent issued By Relevant Authority

Council issued forty-one (41) building rules consents and private certifiers issued thirty-four (34) building rules consents in November 2019.



*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

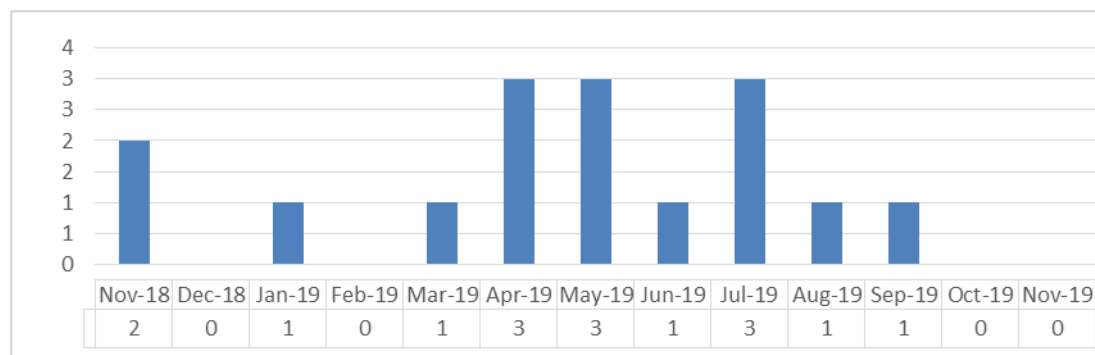
Pre-lodgment advice

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 November 2019.

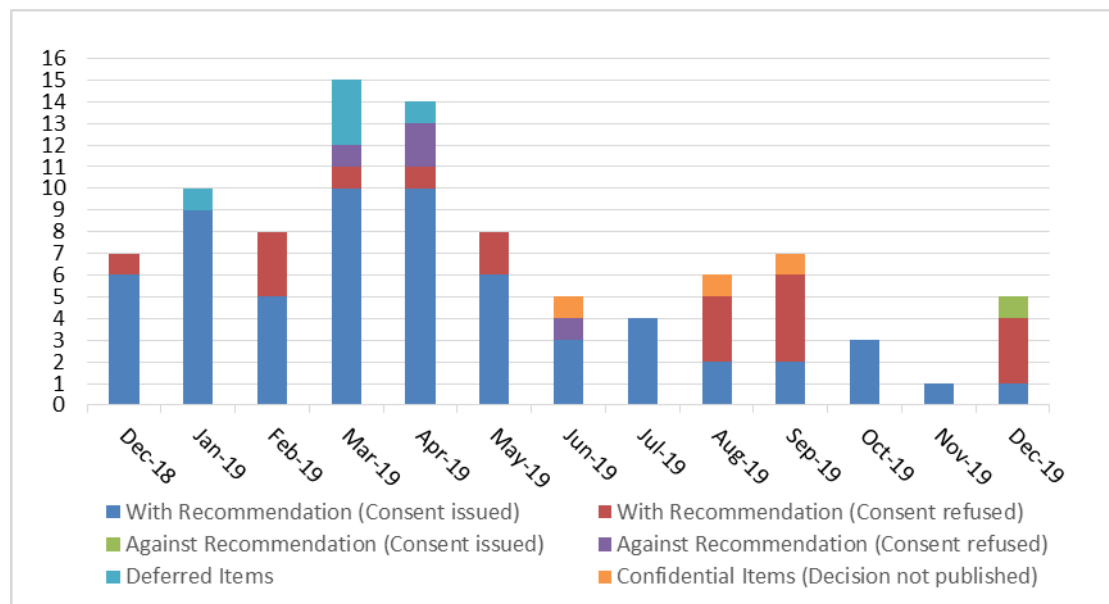


### Council Assessment Panel

The Council Assessment Panel (CAP) held a meeting on 10 December 2019.

The next CAP meeting will be held on 21 January 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.

### Service improvements

Work has continued on a suite of business improvement initiatives including:

- Review liquor licence complaint management process
- Research potential enforcement policy options
- City Development staff are contributing to internal Planning Reform working parties on planning policy, accredited professionals, communications and the ePlanning Portal.

**Development compliance**Compliance  
Requests

Twenty two (22) new development compliance requests were received in November 2019. Sixteen (16) development compliance requests were resolved within the month and two (2) requests were resolved from a previous month in November 2019. At the end of November there were thirty six (36) ongoing development compliance requests.

Month / Year	No of Requests Received	Requests resolved within the month	Requests resolved from previous months	Total Ongoing Actions
November 2018	18	8	7	49
December 2018	15	10	1	53
January 2019	15	10	5	48
February 2019	22	19	1	52
March 2019	18	10	12	38
April 2019	11	5	3	43
May 2019	23	13	7	46
June 2019	11	4	6	52
July 2019	16	13	11	47
August 2019	24	21	7	41
September 2019	20	17	4	43
October 2019	16	11	5	37
November 2019	22	16	2	36

*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

No Section 84 enforcement notices were issued in November 2019.

There was one (1) ongoing court matter as at 20 December 2019.

- An appeal against Council's enforcement notice relating to the breach of conditions for DA211/1231/2016 for the creation of two (2) additional allotments and construction of three (3) two-storey detached dwellings at 519 Henley Beach Road. The breach relates to the failure to develop driveways, parking and manoeuvring areas and landscaping to all three front yards

An minor variation to the development approval has been approved. As work was not completed by the agreed date decided during the conference, the matter has been sent to a directions hearing set down for 20 January 2020.

There were no finalised court matters since last month's report.

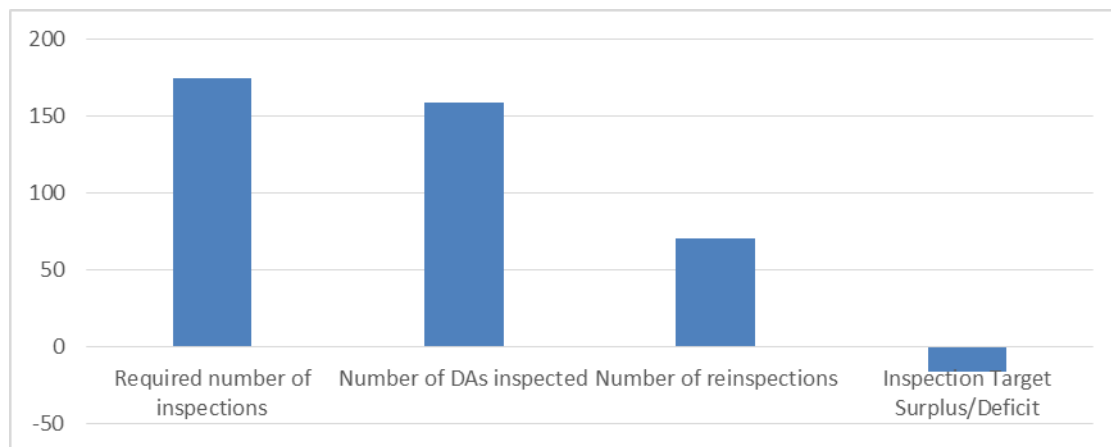
Month / Year	Section 84 Issued	Section 69 Issued	New Actions with ERD Court	Resolved Actions with ERD Court	Total ongoing Actions with ERD Court
November 2018	4	-	-	-	2
December 2018	1	-	1	1	2
January 2019	1	-	-	1	1
February 2019	-	-	-	-	1
March 2019	1	-	-	-	1
April 2019	-	-	-	-	1
May 2019	1	-	-	-	1
June 2019	1	1	-	-	1
July 2019	3	-	1	-	2
August 2019	-	-	-	-	2
September 2019	-	-	-	-	2
October 2019	-	-	-	1	1
November 2019	-	-	-	1	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.*

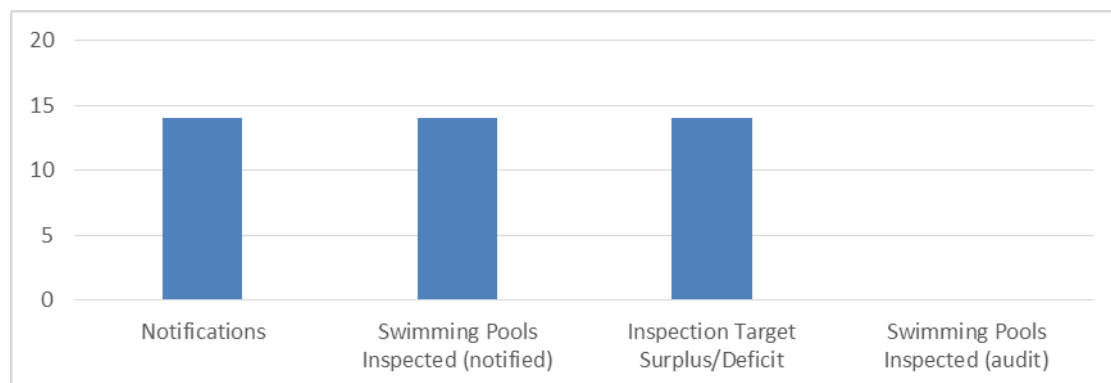
### Building compliance inspections

Building  
Inspections  
(July 2019 -  
November  
2019)

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 2019 -  
November  
2019)



*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	<p>A meeting of the Building Fire Safety Committee was held on 10 December 2019.</p> <p>The next Building Fire Safety Committee meeting will be held on 3 March 2020.</p>
ACP Cladding Audit	<p>The Building Fire Safety Committee has completed Phase 2 of the Aluminium Composite Panel (ACP) Cladding Building Audit which is being coordinated across South Australia by the Department of Planning, Transport and Infrastructure and is being undertaken in collaboration with councils, the Metropolitan Fire Service (MFS) and the Country Fire Service (CFS).</p> <p>The State Government has released a Summary of the South Australian Building Cladding Audit Interim Report which can be located on the SA Planning Portal.</p> <p>The State Government have appointed Wendy Campana to coordinate the response to the ACP Cladding Audit. Staff have attended forums regarding the state-wide approach to the ACP Cladding Audit.</p>

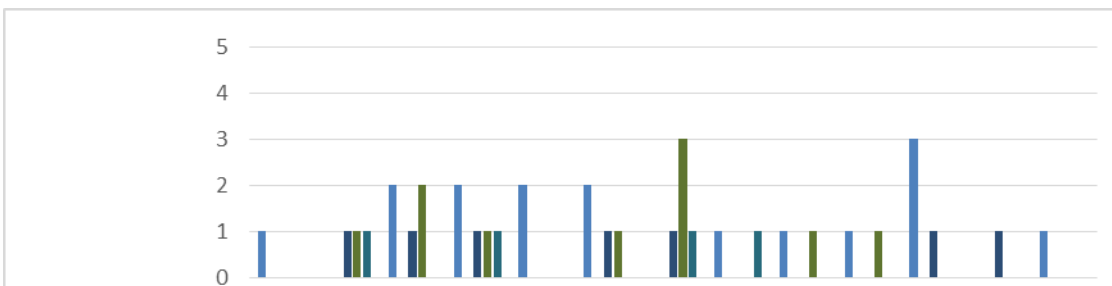
### Liquor Licencing

Liquor  
Licencing  
Reform

The State Government have implemented a reform of the liquor licencing system. Stage 3 commenced on 18 November 2019.  
  
For further information about the liquor reform project please visit [cbs.sa.gov.au/liquor-reform](https://cbs.sa.gov.au/liquor-reform).

Licence  
Applications

One (1) licence application was referred to Council in November 2019.



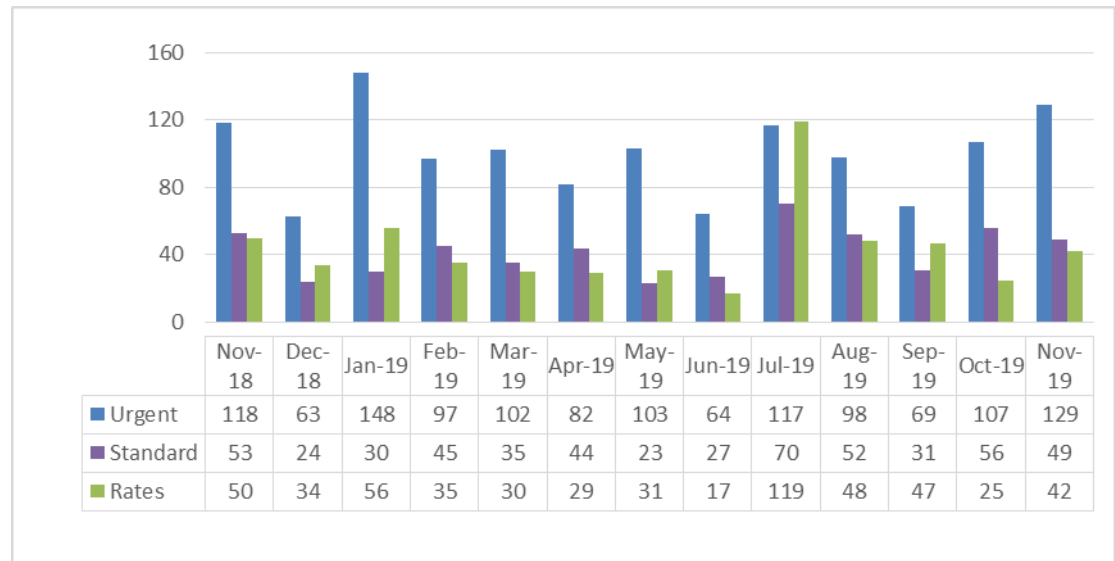
	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19
Limited Licence	1	0	2	2	2	2	0	1	1	1	3	0	1
Extension of Licence	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfer of Licence	0	1	1	1	0	1	1	0	0	0	1	1	0
Other Licence	0	1	2	1	0	1	3	0	1	1	0	0	0
Restaurant Licence	0	1	0	1	0	0	1	1	0	0	0	0	0

*Note: When an application is lodged with the State Government's Consumer and Business Services (CBS), it is also required to be referred to Council for our comment. The proposals are handled in accordance with our Liquor Licensing Policy, and Limited Licence applications are referred to the relevant Ward Councillors for their comment prior to feedback being sent to the CBS.*

## Property and land information requests

### Property Searches

One-hundred and twenty-nine (129) urgent search requests, forty-nine (49) standard search requests and forty-two (42) rates search requests were received in November 2019.



*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).*

### Attachments

Nil

## 11.10 Regulatory Service Activities Report

### Brief

This report provides information on the activities of the Regulatory Services Department for the six months to 31 December 2019.

### RECOMMENDATION

The Committee recommends to Council that the report be received.

### Introduction

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

### Discussion

2,188 parking expiation notices were issued in the December quarter, along with 136 warnings. 370 review requests were received.

<b>Parking Enforcement Report</b> <b>Fines Waived and Warnings Issued</b> <b>2019/20 Financial Year</b>				
Report Meeting 21 January 2020				
<b>Grounds</b>	<b>1 July - 30 Sept 2019</b>	<b>1 Oct - 31 Dec 2019</b>	<b>Year to Date Total</b>	<b>%</b>
<b>Parking Fines Waived</b>				
- Compelling humanitarian grounds	5	20	25	5.6
- Unavoidable offence	38	26	64	14.3
- Technical, trivial or petty	136	77	213	47.4
- Defective notice	61	60	121	26.9
- Administrative error	0	1	1	0.2
- Other	11	14	25	5.6
<b>Totals</b>	<b>251</b>	<b>198</b>	<b>449</b>	<b>100.0</b>
<b>Reason</b>	<b>1 July - 30 Sept 2019</b>	<b>1 Oct - 31 Dec 2019</b>	<b>Year to Date Total</b>	<b>%</b>
<b>Warnings Issued</b>				
- Proximity to intersection - minor	3	11	14	3.1
- Not angle/parallel park; Footpath/Verge	14	14	28	6.2
- Part driveway/ramp blocked	18	24	42	9.4
- Permits Incorrectly Displayed	7	13	20	4.5
- Motorist moved on	21	45	66	14.7
- Other	34	29	63	14.0
<b>Totals</b>	<b>97</b>	<b>136</b>	<b>233</b>	<b>100.0</b>

## Compliance Update

### Greyhound Event

The six month trial program to enable greyhounds to exercise off-leash once a month at the West Torrens Dog Park has now concluded. Fabulous feedback has been received. Team Leader of Compliance has collated all the information/data and provided it to Balancing Act Adelaide who are submitting a report regarding the City of West Torrens and Alexandrina Council trials to Dog & Cat Management Board.



### Unregistered Dogs

During November the annual door knock for unregistered dogs was undertaken. There were 660 unregistered dogs in the Dogs and Cats On-Line (DACO) system and all owners were contacted. 180 expiations were issued for having an unregistered dog and currently there are 125 unregistered dogs in the Council area, which the compliance team are following up on.

### Fire Danger Inspections

488 Fire Hazard letters were sent out to property owners of vacant land and previous offenders on the 2 October 2019, all properties were inspected on 16 and 17 November 2019. 83 Properties were reinspected on 14 and 15 December resulting in 75 105F notices and 25 Expiations being issued. Compliance are now in the process of requesting 20 warrants to enable Contractors to enter the land to cut back the fire hazard material.

### Other Information

Additional information on Environmental Health and Compliance activity is provided in the attachment.

### Conclusion

Information is provided in this report on the activities of the Regulatory Services Department for the six months to 31 December 2019.

