

CITY OF WEST TORRENS



Notice of Council & Committee Meetings

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

Council

and

- **City Services and Climate Adaptation Standing Committee**
- **City Finance and Governance Standing Committee**

of the

CITY OF WEST TORRENS

will be held in the Council Chambers, Civic Centre

165 Sir Donald Bradman Drive, Hilton
on

**TUESDAY, 19 JANUARY 2021
at 7.00pm**

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

**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.

INDEX

1	Meeting Opened	1
1.1	Acknowledgement of Country	
1.2	Evacuation Procedures	
1.3	Electronic Platform Meeting	
2	Present	1
3	Apologies	1
4	Disclosure Statements	1
5	Confirmation of Minutes	1
6	Mayors Report	1
7	Elected Members Reports	3
8	Petitions	4
8.1	Request to install user friendly exercise station at Mile End Common	4
9	Deputations	13
9.1	User Friendly Exercise Station at Mile End Common	13
10	Adjourn to Standing Committees	13
11	Adoption of Standing Committee Recommendations	13
11.1	City Services and Climate Adaptation Standing Committee Meeting	13
11.2	City Finance and Governance Committee Meeting	13
12	Adoption of General Committee Recommendations	13
13	Questions with Notice	13
14	Questions without Notice	13
15	Motions with Notice	14
15.1	Community Consultation on Planning and Design Code	14
16	Motions Without Notice	14
17	Reports of the Chief Executive Officer	15
17.1	Request to rename Rose Street, Mile End to commemorate the 200th Anniversary of the Greek War of Independence	15
17.2	Proposed Concert(s) - 27 March (and/or 28 March) - Thebarton Oval / Kings Reserve.....	18
17.3	Council Assessment Panel Annual Report 2020	27
17.4	Final Response to State Planning Reform Consultation	36
17.5	National General Assembly of Local Government 2021 - Call for Motions.....	152
18	Local Government Business	168
19	Member's Bookshelf	168
20	Correspondence	168
20.1	Treaty on the Prohibition of Nuclear Weapons	168
20.2	Injury Crash Concern at local street intersections with main roads	168
20.3	Gallipoli Underpass surrounds landscaping request	168
21	Confidential	179
22	Meeting Close	179

1 MEETING OPENED**1.1 Acknowledgement of Country****1.2 Evacuation Procedures****1.3 Electronic Platform Meeting****2 PRESENT****3 APOLOGIES****4 DISCLOSURE STATEMENTS**

Elected Members are required to:

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

5 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the meeting of the Council held on 8 December 2020 be confirmed as a true and correct record.

6 MAYORS REPORT**(Preliminary report for the agenda to be distributed Friday 15 January 2021)**

Since the last Council Meeting of 8 December functions and meetings involving the Mayor have included:

9 December

- Met with representatives from the SANFL with Acting CEO Angelo Catinari.
- Attended the State League Grand Final between Adelaide Cobras v Eastern United match at the VALO Football Centre.

10 December

- Attended the Richmond Primary School Year 7 Graduation Ceremony.

11 December

- Met with Lidia Moretti from the United Nations Association of Australia (SA).
- Attended the Mayors and CEOs AdaptWest meeting with the Green Adelaide Board at the Adelaide Business Hub with Acting CEO Angelo Catinari.

14 December

- Met with the President of the Foundation of Hellenic Studies.

15 December

- Met with Mr Zhang from Jolong Doors of South Road Richmond.
- Attended the Camden Community Centre Volunteers BBQ lunch at the Camden Community Centre.

16 December

- Met with Aida Garcia from the Filipino Community Group.
- Attended the Italian Pensioners of Thebarton and Suburbs Christmas Luncheon at the Thebarton Community Centre.
- Attended the West Torrens Rotary Club Christmas Party at the Henley Beach Surf Life Saving Club.

17 December

- Attended the Camden Community Centre Volunteers BBQ lunch at the Camden Community Centre.
- Attended the Adelaide Cobras Football Club Senior Awards Night at the Cyprus Community Centre.

18 December

- Met with representatives from the SANFL with Acting CEO Angelo Catinari.
- Met with Simon and Elizabeth Panayi from the Adelaide Cobras Football Club.
- Attended the Airport Over 50s Club Christmas Break-Up Party.

19 December

- Visited the Greek Museum of Adelaide's Exhibition at Flambouro Hall.

28 December

- Attended the 184th Proclamation Day Commemoration held by the City of Holdfast Bay at the Old Gum Tree Reserve, Glenelg North.

3 January

- Attended the 70th Birthday Party of the President of the Filipino Association of South Australia.

11 January

- Met with the Premier for South Australia, the Hon. Steven Marshall MP, with Acting CEO Angelo Catinari to discuss the proposed \$350m redevelopment of the old Coca-Cola site.

12 January

- Met with locals Gurjinder and Raman Singh to thank them for providing free meals to the Community.

14 January

- Attended the Elected Member Workshop on Representation Review held in the George Robertson room.

18 January

- Attending the 2021 Australia Day Awards Ceremony held at Government House.

19 January

- Council and City Finance and Governance Standing Committee Meeting
- City Services and Climate Adaptation Standing Committee Meeting

RECOMMENDATION

That the Mayor's Report be noted.

7 ELECTED MEMBERS REPORTS

8 PETITIONS

8.1 Request to install user friendly exercise station at Mile End Common

Brief

This report presents a petition requesting a user friendly exercise station at the Mile End Common open space, 2 Ballara Street Mile End.

RECOMMENDATION

It is recommended to Council that:

1. The Petition be received.
2. The provision of a user friendly exercise station at Mile End Common be referred to the 2021/2022 budget for consideration.
3. The Head Petitioner be advised accordingly.

Introduction

A petition has been received from Steve Kriaris, Head Petitioner, on behalf of the residents of Mile End requesting a user friendly exercise station at the Mile End Common open space, 2 Ballara Street Mile End. (**Attachment 1**).

Discussion

The petition states that:

"We residents of Mile End, live near a beautiful park The Mile End Common, the park has got an exercise station which isn't use much because to use it you have to be super fit. We are asking the Council to install a more user friendly exercise station such as the 6 Station All Access Gym and Aerobic / Flexibility. This would be a small cost that would benefit the community, we are asking the Council to please consider this proposal, for the health and wellbeing of all."

The petition contains seventy-five (75) signatures, fifty-three (53) of which 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). Seventeen (17) signatures do not reside within the City of West Torrens Council area, and five (5) signatures are non-complying for the following reasons:

- Three (3) signatures have incomplete addresses; and
- Two (2) names do not have a signature.

Of the fifty-three (53) compliant signatures, fifty-two (52) list their address within Mile End and one (1) lists their address within Lockleys.

This petition has been determined as non-compliant, pursuant to Clause 8(5) of the Code and the Regulations due to the petition request not being stated on each page of the petition. Clause 8(5) of the Code states 'each page of the petition presented to the Council must restate the whole of the request or submission of the petitioners' therefore has been deemed non-compliant.

The petition is six pages in length and, as it is non-compliant, is attached in its entirety for Council's information (**Attachment 1**).

Climate Impact Considerations

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

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

Conclusion

A petition has been received requesting for a user friendly exercise station at the Mile End Common open space, 2 Ballara Street Mile End.

Attachments

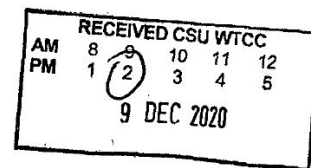
- 1. Petition requesting for a user friendly exercise station at the Mile End Common open space, 2 Ballara Street Mile End**

**To councillor's Graham Nitschke , Dominic Mugavin,
Elisabeth Papanikolaou , John Woodward**

**We residents of Mile End , live near a beautiful park “ *The Mile End Common*”
the park has got a exercise station which isn't used much because , to use it
you have to be super fit .**

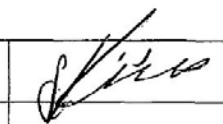
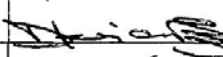

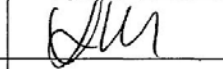
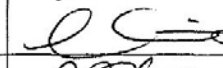
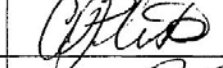

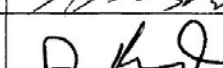
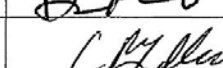



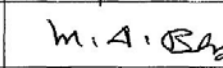
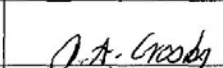
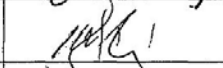
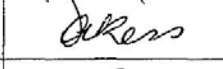

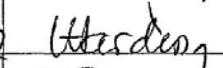
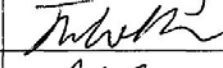
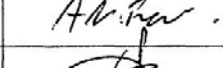

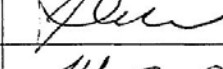

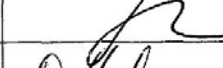
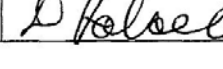
**We are asking the council to install, more user friendly exercise stations ,
such as the “*6 Station All Access Gym*” and “*Aerobic / Flexibility*”**

**This would be a small cost that would benefit the community , we asking the
council to please consider this proposal, for the health and well being of all.**



Written by Steve Kriaris

On behalf of the residents of Mile End

STEVE KRIVARIS	20 KING ST. MILE END	
Desi Krivaris	" "	
Gus MARTINEZ	25 VICTORIA STREET, MILE END	
Victoria ^{REYES-} MARTINEZ	25 Victoria St, Mile End	
Martina Krivaris	20 King St Mile End	
Angela Plisko	15 Cuming Street, Mile End	
Igor Plisko	15 Cuming St. Mile End 5031	
DEREK RUSSELL	22 CUMING ST MILE END 5031	
Chris Yiallouris	26 Cuming St Mile End	
Nicki Dantelz	26 Cuming St Mile End.	
Diana Forejone	25 Victoria Street Mile end	
ROHIT TIRAKUR	39 GAAPSTONE ROAD MILE END	
RAJU	32A Fishen place mile End	
Jeremy Crosby	6, Manson Crescent Lockleys	
R. M. Donoghue	2 Helmsdale Ave Glenageary	
A Ross	10 Parker St mile End 5039	
CARLEY FROST	31 HARDYS RD UNDERDALE 5032	
L. Harding	10 Evelyn Street Drive, Willunga 5172	
J. Collins	31A King St Mile End	
A. Franks	25 Marriot St, West Loynon 5008	
C. Hemming	31 Terrace St 5031	
H Parkman	22 Frobisher Ave Flinders Park 5025	
M Allen	29 CUMING ST Mile End 5031	
G. Lewskowicz	29 CUMING STREET, MILE END ⁵⁰³¹	
D Holden	37 Cuming St MILE END	

Edward Shore Holden	37 Cuming St Mile End 5031	
Jonathan Anastasiadis	51 Cuming St Mile End 5031	
Catherine Cashen	59 Cuming St Mile End 5031	
Mitch Vickers	44 Cuming St 5031	
Kathy STASINOPOLOU	27 Cuming St Mile End	
Itan aragic	Branka 30 Railway TC	
Kate Johnson	6 Horwood Cloe Mile End.	
TOM CARBONE	14 HORWOOD CLOE MILE END	
L. Qianun	12 HORWOOD CLOE MILE EN	
D Symons	1c Darlinga St Mile End	
Mike Symons	1c Darlinga St Mile End	
Anna Brice	20 Horwood Cl. Mile End.	
Paul Smith	14 Bell Court, Valley	
BRITT GARNER	14 Bell Court Valley View	
Dale Peffrick	SA Power ct Mt Barker	
Alitha Dyer	SA Power ct Mt Barker	
Kristal Hayes	48 Fifth Ave St Peters	
Anas de Souza	26 Lyons ct Trill Park	
Nancy Austin	49 Roebuck St Mile End	
Michael Davies	35 First ave Brompton	
Steve Nicolas	517/160 Grote St, Adelaide	
Lisa Hayton	2/14 Kapunda Tce/ Payneham	
Rebekah Ryan	2 Rathesay Ave Glenelg North	
Jesse GRIMES	13 McEvoy DRV SALISBURY	
Dirk Huynh	23 Victoria st	

EMMA DOOLAN	72 HUGHES ST, MILE END	
Mandy Doolan	6A Daringa St, Mile End	
Peter Del Fante	36 Victoria St Mile End	
CHRISTIAN DONOVAN	5 CLAREMONT ST MILE END	
Tom Barrowell	45 King St Mile End	
Alexis Speis	17/2A Connaught Ave Warrville SA11	
Darren Koenfeldt	" " " " "	D.R. Koenfeldt
Andrew Finch	6 Daringa St Mile End	
NATHAN RAINES	17 KING ST MILE END	
PETER BARTSCH	19 Claremont St Mile End	
SPR DOLAN	6A DARINGA ST MILE END	
Yashmeet S	8 Bagshaw way mile end	
Doreen Begovic	15 King st, mile end	
Andrew Fisher	15 King St, Mile End	
Dane Mearham	3 Tarragon St. Mile End SA 5031	
Jeremy Mearham	33 Gladstone Rd mile end SA 5031	
Toni Cavallaro	30 Ballara St Mile End 5031	
Sarah m umahan	32 Gladstone Rd mile end	
George Seaton	6 King St Mile End	
LIAM OSMELL	6 King St Mile End	
DEAN BENDALL	1 COWELL PLACE MILE END	
YVONNE BENDALL	1 COWELL PLACE MILE END	
LOU WILKINSON	62 VICTORIA ST MILE END	
RICHARD HICKS,	21A KING ST MILE END	
JOHN SHERINGER	13 KING ST. MILE END	

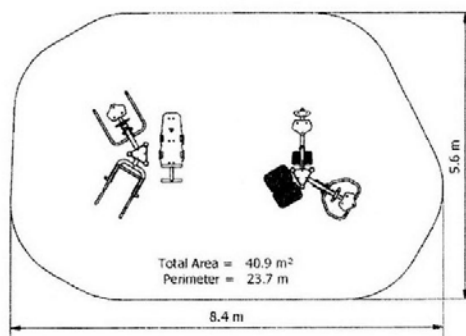
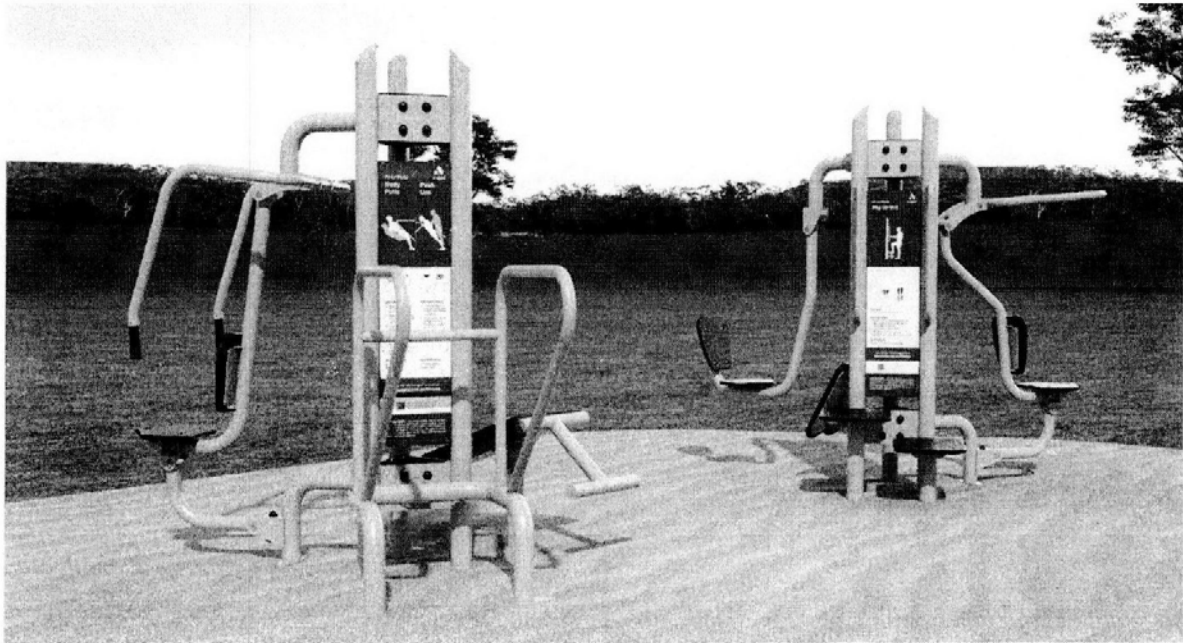
a_space

Fit for Parks 6 Station All Access Gym

Product Code: DFP-0061
Age Range: 12+

Required Space
LxW: 8.4m x 5.6m Area: 40.9m²

Max. Equipment Height: 2095mm
Max. Free Height of Fall: 1150mm



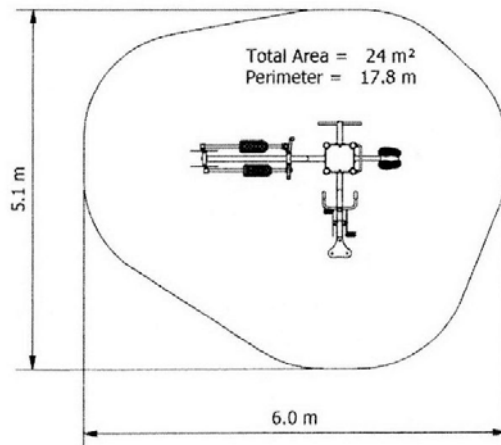
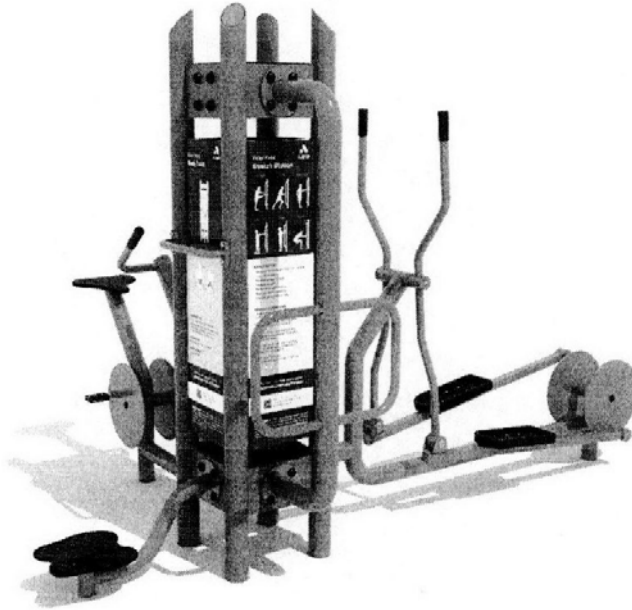
a_space

Fit for Parks Aerobic/Flexibility

Product Code: DFP-AC-BT-ET-SS
Age Range: 12+

Required Space
LxW: 5.1m x 6.0m Area: 24m²

Max. Equipment Height: 2100mm
Max. Free Height of Fall: 1080mm



steve

From: Kym Day
Sent: Thursday, 26 November 2020 11:01 AM
To: Steve Kriaris
Subject: Product Profiles Fit for Parks
Attachments: Product Profile_DFP-0061 - 6 Station All Access.pdf; Product Profile_DFP-AC-BP-PD-PU 4 Station Cardio Strength.pdf; Product Profile_DFP-AC-BT-ET-SS Aerobic_Flexibility.pdf; Product Profile_DFP-BP-CP-PD-PU - Upper Body.pdf; Product Profile_DFP-BP-PU-SU300-450 - Static Strength.pdf; Product Profile_DFP-CP-PD-SU10 - Mixed Strength.pdf; DFP-0058S-A 6 Station Multi Gym - View 1.pdf; DFP-0058S-A 6 Station Multi Gym - View 2.pdf

Steve,

Thank you for your interest in our Fit for Parks range.

I am attaching the various Product Profiles, as requested and the prices for each.

Please note that the prices are for Supply, Delivery to Adelaide Depot and Install.

They DO NOT include any site works associated with the install, edging or undersurface.

I can get that quoted for you, if you wish. In other examples, within your council district they have had the site works done by landscape contractors or asked me to get the price for the entire job. We can worry about that if and when the time arises.

Upper Body Strength - \$16100

Static Strength - \$8400

Mixed Strength - \$12900

4 Station Cardio/Strength - \$15000

Aerobic/Flexibility - \$17000

6 Station All Access Gym - \$22,000

6 Station Multi Gym - \$21,300

All prices are EX GST.

Good luck Steve

Cheers,

Kym Day

9 DEPUTATIONS**9.1 User Friendly Exercise Station at Mile End Common**

Mile End resident, Steve Kriaris, wishes to address Council in relation to the request for installation of a user friendly exercise station at the Mile End Common.

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 Climate Adaptation Standing Committee Meeting****RECOMMENDATION**

That the recommendations of the City Services and Climate Adaptation Standing Committee held on 19 January 2021 be adopted.

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

That the recommendations of the City Finance and Governance Committee held on 19 January 2021 be adopted.

12 ADOPTION OF GENERAL COMMITTEE RECOMMENDATIONS

Nil

13 QUESTIONS WITH NOTICE

Nil

14 QUESTIONS WITHOUT NOTICE

15 MOTIONS WITH NOTICE

15.1 Community Consultation on Planning and Design Code

Cr John Woodward has indicated his intention to move the following motion:

MOTION

That Council provision up to \$30,000 to inform the community, in the most cost effective and efficient manner, of Council concerns regarding the proposed changes in the new Planning and Design Code. These concerns include:

- Lack of public notification for new developments.
- Lower quality infill development, including allotment sizes, building heights, car parking, open space and landscaping.
- Loss of character of West Torrens streetscapes.
- Developments in Urban Corridor Zones impacting properties at the interface of neighbouring zones.
- Protecting of our residential areas from inappropriate land uses.

16 MOTIONS WITHOUT NOTICE

17 REPORTS OF THE CHIEF EXECUTIVE OFFICER

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

Brief

Pursuant to Regulation 21 of the *Local Government (Procedures at Meetings) Regulations 2013* this is a report by the Chief Executive Officer recommending revocation of a Council decision in relation to agenda item 17.7 of the Council meeting held 8 December 2020 - Request to rename Rose Street, Mile End to commemorate the 200th anniversary of the Greek War of Independence.

RECOMMENDATION

It is recommended to Council that, in regard to the decision of Council made at its meeting held 8 December 2020 approving the commencement of a consultation process to consider renaming Rose Street, Mile End to Hellenic Avenue, Mile End, and further to the letter received from the Greek Orthodox Community and Parish of St George Thebarton and Western Suburbs SA Inc. dated 11 January 2021 seeking to withdraw their request for such a name change, the Council resolves to not proceed any further with the consultation process or the proposal to consider renaming Rose Street, Mile End to Hellenic Avenue, Mile End and that the affected Mile End community be advised of this decision.

Introduction

At its meeting held 8 December 2020, Council considered a request from the Greek Orthodox Community and Parish of St George Thebarton and Western Suburbs SA Inc. to consider renaming the street where the St George Church and College are located in Mile End, from Rose Street to Hellenic Avenue. The request for consideration of the renaming of the street was part of the celebrations planned to recognise the 200th Anniversary of the Greek war of Independence on 25th March 2021.

Discussion

Following consideration of the request, Council resolved to approve the commencement of a consultation process to rename Rose Street, Mile End to "Hellenic Avenue". Community consultation commenced in late December 2020. The majority of feedback to date has not been supportive of the consulted name change and the Greek Orthodox Community and Parish of St George Thebarton and Western Suburbs SA Inc. has become aware of the non-support for any such name change.

Accordingly, the Greek Orthodox Community and Parish of St George Thebarton and Western Suburbs SA Inc. has written to Council (refer **Attachment 1**) seeking to withdraw their request for the name change of Rose Street, Mile End to Hellenic Avenue.

Climate Impact Considerations

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

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

Conclusion

Given the sentiments expressed in the letter from the Greek Orthodox Community and Parish of St George Thebarton and Western Suburbs SA Inc. seeking to withdraw their request for the name change, the Chief Executive Officer, pursuant to Regulation 21 of the *Local Government (Procedures at Meetings) Regulations 2013* (Chief Executive Officer may submit a report recommending revocation or amendment of council decision), recommends that Council not proceed any further with the consultation process or the proposal to consider renaming Rose Street, Mile End to Hellenic Avenue, Mile End and that the affected Mile End community be advised of this decision.

Attachments

1. **Letter from Greek Orthodox Community and Parish of St George Thebarton and Western Suburbs SA Inc regarding renaming of Rose Street, Mile End**



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

11 January 2021

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

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

Dear Mayor,

I thank you and those elected members of West Torrens Council, who supported our request for consideration to be given to re-naming Rose Street, Thebarton as part of the celebrations being held this year in Greece to honour the 200 year anniversary of the start of the Greek Independence Day on 25 March 1821 after 400 years under the Ottoman Empire.

After further consideration, our Community has decided to withdraw its request. In making the initial request, it was never the intention of the Community and the many thousands of families we serve, to upset our neighbours; your ratepayers! We saw this occasion as an opportunity to further link the two countries, not to cause disunity.

Our motivation was to further share our culture and history with the local Thebarton community that we have come to love and cherish over the past 60 years of our Community's existence. Thousands of Greek families have lived in this area, as well as many businesses established.

In addition, close links already existed between our two countries as Australian troops fought alongside Greek soldiers during World War 2, when many Australian troops were protected against a common enemy!

Having heard the ABC radio conversation last week, about re-naming Rose Street to Hellenic Avenue it is evident that our proposal is not well received by many residents within this area. **Therefore without wishing to cause further concern the Community withdraws its proposal!**

In conclusion, we thank the Council for receiving this proposal as well as for its many years of support. Last year was challenging for the whole world due to the covid pandemic, we pray that 2021 will be much better with the medical program for vaccination having already commenced. May this be the answer for a healthier and blessed year for us all.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Diogenis Patsouris'.

Very Rev. Diogenis Patsouris OAM JP

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

17.2 Proposed Concert(s) - 27 March (and/or 28 March) - Thebarton Oval / Kings Reserve

Brief

This report advises Members that the South Australian National Football League (SANFL) is seeking Council permission for the proposed 27 March 2021 (and/or 28 March 2021) "CRUNCH" event(s), or else the alternate event date(s) of, 13 and 14 March or 20 and 21 March 2021, to be held at Thebarton Oval and Kings Reserve, Torrensville,

RECOMMENDATION(S)

It is recommended to Council that:

1. The South Australian National Football League (SANFL) be advised that Council provides its in principle consent to the SANFL for the proposed 27 March 2021 (and/or 28 March 2021) "CRUNCH" event(s), or else the alternate event date(s) of, 13 and 14 March or 20 and 21 March 2021, to be held at Thebarton Oval and Kings Reserve, Torrensville, subject to an Event Management Plan and additional supporting information being provided and deemed acceptable by relevant members of the Administration and the Chief Executive Officer. The issues that the supporting information is required to address to the Administration's satisfaction includes the following:
 - Confirmatory advice from SA Health and SA Police that consent/non-conditional approval has been provided for the event to occur; and
 - Noise, traffic/parking, environmental, security/crowd management/public safety, food/alcohol management and any other matters deemed relevant; and
 - Provision of an Emergency Response Plan for the event.
2. Should the information provided by SANFL be deemed not to the Administration's satisfaction, and the SANFL not agree to any amendments which may be requested by the Administration, a further report be provided to Council.
3. As it will not be feasible for an alternate party/ies to hire the Thebarton Community Centre, and given that Kings Reserve will be temporarily fenced, on the day(s) of the proposed concert, the SANFL be advised that use of Kings Reserve will be conditional upon it agreeing to pay hire fees of \$7,500 plus GST for hire of both the Thebarton Community Centre and Kings Reserve for 27 March 2021 (and an additional \$7,500 plus GST should the 28 March 2021 event proceed), or such other alternate date(s) as may be agreed by the parties. Further, the SANFL be required to pay a bond or security in the amount of \$20,000 related to the use of Kings Reserve, the Thebarton Community Centre and the Thebarton Oval surrounds.
4. The SANFL be further advised that it remains the party responsible to either reinstate and/or repair any damage which may arise to Thebarton Oval or Kings Reserve to the satisfaction of Council or to reimburse any costs in excess of the bond which may be incurred by Council resulting from the conduct of the event

Introduction

The South Australian National Football League (SANFL) wrote to Council seeking to hold a concert event, organised by Weslo Holdings (lessees of the Thebarton Theatre premises), at Thebarton Oval and Kings Reserve on 1 January 2021 between the hours of 2.00pm and 11.00pm (or thereabouts). That request was considered by Council at its meeting of 21 July 2020.

Unfortunately, as a result of impacts arising as a result of the COVID-19 pandemic, both within South Australia and also interstate, the event was unable to proceed.

The Administration has recently been contacted by the SANFL advising that a new date(s) of 27 March 2021 (and potentially 28 March) appears to be viable. Consequently, the South Australian National Football League (SANFL) seeks Council's consent to hold a concert event, organised by Weslo Holdings (lessees of the Thebarton Theatre premises) and/or entities associated with them, at Thebarton Oval and Kings Reserve on this (these) date(s) between the hours of 1.00pm and 11.00pm or thereabouts. (It is anticipated that the gates would open at approximately 11.00am). Site bump in (for a 27 March event) would commence on Monday 22 March and bump out would be finalised by Wednesday 31 March 2021 (**Attachment 1**).

Discussion

Longer term Members (and residents) of Council are likely to be aware that Thebarton Oval has hosted a number of significant concert events, albeit not in recent times, e.g. Bee Gees (September 1974), Little River Band (September 1974 and October 1982), Billy Joel (Oct 1987), Pink Floyd (Feb 1988), Pearl Jam (March 1988), Mick Jagger (Oct 1988), John Farnham (Dec 1990) and the 1 January 1987 "Australian Made" concert featuring Mental as Anything, INXS, Jimmy Barnes and others (organised by Weslo).

The most recent event held at Thebarton Oval celebrated the arrival of New Year's Day in 2014 (Play New Year's Day) and attracted approximately 5,000 patrons. The SANFL has indicated that the maximum attendance for this proposed event as specified within the COVID Management Plan which has been provided to the Administration is 14,000 patrons. The 1987 Australian Made concert attracted approximately 30,000 patrons.

The SANFL has further advised that:

- It desires that the event be licensed (for the sale and consumption of liquor);
- It desires the use of Kings Reserve (subject to Council approval), essentially for the provision of catering and bar facilities. In this regard it has indicated that "Temporary fencing would be erected around the perimeter of Kings Reserve as close as possible to the concert date with entry points remaining open until the morning of the concert" in an endeavour to minimise any restrictions on public access to, and use of, the Reserve);
- The principal entrance to the event will be via the north-eastern entrance to the oval;
- "Weslo will be responsible for EPA permits and will communicate the concert plan to local residents with a letter box drop and face to face visits if required".

Given the expected attendance of some 14,000 patrons, and the nature of the proposed event, there are some significant concerns that should be considered in relation to the approval being sought, for example:

- the potential for generation of significant amounts of noise that may impact and cause nuisance to nearby residents and property owners;
- how will crowd arrival and dispersal be managed?; and
- how are possible/potential negative traffic impacts (e.g. on-street car parking) going to be managed?

The following information is also relevant to the request:

- The Messinian Association (on behalf of the MA Hawks Soccer Team) holds a licence over portion of Kings Reserve. Whilst the agreement envisages possible use of Kings Reserve for events, notification to the licensee is required. This action has proceeded and the soccer club has been advised that it will need to ensure that any matches which may be programmed for the weekend of 27/28 March 2021 will need to be at alternate site(s). Any damage to the surface occasioned by the proposed event hire *may* impact the licensee's use of the Reserve; and
- The relevant Community Land Management Plan is compatible with the proposed event use (excerpt below).

MANAGEMENT ISSUES	PROPOSALS	PERFORMANCE TARGETS	PERFORMANCE MEASURES
Use of Sportsgrounds and Facilities.	To encourage the use of sportsgrounds for a range of organised activities that are compatible with Councils objectives.	Actively promote the use within the capacity of the facilities.	Maximised use.
		Charge fees for the use of facilities.	Increased revenue.
		Allow for the commercial use of facilities such as coaching.	Development of sporting clubs through income.
	Allow informal activities and events that do not conflict with organised sport to take place.	Maximise community use of facilities.	Maximum use of facilities.
	To provide for the restriction of access and the charging of admission fees at approved venues at certain times.	Commercial leases provide for the ability to raise revenue.	Council control over approval process. Commercial returns from venues.

A detailed event management plan, which includes traffic management and noise control initiatives, was submitted to the Administration by Weslo on 7 January 2021, however at the time of preparation of this report the Administration has not had an opportunity to fully assess and evaluate its contents.

Lease Impacts

The SANFL's existing 5+5+5 year lease over the Thebarton Oval Complex commenced on 24 August 2016 and, should both renewals be exercised, would expire on 23 August 2031. The permitted uses specified under the terms of the lease agreement allow the SANFL to use the oval for sporting and community purposes in accordance, and in compliance, with the Council's Community Land Management Plan and as permitted by the Council's Development Plan. The Oval may also be used for any other uses as may be approved in writing by the Council in its absolute discretion.

As those general uses (sporting and community use) do not fall within the ambit of the use currently being requested, and in accordance with the relevant provisions of the lease agreement, the SANFL had written to Council seeking consent to allow the venue to be used for a New Year's Day event which is to be organised by Weslo Holdings Pty Ltd (lessees of the Thebarton Theatre premises).

Business Impacts

It is evident that an event such as this is likely to deliver economic benefits to the West Torrens business community, particularly for those businesses that lie within close proximity to the Thebarton Oval complex (on proviso that COVID-19 restrictions remain relaxed). The delivery of these benefits needs to be calibrated against the impacts identified above.

The following, which broadly fall under the umbrella of "Community Impacts", are likely to be associated with the conduct of the event. If not adequately addressed or managed properly by the concert organiser these have the capacity to generate negative feedback for the Council.

As a minimum it is suggested that the SANFL (/concert organiser) be required to letterbox drop all residential and business properties within the City of West Torrens (including the City of Charles Sturt) within a radius of 500 metres of Thebarton Oval and Kings Reserve.

Noise Impacts

Initially, it needs to be acknowledged that the lease agreement specifically deals with any nuisance that may arise as a result of the use of the premises and indicates that:

"Other than...noise taken emanating from the Premises during a sporting event being undertaken on the Premises, the Lessee (SANFL) must not do or permit to be done anything which may be or become unlawful or immoral or an annoyance, nuisance or damage to the Lessor or any other adjoining owner or owner including ... allowing excessive noise to emanate from the Premises..."

Whilst the stage is facing toward to the north-west, the catchment area for the majority of sound generated from this stage will be the grandstand on the southern side of the oval. Thus, any amplified sound should be to some degree generally directed away from residential areas or intercepted (or reflected) by the existing built structures on the southern side of the oval. Whilst a noise impact assessment has not been sought or provided at this time it is anticipated that some of the sound directed from the Stage toward the grandstand would be likely to spill/be reflected in the direction of the residential properties on the southern side of the oval complex. The prevailing winds at the time of the proposed event would also contribute significantly to the noise impacts.

Patron Arrival and Dispersal/Traffic impacts

The principal public (spectator/patron) access to, and exit from, the venue is proposed to be from the entry point in the north-eastern corner of the oval. This location provides separation from the residential premises on the southern and western sides of the complex and thus serves to negate the impact of any noise (and/or any gregarious or unruly behaviour) that may be generated by patrons queuing to gain admission to, or departing from, the premises.

The (desired) utilisation of an entry/exit point from Ashley Street is likely to be more problematic given the proximity to residential properties, however it is acknowledged that the additional entry/exit point may assist crowd entry before, and dispersal after, the event and that the use of such additional exit point may be necessary to meet/satisfy SAPOL and SA Health event approval requirements. Perceived issues that may arise resulting from the use of an exit/entry point on Ashley Street may be addressed/ameliorated by the use of security personnel in this area before and after the event.

Parking Impacts

On previous occasions when significant events have been conducted within Thebarton Oval the use of (portion of) Kings Reserve for car parking has been sought and approved by Council.

Given the desired use of Kings Reserve as the principal area for catering it is evident that car parking is unlikely to be able to be accommodated on the Reserve.

SANFL has identified that there are parking opportunities available in other (relatively nearby) locations e.g. Brickworks (680 spaces) and the Adelaide Entertainment Centre carpark (1400 spaces) and that there is the potential to also use Bonython Park. As the proposed concert dates do not coincide with public holidays, the inclusion of carpark numbers, and proposed utilisation of the carpark within the Brickworks site may be problematic prior to the cessation of business activities at that site.

The Administration also suggests that SANFL/event organisers should promote the use of public transport in an endeavour to reduce the number of vehicles attending the event (and thus limit parking impacts in adjacent streets).

Congregation of persons outside the event space

Those who have attended major concerts, in particular at Adelaide Oval and Memorial Drive, will be aware that, in addition to paying patrons, there are frequently significant numbers of people who setup and stay outside of the venue proper prior to, for the duration of, and after the actual event. Whilst it is difficult to assign a number to those who may choose to do this for the proposed Thebarton Oval event there are a number of factors that are likely to influence this, e.g.

- The proposed event may be (one of) the first major concert(s) since the start of the COVID-19 pandemic;
- The lack or existence of other (competing) events on the same day/at the same time; and
- The weather

Any significant congregation of persons, especially within adjacent residential streets, is likely to be viewed in a negative sense by residents. Further, the management of any persons outside the venue proper may be problematic (including from a COVID-19 perspective).

Other Matters

Should Council provide its consent for the event to occur, that consent should be conditional on the SANFL acknowledging that it will be the party responsible for meeting all and any costs of rectifying any damage which may arise to the Thebarton Oval surface, Kings Reserve, South Road carpark, Thebarton Community Centre and the property generally, as a result of the event being held. Whilst the Administration notes that SANFL proposes to implement measures and safeguards to address any possible consequential damage or claims arising as a result of the conduct of the event (e.g., by requiring the organiser to provide evidence of public liability insurance held etc.) the ultimate responsibility for rectifying any such matters lies with the SANFL. (It is envisaged that a pre and post dilapidation study would be undertaken by an agreed third party (with costs to be met by the SANFL) to assist facilitation of this assessment.

In order to protect the interests of the Council (and the Community) it is prudent that a bond be sought from the SANFL in association with the proposed event. The Administration has undertaken a costing exercise and has relied upon information sourced from other Councils to determine an appropriate amount and has set this at \$20,000. In the event that any damage were to arise, or should the area be left with significant rubbish after the event, the bond could be used in the first instance to address any such matters.

The use of Kings Reserve on this weekend for ancillary (catering) uses is not anticipated to have the same degree of impact on any recreational activities and enjoyment that members of the community may have planned for the reserve and also the recreational facilities (playground and tennis courts) at the southern end of the oval, as it would have on the previously proposed New Year's day date.

It is suggested that the SANFL should also be required to hire or meet the hire costs of the Thebarton Community Centre on this day, as any use of the Centre by an alternate party would be problematic, given the number of patrons expected to attend the event. On this basis the "South Road" carpark, (which has a capacity of 111 vehicles, including 5 parks for use by persons with a disability) on the eastern side of the complex, could and should be made available for the exclusive use of the event.

Whilst the situation regarding COVID-19 is a matter of conjecture at this time for this proposed event, in accordance with the current *Emergency Management (Public Activities No 16)(COVID-19) Direction 2020*, there is a requirement that a COVID Management Plan be submitted for the proposed (concert) activity.

A COVID Management Plan must identify the risks and provide appropriate management or mitigation strategies in areas such as ingress, egress, queuing, amenities/toilets, spacing and physical distancing, and cleaning of frequently touched items and equipment. Further, if the activity is a high risk public activity, a COVID Management Plan must be completed and approved by SA Health prior to the activity being undertaken. A copy of the COVID Management Plan for the event has been provided by Weslo. At the date of preparation of the report, SA Health has only provided conditional approval for the plan. Final approval will not be forthcoming until:

- The proposed date is confirmed; and
- The food and beverage pre-order and collection process has been finalised and subsequently assessed and approved by SA Health.

The event organisers and/or SANFL must also ensure that SAPOL and Adelaide Metro/DPTI are aware of the event so that any necessary contingencies may be accommodated. Proof of the consent of SA Health/SAPOL allowing the event to occur must be provided by the SANFL to Council.

It is noted that the SANFL have advised that ticket sales protocols will support contact tracing.

Climate Impact Considerations

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

There are minor climate change impacts arising from the proposed event resulting from the use of public address and lighting equipment. However, given the time of year, the organisers will need to ensure that adequate measures are taken to protect patrons/attendees from the possible/probable effects of heat and or UV radiation for the event's duration (e.g. by providing shade, water stations etc.).

Conclusion

The SANFL has written to Council seeking Council consent for a concert event(s) which is proposed to be held on 27 and/or 28 March 2021 (or other alternate dates should these proposed dates not be suitable). A number of potential impacts have been identified resulting from this request which need to be addressed by the SANFL (/concert organiser) in its Event Management Plan. It is suggested that Council provide its in principle consent for the proposed event(s), subject to the provision of additional information and/or protocols which demonstrate that the issues identified within the report have been addressed to the satisfaction of the Chief Executive Officer.

Attachments

1. Request from SANFL for Concert Event on 27 March 2021



7 January 2021

Angelo Catinari
Acting Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

SANFL
ABN 59 518 757 737

Office
Level 2, Riverbank Stand,
Adelaide Oval, War Memorial Drive,
North Adelaide SA 5006

Postal Address
PO Box 606 Tynte Street,
North Adelaide SA 5006
T 08 8424 2200
W sanfl.com.au

MAJOR PARTNERS



Dear Angelo

As a follow up to the July 2020 application, SANFL has again been approached by Weslo Holdings with a request to hire Thebarton Oval for a concert on Saturday 27th March 2021 with a possible 2nd event on Sunday 28th March. I believe that a separate application has been lodged with Council by Weslo Holdings for the use of Kings Reserve.

Because of the uncertainty generated by COVID-related travel restrictions Weslo also seeks approval for the following potential dates:

- Saturday 13th & Sunday 14th March 2021
- Saturday 20th & Sunday 21st March 2021

The Weslo group was involved with a number of the major concerts staged at the Oval between 1987 and 1998 including the Australian Made concert on 1st January 1997 and is very familiar with the venue. SANFL seeks in-principle approval from the City of West Torrens for this event.

As prepared by Weslo Holdings, enclosed is:

- The approved COVID Management Plan for the site.
- A detailed Event Management Plan (including traffic management and noise control).
- An Event Risk Management Plan.

Please note that the COVID Management Plan is in the name of NYD LIVE Pty Ltd – a company established alongside Weslo established to operate elements of the event.

The event location is well-serviced with local parking including 680 spaces at the Brickworks usually empty on a public holiday, more than 1,400 public parking spaces at the Adelaide Entertainment Centre, public transport services within walking distance, and the potential for additional parking at Bonython Park with shuttle buses to and from the site.

CONCERT DESCRIPTION

The format of the proposed concert will be very similar to that of the Australian Made concert presented on 1st January 1987. It is expected to feature eight to 10 Australian bands. Gates would open at approximately 11am with the live performances running from approximately 1pm to 11pm.

-2-

Weslo, on behalf of the group, is seeking to have the event licensed and will be responsible for the implementation of any COVID-19 related restrictions and guidelines as per the enclosed approved COVID Management Plan. All tickets will be sold in a reserved seating format with a capacity of 14,000 approved by SA Health. Australian Made in 1987 attracted just over 30,000.

PRODUCTION

We have been advised that (as has been the case in the past), the main stage would be at the Southern end of the Oval, with loading and backstage facilities located in the South Western corner. Patron entry would be via the North Eastern corner and possibly through a second gate on Ashwin Parade. Temporary access will be created between the Oval and the Reserve to make the site capacity sufficient to adhere to the COVID Management Plan, and this work will be remediated by Weslo at its cost.

Temporary fencing would be erected around the perimeter of Kings Reserve as close as possible to the concert date with entry points remaining open until the morning of the concert. This will minimize any restrictions on public access to the Reserve. Portable ablution blocks will be brought in as required and placed in locations in consultation with SANFL and Council. An indicative site map is attached.

Weslo will be responsible for EPA permits and will communicate the concert plan to local residents with a letterbox drop and face-to-face visits if required.

A highly advanced sound system utilising directional sound control technologies will be used at this event, which delivers significantly less sound 'spillage' to side and rear of stage zones, plus significantly lower volumes outside of the event area than traditional systems.

Music will cease at 11 pm or as otherwise agreed, and a 'Resident's Enquiry' phone number will be provided for their use and staffed prior to and for the duration of the event.

PROPOSED TIMELINE

Council approval	Tuesday 19 th Jan (if not before)
Announce concert	Friday 22 nd Jan
Site preparations commence	Monday 22 nd March
Stage build commences	Monday 22 nd March
Concert	Saturday 27 th March
Possible 2 nd Concert	Sunday 28 th March
Site clear	Wednesday 31 st March

INSURANCE

The SANFL and Council will be included on Weslo's insurance and public liability cover for this event. SANFL will execute a rental agreement for Thebarton Oval with Weslo Holdings that will ensure required insurances and indemnities are contracted and that any damage to the site must be rectified by Weslo.

Whilst we have not worked directly with Weslo in this capacity recently, SANFL hired its venue (Football Park) to Weslo in the past, and are confident that they can operate this proposed concert successfully.

-2-

Please contact me if you have any questions and note that Weslo has requested that all discussions and submissions within Council in relation to this application remain confidential.

Yours sincerely

SOUTH AUSTRALIAN NATIONAL FOOTBALL LEAGUE

A handwritten signature in black ink, appearing to read 'Neal Matotek', written in a cursive style.

Neal Matotek

GENERAL MANAGER – COMMERCIAL

CC: Michael Coxon, Mayor

17.3 Council Assessment Panel Annual Report 2020

Brief

To provide Council with information on the activities of, and feedback from, the Council Assessment Panel (CAP) from 1 January 2020 until 31 December 2020.

RECOMMENDATION

It is recommended to Council that the Council Assessment Panel Annual Report 2020 be received.

Introduction

The City of West Torrens Council Assessment Panel (CAP) Terms of Reference stipulate:

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

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

This report presents to the Council the Annual Report of the CAP for the period 1 January 2020 until 31 December 2020.

Discussion

At its 8 December 2020 meeting, the CAP endorsed its Annual Report for the period 1 January 2020 to 31 December 2020. The meeting was also the final regular meeting of the 2019-2020 CAP whose term expired on 31 December 2020.

The report contains a summary of CAP activities in 2020, including feedback from CAP members with regards to trends, issues and other matters relating to planning or development that have become apparent or arisen through its assessment of applications.

The CAP Annual Report is presented to the Council for its consideration (**Attachment 1**).

Climate Impact Considerations

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

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

Conclusion

An annual report is submitted to the Council in accordance with the CAP's Terms of Reference for its period of operation from 1 January 2020 to 31 December 2020.

Attachments

1. Council Assessment Panel Annual Report 2020

City of West Torrens Council Assessment Panel

Annual Report 2020

Introduction

The following report summarises the activity of the CAP for the 12 month period between 1 January 2020 and 31 December 2020. 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 2020 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	Jasmine Wood
Deputy Independent Member	Megan Lewis
Deputy Council Member	Graham Nitschke

Meetings

The CAP met on fourteen (14) occasions during the course of 2020 in line with the normal monthly meeting schedule and two additional special meetings to adopt new meeting procedures to facilitate electronic meetings during the Declared State Emergency for the COVID Pandemic and to determine a further development application in December.

CAP members attended a CAP Workshop on the implementation of the Planning Reform following the July CAP meeting.

Meeting Attendance

Attendance of members at CAP meetings during 2020 is noted in Table 1.

Member	Attended	Apologised
Colleen Dunn	14	0
Jane Strange	13	1
Ben Russ	14	0
Michael Arman	14	0
Jasmine Wood	8	6
Graham Nitschke (deputy Council member)	5	0
Megan Lewis (deputy independent member)	1	0

Table 1: Attendance Record

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

Following the declaration of a State Emergency for the COVID Pandemic on 22 March 2020, CAP amended its Meeting Procedures to allow for some or all of CAP meetings to be held in alternative locations including via an electronic platform. During 2020 CAP meetings were held in the following locations:

Meeting location	Number	Percent
Civic Centre with in-person public gallery	5	36
Civic Centre with electronic public gallery	3	2
Electronic platform (Zoom)	5	36
Thebarton Community Centre	1	7
TOTAL	14	100

Table 2: Summary of CAP Meeting Locations

Independent Member Accreditation

The *Planning, Development and Infrastructure Act 2016* requires independent members to be registered as an Accredited Professional - Level 2 Planning with the Accreditation Authority, however this requirement is not yet operative until the Planning Reform Phase 3 "Go Live" date.

During 2020, in preparation for Phase 3 the "Go Live" date, all independent CAP members obtained their Accredited Professional registration ahead of the required deadline.

Originally scheduled in June 2020, the Planning Reform Phase 3 "Go Live" date is now expected in the first quarter of 2021.

Development Applications

A total of 1362 development applications were received by Council between 1 January 2020 and 31 December 2020, with 46 (or 3.3%) of applications considered and determined by the CAP. This number represents a notable decrease from the number of applications determined by CAP in 2019 (85 DAs) and 2018 (130 DAs). 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 2020 are further disaggregated in the following tables.

Decision	Number	Percent
Approved with recommendation	42	91.3
Approved against recommendation	0	0
Refused with recommendation	4	8.7
Refused against recommendation	0	0
Deferred	0	0
TOTAL	46	100

Table 3: Summary of Decisions

Table 3 shows that CAP decisions were in line with the staff recommendation.

This result is to be expected given that most development proposals go through a process of negotiation between Council's planning staff and applicants to ensure compliance with the relevant

Development Plan provisions before they are presented to the CAP. Council's planning staff have also taken on feedback from CAP members which is conveyed to applicants during negotiations.

Figure 1 below presents this information in graphical and chronological form and shows that there has been relatively consistent number of applications considered by CAP throughout the year.

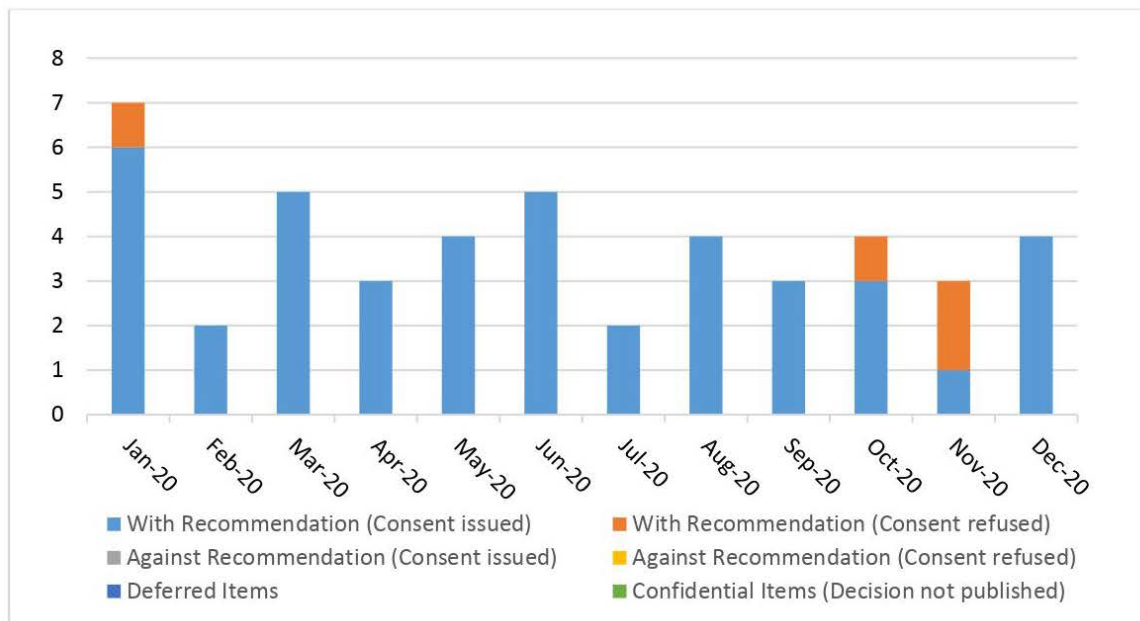


Figure 1: Summary of Decisions

Table 4 (below) shows the type of developments that were determined by the CAP during 2020. Land division, dwellings and combined land division/built form proposals - most of which were for infill development - were especially prominent and constituted nearly 60% of applications determined by the CAP. Signage and commercial/industrial applications comprised approximately 24% of applications, an increase from 2019. There were only 2 applications for tree damaging activity (i.e. removal of significant/regulated trees) which was less than the 7 application in 2019.

Type of development	Number	Percent
Dwelling or addition	12	25
Land division	11	22
Combined residential built form and land division	6	12
Commercial/Industrial	6	12
Change of Use	5	10
Signage	6	12
Demolition of local heritage place	1	2
Tree damaging activity	2	4
TOTAL	49	100

Table 4: Types of Development (*Note the total differs to Table 3 as a few applications included multiple types of development)

Of note, CAP assessed a new Meals on Wheels Headquarters and a new Nazareth Catholic College campus, involving adaptive reuse of a former university campus. The CAP consider both are exceptional projects, of which the City of West Torrens can be proud.

Confidential Items

The CAP determined no confidential items during the period.

Appeals

One development decision of the CAP was appealed to the Environment, Development and Resources Court during the year compared to four in 2019. The application appealed was for:

Variation to Development Application 211/356/2016 - Increase Group 'C' building from 3 storeys to 5 storeys containing a total of 98 dwellings (38 additional dwellings) at 48-50 Davenport Terrace, Richmond.

The appeal is currently pending preliminary conference.

Feedback to Council from CAP

Ms Colleen Dunn, Presiding Member wrote to Mayor Coxon in December 2020 regarding CAP's observations on development trends and policy advice so Council may contemplate these matters in Council's submission to the State Planning Commission on the Draft Planning and Design Code. A copy of the letter is attached to this report.

Further, the CAP note many residents remain unaware of the changes to policy areas as a result of the Housing Diversity Development Plan Amendment implemented in 2015. That formerly low density policy areas have become medium density is a continuing source of distress to some residents. That a neighbouring single dwelling could be replaced by up to five units is unexpected. The residents feel unrepresented by Council and the CAP make a particular effort to explain to representors the policy planning process, the role of Council and the State Government's vision. Lack of awareness amongst City residents of forthcoming policy changes is now a major issue for many Elected Members given the imminent introduction of the Planning & Design Code. CAP suggest that Council implement a clear communications strategy for the introduction of the Planning & Design Code.

Conclusion

The CAP has sought to make the assessment of development proposals within the City of West Torrens a transparent process so that applicants, representors 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 early 2021, 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 staff of the City of West Torrens for their ongoing support and assistance. Particularly, the CAP acknowledge the planning staff who are clearly encouraging applicants to address the CAP's concerns and the planning and IT staff that ensured seamless COVID-safe operations which enabled the CAP to continue to hear from representors, and the meetings could be live-streamed.

Attachments

1. Letter to the Mayor Coxon, 1 December 2020

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

1 December 2020

Dear Mayor Coxon

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

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

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

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

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

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

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

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

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Colleen Dunn', written in a cursive style.

Colleen Dunn
Presiding Member
City of West Torrens Council Assessment Panel

2019 Feedback to Council from CAP

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

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

17.4 Final Response to State Planning Reform Consultation

Brief

This report presents the final response that was provided to the State Planning Commission on behalf of Council to the draft Planning and Design Code for Phase 3 as it related to West Torrens, within the consultation timeframe. Consultation closed at 5:00pm Friday 18 December 2020.

RECOMMENDATION

It is recommended to Council that this report be received.

Introduction

At the 8 December 2020 Council meeting it was endorsed that the Administration continue to review the iterations of the draft Code and make recommendations that support a transition to the new Planning and Design Code in a manner consistent with the current planning legislation and the Development Plan to the closest extent possible (unless otherwise stated in Council's submission).

This report presents, for Council's information, the final submission provided to the State Planning Commission (SPC) on the draft Planning and Design Code (Code).

Discussion

The final letter (**Attachment 1**) and response (**Attachment 2**), include additional analysis of the Code to help ensure that Council's points are conveyed concisely and further demonstrated where necessary. Additional content that was not formally presented to Council prior (due to the Council meeting cycle and consultation period) has been highlighted in **Attachment 2** with red text.

The additional content presented to Council on 8 December 2020 (**Attachment 3**) includes a limited review of the earlier submission, highlighting what remains relevant and is largely carried over from the submission from the first round of consultation, this includes discussion on:

- Battle-axe subdivision,
- Affordable housing with some changes to reflect the updated draft Code,
- Future road widening overlay,
- Additional definitions.

The new content includes commentary from testing real life development applications received by the Administration and assesses them against the draft Code to better understand:

- what policy may be beneficial,
- what may need enhancing or further work, and
- the outcomes of performance assessed applications.

This is evident in the response to SPC in section 4.0 Road Testing of the submission.

Other additional content includes a review of the new Hazard (Flood) and Hazard (Flood-General) Overlays, adjacent land and public notification trigger, development types within the Urban Corridor Zone, Regulated and Significant Tree Overlay and definitions.

The response also provides commentary on a draft practice direction for site contamination prepared by the Environment Protection Authority (EPA) and SPC. The practice direction is known as *Practice Direction (Site Contamination Assessment)* and has been prepared to guide practitioners in the risk-based assessment of site contamination matters in the development assessment process. The SPC has run concurrent consultation with the draft Code.

The Practice Direction has been designed to work in conjunction with the Site Contamination General Policy and Referrals sections of the Code. Supporting amendments to the *Planning, Development and Infrastructure (General) Regulations 2017* will also occur prior to the formal commencement of the Code. The Practice Direction proposes to introduce additional procedural steps into the development assessment process to deal with contaminated, and potentially contaminated, sites.

The Practice Direction will operate in conjunction with Schedule 8 of the *PDI (General) Regulations 2017* (PDI (General) Regulations), as well as Part 9 of the Planning and Design Code.

Of note, the response to Practice Direction (Site Contamination), seeks to highlight the importance of ensuring the assessment process is given due consideration, acknowledging that if site contamination is not appropriately assessed that the risk to community can be extreme.

The Administration is aware that the Local Government Association (LGA) has undertaken a thorough review of the Practice Direction and that they are seeking further clarification on a number of issues raised by the Practice Direction. The response provided from Council to SPC is to support the issues raised and clarity sought in the LGA submission and request this be considered and responded to.

Climate Impact Considerations

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

This report includes recommendations which suggest improvements to the policy proposed within the draft Planning and Design Code that would improve resilience and assist in adapting to the challenges created by a changing climate. Examples include strengthening provisions within the Code with regard to trees to facilitate and encourage retention of trees and thereby a reduction of urban heat.

However, it is worth noting that Council has limited ability to influence the Code with regard to climate adaptation and one of the State Planning Policies which underpins the Code is *State Planning Policy 5: Climate Change*.

Conclusion

The draft Planning and Design Code as it was consulted on from 4 November 2020 to 18 December 2020 had a number of issues that still require careful consideration to minimise the impact of the transition to the Code in early 2021. This is particularly evident when considering what additional policy may be necessary for undertaking a performance assessed development given the fundamental change to the planning system created as a result of removing desired character statements and non-complying development.

In line with the Council report presented at the 8 December 2020 meeting, the Administration continued to review the draft Code and has added, where beneficial and in accord with previously endorsed recommendations, additional content for SPC's consideration on the draft Code presented during community consultation late last year.

Attachments

- 1. Letter to State Planning Commission**
- 2. Final Response to Draft Planning and Design Code Community Consultation Round 2 and Practice**
- 3. 8 December 2020 Council Agenda Item 17.9 Response to State Planning Reform Consultation**

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: csu@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au



18 December 2020

State Planning Commission
PO Box 1815
ADELAIDE SA 5001

Via email: DIT_planningreformsubmissions@sa.gov.au

Dear Sir/Madam,

RE: Draft Planning and Design Code Consultation- Round Two

Thank you for the opportunity to review and respond to the current draft Planning and Design Code (Code) released for community consultation on 4 November 2020.

We also appreciate the releasing of the draft Code by Attorney-General's Department, State Planning Commission and PlanSA for the whole community to see how their earlier submissions have been addressed within the newly released Code.

In addition, the release also provides our community the opportunity to experience for themselves the electronic platform of the Development Assessment Portal (DAP).

It is important to note that Council's response was predicated on a previous undertaking that the transfer to the new Code would be on a 'like for like' basis from the current Development Plan to the new Code. This has clearly not occurred.

Further, at its 8 December 2020 meeting, Council considered its feedback to the current round of consultation and resolved that:

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

The Council endorsed report and Attachments 1 (being a detailed consultation response) and 3 of the report (being a letter from the Council Assessment Panel) together form Council's submission to the current round of community consultation on the draft Code.

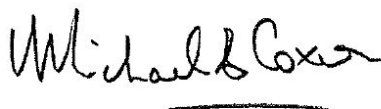
Letter to State Planning Commission
Draft Planning and Design Code Consultation - Round Two
City of West Torrens feedback
18 December 2020
Page: 2

In representing the needs of our community, Council is of the view that the following matters remain of significant concern and require further review during your finalisation of the Code as they do not currently meet our envisaged requirements:

- Car Parking
- Urban Greening and Urban Heat
- Public Notification
- Infill Policy
- Application of Neighbourhood Zones
- Urban Corridor Zones
- Policy for Performance Assessed Applications

Thank you once again for the opportunity to provide feedback and should you require any clarification regarding Council's response, please contact Sue Curran, Manager Strategy and Business on 8416 6326 or email scurran@wtcc.sa.gov.au.

Yours sincerely



Michael S Coxon
Mayor
City of West Torrens



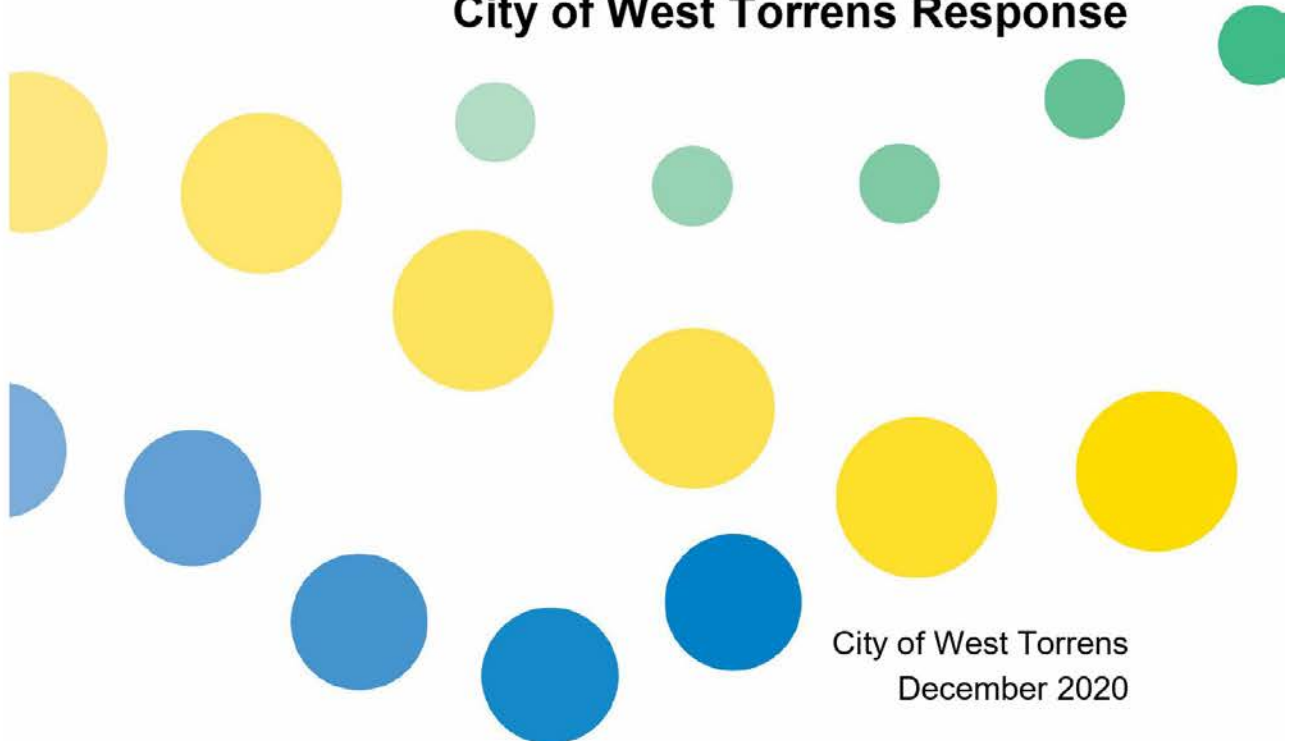
Angelo Catinari
Chief Executive Officer (Acting)
City of West Torrens

Attach. 2



**Draft Planning and Design Code
Community Consultation Round 2 and
Practice Direction (Site Contamination)
November 2020**

City of West Torrens Response



City of West Torrens
December 2020

Contents

Preface	3
1.0 West Torrens Specific Focus Issues.....	3
1.1 Public Notification.....	3
1.2 Neighbourhood Zones	8
1.2.1 Application of General Neighbourhood Zone to Policy Areas 20 and 21 in West Torrens....	8
1.2.2 General Comments on Neighbourhood Zones	12
1.3 Urban Corridor Zones.....	16
1.4 Policy for performance assessed development applications	16
1.5 Infill policy.....	17
1.5.1 Driveway Width.....	18
1.5.2 On-site and On-street Car Parking.....	18
1.5.3 Internal Garage Dimensions.....	21
1.5.4 Domestic Storage	22
1.5.5 Waste Storage.....	22
1.5.7 Stormwater Management.....	23
1.5.8 Street Facing Windows	24
1.5.9 Site coverage.....	24
1.5.10 Façade Design Features	25
1.5.11 Entry Door.....	26
1.5.12 Tree Planting.....	26
1.5.13 Soft Landscaping + Private Open Space (POS)	27
2.0 West Torrens Technical and Numeric Variations (TNV)	30
3.0 Overlays	30
4.0 Road Testing.....	34
5.0 General Feedback	37
5.1 Practice Direction (Site Contamination)	37
5.2 Community Consultation, Education and Testing.....	38
5.3 Definitions	38
5.4 Off-Street Bicycle Parking	40
5.5 Council Assessment Panel Feedback to Council	40
5.6 General Recommendation	40
6.0 Attachments.....	42
6.1 Attachment One: West Torrens' Low Density Policy Areas compared to General Neighbourhood Zone	42

6.2 Attachment Two: TNV as taken from the Development Plan.....	46
6.3 Attachment One: Council Assessment Panel Letter Highlighting Development Trends	74

Preface

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

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

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

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

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

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

1.0 West Torrens Specific Focus Issues

1.1 Public Notification

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

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

- what would and wouldn't be notified;
- the reduction from two categories of public notification to one; and

- loss of third party appeal rights for representors

Because of these fundamental changes, the engagement requirements would be significantly greater during policy formulation, in essence 'front loading' policy consultation. This was to include identifying what would trigger public notification to ensure meaningful engagement with councils and community on this subject. The intention was to enable less public notification of developments during the development assessment process, as shown by the image below from the Department's Community Engagement Plan.



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

Adjacent v adjacent land

In the previous round of consultation, the Procedural Matters table referenced "adjacent Land" which is a term defined in the Code. In the latest round of consultation, this term has been replaced by the word adjacent. This term is not defined in the Code, Act or Regulations which means that in accordance with the Rules of Interpretation, guidance is to be obtained from the dictionary which is as follows:

"lying near, close, or contiguous; adjoining; neighbouring"

This appears to be too ambiguous and the lack of clarity means it is open to interpretation. Considering that this interpretation means the difference between what is notified and what is not,

guidance has been requested on Council Connect. In the response, Council Administration was advised that:

"...the situation would typically relate to properties that are contiguous or 'abut', each other, however there may be cases where it may be reasonable for a relevant authority to slightly differ from that approach (e.g. if there was a thin laneway or thin reserve located between two properties, or the facts of the matter lent itself to calling the properties adjacent for good reason)."

On review of the Procedural Matters, there seems to be a very narrow scope for what would trigger notification and also narrower scope than those properties that would receive a letter if the event notification is triggered. This is because the Practice Direction 3 - Public Notification states that 'Adjacent Land' (as defined) should receive a letter.

The diagram below demonstrates that while the dwellings across the road would not trigger public notification (as they are not across a thin reserve or laneway), all the starred properties would receive a letter if the proposal exceeded a different trigger i.e. building height.



Image 2: Properties to be notified (blue stars)

It seems anomalous that these properties are not impacted enough to trigger notification due to their proximity, but are close enough to warrant receiving a letter due to the potential impact of a publically notified development if the notification is triggered by an abutting property.

There is concern that if this matter is not clarified, there will be an inconsistent approach adopted across the state which will likely result in Court appeals. As the guiding principles of the Code are to provide consistency and streamlining of assessment, it is strongly recommended that it be rectified prior to Phase 3 going live to minimise the potential for inconsistent application.

Therefore, the City of West Torrens strongly recommends that the defined term "*Adjacent land*" be used as originally proposed.

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

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

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

Drive through coffee shop

With the following attributes:

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

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



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

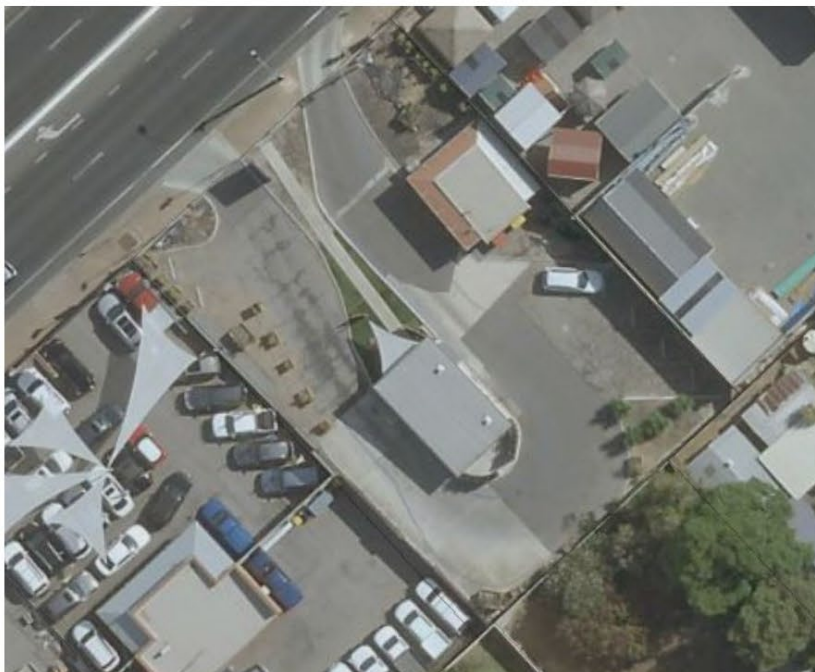


Image 3: Aerial photo of drive through coffee shop on North East Road, Windsor Gardens

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

Attributes include:

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



Image 4: 8 Storey building

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

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

And it will not require any public notification.

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

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

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

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

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

1.2 Neighbourhood Zones

1.2.1 Application of General Neighbourhood Zone to Policy Areas 20 and 21 in West Torrens
This Zone is intended to contain wholly standardised provisions without any localised TNV's. It has, largely, been applied to areas where the Residential Code currently applies. Council Administration is concerned that some aspects of such a significant change have not been fully considered within the context of West Torrens.

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

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

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

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

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

The following extract is of particular importance to West Torrens:

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

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



Image 5: Proposed Zones identified by AAL for uplift in proximity to the airport

It also worth flagging, flood mapping was developed in 2015 for the majority of the Lockleys area in association with modelling the performance of the existing local drainage systems servicing this area (see image 6).

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

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

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

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

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

1.2.2 General Comments on Neighbourhood Zones

Established Neighbourhood Zone

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

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

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

Neighbourhood Zone Policy

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

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

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

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

Battle-axe subdivision

The Code opens up the potential of battle-axe subdivision more than is currently anticipated in the City of West Torrens Development Plan. This is of grave concern, particularly for the Low Density Policy Area 20 and 21 where the Desired Character specifically states that battle-axe subdivision would not occur to retain allotment pattern, ensure privacy, maintain the streetscape and minimise bulk and scale impacts.

While the minimum driveway width being proposed in the Code is supported, due to its widening area and ability to accommodate landscaping, it is our view that this does not go far enough to resolve the many other issues that arise from battle-axe development.

The draft Code has defined battle-axe as follows:

Means an allotment or site that comprises—

- (a) a driveway or 'handle' (and any related open space) that leads back from a road to the balance of the allotment or site; and
- (b) a balance of the allotment or site that is the principal part of the allotment or site and that does not have a boundary with a road.

Note: Battle-axe allotments are often referred to as 'hammerhead' or 'flagpole' allotments.

Battle-axe site areas

The Code states that battle-axe allotments should have an area (not including the 'handle') the same as that as the relevant minimum for the zone it is located in. Council Administration considers this to be insufficient as it fails to recognise the additional demands placed upon a battle-axe allotment.

The most space consuming element is the vehicle manoeuvring area and visitor carpark. By their very nature, battle-axe allotments have a long driveway which leads to the remainder or 'bulb' of the allotment. These driveways are often in the realm of 25-40m in length. Without a manoeuvring area, vehicles will have to reverse all this way and then exit out onto a public road often with reduced visibility because there is a fence on either side of the driveway, thus creating a hazards to the driver, road users and pedestrians.

Vehicles should, and currently are made to, enter and exit the site in a forward direction. This requires a manoeuvring area at the end of the driveway normally in the form 'y' or 't' shape. A visitor carpark can make up part of this area, but only if it too can exit the site in a forward direction.

A carpark uses 13.5m² and a typical 't' manoeuvring area uses approximately 70m²

When considering the minimum site area (300m²) for a battle-axe allotment in the Code, a number of other undevelopable areas need to be considered:

POS = 24m²

Landscaping = 60m²

Bin storage area = 2m²

Area between dwelling and side boundary = $0.9 \times 10\text{m} = 9\text{m}^2$

Total of undevelopable area = 71m^2

This means that there is only approximately 229m^2 left to build a house. This restricted area will push developers to build upwards in order to achieve a suitable floor area. An argument could be posed that developers will not subdivide unless they have enough room, but in response to this we note that many home owners see a battle-axe subdivision as a method of making money and have little to no intention of developing it themselves. This creates vacant allotments which entry home buyers can afford and then choose to develop, but are fraught with site constraints unless appropriate policy is included in the Code.

To resolve these concerns, Council Administration recommends that a minimum site area of 450m^2 not including the handle should be applied to all battle-axe allotments.

Vehicle manoeuvring for battle-axe allotments

As described above, vehicles accessing the site should be able to enter and exit in a forward direction. Apart from the obvious safety issues, there is also a convenience concern. If it is not convenient for someone to reverse out of a $20\text{m}+$ driveway, then they are unlikely to use it. As a result, this puts additional pressure on on-street parking.

The vehicle manoeuvring area itself should be conveniently accessible and support a maximum three point turn. Any more and it will begin to create noise issues for adjoining residents as well as being less likely to be used.

Two storey dwellings on battle-axe allotments

Currently the Code does not seek to limit the height of dwellings on battle-axe allotments any further than a regular allotment. This is not currently the case with Council's Development Plan calling for only single storey development to occur on battle-axe allotments. Like all provisions of Council's Development Plan, it is not a hard and fast rule and there may be examples of where it has occurred. However, Council Administration is of the view that these should not set the standard but rather guide as to when it may be appropriate.

Overlooking on battle-axe allotments

An important consideration for two storey dwellings on battle-axe allotments is the overlooking potential. Currently Council's Development Plan calls for windows to be obscured to a minimum height of 1.7m . The Code seeks to reduce this to 1.5m , which will bring it in line with current complying development.

According to firstinarchitecture.co.uk, the average female eye height is 1.5m and the average male eye height is 1.6m . This means that the average person will be able to stand at their window and look into a neighbouring property if it is only obscured to a height of 1.5m .

If two storey dwellings are allowed to be built on battle-axe allotments, then obscured glazing should be required to a height of 1.7m above the floor level.

Overshadowing from battle-axe allotments

Overshadowing can occur on any allotment. However, it is more likely to impact POS and living areas of adjacent dwellings if it is built on a battle-axe allotment. The proposed setbacks of the Code will add further potential for overshadowing to occur.

Currently in the Residential Policy areas 20 & 21, there is a minimum upper level rear setback of 8m. These policy areas are shown to transition to the General Neighbourhood zone that will be deemed to satisfy if the upper level has a rear setbacks of 5m.

Depending on the size of the adjoining allotments, the shadow from a two storey dwelling on battle-axe allotment could completely overshadow a neighbouring yard. This is concerning and Council Administration recommends that this be addressed if battle-axe allotments continue to be a feature in the Code.

Bulk and scale of development on battle-axe allotments

A common complaint from residents adjoining a two storey dwelling on a battle-axe allotment is the visual bulk and scale of the building compared to its surroundings. In areas with an established and traditional allotment pattern, POS is usually found at the rear of the dwelling. With rear yards grouped together, there is considerable separation between the rear façades of dwellings that provides a sense of space and openness. A two storey dwelling located in what used to be a backyard, will cause a significant change to this view and create a sense of enclosure.

A single storey dwelling will still have an impact, but it will not be to the same extent. It is also more possible to screen the dwelling with vegetation. As such, single storey dwellings on battle-axe allotments would be the preferred option if battle-axe allotments continue to be a feature in the Code.

Density and battle-axe allotments

It is generally accepted that as a metropolitan area, West Torrens needs to consolidate rather than continue to spread out. However, increased density can be achieved in a variety of other ways that do not involve battle-axe subdivision.

Streetscape and battle-axe development

An argument for battle-axe subdivision is that it allows the existing dwelling to be retained and therefore the streetscape as a whole. However, this fails to recognise the additional crossovers and driveways and loss of vegetation from both large private yards and street trees.

Most dwellings have one driveway each, which takes up a small proportion of the frontage width. Doubling the amount of driveways has a corresponding effect on the ratio between frontage and driveway. As reasonably expected, the driveways leading to the battle-axe allotment are fenced on each side and if vegetated, are done with minimal landscaping. This creates a hard surface corridor visible from the public realm and adjoining dwellings. While the Code is seeking to create additional space for landscaping (1m either side of driveway) there are limited species that can flourish in such an environment and still provide a positive amenity.

Additional crossovers also create potential for conflict between them and existing street trees. Council's arborist usually require a two metre setback between crossovers and street trees, 1m for stormwater disposal points, street signs, stobie poles etc. This starts to limit where a crossover can be located. More often than not, in such instances, it is the street tree which succumbs and needs to be removed.

Large rear yards are often the location of larger mature trees. So if this is divided off, to create battle-axe allotments, these trees are often removed in order to make way for the dwelling or are considered too dangerous to be located in close proximity to a dwelling. This loss of tree canopy is not as likely in a regular side by side division as many of these rear yards can still accommodate the existing trees.

Although one or two on a street may not be too concerning, numerous examples of this type of development will completely alter the streetscape and character of the area.

1.3 Urban Corridor Zones

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

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

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

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

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

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

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

1.3.1 Development Types

There are developments listed as envisaged within the zone but are not given their own section within the development assessment table, for example, a retail fuel outlet. It is recommended that all development listed as 'envisaged' should be listed in the assessment tables as they are considered to be both expected and frequently occurring. It is preferable that development neither envisaged nor restricted are those which are assessed against any relevant provision.

1.4 Policy for performance assessed development applications

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

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

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

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

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

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

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

1.5 Infill policy

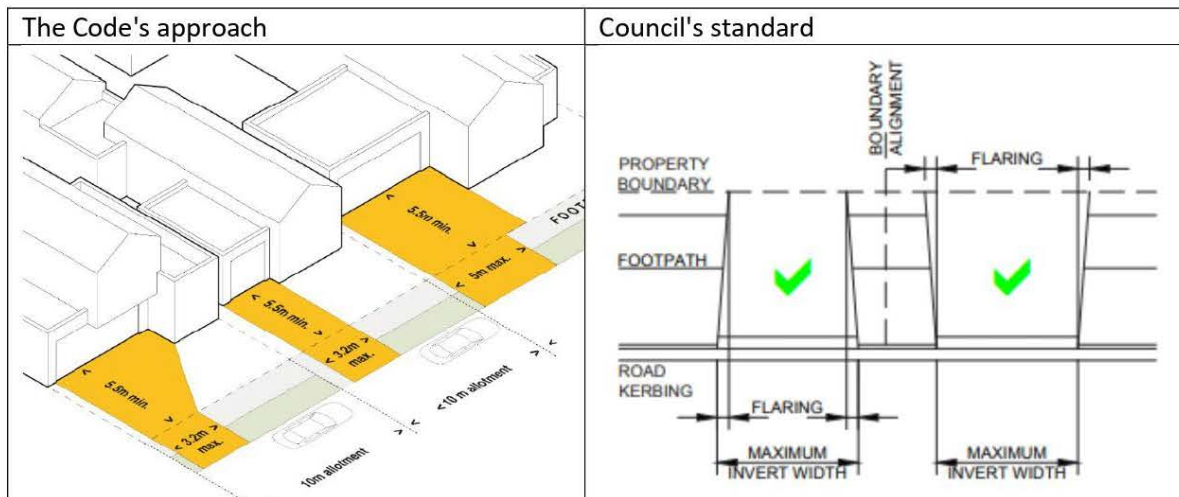
The State Planning Commission has released its Residential Infill Policy (Policy) that is proposed to be recommended to the Minister for Planning and Local Government and delivered as part of the Phase Three Planning and Design Code (Code), covering South Australia's urban and metropolitan areas.

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

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

1.5.1 Driveway Width

The Code is proposing that single driveways have a maximum width of 3.2m and double driveways have a maximum width of 5m, neither of which have any flaring. This is narrower than Council's current standard which calls for 3.6m for single driveways and 6.1m for double width driveways. These include a 300mm flare on each side. The flaring is seen as very important to provide easier access to the driveway while also protecting street infrastructure such as kerbs and street trees.



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

1.5.2 On-site and On-street Car Parking

1.5.2(a) On-Site

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

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

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

Residential Flat building and group dwelling

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

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

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

1.5.2(b) On-street

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

On-street car parking

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

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

1.5.2(c) Impact of Affordable Housing Overlay on Parking

The Affordable Housing Overlay introduces policy mechanisms that reduce car parking requirements and site area provisions while providing a height dividend of an additional storey. This is incompatible when located next to the Historic and Character areas. It is recommended that this overlay needs to be further considered and not include land immediately adjacent to the Historic and Character areas.

The West Torrens Development Plan currently anticipates density bonuses in locations that have been specifically identified due to proximity to activity centres and public transport systems and are located typically in medium density policy areas. Council's Development Plan seeks 1 (one) undercover car park per dwelling. The table below highlights differences between Council's Development Plan and draft Code as it relates to affordable housing assessment criteria and bonus:

	Development Plan	Draft Code
Additional height allowed	No	Yes - 1 Storey
Site area discount	Only in the above zones where - Medium Density Policy Area 18 - Medium Density Policy Area 19 - Low Density Policy Area 21 And located within 400m of a Centre Zone	20% everywhere
Car parking	1 undercover	0 when with 400m of a public transport stop 1 everywhere else

The Affordable Housing Overlay covers all of the neighbourhood type zones within West Torrens. This is in stark contrast to that of other inner metro councils i.e. the City of Charles Sturt, City of Burnside and the City of Unley.

Council Administration supports mechanisms to allow for housing affordability, but believe the current mechanism goes too far and will directly conflict with the desired character or our lower density and Historic and Character areas.

The draft Code policy is unlikely to meet the needs and expectations of the local community and occupants who could reasonably expect that height limits identified by either the relevant zone provisions or TNV would be built as described.

Council Administration does not support the following attributes of the Affordable Housing overlay:

- 20% reduction to the minimum site area when located adjacent Historic and Character Areas;
- Support of an additional storey when located adjacent Historic and Character Areas; and
- no on-site car parks being require when within 400m of a public transport stop.

Affordable housing should seek different mechanisms to attain meaningful affordability (State Government taxes etc.) without undermining the functionality and character of an area. SPC is requested to explore other mechanisms to provide affordable housing which are not at the detriment of functionality and heritage and character unless sound urban planning (generally site specific e.g. transport and connectivity, well serviced by open space and soft and hard infrastructure) support the reduction to minimums and additional height currently proposed.

1.5.2(d) Affordable Housing Car parking provision

In order to encourage more affordable housing, the Code is proposing that no on-site car parking is required when the site is located within 400m of a bus, train or tram stop. In order to understand what implication this would have, the 400m buffer area was mapped across the WTCC local government area. This map demonstrates that there are only several small locations that will actually require on-site car parking for affordable housing.

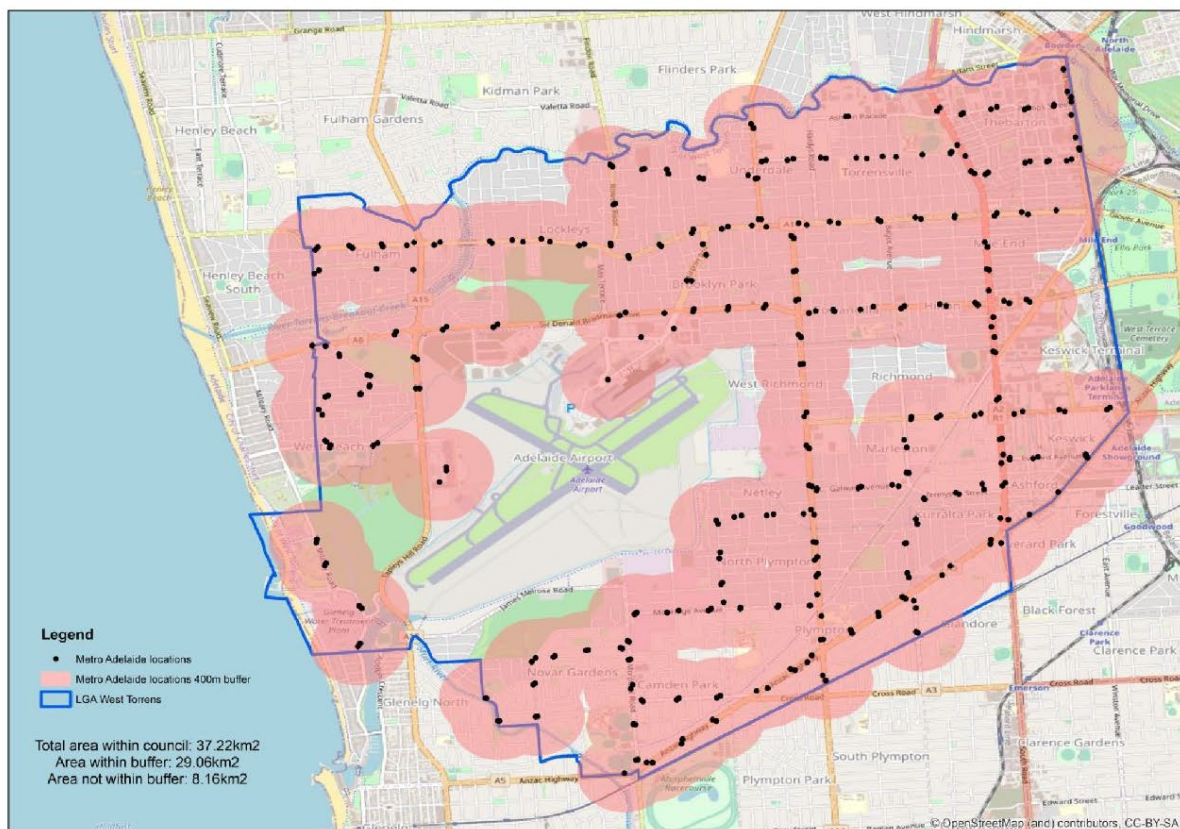


Image 7: WTCC LGA with 400m buffer shown around bus stops

Given Council Members and our community have expressed a high level of concern with the lack of on-street parking and traffic congestion, a further reduction of on-site car parking is not, and cannot, be supported. The current 1 car park per dwelling with no requirement for visitor car parking is insufficient, however is acceptable given the nature of the dwellings being built.

The 2016 Census revealed that only 7.8% of households do not own a car, 35.4% own one car and 51.4% own two or more vehicles. It should be noted that this is above the national average for Australian capital cities.

The reduction of on-site car parking in the short term is unlikely to increase the usage of other forms of transport without improvement to transport infrastructure and service provision. This has been clearly demonstrated by the Lightsview development where on-street parking is highly used and residents have raised concerns about the lack of parking generally with both their council and State MP's. Therefore, a comprehensive approach is necessary which increases the availability and usability of public transport before South Australians' reliance on their private car will reduce.

This recommendation is supported by the 2016 Census which identified that across greater Adelaide there had been an increase in car ownership across the board. In 2016, there were 4,902 *less* households which did not own a car.

1.5.2(e) PlanSA Documents Relating to Car Parking

It has been noted that a number of information guides and presentations have included information which is considered very confusing. Below are screen shots from Raising the Bar on Urban infill and a SPC infill presentation dated 30 September 2020.

They state that there will be a "minimum of one on-street carpark for every new house or duplex". As explained above, this is not correct given the Code states that there should be 1 on-street carpark for up to 3 dwellings.

PROPOSED CHANGE

On-site and on-street parking

- On-site car parking of 2 spaces per 3+ bedroom dwelling and 1 space per 2 bedroom dwelling
- 1 on-street car park for every new house, duplex or 3 row dwelling
- Reduce on-street park length to 5.4m.

Garage door widths

- Retain 50% width criteria in most cases, with 30% in character/historic areas.
- Clarify 50% relates to door openings, which would allow double garaging on

Proposed policy change—

Maintain on-site car parking rate of a minimum of 2 spaces per 3+ bedroom dwelling and 1 space per 2 bedroom dwelling.

Provide minimum of 1 on-street car park for every new house or duplex.

Provide minimum of 1 on-street car park for every 3 row dwellings.

Decrease on-street parking length to 5.4m except for intermediate spaces.

1.5.3 Internal Garage Dimensions

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

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

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

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

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

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

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

1.5.4 Domestic Storage

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

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

1.5.5 Waste Storage

Recent changes to the draft Code include:

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

All in all, the amendments do not go far enough to alleviate the degradation of visual amenity from bins being stored forward of the dwelling's front building line. The intent of the proposed policy is supported, the resultant outcome is likely to be negligible on the basis it only applies to boundary to

boundary development, doesn't require easy access to bin storage area, nor is the 2m² likely to be adequate for the storing of a 3 bin system.

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

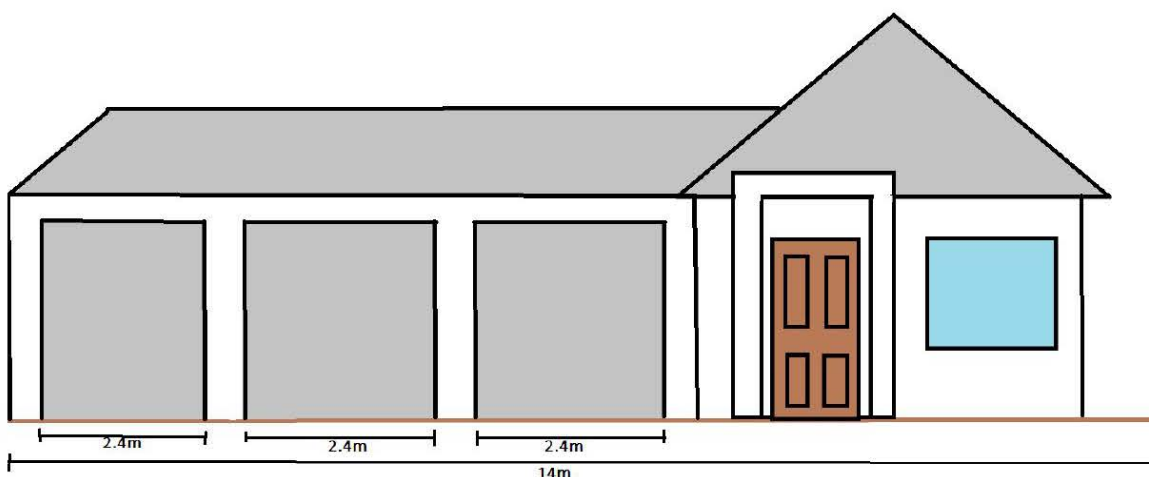
Due to the reduction of internal carport and garage dimensions, Council Administration is concerned with regard to the conflict of parking vehicles and the bin path of travel. When considering the diagram provided by PlanSA for the bin storage area, it is evident that in order for someone to move their bins from the storage area to the kerb, their car would need to be parked elsewhere. This is inconvenient and so, it is highly likely that people will simply leave their bins forward of the dwelling.

However, a way of resolving this issue would be to widen the internal carport and garage to accommodate the bin path of travel.

1.5.6 Garage Door Width

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

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



1.5.7 Stormwater Management

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

Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)
<200	2000	N/A

200-400	2000	Site perviousness <30%: 1000 Site perviousness =30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness =35%: N/A

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

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

West Torrens understands that Water Sensitive SA has recently undertaken updated computation analysis that illustrates this point. Also, it was previously raised that compliance mechanism for ensuring stormwater infrastructure has been implemented prior to occupancy.

1.5.8 Street Facing Windows

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

The proposed policy is a welcome inclusion to provide:

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

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

1.5.9 Site coverage

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

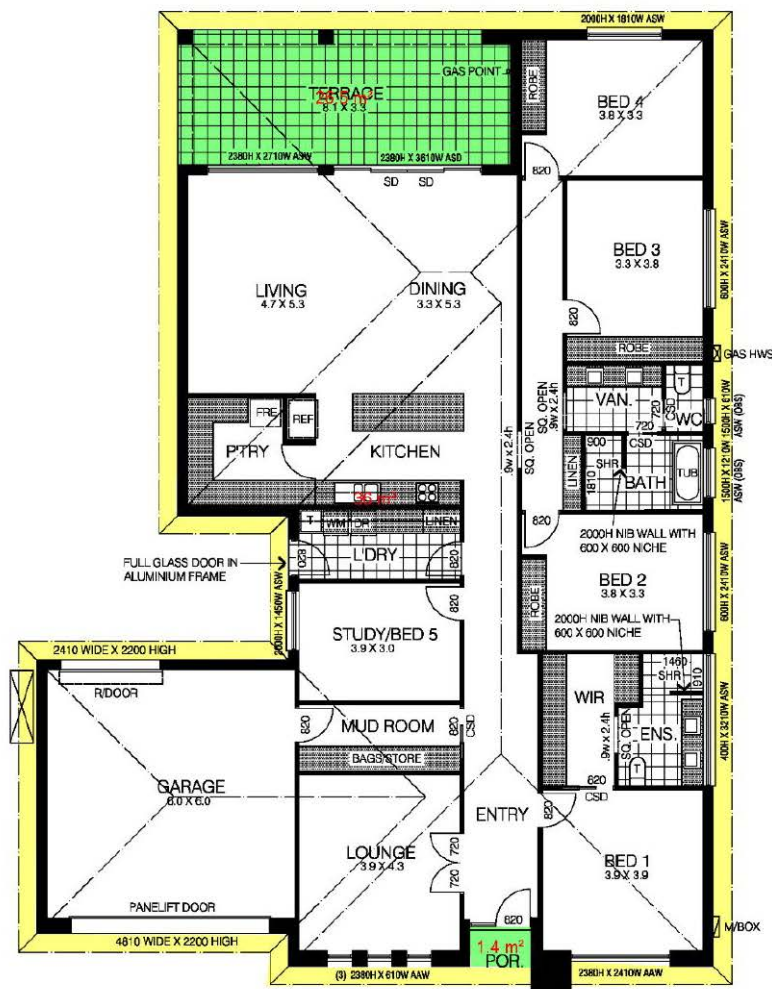
Within West Torrens, the maximum site coverage varies between 50% and 80%. Site coverage as proposed in the Code is also used to determine whether or not a development can be Deemed to Satisfy or Accepted development.

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

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

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

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



1.5.10 Façade Design Features

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

- a minimum of 30% of the building elevation is set back an additional 300mm from the building line
- a porch or portico projects at least 1m from the building elevation
- a balcony projects from the building façade

- a verandah projects at least 1m from the building elevation
- eaves of a minimum 400mm width extend along the width of the front elevation
- a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm

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

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

1.5.11 Entry Door

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

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

1.5.12 Tree Planting

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

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

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

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

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

- Eligibility to opt to pay into the offset fund in lieu of planting a tree on site. Forming the view that there should be stringent and limited eligibility to opt into the fund with tree planting on the subject site being the foremost sought and supported outcome;
- Cost of tree, establishment and maintenance to be accurately considered in the setting of an appropriate fee;
- The opportunity cost of not realizing additional canopy cover on private land, understanding that public land is becoming increasingly burdened trying to maintain bin collection, driveway access, on street parking or being useable open space for increasing populations

etc. and the ability to meet canopy targets will be difficult to achieve with an overreliance on public land;

- The administration and accessibility of funds by councils for the intended purpose of tree planting. In particular, there is concern that like the open space fund currently the Council would need to provide matched funding to access fees collected or pay for the establishment and maintenance of a fund, and
- Management of the process for applications assessed by Accredited Professionals (AP), assuming there is capacity for an AP to determine payment into the fund as part of the deemed to satisfy assessment pathway.

1.5.13 Soft Landscaping + Private Open Space (POS)

Private Open Space (POS)

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

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

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

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

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

For a 300m² allotment	Development Plan (current)	P&D Code (proposed)
Minimum size:		
Site area 300-500m ²	60m ²	24m ²
Minimum dimension	4m	1.8 or 3m
Minimum directly accessible from a living room	16m ²	16m ²
Location	Side and rear of dwelling	Side and rear of dwelling

Soft landscaping		
Site area 201-450m ²	10% of the site area (30m ²)	20% of the site area (60m ²) - 30% of the 60m ² must be in the front yard .i.e. 18m ²
POS Provided	60m ²	24m ²
Combined outcome	60m² - (30m ² of this could be soft landscaping)	42m² - (24m ² POS + 18m ² of soft landscaping)

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

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

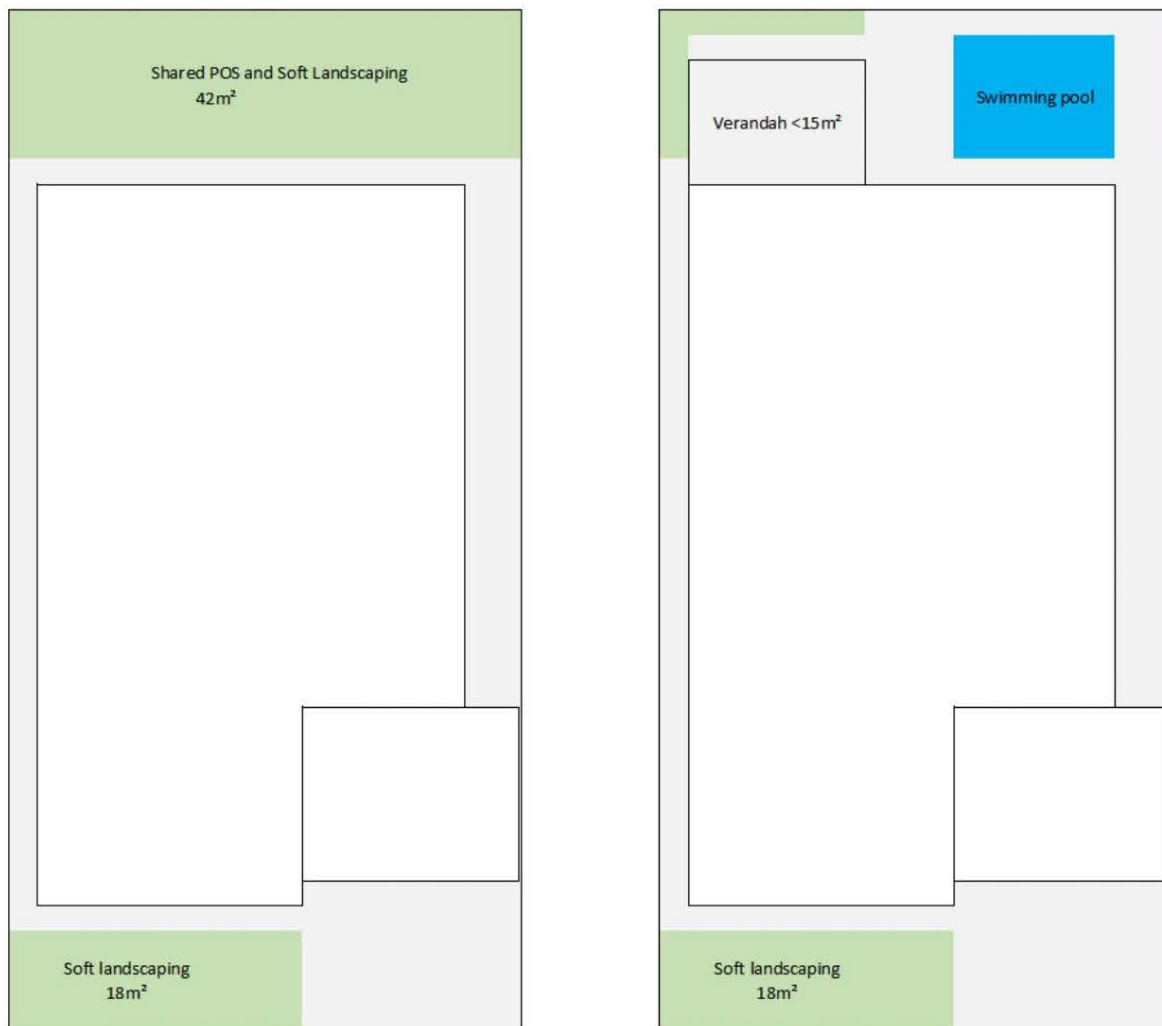
However, the soft landscaping component may be eroded over time by 'home improvements'. The overall reduction in POS creates an increased reliance on public facilities including providing adequate open space and amenities to meet the needs of residents.