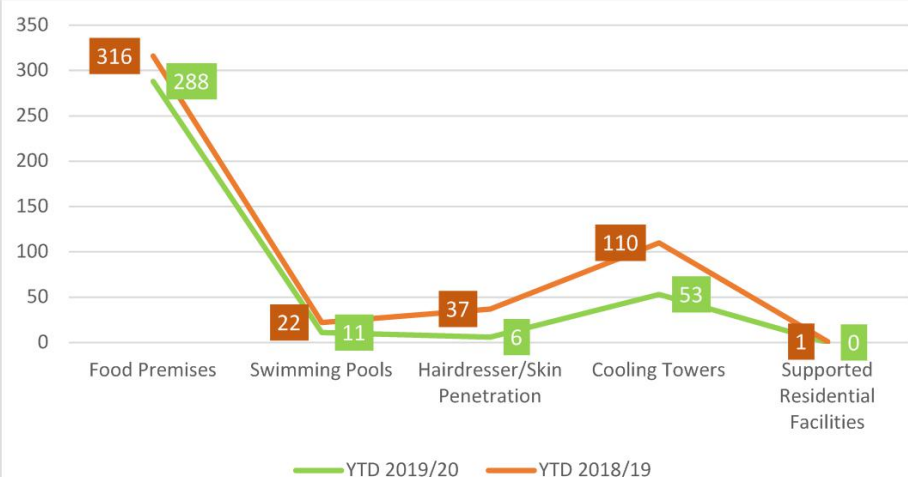
### Attachments

#### 1. Regulatory Services Activities Report

**ENVIRONMENTAL HEALTH - July to December 2019****Routine Inspections****Total Inspections****YTD**

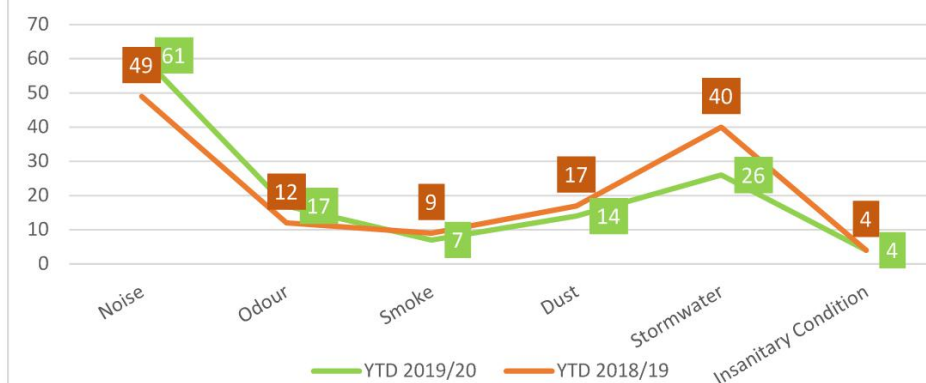
2019/20 = 358

2018/19 = 486

**Environmental Nuisance****Total Inspections:****YTD**

2019/20 = 129

2018/19 = 131

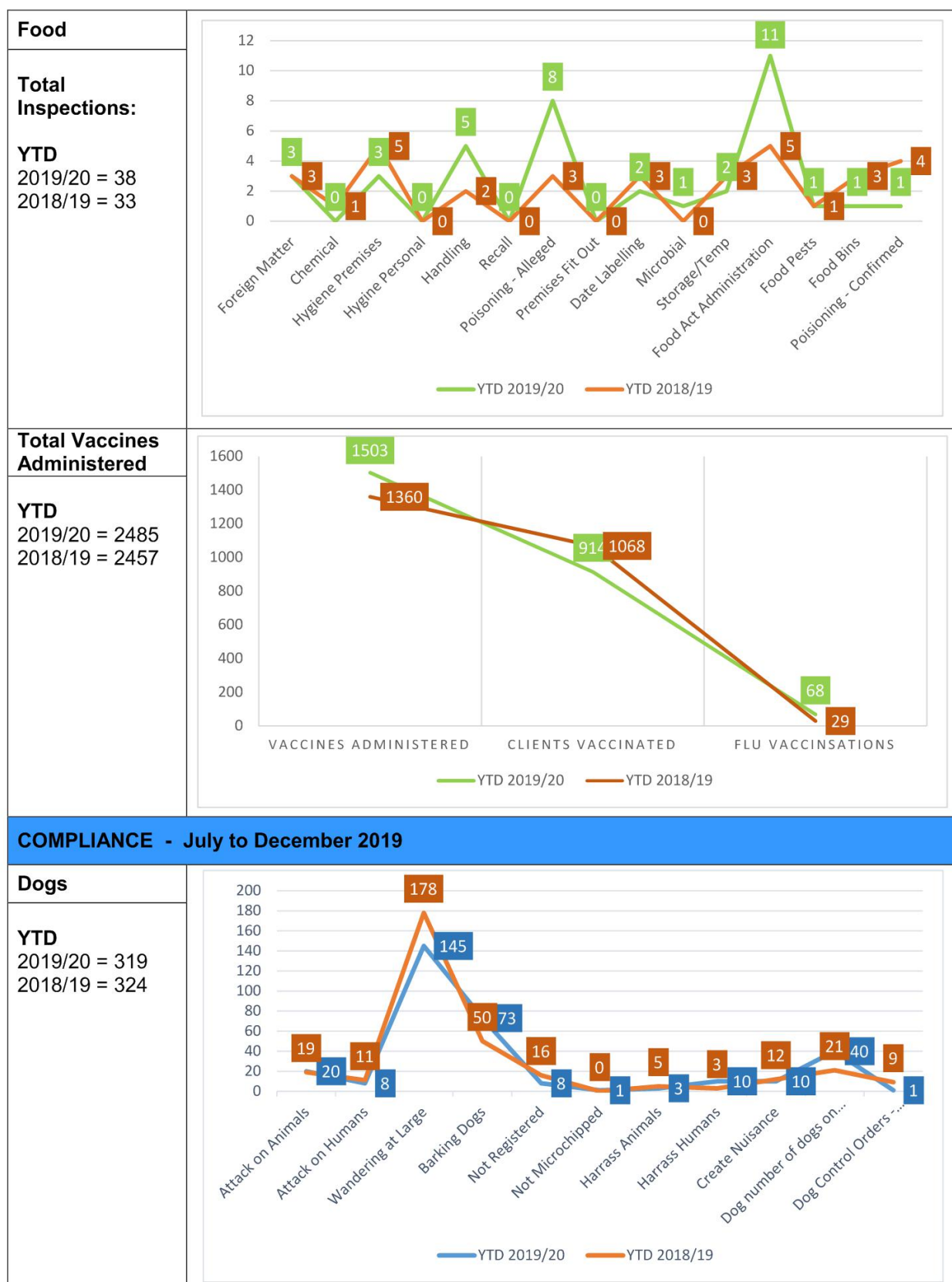
**Public Health****Total Inspections:****YTD**

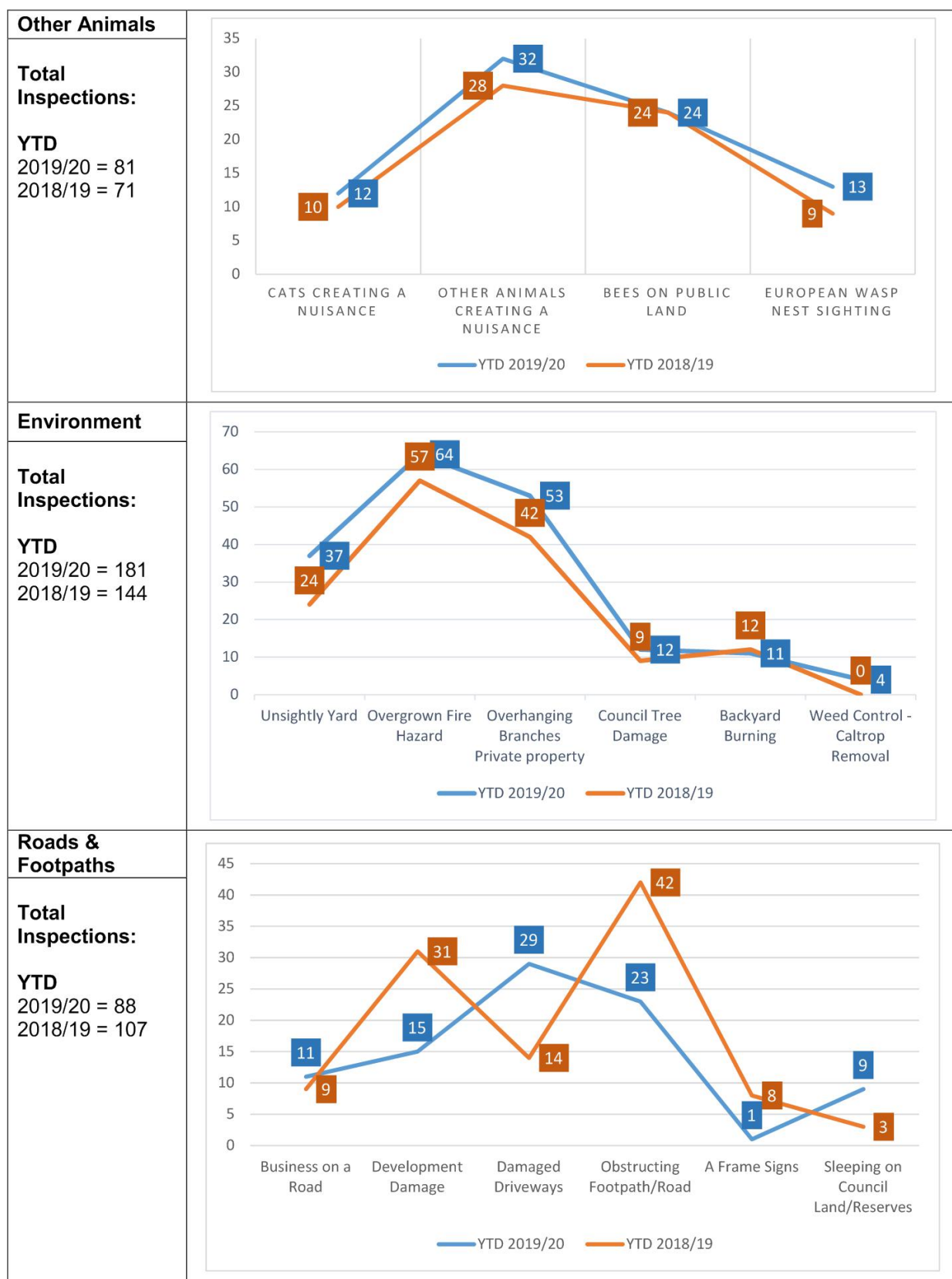
2019/20 = 33

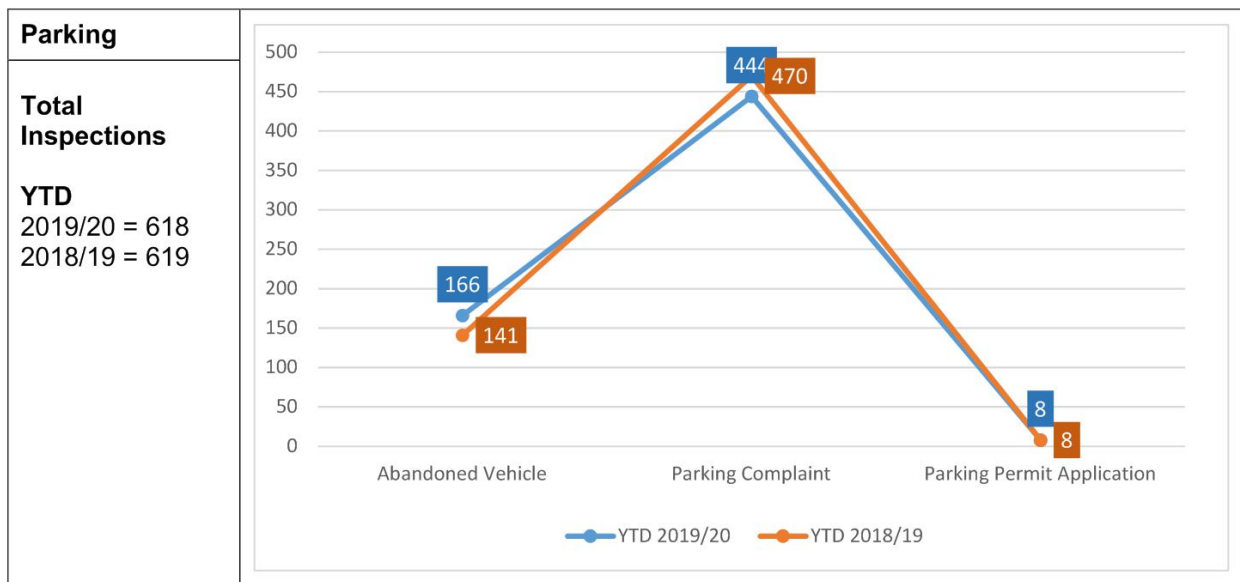
2018/19 = 38











## 11.11 Service Centre 2nd Quarter Activities Report

### Brief

This report provides information on Service Centre activities for the second quarter of the 2019/20 financial year.

### RECOMMENDATION

The Committee recommends to Council that the report be received.

### Introduction

The Service Centre continues to provide multiple contact channels for customers with its primary contact being face to face, telephone, webchat and social media.

Our objective is to continue to provide quality service in a responsive, consistent, convenient and caring way. To measure the satisfaction of our customers, we ask for and respond to customer feedback which is demonstrated by rating form our customer via "Rate it" portal and Webchat Feedback Forms and face to face interaction with customer service officers.

### Discussion

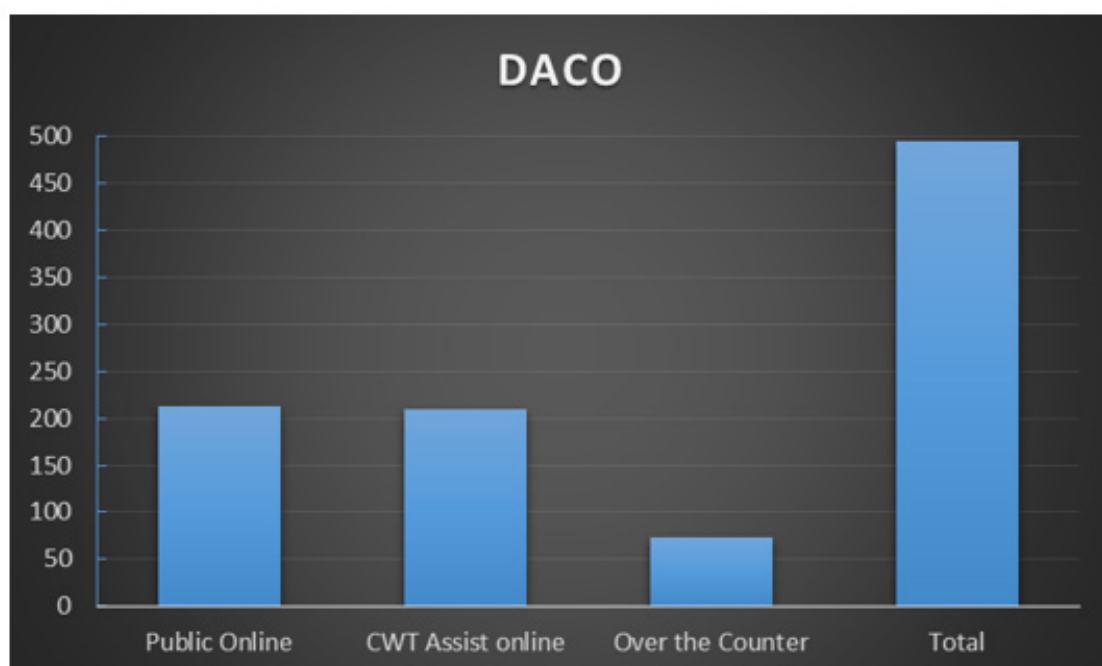
During the second quarter the Service Centre saw an expected decrease in customer interactions via phone, webchat, SMS and email of 16.5% compared to the last quarter, primarily due to the closing date for dog registrations and payment of rates.

### DACO

As expected, with dog registrations due by 31 August 2019 the second quarter saw a decrease in overall enquires for DACO from 2,276 to 494, a 92.65% reduction.

Currently there are 6,375 registered dogs in our council area.

Staff continued to assist customers with using the system and processing payments, which consisted of 209 Phone and Credit Card transactions and 73 face to face over the counter transactions.



## Webchat

Overall the second quarter received 1,565 webchats, averaging 25 chats per day.

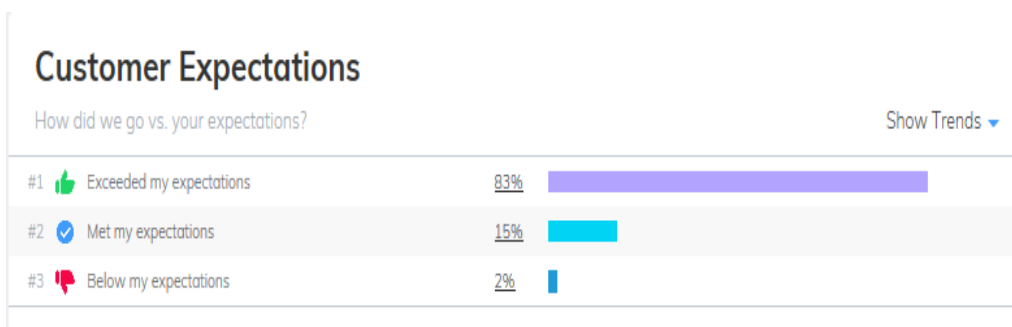
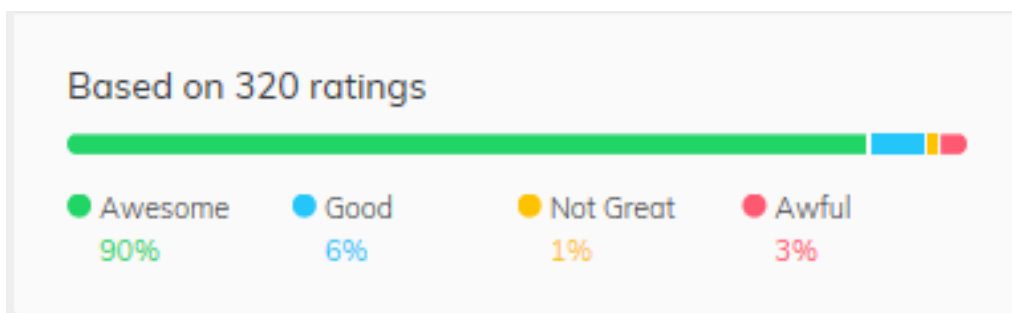
Of those customers who utilised webchat, 216 customers provided feedback, giving us a rating related to their customer experience.

A rating 1 is considered poor, rating 3 average and rating 5 is considered excellent.



## "Rate It"

Customers visiting the Civic centre resulted 320 customers providing feedback on our "rate It" app giving us a CX score of 9.5/10 for the quarter.





## Call Resolution

First Contact Resolution remains a key priority for the Service Centre as it aligns with our objective to provide quality service in a responsive, consistent, convenient and caring way.

A call is determined resolved by the Service Centre when:

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

A call is determined unresolved by the Service Centre if another department has been needed to manage the enquiry.

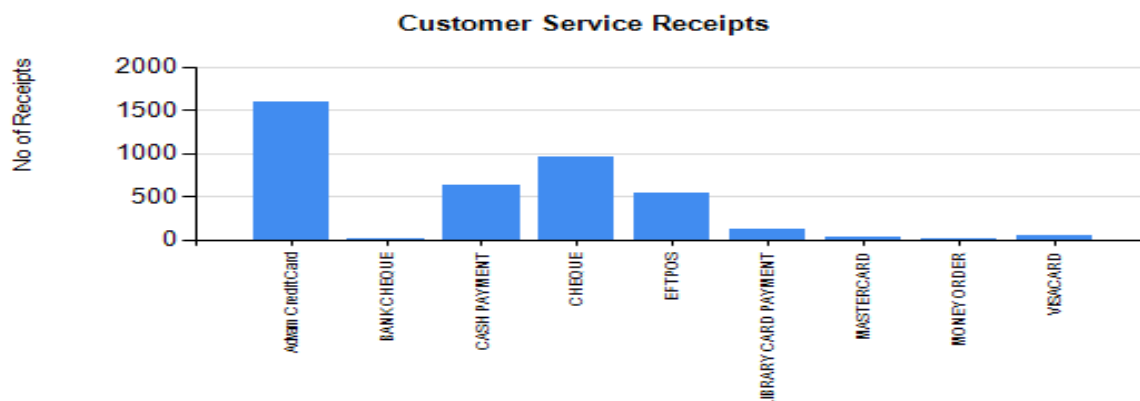
The below table indicates a comparison of the key drivers for contact through the Service Centre from last quarter to this quarter, with the top two departments for this quarter being Compliance and Planning & Building.

## Call Resolution Summary Report

Second Quarter				
Department	Resolved	Transferred	Email	Total
City Assets	270	15	32	317
City Operations	901	18	38	957
Community Development	757	140	53	950
Compliance	2555	54	31	2640
Planning & Building	2314	189	121	2624
Environmental Health	141	15	6	162
Finance	2151	78	11	2240
Human Resources	46	0	3	49
Information Services	46	6	3	55
Library	183	8	2	193
Office of Mayor & CEO	35	7	2	44
Service Centre	816	6	2	824
Strategy & Business	86	12	17	115
Waste Management	931	39	6	976
<b>Total</b>	<b>11232</b>	<b>587</b>	<b>327</b>	<b>12146</b>

Overall the Service centre resolution rate for this quarter is 92%

## Customer Service Total Receipts



### Customer Service Percentage of Total Receipts

**12.38%**

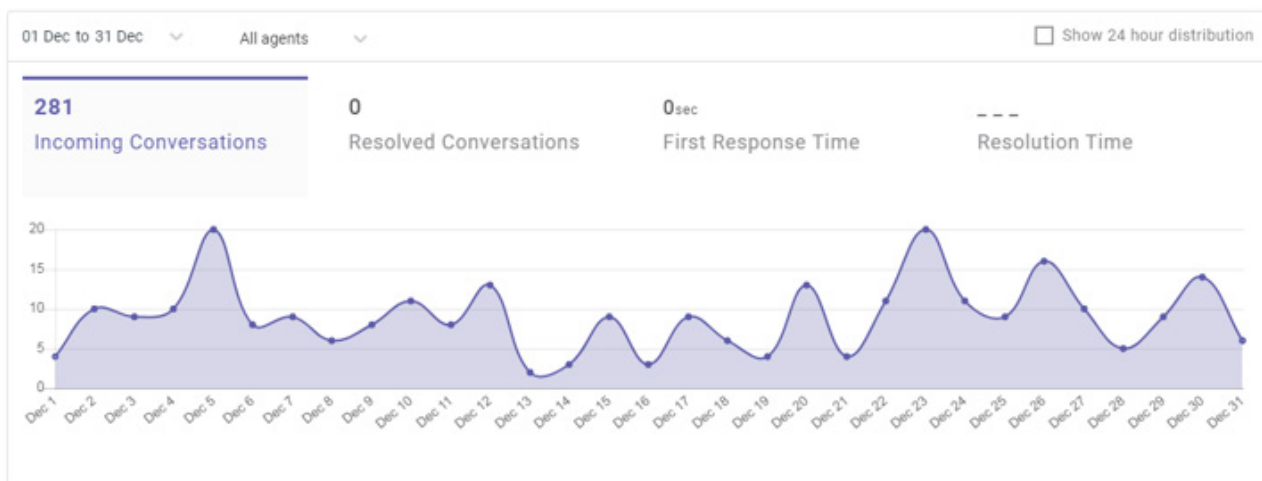
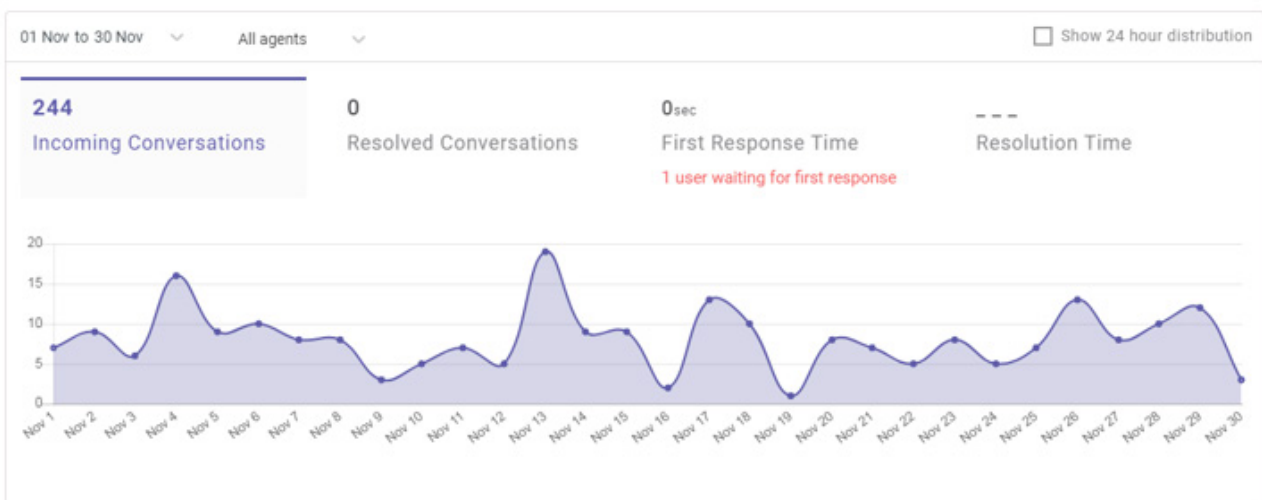
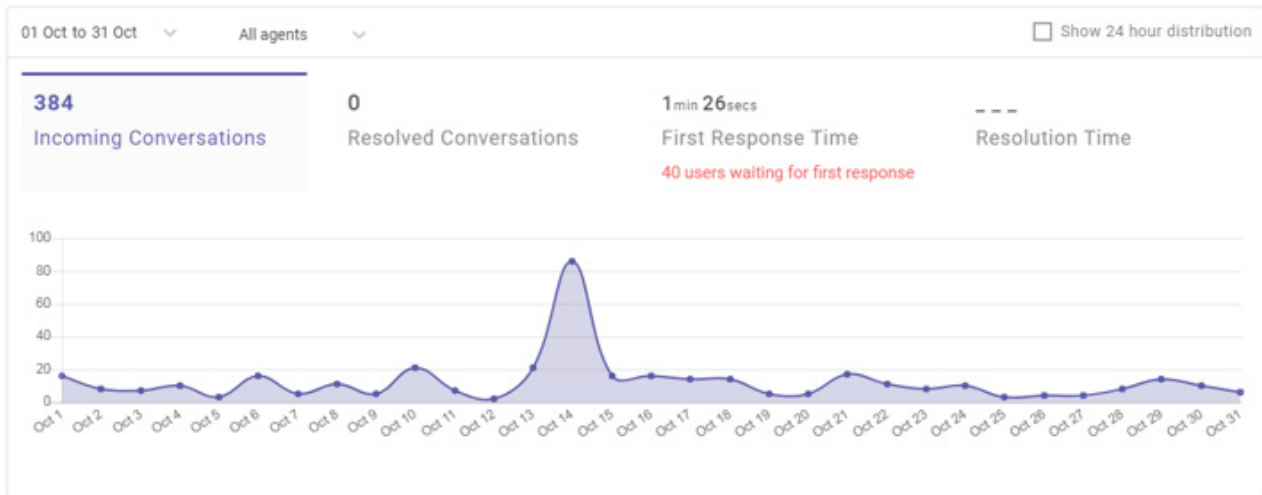
Total Receipts - 31929						
Advam Credit Card	BANK CHEQUE	CASH PAYMENT	Commonwealth Bank Direct Debit	DIRECT DEBIT	EFTPOS	ePathway
1602	3	637	6	1868	534	4324
Journal	LIBRARY CARD PAYMENT	MONEY ORDER	MASTERCARD	ON-LINE SERVICES	CHEQUE	VISACARD
29	126	10	27	21748	958	56

Customer Service Receipts - 3953				
Advam Credit Card	BANK CHEQUE	CASH PAYMENT	EFTPOS	LIBRARY CARD PAYMENT
1602	3	637	534	126

MONEY ORDER	MASTERCARD	CHEQUE	VISACARD
10	27	958	56

## Chat Bots

The Second Quarter is the first time we have reported on the usage for Chat Bots, across all Chabots it indicated an average of 9 conversations per day. The spike of 86 on 14 October was due to testing.



**West Torrens Experience Update**

During the last quarter the framework for the Customer Experience Measurement software was developed with the first surveys being distributed in late January. The team's piloting the surveys include the Service Centre, Community Development (in particular hirers of Thebarton Community Centre) and the Compliance Team.

The surveys will capture Customer Satisfaction, Customer Ease and Net Promoter Score and will provide valuable insights in to the experiences customers have with CWT.

The West Torrens Experience Steering Committee met in December to discuss and explore a proof of concept opportunity around Customer Relationship Management (CRM) solution, Single Customer View and a Customer Portal. These solutions were highlighted as a priority based on the customer and employee research that informed the West Torrens Experience framework.

The committee agreed that these concepts should continue to be investigated and further research is currently being undertaken including looking at current solutions available and how they may integrate with our existing systems.

The development of an in-house interactive E Learning solution is also currently being developed to assist with developing employee's skills and understanding of customer service techniques and etiquette.

**Conclusion**

This report provides an overview of the key activities of the Service Centre for the Second Quarter of the 2019/20 financial year.

**Attachments**

Nil

## 11.12 Community Services Activities Report - December 2019

### Brief

This report details the activities of the Community Services Department for December 2019.

### RECOMMENDATION

The Committee recommends to Council that the Community Services Activities Report - December 2019 be noted.

---

### Introduction

The Community Services department (Department) provides a report to each City Services and Amenity 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 December 2019 are as follows:

#### ***Community Centres***

Over the month of December, 86 groups were booked into Thebarton Community Centre and 26 groups were booked into Plympton Community Centre. The events and activities were mostly Christmas focussed. The very popular Mover & Shakers Active Ageing Program at Plympton finished the year with exercise followed by Christmas lunch, 46 people attended.

#### ***Community Development***

##### *Apex Park Launch*

The team assisted with the Apex Park launch held on 7 December. The event was a big success with approximately 300 residents in attendance. The park was officially opened by Mayor Coxon and Member for Colton Matt Cowdrey. The Cheerio Netball Club, West Beach Tennis Club, Lockleys Riding Club, Scouts SA, Lockleys Guides, Our Big Backyard survey team and Council's Waste Management team were also in attendance on the day. Natural Resources Management (NRM) SA also provided resources for the day.

##### *School Holidays*

The school holiday program (Get with the program) was finalised and activities started over the month. Bookings for activities that require them opened on Monday 9 December. Not including the Summer Festival events, there are 55 activities in total happening over the Summer Holidays. The activity list can be found at

[https://www.westtorrens.sa.gov.au/CWT/news\\_and\\_events/Council\\_news\\_and\\_events/Council\\_News/Get\\_with\\_the\\_program\\_Summer\\_2019-2020](https://www.westtorrens.sa.gov.au/CWT/news_and_events/Council_news_and_events/Council_News/Get_with_the_program_Summer_2019-2020)





### Volunteers

The Tax Help program finished for the year with 58 people assisted and 46 tax returns lodged.

The volunteer appreciation lunch was held at Morphetville Junction Centre 13 December, it was attended by over 100 volunteers with many volunteers receiving appreciation awards for 5, 10, 15 years of services and one volunteer received special acknowledgement for 20 years of service.



### Library Services

#### Author Talk

The Author Talk Event, Cry of the Firebird by T.M.Clark held on 10 December was attended by 45 people. Author, Tina Clark, was interviewed by Tricia Stringer. Born in Zimbabwe, Tina Clark lived on her family's ranch and went to boarding schools in Bulawayo and then Kokstad in South Africa. She began writing fiction in the UK while being a stay at home mum to her two sons. Now living on an island near Brisbane, T.M. Clark combines her passion for storytelling with her love for Africa. Tina Clark captivated the audience with her stories, recounts of various African traditions, as well as a reading from her new thriller "Cry of the Firebird".

#### Library Community Christmas Party

A Christmas Party was held for customers in mid-December. Over the course of the afternoon 250 people attended the event in the auditorium. It was a successful afternoon and feedback regarding the music, cake decorating, crafts, and face-painting was very positive.



### Collections

The West Torrens 2019 Summer Reading Guide was created to help customers discover the best books to read this summer, the book list was collated by the library team. The guide includes prize-winners, bestsellers and popular books.

[https://www.westtorrens.sa.gov.au/CWT/news\\_and\\_events/Council\\_news\\_and\\_events/Council\\_News/Summer\\_reading\\_guide](https://www.westtorrens.sa.gov.au/CWT/news_and_events/Council_news_and_events/Council_News/Summer_reading_guide)

### Djembe Drumming

In a collaboration with Thebarton Senior College the Hamra Centre hosted the Djembe drumming group from the College. This amazing performance was enjoyed by the local Aspect TreeTop School and Cowandilla Primary School. The engagement was very moving, everyone involved was energised, smiling and connected.



### **Children and Youth**

The Hamra Centre hosted an end of year goodbye to students at Cowandilla Primary school from year 5-7. Many international students are making trips overseas and will not see friends next year as they move on to different schools. Providing a safe space for them to connect and celebrate their friendships the team co-ordinated a table tennis game and afternoon tea. It was great to see the community using the new inbuilt table tennis facility. Many of the youth gratefully expressed thanks for this opportunity, enjoyed playing together and having a positive end to the year.

Children's Story-Time focussed on "travelling" around the world visiting Scotland, London, Indonesia, China and Japan through story telling in different languages, crafts and reading stories about different cultures.

### **Attachments**

#### **1. Community Services Activities - January 2020**

## Community Services Activities and Events - January 2020

- \* 16/12/19-16/1/20 Summer Reading Challenge Illustration Competition
- \* 16/12/19-16/1/20 Book Reviews: submit a book review to be in the running to receive a Dymocks book voucher (one prize draw each week)
- \* 6/1/20 - 30/1/20 Edwardstown Camera Club Annual Exhibition

Date	Time	Activity/Event	Location
<b>Wed 1/1</b>		<b>NEW YEAR'S DAY PUBLIC HOLIDAY</b>	
<b>Thu 2/1</b>	8.00am	NHF Walking Group	Kurralt Park
	10.30am	Escape on a Magical Carpet with Aladdin: ages 5 & over.	Hamra Centre
	1.00pm	Arcade Alley: 5-17 years	Hamra Centre
<b>Fri 3/1</b>	10.00am	Drop-in Gaming: all ages.	Hamra Centre
	10.30am	Magical Playdate: Unicorns, Dinosaurs & More. 1-5 years.	Hamra Centre
	1.00pm	One-to-One Tech Help Drop-in Session	Hamra Centre
	3.00pm	Arcade Alley: 5-17 years	Hamra Centre
<b>Sat 4/1</b>	10.00am	One-to-One Tech Help Drop-in Session	Hamra Centre
	5pm-10.30pm	Open Air cinema - Aladdin	Memorial Gardens
<b>Sun 5/1</b>			
<b>Mon 6/1</b>	8.00am	NHF Walking Group	Kurralt Park
	10.00am	Yarn Knitting Group	Hamra Centre - Sun Room
	10.30am	DIY Digital Enquiry Space: 5 years & over	Hamra Centre
	2.00pm	One-to-One Tech Help	Hamra Centre
	2.30pm	Crumbs - Mexican cooking: 10-17 years	Plympton Community Centre
	3.00pm	Teen Book Taster: 11 years & over	Hamra Centre
	6.00pm	Sewing Studio	Plympton Community Centre
<b>Tue 7/1</b>	10.30am	DIY Digital Enquiry Space: 5 years & over	Hamra Centre
<b>Wed 8/1</b>	10.00am	Come & Try Dungeons & Dragons: 11-17 years	Hamra Centre
	11.00am	Book Club	Hamra Centre - Sun Room
	11.00am-2pm	Sewing Studio	Plympton Community Centre
	1.00pm	Little Day In STEAM: 5 years & over	Thebarton Community Centre
<b>Thu 9/1</b>	8.00am	NHF Walking Group	Kurralt Park
	10.00am	One-to-One Tech Help	Hamra Centre
	11.00am	SnookerSA Come & Try: 11-18 years	SnookerSA
	2.30pm	DIY Digital Enquiry Space: 5 years & over	Hamra Centre
	6.00pm	Book Club	Hamra Centre - Sun Room
<b>Fri 10/1</b>	10.00am	Drop-in Gaming: all ages.	Hamra Centre
	11.00am	SnookerSA Come & Try: 11-18 years	SnookerSA
	1.00pm	One-to-One Tech Help Drop-in Session	Hamra Centre
	10.30am-1pm	Hoop Weaving - Maker Session with the Textile Warrior. Session 1: 8-10 years	Hamra Centre
	2-4.30pm	Hoop Weaving Session 2: 11 years & over	Hamra Centre
	3.00pm	Book Club	Hamra Centre - Sun Room
<b>Sat 11/1</b>	10.00am	One-to-One Tech Help Drop-in Session	Hamra Centre
	5pm-10pm	Summer Festival - All Together Now	Memorial Gardens