Soft landscaping

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

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

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



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

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

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

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

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

2.0 West Torrens Technical and Numeric Variations (TNV)

Council Administration have reviewed the amended Code and provide attached document (See attachment 5.2), highlighting areas for inclusion in the TNV capability.

3.0 Overlays

3.1 Hazard (Flooding - general) Overlay

Given hydrology studies to date, flood policy is critical to West Torrens. Review of the Code has identified that the language used in this overlay reads as though it is akin to industry standards for hazard flood mapping with use of language like low risk, medium risk, high risk and extreme risk. However, a hazard map of this nature would consider depth and velocity to calculate the risk and so, it isn't clear that the outcome of this hazard overlay reflects industry standard hazard maps. Please note, previous concerns highlighted in earlier submission still remain relevant (noting this is a new overlay of previously general policy content), along with the following:

- *Definition sought for term vulnerable people.*
- *DTS/DPF 2.1 refers to 1%AEP, all of which fall outside of this overlay for West Torrens. It is sought that the following be reintroduced:*

In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above:

- the top of the kerb level of the primary street, or
- natural ground level where there is no kerb, or
- the height of a 1% AEP flood event whichever is greatest.

The above should also state: 2.1 (1) the highest adjacent top of kerb and DTS/DPF 2.1(2) should state highest adjacent natural ground level

Furthermore, this overlay is applicable when considering DTS development within many neighbourhood type zones. A requirement of the DTS pathway is that it achieves the DTS requirement, in this case PO 2.1 which states a number of TNV AHD's or that the development have a FFL at least 300m above 1% AEP flood plain of flow path. However, unless an area has been identified as being flood prone, no flood mapping, and therefore no AHD data, has been calculated with regard to the City of West Torrens. This means that a development will not be able to satisfy this provision and require a performance assessed assessment or an Accredited Professional to deem this non-compliance as 'minor'.

Neither of these scenarios seem appropriate, nor in keeping with a consistent and more streamlined assessment process being sought by this planning reform.

3.2 Hazards (Flooding):

Flooding policy is critical to the West Torrens area. However, the language used in this overlay reads as though it is akin to industry standards for hazard flood mapping with use of language like low risk, medium risk, high risk and extreme risk. However, a hazard map of this nature would consider depth and velocity to calculate the risk and so, it isn't clear that the outcome of this hazard overlay reflects industry standard hazard maps. Please note, previous concerns highlighted in earlier submission still remain relevant, along with the following:

- Concern around spatial mapping and implication/consequence of some of the DTS/DPF. Namely DTS/DPF 3.4 and PO 6.1. Council Administration welcomes discussion with PlanSA to discuss the policies further and provide greater clarity on issues raised.
- With regard to DTS/DPF 3.4 seeks development to be located outside of 1 in 20 year events, what is the consequence of this? This PO and DTS/DPF would impact a substantial footprint of West Torrens (e.g. much of Brooklyn Park). Definitions are sought for terms: frequently flooded and high velocity. Internal discussions have raised concern that this PO lends itself to refuse development that may have previously been suitable in an attempt to avoid development in frequently flooded or high velocity areas.
- PO 6.1, Brooklyn Park would not achieve PO 6.1 (a) or (b), which has a 750mm flood depth. What does this mean in an urban context and what is the response to this likely to be in an urban context?
- Administration have also briefly reviewed the policy and request definition/guidance is sought for:
 - *what are low consequences as discussed in PO 1.1*
 - *unacceptable flood risk PO 2.1*
 - *PO 3.1 is unclear- you don't want flood protection works? Or does this mean don't build in flood areas? AND what are unacceptable risk (please define)*
 - *PO 3.3- what is meant by impede? Prevent or stop the flow of floodwaters?*
 - *PO 3.4- With whole neighbourhoods affected by flood inundation in CWT, does this mean that those allotments are unable to further develop? This provision is quite ambiguous.*
 - *DTS/DPF 3.5- Please confirm what any post construction with open sides means*
 - *PO 3.6- Fences do not unreasonable impede floodwaters, wouldn't this outcome conflict with PO 3.1 and 3.3?*
 - *PO 4.2: how can this be assessed?*
 - *PO 5.1: Raising a FFL to help avoid flood impact may in turn created a bulk and scale issue particularly in the case of Residential development. Are there alternative preventative measures that could also be included instead of just filling the land or raising the FFL e.g. provision of a flood corridor, requirement for specific drainage to cope with a 1 in 100 year storm event etc.*
 - *PO 5.2 and DTS/DPF 5.2: disconnect between the PO and the DTS/DPF. Parking areas and 5.0m width. Reconsider intent and word appropriately.*

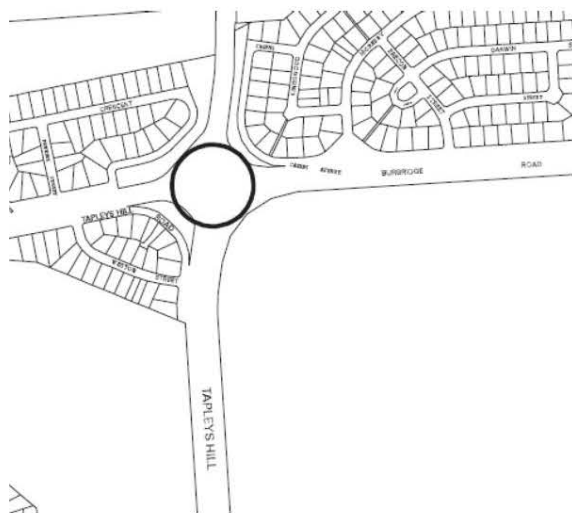
3.3 Future Road Widening Overlay

Council engineers have identified that there are a number of intersections within West Torrens that will require upgrade and road widening.

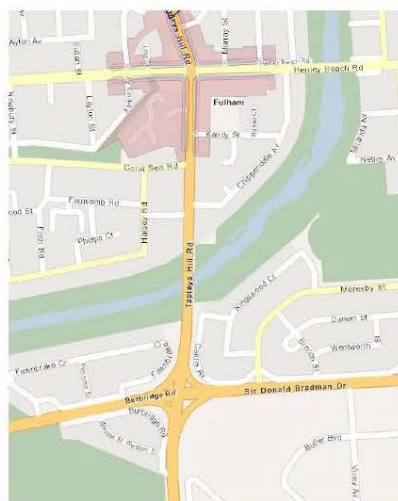
The following roads are flagged and queries have been raised with regard to whether these should be included in the overlay (although not currently contained within MARWP):

- Airport Road/Sir Donald Bradman Drive,
- Rowells Road/Sir Donald Bradman Drive,
- Anzac Highway/Cross Road,
- Marion Road/Mooringe Avenue

Review of MARWP appears that the following road widening at Tapleys Hill Road and Sir Donald Bradman/Burbridge Road has not been captured on the online mapping tool (see below):



Map 1: Extract from MARWP 6628-41 RW



Map 2: Screen shot of DPTI mapping- with Road Widening Overlay

3.4 Regulated Tree Overlay

The revised version of the Code has been updated so that Regulated and Significant trees are now considered under the same overlay. This is supported as it makes it easier to determined which provision are relevant to an assessment and reduces the over number of overlays.

It is apparent that the tone of these provisions has changed from ensuring that development minimises impact on trees to the trees needing to demonstrate exceptional attributes in order to make them worthy of retention. However, Council Administration is very concerned that a number of provisions currently available in Council's Development Plan will no longer be used during assessment these are as follows:

Objectives:

- 2 *Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:*
 - (a) *significantly contributes to the character or visual amenity of the locality*
 - (b) *indigenous to the locality*
 - (c) *a rare or endangered species*
 - (d) *an important habitat for native fauna.*

Principles

- 1. *Development should have minimum adverse effects on regulated trees.*
- 2. *A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:*
 - (a) *the tree is diseased and its life expectancy is short*
 - (b) *the tree represents a material risk to public or private safety*
 - (c) *the tree is causing damage to a building*
 - (d) *development that is reasonable and expected would not otherwise be possible*
 - (e) *the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree.*
- 3. *Tree damaging activity other than removal should seek to maintain the health, aesthetic appearance and structural integrity of the tree.*

4. *Significant trees should be preserved, and tree-damaging activity should not be undertaken, unless:*
- (a) *in the case of tree removal, where at least one of the following apply:*
 - (i) *the tree is diseased and its life expectancy is short*
 - (ii) *the tree represents an unacceptable risk to public or private safety*
 - (iii) *the tree is within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a Bushfire Prone Area*
 - (b) *the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value*
 - (c) *all other reasonable remedial treatments and measures have been determined to be ineffective*
 - (d) *it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring*
 - (e) *in any other case, any of the following circumstances apply:*
 - (i) *the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree*
 - (ii) *the work is required due to unacceptable risk to public or private safety*
 - (iii) *the tree is shown to be causing or threatening to cause damage to a substantial building or structure of value*
 - (iv) *the aesthetic appearance and structural integrity of the tree is maintained*
 - (v) *it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.*

Without the protection of the above provisions many more trees are likely to be removed. The current provisions proposed in the Code are not considered strong enough to encourage the retention of trees. Therefore, it will be much easier for a developer to remove the Regulated or Significant tree and then pay the minimal fee in lieu of planting. This seems at odds with the ambition of the Code to preserve and increase tree canopy in our metropolitan areas.

3.4.1 Provision composition

The way that PO1.1 is currently written, it appears that in order for a Regulated tree to be retained, it needs to make an important aesthetic contribution, be indigenous and listed under the National Parks as rare or endangered. This is because it is only after (b) that it says and/or. It is therefore assumed that (a) and (b) are an 'and', and both are necessary. If this is the case then it seems overly onerous and unlikely that many Regulated trees would actually fulfil these requirements.

It is noted that Council's current development plan provision are written with the phrase "*where at least one of the follow apply*". This makes it clear and consistent between readers as to how to interpret it.

3.4.2 DTS development

Of significant concern is that in the current version of the Code, no reference to Regulated or Significant Trees is referred to for Accepted and Deemed to Satisfy Development. There is an argument that to suggest that a development cannot be an Accepted Development or Deemed to Satisfy Development if tree damaging activity will occur. However, the following are not considered tree damaging activity:

- Removal of up to 30% of the crown of the tree;
- Construction within the critical root zone; and
- Root damage.

Therefore, this type of development can reduce the life span of the tree or increase its risk of causing damage to people and property. Both of these situations are likely to result in the future removal of the tree.

Therefore, it is recommended that the following occur:

- Additional policy in line with Council's current Development Plan policy.
- Stipulating that development cannot be Deemed to Satisfy (DTS) or Accepted when it is located within the Critical Root Zone of a Regulated or Significant tree.
- Rewording PO1.1 to ensure that any of those aspects make the tree worthy of retention.

4.0 Road Testing

During the six week period, West Torrens Administration identified a number development applications, received by Council for assessment. These applications were then tested against the draft Code and below are some findings for PlanSA's consideration.

4.1 Performance assessed - Residential Flat building (RFB) and land division in Housing Diversity Neighbourhood Zone

- PDF version of the relevant policy comes to 76 pages;
- No clarification as to how to work out site area for RFB. i.e. average of whole piece of land, average of dwelling sites only, individual site areas should meet the 150m²? currently Council's Development Plan clearly states average;
- Land division portion has no consideration of car parking. It appears to allow a division without considering visitor or on-street parking. As this is a separate 'element', it could be approved without being suitable for its intended use;
- PO7.2 for land division seeks to limit post-development flow rate. However, if this can be assessed and approved as a separate 'element' how can this be worked out without the built form';
- PO3.1 of the zone states maximum building height of 9m but also a maximum building height of 3 levels. These do not reflect one another or correlate. Maximum building height should be 12.5m;
- A 3 level residential flat building, adjacent a historic conservation area, **will not** require public notification. This is not considered suitable, especially if its affordable housing with the added impacts of no parking and 20% smaller site areas;
- A 4 storey residential flat building (affordable housing) built by SA Housing trust **will not** require notification;
- PO1.1 Stormwater Management overlay, No DTS for RFB with 5 or more dwellings, therefore additional policy is required;
- Urban Tree Canopy Overlay PO1.1 appears to require that each of the 5 dwellings have one small tree. However, it is unlikely this can be achieved but, if it does, it would impact on the usability of the POS of each dwelling;
- This RFB has 5 dwellings all of which have a ground floor component. Therefore, according to Table 1 - Private Open Space, they each need 24m² of POS with a minimum dimension of 3m;
- PO 21.3 conflicts with Design in Urban Areas Table 1 - Private Open Space as the latter does not support POS forward of the building line;
- Domestic storage is needed and the garage is only just big enough to accommodate a B85 vehicle. Currently when compared to the Development Plan 10m³ is sought;

- No waste storage requirements for an RFB? Council policy is that no more than 10 bins can be presented to the street and this was supported by the IMMCI (Design) Ministerial DPA. There doesn't appear to be such a policy in the Code;
- PO35.2 states that provision is made for suitable external clothes drying facilities, however there is not DTS/ DPF so what is considered suitable?;
- No mention of the Aircraft Noise Exposure Forecast (ANEF) was referred to in the 76 pages of relevant policy despite being located in the spatially applied overlay area (10 Fewings Ave, Brooklyn Park).

4.2 Deemed to Satisfy - Double storey detached dwelling - General neighbourhood Zone

- The PDF version of the relevant policy amounts to 77 pages which is not consistent with the aim of the Code to reduce policy;
- It appears that the only two considerations for an existing dwelling on an allotment is POS and on-site car parking. Matters such as soft landscaping, setbacks and site coverage are not considered but do impact amenity, character and liveability;
- It is appropriate to rely on SAPPA to determine public road, public road reserve or public reserve widths?;
- DTS criteria for obscuring balconies relies on these widths to determine whether or not obscuring is necessary. Survey plans with this level of detail are not normally provided as part of an application. If a survey plan showing this detail is required, it should be made a requirement of Schedule 8 - Plans;
- Detail that needs to be considered during a DTS assessment, includes:
 - amount, minimum dimension and location of soft landscaping;
 - tree/s retained or to be planted;
 - overshadowing plan;
 - waste bin storage dimensions, location and travel path to the street
 This must be made a requirement of Schedule 8;
- DTS 18.1 outlook and amenity criteria refers to "living room" which is not a defined term. Should this read "habitable room" which is defined? If not, the difference between the two should be made clear;
- DTS 23.4, Car parking, access and manoeuvrability - states that vehicle access only needs to be 0.5m away from ANY street furniture. A 0.5m setback between a crossover and infrastructure such that bus stops is insufficient.;
- It appears that a detached dwelling (meeting the affordable housing criteria) can follow a DTS assessment pathway even when it has a 20% smaller site area, no parking and 1 additional building level, this is not considered appropriate.

4.3 Performance assessed -Significant tree removal - Urban Corridor Zone

- PDF version of the relevant policy comes to 6 pages;
- Will require public notification unless deemed 'minor' (this is also the case for UC (Living), (Business) zones);
- How is PO1.2 to be read? Is it and's or or's between each of the points? Noting this will change the meaning;
- PO1.2, what is the difference between (a) and (f)?;
- There is limited policy in order to assess the appropriateness of the tree damaging activity. The application assessed only had 2 relevant provisions.

Performance assessed - Retail fuel outlet - Urban Corridor (Boulevard) Zone

- Retail fuel outlet and advertising do not have a list of relevant policies that apply to it.
- A PDF version of all the relevant policies that apply to that address is 169 pages, such that the Code is not reducing policy;
- Advertising is not an option you can select when trying to obtain relevant policy for a type of development;
- It is noted that a retail fuel outlet does not have a list of applicable policies for performance assessed development anywhere in the Code. All relevant policy from the Code now relevant;
- Given the prevalence of both retail fuel outlets and advertising type of development (and it being listed as envisaged development 12 zones), a list of applicable policies should be created and applicable across a number of zones;
- It is not clear at what point advertising as part of a retail fuel outlet, triggers an element of development?

4.4 Performance assessed Child care facility in the General Neighbourhood Zone

- Pre-school is an envisaged land use but there is no option to refine the policies that apply to this type of development in this zone. Assessors are required to consider a 163 page PDF document. This is considered excessive given that it is an envisaged land use.
- No limits or indication was evident as to the scale of new pre-schools (i.e. floor areas, number of children etc.);
- Limits do apply to expansion of existing pre-schools (zone PO1.7). Parts (a), (b) & (d) should apply to all pre-schools;
- Generic 2 storey building height supported by PO 4.1. This suggests that a new pre-school can be 2 storey but an extension to an existing one should only be 1. What is the reasoning behind this?;
- What takes precedence when one PO states there should be a 3m side setback and another says 0.9m? Referring to PO4.1 and 8.1 of the zone;
- Why do some setback PO's refer to dwellings when other refer to buildings? Boundary walls and rear setbacks are seen as equally important to dwellings as they are to pre-schools, to prevent detriment to the amenity of existing dwellings.

4.5 Performance assessed - Battle-axe division in Established Neighbourhood Zone

- Council Administration is concerned that the character statement may not be enough to prevent battle-axe subdivision to achieve an outcome consistent with the current Development Plan. It would be useful to have something specific about them not be supported in these statements.
- When an existing dwelling is to be retained, PO2.1 only considers the remaining POS and car parking requirement. There are other issues such as setbacks, site coverage, soft landscaping etc. that appear to be ignored?
- Council Administration has concerns that 10% dispensation to the site areas is allowed (DTS) for the existing dwelling in a battle-axe division. The Courts have stated that a 7% variance is manifestly unreasonable to be called minor. Given that battle-axe division is not currently supported in these zones, a further reduction in site area is not considered appropriate.
- Council's Development Plan does not support walls built on the boundary greater than 14m from the front boundary. The Code appears to allow boundary development 8m long and

3.2m high as DTS. This is considered to have the potential to unnecessarily impact the adjoining properties amenity.

- Affordable housing overlay should not apply to battle-axe divisions, especially not in Character or Historic overlay areas. Having no car parking but a requirement for a 3m wide driveway does not make sense.
- How do you use PO33.1 of the Design in Urban Areas module? If the proposal is not for battle-axe development then we would have thought that this provision didn't apply. However, the DTS/ PDF for this provision refers to it not being a battle-axe development and, therefore, does seem to apply to non-battle-axe type developments?

4.6 Performance assessed - 8 storey building in Urban Corridor Zone

- PO2.6 (URC Boulevard Zone) supports boundary development for the entire ground floor and for 18m of the first floor. While this is seen as a concern between Urban Corridor Zones, it will have a significant detrimental impact for those allotments abutting a neighbourhood zone. This is further exacerbated by the minimum 3.5m floor to ceiling heights to allow for flexibility for land uses. It is Council Administration's view that this PO should be amended to not be relevant to those allotments abutting a neighbourhood zone. This will reinforce PO4.1 which seeks a 30° plane from the zone boundary.
- Council Administration would like the public notification trigger be adjusted from 'adjacent' to 'adjacent land'. The reasoning for this is twofold, the first being that 'adjacent' is not defined and could lead to a variance in interpretations between councils and developers. The second it that if a residential property is close enough to receive a notification letter due to it being 'adjacent land', then the impact from the development should also be consider significant enough for it to trigger notification in the first place.
- URC development has impacts other than floor area and building height that can detrimentally impact a residential area. Matters such as noise, odour, light spill, operating hours etc. should all be considered and have the potential to trigger public notification.
- Overlooking from buildings greater than 3 levels is an issue that is consistently and constantly raised by our community. West Torrens has many situations where the URC zones abut neighbourhood zones. Leaving aside the impact of potential overlooking above 3 levels in height, Council Administration queries why no treatments are necessary for the first three levels of these buildings given the potential for overlooking from these first 3 levels is no different to that of a 3 level building.
- As raised at community consultation sessions held by DPTI, the West Torrens community is very concerned with regard to overlooking from windows and balconies from levels higher than 3 levels. Therefore, it is recommended that overlooking prevention measures such as screens and obscured glazing be applied to those windows facing a neighbourhood zone irrespective of their height.

5.0 General Feedback

5.1 Practice Direction (Site Contamination)

Council Administration has flagged that insufficient time was provided to review the Practice Direction (Site Contamination) due to the concurrent consultation of the draft Code within a condensed timeframe of 6 weeks.

Council Administration highlights the importance of ensuring that the Practice Direction is well considered and enables adequate consideration of site contamination to occur during assessment.

There is a great risk to the health and safety of the community if this is inadequately prepared and doesn't enable appropriate assessment of the matters and measures to be put in place.

The Local Government Association (LGA) has undertaken a thorough review of the Practice Direction and it is seeking further clarification on a number of issues raised by the Practice Direction, such clarification being welcomed by the City of West Torrens. Therefore, it is hoped that the issues raised and the clarity sought in the LGA's submission is considered and responded to.

5.2 Community Consultation, Education and Testing

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

- **Code consultation -**
While a second round of consultation has been well received, as raised in Council's previous consultation, it is not considered that the SPC's Community Engagement Charter has been adequately met. The shortfalls are particularly evident in the iterative approach to releasing the incomplete draft documents such as the public notification tables, with additional information being drip fed, misinformation in pamphlets and often conflicting information being given at different forums at both practitioner and community events.
- **Community education -**
It is important that SPC provides more information and resources on planning policy for our community e.g. fact sheets on new zones that provide adequate information for the community to make **informed** submissions if they desire during consultation. It has been unfortunate that at this point in time many events planned for community consultation in a face to face forum have been postponed due to Covid-19 and, in retrospect, SPC should have considered the impact and alternatives for such a scenario and what this may mean to the timeframe to implement, as community engagement and consultation are key to this policy reform.
- **Code testing -**
Testing of the Code appears to be limited. Development assessment scenarios to date provide a list of the relevant policy, however do not delve into an assessment of those provisions. Administration is concerned that there will be many unintended consequences when the Code goes live if adequate testing is not undertaken.

5.3 Definitions

Multiple Dwelling: currently defined within the *Development Regulations 2008* as:

'means 1 dwelling occupied by more than 5 persons who live independently of one another and share common facilities within that dwelling'

Its removal from the Code is of concern given that it provides for a form of accommodation that is not picked up or anticipated under any other definitions.

Restaurant: The definition of restaurant is very basic. It does not capture takeaway restaurants (fish and chips, etc.) and should include things like the preparation and selling of meals rather than how and where the meals are consumed. The impact from a restaurant is derived from cooking and waste, odour, traffic, noise from patrons and cars, deliveries etc. more so than the eating.

Retail fuel outlet: As it is currently defined in the Code, a retail fuel outlet will need to sell food, drinks and other convenience goods in order to fit the definition, while other activities i.e. car washing and trailer hire can also be involved but don't have to be.

It seems incongruous that an operation such as the Costco fuel outlet or outer metro 24/7 fuel outlets would not fit this definition because they do not sell food and drinks. Council Administration recommends that the retail fuel outlet definition be altered so that the sale of food stuff becomes part of the list of secondary activities.

Private Open Space (POS)

POS is defined in the Administrative definitions as:

<u>Private open space</u>	<p>Means a private outdoor area associated with a <u>dwelling</u> that:</p> <ul style="list-style-type: none"> (a) is for the exclusive use of the occupants of that <u>dwelling</u> (b) has a minimum dimension of 2.0m for ground level areas and 1.8m for balconies (c) is screened from public view by a building, fence, wall or other similar structure with a minimum height of 1.8m above ground level and a maximum transparency of 20%. <p><u>Private open space</u> may include verandahs, alfrescos, balconies, terraces, decks where not enclosed on all sides. <u>Private open space</u> does not include areas used for bin storage, laundry drying, rainwater tanks, utilities, driveways or vehicle parking areas.</p>
---------------------------	--

It is noted that the 1.8m minimum dimension is different to that described in Table1 - Private Open Space below:

Part 4 - General Development Policies

Design in Urban Areas

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Ret
<u>Dwelling</u> (at ground level, other than a <u>residential flat building</u> that includes above ground dwellings)		<p>Total area: 24m² located behind the <u>building line</u></p> <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m</p>

It is also noted that while the above table calls for POS to be located behind the building line, the Definition does not state this. It is also noted that certain provision encourage the locating of POS between the building line and front property boundary, such as PO 21.3:

PO 21.3

Private open space is positioned and designed to:

- (a) provide useable outdoor space that suits the needs of occupants
- (b) take advantage of desirable orientation and vistas
- (c) animate the street frontage by encouraging activity between buildings and public streets
- (d) adequately define public and private space when located forward of the building
- (e) prolong activity along street frontages by protecting against inclement weather.

It is noted that PO21.1 states that POS will animate the street frontage while the definition states that POS has to be behind the building line.

5.3.1 Additional Definitions

Definitions are sought for the following terms, given there is no ordinary meaning or their reference within the draft Code creates confusion to the ordinary meaning:

Crown for tree pruning in line with recent case law (the Corporation of the City of Unley & ors (No 2) [2019] SAERDC 43 (13 December 2019)).	Driveway
Interfere with	Access points
Licensed premises	Crossover
Licensed entertainment premises	Neighbouring properties
Research facility	Function Centre
Very low density	Unacceptable loss
Hazardous materials	Bedroom or room reasonably able to be used as a bedroom
Controlled access road	Transport system
	Activity areas
	Funeral Parlour

5.4 Off-Street Bicycle Parking

The Code has continued to only apply bicycle parking rates to Designated Areas. This is seen as a missed opportunity and even more necessary under the new planning regime due to the general reduction in car parking rates. While not seen as a direct replacement, the encouragement to reduce vehicle ownership should go hand in hand with optimising other forms of transport. Bicycle parking is once such way of encouraging this. Cyclists not only seek a convenient and safe path of travel but also somewhere safe to store their bike whilst not in use. Bicycles can be worth as much as a car but are much easier to steal.

It is recommended that a minimum provision for bicycle parking be applied everywhere that a minimum provision for car parking is.

5.5 Council Assessment Panel Feedback to Council

Please see attachment 6.3 which provides advice from West Torrens Council Assessment Panel on a range of development related concerns that have been raised with council on-going for a number of years. The CAP raise that some of the outcomes that they are seeing are because of the lack of strong design policy contained in West Torrens Development Plan currently, which is seen to be reflected in the draft Code.

5.6 General Recommendation

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

- The State Planning Commission has engaged and formally responded to councils, addressing errors, omissions and inconsistencies identified during the current and previous consultation processes;
- The draft Planning and Design Code be amended to respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring that development policy considers existing and desired future context of place;

- Community consultation occur on the public notification tables, giving due recognition to the fundamental change between public notification and third party appeal rights under the *Development Act 1993* as distinctly different to the transition to the *Planning, Development and Infrastructure Act 2016*
- The Minister of Planning, in conjunction with local government undertakes a comprehensive review of the cumulative impacts of infill development in South Australia to **inform evidence-based decision making** about the capacity of identified infill areas to sustain further growth and development, with a particular focus on the General Neighbourhood Zone; and
- The State Planning Commission works with local government to ensure that South Australia's planning system reflects leading practice and that the Planning and Design Code and associated instruments deliver quality planning and design outcomes that improve the amenity, liveability and sustainability of communities.

6.0 Attachments

6.1 Attachment One: West Torrens' Low Density Policy Areas compared to General Neighbourhood Zone

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

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

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

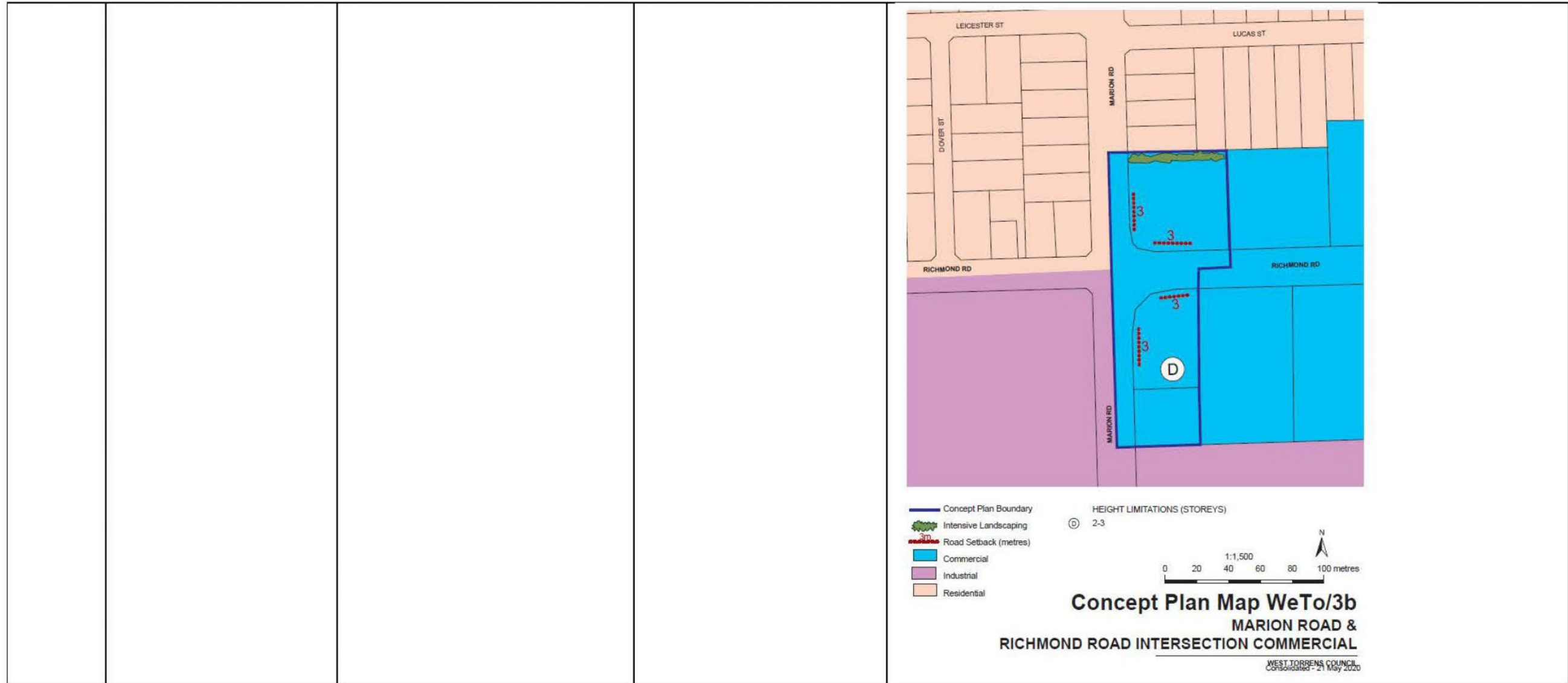
<p>The area is suited for infill having regard to SPP 6.5 (e.g. in proximity to public transport or activity centres).</p>	
<p>Following the third test, the PA's policy does not align with intent for General Neighbourhood Zone, the current zoning, specifically seeks low density, predominately detached dwellings, with street frontage and seeks new development that observes existing setbacks and pattern of development. The policy currently provides limited capacity for infill development, except when located within 400m of existing centre zones.</p> <p>From the housing stock data it could be concluded that PA 20 indicates a high development potential and PA 21 a reasonable development potential, however this does not necessarily equate to increasing density and introducing built forms that differ from those currently anticipated. Nor does age necessarily reflect condition of dwellings, more research is required.</p> <p>The areas themselves provide limited transport and centre connections which would otherwise represent ideal suburban residential locations.</p>	

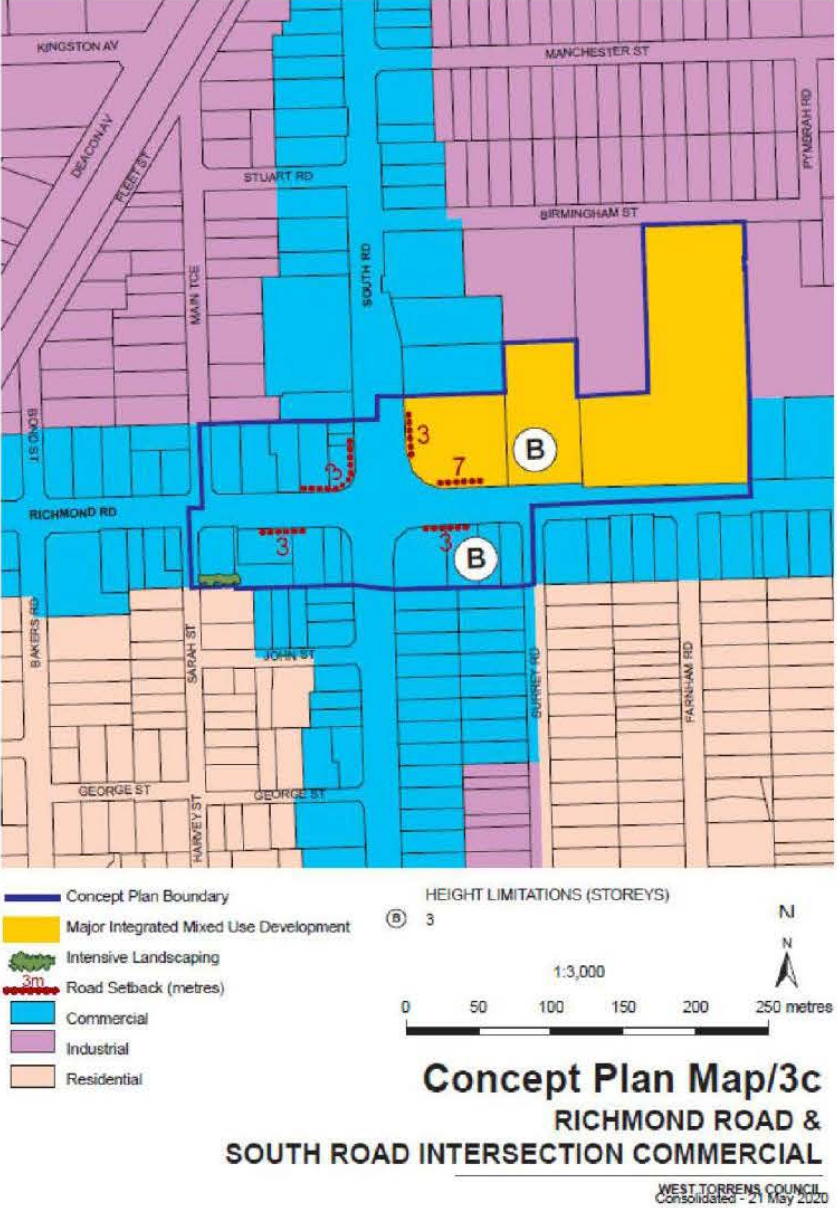
6.2 Attachment Two: TNV as taken from the Development Plan

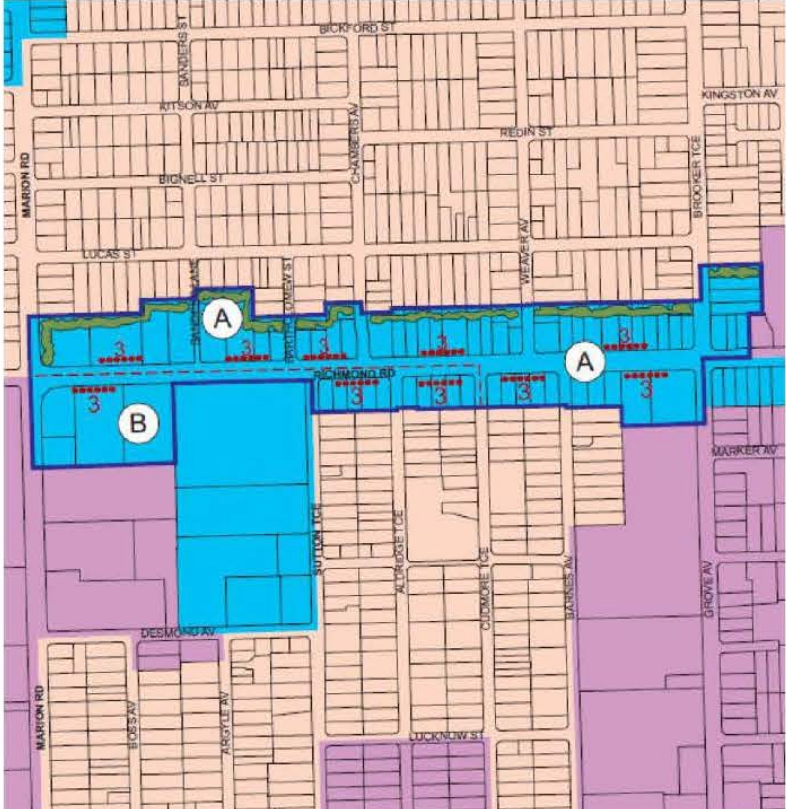
TABLE 1 – DEVELOPMENT PLAN TO PLANNING AND DESIGN CODE TRANSITION – CITY OF WEST TORRENS (STATUS AS OF 30/09/20)

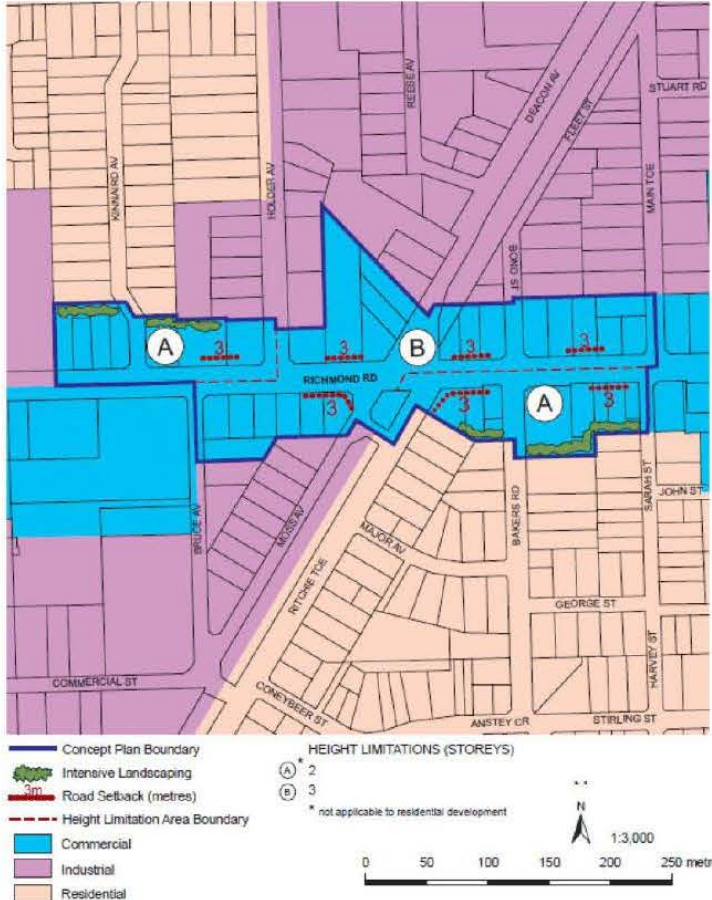
Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location
1	<ul style="list-style-type: none"> Adelaide Shores Zone 	Zone Split: <ul style="list-style-type: none"> Caravan and Tourist Park Zone Recreation Zone 	Open Space Zone: <ul style="list-style-type: none"> Maximum building height Recreation Zone: <ul style="list-style-type: none"> No TNV's 	Open Space Zone <u>No maximum building height stated in the Development Plan.</u> The Objective of this Zone as it relates to West Torrens is that it is coastal land protected from development other than that necessary for conservation, recreational activity and public facilities.
2	<ul style="list-style-type: none"> Airfield Zone 	<ul style="list-style-type: none"> Commonwealth Facilities Zone 	Commonwealth Facilities Zone: <ul style="list-style-type: none"> No TNV's 	
3	<ul style="list-style-type: none"> Bulky Goods Zone 	<ul style="list-style-type: none"> Employment Zone, Retail Activity Centre Sub-Zone 	Employment Zone: <ul style="list-style-type: none"> Minimum / maximum building heights – this TNV has been added to some locations in Phase 3 to complement the existing building envelope policy 	Max building height is 9.0 metres Query: <ul style="list-style-type: none"> Will there be TNV for floor area in the Retail Activity Centre subzone Will there be setback TNV from public roads in the Retail Activity Subzone
4	<ul style="list-style-type: none"> Coastal Marina Zone 	<ul style="list-style-type: none"> Infrastructure (Ferry and Marina Facilities) Zone + Coastal Areas Overlay 	Infrastructure (Ferry and Marina Facilities) Zone: <ul style="list-style-type: none"> Finished Ground and Floor Levels 	FFL TNV from Development Plan : 13 Development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply: (a) site levels are at least 3.30 metres Australian Height Datum (b) building floor levels are at least 3.55 metres Australian Height Datum (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site. 15 Over water development other than boat berthing and servicing facilities, ancillary walkways and channel markers should have a floor area of at least 4.25 metres AHD to provide protection for coastal flooding to the year 2100. Query: Will there be TNV for floor area in the Infrastructure (F+M) Facilities Zone? Will there be a subzone to reflect marinas with both residential and no residential?
5	<ul style="list-style-type: none"> Coastal Open Space Zone 	<ul style="list-style-type: none"> Open Space Zone + Coastal Areas Overlay 	Open Space Zone: <ul style="list-style-type: none"> Maximum building height 	No maximum building height stated in the Development Plan. The Objective of this Zone as it relates to West Torrens is that it is coastal land protected from development other than that necessary for conservation, recreational activity and public facilities.
6	Commercial Zone: <ul style="list-style-type: none"> Arterial Roads Policy Area 1 District Commercial Policy Area 2 Local Commercial Policy Area 3 Office Park Policy Area 4 	<ul style="list-style-type: none"> All Employment Zone 	Employment Zone: <ul style="list-style-type: none"> Minimum / maximum building heights – this TNV has been added to some locations in Phase 3 to complement the existing building envelope policy 	5 Residential development should predominantly take the form of either (a), (b) or (c) below: (a) residential flat building up to three storeys in height (b) row dwelling up to three storeys in height (c) dwelling above a community facility, consulting room, office or bulky goods outlet. Precinct specific provisions: Precinct 1 Intersection: 15 Development should measure between two storeys (8.5 metres) and three storeys (12.5 metres) in height where the site fronts the primary arterial road intersection. Building height captured in Concept Plan Map/3a, Concept Plan Map/3b and Concept Plan Map/3c

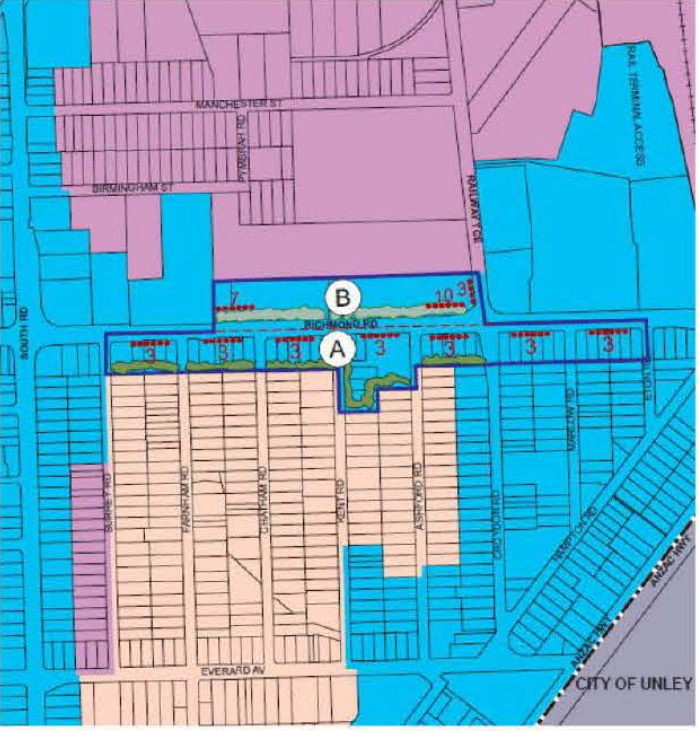
Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location
				<p>Concept Plan Map/3c RICHMOND ROAD & SOUTH ROAD INTERSECTION COMMERCIAL WEST TORRENS COUNCIL 21 May 2020</p>

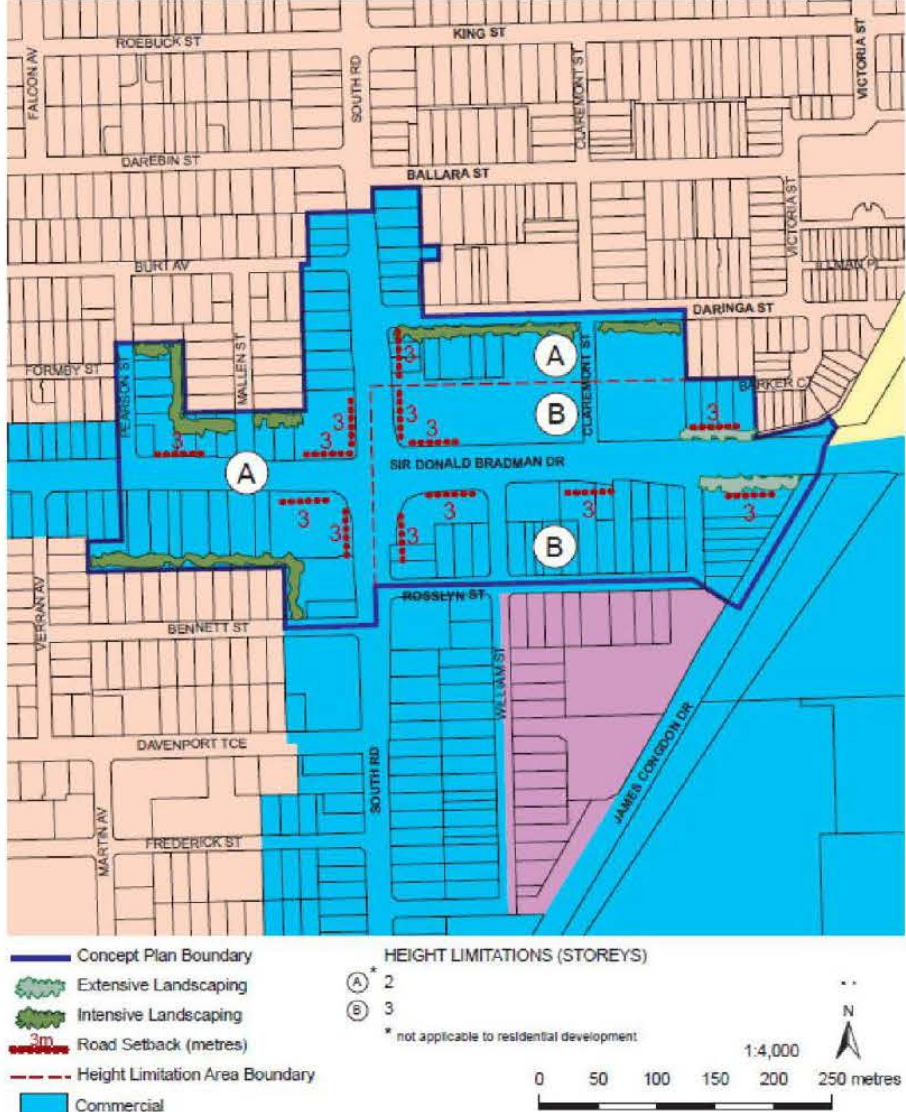



Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location
				 <p>Precinct 2 Richmond Road: 23 Development should not exceed three storeys (12.5 metres) in height except in areas where (a) or (b) applies: (a) development on the north side of Richmond Road between Railway Terrace and the prolongation of Farnham Road should measure between two storeys (8.5 metres) and three storeys (12.5 metres) in height</p>


Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location
				<p>(b) non-residential development should not exceed two storeys (8.5 metres) in height within 30 metres of the boundary of a residential zone.</p>  <p>HEIGHT LIMITATIONS (STOREYS) (A) 2 (B) 3 * not applicable to residential development</p> <p>0 60 120 180 240 300 metres</p> <p>Concept Plan Map WeTo/4a RICHMOND ROAD (MARLESTON) COMMERCIAL <small>WEST TORRENS COUNCIL Consultation - 21 May 2020</small></p>

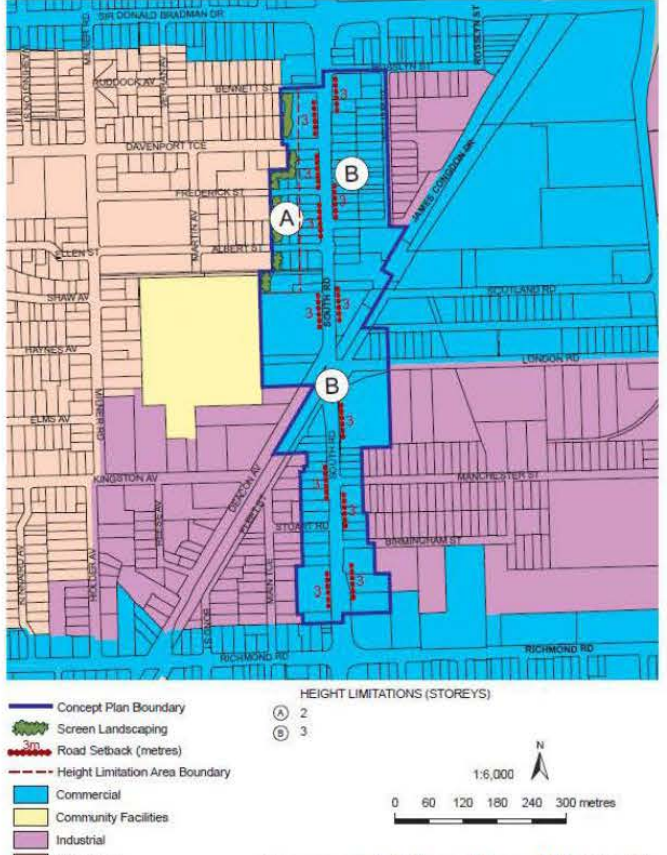
Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location
				 <p>Concept Plan Map WeTo/4b RICHMOND ROAD (RICHMOND) COMMERCIAL <small>WEST TORRENS COUNCIL</small> <small>CR6103183-21 May 2020</small></p> <p>Legend: — Concept Plan Boundary ■ Intensive Landscaping — Road Setback (metres) - - - Height Limitation Area Boundary ■ Commercial ■ Industrial ■ Residential</p> <p>HEIGHT LIMITATIONS (STOREYS) (A) 2 (B) 3 (E) 3 <small>* not applicable to residential development</small></p> <p>Scale: 1:3,000 0 50 100 150 200 250 metres</p>

Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location
				 <p>Concept Plan Map WeTo/4c RICHMOND ROAD (KESWICK/MILE END SOUTH) COMMERCIAL</p> <p>WEST TORRENS COUNCIL CONC/43868 - 21 May 2020</p> <p>Precinct 3: Sir Donald Bradman Drive (Mile End) Residential developments in the form of two and three storey residential flat buildings or dwellings above office and consulting room developments are envisaged in the area west of the South Road intersection. Development facing Sir Donald Bradman Drive and South Road will be of high quality and well landscaped. Large scale development up to three storeys is envisaged east of the South Road intersection, reducing to smaller scale development west of the intersection.</p> <p>28 Residential development in the area west of the South Road intersection should be in the form of either a two to three storey residential flat building or a dwelling above an office or consulting room.</p> <p>32 Except where non-residential development adjoins a residential zone boundary, development should not exceed three storeys (12.5 metres) in height.</p> <p>33 Non-residential development adjoining a residential zone boundary should not exceed two storeys (8.5 metres) in height.</p>

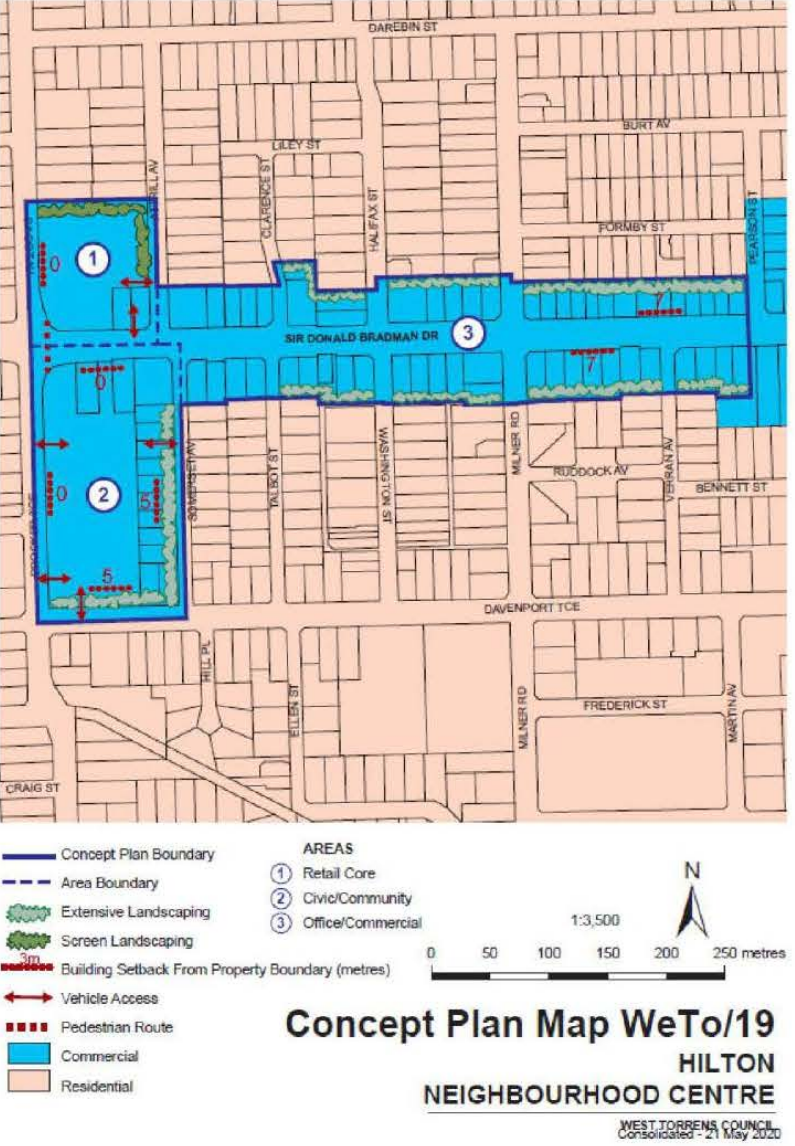
Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location
				 <p data-bbox="1644 1163 1902 1413"> <ul style="list-style-type: none"> — Concept Plan Boundary Extensive Landscaping Intensive Landscaping 3m Road Setback (metres) - - - Height Limitation Area Boundary Commercial Community Facilities Industrial Residential </p> <p data-bbox="2012 1163 2270 1182">HEIGHT LIMITATIONS (STOREYS)</p> <p data-bbox="2012 1188 2041 1207">A 2</p> <p data-bbox="2012 1213 2041 1232">B 3</p> <p data-bbox="2012 1239 2270 1257">* not applicable to residential development</p> <p data-bbox="2356 1247 2415 1266">1:4,000</p> <p data-bbox="2160 1272 2510 1291">0 50 100 150 200 250 metres</p> <p data-bbox="1991 1346 2502 1457"> Concept Plan Map WeTo/5 SIR DONALD BRADMAN DRIVE (MILE END) COMMERCIAL </p> <p data-bbox="2326 1465 2502 1493">WEST TORRENS COUNCIL Consolidated - 21 May 2020</p> <p data-bbox="1644 1518 2591 1608"> Precinct 4: South Road (Keswick) Development will be one and two storeys in height and designed to complement the residential character of adjoining suburbs. </p> <p data-bbox="1644 1640 2338 1663"> 40 Development should not exceed two storeys (8.5 metres) in height. </p>

Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location
				 <p data-bbox="1656 976 2291 1102"> HEIGHT LIMITATIONS (STOREYS) A 2 0 50 100 150 200 250 metres N WEST TORRENS COUNCIL Consultation - 21 July 2020 </p> <p data-bbox="1656 1123 2644 1360"> Concept Plan Map WeTo/6 SOUTH ROAD (KESWICK) COMMERCIAL Precinct 5: South Road (Mile End) Development will be one and two storeys in height, and establish in existing buildings or in buildings which complement the character of the Edwardian buildings in the area. 48 Development should not exceed two storeys (8.5 metres) in height. </p>

Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location
				 <p data-bbox="1665 919 2234 1050"> Concept Plan Boundary Road Setback (metres) Commercial Residential HEIGHT LIMITATIONS (STOREYS) A 2 0 20 40 60 80 100 metres 1:1,500 N WEST TORRENS COUNCIL </p> <p data-bbox="1656 1178 2368 1234"> Precinct 6: South Road (Mile End South) 55 Development should not exceed three storeys (12.5 metres) in height. </p>

Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location
				 <ul style="list-style-type: none"> • District Commercial Policy Area 2: • Local Commercial Policy Area 3: • Office Park Policy Area 4: Silent on building height in Development Plan- default of 2 building levels would not be in keeping with existing built form- can this remain being silent. <p>Query:</p> <ul style="list-style-type: none"> • Can a TNV be added for setback from roads for particular sites, in line with the West Torrens Development Plan where it doesn't align with existing setback requirements captured by the metropolitan road widening? • Is a subzone needed for West Torrens Commercial Zone Office Park Policy Area 4?
7	<ul style="list-style-type: none"> • Community Zone • Community Zone + Recreation Policy Area 5 	<ul style="list-style-type: none"> • Community Facilities Zone • Recreation Zone 	<p>Community Facilities Zone:</p> <ul style="list-style-type: none"> • No TNV's <p>Recreation Zone:</p> <ul style="list-style-type: none"> • No TNV's 	
8	District Centre Zone:	• Suburban Activity Centre Zone	Suburban Activity Centre Zone:	• Brickworks Policy Area 6

Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location
	<ul style="list-style-type: none"> Brickworks Policy Area 6 Kurralta Park Policy Area 7 		<ul style="list-style-type: none"> Minimum / maximum building heights 	<p>6 Buildings should be primarily one to three storeys in height, except buildings including residential land uses and landmark structures which should be to higher heights of five to six storeys</p> <p>19 Chimneys or exhaust flues associated with commercial development should terminate at a height at least 3 metres higher than the highest building structure within a 30 metre radius.</p> <ul style="list-style-type: none"> Kurralta Park Policy Area 7 <p>6 Development should not exceed three storeys (12.5 metres) in height.</p> <p>7 Non-residential development adjacent to Mortimer Street and Warwick Avenue should not exceed two storeys (8.5 metres) in height.</p>
9	Industry Zone: <ul style="list-style-type: none"> Infrastructure Policy Area 8 Netley Policy Area 9 Mixed Use Policy Area 10 	Zone Split: <ul style="list-style-type: none"> Infrastructure Zone Strategic Employment Zone Strategic Employment Zone 	Infrastructure Zone <ul style="list-style-type: none"> No TNV's Strategic Employment Zone <ul style="list-style-type: none"> No TNV's 	
10	<ul style="list-style-type: none"> Local Centre Zone 	<ul style="list-style-type: none"> Local Activity Centre Zone 	Local Activity Centre Zone: <ul style="list-style-type: none"> Maximum building height (up to 2 levels) 	<p>7 Development should not exceed two storeys (8.5 metres) in height.</p>
11	<ul style="list-style-type: none"> Neighbourhood Centre Zone 	<ul style="list-style-type: none"> Suburban Activity Centre Zone 	Suburban Activity Centre Zone: <ul style="list-style-type: none"> Minimum / maximum building heights 	<p>Hilton Policy Area 11</p> <p>3 A dwelling or residential flat building should not exceed three storeys (12.5 metres) in height.</p> <p>4 Development should occur in accordance with <i>Concept Plan Map WeTo/19 - Hilton Neighbourhood Centre</i> and in particular:</p> <p>(a) the area marked 'Retail Core' should:</p> <ul style="list-style-type: none"> (i) contain the major retail tenancy of a supermarket together with speciality shops and personal service establishments (ii) not contain large scale bulky goods outlets (iii) not exceed three storeys (12.5 metres) in height where a building faces onto Sir Donald Bradman Drive. <p>(b) the area marked 'Civic/Community' should:</p> <ul style="list-style-type: none"> (i) contain the civic centre, offices, library, meeting hall and other community and administrative facilities (ii) except for residential development, measure between two storeys (8.5 metres) and five storeys (20.5 metres) in height where a building faces onto Sir Donald Bradman Drive (iii) not accommodate car parking spaces between a building and Sir Donald Bradman Drive. <p>(c) the area marked 'Office/Commercial' should:</p> <ul style="list-style-type: none"> (i) contain office and commercial buildings which complement the shop, service facilities and community components of the 'Retail Core' and 'Civic/Community Areas'. Medium density residential development, bulky goods outlets, restaurants and limited other shops which retail food and convenience goods and personal service establishments should occur within this area (ii) except for residential development, not exceed three storeys (12.5 metres) in height where buildings face onto Sir Donald Bradman Drive. (d) not accommodate off-street vehicle parking areas between a building and Sir Donald Bradman Drive. <p>5 Non-residential development, which does not face Sir Donald Bradman Drive, should not exceed two storeys (8.5 metres) in height.</p>

Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location						
				 <p>Concept Plan Map WeTo/19 HILTON NEIGHBOURHOOD CENTRE WEST TORRENS COUNCIL Consolidated - 21 May 2020</p> <p>Marleston Policy Area 12</p> <p>3 Residential development should be in the form of: (a) residential flat buildings and row dwellings which measure between two and three storeys in height (b) dwellings above a non-residential land use.</p> <p>6 Development should be designed in accordance with the following parameters:</p> <table border="1" data-bbox="1685 1617 2567 1774"> <thead> <tr> <th>Location</th> <th>Maximum number of storeys and maximum vertical wall height</th> </tr> </thead> <tbody> <tr> <td>Non-residential development where the site adjoins a residential zone</td> <td>two storeys and 8.5 metres</td> </tr> <tr> <td>Development elsewhere in the policy area</td> <td>three storeys and 12.5 metres</td> </tr> </tbody> </table> <p>Novar Gardens Policy Area 13</p>	Location	Maximum number of storeys and maximum vertical wall height	Non-residential development where the site adjoins a residential zone	two storeys and 8.5 metres	Development elsewhere in the policy area	three storeys and 12.5 metres
Location	Maximum number of storeys and maximum vertical wall height									
Non-residential development where the site adjoins a residential zone	two storeys and 8.5 metres									
Development elsewhere in the policy area	three storeys and 12.5 metres									

Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location																																										
				<p>4(b) development should not exceed two storeys (8.5 metres) in height</p> <p>Richmond Policy Area 14 5 (d) should not exceed two storeys (8.5 metres) in height</p> <p>Tennyson Policy Area 15 4 (d) not exceed two storeys (12 metres) in height.</p> <p>Thebarton Policy Area 16</p>																																										
12	<ul style="list-style-type: none"> Open Space Zone 	<ul style="list-style-type: none"> Open Space Zone 	<p>Open Space Zone:</p> <ul style="list-style-type: none"> Maximum building height 																																											
13	<p>Residential Zone:</p> <ul style="list-style-type: none"> Medium Density Policy Area 18 Medium Density Policy Area 19 Low Density Policy Area 20 Low Density Policy Area 21 Ashford Character Policy Area 22 Cowandilla / Mile End West Character Policy Area 23 Glandore Character Policy Area 24 Lockleys Character Policy Area 25 Novar Gardens Character Policy Area 26 Thebarton Character Policy Area 27 Torrensville Character Policy Area 28 Elston Street Character Policy Area 29 Mile End Conservation Policy Area 30 Richmond Conservation Policy Area 31 Rose Street Conservation Policy Area 32 Torrensville East Conservation Policy Area 33 	<p>Zone split as follows:</p> <ul style="list-style-type: none"> Housing Diversity Neighbourhood Zone Housing Diversity Neighbourhood Zone General Neighbourhood Zone Suburban Neighbourhood Zone / General Neighbourhood Zone (400m around centres) Established Neighbourhood Zone Established Neighbourhood Zone Established Neighbourhood Zone Established Neighbourhood Zone Established Neighbourhood Zone Established Neighbourhood Zone Established Neighbourhood Zone Established Neighbourhood Zone Established Neighbourhood Zone Established Neighbourhood Zone Established Neighbourhood Zone 	<p>General Neighbourhood Zone:</p> <ul style="list-style-type: none"> No TNV's <p>Suburban Neighbourhood Zone</p> <ul style="list-style-type: none"> Minimum site area / frontage width Maximum building height (low rise) <p>Housing Diversity Neighbourhood Zone:</p> <ul style="list-style-type: none"> Maximum building height (2-3 building levels) Minimum site area / frontage (within the definition of medium density) <p>Established Neighbourhood Zone</p> <ul style="list-style-type: none"> Minimum site area / frontage width Maximum building height (levels) Maximum site coverage Side boundary setbacks 	<p>Residential Zone, Medium Density Policy Area 18</p> <p>Site areas</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Min Site Area</th> <th>Min frontage</th> </tr> </thead> <tbody> <tr> <td>Detached</td> <td>250m²</td> <td>9m</td> </tr> <tr> <td>Semi-detached</td> <td>200m²</td> <td>9m</td> </tr> <tr> <td>RFB</td> <td>150m² (ave)</td> <td>15m (whole building)</td> </tr> <tr> <td>Row</td> <td>150m²</td> <td>5m</td> </tr> <tr> <td>Group Dwelling</td> <td>150m²</td> <td>7m</td> </tr> </tbody> </table> <p>Building height</p> <ul style="list-style-type: none"> Allotments bounded by Holbrooks Road, Garden Terrace and the River Torrens in Underdale: four storeys or 16.5 metres. Allotments bounded by Anzac Highway, Morphett Road and Cromer Street in Camden Park: four storeys or 16.5 metres Allotments in Ashford (other than those adjacent to Residential Character Ashford Policy Area 22): four storeys or 16.5 metres All other allotments: three storeys or 12.5 metres <p>Site coverage</p> <ul style="list-style-type: none"> Maximum 70% <p>Residential Zone, Medium Density Policy Area 19</p> <p>Site areas</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Min Site Area</th> <th>Min frontage</th> </tr> </thead> <tbody> <tr> <td>Detached (>400 from centre zone)</td> <td>270m²</td> <td>9m</td> </tr> <tr> <td>Detached (<400 from centre zone)</td> <td>250m²</td> <td>9m</td> </tr> <tr> <td>semi-detached (>400 from centre zone)</td> <td>270m²</td> <td>9m</td> </tr> <tr> <td>semi-detached (<400 from centre zone)</td> <td>200m²</td> <td>9m</td> </tr> <tr> <td>Resi Flat Building (>400 from centre zone)</td> <td>270m² (ave)</td> <td>15m (whole building)</td> </tr> <tr> <td>Resi Flat Building (<400 from centre zone)</td> <td>150m²</td> <td>15m (whole building)</td> </tr> <tr> <td>Row dwelling (>400 from centre zone)</td> <td>270m²</td> <td>5m</td> </tr> </tbody> </table>	Dwelling type	Min Site Area	Min frontage	Detached	250m ²	9m	Semi-detached	200m ²	9m	RFB	150m ² (ave)	15m (whole building)	Row	150m ²	5m	Group Dwelling	150m ²	7m	Dwelling type	Min Site Area	Min frontage	Detached (>400 from centre zone)	270m ²	9m	Detached (<400 from centre zone)	250m ²	9m	semi-detached (>400 from centre zone)	270m ²	9m	semi-detached (<400 from centre zone)	200m ²	9m	Resi Flat Building (>400 from centre zone)	270m ² (ave)	15m (whole building)	Resi Flat Building (<400 from centre zone)	150m ²	15m (whole building)	Row dwelling (>400 from centre zone)	270m ²	5m
Dwelling type	Min Site Area	Min frontage																																												
Detached	250m ²	9m																																												
Semi-detached	200m ²	9m																																												
RFB	150m ² (ave)	15m (whole building)																																												
Row	150m ²	5m																																												
Group Dwelling	150m ²	7m																																												
Dwelling type	Min Site Area	Min frontage																																												
Detached (>400 from centre zone)	270m ²	9m																																												
Detached (<400 from centre zone)	250m ²	9m																																												
semi-detached (>400 from centre zone)	270m ²	9m																																												
semi-detached (<400 from centre zone)	200m ²	9m																																												
Resi Flat Building (>400 from centre zone)	270m ² (ave)	15m (whole building)																																												
Resi Flat Building (<400 from centre zone)	150m ²	15m (whole building)																																												
Row dwelling (>400 from centre zone)	270m ²	5m																																												

Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location																											
				<table border="1" data-bbox="1590 275 2398 474"> <tr> <td>Row dwelling (<400 from centre zone)</td> <td>150m²</td> <td>9m</td> </tr> <tr> <td>Group dwelling (>400 from centre zone)</td> <td>270m²</td> <td>7m</td> </tr> <tr> <td>Group dwelling (<400 from centre zone)</td> <td>150m²</td> <td>9m</td> </tr> </table> <p>***Shape file showing relevant areas attached to email***</p> <p>Building height</p> <ul style="list-style-type: none"> Allotments fronting Brooker Tce, Marion Rd and Henley Beach Rd will be up to 3 storeys. All other allotments will be up to two storeys <p>Site coverage</p> <ul style="list-style-type: none"> Maximum 60% <p>Residential Zone, Low Density Policy Area 20 Proposed to transition to General Neighbourhood Zone. Query based on existing Development Plan policy around density, and envisaged dwelling typology why this has been selected as most appropriate transition to Development Plan. More aligned with Suburban Neighbourhood Zone.</p> <p>Residential Zone, Low Density Policy Area 21 Site areas</p> <table border="1" data-bbox="1590 1020 2398 1220"> <thead> <tr> <th>Dwelling type</th> <th>Min Site Area</th> <th>Min frontage</th> </tr> </thead> <tbody> <tr> <td>Detached</td> <td>420m²</td> <td>12m</td> </tr> <tr> <td>Semi-detached</td> <td>420m²</td> <td>12m</td> </tr> <tr> <td>RFB</td> <td>Nil ***</td> <td>Nil ***</td> </tr> <tr> <td>Row</td> <td>Nil ***</td> <td>Nil ***</td> </tr> <tr> <td>Group Dwelling</td> <td>Nil ***</td> <td>Nil ***</td> </tr> </tbody> </table> <p>***our current policy does not list minimum site areas for RFB's, group and row dwellings because they are not supported. Our policy is quite strong in this regard. It is considered that the established neighbourhood zone does not have significant strength to prevent these types of dwellings and not list a minimum site area and frontage is likely to encourage developers to build these types of dwellings.***</p> <p>Building height</p> <ul style="list-style-type: none"> Maximum 2 storeys <p>Residential Zone, Ashford Character Policy Area 22 Building height</p> <ul style="list-style-type: none"> Single storey <p>Side setback</p> <ul style="list-style-type: none"> 1.0 m setback when wall is 3.0m or less 2.0m setback when wall is 3-6.0m in height 2.0m + plus an additional setback which is equal to the increase in wall height above 6 metres setback when wall is greater than 6.0m in height 	Row dwelling (<400 from centre zone)	150m ²	9m	Group dwelling (>400 from centre zone)	270m ²	7m	Group dwelling (<400 from centre zone)	150m ²	9m	Dwelling type	Min Site Area	Min frontage	Detached	420m ²	12m	Semi-detached	420m ²	12m	RFB	Nil ***	Nil ***	Row	Nil ***	Nil ***	Group Dwelling	Nil ***	Nil ***
Row dwelling (<400 from centre zone)	150m ²	9m																													
Group dwelling (>400 from centre zone)	270m ²	7m																													
Group dwelling (<400 from centre zone)	150m ²	9m																													
Dwelling type	Min Site Area	Min frontage																													
Detached	420m ²	12m																													
Semi-detached	420m ²	12m																													
RFB	Nil ***	Nil ***																													
Row	Nil ***	Nil ***																													
Group Dwelling	Nil ***	Nil ***																													

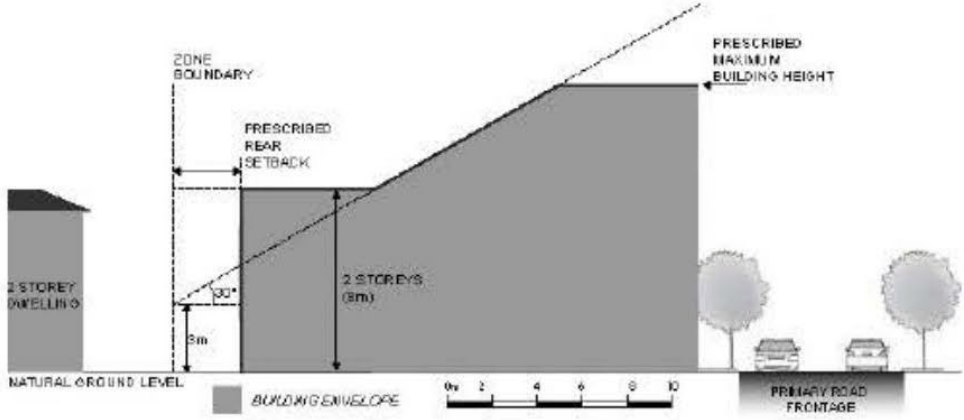
Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location
				<p>Secondary Street boundary Setback</p> <ul style="list-style-type: none"> • 2.0m where wall height 3.0m or less in height • 3.0m where wall exceeds 3.0m in height <p><u>Residential Zone, Cowandilla/Mile End West Character Policy Area 23</u></p> <p>Site areas Min site area east of Bagot Ave = 270m² Min site area west of Bagot Ave = 340m²</p> <p>Building height</p> <ul style="list-style-type: none"> • Single storey <p>Side setback</p> <ul style="list-style-type: none"> • 1.0 m setback when wall is 3.0m or less • 2.0m setback when wall is 3-6.0m in height • 2.0m + plus an additional setback which is equal to the increase in wall height above 6 metres setback when wall is greater than 6.0m in height <p>Secondary Street boundary Setback</p> <ul style="list-style-type: none"> • 2.0m where wall height 3.0m or less in height • 3.0m where wall exceeds 3.0m in height <p><u>Residential Zone, Glandore Character Policy Area 24</u></p> <p>Building height</p> <ul style="list-style-type: none"> • Single storey <p>Side setback</p> <ul style="list-style-type: none"> • 1.0 m setback when wall is 3.0m or less • 2.0m setback when wall is 3-6.0m in height • 2.0m + plus an additional setback which is equal to the increase in wall height above 6 metres setback when wall is greater than 6.0m in height <p>Secondary Street boundary Setback</p> <ul style="list-style-type: none"> • 2.0m where wall height 3.0m or less in height • 3.0m where wall exceeds 3.0m in height <p><u>Residential Zone, Lockleys Character Policy Area 25</u></p> <p>Building height</p> <ul style="list-style-type: none"> • Single storey <p>Side setback</p> <ul style="list-style-type: none"> • 1.0 m setback when wall is 3.0m or less • 2.0m setback when wall is 3-6.0m in height • 2.0m + plus an additional setback which is equal to the increase in wall height above 6 metres setback when wall is greater than 6.0m in height

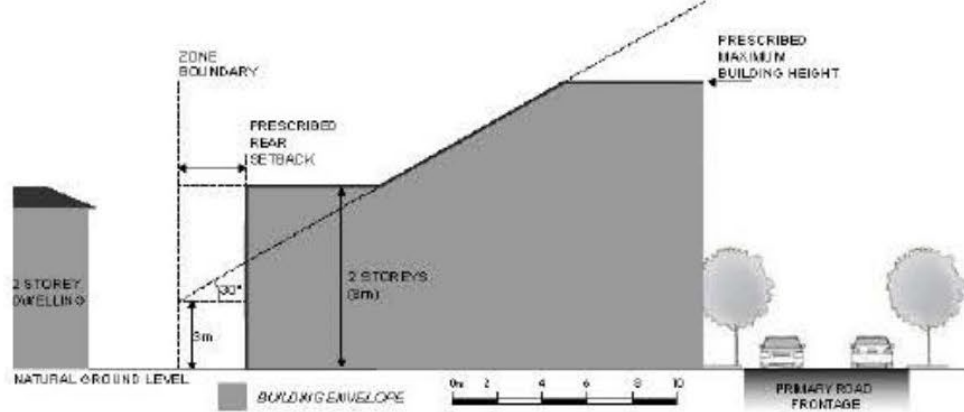
Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location
				<p><u>Secondary Street boundary Setback</u></p> <ul style="list-style-type: none"> • 2.0m where wall height 3.0m or less in height • 3.0m where wall exceeds 3.0m in height <p><u>Residential Zone, Novar Gardens Character Policy Area 26</u></p> <p><u>Building height</u></p> <ul style="list-style-type: none"> • Single storey <p><u>Side setback</u></p> <ul style="list-style-type: none"> • 1.0 m setback when wall is 3.0m or less • 2.0m setback when wall is 3-6.0m in height • 2.0m + plus an additional setback which is equal to the increase in wall height above 6 metres setback when wall is greater than 6.0m in height <p><u>Secondary Street boundary Setback</u></p> <ul style="list-style-type: none"> • 2.0m where wall height 3.0m or less in height • 3.0m where wall exceeds 3.0m in height <p><u>Residential Zone, Thebarton Character Policy Area 27</u></p> <p><u>Site areas</u> Min site area = 270m²</p> <p><u>Building height</u></p> <ul style="list-style-type: none"> • Single storey <p><u>Side setback</u></p> <ul style="list-style-type: none"> • 1.0 m setback when wall is 3.0m or less • 2.0m setback when wall is 3-6.0m in height • 2.0m + plus an additional setback which is equal to the increase in wall height above 6 metres setback when wall is greater than 6.0m in height <p><u>Secondary Street boundary Setback</u></p> <ul style="list-style-type: none"> • 2.0m where wall height 3.0m or less in height • 3.0m where wall exceeds 3.0m in height <p><u>Residential Zone, Torrensville Character Area 28</u></p> <p><u>Site areas</u> Min site area = 340m²</p> <p><u>Building height</u></p> <ul style="list-style-type: none"> • Single storey <p><u>Side setback</u></p> <ul style="list-style-type: none"> • 1.0 m setback when wall is 3.0m or less • 2.0m setback when wall is 3-6.0m in height • 2.0m + plus an additional setback which is equal to the increase in wall height above 6 metres setback when wall is greater than 6.0m in height

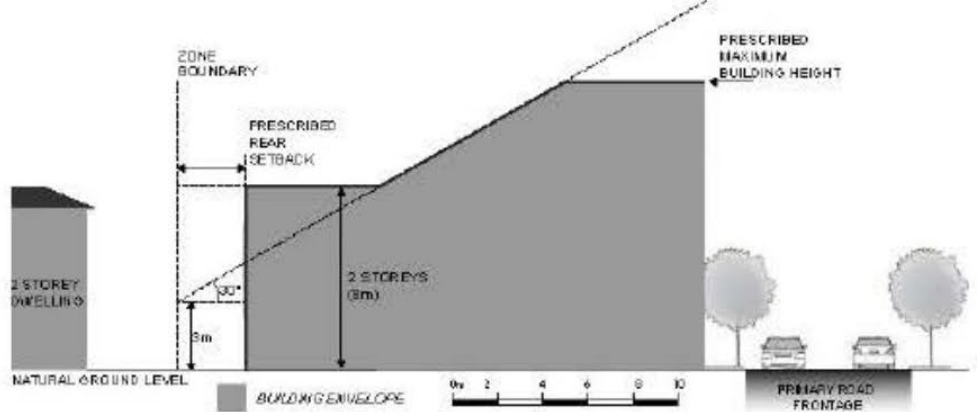
Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *List of TNV's subject to change	West Torrens TNVs to be applied at this Location
				<p><u>Secondary Street boundary Setback</u></p> <ul style="list-style-type: none"> • 2.0m where wall height 3.0m or less in height • 3.0m where wall exceeds 3.0m in height <p><u>Residential Zone, Elston St Conservation Policy Area 29</u></p> <p><u>Building height</u></p> <ul style="list-style-type: none"> • Single storey <p><u>Side setback</u></p> <ul style="list-style-type: none"> • 1.0 m setback when wall is 3.0m or less • 2.0m setback when wall is 3-6.0m in height • 2.0m + plus an additional setback which is equal to the increase in wall height above 6 metres setback when wall is greater than 6.0m in height <p><u>Secondary Street boundary Setback</u></p> <ul style="list-style-type: none"> • 2.0m where wall height 3.0m or less in height • 3.0m where wall exceeds 3.0m in height <p><u>Residential Zone, Mile End Conservation Policy Area 30</u></p> <p><u>Building height</u></p> <ul style="list-style-type: none"> • Single storey <p><u>Side setback</u></p> <ul style="list-style-type: none"> • 1.0 m setback when wall is 3.0m or less • 2.0m setback when wall is 3-6.0m in height • 2.0m + plus an additional setback which is equal to the increase in wall height above 6 metres setback when wall is greater than 6.0m in height <p><u>Secondary Street boundary Setback</u></p> <ul style="list-style-type: none"> • 2.0m where wall height 3.0m or less in height • 3.0m where wall exceeds 3.0m in height <p><u>Residential Zone, Richmond Conservation Policy Area 31</u></p> <p><u>Building height</u></p> <ul style="list-style-type: none"> • Single storey <p><u>Side setback</u></p> <ul style="list-style-type: none"> • 1.0 m setback when wall is 3.0m or less • 2.0m setback when wall is 3-6.0m in height • 2.0m + plus an additional setback which is equal to the increase in wall height above 6 metres setback when wall is greater than 6.0m in height <p><u>Secondary Street boundary Setback</u></p> <ul style="list-style-type: none"> • 2.0m where wall height 3.0m or less in height • 3.0m where wall exceeds 3.0m in height <p><u>Residential Zone, Rose Street Conservation Policy Area 32</u></p> <p><u>Building height</u></p>

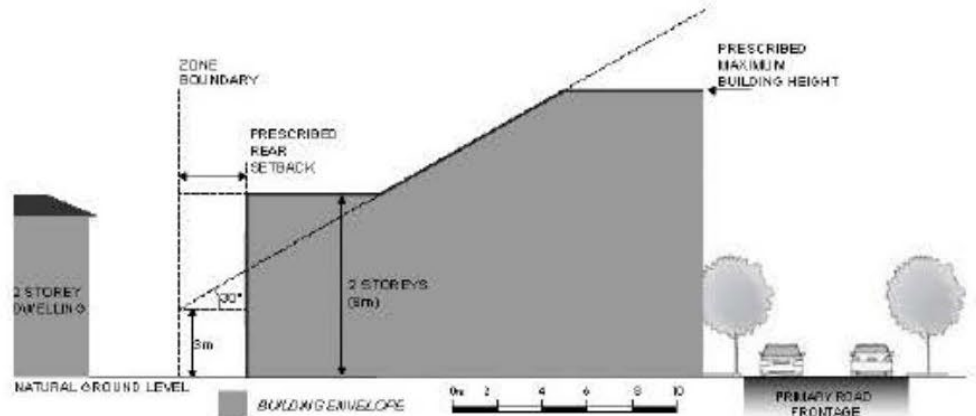
Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location									
				<ul style="list-style-type: none"> • Single storey <p>Side setback</p> <ul style="list-style-type: none"> • 1.0 m setback when wall is 3.0m or less • 2.0m setback when wall is 3-6.0m in height • 2.0m + plus an additional setback which is equal to the increase in wall height above 6 metres setback when wall is greater than 6.0m in height <p>Secondary Street boundary Setback</p> <ul style="list-style-type: none"> • 2.0m where wall height 3.0m or less in height • 3.0m where wall exceeds 3.0m in height <p>Residential Zone, Torrensville East Conservation Policy Area 33</p> <p>Building height</p> <ul style="list-style-type: none"> • Single storey <p>Side setback</p> <ul style="list-style-type: none"> • 1.0 m setback when wall is 3.0m or less • 2.0m setback when wall is 3-6.0m in height • 2.0m + plus an additional setback which is equal to the increase in wall height above 6 metres setback when wall is greater than 6.0m in height <p>Secondary Street boundary Setback</p> <ul style="list-style-type: none"> • 2.0m where wall height 3.0m or less in height • 3.0m where wall exceeds 3.0m in height 									
14	<ul style="list-style-type: none"> • Urban Core Zone 	<ul style="list-style-type: none"> • Urban Neighbourhood Zone 	Urban Neighbourhood Zone, Main Street Sub-Zone: <ul style="list-style-type: none"> • Min / max building heights (range 3-10 levels) • Concept Plan Map WeTo/26 – Morphettville Racecourse to be transitioned over to the Code 	<p>Building height</p> <p>Desired Character- Transition Area Buildings in the Transition Area will front the public streetscape, have a maximum height of 4 storeys and respond to the context, scale and intensity of existing development in the vicinity.</p> <p>Building Height</p> <p>18 Except where airport building height restrictions prevail, building heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:</p> <table border="1" data-bbox="1656 1381 2546 1501"> <thead> <tr> <th>Designated area</th> <th>Minimum building height</th> <th>Maximum building height</th> </tr> </thead> <tbody> <tr> <td>Core Area</td> <td>4 storeys</td> <td>12 storeys and up to 48.5 metres</td> </tr> <tr> <td>Transition Area</td> <td>2 storey</td> <td>4 storeys and up to 16.5 metres</td> </tr> </tbody> </table>	Designated area	Minimum building height	Maximum building height	Core Area	4 storeys	12 storeys and up to 48.5 metres	Transition Area	2 storey	4 storeys and up to 16.5 metres
Designated area	Minimum building height	Maximum building height											
Core Area	4 storeys	12 storeys and up to 48.5 metres											
Transition Area	2 storey	4 storeys and up to 16.5 metres											

Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location
15	Urban Corridor Zone: <ul style="list-style-type: none"> • Boulevard Policy Area 34 • High Street Policy Area 35 • Transit Living Policy Area 36 • Business Policy Area 37 	Zone split as follows: <ul style="list-style-type: none"> • Urban Corridor (Boulevard) Zone • Urban Corridor (Main Street) Zone • Urban Corridor (Living) Zone • Urban Corridor (Business) Zone 	Urban Corridor Zone (x 4): <ul style="list-style-type: none"> • Min / max building heights (levels and metres) • Building Envelope • Minimum Primary Street Setback 	<p><u>Urban Corridor (Boulevard) Zone</u></p> <p><u>BUILDING ENVELOPE</u></p> <p><u>Building height</u></p> <ul style="list-style-type: none"> • Allotments on adjacent land to Residential Character Glandore Policy Area 24 (between Anzac Hwy, South Rd and Beckman Street and allotments between Syme Street and South Road: 3 storeys and 12.5 metres • All other allotments: 8 storeys and up to 32.5

Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location															
				<p>14 Building(s) on land that is directly adjacent to or facing the Adelaide Parklands should be a minimum height of 4 storeys.</p> <p>Interface Height Provisions</p> <p>15 Any portion of a development above two storeys (8 metres) in height should be constructed within a building envelope provided by a 30 degree plane measured from a point 3 metres above natural ground level at the zone boundary (except where this boundary is a primary road frontage), as illustrated in Figure 1, unless it is demonstrated that the proposed development minimises interface impacts including from building massing, overshadowing and overlooking with adjoining residential development:</p> <p>Figure 1</p>  <p>Minimum Primary Street Setback:</p> <p>Setbacks from Road Frontages</p> <p>17 Buildings (excluding verandahs, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters:</p> <table border="1" data-bbox="1703 1228 2605 1528"> <thead> <tr> <th>Policy area</th> <th>Minimum setback from the primary road frontage where it is Port Road, Anzac Highway, Richmond Road or Henley Beach Road</th> <th>Minimum setback from the primary road frontage in all other cases</th> </tr> </thead> <tbody> <tr> <td>Boulevard Policy Area 34</td> <td>No minimum at Port Road 3 metres at Anzac Highway</td> <td>2 metres</td> </tr> <tr> <td>High Street Policy Area 35</td> <td>No minimum</td> <td>2 metres</td> </tr> <tr> <td>Transit Living Policy Area 36</td> <td>3 metres</td> <td>3 metres</td> </tr> <tr> <td>Business Policy Area 37</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <p>Urban Corridor (Main Street) Zone</p> <p>BUILDING ENVELOPE</p> <p>Building height</p> <ul style="list-style-type: none"> Allotments west of Marion Road: 3 storeys and up to 12.5 metres Allotments between South Road and Marion Road: 4 storeys and up to 16.5 metres All allotments east of South Road: 6 storeys and up to 24.5 metres <p>14 Building(s) on land that is directly adjacent to or facing the Adelaide Parklands should be a minimum height of 4 storeys.</p>	Policy area	Minimum setback from the primary road frontage where it is Port Road, Anzac Highway, Richmond Road or Henley Beach Road	Minimum setback from the primary road frontage in all other cases	Boulevard Policy Area 34	No minimum at Port Road 3 metres at Anzac Highway	2 metres	High Street Policy Area 35	No minimum	2 metres	Transit Living Policy Area 36	3 metres	3 metres	Business Policy Area 37	3 metres	3 metres
Policy area	Minimum setback from the primary road frontage where it is Port Road, Anzac Highway, Richmond Road or Henley Beach Road	Minimum setback from the primary road frontage in all other cases																	
Boulevard Policy Area 34	No minimum at Port Road 3 metres at Anzac Highway	2 metres																	
High Street Policy Area 35	No minimum	2 metres																	
Transit Living Policy Area 36	3 metres	3 metres																	
Business Policy Area 37	3 metres	3 metres																	

Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location															
				<p>Interface Height Provisions</p> <p>15 Any portion of a development above two storeys (8 metres) in height should be constructed within a building envelope provided by a 30 degree plane measured from a point 3 metres above natural ground level at the zone boundary (except where this boundary is a primary road frontage), as illustrated in Figure 1, unless it is demonstrated that the proposed development minimises interface impacts including from building massing, overshadowing and overlooking with adjoining residential development:</p> <p>Figure 1</p>  <p>Minimum Primary Street Setback:</p> <p>Setbacks from Road Frontages</p> <p>17 Buildings (excluding verandahs, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters:</p> <table border="1" data-bbox="1706 1157 2605 1461"> <thead> <tr> <th>Policy area</th> <th>Minimum setback from the primary road frontage where it is Port Road, Anzac Highway, Richmond Road or Henley Beach Road</th> <th>Minimum setback from the primary road frontage in all other cases</th> </tr> </thead> <tbody> <tr> <td>Boulevard Policy Area 34</td> <td>No minimum at Port Road 3 metres at Anzac Highway</td> <td>2 metres</td> </tr> <tr> <td>High Street Policy Area 35</td> <td>No minimum</td> <td>2 metres</td> </tr> <tr> <td>Transit Living Policy Area 36</td> <td>3 metres</td> <td>3 metres</td> </tr> <tr> <td>Business Policy Area 37</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <p>Urban Corridor (Living) Zone</p> <p>BUILDING ENVELOPE</p> <p>Building height</p> <ul style="list-style-type: none"> Allotments adjoining Henley Beach Road west of Marion Road: 3 storeys and up to 12.5 metres Allotments adjoining Henley Beach Road east of Marion Road: 4 storeys and up to 16.5 metres All other allotments: 6 storeys and up to 24.5 metres 	Policy area	Minimum setback from the primary road frontage where it is Port Road, Anzac Highway, Richmond Road or Henley Beach Road	Minimum setback from the primary road frontage in all other cases	Boulevard Policy Area 34	No minimum at Port Road 3 metres at Anzac Highway	2 metres	High Street Policy Area 35	No minimum	2 metres	Transit Living Policy Area 36	3 metres	3 metres	Business Policy Area 37	3 metres	3 metres
Policy area	Minimum setback from the primary road frontage where it is Port Road, Anzac Highway, Richmond Road or Henley Beach Road	Minimum setback from the primary road frontage in all other cases																	
Boulevard Policy Area 34	No minimum at Port Road 3 metres at Anzac Highway	2 metres																	
High Street Policy Area 35	No minimum	2 metres																	
Transit Living Policy Area 36	3 metres	3 metres																	
Business Policy Area 37	3 metres	3 metres																	

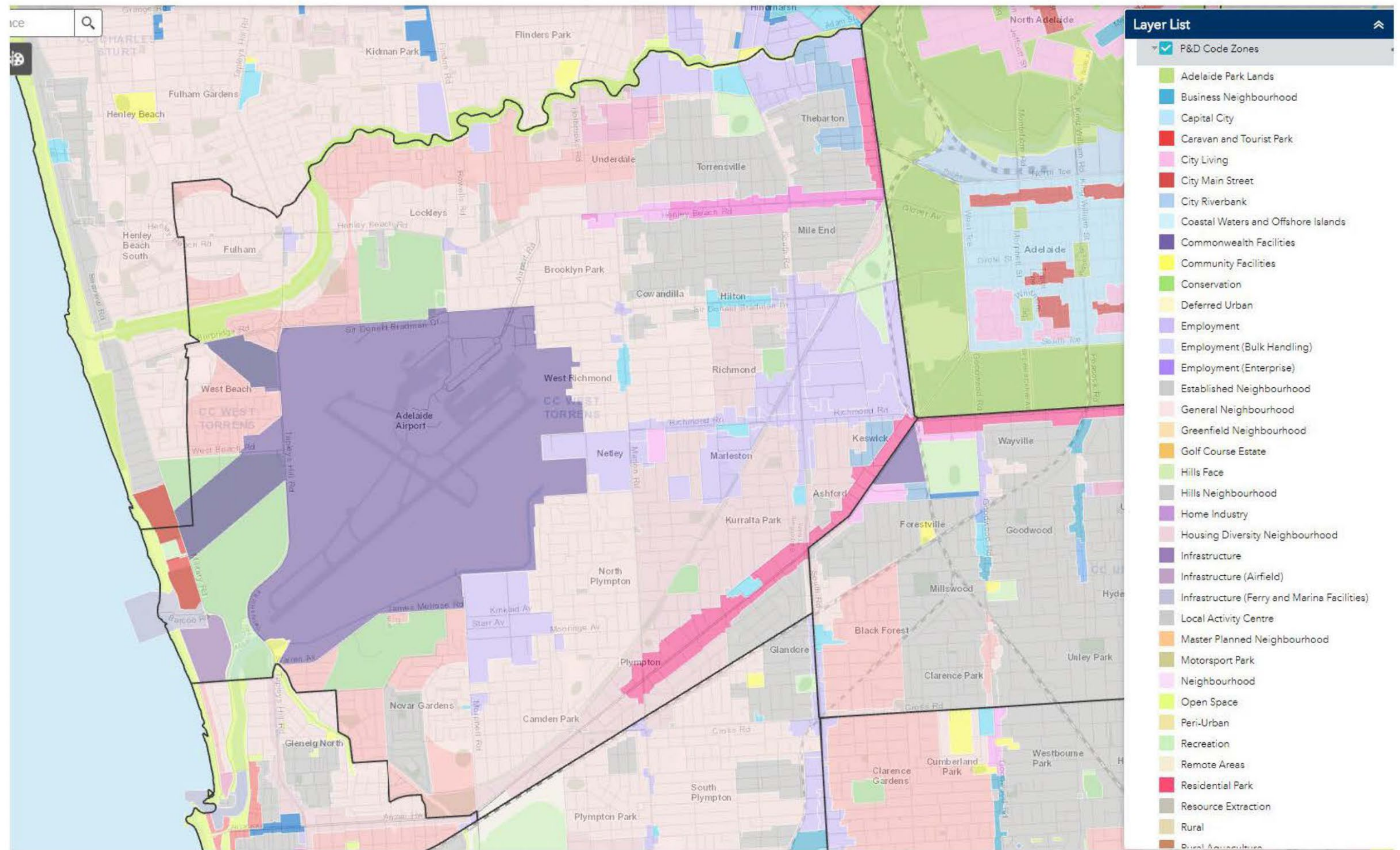
Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location															
				<p>14 Building(s) on land that is directly adjacent to or facing the Adelaide Parklands should be a minimum height of 4 storeys.</p> <p>Interface Height Provisions</p> <p>15 Any portion of a development above two storeys (8 metres) in height should be constructed within a building envelope provided by a 30 degree plane measured from a point 3 metres above natural ground level at the zone boundary (except where this boundary is a primary road frontage), as illustrated in Figure 1, unless it is demonstrated that the proposed development minimises interface impacts including from building massing, overshadowing and overlooking with adjoining residential development:</p> <p>Figure 1</p>  <p>Minimum Primary Street Setback:</p> <p>Setbacks from Road Frontages</p> <p>17 Buildings (excluding verandahs, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters:</p> <table border="1" data-bbox="1706 1171 2611 1480"> <thead> <tr> <th>Policy area</th> <th>Minimum setback from the primary road frontage where it is Port Road, Anzac Highway, Richmond Road or Henley Beach Road</th> <th>Minimum setback from the primary road frontage in all other cases</th> </tr> </thead> <tbody> <tr> <td>Boulevard Policy Area 34</td> <td>No minimum at Port Road 3 metres at Anzac Highway</td> <td>2 metres</td> </tr> <tr> <td>High Street Policy Area 35</td> <td>No minimum</td> <td>2 metres</td> </tr> <tr> <td>Transit Living Policy Area 36</td> <td>3 metres</td> <td>3 metres</td> </tr> <tr> <td>Business Policy Area 37</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <p>Urban Corridor (Business) Zone</p> <p>BUILDING ENVELOPE</p> <p>Building height</p> <p>6 storeys and up to 24.5 metres</p> <p>14 Building(s) on land that is directly adjacent to or facing the Adelaide Parklands should be a minimum height of 4 storeys.</p> <p>Interface Height Provisions</p> <p>15 Any portion of a development above two storeys (8 metres) in height should be constructed within a building envelope provided by a 30 degree plane measured from a point 3 metres above natural ground level at the zone boundary (except where this boundary is a primary road frontage), as illustrated in</p>	Policy area	Minimum setback from the primary road frontage where it is Port Road, Anzac Highway, Richmond Road or Henley Beach Road	Minimum setback from the primary road frontage in all other cases	Boulevard Policy Area 34	No minimum at Port Road 3 metres at Anzac Highway	2 metres	High Street Policy Area 35	No minimum	2 metres	Transit Living Policy Area 36	3 metres	3 metres	Business Policy Area 37	3 metres	3 metres
Policy area	Minimum setback from the primary road frontage where it is Port Road, Anzac Highway, Richmond Road or Henley Beach Road	Minimum setback from the primary road frontage in all other cases																	
Boulevard Policy Area 34	No minimum at Port Road 3 metres at Anzac Highway	2 metres																	
High Street Policy Area 35	No minimum	2 metres																	
Transit Living Policy Area 36	3 metres	3 metres																	
Business Policy Area 37	3 metres	3 metres																	

Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location															
				<p>Figure 1, unless it is demonstrated that the proposed development minimises interface impacts including from building massing, overshadowing and overlooking with adjoining residential development:</p> <p>Figure 1</p>  <p>Minimum Primary Street Setback:</p> <p>Setbacks from Road Frontages</p> <p>17 Buildings (excluding verandahs, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters:</p> <table border="1" data-bbox="1647 976 2546 1276"> <thead> <tr> <th>Policy area</th> <th>Minimum setback from the primary road frontage where it is Port Road, Anzac Highway, Richmond Road or Henley Beach Road</th> <th>Minimum setback from the primary road frontage in all other cases</th> </tr> </thead> <tbody> <tr> <td>Boulevard Policy Area 34</td> <td>No minimum at Port Road 3 metres at Anzac Highway</td> <td>2 metres</td> </tr> <tr> <td>High Street Policy Area 35</td> <td>No minimum</td> <td>2 metres</td> </tr> <tr> <td>Transit Living Policy Area 36</td> <td>3 metres</td> <td>3 metres</td> </tr> <tr> <td>Business Policy Area 37</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table>	Policy area	Minimum setback from the primary road frontage where it is Port Road, Anzac Highway, Richmond Road or Henley Beach Road	Minimum setback from the primary road frontage in all other cases	Boulevard Policy Area 34	No minimum at Port Road 3 metres at Anzac Highway	2 metres	High Street Policy Area 35	No minimum	2 metres	Transit Living Policy Area 36	3 metres	3 metres	Business Policy Area 37	3 metres	3 metres
Policy area	Minimum setback from the primary road frontage where it is Port Road, Anzac Highway, Richmond Road or Henley Beach Road	Minimum setback from the primary road frontage in all other cases																	
Boulevard Policy Area 34	No minimum at Port Road 3 metres at Anzac Highway	2 metres																	
High Street Policy Area 35	No minimum	2 metres																	
Transit Living Policy Area 36	3 metres	3 metres																	
Business Policy Area 37	3 metres	3 metres																	
16	<ul style="list-style-type: none"> Urban Renewal Zone 	<ul style="list-style-type: none"> Urban Renewal Neighbourhood Zone, Mixed Use Transition Policy Area 38 	<p>Urban Renewal Neighbourhood Zone:</p> <ul style="list-style-type: none"> Maximum building height (levels and metres) Concept Plan 97 – Underdale Urban Renewal Neighbourhood 	<p>Site areas</p> <table border="1" data-bbox="1596 1333 2398 1761"> <thead> <tr> <th>Dwelling type</th> <th>Min Site Area</th> <th>Min frontage</th> </tr> </thead> <tbody> <tr> <td>Detached outside of Concept plan WeTo/25 area</td> <td>250m²</td> <td>9m</td> </tr> <tr> <td>Semi-detached outside of Concept plan WeTo/25 area</td> <td>200m²</td> <td>8m</td> </tr> <tr> <td>Row dwelling outside of Concept plan WeTo/25 area</td> <td>150m²</td> <td>5m</td> </tr> <tr> <td>Group dwelling outside of Concept plan WeTo/25 area</td> <td>150m²</td> <td>9m</td> </tr> </tbody> </table>	Dwelling type	Min Site Area	Min frontage	Detached outside of Concept plan WeTo/25 area	250m ²	9m	Semi-detached outside of Concept plan WeTo/25 area	200m ²	8m	Row dwelling outside of Concept plan WeTo/25 area	150m ²	5m	Group dwelling outside of Concept plan WeTo/25 area	150m ²	9m
Dwelling type	Min Site Area	Min frontage																	
Detached outside of Concept plan WeTo/25 area	250m ²	9m																	
Semi-detached outside of Concept plan WeTo/25 area	200m ²	8m																	
Row dwelling outside of Concept plan WeTo/25 area	150m ²	5m																	
Group dwelling outside of Concept plan WeTo/25 area	150m ²	9m																	

Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location																														
				<table border="1" data-bbox="1665 264 2478 825"> <tr> <td>Resi flat building outside of Concept plan WeTo/25 area</td> <td>150m²</td> <td>9m</td> </tr> <tr> <td>Detached in Concept plan WeTo/25 area</td> <td>200m²</td> <td>9m</td> </tr> <tr> <td>Semi-detached in Concept plan WeTo/25 area</td> <td>150m²</td> <td>8m</td> </tr> <tr> <td>Row dwelling in Concept plan WeTo/25 area</td> <td>150m²</td> <td>5m</td> </tr> <tr> <td>Group dwelling in Concept plan WeTo/25 area</td> <td>80m²</td> <td>9m</td> </tr> <tr> <td>Resi flat building in Concept plan WeTo/25 area</td> <td>80m²</td> <td>9m</td> </tr> </table> <p>Building height</p> <ul style="list-style-type: none"> • Development near the centre of the zone in between Sherriff Street and Hardys Road and north of Wilford Avenue, will be up to 3 storeys • Development should be up to 2 storeys elsewhere <p>Building Setback</p> <p>Setbacks from the Side Boundary</p> <p>23 Walls of dwellings and residential flat buildings set back from the side boundary should be designed in accordance with the following:</p> <table border="1" data-bbox="1724 1167 2614 1329"> <thead> <tr> <th>Wall height (measured from natural ground level)</th> <th>Minimum setback from side boundaries except if it is a boundary wall (metres)</th> </tr> </thead> <tbody> <tr> <td>For any portion of the wall less than or equal to 3 metres</td> <td>1</td> </tr> <tr> <td>For any portion of the wall greater than 3 metres</td> <td>2</td> </tr> </tbody> </table> <p>Front Setbacks</p> <p>24 Dwellings and residential flat buildings (excluding verandas, porticos and the like) should be set back from road frontages in accordance with the following parameters:</p> <table border="1" data-bbox="1724 1455 2614 1665"> <thead> <tr> <th>Minimum setback</th> <th>Value (metres)</th> </tr> </thead> <tbody> <tr> <td>From the primary road frontage of an arterial road</td> <td>8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)</td> </tr> <tr> <td>From the primary frontage of Ashley Street and Hardys Road</td> <td>5</td> </tr> </tbody> </table>	Resi flat building outside of Concept plan WeTo/25 area	150m ²	9m	Detached in Concept plan WeTo/25 area	200m ²	9m	Semi-detached in Concept plan WeTo/25 area	150m ²	8m	Row dwelling in Concept plan WeTo/25 area	150m ²	5m	Group dwelling in Concept plan WeTo/25 area	80m ²	9m	Resi flat building in Concept plan WeTo/25 area	80m ²	9m	Wall height (measured from natural ground level)	Minimum setback from side boundaries except if it is a boundary wall (metres)	For any portion of the wall less than or equal to 3 metres	1	For any portion of the wall greater than 3 metres	2	Minimum setback	Value (metres)	From the primary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)	From the primary frontage of Ashley Street and Hardys Road	5
Resi flat building outside of Concept plan WeTo/25 area	150m ²	9m																																
Detached in Concept plan WeTo/25 area	200m ²	9m																																
Semi-detached in Concept plan WeTo/25 area	150m ²	8m																																
Row dwelling in Concept plan WeTo/25 area	150m ²	5m																																
Group dwelling in Concept plan WeTo/25 area	80m ²	9m																																
Resi flat building in Concept plan WeTo/25 area	80m ²	9m																																
Wall height (measured from natural ground level)	Minimum setback from side boundaries except if it is a boundary wall (metres)																																	
For any portion of the wall less than or equal to 3 metres	1																																	
For any portion of the wall greater than 3 metres	2																																	
Minimum setback	Value (metres)																																	
From the primary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)																																	
From the primary frontage of Ashley Street and Hardys Road	5																																	

Reference No.	Current Development Plan Zone / Policy Area	Proposed Planning and Design Code Zone/Subzone (updated by PlanSA as of 30 Sept 20)	TNV Capability by Zone* *list of TNV's subject to change	West Torrens TNVs to be applied at this Location																				
				<table border="1"> <thead> <tr> <th data-bbox="1650 302 2012 352">Minimum setback</th> <th data-bbox="2021 302 2549 352">Value (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1650 359 2012 583">From the primary road frontage of all other roads</td> <td data-bbox="2021 359 2549 583">3 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (where there is only one such dwelling, the setback of that dwelling) or a lesser setback is provided as part of an approved building envelope plan 1.5 where the allotment is located adjacent to a public reserve greater than 2000 square metres and the River Torrens Linear Park, the dwelling faces that reserve and vehicle access is provided to the rear of the allotment</td> </tr> <tr> <td data-bbox="1650 590 2012 667">From a secondary road frontage that is an arterial road</td> <td data-bbox="2021 590 2549 667">8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)</td> </tr> <tr> <td data-bbox="1650 674 2012 730">Minimum setback to a secondary road frontage that is not an arterial road</td> <td data-bbox="2021 674 2549 730">0.9</td> </tr> </tbody> </table> <p data-bbox="1605 751 1902 779">Setbacks from Rear Boundaries</p> <p data-bbox="1605 785 2496 835">25 The walls of dwellings and residential flat buildings should be set back from rear boundaries, except where the rear boundary adjoins an access way, in accordance with the following parameters:</p> <table border="1"> <thead> <tr> <th data-bbox="1650 856 1834 940">Allotment size (square metres)</th> <th data-bbox="1843 856 2027 940">Ground floor minimum setback (metres)</th> <th data-bbox="2036 856 2220 940">Second storey minimum setback (metres)</th> <th data-bbox="2228 856 2549 940">Third storey or more minimum setback (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1650 947 1834 1003">≤300</td> <td data-bbox="1843 947 2027 1003">2</td> <td data-bbox="2036 947 2220 1003">5</td> <td data-bbox="2228 947 2549 1003">5 plus any increase in wall height over 6 metres</td> </tr> <tr> <td data-bbox="1650 1010 1834 1066">>300</td> <td data-bbox="1843 1010 2027 1066">4</td> <td data-bbox="2036 1010 2220 1066">6</td> <td data-bbox="2228 1010 2549 1066">6 plus any increase in wall height over 6 metres</td> </tr> </tbody> </table>	Minimum setback	Value (metres)	From the primary road frontage of all other roads	3 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (where there is only one such dwelling, the setback of that dwelling) or a lesser setback is provided as part of an approved building envelope plan 1.5 where the allotment is located adjacent to a public reserve greater than 2000 square metres and the River Torrens Linear Park, the dwelling faces that reserve and vehicle access is provided to the rear of the allotment	From a secondary road frontage that is an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)	Minimum setback to a secondary road frontage that is not an arterial road	0.9	Allotment size (square metres)	Ground floor minimum setback (metres)	Second storey minimum setback (metres)	Third storey or more minimum setback (metres)	≤300	2	5	5 plus any increase in wall height over 6 metres	>300	4	6	6 plus any increase in wall height over 6 metres
Minimum setback	Value (metres)																							
From the primary road frontage of all other roads	3 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (where there is only one such dwelling, the setback of that dwelling) or a lesser setback is provided as part of an approved building envelope plan 1.5 where the allotment is located adjacent to a public reserve greater than 2000 square metres and the River Torrens Linear Park, the dwelling faces that reserve and vehicle access is provided to the rear of the allotment																							
From a secondary road frontage that is an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)																							
Minimum setback to a secondary road frontage that is not an arterial road	0.9																							
Allotment size (square metres)	Ground floor minimum setback (metres)	Second storey minimum setback (metres)	Third storey or more minimum setback (metres)																					
≤300	2	5	5 plus any increase in wall height over 6 metres																					
>300	4	6	6 plus any increase in wall height over 6 metres																					

Extract from current Transition Map showing proposed zoning in City of West Torrens:



6.3 Attachment One: Council Assessment Panel Letter Highlighting Development Trends

Council

Item 17.9 - Attachment 3

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

1 December 2020

Dear Mayor Coxon

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

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

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

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

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

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

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

1 of 3

8 December 2020

Page 107

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

Yours Sincerely



Colleen Dunn
Presiding Member
City of West Torrens Council Assessment Panel

2019 Feedback to Council from CAP

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

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

17.9 Response to the State Planning Reform Consultation

Brief

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

RECOMMENDATION

It is recommended to Council that:

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

Introduction

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

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

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

Discussion

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

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

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

Some key areas of change relevant to West Torrens include:

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

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

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

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

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

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

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

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

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

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

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

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

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

Climate Impact Considerations

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

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

Conclusion

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

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

Attachments

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



Draft Planning and Design Code Community Consultation Round 2 November 2020

City of West Torrens Response



City of West Torrens
December 2020

Contents

Preface	3
1.0 West Torrens Specific Focus Issues.....	3
1.1 Public Notification.....	3
1.2 Neighbourhood Zones	7
1.2.1 Application of General Neighbourhood Zone to Policy Areas 20 and 21 in West Torrens....	7
1.2.2 General Comments on Neighbourhood Zones	10
1.3 Urban Corridor Zones.....	11
1.4 Policy for performance assessed development applications	11
1.5 Infill policy	12
1.5.1 Driveway Width.....	13
1.5.2 On-site and On-street Car Parking	13
1.5.3 Internal Garage Dimensions.....	14
1.5.4 Domestic Storage	15
1.5.5 Waste Storage	15
1.5.6 Garage Door Width	15
1.5.7 Stormwater Management.....	16
1.5.8 Street Facing Windows	16
1.5.9 Site coverage	17
1.5.10 Façade Design Features	18
1.5.11 Entry Door.....	19
1.5.12 Tree Planting	19
1.5.13 Soft Landscaping + Private Open Space (POS)	20
2.0 West Torrens Technical and Numeric Variations (TNV)	23
3.0 General Policy	23
4.0 General Feedback	23
4.1 Community Consultation, Education and Testing.....	23
4.2 General Recommendation	24
5.0 Attachments.....	25
5.1 Attachment One:.....	25

Preface

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

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

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

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

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

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

1.0 West Torrens Specific Focus Issues

1.1 Public Notification

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

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

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

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

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

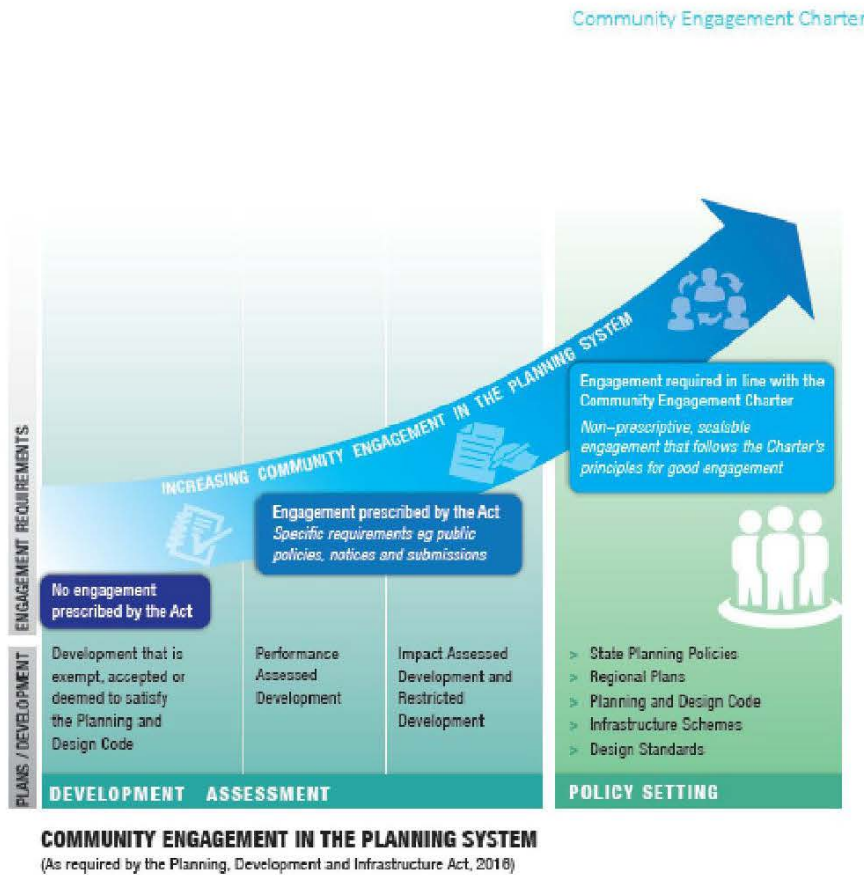


Image 1: Community engagement in the planning system - extract from the Community Engagement Charter

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

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

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

Drive through coffee shop

With the following attributes:

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

4. Located immediately adjacent dwellings in a neighbourhood type zone

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



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



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

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

Attributes include:

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



Image 4: 8 Storey building

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

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

And it will not require any public notification.

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

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

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

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

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

1.2 Neighbourhood Zones

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

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

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

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

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

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

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

The following extract is of particular importance to West Torrens:

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

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

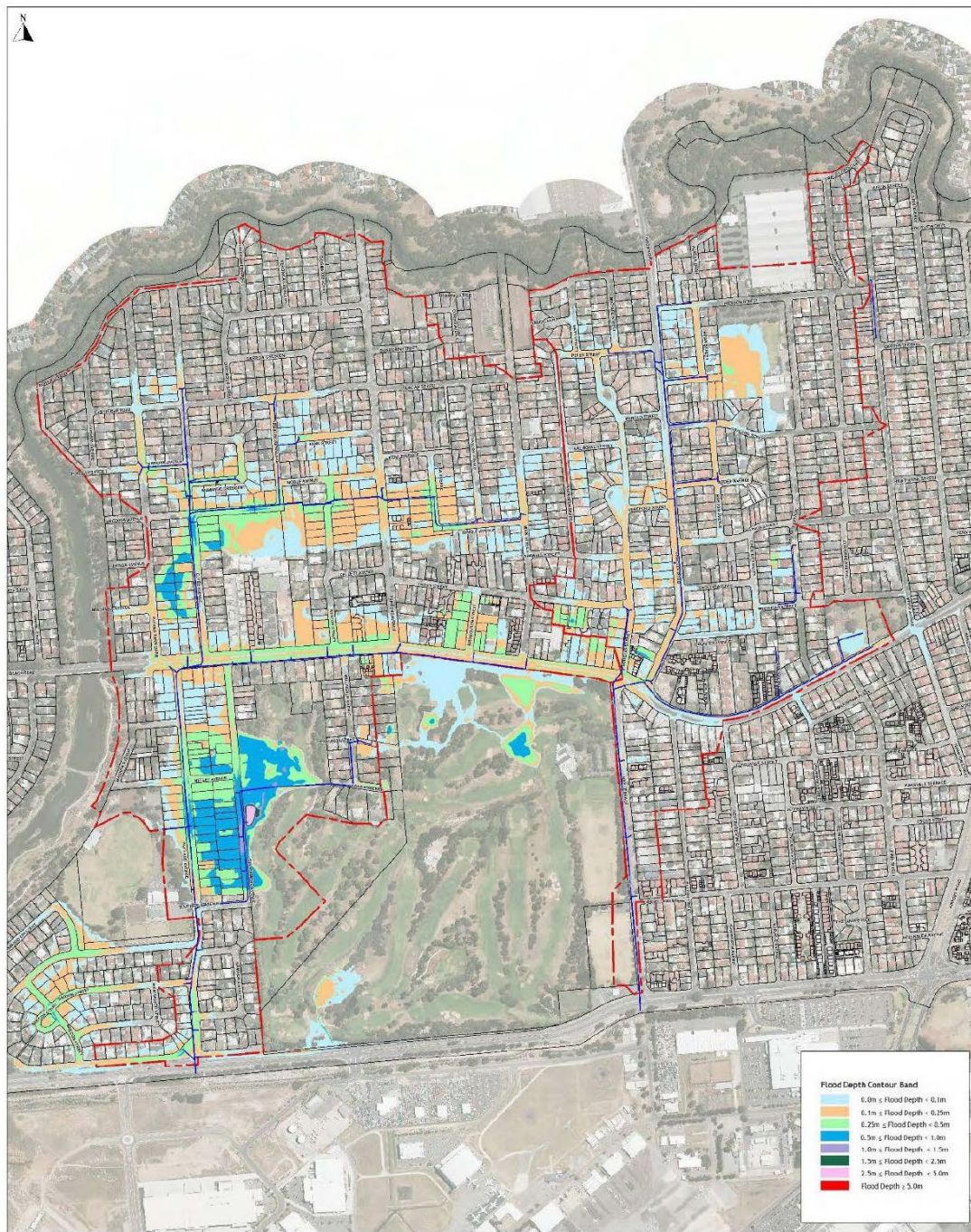
AAL considers that any uplift in density needs to be carefully analysed to ensure that there is no significant increase in housing in potentially sensitive locations. Such could prejudice the ongoing aviation function of Adelaide Airport, a matter of critical importance to AAL, the State and the Commonwealth,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



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

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

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



Drainage Assessment
Lockleys Stormwater Network

100 Year ARI Floodplain Map
Existing Scenario



Image 3: 100 year ARI Floodplain Map- Existing Scenario

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

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

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

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

1.2.2 General Comments on Neighbourhood Zones

Established Neighbourhood Zone

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

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

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

Neighbourhood Zone Policy

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

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

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

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

1.3 Urban Corridor Zones

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

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

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

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

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

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

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

1.4 Policy for performance assessed development applications

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

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

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

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

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

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

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

1.5 Infill policy

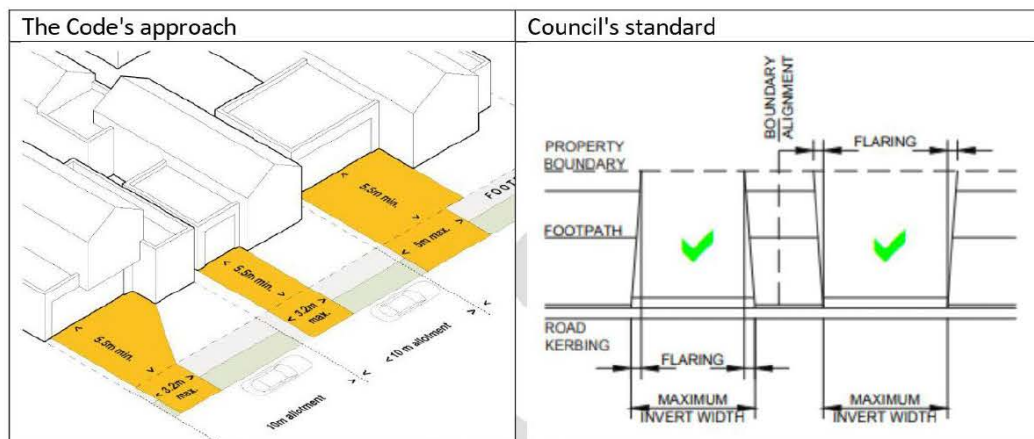
The State Planning Commission has released its Residential Infill Policy (Policy) that is proposed to be recommended to the Minister for Planning and Local Government and delivered as part of the Phase Three Planning and Design Code (Code), covering South Australia's urban and metropolitan areas.

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

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

1.5.1 Driveway Width

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



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

1.5.2 On-site and On-street Car Parking

On-Site

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

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

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

Residential Flat building and group dwelling

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

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

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

On-street

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

On-street car parking

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

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

1.5.3 Internal Garage Dimensions

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

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

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

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

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

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

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

1.5.4 Domestic Storage

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

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

1.5.5 Waste Storage

Recent changes to the draft Code include:

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

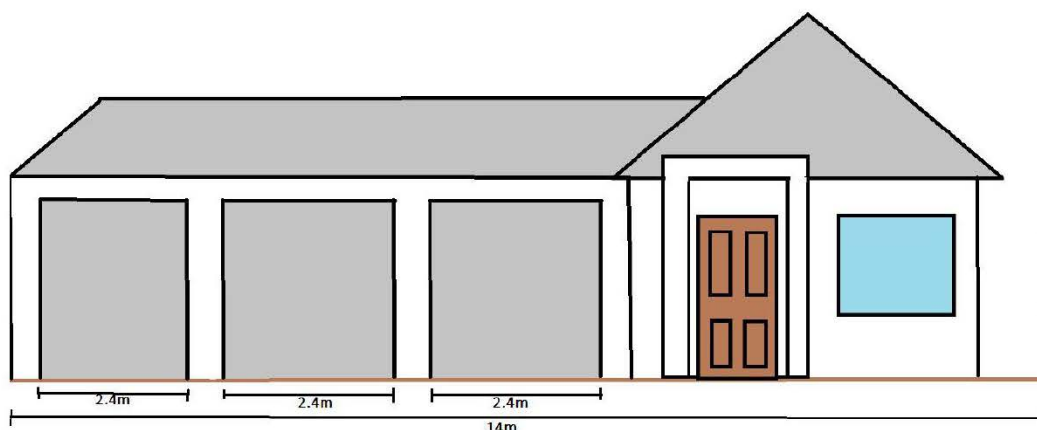
All in all, the amendments do not go far enough to alleviate the degradation of visual amenity from bins being stored forward of the dwelling's front building line. The intent of the proposed policy is supported, the resultant outcome is likely to be negligible on the basis it only applies to boundary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

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

1.5.6 Garage Door Width

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

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



1.5.7 Stormwater Management

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

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

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

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

1.5.8 Street Facing Windows

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

The proposed policy is a welcome inclusion to provide:

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

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

1.5.9 Site coverage

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

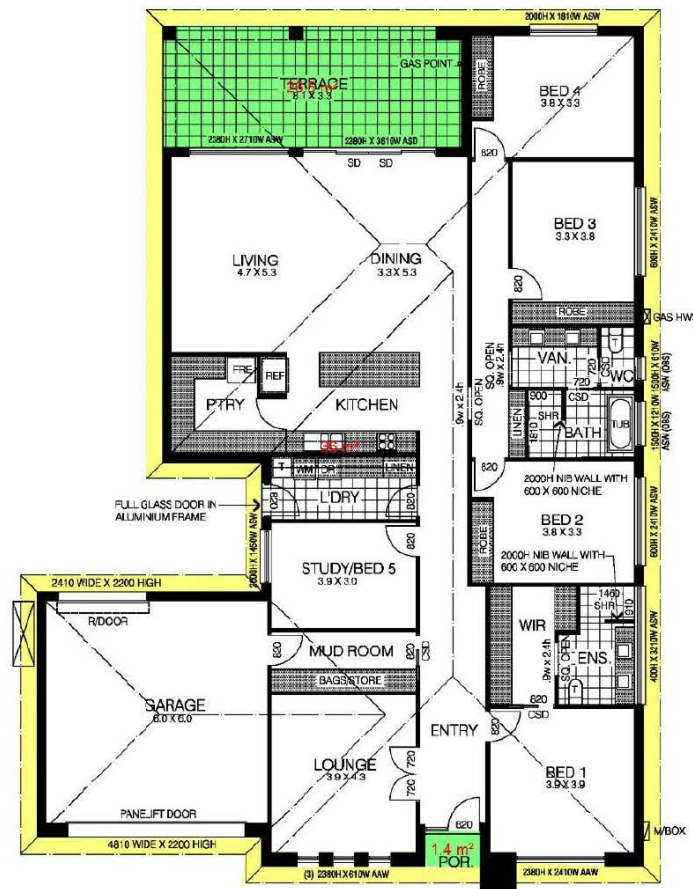
Within West Torrens, the maximum site coverage varies between 50% and 80%. Site coverage as proposed in the Code is also used to determine whether or not a development can be Deemed to Satisfy or Accepted development.

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

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

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

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



1.5.10 Façade Design Features

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

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

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

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

1.5.11 Entry Door

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

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

1.5.12 Tree Planting

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

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

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

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

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

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

1.5.13 Soft Landscaping + Private Open Space (POS)

Private Open Space (POS)

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

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

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

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

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

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

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

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

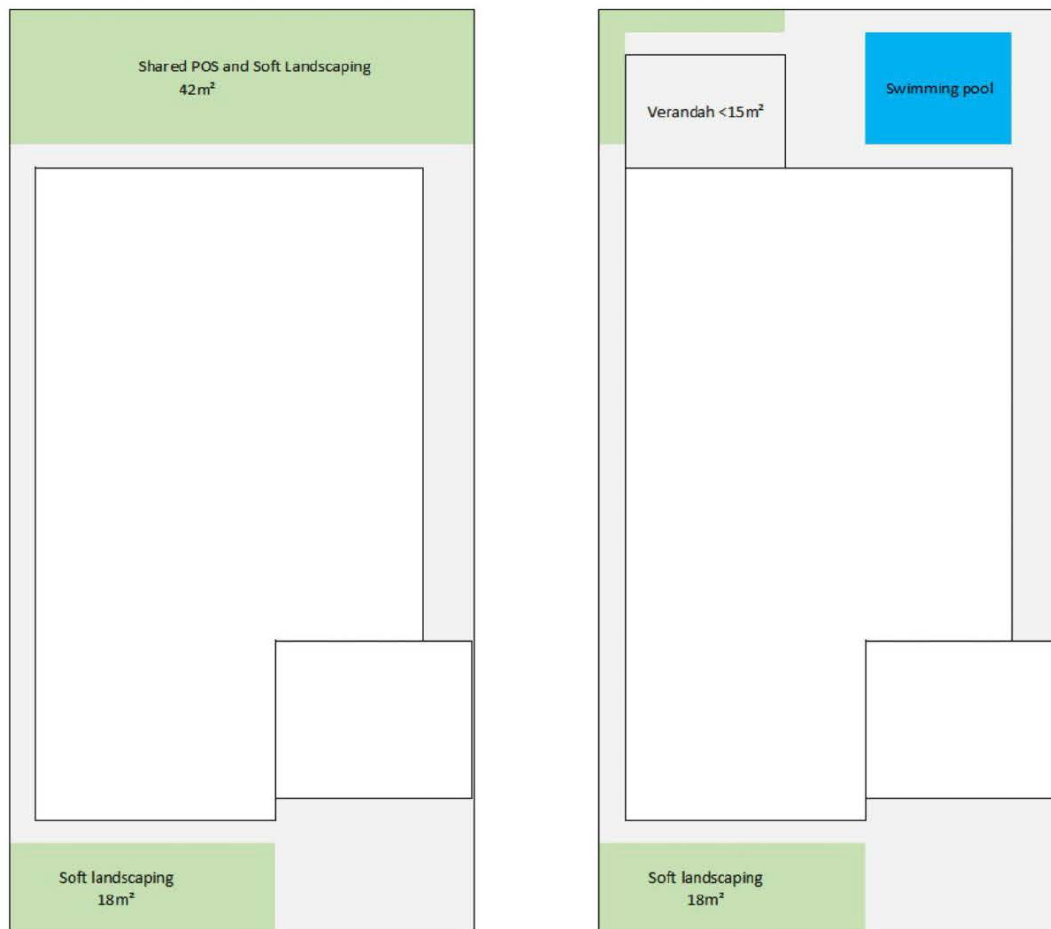
However, the soft landscaping component may be eroded over time by 'home improvements'. The overall reduction in POS creates an increased reliance on public facilities including providing adequate open space and amenities to meet the needs of residents.

Soft landscaping

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

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

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



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

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

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

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

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

2.0 West Torrens Technical and Numeric Variations (TNV)

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

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

3.0 General Policy

Section of Code	PO/DTS/DPF	Concern	Suggestion

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

4.0 General Feedback

4.1 Community Consultation, Education and Testing

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

- Code consultation -

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

- Community education -

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

- Code testing -

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

4.2 General Recommendation

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

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

5.0 Attachments

5.1 Attachment One:

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

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

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

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

17 December 2020

State Planning Commission
PO Box 1815
ADELAIDE SA 5001

Via email: DIT.planningreformsubmissions@sa.gov.au

To whom it may concern,

RE: Draft Planning and Design Code Consultation- Round Two

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

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

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

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

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

The draft Planning and Design Code not be formalised until:

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

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

Yours sincerely,

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

Enclosed:

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

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

1 December 2020

Dear Mayor Coxon

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

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

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

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

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

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

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

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

Yours Sincerely



Colleen Dunn
Presiding Member
City of West Torrens Council Assessment Panel

2019 Feedback to Council from CAP

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

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

17.5 National General Assembly of Local Government 2021 - Call for Motions

Brief

This reports seeks Notices of Motion for the 2021 Australian Local Government Association National Assembly.

RECOMMENDATION(S)

It is recommended to Council that:

1. The recommended process for the lodgement of Notices of Motion for the 2021 Australian Local Government Association National Assembly, contained within this report, be approved.
2. Council authorises the Chief Executive Officer to finalise the wording of any Motion prior to submission to the Australian Local Government Association.

Introduction

The Australian Local Government Association (ALGA) will hold its National General Assembly of Local Government (NGA) in Canberra from 20 June 2021 to 23 June 2021 and is calling for Notices of Motions to be presented to the NGA.

Discussion

ALGA is calling for Notices of Motions (**Attachment 1**) for its upcoming NGA and in that call has provided a discussion paper (**Attachment 2**) outlining the criteria for motions to be put to the NGA.

To be eligible for inclusion in the Business Papers of the NGA, Notices of Motion must meet the following criteria:

1. Be relevant to the work of local government nationally;
2. Be consistent with the themes of the NGA;
3. Complement or build on the policy objectives of your state and territory local government association;
4. Be submitted by a council which is a financial member of their state or territory local government association;
5. Propose a clear action and outcome i.e. call on the Australian Government to do something;
6. Not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interest of, local government.

Notices of Motion should generally be in a form that seeks the NGA's support for a particular action or policy change at the Federal level which will assist local governments to meet community needs.

Notices of Motion must be received by ALGA no later than **11:59pm on Friday 26 March 2021**.

Therefore, the following schedule is proposed:

1. Draft Items be provided to the Chief Executive Officer by **Monday 22 February 2021**.
2. Draft Items to be presented to the **Tuesday 16 March 2021** Council Meeting for approval.
3. 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.
4. Administration to provide approved motions to ALGA by no later than the close of business on **Friday 26 March 2021**.
5. In the event that no Notices of Motion are received by the due date, a report advising of this will be presented to Council.

Climate Impact Considerations

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

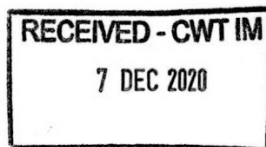
There is no direct environmental impact in relation to this report.

Conclusion

The Australian Local Government Association is seeking proposed motions for the 2021 National General Assembly of Local Government.

Attachments

1. **Letter calling for Notices of Motions - National General Assembly 2021**
2. **National General Assembly of Local Government Discussion Paper 2021**



27 November 2020

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

To the Mayor, Councillors and CEO (please distribute accordingly)

The Australian Local Government Association (ALGA) is now calling for Notices of Motions for National General Assembly 2021 (NGA).

The NGA provides a platform for Local Government to address national issues and advocate to the federal government on critical issues facing our sector.

The theme for the 2021 NGA is '*Working Together for our Communities*'. This theme acknowledges the need to come together and with other partners, including the Federal Government, to deliver for our communities.

ALGA received significant feedback on the motions process and topics from the 2018 and 2019 NGA. In response to the feedback received, ALGA has prepared a discussion paper that explores data that identifies critical areas local government needs to consider now and into the future.

To inform the submission of motions, please read the discussion paper (included with this letter) and ensure motions meet the identified criteria.

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

1. be relevant to the work of local government nationally;
2. be consistent with the themes of the NGA;
3. complement or build on the policy objectives of your state and territory local government association;
4. be from a council which is a financial member of their state or territory local government association;
5. propose a clear action and outcome; and
6. not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

All motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and endorsement of your council. Motions should be lodged online at alga.asn.au no later than 11:59pm on Friday 26 March 2021.

Any administrative inquiries can be directed to ALGA by calling 02 6122 9400.

Included with the Discussion Paper is an invitation to register for the 2021 National General Assembly for Local Government, which will be held in Canberra on 20-23 June. The Regional Forum will be held onsite in Canberra on 20 June 2021. At this time it is unclear whether COVID-19 restrictions will still be in force in June 2021, but if this is the case the NGA may also include virtual participation and attendance. Lastly, Stilmark has recently become a major sponsor for the Australian Local Government Association events and we have included a brochure outlining how they wish to partner with Councils to improve the resilience of telecommunications for your community.

Yours sincerely



Adrian Beresford-Wylie
ALGA CEO



Call for Motions

20 - 23 June 2021
National Convention Centre Canberra





KEY DATES

16 November 2020

Opening of Call for Motions

26 March 2021

Acceptance of Motions Close

20 - 23 June 2021

National General Assembly

To submit your motion go to:

alga.asn.au

SUBMITTING MOTIONS

The National General Assembly of Local Government (NGA) is an important opportunity for you and your council to influence the national policy agenda.

The 2020 NGA "Working Together for Our Communities" was unfortunately cancelled due to COVID-19 but the ALGA Board has decided to retain the theme and emphasise the importance of partnerships to building and maintaining resilience in our councils and our communities.

To assist you to identify motions that address the theme of the 2021 NGA, the Australian Local Government Association (ALGA) Secretariat has prepared this short discussion paper. You are encouraged to read all the sections of the paper but are not expected to respond to every question. Your motion/s can address one or more of the issues identified in the discussion paper.

Remember that the focus of the NGA is on partnerships, working together, and resilience so your questions could focus on how local governments can work in partnership with the Australian Government to address the challenges our communities face, or the opportunities that are arising to build back better.

Criteria for motions

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

1. be relevant to the work of local government nationally;
2. not be focussed on a specific location or region – unless the project has national implications. You will be asked to justify why your motion has strategic national importance and should be discussed at a national conference;
3. be consistent with the themes of the NGA;
4. complement or build on the policy objectives of your state and territory local government association;
5. be submitted by a council which is a financial member of their state or territory local government association;
6. propose a clear action and outcome i.e. call on the Australian Government to do something;
7. be a new motion that has not already been debated at an NGA in the preceding two years; and
8. not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

OTHER THINGS TO CONSIDER

Motions should generally be in a form that seeks the NGA's support for a particular action or policy change at the Federal level which will assist local governments to meet local community needs. Motions should commence as follows: This National General Assembly calls on the Australian Government to restore funding for local government Financial Assistance Grants to a level equal to at least 1% of Commonwealth taxation revenue.

To ensure efficient and effective debate where there are numerous motions on a similar issue, the ALGA Board NGA Subcommittee will group the motions together under an overarching strategic motion. The strategic motions have either been drafted by ALGA or are based on a motion submitted by a council which best summarises the subject matter. Debate will focus on the strategic motions. Associated sub-motions will be debated by exception only.

Motions should be lodged electronically using the online form available on the NGA website at: www.alga.asn.au. All motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and the endorsement of your council. Motions should be received no later than 11:59pm AEST on Friday 26 March 2021.

Please note that for every motion it is important to complete the background section on the form. The background section helps all delegates, including those with no previous knowledge of the issue, in their consideration of the motion. There is a word limit of 150 for the motion and 200 for the national objective and 300 for the key arguments.

All motions submitted will be reviewed by the ALGA Board's NGA Sub-Committee, as well as by state and territory local government associations to determine their eligibility for inclusion in the NGA Business Papers. When reviewing motions, the Sub-Committee considers the importance and relevance of the issue to local government and whether the motions meet all the criteria detailed above.

Please note that motions should not be prescriptive in directing how the matter should be pursued.

With the agreement of the relevant council, motions may be edited before inclusion in the NGA Business Papers to ensure consistency. If there are any questions about the substance or intent of a motion, the ALGA Secretariat will raise these with the nominated contact officer.

Any motion deemed to be primarily concerned with local, state or territory issues will be referred to the relevant state or territory local government association and will not be included in the NGA Business Papers.

There is an expectation that any council that submits a motion will be present at the National General Assembly to move and speak to the motion.

INTRODUCTION

2020 has been a year like no other. A year that many individuals and organisations, including councils, would wish to forget. While the drought lessened its hold on parts of the country to be replaced by floods, more than 110 local government areas were severely impacted by the Black Summer (2019-20) bushfires - and no one was spared the effects of the battle against COVID-19. The 2020-21 storm and fire season may add to the sense that it was a year of disasters.

Friedrich Nietzsche said: "That which does not kill us, makes us stronger." So how can councils become stronger after 2020? How can we ensure that our communities are stronger and more resilient? How do we work together and with our partners to ensure that we build back better from the series of unprecedented events that have marked 2020?

COUNCIL RESILIENCE

In the first quarter of 2020, state and territory Governments closed facilities where people gathered in numbers to reduce the probability that hospitals would be overwhelmed by a rise in COVID-19 cases. This included a substantial number of council owned and operated revenue generating facilities which had flow-on effects for other revenue-generating enterprises such as paid parking. Major funding gaps rapidly emerged in many councils that typically generated significant amounts of own revenue.

Councils that cannot generate significant amounts of the own revenue are typically dependent on grant funding from other levels of government, including Financial Assistance Grants from the Australian Government. These councils tend to service rural, regional and remote communities that are often large in area but small in terms of population. The capacity of these councils to deliver all their required services and infrastructure can be severely strained at any time.

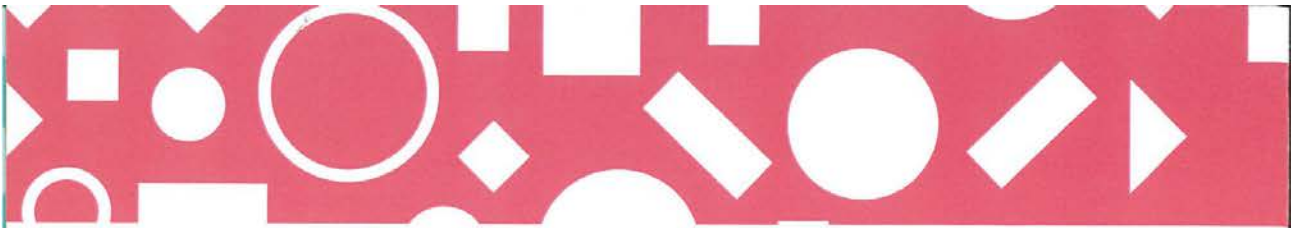
With local government funding under pressure across the nation, and other levels of government facing fiscal constraints, councils may need to do more with less in the near term and be innovative with both budgeting, service delivery, balancing competing demands and longer term financial planning. Services may need to be scaled down or delivered in innovative ways. Asset management and maintenance programs may need to be varied. Working collaboratively with neighbouring councils or forming alliances may be a way of achieving efficiencies and enhancing service delivery along with fostering innovation, cutting red tape, and working in partnership with third parties may be others.

Digital service delivery and working from home - adopted during the height of the pandemic - may become the new norm. This may increase opportunities for councils to innovate, work together and share resources, and fill long term skill gaps. New challenges may emerge including how staff are supported and how productivity, collaboration and motivation maintained. There may be significant consequences for local democracy and council's ability to engage authentically with their communities. Digital transformation and technology modernisation will be essential for some councils. Even already well-established adopters of digital technology may need to rethink their approach.

Can the Australian Government assist councils with efficiency measures that reduce the cost of services without a major change in service levels experienced by the community?

What opportunities are available to enhance the adaptive capacity of councils and its potential to 'weather the storm' through innovation and creativity? How can the Australian Government assist?

Apart from Financial Assistance Grants, how can the Australian Government assist councils to become more financially sustainable and able to better meet the needs of their communities? Are there new partnership programs or policy changes the Government



COMMUNITY RESILIENCE

Community resilience is the capacity of communities to respond to, withstand, and recover from adverse situations including natural disasters, persistent drought, pandemics, fluctuations in global trade, recession, and a rise in inequality. In some circumstances in response to these pressures and stresses, local communities are not able to recover to their previous state. Instead they need to adapt to cope with long term stresses. But ideally, we want all communities to not only survive but thrive.

Local governments play a critical role in building resilient and sustainable communities and helping to buffer people and places against social, economic, and environmental disruptions and overcome adversity. One critical area is through the provision of resilient infrastructure. Councils' infrastructure should meet the community's current and future demand, be built to contemporary standards, be affordable for both the council and the user, and be reliable with appropriate asset management practices in place to ensure maximum return on investment.

In addition to physical infrastructure, social infrastructure is also vital for resilience. Social infrastructure is broader than just buildings, it includes the individuals and groups, places, and institutions, including councils, that foster community cohesion and social support. Communities and individuals with good social networks and connections demonstrate greater resilience.

The loneliness epidemic is challenging social resilience. Research produced before the coronavirus pandemic revealed that one in four adult Australians are experiencing loneliness with over half the nation reporting they feel lonely for at least one day each week. In addition to its impacts on community resilience, feeling lonely can pose a bigger risk for premature death than smoking or obesity and can be associated with depression, poorer cardiovascular health and, in old age, a faster rate of cognitive decline and dementia.

Communities that are more vulnerable to shocks and disasters are often reliant on only one industry, have minimal redundancy or no backups for essential services and infrastructure such as only one source of water, one powerline or one access road. They also often only have few voluntary or charitable organisations working in the community. Often community leadership is weak or fails to inspire, engage, and unleash the power of other leaders and critical social networks.

Community resilience cannot be built and then left to its own devices. It needs to be strengthened continuously, not just in times of crisis. It involves people getting together to create sustainable links within their community and the community and its leaders having the ability to learn from experience and improve over time.

How can councils work in partnership with the other tiers of government to adopt a community development approach that builds resilience?

What are the best models available to councils to ensure that our communities thrive and focus on prevention and preparation rather than relief and recovery? How can the Australian Government partner with councils to ensure thriving communities?

What actions can councils take, in partnership with others including the Australian Government to promote community resilience and protect against external shocks such as industry closures or natural disasters? Are tools available to assist councils build community resilience or do we need new or different tools?

COLLABORATION AND PARTNERSHIPS

Creating a resilient community and ensuring a resilient and sustainable council requires partners. Councils can work with partners in different ways to find local solutions to local problems. They can partner with a wide range of organisations including other councils, other levels of government, the voluntary and community sector or business and research sector organisations. The aims of these partnerships are typically to improve services and deliver changes to benefit the local area.

Collaboration and partnerships with other councils and public or private organisations can also bring benefit from economies of scale in providing services or purchasing in bulk for example. Procurement partnerships have been a particularly successful example of this. Working in partnership can make a considerable contribution to efficiency improvements, such as through cost savings in back-office functions or sharing of plant and equipment.

Other benefits associated with partnerships and collaboration include opening the way for local communities to share ideas and connect with others. Partnerships enhance the ability of a council to access innovation, enhance skills development, work across council boundaries to address regional issues, and maximise competitive advantage in the delivery of major infrastructure projects.

Strategic collaboration is not just about savings and sharing resources. It is also about maximising capacity in addressing community expectations, or working with members of the community to overcome challenges and seize opportunities. For example, building and maintaining productive partnerships with Aboriginal and Torres Strait Islander people and communities is critical for councils committed to Closing the Gap and involving Aboriginal and Torres Strait Islander communities in decision-making and service development and delivery.

Collaboration and partnerships that work well are underpinned by good governance, an agreed purpose, and mutual benefit.

There is a long history of local government partnering with the Australian Government to deliver projects and programs that benefit local communities, achieve fairness and equity across the nation, and support local delivery of services and infrastructure. In the absence of constitutional change, how do we further build and strengthen this partnership with the Australian Government?

How do we encourage and incentivise councils to embrace partnerships and collaborative arrangements more enthusiastically including those which seek to ensure the development of economic development supporting infrastructure?

What are the obstacles to working in partnership with other councils or organisations? Can the Australian Government help overcome these?

How do councils, together with their communities, work in partnership to build resilience and entrench it into everyday life?



**AUSTRALIAN
LOCAL GOVERNMENT
ASSOCIATION**

AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION
8 Geils Court Deakin ACT 2600 PHONE (02) 6122 9400
EMAIL alga@alga.asn.au WEB www.alga.asn.au

18 LOCAL GOVERNMENT BUSINESS

Nil

19 MEMBER'S BOOKSHELF

Nil

20 CORRESPONDENCE**20.1 Treaty on the Prohibition of Nuclear Weapons**

Correspondence has been received from the Federal Member for Adelaide, The Hon. Steve Georganas MP, requesting that Council supports the Treaty on the Prohibition of Nuclear Weapons (**Attachment 1**).

20.2 Injury crash concern at local street intersections with main roads

Correspondence has been received from the Chief Executive Officer of the Department for Infrastructure and Transport, Tony Braxton-Smith, acknowledging Council's letter dated 27 October 2020 in relation to crash data and Council suggestions for 19 locations within the City of West Torrens (**Attachment 2**).

20.3 Gallipoli Underpass surrounds landscaping request

Correspondence has been received from the Minister for Infrastructure and Transport, the Hon. Corey Wingard MP, acknowledging Council's letter dated 21 October 2020 regarding a request for landscaping works to be undertaken on the surrounds of each corner of the Underpass (**Attachment 3**).

RECOMMENDATION

That the correspondence be received.

Attachments**20.1 Treaty on the Prohibition of Nuclear Weapons****20.2 Injury Crash Concern at local street intersections with main roads****20.3 Gallipoli Underpass surrounds landscaping request**



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

Dear Mayor Coxon and Councillors

I write to ask for your collaboration in supporting the UN Treaty on the Prohibition of Nuclear Weapons to be formally enforced on the 22 of January 2021, thereby rendering nuclear weapons illegal under international law.

In 2007, the International Campaign to Abolish Nuclear Weapons (ICAN) was established in Australia to support the implementation of the United Nations nuclear weapon ban treaty; an international campaign to eliminate nuclear weapons. In 2017, ICAN was awarded the Nobel Peace Prize for their achievement and contribution toward global nuclear disarmament.

This is the first global agreement to prohibit the use, production and stockpiling of nuclear weapons; and a significant milestone in global efforts to rid the world of unlawful weapons.

Australia, however, has yet to sign or ratify the landmark Treaty.

Towns, shires and cities across Australia have a proud history of advocacy and action; and as the world celebrates the entry into this Treaty, I strongly urge Local Governments in my electorate, who play a pivotal role in building public awareness and support, to take an active stance and call for Australia's signature to this Treaty.

As a fervent supporter of this Treaty, I invite you to join me in supporting the International Campaign to Abolish Nuclear Weapons Cities Appeal, and add your voice to the global call from cities and towns in support of the Treaty on the Prohibition of Nuclear Weapons.

161 Main North Road, Nailsworth SA 5083

(08) 8269 2433 [E steve.georganas.mp@aph.gov.au](mailto:steve.georganas.mp@aph.gov.au)

[@stevegeorganas](https://twitter.com/stevegeorganas) [f steve.georganas](https://www.facebook.com/steve.georganas) [@steve_georganas](https://www.instagram.com/steve_georganas)

In light of the above, I respectfully put forward the following motion for consideration at your next Council meeting:

It is resolved that:

- (i) nuclear weapons pose an unacceptable threat to people everywhere;
- (ii) Local Councils and their community voice their concerns for the consequences of nuclear weapons and endorse the Treaty;
- (iii) the prohibition and elimination of nuclear weapons is a humanitarian imperative;
- (iv) cities and towns have a responsibility to protect their constituents from the threat posed by nuclear weapons;
- (v) Local Councils call on the Australian government to sign and ratify the Treaty.

I strongly hope that you and your councillors will join me in my plea for collaboration in this meaningful and historic event.

Yours sincerely

A handwritten signature in blue ink, reading "Steve Georganas" with a stylized flourish at the end.

Steve Georganas MP
Federal Member for Adelaide

3 December 2020

**Government of South Australia**Department for Infrastructure
and Transport

In reply please quote 16202802
Enquiries to Office of the Chief Executive
Telephone 7109 7747

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

**OFFICE OF THE CHIEF
EXECUTIVE**50 Flinders Street
Adelaide SA 5000GPO Box 1533
Adelaide SA 5001

Telephone: 08 7109 7747

ABN 92 366 288 135

Dear Mr Buss,

***INJURY CRASH CONCERN AT LOCAL STREET INTERSECTIONS WITH MAIN
ROADS***

Thank you for your letter dated 27 October 2020 regarding crash data and Council suggestions for 19 locations within the City of West Torrens.

I can advise the Department for Infrastructure and Transport (the Department) regularly analyses and prioritises road safety and infrastructure upgrades across the state via the use of dedicated crash information teams in the provision of crash data.

Whilst any type of crash is a cause for concern, I am advised there are not any intersections in the locations identified by council that on the basis of our data would require priority on a state-wide basis at this time.

Crashes in the majority, are more likely to occur at intersections or places of directional conflict. Hence, the situations identified are consistent with many intersections between Departmental roads and local roads that can qualify as 'Black Spots'. Given it can be very difficult to determine a pattern of crashes with such low numbers, identifying suitable treatments is always a challenging process.

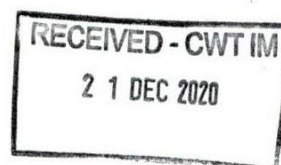
The Department will continue to review the locations you have identified as part of ongoing network analysis, and seek to implement necessary upgrades in the interest of road safety on a state-wide assessment and priority basis.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Tony Braxton-Smith', written over a blue scribble.

Tony Braxton-Smith
Chief Executive

15 December 2020



1



27 October 2020

Tony Braxton-Smith
Chief Executive
Department for Infrastructure and Transport
77 Grenfell Road
ADELAIDE SA 5000

Via email: dit@sa.gov.au

Dear Mr Braxton-Smith

City of West Torrens - Injury crash concern at local street intersections with main roads

Council has recently undertaken an analysis of the latest injury crash data provided by the Department of Infrastructure and Transport (DIT), as part of the Black Spot funding for 2021-2022.

As part of the analysis, the Administration has reviewed the injury crashes that have also occurred at local street intersections with the main road within the City of West Torrens. This information was presented to Council at its meeting of 18 August 2020 and following consideration of the matter Council resolved that:

The Administration write to DPTI to provide an assessment of the crash data relating to local street junction or intersection with main roads and, where appropriate, seek DPTI action to prioritise amelioration measures as soon as possible.

Further to this resolution, Council would be pleased if DIT could review the findings of the assessment below and consider some of the suggestions offered to address the safety concerns and advise Council on the outcome of the review.

DIT main road intersections

The DIT Discrete Crash Map identifies locations where 3 or more injury crashes have been recorded over the 5-year period (black spots) which involve local Council roads where they intersect with the DIT roads. Usually, these locations are left to DIT to review and analyse, given that they involve main roads controlled by DIT. However, a brief review of these intersections has been undertaken (ignoring those which are traffic signalled) and the following comments provided.

1. Smith Street/Port Road, Thebarton

Casualty crashes - Four (4)

- Two (2) crashes were between vehicles on Port Road
- Two (2) crashes involved vehicles exiting Smith Street and failing to give way to a pedestrian and a cyclist.

DIT to consider the installation of a Give Way sign on Smith Street (since the use of a Give Way sign for a T-junction is outside of the requirements of the Code).