Date	Time	Activity/Event	Location
<b>Sun 12/1</b>			
<b>Mon 13/1</b>	8.00am 2.00pm 3.30pm 6.00pm	NHF Walking Group One-to-One Tech Help Lego Club: 5 years & over Sewing Studio	Kurralt Park Hamra Centre Hamra Centre Plympton Community Centre
<b>Tue 14/1</b>	10.30-11.10am 1-1.40pm	Baby Disco Session 1 : 0-3 years Baby Disco Session 2: 0-3 years	Hamra Centre Hamra Centre
<b>Wed 15/1</b>	11am-2pm 11.30am	Sewing Studio Little Day Out - Splash: 0-17 years	Plympton Community Centre Mellor Park
<b>Thu 16/1</b>	8.00am 10.00am 1.00pm 11.00am 2.30pm 5.30-8.30pm 6.00pm	NHF Walking Group One-to-One Tech Help Craft Percussion: 3 years & up - with parent supervision SnookerSA Come & Try: 11-18 years The Grand Kinder-Jazz Time Machine Show: all ages Chiku Chiku Sewing Workshop Financial counselling	Kurralt Park Hamra Centre Hamra Centre SnookerSA Hamra Centre West Torrens Auditorium Hamra Centre
<b>Fri 17/1</b>	10.00am 10.00am 1.00pm 1.30pm	Drop-in Gaming: all ages. Come & Try Dungeons & Dragons: 11-17 years One-to-One Tech Help Drop-in Session Teen Book Taster: 12 years & over	Hamra Centre Hamra Centre Hamra Centre Hamra Centre
<b>Sat 18/1</b>	10.00am 1.30pm 5pm-10.30pm	One-to-One Tech Help Drop-in Session Minecraft & Gaming Lock-in Session: 10-17 years Open Air cinema - Pokemon Detective Pikachu	Hamra Centre Hamra Centre Memorial Gardens
<b>Sun 19/1</b>			
<b>Mon 20/1</b>	10.00am 1.30pm 2.00pm 6.00pm	Come & Try Dungeons & Dragons: 11-17 years Writer Workshop: Poetry & Verse. 10 years & over One-to-One Tech Help Sewing Studio	Hamra Centre Hamra Centre Hamra Centre Plympton Community Centre
<b>Tue 21/1</b>	10.30am	Breakout Boxes: 8 years & over	Hamra Centre
<b>Wed 22/1</b>	9.30am 11.00am-2pm	Little Day Out - Beach: 0-17 years Sewing Studio	West Beach SLS Plympton Community Centre
<b>Thu 23/1</b>	8.00am 10.00am 10.30am 10.30-11.15am 11.30-12.15pm 11.00am	NHF Walking Group One-to-One Tech Help Drama Games Workshop: 7-12 years Come & Try Calisthenics Session 1: 6 years & under Come & Try Calisthenics Session 2: 7-10 years SnookerSA Come & Try: 11-18 years	Kurralt Park Hamra Centre Hamra Centre Hamra Centre Hamra Centre SnookerSA
<b>Fri 24/1</b>	10.00am 11.00am 1.00pm	Drop-in Gaming: all ages. SnookerSA Come & Try: 11-18 years One-to-One Tech Help Drop-in Session	Hamra Centre SnookerSA Hamra Centre

Date	Time	Activity/Event	Location
<b>Sat 25/1</b>	10.00am	One-to-One Tech Help Drop-in Session	Hamra Centre
	5pm-10.30pm	Open Air cinema - Spiderman into the Spiderverse	Kesmond Reserve - Keswick
<b>Sun 26/1</b>			
<b>Mon 27/1</b>		<b>AUSTRALIA DAY PUBLIC HOLIDAY</b>	
<b>Tue 28/1</b>	10.30am	Baby Time: 0-18 months	West Torrens Auditorium
	11.15am	Toddler Time: 18 months - 3 years	West Torrens Auditorium
	1.00pm	ESL Class with free crèche	Hamra Centre
<b>Wed 29/1</b>	10.30am	Story Time: 5 years & under	Hamra Centre
	10.30am	ESL Reading Group: Post beginner to pre-intermediate	Hamra Centre
<b>Thu 30/1</b>	8.00am	NHF Walking Group	Kurralt Park
	10.00am	One-to-One Tech Help	Hamra Centre
	10.30am	Baby Time: 0-18 months	West Torrens Auditorium
	11.15am	Toddler Time: 18 months - 3 years	West Torrens Auditorium
	5.30-8.30pm	Fabric Jewellery Workshop	West Torrens Auditorium
<b>Fri 31/1</b>	10.30am	Story Time: 5 years & under	Hamra Centre
	1.00pm	One-to-One Tech Help Drop-in Session	Hamra Centre

**\* Dates and times are correct from date of publication**



## **12 MEETING CLOSE**

**INDEX**

<b>1</b>	<b>Meeting Opened .....</b>	<b>1</b>
<b>2</b>	<b>Present .....</b>	<b>1</b>
<b>3</b>	<b>Apologies .....</b>	<b>1</b>
<b>4</b>	<b>Disclosure Statements .....</b>	<b>1</b>
<b>5</b>	<b>Confirmation of Minutes.....</b>	<b>1</b>
<b>6</b>	<b>Communications by the Chairperson.....</b>	<b>1</b>
<b>7</b>	<b>Questions with Notice .....</b>	<b>1</b>
	Nil	
<b>8</b>	<b>Questions without Notice.....</b>	<b>1</b>
<b>9</b>	<b>Motions with Notice .....</b>	<b>1</b>
	Nil	
<b>10</b>	<b>Motions without Notice.....</b>	<b>1</b>
<b>11</b>	<b>City Finance &amp; Governance Report .....</b>	<b>2</b>
11.1	Debenture Loan Authorisation .....	2
11.2	Creditor Payments .....	5
11.3	Property Leases .....	14
11.4	Mendelson Financial Report December 2019.....	16
11.5	Council Budget Report - SIX Months to 31 December 2019.....	21
11.6	Legislative Progress Report - January 2020.....	29
<b>12</b>	<b>Meeting Close .....</b>	<b>35</b>

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

Committee Members are required to:

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

**5 CONFIRMATION OF MINUTES****RECOMMENDATION**

That the Minutes of the meeting of the City Finance and Governance Committee held on 10 December 2019 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 Debenture Loan Authorisation

#### Brief

This report proposes that Council authorise a fixed term debenture loan of \$13,554,958 pursuant to the requirements of sections 134 of the *Local Government Act 1999*.

#### RECOMMENDATION(S)

The Committee recommends to Council that:

1. The borrowing of \$13,554,958 be authorised from the Local Government Finance Authority by means of the issue of a debenture on the security of the general revenue of the Council, pursuant to section 135 of the *Local Government Act 1999*;
2. The loan be for a term of 15 years and be repaid by 30 half yearly instalments; and
3. The Mayor and the Chief Executive Officer be authorised to sign and seal all documents associated with obtaining the loan.

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#### Introduction

It is proposed that Council authorise a fixed term debenture loan of \$13,554,958 pursuant to the requirements of Section 134 of the *Local Government Act 1999*.

#### Discussion

Council needs to borrow a further \$13,554,958 (\$12,659,646 taken out in April 2019) given the cash flow position of the Council, which has continued to be impacted by major capital projects currently in progress.

Interest rates are currently at a very low level so it is a good time to borrow money.

The amount involves untaken loans totalling \$13,554,958 as follows:

Lockleys Area Catchment Drainage	4,192,466
Weigall Oval	3,300,000
West Beach Road	2,467,037
Pump Station Upgrade	1,745,455
Camden Oval Redevelopment	1,100,000
Lockleys / Apex Redevelopment	500,000
Birkalla Lights	250,000
	<b>13,554,958</b>

At the 10<sup>th</sup> December meeting of Council, the City Finance and Governance Committee deferred this item pending a full comparison of other market rates available for the loan amount.

This has now been completed with the assistance of MCP Financial Services, with the following report showing a comparison of eight banking institutions.

Of the eight, three institutions are competitive, being Commonwealth Bank, Local Government Finance Authority and the National Bank.

The Commonwealth Bank is offering a loan at an indicative all up rate of 2.7% with no establishment fee, no ongoing fees and security being a mortgage over rates revenue.

The Local Government Finance Authority (LGFA) is offering an indicative rate of 2.78% with no establishment fee, no ongoing fees and a 0.1% discount bonus per year. Thus equates to a 2.68% rate (after annual bonus). In addition, the LGFA pays a tax equivalent payment which goes towards the Local Government research and development purposes.

The National Bank are also offering a loan at an indicative rate of 2.7% with no establishment fee, but do have an annual fee of \$750.

Attachment 1 shows a comparison between banks, showing interest rates varying from 2.7% up to 4.25% with application fees as high as \$67,775 and ongoing fees up to \$2,400 per annum.

### **Conclusion**

It is proposed that Council authorise a fixed term debenture loan of \$13,554,958 pursuant to the requirements of Section 134 of the *Local Government Act 1999*.

### **Attachments**

#### **1. Loan rate comparison between banks**



**FACILITY**

<b>Term Debt Facility</b>	\$13,554,958	\$13,554,958	\$13,554,958	\$13,554,958	\$13,554,958	\$13,554,958	\$13,554,958	\$13,554,958
<b>Indicative Interest Rates</b>								
<b>Margin/Base Rate - Note 1</b>	0.90% p.a.	0.90% p.a.	0.90% p.a.	0.90% p.a.	0.90% p.a.	0.80% p.a.	0.90% p.a.	0.90% p.a.
<b>Service Fee</b>	3.35% p.a.	2.50% p.a.	2.37% p.a.	2.67% p.a.	1.80% p.a.	1.90% p.a.	1.78% p.a.	2.90% p.a.
<b>Establishment Fees</b>	\$20,000	0.00% p.a.	0.50% p.a.	0.50% p.a.	0.00% p.a.	0.00% p.a.	0.00% p.a.	\$20,000
<b>Ongoing Fees (Per Annum)</b>	\$2,400	\$0	\$600	\$480	\$750	\$0	\$0	\$603
<b>End Indicative Rate</b>	<b>4.25% p.a.</b>	<b>3.40% p.a.</b>	<b>3.27% p.a.</b>	<b>3.57% p.a.</b>	<b>2.70% p.a.</b>	<b>2.70% p.a.</b>	<b>2.68% p.a.</b>	<b>3.80% p.a.</b>

**TOTAL ALL FACILITIES**

<b>\$13,554,958</b>	<b>\$13,554,958</b>	<b>\$13,554,958</b>	<b>\$13,554,958</b>	<b>\$13,554,958</b>	<b>\$13,554,958</b>	<b>\$13,554,958</b>	<b>\$13,554,958</b>	<b>\$13,554,958</b>
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**TOTAL INTERESTS COSTS***Assume Fully Drawn*

<b>Term Debt Facility</b>	\$576,086	\$460,869	\$443,654	\$483,912	\$365,984	\$365,984	\$363,273	\$515,088
<b>TOTAL INTEREST (P.A.) - Note 2</b>	<b>\$576,086</b>	<b>\$460,869</b>	<b>\$443,654</b>	<b>\$483,912</b>	<b>\$365,984</b>	<b>\$365,984</b>	<b>\$363,273</b>	<b>\$515,088</b>

**TOTAL FEES**

<b>Total Application Fees</b>	\$20,000	\$0	\$67,775	\$67,775	\$0	\$0	\$0	\$20,000
<b>Total Ongoing Fees</b>	\$2,400	\$0	\$600	\$480	\$750	\$0	\$0	\$0

<b>TOTAL COSTS - YEAR 1</b>	<b>\$598,486</b>	<b>\$460,869</b>	<b>\$512,029</b>	<b>\$552,167</b>	<b>\$366,734</b>	<b>\$365,984</b>	<b>\$363,273</b>	<b>\$535,088</b>
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*Note 1 - Assumed Base Margin Rate.**Note 2 - Based on Interest Only Comparisons**Note 3 - Security based on a GSA over Rates*

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## **11.2 Creditor Payments**

### **Brief**

This report tables a schedule of creditor payments for December 2019.

### **RECOMMENDATION**

The Committee recommends to Council that the schedule of creditor payments for December 2019 be received.

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### **Discussion**

A schedule of creditor payments totalling \$5,979,583.88 (\$3,923,189.61 in November 2019) is attached for the information of Elected Members. Notable items include:

- A payment to Romaldi Constructions Pty Ltd of \$1,547,930.80 for the redevelopment of both Lockleys and Weigall Ovals (refer ref. no. 360);
- A payment to Downer EDI Works Pty Ltd of \$521,221.68 for various road treatments (refer ref. no. 162);
- A payment to Solo Resource Recovery of \$495,719.58 for both waste collection and disposal for October 2019 (refer ref. no. 387);
- A payment to the Department of Environment, Water and Natural Resources of \$385,627.50 for the quarterly NRM Levy (refer ref. no. 151);
- A payment to Camco SA Pty Ltd of \$301,939.67 for the Apex Park redevelopment and Rutland Avenue road upgrade (refer ref. no. 97);
- Payments to Belair Turf Management Pty Ltd totalling \$314,160.00 for turf and irrigation upgrade works at Camden Oval and Apex Park (refer ref. nos. 73 and 74);
- A payment to Bucher Municipal Pty Ltd of \$196,228.00 for the purchase of a sweeper (refer ref. no. 93);
- A payment to Knox Constructions Pty Ltd of \$149,315.84 for kerbing works (refer ref. no. 257);
- A payment to PLOT Works of \$140,434.00 for various works at Apex Park (refer ref. no. 337);
- A payment to Nova Group Services Pty Ltd of \$115,437.05 for various footpath works (refer ref. no. 313);
- A payment to Forpark Australia (SA) of \$104,950.00 for playground equipment at Apex Park (refer ref. no. 182).

### **Conclusion**

A schedule of creditor payments for December 2019 is provided for Elected Members' information and review.

### **Attachments**

#### **1. Creditor payments for the month of December 2019**

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING  
21 JANUARY 2020**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
1	061349	A Atighi	Refund Development Fees	238.00
2	EFT59769	A Mary Christmas	Christmas Decorations	1,950.00
3	EFT59858	A Mary Christmas	Christmas Decorations	2,292.50
4	EFT60075	A Noble & Son Ltd	Depot Supplies	1,295.60
5	EFT59803	Ace Rent a Car	Vehicle Hire	1,650.00
6	EFT59941	Adami's Sand & Metal	Depot Supplies	3,050.27
7	EFT59940	Adbri Masonry Pty Ltd	Pavers	7,827.06
8	EFT59736	Adelaide Airport Limited	Building Application	700.00
9	EFT59795	Adelaide Airport Limited	Depot Rent	70,372.82
10	EFT59920	Adelaide Belt & Hose Dist Pty Ltd	Vehicle Maintenance	533.82
11	EFT59938	Adelaide Chainwire & Domestic Fencing Pty Ltd	Fencing	5,274.50
12	EFT59923	Adelaide EWP Inc SA Diesel & Hydraulics	Depot Supplies	3,583.71
13	EFT59742	Adelaide Fence Hire	Fencing Hire	755.79
14	EFT59947	Adelaide Safety Supplies Pty Ltd	First Aid Supplies	2,077.70
15	EFT59802	Adelaide Signs Group Pty Ltd	Depot Supplies	1,145.10
16	EFT59739	Adelaide Waste & Recycling Centre	Rubbish Disposal	11,514.05
17	EFT59944	Adelaide Waste & Recycling Centre	Rubbish Disposal	21,103.20
18	EFT59741	AdMerch	Depot Supplies	172.92
19	EFT59948	AdMerch	Depot Supplies	743.84
20	EFT59922	Adrian Brien Pty Ltd	Vehicle Maintenance	663.86
21	EFT59939	Adtrade Industrial Supplies	Depot Supplies	1,053.71
22	EFT59796	Advam Pty Ltd	Transaction Fees	199.30
23	EFT59935	Advanced Plastic Recycling	Depot Supplies	132.00
24	061345	AGL South Australia Pty Ltd	Power	1,585.87
25	EFT59921	Air Filter Cleaners	Vehicle Maintenance	354.73
26	EFT59797	Aish Solutions Pty Ltd	Stationery	262.02
27	EFT59857	AJ & CA Mackintosh	Weed Spraying	3,630.00
28	EFT60063	AJ & CA Mackintosh	Weed Spraying	5,954.30
29	061352	Alana Whyte	Refund Parking Permit Fee	31.00
30	061340	Alex Marchesan	Junior Development Grant	200.00
31	EFT59738	Align Advisors	Professional Fees	1,320.00
32	EFT59841	Alison Holdstock	Reimburse Expenses	150.00
33	EFT59937	All4cycling Pty Ltd	Equipment Service	436.31
34	EFT59925	Allen Press Pty Ltd	Business Cards	275.00
35	EFT59926	Allin Towbars Pty Ltd	Vehicle Maintenance	717.00
36	EFT59927	Alsco Pty Ltd	Dry Cleaning	18.45
37	EFT59931	Amalgamated Movies	Movie Screening	262.90
38	EFT59740	AMC Commercial Cleaning	Cleaning	1,212.25
39	EFT59945	AMC Commercial Cleaning	Cleaning	1,473.50
40	EFT59936	Amgrow Australia Pty Ltd	Depot Supplies	814.00
41	061343	Andreas Pericleous	Junior Development Grant	200.00
42	EFT59929	Animal Management Services Pty Ltd	Doggy Bags	1,914.00
43	EFT59919	Animal Welfare League SA	Impound Dogs	2,405.00
44	EFT59988	Ann Catford	Reimburse Volunteer Expenses	7.48
45	061363	Anthony Ip	Rainwater Tank Rebate	250.00
46	EFT59933	Apple Pty Ltd	Computer Equipment	2,741.20
47	EFT59943	Aquarium Aid	Library Aquarium Maintenance	109.00
48	061342	Aquel Rankine	Junior Development Grant	200.00
49	EFT59801	Arboregreen Landscape Products	Depot Supplies	357.26
50	EFT59934	Arboregreen Landscape Products	Depot Supplies	326.16
51	EFT59924	Artcraft Pty Ltd	Depot Supplies	1,289.87
52	061354	Ashdown Ingram Thebarton	Depot Supplies	1,899.15
53	EFT59737	Asset Engineering Pty Ltd	Professional Fees	2,640.00
54	061367	Assunta Fusco	Rainwater Tank Rebate	300.00
55	EFT59800	ATF Services Pty Ltd	Security Camera Hire	2,164.25
56	EFT59932	ATF Services Pty Ltd	Security Camera Hire	569.25
57	EFT59930	Attorney-General's Department	Expiation Lodgement Fees	4,038.50
58	EFT59950	Aussie Digging	Roadworks	2,147.20
59	EFT59949	Australasian College of Road Safety	Membership	595.00
60	EFT59918	Australia Post	Postage	4,666.78