2. Rose Street/James Congdon Drive, Mile End

Casualty crashes - Three (3)

- One (1) crash was between vehicles on James Congdon Drive.
- Two (2) crashes involved vehicles turning right out from Rose Street onto James Congdon Drive.

Next year's crash data should be further reviewed to see if the exit from Rose Street remains an issue.

3. Rose Street/South Road, Mile End

Casualty crashes - Three (3)

- Two (2) crashes were between vehicles on South Road.
- One (1) crash involved a vehicle turning right out from Rose Street and failing to give way to a cyclist on South Road.

4. Huntriss Street/Henley Beach Road, Torrensville

Casualty crashes - Three (3)

- One (1) crash involved a motor cyclist allegedly hitting the kerb or median along Henley Beach Road.
- Two (2) crashes involved vehicles turning left out from Huntriss Street failing to give way to the cyclist on Henley Beach Road.

DIT could consider the use of green coloured pavement for the section of bicycle lane across the side street junction (as is quite commonly done in recent times) to address the cyclist awareness issue. This could be investigated further via other programs, such as the DIT Operation Moving Traffic, or as part of the black spot program.

5. East Street/Henley Beach Road, Torrensville

Casualty crashes - Five (5)

- One (1) crash involved a pedestrian on Henley Beach Road (inattention by the pedestrian)
- Two (2) crashes involved vehicles turning right turn out from East Street onto Henley Beach Road.
- One (1) crash involved a right turn from Henley Beach Road onto East Street.
- One (1) crash was due to a vehicle turning left out of East Street failing to give way to a cyclist on Henley Beach Road.

DIT has recently reduced the speed limit on Henley Beach Road to 50 km/hr. The impact of this speed limit change over the next few years should be monitored to assess its impact on injury crashes.

DIT could also consider the use of green coloured pavement for the section of bicycle lane across the side street junction to address the cyclist awareness issue.

6. Bagot Avenue/Henley Beach Road, Mile End

Casualty crashes - Four (4)

- One (1) crash involved a vehicle turning in from Henley Beach Road and failing to give way to a pedestrian.
- Three (3) crashes involved vehicles turning right out from Bagot Avenue onto Henley Beach Road.

DIT has recently reduced the speed limit on Henley Beach Road to 50 km/hr. The impact of this speed limit change over the next few years should be monitored to assess its impact on injury crashes.

7. Hardys Road/Henley Beach Road, Underdale

Casualty crashes - Four (4)

- Two (2) crashes were between vehicles on Henley Beach Road.
- Two (2) crashes involved vehicles turning right out from Hardys Road onto Henley Beach Road (failing to give way).

Two of these crashes were from 2015 which will no longer be on the updated list for next year. Next year's crash data should be further reviewed by DIT to see if the exit from Hardys Road remains an issue.

8. Lysle Street/Henley Beach Road, Brooklyn Park

Casualty crashes - four (4)

- Four (4) crashes involved vehicles turning right out from Lysle Street onto Henley Beach Road.

Two of these crashes were from 2015 which will no longer be on the updated list for next year. Next year's crash data should be further reviewed by DIT to see if this specific type of crash remains an issue. Options, such as banning the right turn out could be considered in consultation with the community if this issue remains of concern.

9. Fulham Park Drive/Henley Beach Road, Lockleys

Casualty crashes - three (3)

- Three (3) crashes involved vehicles turning right out from Fulham Park Drive onto Henley Beach Road.

Options, such as banning the right turn out, could be considered in consultation with the community, if this issue remains of concern.

10. May Terrace/Sir Donald Bradman Drive, Lockleys

4 casualty crashes were recorded. The specific crash details are missing from the database provided by DIT. DIT should further review the details of these crashes.

11. Intersection of Press Road/Jenkins Street/Marion Road, Richmond

Casualty crashes - Seven (7)

- Four (4) crashes were between vehicles on Marion Road.
- Three (3) crashes involved vehicles turning right out from Press Road onto Marion Road.

Options, such as banning the right turn out, could be considered in consultation with the community if this issue remains of concern.

12. Intersection of Ralph Street/Craig Street/Marion Road, Richmond

Casualty crashes - Four (4)

- Two (2) crashes were between vehicles on Marion Road.
- One (1) crash involved a vehicle turning left into Ralph Street from Marion Road and failing to give way to a pedestrian.
- One (1) crash involved a vehicle turning right out from Ralph Street onto Marion Road.

13. Intersection of Hawson Avenue/Laverack Road/Marion Road, North Plympton

Casualty crashes - Four (4)

- One (1) crash was between vehicles on Marion Road.
- Two (2) crashes involved vehicles turning out from Hawson Avenue onto Marion Road.
- One (1) crash involved a vehicle turning out from Laverack Road onto Marion Road.

Next year's crash data should be further reviewed by DIT to see if the exit from Hawson Avenue or Laverack Road remains a concern.

14. Intersection of Marlestone Avenue/Hare Street/South Road, Ashford

Casualty crashes - Three (3)

- Two (2) crashes were between vehicles on South Road.
- One (1) crash involved a vehicle exiting from Marlestone Avenue onto South Road.

15. Marlestone Avenue/Anzac Highway, Ashford

Casualty crashes - four (4)

- Two (2) crashes involved vehicles on Anzac Highway.
- Two (2) crashes involved vehicles turning left out from Marlestone Avenue onto Anzac Highway.

Next year's crash data should be further reviewed by DIT to determine if the exit from Marlestone Avenue remains a concern.

16. Everard Avenue/Anzac Highway, Keswick

Casualty crashes - Seven (7)

- Seven (7) crashes were right turn or right angled collisions to and from Anzac Highway.

DIT have recently altered the junction and banned the right turn out from Everard Avenue. Next year's crash data should be further reviewed by DIT to determine if the exit from Everard Avenue remains a concern.

17. Garden Terrace/Holbrooks Road, Underdale

Casualty crashes – Three (3)

- One (1) crash involved a collision between a cyclist and a vehicle on Holbrooks Road.
- One (1) crash involved an incorrect turn by a bus turning into Garden Terrace.
- One (1) crash involved a vehicle turning right out from Garden Terrace onto Holbrooks Road.

Next year's crash data should be further reviewed by DIT to determine if the right turn out of Garden Terrace remains a concern.

18. Verran Avenue/Sir Donald Bradman Drive, Hilton

Casualty crashes - Three (3)

- Three (3) crashes were between vehicles on Sir Donald Bradman Drive.

19. Dew Street/Henley Beach Road, Thebarton

Casualty crashes - Five (5)

- Four (4) crashes were between vehicles on Henley Beach Road.
- One (1) crash involved a vehicle exiting from Dew Street to Henley Beach Road.

As per the Council resolution, Council wishes to seek DIT actions and further monitoring to address the safety concerns as a matter of priority.

Should you require further information regarding this request, please contact Joe Ielasi, Manager City Assets on _____ or by email:

Yours sincerely



Terry Buss PSM
Chief Executive Officer
City of West Torrens

Hon Corey Wingard MP



**Government
of South Australia**

**Minister for Infrastructure
and Transport**

**Minister for Recreation,
Sport and Racing**

GPO Box 668
ADELAIDE SA 5001
DX 450

T: (08) 8490 6200

E: MinisterWingard@sa.gov.au

20MTR0892

Mr Michael Coxon
Mayor
City of West Torrens

By email: mayorcoxon@wtcc.sa.gov.au

Dear Mayor *Michael*

Thank you for your recent correspondence regarding maintenance of the surrounds of the Gallipoli Underpass.

After receiving your correspondence, I asked the Department for Infrastructure and Transport (DIT) for advice about this matter.

I had also noted the condition of the nature areas and landscaping surrounding the underpass around the time of your correspondence and asked DIT to address the need for maintenance at this time. I was assured that works to address these issues would be actioned as a priority, and I am pleased to advise that the maintenance works were completed in early November 2020 prior to Remembrance Day.

DIT has advised that weed control and vegetation management is a particular issue for the road network at this time of year. Every effort is being made to ensure that mowing is completed across the network as soon as possible, with particular attention being paid to addressing sight distance issues and any vegetation that may pose a fire risk.

All state government roads are regularly inspected to ensure the road infrastructure is maintained in a safe condition. I encourage members of the public to contact the 24 hour Traffic Management Centre on 1800 018 313 for any issues requiring immediate attention.

I trust this information is of assistance.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Corey Wingard'.

Hon Corey Wingard MP
Minister for Infrastructure and Transport

7/12/2020

From the Office of the Mayor

21 October 2020

Hon Corey Wingard MP
Minister for Infrastructure and Transport
GPO Box 668
ADELAIDE SA 5001

Via email: ministerwingard@sa.gov.au

Dear Minister

Gallipoli Underpass

Located in the City of West Torrens, the Gallipoli Underpass (Intersection of South Road and Anzac Highway) is an iconic point of interest for Adelaide along with many of our other main urban corridors.

However, I am writing to request your urgent assistance with the upgrade of the landscaping of the surrounds of each corner of the Underpass which are currently in a very poor state.

Having recently viewed the Underpass, it would seem appropriate that the landscaping works required should include:

- Removal of weeds and leaves
- Replenishing stones and ground cover plants
- Repair of the watering system
- Removal of dead tree branches and strikes
- Rubbish removal
- Replacement of concrete kerbing; and
- Replacement of signs which are faded and one is damaged.

To further improve the ambience and safety of the area, improved ground lighting may also be considered.

As you are aware Remembrance Day is only three weeks away and it would be greatly appreciated if the Department could remedy the landscaping to coincide with the upcoming commemoration of our Anzacs.

Please do not consider this a criticism, it is merely a 'well-meaning' observation and request.

Please feel free to contact me on 0402 212 002 should you wish to discuss.

Yours sincerely

**Michael Coxon B.A., Grad. Dip. Prop.
MAYOR**

21 CONFIDENTIAL

Nil

22 MEETING CLOSE

INDEX

1	Meeting Opened	1
2	Present	1
3	Apologies	1
4	Disclosure Statements	1
5	Confirmation of Minutes	1
6	Communications by the Chairperson	1
7	Questions with Notice	1
8	Questions without Notice	1
9	Motions with Notice	1
10	Motions without Notice	1
11	City Services and Climate Adaptation Reports	2
11.1	AdaptWest in Action - Program Update	2
11.2	2021 Draft Infrastructure and Asset Management Plans	74
11.3	Community Reference Groups Nominations for South Road Upgrade - North-South Corridor, Torrens to Darlington (T2D) Project.....	76
11.4	Urban Services Activities Report	82
12	Meeting Close	108

1 MEETING OPENED**2 PRESENT****3 APOLOGIES****4 DISCLOSURE STATEMENTS**

Committee Members are required to:

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

5 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the meeting of the City Services and Climate Adaptation Standing Committee held on 8 December 2020 be confirmed as a true and correct record.

6 COMMUNICATIONS BY THE CHAIRPERSON**7 QUESTIONS WITH NOTICE**

Nil

8 QUESTIONS WITHOUT NOTICE**9 MOTIONS WITH NOTICE**

Nil

10 MOTIONS WITHOUT NOTICE

11 CITY SERVICES AND CLIMATE ADAPTATION REPORTS

11.1 AdaptWest in Action - Program Update

Brief

This report provides an update on *AdaptWest in Action*, a climate adaptation program being implemented across Western Adelaide in partnership with the Cities of Charles Sturt and Port Adelaide Enfield.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

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* (Plan) was approved by Council in October 2016, as well as by the partner councils. The 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 challenges and opportunities presented by a changing climate.

Now in the implementation phase, the *AdaptWest in Action 3-year Plan 2019-2022* (Action Plan) was approved by Council and provides a forward program for projects which deliver against the key priorities of the Plan including:

- 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
- Protecting coastal assets and environment.

Discussion

A report to the City Services and Climate Adaptation Standing Committee on 6 October 2020 provided an update on key initiatives undertaken as part of the AdaptWest Program. A summary of progress against key deliverables since then is included in **Attachment 1**.

A key achievement includes completion of the Climate Change Adaptation Governance Assessment (**Attachment 2**). The AdaptWest partners engaged Climate Planning and Edge Consulting to undertake an assessment of Council's climate change adaptation governance. The assessment indicates how well Council is incorporating climate change adaptation governance into its corporate processes and frameworks.

Staff participated in an online survey, and these responses helped to inform the results along with an assessment of corporate documents and face-to-face meetings with representatives from the City of West Torrens. In addition to the assessment, the report also provides a range of recommendations to assist Council to improve its climate change adaptation governance.

Results demonstrated that Council has a good consideration of climate change in its core governance documents and received several 'intermediate' scores, along with a 'high' for Adaptation Planning which demonstrates the strength and outcomes achieved as a result of the AdaptWest partnership.

Furthermore, climate change was included in seven of the ten indicators, demonstrating a positive result. Of the 330 councils assessed across Australia, very few have achieved a score in more than five indicators.

As a result, the City of West Torrens is within the top 15-20 per cent of councils in Australia regarding climate adaptation governance. However, there are still considerable opportunities for improvement.

Conclusion

This report provides an update on the actions which are being progressed as part of the Council approved *AdaptWest in Action Implementation Plan*.

Climate Impact Considerations

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

Council's participation in the AdaptWest Climate Change Adaptation Program provides positive outcomes for addressing climate change across the Western Adelaide Region and the City of West Torrens in partnership with our regional supporters. It seeks to improve the resilience of our community to climate change, and provide a forward plan to address the identified issues.

Attachments

- 1. AdaptWest in Action - Program Update Summary**
- 2. Climate Change Governance Assessment**

AdaptWest Program Update October - December 2020

Priority action item from AdaptWest plan	20/21 Action Plan Project	Commentary	December Progress on 20/21 AdaptWest Action Plan
<p>Increase Urban Greenness</p>	<p>Advocacy for increased urban canopy retention at point of development</p>	<p>Using data driven tools to provide a narrative and educate residents about the importance of green space</p>	<p>AdaptWest worked with State Government and the regional climate partner network to develop the Heat and Tree mapping portal.</p> <p>This resource builds upon the investment in heat mapping and LiDAR and displays the relationship between urban heat and tree cover. It shows property boundaries and building footprints so the user can understand how canopy modifies the urban environment around the home.</p> <p>https://data.environment.sa.gov.au/Climate/Data-Systems/Urban-Heat-Mapping/Pages/default.aspx</p>
<p>Education and awareness raising</p>	<p>Develop guide for homeowners to retain canopy cover</p>	<p>The guide will potentially form part of a suite of tools to educate and inform residents as to the importance of retaining canopy</p>	<p>An application was made to the 20/21 Water Sustainability Grants to develop a web tool called <i>My Cool Yard</i>. This tool would help residents to view their property to see how well it is performing in relation to the neighbouring properties. Unfortunately, the application was unsuccessful and the AdaptWest team is now looking at alternative ways this resource could be funded. One option being explored is to develop a suite of tools around the nomenclature “My Cool xxxx” – see below.</p>
<p>Education and awareness raising</p>	<p>Develop resource - 'Designing and Constructing your Home'</p>	<p>Develop educational resource aimed at residents who are either building or renovating their home or looking at what role household greening (gardens) can play in ameliorating extreme heat conditions.</p>	<p>Further integration of the “My Cool xxxx” platform. AdaptWest will scope the opportunity to integrate the <i>My Cool Home</i> and <i>My Cool Yard</i> resources as a web tool aimed at educating and encouraging climate adaptive house and garden design.</p>

<p>Build Community Connectedness</p>	<p>Undertake climate change survey</p>	<p>AdaptWest will undertake a survey of community values to climate change</p>	<p>Survey has been developed. The survey's purpose is to test whether values in the AdaptWest plan are still current and / or whether there are new or emerging values within the community we need to be aware of. The survey will also aim to impart knowledge and inspire action-based responses for household climate adaptation.</p> <p>Specialist market research firm, Intuito has been appointed to review the survey questions to ensure data is relevant to give us a meaningful baseline and be repeatable in future years.</p> <p>AdaptWest aims to deploy the survey by March 2021 through council's Your Say platform.</p> <p>The survey will be used to further promote the Red Cross Climate Ready Communities program (see below).</p>
<p>Use risk assessment approaches to prioritise adaptation responses</p>	<p>Risk and governance assessment</p>	<p>Design and run a major public event in the region based on a heatwave and flood hypothetical</p>	<p>AdaptWest has applied for a Disaster Risk Reduction Grant via SAFECOM to run a hypothetical / scenario-based event in the region in the first half of 2021 (AdaptNow!)</p> <p>Due to potential Covid constraints, it will be designed as a 'hybrid' event using a combination of live and pre-recorded content. The event will be pitched towards the CALD (Culturally and Linguistically Diverse) communities and the Western Adelaide business sector with a focus on preparing and adapting to more extreme climate conditions. Event resources will be made available in a variety of formats and translated into the top 5 language represented in AdaptWest.</p>
<p>Risk and Governance assessment was undertaken across all three AdaptWest councils. The region scored very well in relation to comparable LGA's in Australia.</p>	<p>Outcomes of the Risk and Governance assessment communicated back to councils.</p>	<p>The Risk and Governance assessment was undertaken across all three AdaptWest councils. The region scored very well in relation to comparable LGA's in Australia.</p>	

<p>Climate Champions program with Red Cross</p>	<p>The Red Cross <i>Climate Ready Communities</i> program in AdaptWest region.</p>	<p>AdaptWest and the Red Cross will host the <i>Climate Ready Communities / Climate Champions</i> program.</p>	<p>The AdaptWest team is currently scoping a regional priority project as the next stage of this assessment. This project is expected to be concluded by June 2021.</p> <p>This program builds on the successful implementation by the Resilient South region however, unlike the Resilient South program, the AdaptWest training is designed to have a specific CALD (Culturally and Linguistically Diverse) outreach, aimed at engaging with the diversity of communities within the AdaptWest region.</p> <p>The first training sessions are scheduled for February / March 2021.</p>
--	--	--	--

CLIMATE CHANGE ADAPTATION GOVERNANCE ASSESSMENT

Climate Change Adaptation Governance Assessment Report for the City of West Torrens



Prepared for:

The City of West Torrens

Date/ Version:

8 September 2020/ Version 2

Prepared by:

Climate Planning and Edge Environment
Council documents downloaded 4 August 2019

Citation:

Climate Planning and Edge Environment 2020.
Climate Change Adaptation Governance
Assessment: Climate Change Adaptation
Governance Assessment Report for the City of
West Torrens, prepared for the City of West
Torrens, September 2020

Contact:

Donovan Burton
Climate Change Adaptation Specialist
Climate Planning
donovan@climateplanning.com.au

Dr Mark Siebentritt
Director
Edge Environment
mark.siebentritt@edgeenvironment.com

Caveat:

The information provided in the visualisations is the result of an analysis using Climate Planning's Informed.City™ tool, current as of the 4th August 2020. This analysis has limitations based on the scope and resources allocated for this project, and therefore users should discuss these limitations with the authors before relying on the information. The method used to develop the visualisations and its results is copyright and cannot be used by any party without prior written permission from Climate Planning. The results cannot be relied upon by any third party and is not designed to (and therefore cannot be used to) support any legal, financial or insurance-based decisions without written approval from Climate Planning.

© Climate Planning 2020



Executive Summary

The City of West Torrens engaged Climate Planning and Edge Environment to undertake an assessment of its climate change adaptation governance. This assessment indicates as to how well Council is incorporating climate change adaptation governance into their corporate processes and frameworks. The findings of this study include information collected from an online staff survey, results of the assessment of corporate documents, and findings from face-to-face meetings with representatives of the City of West Torrens. The report also provides a range of recommendations to assist the City of West Torrens in improving their climate change adaptation governance.

Methodology

The Project Team used Climate Planning's Informed.City™ platform to implement the project. The governance assessment for the City of West Torrens was undertaken in two stages:

- **Quantitative Assessment** - typology-based review of local government inclusion and influence of climate change in publicly available corporate documents. Also includes a survey of staff members' understanding of climate change impacts, their department's capacity to adapt and their perceived barriers and enablers to improved consideration of climate change in Council decision-making. The quantitative assessment was completed on the 4th of August 2020.
- **Qualitative Assessment** - qualitative analysis of local government consideration of climate change adaptation governance based on face-to-face meetings with key council staff members. These meetings were used to glean information about barriers and enablers to mainstreaming consideration of climate change. The qualitative assessment was conducted on the 6th, 7th, and 9th of July 2020.

Results and Specific Recommendations

The findings of this report bring together information obtained from the above two stages, with a summary of the key insights from the governance assessment presented below.

Quantitative assessment

The Project Team conducted a governance assessment of the City of West Torrens to explore how climate change was considered in their corporate documents. The City of West Torrens was assessed against ten quantitative governance indicators, with Figure 1 displaying Council's performance.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

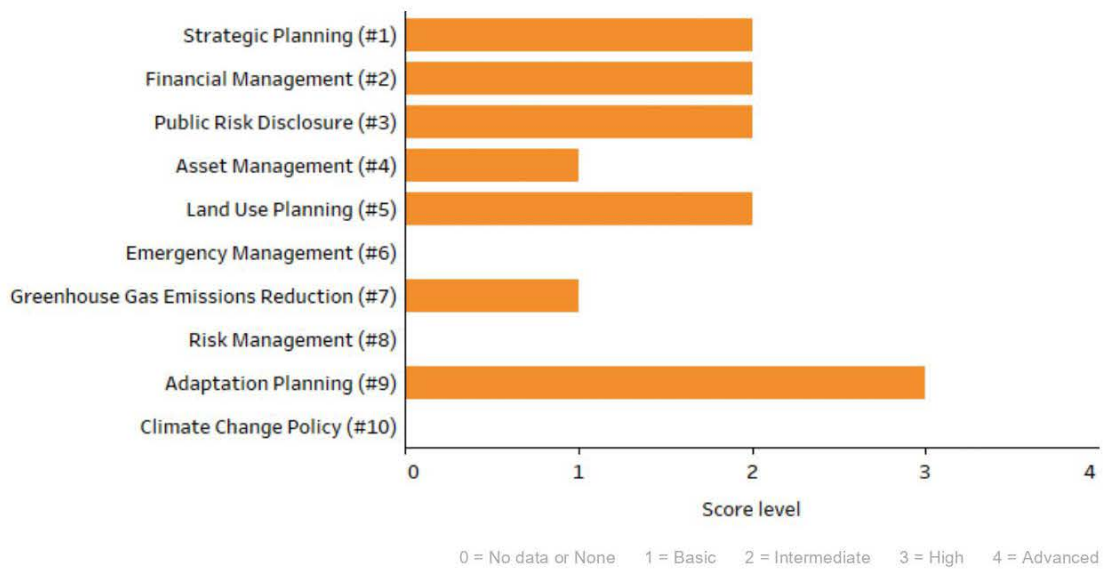


Figure 1: The City of West Torrens’s quantitative scores for climate change adaptation governance

Table 1 provides the recommended ‘first steps’ which council should consider implementing for each indicator to improve their climate change adaptation governance scores.

Table 1: Recommended ‘first steps’ which the City of West Torrens should implement to improve their governance scores

Indicator Type Tag	Level	Recommendation
Strategic Planning (#1)	Intermediate	To increase the score for this indicator (to ‘High’) the next revision of the Strategic Management Plan requires some examples of specific climate change actions spanning more than one council department. General phrases that will support a ‘High’ score include: “Council will explore how climate change adaptation and mitigation can be mainstreamed into decision making. Specifically, Council will be focusing on sea level rise (if it is a coastal Council) or heatwave risk (or bushfire etc.)”. Some resources should be allocated to staff capacity (e.g. conferences and training) as well as some specific technical support which may be required for some elements. However, the majority of support able to be gained from State Government guidelines and information reports as well as gleaning information from other councils through peer-to-peer learning.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Indicator Type Tag	Level	Recommendation
Financial Management (#2)	Intermediate	To increase the score for this indicator (to 'High') Council should undertake a review of key financial planning documents as soon as possible. As well as having general statements about climate change (e.g. in the introduction) ensure that some recognition of at least two specific risks and/or Council function (e.g. sea level rise and asset depreciation). An example of phrases in financial management plans and/or policies that will support an 'Intermediate' score include: "Council recognises that climate change may affect its financial performance and will seek to identify the most suitable means for identifying how climate change may affect financial management" and "Council will explore the financial ramifications that climate change may present on its asset value, depreciation and exposure to increased extreme events" and "Council will explore how climate change may affect the resourcing needs for operations (e.g. employment of a climate change officer, hiring of consultants, trialling innovative engineering measures, etc.)." Implementing this action requires minimal resourcing. However, the effect of financial management issues on other council functions (e.g. assets) are important to consider. For example, understanding whether staff capacity, capability and training needs are a barrier to understanding climate change and its financial implications in your council.
Public Risk Disclosure (#3)	Intermediate	To increase the score for this indicator (to 'High') Council should recognise climate change as a corporate strategic risk. As well as including general statements about climate change, elements in the risk register that will support a 'High' score require the specific consideration of at least two specific risks (e.g. increased flooding risks to Council assets and risk of increase heatwaves to the outside workforce). Implementing this action requires minimal time and resourcing, although a treatment option will require a better understanding and quantification of the risks, which may require expert help or improve staff capacity. Treatment options for climate risks could include land use planning responses, developer contributions and engineering solutions, to name a few.
Asset Management (#4)	Basic	To achieve an improvement in this governance score (to 'Intermediate') Council should include climate change in the introduction of the asset management planning documents and/or policies as well as give some specific reference to one of the known risks or assets that may be exposed to the effects of climate change. An example of the text that would help improve consideration is: "Council recognises that climate change is likely to affect asset life and functionality. As such in future reports and analysis Council will explore how climate change will affect assets". The asset management plan should also specify a prescribed response to one of the climate change issues. For example, "All council buildings in areas exposed to sea level rise will be retrofitted to handle short term inundation risks, through elevation of 600mm (this height is just an example) above the flood level and to manage the risks Council will undertake studies to identify alternative locations of the building/s to maintain adequate service delivery".
Land Use Planning (#5)	Intermediate	To increase the score for this indicator (to 'High') Council should have a detailed consideration of climate change in the Development Plan. A detailed consideration of climate change would be one that considers multiple physical climate change risks, preferably with a good consideration in the general provisions. The most suitable action is for Council to glean information from a Council with similar geography or population which has scored a minimum of 'Intermediate' in the Informed.City™ governance analysis. Council may be constrained by State policies and legislation to implement the above. If that is the case, then Council should lobby the State to enable it to have greater flexibility to incorporate climate change into its Development Plan.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Indicator Type Tag	Level	Recommendation
Emergency Management (#6)	None	To increase the score for this indicator (to 'Basic') the Council Emergency Management Plan (or similar instrument) must be amended to ensure that, at a minimum, climate change is referred to in the introduction. An example of phrases in a Council Emergency Management Plan that will support a 'Basic' score includes: "Climate change is likely to exacerbate many of the known disaster risks and affect those already especially vulnerable to natural hazards".
Greenhouse Gas Emissions Reduction (#7)	Basic	The 'Basic' score means that Council is concerned about global greenhouse gas emissions. To increase the score for this indicator (to 'Intermediate') Council should now formally identify a target that is achievable through energy efficiency and minimum outlay (e.g. a 20% -30% reduction on current emissions established to 2030). Council should state how it intends to broadly meet the targets. Ensure that energy savings are captured in financial reporting and inform the public of the return on investment.
Risk Management (#8)	None	To increase the score for this indicator (to 'Basic') requires minimal time and resourcing. Review the risk management policy as soon as possible and include climate change to achieve a 'Basic' score for this indicator. Examples of wording for the policy include: "Council recognises that climate change may exacerbate some risks and/or present new risks". Treatment options include undertaking scoping risk studies and improving Council's consideration of climate change in its core governance documents.
Adaptation Planning (#9)	High	This recommendation focusses the need for on a Council climate change adaptation strategy (or similar) as a local instrument (not just regional). A detailed local plan ensures ownership and can better align with internal governance and reporting. Ensure that a comprehensive Council adaptation strategy and/or action plan exists (for Council and the community). As a minimum include all of the following: key performance indicators, identified roles and responsibilities, the timing for delivery, linked to governance (mainstreaming), includes information from the community, and other key stakeholders. There will be an initial outlay of resources required to achieve this level of adaptation planning (e.g. undertake climate change risk assessments, quantify the number of Council assets exposed to risk, cost and prioritise adaptation actions, and assign roles and responsibilities).
Climate Change Policy (#10)	No data	No publicly available climate change policy (or similar corporate standard) was found to assess this score. Ensure that the relevant reports associated with this indicator are publicly available. Transparency supports community confidence in Council and enables businesses and residents to ascertain the extent of Council decision-making associated with climate change.

Qualitative assessment

During the face-to-face meetings, the Project Team asked representatives of the City of West Torrens a series of questions about climate change. These questions were used in a qualitative analysis to understand the issues, barriers and enablers for considering climate change in decision making for the City of West Torrens. The results for the qualitative assessment are categorised into the seven indicators. From these results, the Project Team have devised the following specific recommendations to assist the City of West Torrens in improving their climate change adaptation governance.

Indicator 11: Climate Risk Assessments

- 11.1 Undertake whole of organisation climate risk assessment that enables the identification of priority risks across all functions within Council.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

- 11.2 Agree on a process by which high priority projects, especially infrastructure projects or new developments, are subject to climate risk assessments prior to approval.
- 11.3 Identify the process by which climate risk assessment results can be better reflected in the Strategic Risk Register.

Indicator 12: Climate Legal Risk

- 12.1 Identify priority areas for climate legal risk advice, especially about the relative role of Council versus residents and the State Government.
- 12.2 Establish a service provider relationship for accessing legal advice.
- 12.3 Engage a legal expert to present to elected members about the current and emerging legal risks associated with climate change.
- 12.4 Ensure that legal risks associated with climate change are included in the risk register, until well managed.

Indicator 13: Staff Capacity and Resource Allocation

- 13.1 Review opportunities to embed capacity building into existing staff training, such as new employee inductions.
- 13.2 Develop a capacity-building program to continue to raise staff awareness about climate change impacts and how they can be managed within different Council functions. This should be an ongoing program similar to how workplace health and safety training is conducted across the organisation.

Indicator 14: Community/ Stakeholder Engagement

- 14.1 Develop a Climate Change Stakeholder Engagement Strategy, which identifies engagement objectives, target audiences, engagement channels, engagement with traditional owners, a schedule of activities, and key performance indicators. This should include issue-specific engagement (e.g. about coastal risks) as well as general awareness-raising.

Indicator 15: Institutional/ Intergovernmental Relationships

- 15.1 Seek to clarify the role of Council as compared with the State Government about managing climate risk.
- 15.2 Continue to support the AdaptWest project and identify opportunities for AdaptWest to support a community of practice approach.

Indicator 16: Climate Change Information

- 16.1 Develop a register of information requirements needed to inform key decisions that will be impacted on by climate change to identify where information gaps exist. This should be done as part of implementing a monitoring and evaluation plan and directed by a Climate Change Policy.

Indicator 17: Information Systems

- 17.1 Sponsor GovHacks and local hackathons with the focus being solely on climate change adaptation.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

- 17.2 Provide an annual publication of data collected in Council's accounting system on post extreme event/ disaster clean-up costs/ resource use. This will enable the community to see the changes over time.

Conclusion

The City of West Torrens has a very good consideration of climate change in its core governance documents and received several 'Intermediate' scores in the assessment. Importantly, it achieved scores in all but three of the governance indicators, including a 'High' in Adaptation Planning. Also, the 'Emergency Management' indicator is likely to achieve a 'Basic' score if Council's Emergency Management Framework is published online.

Most of the staff who were interviewed understood that climate change was an issue for their organisation and the community it represents. Council is exposed to several physical climate-related hazards, including, heatwaves, catchment flooding, large storms and coastal storm surge risk. These issues were recognised by the staff during face-to-face meetings. Although participants indicated that climate change risk is being considered in general, it was agreed that there is no single approach to climate risk assessment across Council. The cascading and transition risks of climate change were not well understood by most of those interviewed.

The fact that there were no formal directions relating to climate change in risk management and climate change policy may be the main reason that there is no single approach to how Council responds to climate change. The need for clearer climate change policy to drive action was also noted by staff in several interviews.

Although the City of West Torrens has a proactive public profile around climate change it does not have a current target of net zero greenhouse gas emissions. This presents a potential political risk to Council, as the public would most likely assume a proactive council to show leadership in greenhouse gas emissions reductions. A long-term plan for emissions reduction is in line with the UNFCCC Paris Agreement, to which Australia has already committed at a national level (e.g. net zero greenhouse gas emissions by 2050).

The fact that climate change is included in seven of the ten indicators is a very positive result. Very few of the more than 330 councils assessed using the Informed.City™ tool achieve a score in more than five indicators. The results of the quantitative assessment of publicly available documents likely place the City of West Torrens in the top 15th-20th per cent of councils in Australia regarding climate change adaptation governance. Whilst positive, there is still considerable room for improvement, with the main gaps related to public disclosure of the emergency management plan (which does reflect climate change), risk management and the lack of a climate change policy.

On a final note, the Project Team cannot stress enough the importance and value of disclosing these governance scores to the wider community and other local governments. The quantitative assessment is based on publicly available information and there are considerable benefits associated with disclosure. By sharing information at the very least with other local governments the framework for a community of practice can be established and benefit all participants.

Table of Contents

Executive Summary	i
List of Figures	viii
List of Tables	ix
List of Abbreviations	x
1 Introduction	1
1.1 Responding to Climate Change	1
1.2 A South Australian Context	1
1.3 Assessing Climate Change Adaptation Governance	2
2 About This Report	3
3 Methodology	3
3.1 Quantitative Assessment	3
3.1.1 <i>Keyword Analysis</i>	5
3.1.2 <i>Evaluation Matrices</i>	5
3.2 Qualitative Assessment.....	6
4 Results and Specific Recommendations	7
4.1 Results for Staff Governance Survey	7
4.2 Results and Recommendations for Quantitative Assessment	9
4.2.1 <i>Overview of Quantitative Assessment Results</i>	9
4.2.2 <i>Indicator 1: Strategic Planning</i>	10
4.2.3 <i>Indicator 2: Financial Management</i>	12
4.2.4 <i>Indicator 3: Public Risk Disclosure</i>	15
4.2.5 <i>Indicator 4: Asset Management</i>	17
4.2.6 <i>Indicator 5: Land Use Planning</i>	19
4.2.7 <i>Indicator 6: Emergency Management</i>	21
4.2.8 <i>Indicator 7: Greenhouse Gas Emissions Reduction</i>	23
4.2.9 <i>Indicator 8: Risk Management</i>	24
4.2.10 <i>Indicator 9: Adaptation Planning</i>	25
4.2.11 <i>Indicator 10: Climate Change Policy</i>	28
4.3 Results and Recommendations for Qualitative Assessment.....	30
4.3.1 <i>Indicator 11: Climate Risk Assessments</i>	30

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

4.3.2	<i>Indicator 12: Climate Legal Risk</i>	32
4.3.3	<i>Indicator 13: Staff Capacity and Resource Allocation</i>	33
4.3.4	<i>Indicator 14: Community/ Stakeholder Engagement</i>	34
4.3.5	<i>Indicator 15: Institutional/ Intergovernmental Relationships</i>	35
4.3.6	<i>Indicator 16: Climate Change Information</i>	37
4.3.7	<i>Indicator 17: Information Systems</i>	39
5	Conclusions	40
6	References	42
7	Appendices	44
	<i>Appendix A: Questionnaire from staff governance survey</i>	44
	<i>Appendix B: List of keywords used for quantitative assessment</i>	50
	<i>Appendix C: Questions used in the qualitative governance assessment</i>	50
	<i>Appendix D: Key terminology used in the quantitative assessment</i>	53

List of Figures

Figure 1: The City of West Torrens's quantitative scores for climate change adaptation governance	ii
Figure 2: Core Elements of Recommended Climate-Related Financial Disclosures (TCFD, 2016)	2
Figure 3: Number of the City of West Torrens staff members from each department who participated in the staff governance survey	8
Figure 4: The City of West Torrens's quantitative scores for climate change adaptation governance	9
Figure 5: Impact of climate change on the City of West Torrens's operations and procedures	11
Figure 6: Barriers hindering the City of West Torrens's ability to plan for climate change	13
Figure 7: The City of West Torrens's level of preparedness for responding to climate change impacts	21
Figure 8: Use of climate change risk assessments in the City of West Torrens departments	31
Figure 9: Enablers contributing to the City of West Torrens's ability to plan for climate change	36
Figure 10: Information sources commonly used by the City of West Torrens staff members to understand climate change impacts	38

List of Tables

Table 1: Recommended 'first steps' which the City of West Torrens should implement to improve their governance scores	ii
Table 2: Justification of climate change adaptation governance indicators for the quantitative assessment	4
Table 3: The City of West Torrens's corporate documents identified for the quantitative assessment	5
Table 4: Justification of climate change adaptation governance indicators for qualitative assessment	6
Table 5: Understanding of climate change impacts and adaptation for the City of West Torrens staff members.....	8
Table 6: The City of West Torrens's quantitative evaluation for climate change adaptation governance	10
Table 7: The City of West Torrens's indicator score for Strategic Planning	12
Table 8: The City of West Torrens's indicator score for Financial Management.....	14
Table 9: The City of West Torrens's indicator score for Public Risk Disclosure.....	16
Table 10: The City of West Torrens's indicator score for Asset Management	18
Table 11: The City of West Torrens's indicator score for Land Use Planning	20
Table 12: The City of West Torrens's indicator score for Emergency Management	22
Table 13: The City of West Torrens's indicator score for Greenhouse Gas Emissions Reduction	23
Table 14: The City of West Torrens's indicator score for Risk Management.....	25
Table 15: The City of West Torrens's indicator score for Adaptation Planning.....	27
Table 16: The City of West Torrens's indicator score for Climate Change Policy.....	29
Table 17: Types of information which would help the City of West Torrens staff members incorporate climate change into job.....	38

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

List of Abbreviations

CSIRO	Commonwealth Scientific and Industrial Research Organisation
CWMS	Community Wastewater Management System
FTE	Full-time equivalent
GCOM	Global Covenant of Mayors
ICT	Information communication technology
IPCC	Intergovernmental Panel on Climate Change
IPWEA	Institute of Public Works Engineering Australasia
KPI	Key performance indicator
NCCARF	National Climate Change Adaptation Research Facility
QLD	Queensland
SEMP	State Emergency Management Plan
SMP	Strategic management plans
TAS	Tasmania
TCFD	Task Force on Climate-related Financial Disclosures
UNFCCC	United Nations Framework Convention on Climate Change
ZEMC	Zone Emergency Management Committees
ZEMP	Zone Emergency Management Plan

1 Introduction

1.1 Responding to Climate Change

Climate change is a pressing issue for local government that is already manifesting as a legal, social, economic and environmental risk. Local governments make decisions that span generations (e.g. roll-out of infrastructure, planning for future settlements) and as such need to be actively assessing and responding to the direct and indirect risks that climate change presents. However, since climate change presents a plethora of direct and indirect challenges that are likely to change over time, it will be impossible to effectively manage the issue in an ad-hoc and reactive manner.

Climate change requires a focus on both mitigation and adaptation activities. Mitigation limits the long-term contribution of greenhouse gas emissions to global environmental change and adaptation responds to the impacts that will already be locked into the climate system. The integration of mitigation and adaptation activities act as drivers for a low carbon economy, accessing economic and social opportunities.

Robust decision-making frameworks minimise future uncertainty as issues and information emerge and become important. This has been identified as the priority for Australian local governments:

Local governments will better respond to the challenges of climate change in an environment where adaptive responsibilities are clear, response and evaluation frameworks are consistent across jurisdictions, approaches to mainstreaming climate change adaptation are implemented, and decisions are made on the basis of the best data and information. (National Climate Change Adaptation Research Facility (NCCARF), 2013)

1.2 A South Australian Context

South Australia was the first jurisdiction in Australia to introduce climate change-specific legislation – the *Climate Change and Greenhouse Emissions Reduction Act 2007* (the Act). The Act promotes climate change mitigation and adaptation action within South Australia that provides consistency with national and international schemes. In response to the Act, the Local Government Climate Change Adaptation Program was developed with the support of the Local Government Association Mutual Liability Scheme. This led to the first comprehensive assessment of climate risks across councils in South Australia, which were mostly undertaken over the period 2010 to 2011.

This initial experience with climate risk planning was built on following the release in 2012 of South Australia's adaptation framework "Prospering in Changing Climate: A Climate Change Adaptation Framework for South Australia". The framework outlined a consistent approach for the development of regional adaptation plans and delivery of integrated vulnerability assessments for all parts of the State. The resulting integrated vulnerability assessments and regional plans were completed over the period 2014 to 2017 and have been progressively implemented in most regions with the support of region-wide or council specific adaptation action plans.

1.3 Assessing Climate Change Adaptation Governance

The extent to which climate change risk and adaptation is considered in a local government’s core governance documents may affect the implementation of the organisation’s approach to climate change adaptation.

Measuring and monitoring indicators for climate change adaptation and mitigation governance provide a platform for a consistent approach. This allows local governments the ability to monitor and improve their performance over time. Initial focus and emphasis should be on a council’s adaptation governance. Unless it can be ensured that a council’s internal adaptive capacity is robust, that is its ability to respond to potential climate change impacts, then there is a risk that specific adaptation actions will be ad-hoc and constrained by limited resourcing and political support.

[Climate change] governance is not about the specific measure but the system and framework that supports the decision-making process...given the complexities and rapid emergence of regulations, evolving information and market responses, implementing [climate change] governance is the only way an organisation can truly maintain an effective response (Edwards, Burton, & Baker-Jones, 2017).

Understanding climate change governance may help decision-makers to estimate the vulnerability of a system to stress and address the underlying causes of vulnerability over time. It may help to support proactive decision-making by assisting organisations to identify both the risks and possible responses in advance and develop the capacity to implement the required actions.

The need to focus on climate change governance is gaining momentum in academic literature, United Nations publications and approaches, as well as in corporate disclosure frameworks (Clos, 2015). For example, disclosure of governance arrangements around climate-related risks and opportunities is a key component of the recommendations of the Financial Stability Board’s [Task Force on Climate-related Financial Disclosures](#) (TCFD) (see Figure 2).



Figure 2: Core Elements of Recommended Climate-Related Financial Disclosures (TCFD, 2016)

2 About This Report

This report presents the methodology and results of an analysis of the extent of climate change adaptation governance for the City of West Torrens. It includes the information collected from an online staff survey, results of the governance assessment, and findings from face-to-face meetings with representatives of the City of West Torrens. The report also provides a range of recommendations to assist the City of West Torrens in improving their climate change adaptation governance.

This assessment predominantly focuses on adaptation governance. Mitigation has been considered only regarding formal greenhouse gas emissions reduction targets. A detailed greenhouse gas emissions governance assessment requires an audit of baseline emissions data and data recording protocols (e.g. emissions scope, alignment to Australian standards etc.) – which is outside the scope of this project.

3 Methodology

This project uses Climate Planning's climate change adaptation governance assessment framework to understand how effectively climate change considerations are integrated into the corporate operations and governance for the City of West Torrens. The governance assessment was undertaken in two stages:











- **Quantitative Assessment** - typology-based review of local government inclusion and influence of climate change in publicly available corporate documents. Also includes a survey of staff members' understanding of climate change impacts, their department's capacity to adapt and their perceived barriers and enablers to improved consideration of climate change in Council decision-making.
- **Qualitative Assessment** - qualitative analysis of local government consideration of climate change adaptation governance based on face-to-face meetings with key council staff members. These meetings were used to glean information about barriers and enablers to mainstreaming consideration of climate change.

3.1 Quantitative Assessment

The quantitative assessment aimed to identify publicly available corporate documents for the City of West Torrens and undertake a deeper exploration into how climate change is considered in those governance documents. These corporate documents are the key governance documents that either drive the organisational decision-making or report on the effectiveness of those processes. The documents were assessed against ten quantitative indicators for climate change adaptation governance (see Table 2).

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Table 2: Justification of climate change adaptation governance indicators for the quantitative assessment

Indicator	Justification
 Strategic Planning	Strategic Planning documents direct how decision-makers in local government must discharge their responsibility under State legislation. Including considerations of climate change here will likely result in better likelihood for mainstreaming of climate change in the council's operations and financial structures.
 Financial Management	If ignored, the effects of climate change are likely to have a considerable impact on a council's financial performance. This includes costs associated with asset management, service delivery, legal risk and insurance. Climate change may also affect rateable property value and therefore have the potential to affect council's primary income stream.
 Public Risk Disclosure	There is an increasing demand in the private sector for a transparent approach to addressing climate-related risk. A transparent approach means public disclosure of risks. Over time councils can expect insurers and finance providers, amongst others, to request councils to disclose how they are addressing climate-related risk.
 Asset Management	Local governments have hundreds of millions (and in some cases billions) of dollars invested in assets. Some of the assets that councils maintain have a long life expectancy and as such may be exposed to direct and indirect climate change risks. This generates a potentially unexplored or under-quantified financial risk for local governments.
 Land Use Planning	Land use planning can play a critical role in climate change adaptation. Strategic and local planning decisions can both increase or decrease the exposure of human settlements to climate change impacts. If done well effective land use planning can support climate-resilient and low energy development.
 Emergency Management	There are significant opportunities to drive climate change adaptation decision making through emergency management planning. Adaptation has numerous supporting benefits for emergency management including the implementation of risk planning for disaster mitigation and preparedness, response capacity and minimising exposure to reoccurring situations.
 Greenhouse Gas Emissions Reduction	Climate change mitigation actions allow for exploration and promotion of resilient energy systems and passive solar design that may reduce human health-related issues as well as considerable energy savings. Furthermore, it is very likely that climate change adaptation will need to occur in a carbon-constrained economy.
 Risk Management	Climate change is a complex issue that will exacerbate existing risks and present new ones. Often climate change risk management is undertaken in an ad hoc way – resulting in inconsistent approaches within an organisation. Some direction that defines how climate change risk is identified and disclosed will greatly improve council's adaptation planning.
 Adaptation Planning	Best practice adaptation plans identify the actions required to mitigate specific risks and have mechanisms in place to respond to physical, transitional and liability risks. Adaptation planning helps to set key performance indicators and establish roles and responsibilities across council and more broadly.
 Climate Change Policy	An internal Climate Change Policy (or corporate standard/ statement of intent) allows the organisation to place a climate change lens over all of council's activities and use the existing system to drive adaptation, risk minimisation and transition to a lower-carbon economy. It can allow for the agreed use of information sources and specific triggers for change.

The quantitative assessment focusses specifically on an assessment of Council's corporate documents which are publicly available, which means they are accessible through an online platform (e.g. Council's website). An analysis of only public documents supports the growing recognition that disclosure of climate risk is an important element in climate change management. This is reinforced by Edwards et al. (2017) who state that "it is not enough to do the right thing, one must also be seen to be doing the right thing." The Paris Agreement recognises transparency as a fundamental principle in climate change management (both in actions and in governance). There is also an increasing call for local government disclosure of risk and governance responses by those

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

who re-insure local government risk. Proactive disclosure aids market decisions and also increases public trust in the government (Kim & Kim, 2007).

3.1.1 Keyword Analysis

The Project Team has identified 14 publicly available corporate documents from the City of West Torrens which align with the ten quantitative indicators of climate change adaptation governance (see Table 3). The team conducted a keyword analysis to identify how many words associated with climate change were present in Council's documents. Some of the words reviewed include 'climate change', 'sea level rise', 'adaptation' and 'greenhouse gas emissions' (a complete list of words can be found in Appendix A). If any of these words were identified, the Project Team undertook a closer analysis of the context to assess the extent of how they were considered in the documents.

Table 3: The City of West Torrens's corporate documents identified for the quantitative assessment

Indicator	Document Name
Strategic Planning (#1)	<ul style="list-style-type: none"> ▪ Towards 2025 Community Plan 2017
Financial Management (#2)	<ul style="list-style-type: none"> ▪ Budget and Annual Business Plan 2019-20
Public Risk Disclosure (#3)	<ul style="list-style-type: none"> ▪ Strategic Risk Review Report 2019-2020
Asset Management (#4)	<ul style="list-style-type: none"> ▪ Asset Management Policy 2014 ▪ Buildings Asset Management Plan 2017 ▪ Footpath Asset Management Plan 201 ▪ Recreation Open Space Asset Management Plan 2017 ▪ Roads Asset Management Plan 2017 ▪ Stormwater Asset Management Plan 2017 ▪ Vehicles Plant Equipment Asset Management Plan 2017
Land Use Planning (#5)	<ul style="list-style-type: none"> ▪ Development Plan 2020
Emergency Management (#6)	<ul style="list-style-type: none"> ▪ Western Adelaide Zone Emergency Management Plan 2018
Greenhouse Gas Emissions Reduction (#7)	
Risk Management (#8)	<ul style="list-style-type: none"> ▪ Enterprise Risk Management Policy 2015
Adaptation Planning (#9)	<ul style="list-style-type: none"> ▪ Western Adelaide Region Climate Change Adaptation Plan 2016
Climate Change Policy (#10)	

3.1.2 Evaluation Matrices

The Project Team assessed the corporate documents for each governance indicator using a scoring system developed by Climate Planning. The method is relatively simple as it uses scaled matrices with descriptions on a continuum between no consideration and an advanced consideration of climate change. The Project Team scored the corporate documents using a five-point scale which was tailored to each governance indicator in the quantitative assessment (these evaluation matrices are provided in Section 4.2).

Since the quantitative assessment relies on an analysis of the corporate documents, Council staff were not directly engaged for the quantitative indicators. Although, some findings obtained from the face-to-face meetings may inform and/ or provide context about some of the quantitative indicators and will, therefore, be presented in the results where relevant. However, they are not

Climate Change Adaptation Governance Assessment Report for the City of West Torrens








given any weight in the conclusions of this report (other than limitations/ barriers to mainstreaming noted by the staff).

The findings in this report are based on a quantitative assessment of the City of West Torrens that was completed on the 4th of August 2020.

3.2 Qualitative Assessment

The purpose of the qualitative assessment was to build a more complete representation of climate change adaptation by focussing on the complex drivers which could not be understood through an assessment of public corporate documents in the quantitative assessment. These drivers are captured in seven qualitative governance indicators (see Table 4).

Table 4: Justification of climate change adaptation governance indicators for qualitative assessment

Indicator	Justification
 Climate Risk Assessments	Climate change risk assessments are useful for identifying and quantifying the potential effects of climate change. They provide organisations with the critical information they need to understand the impacts that climate change may present. Risk assessments also help to identify and prioritise issues that require further investigation and/ or adaptation actions.
 Climate Legal Risk	Climate change is emerging more and more as a climate legal risk problem that governments, organisations and the community are attempting to understand, avoid and manage. The nature of climate legal risk for local governments is a minefield that can manifest itself in many ways. There is the potential that one lawsuit could erode a council's financial resilience.
 Staff Capacity and Resource Allocation	Monitoring councils' resource and staffing commitment to climate change is critical to supporting ongoing climate change adaptation. If a council only relies on external consultants for adaptation research and responses, then it is doing very little to support the improved internal adaptive capacity of its organisation. The overarching goal for adaptation should be to mainstream consideration of climate change across all council activities.
 Community/ Stakeholder Engagement	Connecting to the community is a core component for developing a safer, more resilient community. It is a local community who will bear the brunt of climate change impacts as they directly or indirectly contribute towards adaptation efforts (e.g. through increased insurance costs, taxes, and voluntary community actions).
 Institutional/ Intergovernmental Relationships	Climate change is a trans-boundary issue. Adaptation action (or inaction) by one stakeholder can both improve and erode the resilience of another. Economies of scale and collectively sharing knowledge can improve adaptation governance. The actions by a range of organisations have the potential to affect councils' resilience.
 Climate Change Information	Understanding the impacts of climate change requires access to climate change information. Whilst institutions such as NCCARF, CSIRO, and universities freely provide valuable publications on climate change risk and adaptation, obtaining climate change projections (e.g. from climate change models) is often a time consuming and expensive task, or one that can misalign with councils' timing needs.
 Information Systems	As the information technology age continues to shape our society it comes as no surprise to see that information services are playing an increasing role in supporting council operations and providing a new interface with the community it serves. Information communication technology networks such as social media platforms, websites and information portals have the potential to contribute significantly to councils' climate change adaptation ambitions.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

The Project Team undertook face-to-face meetings with representatives from the City of West Torrens. During the meeting conversations, representatives were asked a series of questions which the Project Team later used in a qualitative analysis to understand the issues, and barriers and enablers for considering climate change in decision making for the City of West Torrens. The information was obtained through a set of consistent questions aligned to the relevant themes. The series of core questions are provided at the end of this report (see Appendix B).

The results collected through the qualitative assessment are not directly attributed to a 'score'. The findings from this assessment are used to build a better understanding of some areas of these indicators that may not become evident through a reading of the documents in isolation. While findings will not be attributed to a score, the outcome will inform any discussion or recommendations. They will also be recorded for comparative review of future assessments.

The face-to-face meetings for Council were conducted on the 6th, 7th, and 9th of July 2020.

4 Results and Specific Recommendations

The results focus on interesting findings of the governance assessment as well as possible links drawn from a survey of staff members. This section first provides an overview of the results for the staff governance survey. It then addresses the results and specific recommendations for the quantitative and qualitative assessment separately. Any interesting findings from the face-to-face meetings or the staff governance survey which relate to a specific governance indicator have also been integrated into the results.

4.1 Results for Staff Governance Survey

Of the 73 staff members in the City of West Torrens who participated in the staff governance survey, a large proportion work in the Community and Recreation department (18 staff members, 25%). This is closely followed by the Planning and Development department which had 14 staff members (19%) participate in the online survey (see Figure 3).

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

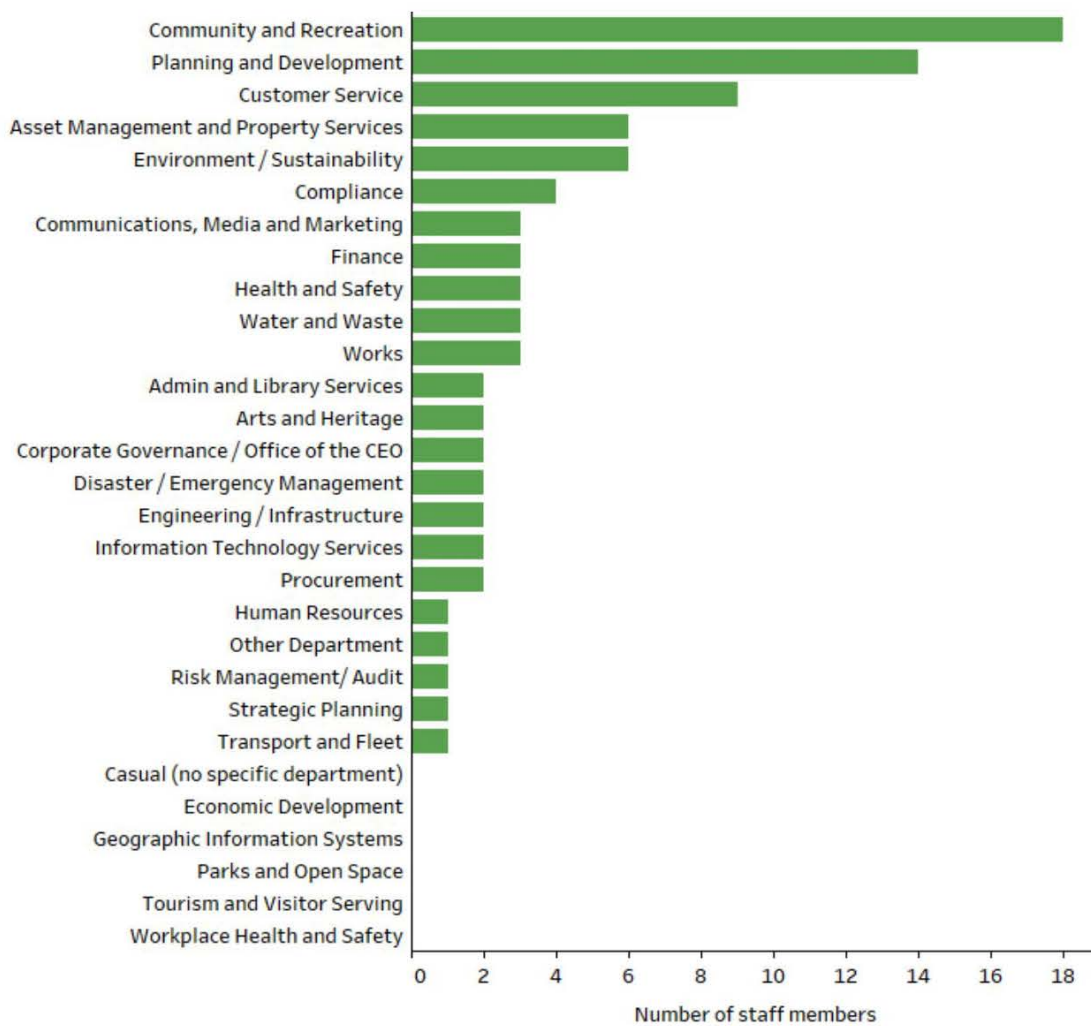


Figure 3: Number of the City of West Torrens staff members from each department who participated in the staff governance survey

The online survey found that 90% of respondents have some level of understanding of climate change impacts and adaptation. There were 38 staff members who stated that their understanding is limited, and 28 staff members who believed that they could comfortably incorporate/ consider climate change in their job (see Table 5). Furthermore, 46 respondents (68%) identified a good understanding of climate change as an enabler to Council’s ability to plan for climate change.

Table 5: Understanding of climate change impacts and adaptation for the City of West Torrens staff members

	Number of staff members	% of staff members
I am not sure of my understanding	4	5%
I have no understanding	3	4%
My understanding is limited	38	52%
I could comfortably incorporate/ consider climate change adaptation	28	38%
Total	73	100%

4.2 Results and Recommendations for Quantitative Assessment

The specific results of the quantitative assessment have been divided into the ten quantitative indicators of climate change adaptation governance. This section will elaborate on the City of West Torrens’s results for each governance indicator and provide specific recommendations for how council can transition to a higher score level. The analysis of each indicator will discuss the importance of the indicator, staff survey results, quantitative assessment results, and specific recommendations. Findings from the face-to-face meetings will be provided for relevant indicators.

Please note that only one recommendation has been provided for each indicator as a ‘first step’ for Council to transition to the next score level. These recommendations are specific to each level which means that completing one recommendation will only improve Council's score by one level. For this reason, there may be a range of recommendations which Council can implement to achieve a desired indicator score. For example, there are three specific recommendations which a council can implement to transition from 'Intermediate' to 'Advanced' for a particular indicator.

4.2.1 Overview of Quantitative Assessment Results

The Project Team conducted a governance assessment of the City of West Torrens to explore how climate change was considered in their corporate documents. the City of West Torrens was assessed against ten quantitative governance indicators, with Figure 4 displaying Council's performance.

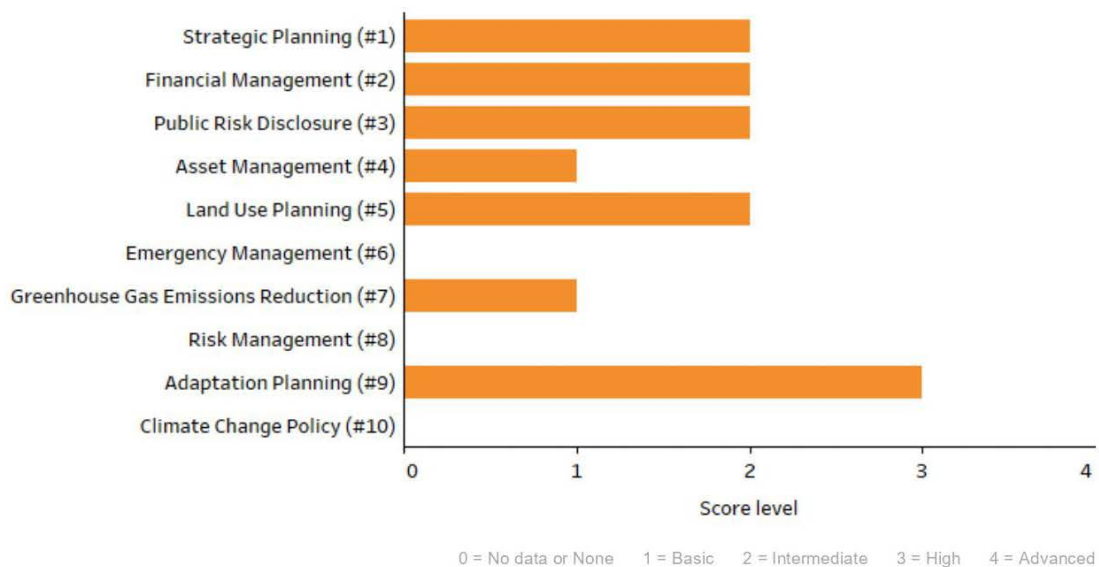


Figure 4: The City of West Torrens’s quantitative scores for climate change adaptation governance

The evaluation matrix (see Table 6) provides a summary of the City of West Torrens’s for each governance indicator including descriptions to explain how the indicators were assessed.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Table 6: The City of West Torrens's quantitative evaluation for climate change adaptation governance

Indicator	Level	Description
Strategic Planning (#1)	Intermediate	Prescribed responses/ guidance for one climate change issue (e.g. sea level rise) AND/OR one council function (e.g. land use planning) only.
Financial Management (#2)	Intermediate	Prescribed responses/ guidance for one climate change issue (e.g. sea level rise) AND/OR one council function (e.g. land use planning) only.
Public Risk Disclosure (#3)	Intermediate	Prescribed responses/ guidance for one climate change issue (e.g. sea level rise) AND/OR one climate change risk (e.g. infrastructure risk) only.
Asset Management (#4)	Basic	General statements about climate change (e.g. in the introduction) OR includes other keywords associated with managing climate change in a general context (e.g. greenhouse gas emissions).
Land Use Planning (#5)	Intermediate	Brief inclusion of climate change for one or more climate change issue AND/OR planning theme. Also includes objectives or desired outcomes for specific climate change considerations. May have some general strategies or suggested responses.
Emergency Management (#6)	None	No consideration of climate change (or associated keywords) in the emergency management plan/s.
Greenhouse Gas Emissions Reduction (#7)	Basic	A commitment or consideration to reduce greenhouse gas emissions is generally mentioned (either in greenhouse gas emissions documents, other core governance documents OR displayed on Council's website). Climate change target established to 2020 only.
Risk Management (#8)	None	No consideration of climate change (or associated keywords) in the risk management documents.
Adaptation Planning (#9)	High	Detailed responses for adaptation actions for both the Council and community. Does not have all the attributes listed in the 'Advanced' score level.
Climate Change Policy (#10)	No data	No publicly available (council endorsed) climate change policy was found. This includes an environment/ sustainability policy.

4.2.2 Indicator 1: Strategic Planning

Justification for this indicator

The strategic management plans (SMPs) are local government's core guiding documents that combine the community's aspirational vision, together with Council's commitments to actions to achieve these goals. Under Section 122 (1) of the *Local Government Act 1999*, "A council must develop and adopt plans (which may take various forms) for the management of its area, to be called collectively the strategic management plans" (Government of South Australia, 2019). These plans aim to identify the council's objectives for the area over a period of at least 4 years.

SMPs establish the vision, goals and objectives for a local government, as well as help shaped formal management processes. There is no prescribed format for Council SMPs and as such the information contained in them varies from council to council. Given the influence of the SMP, any consideration of climate change in the document/s is likely to assist local government adaptation decision-making.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Staff survey results

The online survey showed that 39 staff members (54%) believe that climate change is impacting Council's operations and procedures now and around 25% of respondents (18 staff members) believe it will be felt within the next 15 years (see Figure 5).

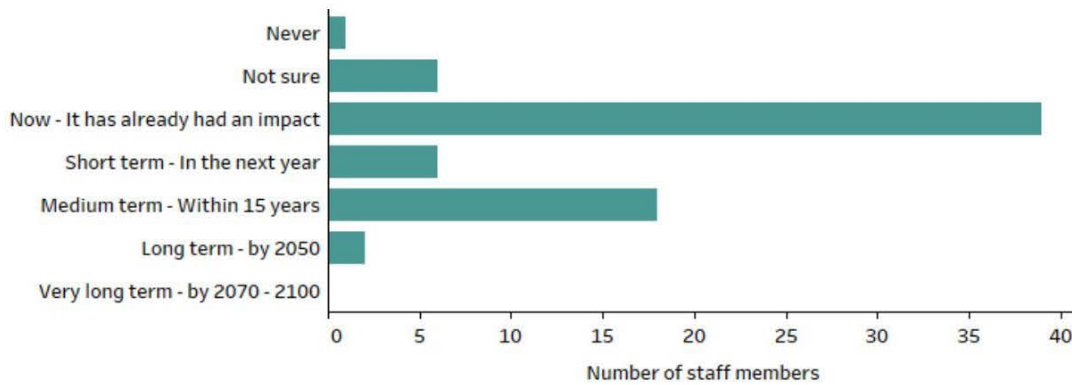


Figure 5: Impact of climate change on the City of West Torrens's operations and procedures

Quantitative assessment results

The Project Team reviewed the 'Towards 2025 - Community Plan 2017' for this indicator. The plan outlines short-term strategies to prepare for and respond to the challenges of a changing climate. These include:

- Reducing greenhouse gas emissions from Council's operations.
- Encouraging the community to adopt climate-friendly behaviour and practices.
- Working collaboratively with our partners, community and businesses to plan for, and adapt to, the impacts of a changing climate. (The City of West Torrens, 2017)

For this reason, the City of West Torrens scored 'Intermediate' for the Strategic Planning indicator (see Table 7).

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Table 7: The City of West Torrens's indicator score for Strategic Planning

Level (Score)	Indicator Description
No data	No publicly available Strategic Management Plan/s were found.
None (0)	No consideration of climate change (or associated keywords) in the Strategic Management Plan/s.
Basic (1)	General statements about climate change (e.g. in the introduction) OR includes other keywords associated with managing climate change in a general context (e.g. greenhouse gas emissions).
Intermediate (2)	Prescribed responses ¹ / guidance for one climate change issue ¹ (e.g. sea level rise) AND/OR one council function ¹ (e.g. land use planning) only.
High (3)	Detailed inclusion of climate change, but is limited to two climate change issues (e.g. sea level rise) AND/OR two council functions (e.g. land use planning).
Advanced (4)	Climate change is well-considered and includes responses to direct and indirect impacts ¹ .

¹ See Appendix C for definitions of prescribed responses, climate change issues, council functions, and direct and indirect impacts

Specific recommendations for quantitative assessment

The Project Team recommend the following as a first step for the City of West Torrens to transition from 'Intermediate' to 'High' in the Strategic Planning indicator:

To increase the score for this indicator (to 'High') the next revision of the Strategic Management Plan requires some examples of specific climate change actions spanning more than one council department. General phrases that will support a 'High' score include: "Council will explore how climate change adaptation and mitigation can be mainstreamed into decision making. Specifically, Council will be focusing on sea level rise (if it is a coastal Council) or heatwave risk (or bushfire etc.)". Some resources should be allocated to staff capacity (e.g. conferences and training) as well as some specific technical support which may be required for some elements. However, the majority of support able to be gained from State Government guidelines and information reports as well as gleaned information from other councils through peer-to-peer learning.

Findings from the face-to-face meetings

There was awareness amongst meeting participants that climate change was referred to in the West Torrens Towards 2025 Community Plan. It was noted by some that there was room for more inclusion of climate change in the next review of the Community Plan to provide improved direction about how climate change should be addressed at a whole-of-Council scale and to inform function-specific strategies and plans.

4.2.3 Indicator 2: Financial Management

Justification for this indicator

Climate change is increasingly seen as a financial management issue. The cost of direct and indirect impacts will cascade through the economy and affect costs associated with a local government's activities and responsibilities. For example, at a local level, changes in the productivity of the wine sector could impact wine and tourism businesses, while homes at risk from flood and fire could lead

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

to reduced property values in some areas. At an international level, increased extreme weather in Asia may disrupt global supply chains and affect the availability of certain goods and services for local governments, or increased litigation may affect local government insurance costs (general insurance and liability cover). The *Local Government Act 1999* requires local governments to prepare a Long-Term Financial Management Plan (s.122)(1a) and an Annual Business Plan (s. 123)(1) as part their system of financial management.

Furthermore, climate change adaptation requires initial and ongoing outlay of resources and commitment of staff time. Resource constraints and/or lack of financial commitment from local governments are often identified as a primary barrier to implementing climate change adaptation. In Climate Planning’s experience, it involves minimal resourcing for a council to achieve a ‘Basic’ or ‘Intermediate’ score for Financial Management, however, to reach the upper score ranges (‘High’ and ‘Advanced’) requires a more formal and strategic commitment.

Staff survey results

In the online survey, 39 staff members (58%) identified limited assigned funding as a barrier hindering Council's ability to plan for climate change, which ranked first in the collection of barriers (see Figure 6). On the other hand, 69% of respondents (47 staff members) acknowledged that an understanding the costs/ benefits of climate change adaptation actions is an enabler for climate change. Other enablers identified were external funding (33 staff members, 49%) and avoiding future unbudgeted costs (11 staff members, 16%).

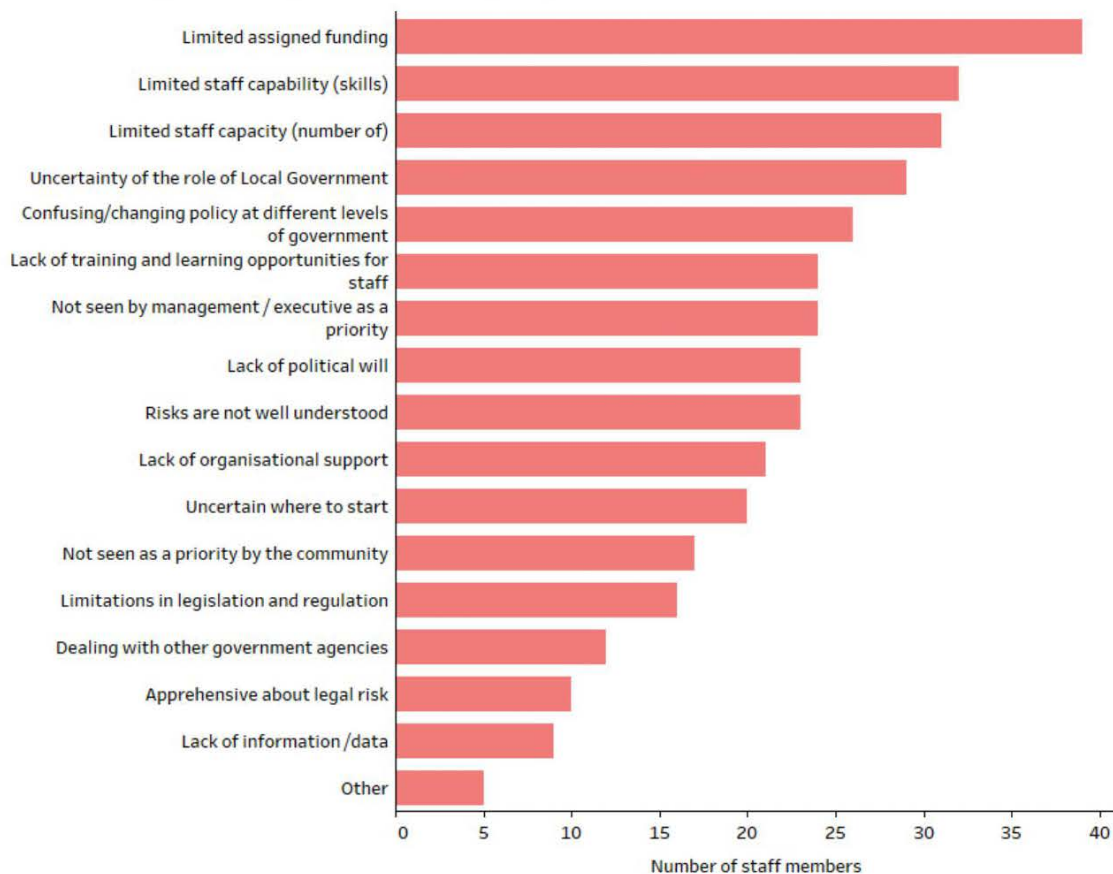


Figure 6: Barriers hindering the City of West Torrens's ability to plan for climate change

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Quantitative assessment results

The Project Team assessed the Budget and Annual Business Plan 2019-20 for this indicator. The plan aligns with the climate change objectives of the Community Plan and outlines the budget for the AdaptWest program. It also identifies the need to commit to carbon reduction initiatives as an emerging financial issue. This sees the City of West Torrens score 'Intermediate' for the Financial Management indicator (see Table 8).

Table 8: The City of West Torrens's indicator score for Financial Management

Level (Score)	Indicator Description
No data	No publicly available financial management documents ¹ were found.
None (0)	No consideration of climate change (or associated words) in the financial management documents ¹ .
Basic (1)	General statements about climate change (e.g. in the introduction) OR includes other keywords associated with managing climate change in a general context (e.g. greenhouse gas emissions).
Intermediate (2)	Prescribed responses ¹ / guidance for one climate change issue ¹ (e.g. sea level rise) AND/OR one council function ² (e.g. land use planning) only.
High (3)	Climate change adaptation is recognised in financial planning (more than one climate change issue AND/OR council function). But the financial management documents do not guide innovative finance or investment policies.
Advanced (4)	Climate change adaptation is well-budgeted for and resources allocated for mainstreaming. Consideration for climate change in investments and/or investment policies etc. is stated. Innovated finance mechanisms may also be encouraged.

¹ See Appendix C for definitions of documents, prescribed responses, climate change issues and council functions

Specific recommendations for quantitative assessment

The Project Team recommend the following as a first step for the City of West Torrens to transition from 'Intermediate' to 'High' in the Financial Management indicator:

To increase the score for this indicator (to 'High') Council should undertake a review of key financial planning documents as soon as possible. As well as having general statements about climate change (e.g. in the introduction) ensure that some recognition of at least two specific risks and/or Council function (e.g. sea level rise and asset depreciation). An example of phrases in financial management plans and/or policies that will support an 'Intermediate' score include: "Council recognises that climate change may affect its financial performance and will seek to identify the most suitable means for identifying how climate change may affect financial management" and "Council will explore the financial ramifications that climate change may present on its asset value, depreciation and exposure to increased extreme events" and "Council will explore how climate change may affect the resourcing needs for operations (e.g. employment of a climate change officer, hiring of consultants, trialling innovative engineering measures, etc.)." Implementing this action requires minimal resourcing. However, the effect of financial management issues on other council functions (e.g. assets) are important to consider. For example, understanding whether staff capacity, capability and training needs are a barrier to understanding climate change and its financial implications in your council.

Findings from the face-to-face meetings

Meeting participants were unsure of the extent to which climate change was addressed in financial planning documents. However, it was noted by some staff that extreme weather already has a financial impact on Council (e.g. flood risk, cooling costs) and it was likely to increase with climate change. Some participants stated that Council needed more of a 'financial hook' to get an improved mainstreaming of climate change into the organisation's operations and planning and were hesitant to take more action without this being developed.

4.2.4 Indicator 3: Public Risk Disclosure

Justification for this indicator

There is considerable evidence to suggest that climate change will have a material impact on a local government's operations and as such, it would be prudent to assess the consideration of climate change in Council's public risk registers. Currently, there is no regulatory requirement to maintain a public risk register however the *Local Government Act 1999* requires councils to manage their risks. However, Section 48 (aa1) of the *Local Government Act 1999* requires each Council to have prudential management "policies, practices and procedures" that must be applied to all Council projects, not just large ones (Government of South Australia, 2019).

There is increasing pressure for organisations to disclose their climate change related risks (e.g. Carbon Disclosure Project programs – which encourage organisations to publicly disclose climate risks). Over time councils can expect insurers and finance providers, amongst others, to request councils to disclose how they are addressing climate-related risk. Furthermore, the Paris Agreement (which Australia is a signatory to) maintains a strong focus on transparency and disclosure.

This level of transparency helps to inform businesses and the community about the emerging risks and control measures that a council is implementing (or intends to implement). Council should seek advice on which elements of climate change risk can be effectively disclosed.

Quantitative assessment results

The City of West Torrens' website was searched for a strategic risk register. Although a risk register was not found, the Project Team located a strategic risk report in an appendix of the 2019 Audit Committee Meeting Report. The Strategic Risk Review Report 2019-2020 identifies the 'Failure to plan for and monitor threats emerging as a result of climate change' as an extreme risk.

The report highlights Council's participation and commitment to the Western Adelaide Region AdaptWest Climate Change Adaptation Plan as their current controls to lessen the potential impacts of climate change. Council identified the following actions:

- AdaptWest Climate Change Adaptation Plan 2016 (approved by three Western Regional Councils).
- AdaptWest Completed Project (Urban heat mapping 2017, Smart irrigation trial)
- Funding Submission: National Disaster Resilience Program Grant Funding for Residential Building Retrofit for Climate Adaptation Project with The Energy Project
- CWT funded Project Officer 2019/20 (through internal budget) to implement the plan
- Western Adelaide Region Change Adaptation Plan Project Team (Governance) Structure
- monthly participation in AdaptWest Working Group. (City of West Torrens, 2019)

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

As a result, the City of West Torrens scored 'Intermediate' for the Public Risk Disclosure indicator (see Table 9).

Table 9: The City of West Torrens's indicator score for Public Risk Disclosure

Level (Score)	Indicator Description
No data	No publicly available risk register OR risk disclosure documents ¹ were found.
None (0)	No consideration of climate change (or associated keywords) in the public available risk register OR risk disclosure documents.
Basic (1)	General statements about climate change (e.g. in the introduction) OR includes other keywords associated with managing climate change in a general context (e.g. greenhouse gas emissions).
Intermediate (2)	Prescribed responses ¹ / guidance for one climate change issue ¹ (e.g. sea level rise) AND/OR one climate change risk ¹ (e.g. infrastructure risk) only.
High (3)	Detailed inclusion of climate change (more than one climate change issue AND/OR climate change risk), but is limited to responses to direct impacts ¹ of climate change.
Advanced (4)	Climate change is well-considered and includes responses to direct and indirect impacts ¹ .

¹ See Appendix C for definitions of documents, prescribed responses, climate change issues, climate change risks, and direct and indirect impacts

Specific recommendations for quantitative assessment

The Project Team recommend the following as a first step for the City of West Torrens to transition from 'Intermediate' to 'High' in the Public Risk Disclosure indicator:

To increase the score for this indicator (to 'High') Council should recognise climate change as a corporate strategic risk. As well as including general statements about climate change, elements in the risk register that will support a 'High' score require the specific consideration of at least two specific risks (e.g. increased flooding risks to Council assets and risk of increase heatwaves to the outside workforce). Implementing this action requires minimal time and resourcing, although a treatment option will require a better understanding and quantification of the risks, which may require expert help or improve staff capacity. Treatment options for climate risks could include land use planning responses, developer contributions and engineering solutions, to name a few.

Findings from the face-to-face meetings

Council staff indicated that business continuity and resilience was in the risk register and that they have a climate change line that was likely to get developed further. Staff stated that Strategic Risk Reviews are carried out on a six-monthly basis. Also, there is a specific Council Committee which audits these risks. The consensus was that if climate-related risks could be identified/quantified then the system would subsequently result in them being recorded in the risk register.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

4.2.5 Indicator 4: Asset Management

Justification for this indicator

Local governments have hundreds of millions (and in some cases billions) of dollars invested in assets. Some of the assets that councils maintain, or are likely to install and maintain, have a long life expectancy and as such may be exposed to direct and indirect climate change risks. A failure of asset management consideration generates a potentially unexplored or under-quantified financial risk for local governments. The *Local Government Act 1999* requires local governments to prepare an Infrastructure and Asset Management Plan (s.122)(1a).

In 2013, the Australian Standards released the voluntary standard AS5334-2013 Climate Change Adaptation Standard for Settlements and Infrastructure – a Risk-Based Approach. The fact that this standard has recently been developed signals that organisations are anticipating compliance requirements. Over time government agencies that provide infrastructure funding or co-funding to councils will likely require climate change to be considered in the delivery of projects. How a local government manages assets under climate change will be a key determinant in understanding a settlement's limits to adaptation.

Quantitative assessment results

The Project Team reviewed the following asset management documents for the Asset Management indicator:

- Asset Management Policy 2014
- Buildings Asset Management Plan 2017
- Footpath Asset Management Plan 2017
- Recreation Open Space Asset Management Plan 2017
- Roads Asset Management Plan 2017
- Stormwater Asset Management Plan 2017
- Vehicles Plant Equipment Asset Management Plan 2017

There was no consideration of climate change in the Asset Management Policy 2014. The Vehicles Plant Equipment Asset Management Plan 2017 includes general statements about the impact of climate change and greenhouse gas emissions on service delivery. This sees the City of West Torrens score 'Basic' for the Asset Management indicator (see Table 10).

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Table 10: The City of West Torrens's indicator score for Asset Management

Level (Score)	Indicator Description
No data	No publicly available asset management documents ¹ were found.
None (0)	No consideration of climate change (or associated keywords) in the asset management documents.
Basic (1)	General statements about climate change (e.g. in the introduction) OR includes other keywords associated with managing climate change in a general context (e.g. greenhouse gas emissions).
Intermediate (2)	Prescribed responses ¹ / guidance for one climate change issue ¹ (e.g. sea level rise) AND/OR one council function ¹ (e.g. land use planning) only.
High (3)	Detailed inclusion of climate change, but is limited to two climate change issues (e.g. sea level rise) AND/OR two council functions (e.g. land use planning).
Advanced (4)	Climate change is well-considered and includes responses to direct and indirect impacts ¹ .

¹ See Appendix C for definitions of documents, prescribed responses, climate change issues, council functions, and direct and indirect impacts

Specific recommendations for quantitative assessment

The Project Team recommend the following as a first step for the City of West Torrens to transition from 'Basic' to 'Intermediate' in the Asset Management indicator:

To achieve an improvement in this governance score (to 'Intermediate') Council should include climate change in the introduction of the asset management planning documents and/or policies as well as give some specific reference to one of the known risks or assets that may be exposed to the effects of climate change. An example of the text that would help improve consideration is: "Council recognises that climate change is likely to affect asset life and functionality. As such in future reports and analysis Council will explore how climate change will affect assets". The asset management plan should also specify a prescribed response to one of the climate change issues. For example, "All council buildings in areas exposed to sea level rise will be retrofitted to handle short term inundation risks, through elevation of 600mm (this height is just an example) above the flood level and to manage the risks Council will undertake studies to identify alternative locations of the building/s to maintain adequate service delivery".

Findings from the face-to-face meetings

Workshop participants stated that some assets are old and exposed to the effects of climate-related risks. For example, some buildings (e.g. Civic Centre) have ageing air conditioning and combined with poor insulation means that there is a genuine climate-related risk from heatwaves. In the past, Council has had water sprinklers installed on the roof to stop the risk of the air conditioning units failing. There was also concern expressed that existing air conditioning units may not be able to cope with projected future extreme heat and that this may require a change to the type of unit installed, which should be driven by changes to the Buildings Asset Management Plan.

Although climate change is not considered in the existing online version workshop, participants stated that climate change is included in the most recent asset management review (which is due for Council endorsement early 2021). The new asset management template comes from IPWEA and has a section which particularly responds to climate change. The Project Team cited elements of

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

the draft Asset Management Plan and are confident it is likely to score well for climate change if it is endorsed by Council.

4.2.6 Indicator 5: Land Use Planning

Justification for this indicator

Land use planning can play a critical role in climate change adaptation. Strategic and local planning decisions can both increase or decrease the exposure of human settlements to climate change impacts. Climate change is a risk multiplier for local government. The primary risk extends well beyond just sea level rise (which is conventionally exclusively considered) and can include increased riverine and urban flood risk, increased heatwaves, increased bushfire risks and the potential for increased intensity of extreme storm events to name a few. These risks can be minimised by effective land use planning.

Under South Australian legislation, "a development plan is a statutory policy document which guides the type of development that can occur within a council area" (Government of South Australia, 2018). Part 4 (s.9) of the *Planning Development and Infrastructure Act 2016* states that:

Until 1 July 2020, a Development Plan under the repealed Act (as in force at a relevant time) will have effect for the purposes of this Act as if it formed part of the Planning and Design Code (subject to the operation of this clause). (Government of South Australia)

Whilst councils' influence on a development plan may be constrained by overarching South Australian policies and/or legislation there is still a broad array of responses that local government can implement to manage the challenges associated with climate change.

Staff survey results

In the online survey, 39 staff members (61%) believe that statutory planning support is very helpful in adapting to climate change impacts.

Quantitative assessment results

The Project Team assessed Council's Development Plan 2020 for the Land Use Planning indicator. Climate change and sea level rise was mentioned in the following two objectives of the Coastal Areas theme:

- "Development only undertaken on land which is not subject to or that can be protected from coastal hazards including inundation by storm tides or combined storm tides and stormwater, coastal erosion or sand drift, and probable sea level rise.
- Development that can accommodate anticipated changes in sea level due to natural subsidence and probable climate change during the first 100 years of the development." (The City of West Torrens, 2020).

For this reason, the City of West Torrens scored 'Intermediate' for the Land Use Planning indicator (see Table 11).

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Table 11: The City of West Torrens's indicator score for Land Use Planning

Level (Score)	Indicator Description
No data	No publicly available Development Plan was found.
None (0)	No consideration of climate change (or associated keywords) in the Development Plan.
Basic (1)	General statements about climate change (e.g. in the introduction) OR includes other keywords associated with managing climate change in a general context (e.g. greenhouse gas emissions).
Intermediate (2)	Brief inclusion of climate change for one or more climate change issue ¹ AND/OR planning theme ¹ . Also includes objectives or desired outcomes for specific climate change considerations. May have some general strategies or suggested responses.
High (3)	Detailed inclusion of climate change for one or more climate change issue AND/OR planning theme (including detailed strategies or suggested responses). May need updating to reflect the most recent IPCC assessment report from the date of publication. May have also considered other planning instruments (e.g. guidelines).
Advanced (4)	A significant consideration is given to climate change. Importantly, the Development Plan also includes responses to indirect impacts ¹ of climate change. Must also reflect the latest science - most recent IPCC assessment report from the date of publication.

¹ See Appendix C for definitions of prescribed responses, climate change issues, planning theme, and direct and indirect impacts

Specific recommendations for quantitative assessment

The Project Team recommend the following as a first step for the City of West Torrens to transition from 'Intermediate' to 'High' in the Land Use Planning indicator:

To increase the score for this indicator (to 'High') Council should have a detailed consideration of climate change in the Development Plan. A detailed consideration of climate change would be one that considers multiple physical climate change risks, preferably with a good consideration in the general provisions. The most suitable action is for Council to glean information from a Council with similar geography or population which has scored a minimum of 'Intermediate' in the Informed.City™ governance analysis. Council may be constrained by State policies and legislation to implement the above. If that is the case, then Council should lobby the State to enable it to have greater flexibility to incorporate climate change into its Development Plan.

Findings from the face-to-face meetings

Concerns were raised about the new State Planning and Design Code, with some participants indicating that they believed Council would have less control than under current conditions to inform decision making for siting and design of homes to account for local natural hazards.

Some participants explained that the latest iteration of the *Landscapes Act 1999* has some good consideration of climate change included, which will then likely cascade into local government decisions.

Catchment flooding and urban heat were the most significant natural hazards of concern cited for land use planning under climate change. While sea level rise was identified as an issue for coastal councils in general, it was noted that Council has limited exposure to this hazard.

4.2.7 Indicator 6: Emergency Management

Justification for this indicator

There are some great opportunities to drive climate change adaptation decision making through local government emergency management planning. Adapting to the effects of climate change has numerous supporting benefits for emergency management including the implementation of risk planning for disaster mitigation and preparedness, building appropriate response capacity and minimising exposure to reoccurring situations. Consideration of the long-term trends of climate change is fundamental for assessing risks, while still maintaining the ability to respond to unanticipated events, and ensuring that emergency management is approached from a planning and mitigation perspective rather than purely as a responsive entity.

Under Section 9 (1e) of the *Emergency Management Act 2004*, the State Emergency Management Plan (SEMP) establishes eleven Zone Emergency Management Committees (ZEMCs) which are responsible for ensuring effective emergency risk management at the zone level. A key role of the ZEMCs is to develop a Zone Emergency Management Plan (ZEMP) to address residual risk and evaluate treatment options (Government of South Australia, 2016). As well as having a ZEMP some councils also have local emergency management plans or business interruption plans. To achieve the 'Advanced' score in this assessment, a council must have a local emergency management plan (or similar) that comprehensively considers climate change.

Staff survey results

The online survey revealed that staff members are undecided as to whether the City of West Torrens is prepared (or not) for responding to climate change impacts, with an equal spread in the number of responses (35%). Interestingly, there are another 23 staff members (32%) who were unsure of Council's level of preparedness for climate change (see Figure 7). It should also be noted that two staff members from the Disaster/ Emergency Management department participated in the online survey.

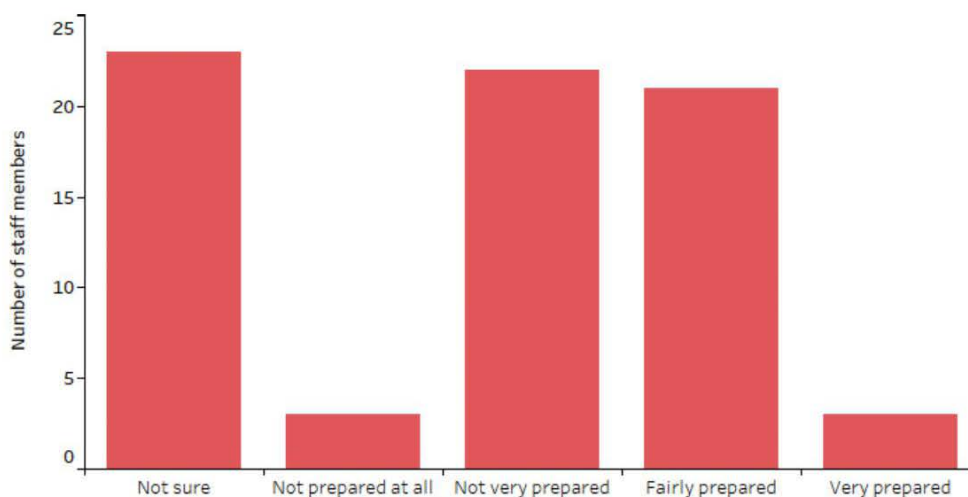


Figure 7: The City of West Torrens's level of preparedness for responding to climate change impacts

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Quantitative assessment results

A council emergency management plan for the City of West Torrens was not found or publicly available. The Project Team assessed the Western Adelaide Zone Emergency Management Plan 2018, however, there was no mention of climate change (or related keywords) in this regional plan. As a result, the City of West Torrens scored 'None' for the Emergency Management indicator (see Table 12).

Table 12: The City of West Torrens's indicator score for Emergency Management

Level (Score)	Indicator Description
No data	No publicly available emergency management plan/s was found.
None (0)	No consideration of climate change (or associated keywords) in the emergency management plan/s ¹ .
Basic (1)	General statements about climate change (e.g. in the introduction) OR includes other keywords associated with managing climate change in a general context (e.g. greenhouse gas emissions).
Intermediate (2)	Considers climate change issues ³ in at least one element of emergency management (e.g. plan for increased heatwaves) in either a council or regional emergency management plan.
High (3)	Considers climate change issues in two or more elements of emergency management (e.g. plan for increased heatwaves) in a council emergency management plan.
Advanced (4)	A council emergency management plan exists and considers climate change issues in all elements of emergency management (e.g. provides climate scenarios, links to international and national leading standards, includes other council climate studies etc).

¹ See Appendix C for definitions of climate change issues

* If a regional document is searched then a localised adjustment is applied for coastal hazards. This may mean that a coastal council may score differently to an inland council for the same regional plan.

Specific recommendations for quantitative assessment

The Project Team recommend the following as a first step for the City of West Torrens to transition from 'None' to 'Basic' in the Emergency Management indicator:

To increase the score for this indicator (to 'Basic') the Council Emergency Management Plan (or similar instrument) must be amended to ensure that, at a minimum, climate change is referred to in the introduction. An example of phrases in a Council Emergency Management Plan that will support a 'Basic' score includes: "Climate change is likely to exacerbate many of the known disaster risks and affect those already especially vulnerable to natural hazards".

Findings from the face-to-face meetings

The staff at the workshop noted that the City of West Torrens Emergency Management Framework generally mentions climate change regarding Council's participation and contribution to the AdaptWest Climate Change Adaptation Plan. If this document was to be made publicly available, then it is likely that it would score a 'Basic' for this indicator.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

4.2.8 Indicator 7: Greenhouse Gas Emissions Reduction

Justification for this indicator

Climate change mitigation actions are listed as a core governance process for adaptation, as they allow for an exploration and promotion of resilient energy systems and passive solar design that may reduce human health-related issues (e.g. heat stress), as well as considerable energy savings. Furthermore, it is likely that all climate change adaptation will need to occur in a carbon-constrained economy.

Understanding the nexus between the two is an important element of adaptation. Many infrastructure-based adaptation actions (e.g. sea walls) are carbon-intensive and as such local governments will need to consider this in any cost-benefit analysis.

Quantitative assessment results

The Project Team searched for a climate change target in Council's greenhouse gas emissions documents, other core governance documents identified in the quantitative assessment, and on Council's website. Council's Community Plan 2017 aims to reduce greenhouse gas emissions from Council's operations by installing solar panels, using energy efficient devices, and introducing electric and hybrid cars to its fleet (The City of West Torrens, 2017). However, the Project Team did not find a climate change target for reducing greenhouse gas emissions. For this reason, the City of West Torrens scored 'Basic' for the Greenhouse Gas Emissions Reduction indicator (see

Table 13).

Table 13: The City of West Torrens's indicator score for Greenhouse Gas Emissions Reduction

Level (Score)	Indicator Description
No data	No publicly available greenhouse gas emissions documents were found (includes core governance documents).
None (0)	No consideration to reduce greenhouse gas emissions was found in any of the core governance documents OR displayed on Council's website. Council does not have a climate change target.
Basic (1)	A commitment or consideration to reduce greenhouse gas emissions is generally mentioned (either in greenhouse gas emissions documents, other core governance documents OR displayed on Council's website). Climate change target established to 2020* only.
Intermediate (2)	Climate change target established to 2030 (or one other single date) but minimal information on existing greenhouse gas emissions. No target for carbon neutrality.
High (3)	Climate change target established out 2050 but no target for carbon neutrality. Information on Council's current/ historical greenhouse gas emissions is provided.
Advanced (4)	Climate change target and aim for carbon neutrality by or before 2050.

* If in a future assessment the year 2020 has passed, then the emissions reduction target MUST be established to 2025

Specific recommendations for quantitative assessment

The Project Team recommend the following as a first step for the City of West Torrens to transition from 'Basic' to 'Intermediate' in the Greenhouse Gas Emissions Reduction indicator:

The 'Basic' score means that Council is concerned about global greenhouse gas emissions. To increase the score for this indicator (to 'Intermediate') Council should now formally identify a target

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

that is achievable through energy efficiency and minimum outlay (e.g. a 20% -30% reduction on current emissions established to 2030). Council should state how it intends to broadly meet the targets. Ensure that energy savings are captured in financial reporting and inform the public of the return on investment.

Findings from the face-to-face meetings

Participants stated that while there was a strong interest in emissions reduction activities a target does not currently exist. It was noted by participants that a carbon footprint report and emissions reduction targets were in the process of being reviewed. However, the responsible officer has been on leave and it was indicated that it was likely that targets and emissions reduction activities were likely to be adopted by Council in the future. Once adopted, it was hoped that a target would help drive further consideration of emissions reduction for energy, fleet and waste management.

It was also noted by some staff that the City of West Torrens recently joined the Global Covenant for Mayors (GCOM) Climate and Energy Program.

4.2.9 Indicator 8: Risk Management

Justification for this indicator

The Risk Management indicator assesses the extent to which climate change is embedded into Council's traditional risk management policies or strategies. While complementary, it is different from the information captured in Indicator 3: Public Risk Disclosure by taking a more high-level approach to risk management.

Climate change is a complex issue that will exacerbate existing risks and present new ones. Some direction that mandates how climate change risk is identified and disclosed will greatly improve Council's adaptation planning. If a local government does not know what is at risk and the consequences of those risks, then they are unlikely to implement adaptation actions.

Staff survey results

In the online survey, 23 staff members (34%) believe that misunderstood risks are barriers to Council's ability to plan for climate change. Nevertheless, 40% of respondents (27 staff members) recognised that effective risk management practices would better enable the City of West Torrens to plan for climate change.

Quantitative assessment results

The Project Team assessed the Enterprise Risk Management Policy 2015 for this indicator. Since there was no consideration of climate change (or related keywords) this policy, the City of West Torrens scored 'None' for the Risk Management indicator (see Table 14).

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Table 14: The City of West Torrens's indicator score for Risk Management

Level (Score)	Indicator Description
No data	No publicly available risk management documents ¹ were found.
None (0)	No consideration of climate change (or associated keywords) in the risk management documents.
Basic (1)	General statements about climate change (e.g. in the introduction) OR includes other keywords associated with managing climate change in a general context (e.g. greenhouse gas emissions).
Intermediate (2)	Prescribed responses ¹ / guidance for one climate change issue ¹ (e.g. sea level rise) AND/OR one climate change risk ¹ (e.g. infrastructure risk) only.
High (3)	Detailed inclusion of climate change (more than one climate change issue AND/OR climate change risk), but is limited to responses to direct impacts ¹ of climate change.
Advanced (4)	Climate change issues AND/OR climate change risks should be considered in all risk decision-making. Must include responses to indirect impacts ¹ of climate change.

¹ See Appendix C for definitions of documents, prescribed responses, climate change issues, climate change risks, and direct and indirect impacts

Specific recommendations for quantitative assessment

The Project Team recommend the following as a first step for the City of West Torrens to transition from 'None' to 'Basic' in the Risk Management indicator:

To increase the score for this indicator (to 'Basic') requires minimal time and resourcing. Review the risk management policy as soon as possible and include climate change to achieve a 'Basic' score for this indicator. Examples of wording for the policy include: "Council recognises that climate change may exacerbate some risks and/or present new risks". Treatment options include undertaking scoping risk studies and improving Council's consideration of climate change in its core governance documents.

Findings from the face-to-face meetings

The consensus was that the risk management framework was designed in a way that could reflect climate-related risks, even if it was not explicitly embedded in the risk management framework. As was mentioned earlier in this report, staff noted that if climate-related risks could be identified/quantified then the system would subsequently result in them being recorded in the risk register. Some staff indicated that it would likely require a clear direction from senior staff or policy to ensure that this was undertaken.

4.2.10 Indicator 9: Adaptation Planning

Justification for this indicator

A Climate Change Adaptation Plan helps council implement a staged process for adapting to climate change. Good practice adaptation plans also identify the actions required for specific risks and has mechanisms in place to respond to direct and indirect climate change risks. In particular, good practice adaptation planning helps to:

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

- clarify roles and responsibilities,
- identify prioritised activities and focus areas,
- allocate resourcing,
- identify triggers for action or change/review,
- establish monitoring and evaluation mechanisms, and
- effectively manage any maladaptation risks.

South Australia's Strategic Plan (recently repealed) specifies "the development of regional climate change adaptation plans in all State Government regions by 2016" (Government of South Australia, 2012). This is also supported by South Australia's adaptation framework, 'Prospering in Changing Climate: A Climate Change Adaptation Framework for South Australia' which:

recognises that climate change and its economic, social and environmental impacts will vary across South Australia and therefore provides for the development of locally relevant adaptation responses across the 12 existing State Government regions. (Government of South Australia, 2012)

Staff survey results

In the online survey, 14 staff members acknowledged having trained for climate change adaptation (22% of respondents surveyed). There was some diversity in where staff members received their adaptation training, with it being from a university or TAFE subject (7), a consultant (4), peak body training package (3), other training (2). Interestingly, 65% of respondents (41 staff members) believe that case studies in effective adaptation planning, strategies and implementation would be very helpful in adapting to climate change impacts.

Quantitative assessment results

The Project Team assessed the Western Adelaide Region Climate Change Adaptation Plan 2016 for this indicator. The Western Adelaide Region Climate Change Adaptation Plan 2016 is Council's regional climate change adaptation plan. It was developed through collaboration between the Cities of Charles Sturt Adelaide Enfield, West Torrens, and Port Adelaide Enfield as part of the AdaptWest project. The AdaptWest project seeks to identify the implication of climate change and provide strategies to help the western community respond and build resilience to climate change (AdaptWest, 2020). The plan provides a coordinated and collaborative response to climate change and identifies adaptation priorities for the Western Adelaide Region (URPS, 2016). This sees the City of West Torrens score 'High' for the Adaptation Planning indicator (see Table 15).

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Table 15: The City of West Torrens's indicator score for Adaptation Planning

Level (Score)	Indicator Description
No data	No publicly available climate change adaptation strategy and/or action plan* (or similar council-wide strategy/ action plan that drives adaptation planning) were found.
None (0)	No consideration of climate change (or associated keywords) in the climate change adaptation strategy and/or action plan.
Basic (1)	Focussed on one specific climate change issue ¹ AND/OR one council function ¹ with only summary statements for adaptation provided (not the whole of Council).
Intermediate (2)	Summary statements for more than one climate change issue AND/OR council function provided but only for Council activities (not community). Time frames for adaptation actions also allocated.
High (3)	Detailed responses for adaptation actions for both the Council and community. Does not have all the attributes listed in the 'Advanced' score level.
Advanced (4)	A council adaptation strategy and/or action plan exists. It must include ALL of the following: key performance indicators, identified roles and responsibilities, the timing for delivery, linked to governance (mainstreaming), includes information from the community, and other key stakeholders.