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING  
21 JANUARY 2020**

<b>Ref No.</b>	<b>Cheque/ EFT No.</b>	<b>Payee</b>	<b>Invoice Description</b>	<b>Payment Total</b>
61	EFT59804	Australia Post	Agency Collection Fees	6,014.95
62	EFT59942	Australian Green Clean	Cleaning	6,841.07
63	061334	Australian Institute of Building Surveyors	Membership	425.00
64	EFT59928	Australian Institute of Traffic Planning & Management Inc	Membership	750.00
65	EFT59956	B & H Australia Pty Ltd	Audio Visual Equipment	5,973.00
66	EFT59781	BA & KA Paterson	Building Maintenance	1,653.85
67	EFT59872	BA & KA Paterson	Building Maintenance	3,037.10
68	EFT60094	BA & KA Paterson	Building Maintenance	3,402.74
69	EFT59953	Badge A Minit	Name Badges	156.20
70	EFT59744	Bakjac Consulting	Professional Fees	2,508.00
71	EFT59958	Battery World Hilton	Batteries	1,952.00
72	EFT59962	BCE & CJ Electrical	Electrical	26,813.13
73	EFT59806	Belair Turf Management Pty Ltd	Camden Oval Upgrade	293,260.00
74	EFT59955	Belair Turf Management Pty Ltd	Apex Park Turf	20,900.00
75	EFT60104	Benjamin Alexander Russ	CAP Member Allowance	1,547.25
76	EFT59805	Best Signs	Signage	308.00
77	EFT59952	Best Signs	Signage	528.00
78	EFT59954	BGC Industrial Cleaning	Cleaning Chemicals	516.89
79	EFT59957	Bianco Hiring Service Pty Ltd	Hire Portable Changerooms	3,020.60
80	EFT59809	Binforce	Cleaning	77.00
81	EFT59960	BioBag World Australia Pty Ltd	Compostable Bags	2,516.80
82	EFT59902	BJ Thompson	Reimburse Volunteer Expenses	32.64
83	EFT59881	BL Shipway & Co Pty Ltd	Depot Supplies	359.96
84	EFT59963	Bob Jane T Mart - Brooklyn Park	Tyres	1,697.00
85	EFT60064	Bob May Workplace Emergency Training	Staff Training	291.50
86	EFT59951	BOC Limited	Depot Supplies	459.16
87	EFT59810	Body Corporate Physiotherapy Pty Ltd	Professional Fees	1,631.30
88	EFT59812	Bowden Print Group Pty Ltd	Printing	847.00
89	EFT59961	BR Construction Supplies	Depot Supplies	616.00
90	EFT59835	Brenton Gill	Reimburse Volunteer Expenses	41.48
91	EFT60152	Brenton Ward Real Estate	Professional Fees	1,240.00
92	EFT59908	Briony Vreedenburgh	Library Workshop	80.00
93	EFT59767	Bucher Municipal Pty Ltd	Purchase Sweeper	196,228.00
94	EFT59808	Bundaleer Apiaries	Wasp Removal	410.00
95	EFT59813	BundyPlus	Software	192.50
96	EFT59965	Cabcharge Australia Pty Ltd	Cab Fares	960.39
97	EFT59966	Camco SA Pty Ltd	Roadworks	301,939.67
98	061356	Cancelled		
99	061360	Cancelled		
100	EFT59981	Canon Australia Pty Ltd	Copier Charges	46.45
101	EFT59747	Carvosso Constructions & Building Services	Building Maintenance	2,021.13
102	EFT59818	Carvosso Constructions & Building Services	Building Maintenance	21,967.00
103	EFT59973	Carvosso Constructions & Building Services	Building Maintenance	11,946.00
104	EFT59816	Cash Security Services Pty Ltd	Banking	641.30
105	061361	Ceciley Jennings	Rainwater Tank Rebate	300.00
106	EFT59824	Charlie Cutillo	Reimburse Volunteer Expenses	95.20
107	061341	Charlotte Combes	Junior Development Grant	500.00
108	EFT59819	Chris Sale Consulting Pty Ltd	Professional Fees	5,500.00
109	EFT59983	Chubb Fire & Security Ltd	Security	763.09
110	EFT59746	City Circle Newsagents	Library Magazines	28.52
111	EFT59817	City Circle Newsagents	Library Magazines	86.14
112	EFT59750	City Mazda	Purchase Vehicle	37,491.94
113	061355	City of West Torrens Petty Cash	Petty Cash	2,908.80
114	EFT59970	Civica Pty Ltd	Software	157.85
115	EFT59990	Civil Train SA	Staff Training	385.00
116	EFT59987	Cleanaway Daniels Services Pty Ltd	Sharps Containers	192.16
117	EFT59977	Cleanaway Pty Ltd	Rubbish Disposal	558.14
118	EFT59978	Cleanaway Pty Ltd	Rubbish Disposal	587.84
119	EFT59975	Cleanaway Pty Ltd	Rubbish Disposal	593.08
120	EFT59976	Cleanaway Pty Ltd	Rubbish Disposal	883.52

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING  
21 JANUARY 2020**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
121	EFT59971	Clever Patch Pty Ltd	Library Supplies	163.72
122	EFT59751	Click Promos	Promotional Products	445.50
123	EFT59814	CMI Hino	Vehicle Maintenance	328.79
124	EFT59968	CMI Hino	Vehicle Maintenance	2,083.30
125	EFT59974	CMI Toyota	Vehicle Maintenance	383.18
126	EFT60162	Coca-Cola Amatil	Refund Overpaid Rates	4,779.05
127	EFT59964	Coca-Cola Amatil (SA) Pty Ltd	Refreshments	457.78
128	EFT59980	ColleaguesNagels Pty Ltd	Printing	852.50
129	EFT59979	Combe Pearson Reynolds Consulting Engineers	Professional Fees	3,410.00
130	EFT59745	Combo Industries	Vehicle Maintenance	69.00
131	EFT59969	Combo Industries	Vehicle Maintenance	4,520.23
132	EFT59821	Computers Now Pty Ltd	Computer Equipment	178.00
133	EFT59823	Comwide Radio Services	Vehicle Maintenance	549.84
134	EFT59967	Consolidated Bearing Co	Depot Supplies	666.55
135	EFT59982	Continuum Care Australia Pty Ltd	Home Support Services	697.95
136	EFT59815	Coromandel Native Nursery	Plants	8,812.33
137	EFT59984	Corporate Health Group Pty Ltd	Medical	291.60
138	EFT59749	Corporate Platters	Catering	502.00
139	EFT59986	Corporate Platters	Catering	1,056.90
140	EFT59989	Corpralite Audio Visual	Mellor Park Carols	4,918.10
141	061335	CPA Australia	Membership	720.00
142	EFT60079	Cr Cindy O'Rielly	Reimburse Expenses	60.00
143	EFT60090	Cr Elisabeth Papanikolaou	Reimburse Expenses	109.23
144	EFT59992	Daimler Trucks Adelaide	Vehicle Maintenance	11,914.20
145	EFT59753	Dallas Equipment	Contractor	3,432.00
146	EFT59826	Dallas Equipment	Contractor	3,685.00
147	EFT60002	Dallas Equipment	Contractor	2,805.00
148	EFT59998	Datacom Systems (AU) Pty Ltd - SA Division	Computer Equipment	97,661.76
149	EFT60021	David Giersch	Reimburse Volunteer Expenses	27.20
150	EFT59752	Dennis Bristow	Building Maintenance	1,925.00
151	EFT59997	Department of Environ, Water & Natural Resources	NRM Levy	385,627.50
152	EFT59792	Department of Planning, Transport and Infrastructure	Street Lighting / Vehicle Searches	21,835.02
153	EFT60142	Department of Planning, Transport and Infrastructure	Referral Fees	2,228.89
154	EFT59994	Design Flow Consulting Pty Ltd	Professional Fees	5,434.00
155	EFT59999	Dial Before You Dig SA/NT Inc	Monthly Referral Fee	520.40
156	061364	Diana Deleso	Rainwater Tank Rebate	300.00
157	061339	Dimitrios Fotoulis	Worm Farm Rebate	42.40
158	EFT60001	Direct Comms Pty Limited	TXT2U Messages	334.82
159	EFT59995	Direct Mix Concrete Sales	Concrete	12,453.40
160	EFT60000	Diverseco Pty Ltd	Truck Modifications	13,871.00
161	EFT59996	Donna Ferretti & Associates Pty Ltd	Duties of Assessment Manager	4,400.00
162	EFT60159	Downer EDI Works Pty Ltd	Roadworks	521,221.68
163	EFT59825	Drakes Supermarket	Active Ageing Program Supplies	262.11
164	EFT59991	Dulux Australia	Paint	185.06
165	EFT60128	DWS Advanced Business Solutions	DBA Support	1,650.00
166	EFT59798	E & S Athanasiadis	Depot Supplies	1,465.38
167	EFT60007	Ecept	Signage	2,200.00
168	EFT60004	Electel Resources Pty Ltd	Lighting Design	8,995.80
169	EFT59754	EMA Consulting	Professional Fees	1,320.00
170	EFT59780	Emma Pursche	Reimburse Expenses	150.00
171	EFT60003	EnvisionWare Pty Ltd	Software Maintenance	5,953.20
172	EFT59827	Esar Home Care	Home Support Services	443.07
173	EFT60006	Express Signlab	Signage	1,925.00
174	EFT60017	Feeney Marketing Pty Ltd	Sponsorship	5,500.00
175	EFT59833	Fetching Events & Communications	Staff Training	1,405.01
176	EFT60016	Fetching Events & Communications	Staff Training	1,405.01
177	EFT59755	Fine Choice Distribution Pty Ltd	Coffee	150.00
178	EFT60009	Finsbury Green	Printing	4,966.86
179	EFT60013	Fleet Complete Australia Pty Ltd	Support	545.93
180	EFT60012	Flightpath Architects Pty Ltd	Heritage Advisory Services	8,064.39



**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING  
21 JANUARY 2020**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
181	EFT60011	FMG Engineering	Professional Fees	8,041.00
182	EFT59829	Forpark Australia (SA)	Apex Park Playground Equipment	104,950.00
183	EFT59831	Fragglerocc Pty Ltd	Roadworks	7,512.98
184	EFT60014	Fragglerocc Pty Ltd	Roadworks	9,408.59
185	EFT60008	Frank Siow Management Pty Ltd	Traffic Management Consultants	7,763.25
186	EFT59794	Franzons Hilton Hotel	Christmas Function	2,808.00
187	EFT59828	Freshford Nurseries Pty Ltd	Plants	9,894.50
188	EFT60010	Freshford Nurseries Pty Ltd	Plants	396.00
189	EFT60018	Frontier Software Pty Ltd	Software	12,592.80
190	EFT59757	Galpins	Auditors	32,742.00
191	EFT60027	Garrard's Pty Ltd	Rat Bait	1,037.52
192	EFT59748	Gemma Capoccia	Reimburse Expenses	466.00
193	EFT60022	Genpower Australia Pty Ltd	Generator Service	1,829.58
194	EFT59834	G-Force Building & Consulting	Building Maintenance	9,746.00
195	EFT59837	Gleam Team Domestic Services	Home Support Services	213.80
196	EFT60024	GLG GreenLife Group Pty Ltd	Landscaping	507.90
197	EFT60025	Globe Australia Pty Ltd	Depot Supplies	524.70
198	EFT60028	Glow Heating Cooling Electrical	Airconditioning	5,362.50
199	EFT60129	Gordon J Tregoning Pty Ltd	Depot Supplies	373.70
200	EFT59836	Grace Records Management (Aust) Pty Ltd	Records Storage	2,905.28
201	EFT60023	Greek Orthodox Comm & Parish Of St George Thebarton & Western Suburbs	Solar Panel Rebate	3,000.00
202	061336	Greek Pensioners & Aged of Thebarton and Suburbs	Donation	300.00
203	EFT60026	Green Steel Supplies Pty Ltd	Depot Supplies	1,318.48
204	EFT60019	Greene Eden Watering Systems Pty Ltd	Irrigation	4,300.00
205	EFT60031	Greenfingers Indoor Plant Hire	Indoor Plant Hire	325.60
206	EFT59838	Greening Australia Limited	Landscaping	7,854.00
207	EFT60030	GRH Supplies	Depot Supplies	11,674.41
208	EFT59756	GS Civil	Footpath Works	4,652.67
209	EFT60164	H2FLO Irrigation and Landscaping	Irrigation	11,990.00
210	EFT60032	Hancock & Just Wheel Alignment	Vehicle Maintenance	632.75
211	EFT59842	Haughton Power Equipment	Depot Supplies	144.10
212	EFT59839	HDS Australia Pty Ltd	Professional Fees	13,937.00
213	EFT60039	Headwear Promotions	Hats	2,165.63
214	EFT60037	Health & Immunisation Management Services	Temp Immunisation Staff	8,672.66
215	EFT59760	Hi-Line Hardware Distributors Pty Ltd	Home Support Services	4,044.50
216	EFT60038	Hi-Line Hardware Distributors Pty Ltd	Home Support Services	3,416.10
217	EFT59758	Hoban Recruitment	Temp Staff	143.35
218	EFT59840	Hoban Recruitment	Temp Staff	143.35
219	EFT60035	Hoban Recruitment	Temp Staff	143.35
220	EFT60040	Hood Sweeney Technology Pty Ltd	Computer Equipment	1,931.16
221	EFT60036	Hurn McEwen Human Resource Consultants	Staff Training	2,835.00
222	EFT59843	Hypernet Computer Distribution	Computer Equipment	370.00
223	EFT59799	Ian Andrew	Reimburse Volunteer Expenses	73.44
224	061350	Independent Education Union SA	Thebarton Community Centre Bond Return	1,000.00
225	EFT60041	Independent Fuels Australia Pty Ltd	Fuel	15,425.92
226	EFT60043	Industrial Brushware	Sweeper Brooms	1,557.29
227	EFT60044	Inspirations Paints Seaton	Paint	1,086.00
228	EFT59845	Internode Pty Ltd	Internet Connection	719.40
229	061353	Isaac Iglesias	Refund Parking Permit Fee	31.00
230	061362	Isaac Witton	Rainwater Tank Rebate	300.00
231	EFT60042	iSentia Pty Ltd	Media Monitoring	951.50
232	061344	Italian Chorale Society	Thebarton Community Centre Bond Return	500.00
233	EFT60050	J Squared Engineering Pty Ltd	Site Inspection	1,056.00
234	061365	James Gardner	Rainwater Tank Rebate	300.00
235	EFT60034	James Hay	Reimburse Expenses	60.00
236	061369	Jan McMillan	Worm Farm Rebate	50.00
237	EFT60046	Jasol Australia	Cleaning Chemicals	5,809.30
238	EFT59807	Jason Bury	Reimburse Expenses	60.00
239	EFT59848	Jet Couriers (Adelaide) Pty Ltd	Couriers	54.67
240	EFT60047	Jet Couriers (Adelaide) Pty Ltd	Couriers	188.49

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING  
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<b>Ref No.</b>	<b>Cheque/ EFT No.</b>	<b>Payee</b>	<b>Invoice Description</b>	<b>Payment Total</b>
241	EFT59761	JF Mobile Catering	Catering	616.00
242	EFT59847	JF Mobile Catering	Catering	1,003.20
243	EFT60045	JF Mobile Catering	Catering	686.40
244	EFT59844	Joe Ielasi	Reimburse Expenses	60.00
245	EFT59846	JPE Design Studio Pty Ltd	Professional Fees	13,112.55
246	061351	Julia Dao	Refund Parking Permit Fee	45.00
247	EFT60049	Jump Easy Inflatables Pty Ltd	Library Program	2,080.00
248	EFT60161	Kailash Singla	Thebarton Community Centre Bond Return	1,000.00
249	EFT60056	Kanopy	Library Services	253.00
250	EFT60163	Kathryn Hoskin	Refund Overpaid Rates	288.85
251	EFT59766	Kathryn Low	Reimburse Volunteer Expenses	10.20
252	EFT59849	Kelley Jones Lawyers	Legal Fees	2,799.50
253	EFT60055	Kellogg Brown & Root Pty Ltd	Professional Fees	11,605.00
254	EFT59850	Kemps Credit Solutions	Debt Collection	11,712.00
255	EFT59896	Kerry Taylor	Reimburse Volunteer Expenses	132.87
256	061366	Kevin Bolto	Rainwater Tank Rebate	300.00
257	EFT60054	Knox Constructions Pty Ltd	Roadworks	149,315.84
258	EFT60053	Koan Solutions Pty Ltd	Vehicle Maintenance	4,818.00
259	EFT60051	Kone Elevators	Lift Maintenance	2,566.41
260	EFT59762	KP Sales	Engraving	500.50
261	EFT60052	Kubpower Earthmoving & Construction Equipment Co	Depot Supplies	1,034.00
262	EFT59743	Kym Strelan	Home Advantage Program	875.00
263	EFT59811	Kym Strelan	Home Advantage Program	630.00
264	EFT59959	Kym Strelan	Home Advantage Program	731.00
265	EFT60062	Land Services Group	Searches	994.70
266	EFT60060	Lane Bros Printers Pty Ltd	Printing	7,584.50
267	EFT60061	Lane Print & Post	Printing	2,502.50
268	EFT59855	LCS Landscapes	Landscaping	5,235.26
269	EFT59856	Lencrow Pty Ltd	Plant Maintenance	395.95
270	EFT60058	Leuco Australia Pty Ltd	Depot Supplies	211.36
271	EFT59765	LGA Asset Mutual Fund	Insurance Excess	500.00
272	EFT60029	Lisa Gilmarin	Reimburse Expenses	325.00
273	EFT59764	Living Colour Nursery Pty Ltd	Plants	2,299.00
274	EFT59851	Local Government Association of SA	Conference Registrations	5,071.00
275	EFT60057	Local Government Association of SA	Tenders and Contract Usage	66.00
276	EFT59854	Local Government Professionals SA Inc	Staff Training	908.60
277	EFT59853	LOTE Libraries Direct Pty Ltd	Library Books	663.44
278	EFT60068	M & B Civil Engineering Pty Ltd	Roadworks	39,180.28
279	EFT59859	Mad Promo	Summer Festival Poster Distribution	803.00
280	EFT59852	Maggie Liu	Reimburse Expenses	669.00
281	EFT60059	Maggie Liu	Reimburse Expenses	720.00
282	061337	Mario & Marie Industrial Rag	Depot Supplies	396.00
283	EFT59972	Mario Ciardiello	Reimburse Volunteer Expenses	8.16
284	EFT60066	Maxima Group Training	Temp Staff	2,683.39
285	EFT59898	Maxima Tempskill	Temp Staff	26,799.62
286	EFT60139	Maxima Tempskill	Temp Staff	25,583.17
287	EFT59822	Mayor Michael Coxon	Mayoral Allowance	7,443.00
288	EFT59985	Mayor Michael Coxon	Reimburse Expenses	166.15
289	EFT60067	McMahon Services Aust Pty Ltd	Asbestos Disposal	869.00
290	EFT59773	MDM Entertainment	Library Supplies	193.15
291	EFT60072	MDM Entertainment	Library Supplies	34.32
292	EFT59771	Mechanical Vegetation Solutions Pty Ltd	Tree Maintenance	4,580.13
293	EFT59763	Melanie Keech	Reimburse Expenses	144.80
294	EFT60151	Merryn Walton	Reimburse Expenses	603.45
295	EFT59861	Message4U Pty Ltd	Software	1,038.60
296	EFT59946	Michael Arman	CAP Member Allowance	1,547.25
297	EFT59770	Michelle Mackman	Reimburse Expenses	150.00
298	EFT60143	Michelle Troughton	Reimburse Expenses	223.80
299	EFT59860	Midfield Food Services Pty Ltd	Catering	205.80
300	EFT60070	Misato Morita	Reimburse Volunteer Expenses	42.21

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING  
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Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
301	EFT59768	Modern Teaching Aids Pty Ltd	Library Supplies	456.02
302	EFT59772	Molloy Consulting	Professional Fees	2,359.50
303	EFT60065	Mommar Australia Pty Ltd	Depot Supplies	93.50
304	EFT60069	Murray Street Metro Pty Ltd	Street Sweeping Dumping	5,390.04
305	EFT59915	Musical Chairs	Plympton Community Centre Bond Return	500.00
306	EFT60074	Nelson Locksmiths Pty Ltd	Locks	4,147.90
307	EFT59820	Nemelita I Christensen	Reimburse Volunteer Expenses	108.80
308	EFT60077	Neopost Finance Australia Pty Ltd	Franking Machine	2,230.42
309	EFT59774	Neverfail Springwater Ltd	Spring Water	210.25
310	EFT60076	News Limited	Advertising	6,872.43
311	061368	Nigel Williams	Rainwater Tank Rebate	500.00
312	EFT60078	Norman Waterhouse Lawyers	Legal Fees	8,137.28
313	EFT59862	Nova Group Services Pty Ltd	Roadworks	115,437.05
314	EFT60085	Oaklands Mower Centre	Mower Repairs	55.00
315	EFT59863	Officeworks Superstores Pty Ltd	Stationery	882.79
316	EFT60083	On Architecture	Professional Fees	3,696.00
317	EFT60084	oOh!media Street Furniture Pty Ltd	Bus Shelter Maintenance	4,020.50
318	EFT60081	Option [a] Pty Ltd	Signage	495.00
319	EFT59775	Orana Australia Ltd	Home Advantage Program	2,441.68
320	EFT59864	Orana Australia Ltd	Home Advantage Program	1,503.40
321	EFT59777	Order-In Pty Ltd	Milk	47.64
322	EFT59865	Order-In Pty Ltd	Milk	47.64
323	EFT60082	Order-In Pty Ltd	Milk	47.64
324	EFT59776	Origin Energy Electricity Limited	Power	1,176.83
325	EFT60080	Origin Energy Electricity Limited	Power	93,909.37
326	EFT59778	Ovato Residential Distribution	Distribution	1,335.16
327	061359	Owen Gladdy	Junior Development Grant	200.00
328	EFT59871	P & J Sons Building Maintenance	Home Support Services	981.86
329	EFT60092	P & J Sons Building Maintenance	Home Support Services	634.89
330	EFT59779	Packwise	Depot Supplies	485.17
331	EFT60073	PayTec Technology That Counts	Support	444.40
332	EFT59917	Philippine Consulate of SA	Thebarton Community Centre Bond Return	1,000.00
333	EFT60097	Pinballers Pty Ltd	Library Program	1,200.00
334	EFT59873	Platters Plus Catering Pty Ltd	Catering	434.50
335	EFT60098	Platters Plus Catering Pty Ltd	Catering	112.40
336	EFT59874	Play & Go Adelaide	Summer Festival	1,100.00
337	EFT59870	PLOT Works	Apex Park Landscaping	140,434.00
338	061346	Powerdirect Pty Ltd	Power	69.07
339	EFT60091	Pridal Services Pty Ltd	Painting	17,270.00
340	EFT59866	Professional Linemarking Pty Ltd	Linemarking	9,264.20
341	EFT60095	Programmed Property Services Pty Ltd	Verge Mowing	13,214.50
342	EFT59868	Project Green	Tree Data Collection Audit	37,481.84
343	EFT60088	Project Green	Tree Data Collection Audit	39,786.34
344	EFT59869	Property & Advisory Pty Ltd	Professional Fees	5,049.00
345	EFT60089	Pump Technology Services (SA) Pty Ltd	Pump Maintenance	621.23
346	EFT60108	Rainwell Pty Ltd	Irrigation	132.00
347	EFT59878	Rawsons Appliances	Electrical Appliances	2,477.00
348	EFT59783	RE:MEMBER Software Pty Ltd	Advertising	242.00
349	EFT59916	Rebecca Antosik	Thebarton Community Centre Bond Return	500.00
350	EFT60099	Reece Pty Ltd	Irrigation	9,102.69
351	EFT60105	Rentokil Initial Pty Ltd	Pest Control	643.50
352	EFT60107	Rentokil Tropical Plants	Indoor Plant Hire	92.52
353	EFT60106	Rentokil Tropical Plants	Indoor Plant Hire	227.70
354	EFT60101	Resource Furniture	Office Furniture	962.34
355	EFT59784	Richmond Towing Services	Vehicle Tows	275.00
356	EFT60033	Rick Holmes	Reimburse Expenses	1,225.00
357	EFT60103	Ricoh Australia Ltd	Copy Charges	3,676.53
358	EFT59875	Rider Levett Bucknall SA Pty Ltd	Professional Fees	3,575.00
359	EFT60109	Roadshow Films Pty Ltd	Library Film Showing	291.50
360	EFT59877	Romaldi Constructions Pty Ltd	Lockleys and Weigall Ovals Development	1,547,930.80

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING  
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<b>Ref No.</b>	<b>Cheque/ EFT No.</b>	<b>Payee</b>	<b>Invoice Description</b>	<b>Payment Total</b>
361	EFT60100	Royal Wolf Trading Australia Pty Ltd	Hire Storage Containers	525.10
362	EFT59782	Rundle Mall Plaza Newsagency	Library Magazines	208.75
363	EFT59876	Rundle Mall Plaza Newsagency	Library Magazines	269.60
364	EFT60102	Rundle Mall Plaza Newsagency	Library Magazines	197.96
365	EFT60120	SA Irrigation & Landscaping Pty Ltd	Reserve Upgrade	8,800.00
366	EFT59786	SA Local Govt Financial Management Group	Staff Training	1,110.00
367	EFT59882	SA Metropolitan Fire Service	Alarm Response Callout	621.00
368	EFT59787	SA Pathology	Water Testing	2,233.00
369	EFT60121	SA Pathology	Water Testing	462.00
370	EFT60115	SA Power Networks	Power	33,433.45
371	061357	SA Water	Water	8,872.00
372	EFT59892	SA Window Cleaning Pty Ltd	Window Cleaning	5,395.50
373	EFT60127	SA Window Cleaning Pty Ltd	Window Cleaning	643.50
374	EFT60140	Samia Tawadros	Reimburse Volunteer Expenses	65.28
375	EFT59913	Samir Wasif	Reimburse Volunteer Expenses	130.56
376	EFT60157	Samir Wasif	Reimburse Volunteer Expenses	65.28
377	EFT60113	Sassafras Agencies Pty Ltd	Depot Supplies	155.85
378	EFT60111	Saundersons Florist	Laurel Wreath	48.00
379	EFT59791	Seek Limited	Advertising	212.85
380	061347	Share the Dignity	Staff Casual Day Donations	184.05
381	EFT60126	Shred-X Pty Ltd	Paper Recycling	44.00
382	061338	Shutters 'n' Shades	Roller Blinds	860.00
383	EFT60119	Silverback Cargo Equipment Pty Ltd	Depot Supplies	4,255.08
384	EFT59886	Sine Group Pty Ltd	Computer Equipment	778.80
385	EFT59883	Snap Hilton	Printing	317.08
386	EFT59879	Solo Resource Recovery	Rubbish Removal	319.12
387	EFT59880	Solo Resource Recovery	Garbage Collection & Waste Disposal	495,719.58
388	EFT59890	SoundPack Solutions	Library Supplies	442.75
389	EFT60071	South Australian Jockey Club Inc	Volunteers Christmas Lunch	7,903.30
390	EFT59888	Southern & Western Community Broadcasters Inc	Sponsorship	2,574.00
391	EFT59788	Southern Cross Protection	Patrol Service	73.65
392	EFT59889	Southern Cross Protection	Patrol Service	6,490.70
393	EFT60114	Southfront	Professional Fees	21,518.89
394	EFT60118	Space Down Under	Depot Supplies	3,088.80
395	EFT60112	Spark Furniture Pty Ltd	Park Benches	18,282.00
396	EFT60117	Specialty Fasteners	Depot Supplies	629.41
397	EFT59884	Sports Medicine Australia - SA Branch	First Aid Services	156.20
398	EFT59893	Spray Shop	Depot Supplies	204.11
399	EFT59785	St John Ambulance Australia SA Inc	First Aid Training	2,250.00
400	EFT59789	Streamline Plumbing SA Pty Ltd	Plumbing	4,352.67
401	EFT60123	Streamline Plumbing SA Pty Ltd	Plumbing	11,777.37
402	EFT60124	Strike a Posy	Library Supplies	605.00
403	EFT59891	Stumpy Stumps	Grind Stumps	400.00
404	EFT60125	Stumpy Stumps	Grind Stumps	500.00
405	EFT59887	Suburban Transport Services	Taxi Fares	705.18
406	EFT60116	SUEZ Recycling & Recovery Pty Ltd	Rubbish Removal	11.01
407	EFT59790	Supawash Mile End	Linen Cleaning	45.65
408	EFT59830	Susan Ainslee Frazer	Reimburse Volunteer Expenses	43.50
409	EFT59885	Sync Cabling Solutions Pty Ltd	Lighting	7,954.10
410	EFT60093	Taddeo Pasta Deli	Catering	4,752.50
411	061348	Telstra	Service Relocation	7,809.37
412	061358	Telstra	Telephone	10,474.85
413	EFT60132	Telstra Plant Damages	Repair to Damage Telstra Plant	1,880.37
414	EFT59993	The Department for Correctional Services	Litter Collection	1,496.00
415	EFT60005	The Ergo Centre	Furniture	2,153.00
416	EFT59832	The Fruit Box Group Pty Ltd	Milk	377.20
417	EFT60015	The Fruit Box Group Pty Ltd	Milk	65.30
418	EFT59759	The Hub Men's Shed	Equipment Grant	2,800.00
419	EFT60096	The Paper Bahn	Stationery	4,409.17
420	EFT60087	The Personnel Risk Management Group	Security Checks	48.40

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING  
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<b>Ref No.</b>	<b>Cheque/ EFT No.</b>	<b>Payee</b>	<b>Invoice Description</b>	<b>Payment Total</b>
421	EFT59867	The Proteus Leadership Centre	Staff Training	4,950.00
422	EFT60086	The Proteus Leadership Centre	Staff Training	1,755.60
423	EFT59895	Thomson Geer	Legal Fees	7,132.95
424	EFT59901	TMK Consulting Engineers	Engineering Services	4,318.87
425	EFT60133	TNPK Staff Pty Ltd	Temp Compliance Staff	24,247.85
426	EFT59894	Tom's Car Wash	Vehicle Maintenance	1,082.40
427	EFT60131	Tonkin Consulting	Professional Fees	16,874.00
428	EFT59900	Tony Lewis Photography	Photography	400.00
429	EFT60137	Torrens Safety	Depot Supplies	2,377.94
430	EFT60130	Total Construction Surveys Pty Ltd	Surveys	3,140.50
431	EFT60134	Total Tools Thebarton	Depot Supplies	109.70
432	EFT60020	Totally Workwear Richmond	Clothing	2,373.68
433	EFT59899	TPG Telecom	Internet Connection	4,070.00
434	EFT60048	Tracey Beaumont	Catering	1,314.80
435	EFT60138	Tradies Workwear	Safety Clothing	3,039.86
436	EFT59897	Tree Care Machinery	Depot Supplies	383.20
437	EFT60136	Trims	Clothing	457.13
438	EFT60135	Triple Cherry Coffee	Coffee Supplies	750.00
439	EFT59903	Trophy & Badge	Trophies	209.75
440	EFT60145	Truck Hydraulics	Vehicle Maintenance	484.00
441	EFT60141	Tynbell Sheetmetal Pty Ltd	Depot Supplies	2,470.17
442	EFT60147	UES (Int'l) Pty Ltd	Depot Supplies	261.87
443	EFT59904	United Landscaping	Depot Supplies	3,927.00
444	EFT60146	UrbanVirons Group Pty Ltd	Tree Maintenance	330.00
445	EFT60148	Valspar Paint (Australia) Pty Ltd	Paint	725.17
446	EFT59905	Valvoline (Australia) Pty Ltd	Depot Supplies	1,510.85
447	EFT59906	Veolia Environmental Services	Rubbish Removal	12,662.65
448	EFT59907	Veri Fire	Fire Safety	2,114.75
449	EFT60110	VicRoads	Vehicle Searches	155.20
450	EFT60122	Vinita Sutrale	Reimburse Volunteer Expenses	5.84
451	EFT60144	W & R Tucker	Tune Piano	250.00
452	EFT59909	Walter Brooke & Associates Pty Ltd	Professional Fees	16,500.00
453	EFT60158	Waterpro	Irrigation	7,104.23
454	EFT59914	WC Convenience Management Pty Ltd	Cleaning	14,003.48
455	EFT60154	Web Safety Pty Ltd	Clothing	719.00
456	EFT59912	Well Done International	After Hours Contact Centre	642.73
457	EFT60155	Westside Services (SA) Pty Ltd	Airconditioner Maintenance	4,252.52
458	EFT60153	Wholesale Plants and Products Pty Ltd	Plants	16,421.60
459	EFT60156	Winc Australia Pty Limited	Depot Supplies	549.87
460	EFT60149	Worcomp Pty Ltd	Recruitment	121.00
461	EFT60160	Workzone Traffic Control Pty Ltd	Traffic Control	3,007.40
462	EFT59910	Worlds Best Specialised Cleaning	Graffiti Removal	6,292.00
463	EFT59911	Worm Affair	Worm Farms	204.10
464	EFT60150	Wurth Australia	Depot Supplies	1,379.27
465	EFT59793	Your Event Photobooths	Library Event	660.00
				<b><u>\$5,979,583.88</u></b>



### 11.3 Property Leases

#### Brief

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

#### RECOMMENDATION

The Committee recommends to Council that the report be received.

#### Introduction

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

#### Discussion

The following lease amounts have been invoiced and were overdue as at 31 December 2019. A comparison is provided with the situation as at 30 September 2019 and 30 June 2019.

Debtor	As at 30 Jun 2019	As at 30 Sep 2019	As at 31 Dec 2019	Variance
Aged Care Housing Group	0.00	0.00	3,324.78	3,324.78
Lockleys Bowling Club Inc	6,950.37	0.00	0.00	0.00
S.A.A.F.L	0.00	4,460.25	0.00	-4,460.25
SA Badminton Association	0.00	2,093.24	10,591.80	8,498.56
Weslo Holdings	0.00	50,105.65	79,456.15	29,350.50
West Torrens Birkalla Soccer Club	3,082.93	3,082.93	3,939.89	856.96
<b>Total</b>	<b>\$10,033.30</b>	<b>\$59,742.07</b>	<b>\$97,312.62</b>	<b>\$37,570.55</b>

#### Aged Care Housing Group

The balance is comprised of two outstanding lease instalments for the use of a portion of James Congdon Drive.

#### Weslo Holdings

The outstanding amount includes seven months of outstanding lease instalments for the premises at 164-166 South Road.

**SA Badminton Association**

Five lease instalments, two SA Water reimbursements, an insurance, electricity and an emergency services levy reimbursement make up the overdue balance. SA Badminton Association has requested a grace period until the end of January 2020 when their term deposit funds become available.

**West Torrens Birkalla Soccer Club**

The balance outstanding represents two SA Water reimbursements, the lease fees for 2018/19, an emergency services levy reimbursement and late payment penalties.

**Conclusion**

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

**Attachments**

**Nil**

## 11.4 Mendelson Financial Report December 2019

### Brief

This report provides information on the financial performance of the Mendelson Foundation as at 31 December 2019.

### RECOMMENDATION

The Committee recommends to Council that the report be received.

### Discussion

The following financial reports as at 31 December 2019 are attached for Elected Member information:

- Financial Position (Attachment 1);
- FMD Financial Pty Ltd Investment Portfolio Report (Attachment 2);
- Cash Management Report (Attachment 3).

For the six month period ended 31 December 2019, FMD Financial Pty Ltd is reporting a net return on investments of 4.7 per cent, as follows:

	Dec 2019	Jun 2019
	6 Months To 31 Dec 2019	12 Months To 30 Jun 2019
Market Movement on Equities	\$ 40,953.14	\$ 115,444.75
Add Dividends	\$ 39,015.42	\$ 68,411.15
Add Interest	\$ 1,593.02	\$ 3,396.94
	<hr/>	<hr/>
	\$ 81,561.58	\$ 187,252.84
Less Trustee Charges	\$ 7,071.89	\$ 12,866.21
	<hr/>	<hr/>
<b>Net Return</b>	<b>\$ 74,489.69</b>	<b>\$ 174,386.63</b>
	<hr/>	<hr/>
Fund Balance @ 1 July	\$ 1,587,308.02	\$ 1,453,975.35
<b>Net Return on Investments</b>	<b>4.7%</b>	<b>12.0%</b>

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

The weighting at 31 December 2019 is 27.9 per cent for income assets and 72.1 per cent for growth assets, which contracts with our policy targets as shown below:

	<b>Target Weightings</b>	<b>Actual Weightings</b>
Income Assets	No Less Than 25%	27.9%
Growth Assets	No Greater Than 75%	72.1%

### **Conclusion**

Information is provided in this report on the financial performance of the Mendelson Foundation as at 31 December 2019.

### **Attachments**

- 1. Mendelson Foundation Financial Position as at 31 December 2019**
- 2. Mendelson Foundation Financial Portfolio Report as at 31 December 2019**
- 3. Mendelson Cash Reconciliation as at 31 December 2019**

**CITY OF WEST TORRENS  
MAX AND BETTE MENDELSON FOUNDATION  
FINANCIAL POSITION AS AT 31 DEC 2019**

	\$ Final at 30/06/19	\$ Current at 31/12/19	\$ Variance
<b>CURRENT ASSETS</b>			
Cash held at Council	34,188	(2,145)	(36,333)
Investments - FMD Financial Pty Ltd	1,413,515	1,575,929	162,414
Cash & Term Deposit	117,899	29,207	(88,692)
GST Refunds/Imputation Credits Due	339	354	15
Dividend Income due not yet received	21,368	21,368	0
	<hr/>	<hr/>	<hr/>
<b>Total Current Assets</b>	1,587,308	1,624,713	37,405
<b>Non-Current Assets</b>	0	0	0
	<hr/>	<hr/>	<hr/>
<b>TOTAL ASSETS</b>	<b>1,587,308</b>	<b>1,624,713</b>	<b>37,405</b>
Less Liabilities	0	0	0
	<hr/>	<hr/>	<hr/>
<b>NET ASSETS</b>	<b>1,587,308</b>	<b>1,624,713</b>	<b>37,405</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
<b>FOUNDATION WEALTH</b>			
Accumulated Funds **	1,587,308	1,624,713	37,405
	<hr/>	<hr/>	<hr/>
<b>TOTAL FOUNDATION WEALTH</b>	<b>1,587,308</b>	<b>1,624,713</b>	<b>37,405</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
 ** Accumulated Funds - Opening		1,587,308	
Plus Revenue		101,562	
Less YTD Expenditure		64,156	
		<hr/>	
<b>Accumulated Funds - Closing</b>		<b>1,624,713</b>	
		<hr/> <hr/>	



**CITY OF WEST TORRENS  
MAX AND BETTE MENDELSON FOUNDATION  
FMD FINANCIAL PTY LTD PORTFOLIO REPORT AS AT 31/12/2019**

	Balance at 30/06/2019 \$	Weight at 30/06/2019 %	Balance at 31/12/2019 \$	Weight at 31/12/2019 %	Variance \$	Variance %
ANZ Convertible Pref Cap Note2	35,122	2.3%	35,020	2.2%	(102)	-0.3%
ANZ Banking Grp Ltd (ANZPG)	31,938	2.1%	32,042	2.0%	104	0.3%
CBAPD PERSP VII	30,225	1.9%	30,258	1.9%	33	0.1%
NAB Income Securities	45,215	2.9%	46,092	2.8%	877	1.9%
Westpac Non-Cum Converting Perp Cap Note II	59,495	3.8%	59,175	3.6%	(321)	-0.5%
BetaShares Aus High Interest Cash ETF	0	0.0%	44,958	2.8%	44,958	0.0%
BetaShares Legg Mason Aus Bond Fund	0	0.0%	75,787	4.7%	75,787	0.0%
Mcp Master Income	79,334	5.1%	80,111	4.9%	778	1.0%
Term Deposit	76,050	4.9%	0	0.0%	(76,050)	-100.0%
Cash	41,849	2.7%	29,207	1.8%	(12,642)	-30.2%
Dividends due not yet received	21,368	1.4%	21,368	1.3%	0	0.0%
<b>Total for Defensive Assets:</b>	<b>420,596</b>	<b>27.1%</b>	<b>454,018</b>	<b>27.9%</b>	<b>33,422</b>	<b>-127.7%</b>
Argo	28,258	1.8%	30,311	1.9%	2,053	7.3%
BHP Billiton	59,476	3.8%	56,239	3.5%	(3,237)	-5.4%
CSL	60,200	3.9%	77,213	4.7%	17,013	28.3%
MFG	43,911	2.8%	49,034	3.0%	5,123	11.7%
CBA	38,741	2.5%	37,393	2.3%	(1,348)	-3.5%
NAB	24,689	1.6%	18,965	1.2%	(5,724)	-23.2%
Origin Energy Limited	23,282	1.5%	26,913	1.7%	3,631	15.6%
Qube Holdings Ltd	38,629	2.5%	41,806	2.6%	3,177	8.2%
Ramsay Health Care	32,364	2.1%	32,493	2.0%	130	0.4%
ResMed Inc	41,242	2.7%	52,604	3.2%	11,361	27.5%
Rio Tinto	52,503	3.4%	50,802	3.1%	(1,700)	-3.2%
Sydney Airport	40,650	2.6%	43,785	2.7%	3,135	7.7%
Westpac Corporation Deferred Ex St George	36,783	2.4%	31,426	1.9%	(5,357)	-14.6%
Woodside Petroleum Ltd Ord	39,418	2.5%	37,027	2.3%	(2,390)	-6.1%
Woolworths	16,249	1.0%	17,646	1.1%	1,397	8.6%
Magellan Global Fund	124,693	8.0%	128,593	7.9%	3,900	3.1%
Walter Scott Global Equity Fund	113,243	7.3%	117,054	7.2%	3,811	3.4%
RARE Infrastructure Ltd	75,951	4.9%	78,016	4.8%	2,064	2.7%
Antipodes Partners - Antipodes Global Fund	109,442	7.0%	107,336	6.6%	(2,106)	-1.9%
Bennelong ex-20 Australian Equities Fund	62,455	4.0%	66,666	4.1%	4,211	6.7%
INVESCO Wholesale Global Targeted Returns Fund	70,007	4.5%	71,164	4.4%	1,157	1.7%
<b>Total for Growth Assets:</b>	<b>1,132,186</b>	<b>72.9%</b>	<b>1,172,486</b>	<b>72.1%</b>	<b>40,301</b>	<b>75.0%</b>
<b>Total Investments</b>	<b>1,552,781</b>	<b>100.0%</b>	<b>1,626,504</b>	<b>100.0%</b>	<b>73,723</b>	<b>4.7%</b>

**MENDELSON RECONCILIATION  
CASH HELD BY FMD FINANCIAL PTY LTD  
AS AT 31/12/2019**

	\$	\$
<b>Balance at 30/06/2018</b>		<b>117,898.67</b>
<b>Macquarie Cash Management Account - opening balance</b>		<b>41,848.77</b>
<b>Term Deposit - opening balance</b>		<b>76,049.90</b>
<u>Add</u> <u>Sales Equities</u>		
Members Equity Term Deposit	75,629.16	
		75,629.16
<u>Less</u> <u>Equities - Purchases</u>		
BetaShares Aus High Interest Cash ETF (AAA)	44,971.17	
BetaShares Legg Mason Aus Bond Fund (BNDS)	76,069.09	
		121,040.26
<u>Add</u> <u>Dividends/Interest/Income</u>		
Dividend Income Received in July 2019	21,860.89	
Interest Received in August 2019	75.80	
Dividend Income Received in August 2019	2,609.26	
Interest Received in September 2019	40.11	
Dividend Income Received in September 2019	8,585.45	
Interest Received in October 2019	438.78	
Dividend Income Received in October 2019	2,214.14	
Interest Received in November 2019	1,027.72	
Dividend Income Received in November 2019	646.05	
Interest Received in December 2019	10.59	
Dividend Income Due Received in December 2019	3,099.63	
		40,608.42
<u>Less</u> <u>Fees</u>		
FMD Financial Pty Ltd Administration Fee inc. GST (June)	1,275.90	
FMD Financial Pty Ltd Administration Fee inc. GST (July)	1,308.68	
FMD Financial Pty Ltd Administration Fee inc. GST (August)	1,288.91	
FMD Financial Pty Ltd Administration Fee inc. GST (September)	1,302.01	
FMD Financial Pty Ltd Administration Fee inc. GST (October)	1,294.87	
FMD Financial Pty Ltd Administration Fee inc. GST (November)	1,308.70	
MQG Bank Audit Letter Fee	60.00	
		7,839.07
<b>Macquarie Cash Management Account - closing balance</b>		<b>29,207.02</b>
<b>Term Deposit - closing balance</b>		<b>-</b>
<b>Less    Macquarie Cash Mgt Acct and Term Deposit</b>		<b>29,207.02</b>
<b>Imbalance</b>		<b>0.00</b>

## 11.5 Council Budget Report - SIX Months to 31 December 2019

### Brief

This report provides information to Council on budget results for the six months ended 31 December 2019.

### RECOMMENDATION

The Committee recommends to Council that the report be received.

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### Introduction

The report provides year to date (YTD) budget results for December 2019.

### Discussion

Budget variances are summarised in the financial report which is included as **Attachment 1**, with key variances explained below in terms of:

- Operational Income
- Operational Expenditure
- Capital Expenditure
- Capital Income
- Capital Works Expenditure

#### Operational Income

Key variances include:

- Rates are below budget by \$17,771 due to the timing of discretionary rate rebates, but this will largely resolve itself in coming months.
- Statutory charges are below budget YTD by \$156,383, predominantly due to the timing of dog related income payments to Council by the Dog and Cat Management Board (\$63,114). Parking income is also below budget YTD by \$88,932, for timing reasons. Development Act fees are also contributing a smaller unfavourable variance (\$20,131).
- User charges are above budget by \$89,651, mostly because of the timing of leased property income payments associated with the Thebarton Community Centre and the new depot.
- Grant income is above budget YTD by \$89,752, most of which is due to the favourable timing of payments of library related grants (\$225,989) and CHSP grants (\$155,718). This is offset by an unfavourable timing variance for road grants (\$308,708). Realignment is expected in coming months.
- Reimbursement and other income is \$24,180 above budget YTD, largely due to better than expected Mendelson investment performance (\$52,969), and Urban Services' reimbursements (\$43,962). Partially offsetting this is lower than expected investment income (\$51,785).

The end of year (EOY) forecast of operational income is not expected to change significantly, however this is being reviewed in the December budget review which is currently underway.

### Operational Expenditure

Key variances include:

- Staff and related costs are \$219,411 below budget YTD for vacancy and timing reasons.
- Buildings, furniture, plant and equipment are below YTD budgets by \$147,011 largely due to the timing of computer related expenditure (\$152,078).
- General expenses are below YTD budgets by \$693,434, largely due to the timing of expenditure associated with professional fees (\$499,057), insurance (\$172,503) and sundry items (\$55,379). Partially offsetting this is library related expenditure (\$97,220). A summary of variances for selected key general expenses is attached.
- Council related expenditure is \$179,540 below budget YTD, for timing reasons associated with grant funding (\$124,754 favourable), and levies (\$70,275 favourable). These variances are largely expected to rectify in the near future as payment aligns with budget.
- Contract and material expenditure is \$723,477 below budget, largely for timing reasons associated with depot and property maintenance programs (\$47,530), waste management (\$484,738) and Community Development programs (\$66,477).
- Occupancy and property costs are \$61,683 above budget YTD, largely for timing reasons associated with the emergency services levy (\$60,427 unfavourable), water rates (\$21,781 unfavourable), and cleaning (\$62,200 favourable).

The EOY forecast of operational expenditure is not expected to change significantly, however this is being reviewed in the December budget review which is currently underway.

### Capital Expenditure

Key variances include:

- Motor vehicle expenditure is \$39,624 above budget YTD, largely for timing reasons.
- Computer expenditure is \$67,464 below budget for timing reasons.
- Other plant and equipment expenditure is below YTD budget by \$352,811, mostly for timing reasons. This will self-adjust in the near future as budgets align, given large commitments have already been made.
- Land and building costs are \$3,082,827 below budget YTD, largely due to spending associated with community facility developments, but commitments have been made to absorb this variance.

The EOY forecast of capital expenditure is not expected to change significantly, however this is being reviewed in the December budget review which is currently underway.

### Capital Income

Key variances include:

- Capital income is \$2,650,968 under budget due to income not yet received associated with community capital projects.

The EOY capital income budget will be reviewed as part of the December budget review, which is currently underway, and revised to adjust expectations within capital income.

### Capital Works Expenditure

Expenditure on capital works YTD is \$5,394,416.

A capital works expenditure summary for YTD December 2019 is attached with appropriate comments provided on the status of individual budget lines. 42.8 per cent of the capital works budget has been spent or committed by way of purchase orders as at 31 December 2019.

It is estimated that 100 per cent of the forecast budget of \$26,063,269 is required to complete the program of works and that 89 per cent will be completed by 30 June 2020.

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

### **Conclusion**

Information is provided in this report on budget results for the six months ended 31 December 2019.

### **Attachments**

1. **December Budget v's Actual**
2. **Capital Works - Budget vs Actual**
3. **General Expenses**



<b>City of West Torrens</b> <b>Finance Budget Report for the 6 Months Ended 31 December 2019</b> <b>Operational Income and Expenditure (\$'000's)</b>							
Adopted Budget Original	Adopted Budget Revised	Income & Expenditure	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining
<b>Income</b>							
60,208	60,201	Rates	59,846	59,828	(18)	(0%)	373
2,449	2,452	Statutory Charges	1,368	1,211	(156)	(11%)	1,241
1,736	1,736	User Charges	843	932	90	11%	804
3,449	2,655	Grants & Subsidies	1,435	1,524	90	6%	1,130
850	877	Reimbursements & Other Income	556	579	24	4%	298
<b>68,692</b>	<b>67,921</b>	<b>Total Income</b>	<b>64,047</b>	<b>64,075</b>	<b>29</b>	<b>0%</b>	<b>3,846</b>
<b>Expenditure</b>							
24,407	24,426	Staff & Related Costs	11,551	11,331	219	2%	13,095
5,500	5,544	Buildings, Furniture, Plant & Equipment	3,088	2,941	147	5%	2,604
8,392	8,392	Community Asset Costs	4,219	4,219	0	0%	4,173
4,960	5,285	General Expenses	3,067	2,374	693	23%	2,912
667	667	Bank & Finance Charges	341	213	128	38%	454
3,871	4,048	Council Related Expenditure	2,173	1,993	180	8%	2,055
9,957	10,016	Contract & Material Expenditure	4,498	3,774	723	16%	6,242
2,601	2,601	Occupancy & Property Costs	1,213	1,274	(62)	(5%)	1,326
(177)	(177)	Expenditure Recovered	(89)	(84)	(4)	5%	(93)
<b>60,178</b>	<b>60,802</b>	<b>Total Expenditure</b>	<b>30,061</b>	<b>28,035</b>	<b>2,026</b>	<b>7%</b>	<b>32,768</b>
<b>8,514</b>	<b>7,119</b>	<b>Operating Surplus/Deficit</b>	<b>33,986</b>	<b>36,040</b>			

<b>City of West Torrens</b> <b>Finance Budget Report for the 6 Months Ended 31 December 2019</b> <b>Capital Income and Expenditure (\$'000's)</b>									
Adopted Budget Original	Adopted Budget Revised	Capital Expenditure and Sales	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining		
156	198	Motor Vehicles	128	168	(40)	(31%)	30		
300	319	Computer Equipment	299	232	67	23%	87		
1,078	1,443	Other Plant & Equipment	883	530	353	40%	913		
4,980	13,755	Land & Buildings	11,019	7,937	3,083	28%	5,819		
0	1	Library Resources	0	0	0	0%	1		
<b>6,514</b>	<b>15,716</b>	<b>Total Expenditure</b>	<b>12,329</b>	<b>8,866</b>	<b>3,463</b>	<b>28%</b>	<b>6,850</b>		
Adopted Budget Original	Adopted Budget Revised	Capital Income	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining		
0	3,705	Grants & Subsidies - Capital Income	3,705	1,054	2,651	72%	2,651		
<b>0</b>	<b>3,705</b>	<b>Total Income</b>	<b>3,705</b>	<b>1,054</b>	<b>2,651</b>	<b>72%</b>	<b>2,651</b>		
Adopted Budget Original	Adopted Budget Revised	Capital Works Expenditure	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining		
4,121	5,932	Environment Program	2,966	883	2,083	70%	5,048		
1,570	4,661	Recreation Program	2,331	1,117	1,214	52%	3,544		
12,736	15,470	Transport Program	7,735	3,394	4,341	56%	12,076		
<b>18,427</b>	<b>26,063</b>	<b>Total Expenditure</b>	<b>13,031</b>	<b>5,394</b>	<b>7,637</b>	<b>59%</b>	<b>20,669</b>		

**CITY OF WEST TORRENS**  
**BUDGET 2019/20 - AS AT 31 December 2019**  
**CAPITAL WORKS EXPENDITURE**

ADOPTED BUDGET ORIGINAL	ADOPTED BUDGET REVISED	FUNCTION	YTD ACTUALS	COMMITTED OR CONTRACTED	ACTUALS AND COMMITTED	% SPENT OR COMMITTED	FORECAST EXPENDITURE TO COMPLETE	EOY FORECAST PERCENTAGE COMPLETE	COMMENT / EXPLANATION
<b>ENVIRONMENT PROGRAM</b>									
<i><b>Stormwater &amp; Drainage</b></i>									
350,000	388,399	Minor Drainage Upgrades and Replacement Work	333,515	3,407	336,922	86.7%	388,399	100%	Minor Works / Program upgrade - continuing/program commitment
0	56,704	BHKC- Down stream South Rd and Gray St Bend	29,645	0	29,645	52.3%	56,704	100%	Currently scoping further works.
0	96,502	Ashley St (West St to Hayward Ave)	0	0	0	0.0%	96,502	100%	Awaiting outcome of Local Area Traffic Management for the installation of the driveway link proposed in Hayward Avenue at its junction with Ashley Street.
0	657,750	Lockleys Catchment	197,312	435,726	633,038	96.2%	657,750	100%	Upgrade of surface drainage in Rultand Avenue is underway.
2,212,151	1,812,151	Stormwater Upgrade - Stirling St, Thebarton	52,364	36,927	89,291	4.9%	1,812,151	100%	Tendering process is underway. Construction is scheduled to commence in March 2020.
200,000	200,000	Stormwater Upgrade - Sherrif St, Underdale	17,100	5,250	22,349	11.2%	200,000	100%	Detailed design is underway.
0	50,000	Plympton Green	0	0	0	0.0%	50,000	100%	Detailed design is being developed.
0	397,996	Shannon Ave Pump Station	217,820	12,047	229,868	57.8%	229,868	100%	Project completed
<i><b>Other Environment</b></i>									
1,358,774	2,272,340	Brown Hill and Keswick Creeks	35,606	0	35,606	1.6%	2,272,340	100%	Approval for 1st stage of Greater Management Plan has been confirmed by all necessary stake holders. Project for design concept upgrade of Brown Hill Creek through West Torrens area is nearing draft report stage.
<b>4,120,925</b>	<b>5,931,842</b>	<b>Program Total</b>	<b>883,362</b>	<b>493,357</b>	<b>1,376,719</b>	<b>23.2%</b>	<b>5,763,714</b>	<b>100%</b>	
<b>RECREATION PROGRAM</b>									
<i><b>Parks &amp; Gardens</b></i>									
490,000	832,953	Playground Upgrade	245,666	9,880	255,546	30.7%	832,953	100%	Project in progress; refer Urban Services Report, 21 January 2020 for an update.
400,000	616,565	Reserve Developments - Various	336,873	115,862	452,735	73.4%	616,565	100%	Project in progress; refer Urban Services Report, 21 January 2020 for an update.
210,000	466,641	River Torrens Upgrade	158,979	52,939	211,918	45.4%	466,641	100%	Project in progress; refer Urban Services Report, 21 January 2020 for an update.
25,000	80,943	River Torrens Path Upgrades	7,813	6,667	14,480	17.9%	80,943	100%	Projects will be undertaken in 2019/2020
0	577,500	Kings Reserve Playspace	0	11,000	11,000		577,500	100%	
320,000	856,392	Reserve Irrigation Upgrades	157,944	84,162	242,106	28.3%	856,392	70%	Project in progress; refer Urban Services Report, 21 January 2020 for an update.
50,000	50,000	Bikeway Path Upgrade and Reseal	0	78,000	78,000	156.0%	50,000	80%	Projects will be undertaken in 2019/2020
<i><b>Sports Facilities</b></i>									
75,000	211,798	Tennis Court Upgrades	154,170	0	154,170	72.8%	211,798	75%	Projects will be undertaken in 2019/2020
0	45,600	Airport Road	55,412	0	55,412	121.5%	45,600	0%	Works Underway
0	922,846	Thebarton Oval Kings Reserve	0	50,124	50,124	5.4%	922,846	15%	Projects in progress; refer Community Facilities General Committee 24 July 2018 / Urban Services Report 4 September 2018.
<b>1,570,000</b>	<b>4,661,238</b>	<b>Program Total</b>	<b>1,116,857</b>	<b>408,634</b>	<b>1,525,490</b>	<b>32.7%</b>	<b>4,661,238</b>	<b>75%</b>	

**CITY OF WEST TORRENS**  
**BUDGET 2019/20 - AS AT 31 December 2019**  
**CAPITAL WORKS EXPENDITURE**

ADOPTED BUDGET ORIGINAL	ADOPTED BUDGET REVISED	FUNCTION	YTD ACTUALS	COMMITTED OR CONTRACTED	ACTUALS AND COMMITTED	% SPENT OR COMMITTED	FORECAST EXPENDITURE TO COMPLETE	EOY FORECAST PERCENTAGE COMPLETE	COMMENT / EXPLANATION
<b>TRANSPORT PROGRAM</b>									
<i><b>Roads Sealed</b></i>									
9,093,680	11,399,238	City Funds/ULRG Funds/Carryovers	2,722,747	4,053,437	6,776,183	59.4%	11,399,238	85%	Project in progress; refer Urban Services Report, 21 January 2020 for an update.
873,376	617,418	Roads to Recovery Grant Funds	0	0	0	0.0%	617,418	100%	
<i><b>Other Transport</b></i>									
373,483	385,889	Roundabouts / Minor Road Rehabilitation	146,133	4,045	150,178	38.9%	385,889	100%	Scheduling further works
250,000	293,717	Bus Shelters	73,017	123,534	196,551	66.9%	293,717	100%	Upgrade works to hard stand area are in progress.
555,000	818,926	Traffic Management	226,619	112,101	338,720	41.4%	818,926	100%	Consultation for the removal of the bus only device located west of West Street and concept design for complete for new traffic calming at Hayward Avenue is complete. A report will be tabled at the City Services and Amenity Standing Committee meeting to be held 4th February 2020.
240,000	386,911	Bicycle Management Schemes	0	0	0	0.0%	386,911	100%	Scope of works is currently being undertaken.
695,000	787,883	Public Lighting	87,309	242,357	329,665	41.8%	787,883	100%	Project in progress; refer Urban Services Report, 21 January 2020 for an update.
0	85,229	Bio-Science Precinct Works	6,330	0	6,330	7.4%	85,229	100%	Currently seeking quotations for the supply and installation of the "Green Columns"
<i><b>Bridges</b></i>									
0	33,308	Bridge Ancillary Works (as per Bridge Audit)	0	33,308	33,308	100.0%	33,308	100%	Currently undertaking a re-condition audit.
<i><b>Footways &amp; Cycle Tracks</b></i>									
178,139	178,139	Footpath Renewal Program	87,529	98,894	186,424	104.7%	178,139	100%	Project in progress; refer Urban Services Report, 21 January 2020 for an update.
277,166	277,166	Footpath Construction Program	25,165	188,727	213,892	77.2%	277,166	100%	Project in progress; refer Urban Services Report, 21 January 2020 for an update.
200,000	206,365	Footpath Remediation Program	19,348	0	19,348	9.4%	206,365	100%	Project in progress; refer Urban Services Report, 21 January 2020 for an update.
Other									
<b>12,735,844</b>	<b>15,470,189</b>	<b>Program Total</b>	<b>3,394,197</b>	<b>4,856,404</b>	<b>8,250,601</b>	<b>53.3%</b>	<b>15,470,189</b>	<b>89%</b>	
<b>SUMMARY:</b>									
4,120,925	5,931,842	Environment Program	883,362	493,357	1,376,719	23.2%	5,763,714	100%	
1,570,000	4,661,238	Recreation Program	1,116,857	408,634	1,525,490	32.7%	4,661,238	75%	
12,735,844	15,470,189	Transport Program	3,394,197	4,856,404	8,250,601	53.3%	15,470,189	89%	
<b>18,426,769</b>	<b>26,063,269</b>	<b>TOTAL - ALL CAPITAL WORKS</b>	<b>5,394,416</b>	<b>5,758,394</b>	<b>11,152,810</b>	<b>42.8%</b>	<b>25,895,140</b>	<b>89%</b>	

**City of West Torrens**  
**Budget 2019/20 - YTD 31 December 2019**  
**(Interim Results - Selected Accounts)**

2018/19 Actuals	Account	2019/20 Budget					
		Annual Original Budget	Annual Revised Budget	YTD Revised Budget	YTD Actuals	YTD \$ Variance	YTD % Variance
236,373	131 Training & Conference Costs	283,675	283,675	143,394	145,961	-2,567	-1.8
37,852	213 Catering & Entertainment	47,670	46,670	20,977	21,601	-624	-3.0
65,909	215 Catering/Entertain-Elected Members/others	62,850	63,850	21,652	25,573	-3,921	-18.1
242,464	225 Subscriptions & Associations	247,992	245,075	183,094	208,791	-25,697	-14.0
44,516	229 Elected Member Travel & Training	40,000	45,000	25,000	21,743	3,257	13.0
470,930	241 Professional Fees - Legal	363,000	377,000	198,002	188,344	9,658	4.9
9,076	243 Professional Fees - Medical	12,000	12,000	6,000	3,684	2,316	38.6
656,976	245 Professional Fees - Consultants	1,009,400	1,028,400	558,704	345,688	213,016	38.1
0	247 Professional Fees - Recruitment	10,000	10,000	4,998	0	4,998	100.0
697,992	249 Professional Fees - General	389,480	552,536	395,792	126,724	269,068	68.0
<b>2,462,090</b>	<b>Total</b>	<b>2,466,067</b>	<b>2,664,206</b>	<b>1,557,613</b>	<b>1,088,108</b>	<b>469,505</b>	<b>30.1</b>



## 11.6 Legislative Progress Report - January 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 'Legislative Progress Report - January 2020' 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
Nil
Bills previously reported on where the status has changed
Nil
Bills previously reported on where the status remains unchanged
Automated External Defibrillators (Public Access) Bill 2019 Private Members Bill
<p>The <i>Automated External Defibrillators (Public Access) Bill 2019</i> was introduced to the Legislative Council on 16 October 2019 by Hon F Pangallo (MLC).</p> <p>An Automated External Defibrillator is a portable device able to treat cardiac arrest by applying an electric shock to restore normal heart rhythm.</p> <p>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.</p>

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 device.

It will also be mandatory for the devices to be installed in all emergency services vehicles, including SAPOL, the 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 has been adjourned at second reading on 16 October 2019.

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.**

### ***Development (Site Contamination) Variation Regulations 2018***

#### **Government Regulations**

The Department of Planning, Transport and Infrastructure (DPTI) has released the draft *Development (Site Contamination) Variation Regulations 2018*, along with an explanatory statement. These draft regulations are designed to ensure site contamination is considered in an appropriate way, commensurate with the nature of the development, the potential risk and stage in the planning process. They also aim to facilitate timely and appropriate consideration of contamination issues and will encourage clarity of evaluation by planning authorities.

Planning authorities, developers and other stakeholders have an important role in managing site contamination by ensuring good planning and development doesn't exacerbate risk.

Stakeholders were encouraged to make submissions relating to the draft regulations to the Environmental Protection Agency and/or DPTI on 15 May 2019. No feedback on the on the draft has yet been released by DPTI.

**Further Information can be found in LGA Circular 9.7**

### ***Freedom of Information (Miscellaneous) Amendment Bill 2018***

#### **Private Members 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 adjourned a second time in the House of Assembly on 7 November 2018.

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

### ***Independent Commissioner Against Corruption (Investigation Powers) No 2 Amendment Bill 2018***

#### **Government Bill**

This is a Bill to amend the *Independent Commissioner Against Corruption Act 2012* (Act). It is the second Bill introduced in this parliamentary session which intends to amend the Act.

The Bill seeks to amend the functions of the Independent Commissioner Against Corruption (ICAC) with broad sweeping reforms, including allowing the Commissioner to conduct a public inquiry, investigators being able to arrest individuals without warrants in certain circumstances and other broad changes.

The Bill was introduced to the Legislative Council, read a first time, and adjourned at second reading on 15 November 2018. The Bill passed the Legislative Council with amendments on 21 March 2019 and has been adjourned at second reading in the House of Assembly on 19 June 2019.

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

### ***Labour Hire Licensing Repeal Bill 2018***

#### **Government Bill**

This is a Bill to repeal the *Labour Hire Licensing Act 2017*.

It was introduced and read on 28 November 2018. It was debated frequently throughout February, and referred to Committee on 14 February 2019. A third reading was called on 27 February 2019, and was adjourned in the Legislative Council on 28 February 2019. The Bill was debated further in the Legislative Council on 16 May 2019, and has again been adjourned.

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

### ***Landscape South Australia Bill 2019***

#### **Government Bill**

The *Landscape South Australia Bill 2019* (Bill) is a Bill to repeal and replace the *Natural Resources Management Act 2004* (NRM Act). The Bill in essence aims to decentralise decision making relating to the environment, and recognise the impact of climate change and other factors not recognised in the NRM Act.

The Bill establishes a new framework for how the state's natural resources are managed, and intends to create a simpler and more accessible system.

The key elements of the reform are:

- Replacing regional natural resource management boards with new arms-length regional landscape boards and giving communities and landholders a greater voice in how natural resources are managed;
- A new Green Adelaide board focused on seven priorities that will help Adelaide become the most ecologically vibrant city in the world. These are:
  - Coastal management
  - Urban rivers and wetlands;
  - Water-sensitive urban design;

- Green streets and flourishing parklands;
- Fauna and flora in the urban environment;
- Controlling pests, animals and plants; and
- Nature education.
- A cap on increases to land and water levies to reduce cost of living pressures for all South Australians; and
- More action on ground, with a focus on partnerships, a simpler approach to planning and creating opportunities for natural resources management focused on programs and initiatives in regional communities.

### *Boards*

Section 12 of the Bill provides that, "Green Adelaide" or the "Green Adelaide Board" (GAB) will be established as a landscape management region covering metropolitan Adelaide. The GAB will be able to raise levies to support residents to live more sustainably and invest in community development.

Section 13(5) of the Bill establishes the GAB to make Adelaide the "most ecologically vibrant city in the world".

The GAB will have between 6 and 10 members, all of whom will be appointed by the Minister. The only current guidelines for eligibility to sit on the GAB is under section 17 of the Bill which states that a person must be on the relevant Council electoral roll to be considered. There is no specific consideration allowing for elected members to sit on the GAB. Section 16 of the Bill directs the selection criteria to be more focused on environmental expertise vs representatives (i.e. Elected Members).

Section 67 of the Bill outlines that land levies will be collected in the same manner as the NRM levies, by Councils. These levies will be to reimburse Council for their contributions to the scheme. It will be known as the **regional landscape levy**.

Amendments to this Bill continue to be discussed in Parliament, with most recent amendments made on 24 September 2019.

The Bill has passed the House of Assembly and is now in committee in the Legislative Council.

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

### ***Liquor Licensing (Miscellaneous) Amendment Bill 2019***

#### **Government Bill**

This Bill amends the Liquor Licensing Act 1997 (Act). The proposed amendments are in support of the review into the Act, conducted by the Hon. Mr Tim Anderson QC in 2016, which led to the passage of the Liquor Licensing (Liquor Review) Amendment Act 2017 (the Liquor Review Act).

The Liquor Review Act has been commenced in stages and the final stage is proposed to commence on 18 November 2019. This will predominantly relate to the provisions that create new licence classes that transition the current licence classes to those new classes.

Drafting of regulations is being undertaken in the Attorney-General's Department to prepare for the new licensing regime.

The Bill was passed in the House of Assembly and is now in committee in the Legislative Council. Adjourned at Second Reading on the 12 September 2019.

**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.**

**Planning, Development and Infrastructure (Code Amendments) Amendment Bill 2019****Private Members Bill**

This Bill was introduced to the Legislative Council on 27 February 2019. The Bill affects the heritage places provisions of the PDI Act and intends to remove the requirement for 51% of relevant owners to approve of a property or area being designated as a heritage character for preservation zone or subzone.

The Bill has been received in the House of Assembly on 4 July 2019, and has been adjourned at first reading.

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



**Planning, Development and Infrastructure (Reserves) Amendment****Private Members Bill**

This Bill, introduced by Hon M C Parnell (MLC), amends the *Planning, Development and Infrastructure Act 2016* to include reference to the *National Parks and Wildlife Act 1972*, and to ensure that developments within a reserve are classified as a restricted development.

The Bill was introduced to the Legislative Council on 31 July 2019.

It was passed in the Legislative Council on 16 October 2019 and has been received in the House of Assembly and adjourned at first reading on 17 October 2019.

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

**Single Use and Other Plastics (Waste Avoidance) Bill 2018****Private Members Bill**

This Bill seeks to regulate the sale and supply of single use and other plastics.

The Bill provides that retailers must provide alternatives to prohibited plastics before 1 July 2023 and creates an offence for releasing helium-filled balloons into the open. It also creates a requirement to provide disposal instructions for fishing tackle and personal hygiene products.

The Bill was introduced to the Legislative Council and read a first time on 25 July 2018. The Bill has been adjourned at second reading.

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

**Valuation of Land (Separate Valuations) Amendment Bill 2018****Government Bill**

This Bill was introduced to the Legislative Council and proposes amendments to clarify that separate assessments should only be made in circumstances where it is required by law or when a property has been separately occupied since 1967 or under a shack site lease and is situated on land where formal subdivision is prohibited.

The Bill was introduced to the Legislative Council and read a first time on 17 October 2018. It has been adjourned at second reading.

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

**Acts Assented**

Nil

**Regulations Amended**

Nil

**Relevant Common Law**

Nil

**Parliamentary Inquiries*****Overabundant and Pest Species Inquiry***

The Natural Resources Committee resolved to inquire into the management of overabundant and pest species in South Australia with particular reference to:

1. Efficacy of existing or novel regulatory, policy and partnering frameworks used to manage overabundant and pest species
2. Costs of managing overabundant and pest species
3. Impacts of overabundant and pest species on agricultural outputs, environmental values, tourism, road safety, and amenity
4. Any other related matters.

The Committee continues to meet, and issued a third report to be noted by the Parliament on the floor.

**Further Information can be found in LGA Circular 39.1 and on the South Australian Legislative Tracking Website.**

**Conclusion**

This report on legislative amendments is current as at 31 December 2019. The final sitting date for 2019 for the South Australian Parliament was 6 December. Sitting dates recommence on the 5 February.

**Attachments**

**Nil**

**12 MEETING CLOSE**