¹ See Appendix C for definitions of climate change issues and council functions

* If a regional document is searched then a localised adjustment is applied for coastal hazards. This may mean that a coastal council may score differently to an inland council for the same regional plan.

Specific recommendations for quantitative assessment

The Project Team recommend the following as a first step for the City of West Torrens to transition from 'High' to 'Advanced' in the Adaptation Planning indicator:

This recommendation focusses the need for on a Council climate change adaptation strategy (or similar) as a local instrument (not just regional). A detailed local plan ensures ownership and can better align with internal governance and reporting. Ensure that a comprehensive Council adaptation strategy and/or action plan exists (for Council and the community). As a minimum include all of the following: key performance indicators, identified roles and responsibilities, the timing for delivery, linked to governance (mainstreaming), includes information from the community, and other key stakeholders. There will be an initial outlay of resources required to achieve this level of adaptation planning (e.g. undertake climate change risk assessments, quantify the number of Council assets exposed to risk, cost and prioritise adaptation actions, and assign roles and responsibilities).

Findings from the face-to-face meetings

The participants interviewed had a general awareness of the Western Adelaide Region Climate Change Adaptation Plan. The 'AdaptWest' partnership was often referred to in the conversations as being an important lever that would support the mainstreaming of climate change into the organisation. The AdaptWest Coordinator was widely recognised and referred to in the discussions with workshop participants. The regional plan and coordinating arrangements were identified as being a driver for work concerning urban heat, tree canopy cover and water sensitive urban design.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

4.2.11 Indicator 10: Climate Change Policy

Justification for this indicator

An internal climate change policy (or corporate standard) allows the organisation to place a climate change lens over all of a council's activities and use the existing system to drive adaptation. It can allow for the consistent application of standards, agreed use of information sources and specific triggers for change. Staff members in local government have a range of viewpoints regarding the existence of climate change. Adopting a formal policy places limitations on the extent that personal viewpoints affect the professional judgments of people who may be sceptical or deny the existence of climate change.

A formal policy can also drive concerted action for staff members who are complacent regarding the effects of climate change. There is evidence to suggest that the creation of a policy has helped other local governments to affect change. This has been an effective trigger for change in other local governments such as Kingborough Council (TAS), Mackay Regional Council (QLD) and Whitsunday Regional Council (QLD).

Staff survey results

The survey shows that 48 staff members (75%) believe that internal policies which direct action on climate change (e.g. a climate change policy) are very helpful in adapting to climate change impacts.

Quantitative assessment results

The Project Team searched the City of West Torrens' website for a climate change policy (which includes adaptation) and/or an environment/ sustainability policy, however, no relevant policies were found. This sees the City of West Torrens score 'No data' for the Climate Change Policy indicator (see Table 16).

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Table 16: The City of West Torrens's indicator score for Climate Change Policy

Level (Score)	Indicator Description
No data	No publicly available (council endorsed) climate change policy was found. This includes an environment/ sustainability policy.
None (0)	No consideration of climate change (or associated keywords) in the climate change policy OR environment/ sustainability policy.
Basic (1)	Climate change is considered in either a climate change policy OR environment/ sustainability policy. There are prescribed responses ¹ / guidance for one climate change issue ² (e.g. sea level rise) AND/OR one council function ³ (e.g. land use planning) only. Alternatively, a 'Basic' score can be achieved if council have publicly declared a climate emergency.
Intermediate (2)	Climate change is considered in either a climate change policy OR environment/ sustainability policy. Detailed inclusion of climate change, but is limited to two climate change issues (e.g. sea level rise) AND/OR two council functions (e.g. land use planning).
High (3)	A specific climate change policy exists and considers numerous climate change issues. Must also reflect the latest science - most recent IPCC assessment report from the date of publication. Does not have all the attributes listed in the 'Advanced' score level.
Advanced (4)	A comprehensive climate change policy exists. It must include ALL of the following: key performance indicators, identified roles and responsibilities, the timing for delivery, linked to governance (mainstreaming), community and/or stakeholder engagement.

¹ See Appendix C for definitions of prescribed responses, climate change issues and council functions

Specific recommendations for quantitative assessment

The Project Team recommend the following as a first step for the City of West Torrens to transition from 'No data' to 'None' in the Climate Change Policy indicator:

No publicly available climate change policy (or similar corporate standard) was found to assess this score. Ensure that the relevant reports associated with this indicator are publicly available.

Transparency supports community confidence in Council and enables businesses and residents to ascertain the extent of Council decision-making associated with climate change.

Findings from the face-to-face meetings

No formal corporate climate change policy was identified by participants during the face to face meetings. Participants indicated that a corporate climate change policy would be a good mechanism to help facilitate further mainstreaming of climate change into Council's operations. This type of clear direction on the need to act was identified as being important by staff from across teams and that without it, some staff may be unwilling to actively consider climate change.

4.3 Results and Recommendations for Qualitative Assessment

The results for the qualitative assessment focus on the seven indicators that are identified as key drivers for implementing climate change adaptation governance. The analysis of each indicator will discuss the importance of the indicator, staff survey results, qualitative assessment results, and specific recommendations.

4.3.1 Indicator 11: Climate Risk Assessments

Justification for this indicator

Climate change risk assessments provide organisations with the critical information they need to understand the impacts that climate change may present. Risk assessments take many forms, although in Australia most of them tend to follow the ISO Risk Assessment Framework AS31000.

Understanding specific risks is a complex task, and undertaking detailed risk assessments can be expensive, time-consuming and involve numerous experts and stakeholders. Because of these limitations, many local governments have opted for scoping or high-level risk assessments. Scoping risk assessments involve a smaller number of climate change scenarios and local governments are usually focussed on Council's corporate risks (as opposed to also understanding environmental, social and economic risks).

Although scoping assessments are always useful for quickly identifying general risks and areas that require further investigation, their ability to accurately reflect the level of risk is limited by the investment in time and resources that go into them.

Staff survey results

In the online survey, respondents were asked if their department uses climate change risk assessments to inform decision making (see Figure 8). The results indicate more staff members who do not use climate change risk assessments, with 41% responding 'No' (30 staff members). Also, four staff members (5%) stated that their department uses climate change risk assessments regularly, and another 19 staff members (26%) identified using risk assessments only sometimes. Interestingly, there are 39 staff members (61%) who believe that guidance on risk assessment and reducing risk exposure for councils would be very helpful in adapting to climate change impacts.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

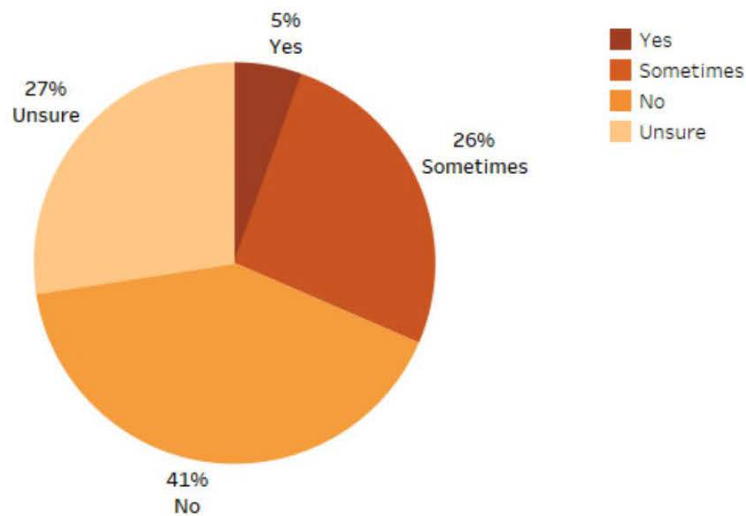


Figure 8: Use of climate change risk assessments in the City of West Torrens departments

Qualitative assessment results

During the face-to-face meetings, there was a general understanding of the potential risk of climate change to Council functions. Although participants indicated that climate change risk is being considered in general, it was agreed that there is no single approach to climate risk assessment across Council.

It was noted that some recent events had raised awareness about how climate change could impact Council assets, such as heavy rainfall causing localised flooding or increased heatwaves placing staff and community at risk if ageing buildings cannot be retrofitted to manage the risk. Some of the specific risks noted by the participants included:

- impact of extreme rainfall on stormwater and other infrastructure;
- water and heat stress impact on street trees and green open space in general (already occurring);
- increased costs associated with higher watering demand;
- heatwave risk (for staff, assets and wider community); and
- sea level rise and storm surge impacts on the coast

Council staff stated that several climate-related risk projects have been carried out. These include:

- consideration of climate change in stormwater management;
- construction of water sensitive urban design features;
- implementation of IPWEA frameworks; and
- heat island mapping.

Specific recommendations of the qualitative assessment

- 11.1 Undertake whole of organisation climate risk assessment that enables the identification of priority risks across all functions within Council.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

- 11.2 Agree on a process by which high priority projects, especially infrastructure projects or new developments, are subject to climate risk assessments prior to approval.
- 11.3 Identify the process by which climate risk assessment results can be better reflected in the Strategic Risk Register.

4.3.2 Indicator 12: Climate Legal Risk

Justification for this indicator

Climate change is emerging more and more as a climate legal risk problem that governments, organisations and the community are attempting to understand, avoid and manage. The nature of climate legal risk for local governments is a minefield that can manifest itself in many ways.

There has been a marked increase in legislation associated with managing climate change, - especially in coastal regions (e.g. sea-level rise and land use planning). How a Council interprets new regulations can become a point of conflict, especially if there is the potential for legislation to affect the value of property or the rights to development.

The climate legal risk facing local governments is not just limited to land use planning decisions. The ramifications of ignoring climate legal risk can include:

- Risk of increased planning challenges and negligence. (Baker-Jones, Burton, Bell, & Chang Seng, 2013)
- Risk of criminal negligence if a person is harmed due to a council's action (or inaction).
- Risk of unplanned financial expenditure defending legal challenges. There is anecdotal evidence of councils in Australia spending millions of dollars on single lawsuits.
- Risks associated with releasing or withholding information about projected climate change risks. (Productivity Commission, 2012)

All the above have the potential to have a considerable negative impact on a council's financial sustainability. There is the very real potential that just one lawsuit could erode a council's financial resilience.

Staff survey results

In the online survey, 10 staff members (15%) stated that they see apprehension about legal risk as a barrier to implementation of climate change adaptation actions (e.g. legal risk associated with undertaking climate change adaptation). On the other hand, staff members acknowledged that a better understanding of the legal risks would help to incorporate climate change in their work, with respondents identifying 'duty of care responsibilities' (21 staff members, 31%) and 'resolved liability concerns' (12 staff members, 18%) as enablers to climate change adaptation.

Qualitative assessment results

The assessment found that the Council has not sought independent legal advice for any climate-related risks and that the respective role of Council versus residents in responding to climate risks is unclear.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

There was interest in better understanding Council's statutory requirements concerning risk management and where Council's duty of care ends. This was reflected in queries about the extent to which Council has responsibilities for managing climate risk beyond general community awareness-raising.

Council has not been required to attend court or a tribunal for any climate change planning issues (e.g. related to development applications). Furthermore, it is understood that Council's insurer (the Local Government Association Mutual Liability Scheme) has not requested any specific information about how Council is managing its climate change risk. Questions were raised about the liability of Council releasing (or not) hazard mapping information, although a clear policy on this has not been developed.

Participants could not identify any instances where Council had refused developments based on climate change risks, noting that Council was only required to meet the minimum requirements as set out in the Development Plan and the Building Code.

Specific recommendations of the qualitative assessment

- 12.1 Identify priority areas for climate legal risk advice, especially about the relative role of Council versus residents and the State Government.
- 12.2 Establish a service provider relationship for accessing legal advice.
- 12.3 Engage a legal expert to present to elected members about the current and emerging legal risks associated with climate change.
- 12.4 Ensure that legal risks associated with climate change are included in the risk register, until well managed.

4.3.3 Indicator 13: Staff Capacity and Resource Allocation

Justification for this indicator

Monitoring Council's resource and staffing commitment to climate change is critical to supporting ongoing climate change adaptation. If a council only relies on external consultants for adaptation research and responses, then it is doing very little to support the improved internal adaptive capacity of its organisation. Furthermore, without a permanent adequate annual budget, a council will only be able to undertake adaptation actions in an ad hoc manner. The overarching goal for adaptation should be to mainstream consideration of climate change across all council activities.

Staff survey results

In the online survey, 32 staff members (48%) identified 'limited staff capability – skills' as a barrier to the implementation of climate change adaptation actions. Other barriers identified staff capacity – number of staff (31 staff members, 45%), and include lack of training and learning opportunities for staff (24 staff members, 36%). On the other hand, assigned staff responsibilities were recognised as an enabler of climate change adaptation action by 39 staff members (57%). Respondents also identified other enablers including training opportunities (35 staff members, 51%), peer-to-peer learning (20 staff members, 29%), and staff champions (18 staff members, 26%). Also, 43% of respondents (26 staff members) believe that capacity building is very helpful in adapting to climate change impacts.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Qualitative assessment results

There was a broad understanding of the importance of climate change as an issue presenting both risks and opportunities for the region. It was noted by participants that the AdaptWest Regional Coordinator added an important level of capacity to developing responses to climate change. There was general agreement from participants that capacity building activities are required to support future mainstreaming and that the staff capacity building needs to be underpinned by clear climate policies to ensure that staff have a driver for action.

Specific recommendations of the qualitative assessment

- 13.1 Review opportunities to embed capacity building into existing staff training, such as new employee inductions.
- 13.2 Develop a capacity-building program to continue to raise staff awareness about climate change impacts and how they can be managed within different Council functions. This should be an ongoing program similar to how workplace health and safety training is conducted across the organisation.

4.3.4 Indicator 14: Community/ Stakeholder Engagement

Justification for this indicator

Connecting to the community is a core component for developing a safer, more resilient community. It is the local community who will bear the brunt of climate change impacts as they directly or indirectly contribute towards adaptation efforts (e.g. through increased insurance costs, taxes, and voluntary community actions). Given the fact that climate change is a contentious issue and one that is open to misinterpretation and misinformation, there is a strong imperative for Council to ensure that the community is appropriately informed of the issue.

As well as being informed, it is also essential that the community become active participants in the climate change adaptation process. According to Gardner et al. (2009), there are several considerable benefits associated with actively including the wider community in the decision-making process. These include:

- Facilitating clear communication and exchange of information, with all parties involved developing a more thorough understanding of issues, potential solutions and alternative perspectives.
- Improving the effectiveness of decision-making processes, by gaining better insight into potential equitable outcomes, solutions to conflicts and effective planning.
- Strengthening the resources of involved groups, by increasing awareness, confidence, skills and co-operation.
- Improving the sustainability of any initiatives, by increasing the quality of decisions and their acceptance amongst stakeholders. (Gardner, Dowd, Mason, & Ashworth, 2009)

Councils need to commence a dialogue with the private sector and better understand how businesses and local governments can learn from each other's understanding of the risks and approaches to adaptation.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Staff survey results

In the online survey, 17 staff members (25%) agreed that climate change not being seen as a priority for the community is a barrier to the implementation of climate change adaptation actions. The results also highlighted the importance of the local community – with 57% of respondents (39 staff members) stating that having an active and engaged community is a core enabler for improving Council's ability to plan for climate change. When asked about the helpfulness of adaptation tools, 46 staff members (73%) believe that education and community engagement tools and strategies would be very helpful in adapting to climate change impacts.

Qualitative assessment results

Community awareness about climate change has become an important driver for action within Council. Many of those interviewed noted extensive engagement with some regional community groups, especially during the development of AdaptWest and some examples of youth engagement were presented to the project team (e.g. Pillow Case Project).

Staff stated that it would be beneficial to develop information tips on climate change to help the community to share information about what Council is doing in response to climate-related risks. Also, it was noted that by some that engagement with Indigenous traditional owners as part of a broader response to climate change had not yet been undertaken.

Some participants stated that libraries were recognised as being an important gathering point at which councils could share information to educate and build awareness about climate change impacts. During the discussions with staff, it was raised that engaging with stakeholders in the development sector is likely to be important to address emerging issues regarding urban heat island management

Specific recommendations of the qualitative assessment

- 14.1 Develop a Climate Change Stakeholder Engagement Strategy, which identifies engagement objectives, target audiences, engagement channels, engagement with traditional owners, a schedule of activities, and key performance indicators. This should include issue-specific engagement (e.g. about coastal risks) as well as general awareness-raising.

4.3.5 Indicator 15: Institutional/ Intergovernmental Relationships

Justification for this indicator

Climate change is a trans-boundary issue. Adaptation action (or inaction) by one stakeholder can both improve and erode the resilience of another. Furthermore, economies of scale and collectively sharing knowledge can improve adaptation governance. The actions by a range of organisations have the potential to affect councils' resilience. An important part of the institutional arrangements and engagement with external stakeholders is the clarification of roles and responsibilities that are associated with climate change adaptation.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Staff survey results

In the online survey, 12 staff members (18%) recognised that dealing with other government agencies is a barrier hindering Council's ability to plan for climate change. Conversely, respondents also identified regional coordination (29 staff members, 48%) and external agency support (14 staff members, 23%) as enablers to the implementation of climate change adaptation actions. Interestingly, 53 staff members (88%) from the City of West Torrens identified senior management support as a core enabler contributing to Council's ability to plan for climate change - which ranked first in the collection of enablers assessed (see Figure 936).

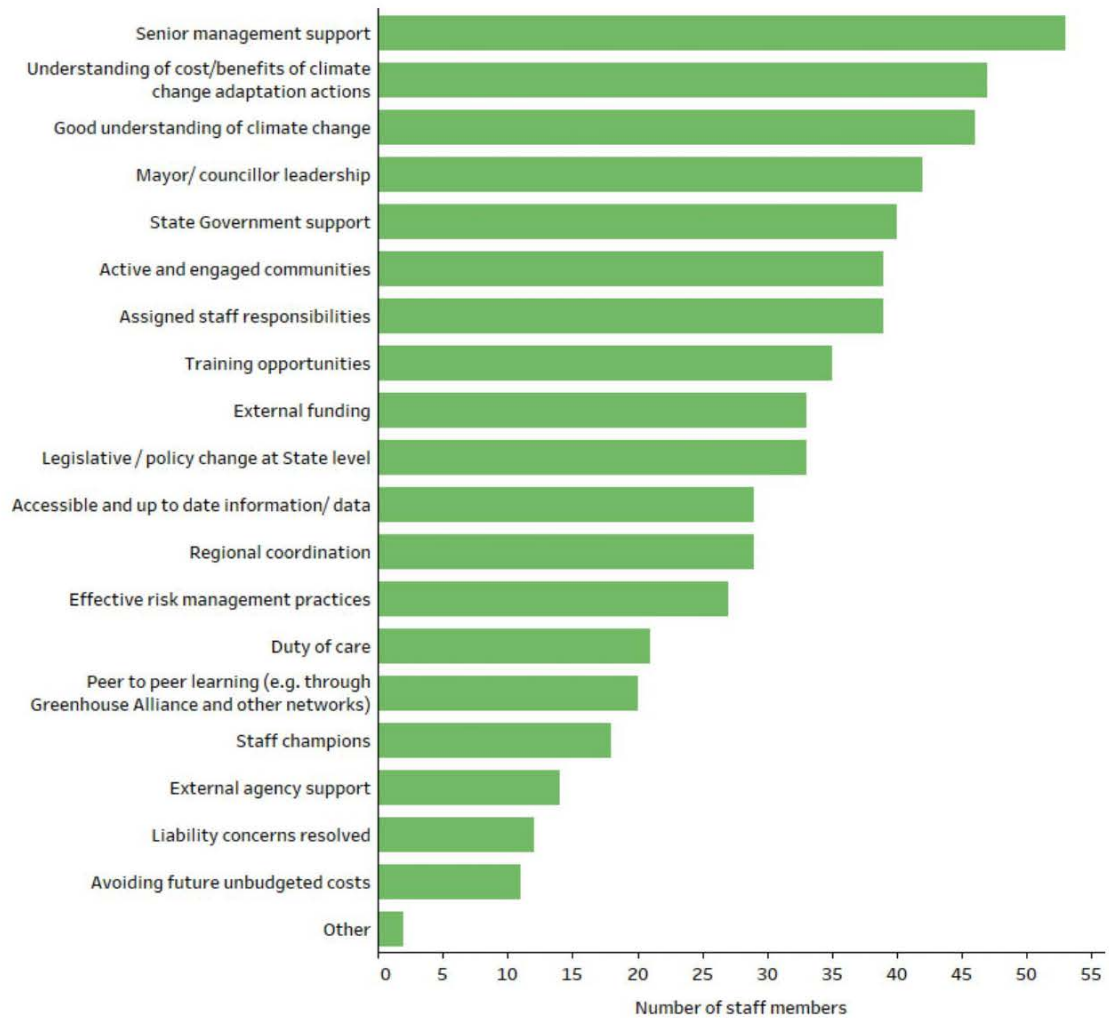


Figure 9: Enablers contributing to the City of West Torrens's ability to plan for climate change

Qualitative assessment results

There was a view among some participants that the relative roles and responsibilities of local government as compared with the State Government about responding to climate change was unclear at present and 'difficult to identify'. It was suggested that this issue requires clarification as part of the next phase of climate change planning within Council.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

The City of West Torrens recently joined the GCOM Climate and Energy Program. Mayor Coxon has also put forward a nomination to have a seat on the Steering Committee

Specific recommendations of the qualitative assessment

- 15.1 Seek to clarify the role of Council as compared with the State Government about managing climate risk.
- 15.2 Continue to support the AdaptWest project and identify opportunities for AdaptWest to support a community of practice approach.

4.3.6 Indicator 16: Climate Change Information

Justification for this indicator

Understanding the impacts of climate change requires access to climate change information. While institutions such as NCCARF, Commonwealth Scientific and Industrial Research Organisation (CSIRO) and universities freely provide valuable publications on climate change risk and adaptation, obtaining climate change projections (e.g. from climate change models) is often a time consuming and expensive task, or one that can misalign with Council's timing needs. Council can obtain relevant climate change information from several sources including government databases, university/ institutional relationships, desktop research, consultants and software (SimCLIM).

Understanding the information that goes into climate change models greatly helps the user understand the uncertainty associated with the climate modelling process. The differing greenhouse gas emissions scenarios, models chosen, downscaling and climate sensitivity can all yield differing results. This has the potential to confuse end-users at best and at worst lead to poorly informed decision making.

Staff survey results

The results also show that the City of West Torrens staff members recognise the role information can play as barriers and enablers to implementation of climate change adaptation actions. There were nine staff members (13%) who identified a lack of information/ data as a barrier to climate change adaptation actions and 29 staff members (43%) who considered access to accessible and up to date information/data as an enabler. This supports respondents' preference of support tools for adapting to climate change impacts since 85% of respondents (55 staff members) believe that the provision of consistent, high-quality information, knowledge and tools about climate change is very helpful in adapting to climate change impacts. Similarly, localised climate data and information was found to be very helpful for 46 staff members (75%).

Respondents of the online survey identified the internet, traditional media, and social media as being the top three information sources commonly used by staff members to understand climate change impacts (see Figure 10). There are also a range of other information sources which Council staff members use including the State Government, peak body associations, and someone in Council. Interestingly, 17 staff members (26%) acknowledged that they do not look for information about climate change.

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

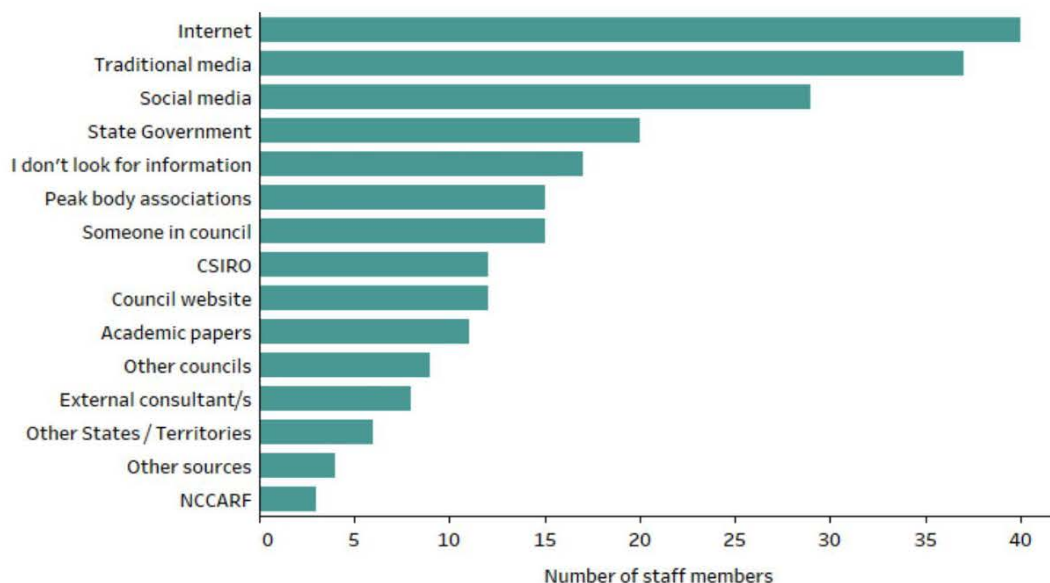


Figure 10: Information sources commonly used by the City of West Torrens staff members to understand climate change impacts

Staff members were also asked what types of information would help them to better incorporate climate change into their job. The two most popular responses were 'understanding what other councils are doing' (41 staff members) and knowing the 'knowing what to actually do' (40 staff members, 63%). There were also 33 staff members (52%) who agreed that local climate projections/ forecasts would help in the implementation of climate change actions (see Table 17).

Table 17: Types of information which would help the City of West Torrens staff members incorporate climate change into job

	Number of staff members	% of staff members
Understanding what other councils are doing	41	64%
Knowing what to actually do	40	63%
The anticipated impacts for my department	40	63%
Local climate projections / forecasts	33	52%
Knowing who should be managing the issue in council	32	50%
Understanding the regulatory requirements	29	45%
Knowing who to turn to for help	28	44%
Knowing when we should start implementing adaptation actions	27	42%
Knowing which level of government should be responsible for action	23	36%
Understanding potential trade-offs	19	30%
Understanding legal implications	18	28%
Regional climate projections / forecasts	16	25%
Not sure	9	14%
Other	3	5%
None	2	3%

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Qualitative assessment results

Council has previously gathered information about climate change from the IPCC, CSIRO, the Bureau of Meteorology, Goyder Institute for Water Research and various other scientific organisations. Much of this is summarised in the Adapt West Regional Climate Change Adaptation Plan. While some references were made to the projections contained in the Regional Plan, no specific reference was made during any meetings about which future climate projections are being used to inform current decision making. It was noted that while formal data sources do exist, many people prefer to ask a trusted contact for climate change information.

Council has not made a formal whole-of-organisation decision regarding the sharing of information with the community or business owners regarding areas or assets that may be at higher risk due to climate change hazards.

Specific recommendations of the qualitative assessment

- 16.1 Develop a register of information requirements needed to inform key decisions that will be impacted on by climate change to identify where information gaps exist. This should be done as part of implementing a monitoring and evaluation plan and directed by a Climate Change Policy.

4.3.7 Indicator 17: Information Systems

Justification for this indicator

As the information technology age continues to shape our society it comes as no surprise to see that information services are playing an increasing role in supporting council operations and providing a new interface with the community it serves.

Information communication technology (ICT) networks such as social media platforms, websites and information portals have the potential to contribute significantly to Council's climate change adaptation ambitions. For example, ICT systems can be used for the monitoring and control of critical infrastructure and assets. According to a research report by Arup et al. (2013), 'improved monitoring and control capabilities for all infrastructure can enhance resilience by providing detailed and rapid information to utility managers and city leaders regarding operating conditions and performance'.

Furthermore, during extreme events, the ICT network are emerging as a natural agglomeration for concerned community members seeking information when disaster strikes. For example, Brisbane City Council maintains a social media hub (based on the social media aggregation site Stackla). This site became a main focal point for community engagement with Brisbane City Council and between residents who were able to upload information about the risks in real-time (Stackla, 2013).

Managing social media, however, requires constant attention as poor management of social media during extreme events can also cause confusion and do more harm than good.

Qualitative assessment results

Council's website was analysed for climate change and its integration with other information systems. The website includes working connections to three social media platforms including Facebook, Twitter and Instagram. Also, the website has a dedicated page for climate change which

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

provides general information about climate change impact and carbon emissions. It also highlights the Urban Heat Mapping program and AdaptWest regional climate change adaptation plan. Interestingly, the City of West Torrens has established an online community hub called 'Your Say West Torrens'. This website is a consultation hub where the community can provide thoughts and ideas on a range of Council projects and activities.

The City of West Torrens has an active Facebook account which has 4,194 'likes' and 4,724 people following the page (as of August 2020). Council has also been a member of Twitter for six years and one month (joined in July 2014) and in that time have gained 1,979 tweets and 1,475 followers. There is a presence of climate change in Council's Facebook posts which are focussed engagement in climate change workshops and awareness of the Adapt West Climate Change Adaptation Plan. These results suggest that the City of West Torrens has only just started to leverage their social media platforms to communicate climate change issues.

Specific recommendations of the qualitative assessment

- 17.1 Sponsor GovHacks and local hackathons with the focus being solely on climate change adaptation.
- 17.2 Provide an annual publication of data collected in Council's accounting system on post extreme event/ disaster clean-up costs/ resource use. This will enable the community to see the changes over time.

5 Conclusions

The City of West Torrens has a very good consideration of climate change in its core governance documents and received several 'Intermediate' scores in the assessment. Importantly, it achieved scores in all but three of the governance indicators, including a 'High' in Adaptation Planning. Also, the 'Emergency Management' indicator is likely to achieve a 'Basic' score if Council's Emergency Management Framework is published online.

Most of the staff who were interviewed understood that climate change was an issue for their organisation and the community it represents. Council is exposed to several physical climate-related hazards, including, heatwaves, catchment flooding, large storms and coastal storm surge risk. These issues were recognised by the staff during face-to-face meetings. Although participants indicated that climate change risk is being considered in general, it was agreed that there is no single approach to climate risk assessment across Council. The cascading and transition risks of climate change were not well understood by most of those interviewed.

The fact that there were no formal directions relating to climate change in risk management and climate change policy may be the main reason that there is no single approach to how Council responds to climate change. The need for clearer climate change policy to drive action was also noted by staff in several interviews.

Although the City of West Torrens has a proactive public profile around climate change it does not have a current target of net zero greenhouse gas emissions. This presents a potential political risk to Council, as the public would most likely assume a proactive council to show leadership in greenhouse gas emissions reductions. A long-term plan for emissions reduction is in line with the UNFCCC Paris Agreement, to which Australia has already committed at a national level (e.g. net zero greenhouse gas emissions by 2050).

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

The fact that climate change is included in seven of the ten indicators is a very positive result. Very few of the more than 330 councils assessed using the Informed.City™ tool achieve a score in more than five indicators. The results of the quantitative assessment of publicly available documents likely place the City of West Torrens in the top 15th-20th per cent of councils in Australia regarding climate change adaptation governance. Whilst positive, there is still considerable room for improvement, with the main gaps related to public disclosure of the emergency management plan (which does reflect climate change), risk management and the lack of a climate change policy.

On a final note, the Project Team cannot stress enough the importance and value of disclosing these governance scores to the wider community and other local governments. The quantitative assessment is based on publicly available information and there are considerable benefits associated with disclosure. By sharing information at the very least with other local governments the framework for a community of practice can be established and benefit all participants.

6 References

- AdaptWest. (2020, August 4). *Adapting the western region of Adelaide for climate change*. Retrieved from <https://www.adaptwest.com.au/>
- Arup, RMT & Siemens. (2013). *Toolkit for Resilient Cities: Infrastructure*. Technology and Urban Planning. Retrieved April 10, 2017, from <https://www.siemens.com/content/dam/internet/siemens-com/global/company/topic-areas/intelligent-infrastructure/resilience/toolkit-for-resilient-cities.pdf>
- Baker-Jones, M., Burton, D., Bell, J., & Chang Seng, D. (2013). *Climate change adaptation: Guided by the Law DLA Piper*. Retrieved April 10, 2017, from <http://www.dlapiper.com/files/Uploads/Documents/climate-change-adaptation-guided-by-the-law.pdf>
- City of West Torrens. (2019). *Strategic Risk Review Report*. Retrieved September 6, 2020, from file:///C:/Users/chloe/Downloads/Agenda_Audit_General_Committee_8_October_2019.pdf
- Clos, J. (2015). *From COP21 to the New Urban Agenda*. (U. Chronicle, Producer) Retrieved May 22, 2019, from <https://unchronicle.un.org/article/cop21-new-urban-agenda>
- Edwards, I., Burton, D., & Baker-Jones, M. (2017). *Governance Directions*. Feature Article - Risk Management. Retrieved March 2017
- Gardner, J., Dowd, A.-M., Mason, C., & Ashworth, P. (2009). *A framework for stakeholder engagement on climate adaptation*. CSIRO Climate Adaptation Flagship Working paper No.3. Retrieved April 10, 2017, from https://research.csiro.au/climate/wp-content/uploads/sites/54/2016/03/3_CAF_WorkingPaper03_pdf-Standard.pdf
- Government of South Australia. (2012). *Prospering in Changing Climate: A Climate Change Adaptation Framework for South Australia*. Retrieved May 21, 2019, from <https://www.environment.sa.gov.au/files/sharedassets/public/climate-change/prospering-in-a-changing-climate-adaptation-framework-sa.pdf>
- Government of South Australia. (2016). *State Emergency Management Plan - Part 3: Guidelines and Frameworks*. Retrieved May 27, 2019, from https://www.dpc.sa.gov.au/__data/assets/pdf_file/0018/45702/Emergency-Management-Lessons-Management-Framework.pdf
- Government of South Australia. (2018). *About development plans*. Retrieved May 20, 2019, from <https://www.sa.gov.au/topics/planning-and-property/development-plans/guidance-and-application/about-accessing-development-plans>
- Government of South Australia. (2019). *Local Government Act 1999*. Retrieved May 20, 2019, from <https://www.legislation.sa.gov.au/LZ/C/A/LOCAL%20GOVERNMENT%20ACT%201999/CURRENT/1999.62.AUTH.PDF>
- Government of South Australia. (n.d.). *Planning, Development and Infrastructure Act 2016*. Retrieved May 20, 2019, from <https://www.legislation.sa.gov.au/LZ/C/A/PLANNING%20DEVELOPMENT%20AND%20INFRASTRUCTURE%20ACT%202016/CURRENT/2016.14.AUTH.PDF>
- Kim, B.-Y., & Kim, J. (2007). *Increasing Trust in Government through more Participatory and Transparent Government*. Presidential Committee on Government Innovation & Decentralization. Retrieved October 8, 2018, from <http://unpan1.un.org/intradoc/groups/public/documents/un/unpano31741.pdf>

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

- NCCARF. (2013). Challenges of adaptation for local governments: Guidance Policy Brief Number 5. Retrieved June 5, 2017, from http://www.nccarf.edu.au/sites/default/files/attached_files_publications/GOVERNMENT_070313_A4.pdf
- Productivity Commission. (2012). *Barriers to Effective Climate Change Adaptation*. Canberra: Report No. 59, Final Inquiry Report. Retrieved April 10, 2017, from <https://www.pc.gov.au/inquiries/completed/climate-change-adaptation/report/climate-change-adaptation.pdf>
- Stackla. (2013). Brisbane Council, Cool in a Crisis. Retrieved April 10, 2017, from <http://stackla.com/project/brisbane-city-council-cool-in-a-crisis/>
- TCFD. (2016). *Recommendations of the Task Force on Climate-related Financial Disclosures*. Retrieved March 22, 2018, from <http://www.fsb.org/wp-content/uploads/Recommendations-of-the-Task-Force-on-Climate-related-Financial-Disclosures.pdf>
- The City of West Torrens. (2017). *Towards 2025 - Community Plan*. Retrieved August 18, 2020, from https://www.westtorrens.sa.gov.au/files/sharedassets/public/objective_digitalpublications/external_website/management_plans/community_plan_2017.pdf
- The City of West Torrens. (2020). *Development Plan 2020*. Retrieved August 18, 2020, from https://www.dpti.sa.gov.au/__data/assets/pdf_file/0011/250022/West_Torrens_Council_Development_Plan.pdf
- URPS. (2016). *Western Adelaide Region Climate Change Adaptation Plan*. Retrieved August 4, 2020, from <https://www.adaptwest.com.au/sites/adaptwest/media/pdf/adaptwest-climatechange.pdf>

7 Appendices

Appendix A: Questionnaire from staff governance survey

Introduction

the City of West Torrens are participating in a climate change governance assessment. This will help councils determine how they best respond to, or adapt, to climate change and manage current and future climate risks.

As part of the project we have prepared a very short (7 minutes max) survey, open to all staff. By agreeing to participate in the survey we will be able to generate more results that are tailored specifically for your Council and your department. The survey is anonymous.

Thanks for your time and if you have any questions please contact me directly on the details below.

Kindest regards,

Donovan Burton

donovan@climateplanning.com.au

Respondent Information

1. Which of the following best fits with YOUR department / job description? (multiple answers can be checked)

- | | |
|---|--|
| <input type="checkbox"/> Corporate Governance / Office of the CEO | <input type="checkbox"/> Water and Waste |
| <input type="checkbox"/> Customer Service | <input type="checkbox"/> Works |
| <input type="checkbox"/> Workplace Health and Safety | <input type="checkbox"/> Environment / Sustainability |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Disaster / Emergency Management |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Community and Recreation |
| <input type="checkbox"/> Assets | <input type="checkbox"/> Arts & Heritage |
| <input type="checkbox"/> Information Technology (IT) Services | <input type="checkbox"/> Fleet |
| <input type="checkbox"/> Geographic Information Systems (GIS) | <input type="checkbox"/> Procurement |
| <input type="checkbox"/> Communications, Media and Marketing | <input type="checkbox"/> Casual (no specific department) |
| <input type="checkbox"/> Planning and Development | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> Engineering / Infrastructure | _____ |

2. Please rate YOUR understanding of climate change impacts and adaptation for your department/ job description (only one answer can be checked)

- I am not sure of my understanding
- I have no understanding
- My understanding is limited (I would need some support incorporating climate change adaptation into my tasks)
- I could comfortably incorporate/ consider climate change adaptation into any of my tasks

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Climate Change Adaptation in your Department

3. How serious an issue do YOU think climate change is for your department? (only one answer can be checked)

- Unsure
- No issue
- Minor issue
- Somewhat - but not urgent
- Important issue that needs attention now

4. Does YOUR department use climate change risk assessments to inform decision making? (only one answer can be checked)

- Yes
- Sometimes
- No
- Unsure

Climate Change Adaptation in your Council

5. In YOUR opinion, what is your council's level of preparedness for responding to climate change impacts? (only one answer can be checked)

- Not sure
- Not prepared at all
- Not very prepared
- Fairly prepared
- Very prepared

6. When do YOU think climate change will impact your council's operations and procedures? (only one answer can be checked)

- Now - It has already had an impact
- Short term - In the next year
- Medium term - Within 15 years
- Long term - by 2050
- Very long term - by 2070 - 2100
- Never
- Not sure

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

*Barriers to Council Adaptation***7. In your opinion, which of these BARRIERS currently hinder your council's ability to plan for climate change? (multiple answers can be checked)**

- | | |
|--|--|
| <input type="checkbox"/> Limited assigned funding | <input type="checkbox"/> Lack of information /data |
| <input type="checkbox"/> Limited staff capacity (number of) | <input type="checkbox"/> Uncertain where to start |
| <input type="checkbox"/> Limited staff capability (skills) | <input type="checkbox"/> Dealing with other government agencies |
| <input type="checkbox"/> Confusing/changing policy at different levels of government | <input type="checkbox"/> Apprehensive about legal risk |
| <input type="checkbox"/> Lack of political will | <input type="checkbox"/> Lack of training and learning opportunities for staff |
| <input type="checkbox"/> Not seen as a priority by the community | <input type="checkbox"/> Not seen by management / executive as a priority |
| <input type="checkbox"/> Limitations in legislation and regulation | <input type="checkbox"/> Risks are not well understood |
| <input type="checkbox"/> Uncertainty of the role of Local Government | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> Lack of organisational support | _____ |

8. In your opinion, which of these ENABLERS contribute to your council's ability to plan for climate change? (multiple answers can be checked)

- | | |
|--|--|
| <input type="checkbox"/> Senior management support | <input type="checkbox"/> External agency support |
| <input type="checkbox"/> Understanding of cost/benefits of climate change adaptation actions | <input type="checkbox"/> Peer to peer learning (e.g. through Greenhouse Alliance and other networks) |
| <input type="checkbox"/> Active and engaged communities | <input type="checkbox"/> Training opportunities |
| <input type="checkbox"/> Mayor/ councillor leadership | <input type="checkbox"/> Effective risk management practices |
| <input type="checkbox"/> External funding | <input type="checkbox"/> Good understanding of climate change |
| <input type="checkbox"/> Assigned staff responsibilities | <input type="checkbox"/> Accessible and up to date information/ data |
| <input type="checkbox"/> Duty of care | <input type="checkbox"/> Legislative / policy change at State level |
| <input type="checkbox"/> Avoiding future unbudgeted costs | <input type="checkbox"/> State Government support |
| <input type="checkbox"/> Regional coordination | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> Liability concerns resolved | _____ |
| <input type="checkbox"/> Staff champions | |

Climate Change Adaptation Governance Assessment Report for the City of West Torrens

Level of Climate Change Adaptation Support

9. How HELPFUL are the following types of support in adapting to climate change impacts?

	Not helpful	Fairly helpful	Very helpful	Not sure
Provision of consistent, high quality information, knowledge and tools about climate change	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Guidance on risk assessment and reducing risk exposure for councils	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Localised climate data and information	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Internal policies that direct action on climate change (e.g. a climate change policy)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Specific ongoing resource allocation for climate change projects	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
State government statutory planning support	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Capacity building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Case studies in effective adaptation planning, strategies and implementation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Coordination with the South Australian Government effort to adapt to climate change	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Non-statutory planning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Education and community engagement tools and strategies	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public statements of leadership and action from the State Government	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A climate change bridging organisation (e.g. A coordinating body for research, training, networking, guidelines etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Sourcing Climate Change Information

10. Where do YOU get your information about climate change impacts? (multiple answers can be checked)

- I don't look for information
- Academic papers
- Traditional media (e.g. newspapers, news)
- Social media (e.g. Facebook, Twitter, LinkedIn)
- Internet
- Council website
- Someone in council
- Other councils
- External consultant/s
- Peak body associations
- NCCARF
- CSIRO
- State Government
- Other States / Territories
- Other (please specify)

11. What type of information about climate change impacts would help YOU incorporate climate change into your job? (multiple answers can be checked)

- None
 - Not sure
 - Local climate projections / forecasts
 - Regional climate projections / forecasts
 - The anticipated impacts for my department
 - Knowing when we should start implementing adaptation actions
 - Knowing what to actually do
 - Knowing who should be managing the issue in council
 - Understanding legal implications
 - Understanding the regulatory requirements
 - Knowing which level of government should be responsible for action
 - Understanding potential trade-offs
 - Knowing who to turn to for help
 - Understanding what other councils are doing
 - Other (please specify)
-

*Climate Change Adaptation Training***12. Have YOU had any training for climate change adaptation? (multiple answers can be checked)**

- None
 - Yes - a university or TAFE subject
 - Yes - a university Degree / Masters / PhD in climate adaptation
 - Yes - a university diploma / certificate in climate adaptation
 - Yes - from a peak body training package (e.g. Planning Institute of Australia or Engineers Australia)
 - Yes - from a consultant
 - Yes - from the Enhanced Local Government Service Delivery Course (Australian Centre for Excellence in Local Government)
 - Other (please specify)
-

Questions

13. Are there any other comments you would like to make about adapting to climate change in your council?

14. Would you like to be kept informed about the progress and outcomes of this project?

- No
- Yes (please type your email address)

Appendix B: List of keywords used for quantitative assessment

Theme	Definition/ Keywords
Climate change	Council documents were searched for keywords associated with climate change. These keywords include 'climate change', 'global warming' and 'climate variability'.
Sea level rise*	Council documents were searched for keywords associated with sea level rise. These keywords include 'sea level rise' and 'sea level change'.
Adaptation	Council documents were searched for keywords associated with adaptation. These keywords include 'adapt', 'adaptation', 'adaptive' and 'adaptability'.
Greenhouse gas emissions	Council documents were searched for keywords associated with greenhouse gas emissions. These keywords include 'greenhouse gas', 'GHG', 'carbon emission', 'carbon footprint', 'carbon neutral', 'carbon neutrality', and 'net zero'.

* only relevant for coastal councils

Appendix C: Questions used in the qualitative governance assessment

Consultants asked representatives of the City of West Torrens the following questions during face-to-face meetings for the qualitative governance assessment.

Indicator 11: Climate Risk Assessments

1. What do you perceive as council's key climate change risks?
2. Is council undertaking any other climate change risk assessments?
 - a. If yes, can you elaborate?
3. Does Council have a risk register, if so can you provide us a copy?
 - a. If no, can you please search the document to check if climate change is considered and copy the relevant sections?

Indicator 12: Climate Legal Risk

4. Has council sought independent legal advice regarding specific climate change issues?
 - a. If so, for which issues?
5. Have your insurers asked you to provide any specific information about how you manage climate change risks?
6. Has council had any litigation based on climate-related hazards (either direct or indirect impacts)? For example, extreme weather causing damage and death or sea wall causing injury or death.
7. In regard to land use planning, has council refused any developments because of climate change risks?

8. In regard to land use planning, has council had to go to court or a tribunal for any climate change and planning issues (e.g. related to development applications)?

Indicator 13: Staff Capacity and Resource Allocation

9. Does council have somebody specifically responsible for climate change adaptation (e.g. climate change adaptation officer)?
 - a. If so, what is their full-time equivalent (FTE)?
10. Does council have any programs/ policies that mandate climate change training for staff?
11. Have staff have had any training in climate change adaptation?
12. Are there any instances where your staff have applied their skills to climate change adaptation activities or projects?
13. Is there a budget allocated for up-skilling staff in climate change adaptation?

Indicator 14: Community/ Stakeholder Engagement

1. Does council have a climate change communication strategy (both internally and externally)?
2. Does council have Community Plan or Strategy?
 - a. If so, is climate change considered?
3. Has council engaged the community on climate change issues?
 - a. If so, what methods of communication do you use to engage the community (e.g. project specific meetings, face-to-face, social media)?
 - b. Were the community receptive?
4. Does council have any active community or business working groups for climate change that council facilitates?

Indicator 15: Institutional/ Intergovernmental Relationships

5. Is council involved in any **local, regional and State working groups** for climate change (e.g. C-CAT, LGAQ project, Regional Organisation of Councils, local working group, utilities working group)?
 - a. How often do you meet?
 - b. What is the purpose of the working group (e.g. information sharing, political lobbying)?
 - c. Do you collaborate on projects?
 - d. Do you have MOUs and/or formal agreements?
6. Is council involved in any **federal working groups** for climate change (e.g. NCCARF)?
 - a. How often do you meet?
 - b. What is the purpose of the working group (e.g. information sharing, political lobbying)?
 - c. Do you collaborate on projects?
 - d. Do you have MOUs and/or formal agreements?

Indicator 16: Climate Change Information

7. What sources of climate change information does Council use to guide decision making on climate change?
8. What climate data do you base Council decisions on (e.g. IPCC fifth assessment report, BOM)?
9. What systems do you have in place to ensure the data is up-to-date?
10. Do you have an Open Data Strategy?
 - a. If so, is climate data considered?

Indicator 17: Information Systems

11. Does Council have an active social media presence (e.g. Facebook, Twitter)?
12. Do Council's social media posts communicate or discuss climate change issues?
13. Does Council share its data with external online databases (e.g. data.gov.au)?
 - a. If so, how many datasets are available?
14. Does Council have a formal performance management system?
15. Does Council have any key performance indicators for managing climate change?
16. Does Council measure the number of properties exposed to certain risks?
17. Does Council measure how much each disaster costs for clean up?
18. Are there any other climate-related factors which Council measure in their performance management?
19. Do council undertake any big data analytics for climate change issues (e.g. number of people tweeting about heatwaves, paying third party to analyse accommodation during heatwaves, analysing Facebook likes for climate-related postings)?
20. Has the management of climate change been included in any community projects (e.g. hack-a-thons)?
 - a. Please explain the projects and what the outcomes were?

Appendix D: Key terminology used in the quantitative assessment

Terminology	Definition
Climate change adaptation issues	Issues related to climate change adaptation. They include the following: natural disasters, extreme weather, rainfall, heatwaves, sea level rise, bush fire, flooding, cyclones, storms, storm tide, erosion, drought, earthquake and landslide. These are only issues if they are specifically in the context of climate change (e.g. increased extreme rainfall intensity). This list only represents some of the climate change adaptation issues that can arise and is for indicative purposes only.
Climate change mitigation issues	Issues related to climate change mitigation. Examples of these may include emissions reduction, greenhouse gas emissions, carbon footprint, carbon emissions, carbon neutral, carbon neutrality, carbon sequestration, carbon dioxide (CO ₂), carbon dioxide equivalent (CDE), CO _{2e} , CO _{2eq} , carbon capture and storage (CCS), energy efficiency, net zero, carbon credits, carbon price, carbon tax, Emissions Trading Scheme (ETS), Carbon Pollution Reduction Scheme (CPRS), Renewable Energy Target (RET), Representative Concentration Pathways (RCP), Emissions Reduction Unit (ERU). This list only represents some of the climate change mitigation issues that can arise and is for indicative purposes only.
Climate change risks	Types of risks associated with climate change. Examples of these may include infrastructure risk, policy risk, market and competitiveness risk, climate legal risk, environmental risk, community risk, political risk, economic risk, financial risk, insurance risk. This list only represents some of the climate change risks that can arise and is for indicative purposes only.
Direct impacts (From acute and chronic physical impacts)	Direct impacts are impacts which are directly associated with any of the climate change issues. Examples of direct climate change impacts include damage to assets from storm surge, loss of life as a result of increased heatwaves etc. This list only represents some of the direct impacts that can arise and is for indicative purposes only.
Indirect impacts (From acute and chronic physical impacts)	Indirect impacts are impacts which are an indirect result of a climate change issue. Examples of indirect climate change adaptation impacts include: changes to insurance availability and affordability, increased mortgage risk, supply chain impacts, disease and disease vector changes, food insecurity, market shift, decreased rateable value, regulatory change, decreased credit ratings. This list only represents some of the indirect impacts that can arise and is for indicative purposes only.
Documents	Documents is a collective term used to identify a group of different document types reviewed in the assessment. These documents types include, but are not limited to: policies, strategies, plans, frameworks, guidelines, and procedures. For example, the term 'financial management documents' was used to refer to the following documents which were assessed for the Financial Management indicator: <ul style="list-style-type: none"> • Financial management policy • Financial management strategy • Financial management plan
Council function	A council function is a key function which Council provides. Examples of specific council functions include: land use planning, emergency management, natural environment, biodiversity, health and wellbeing, asset management, compliance, works, waste management, sewerage, potable water, community engagement. Please note that some councils do not undertake all of these functions.

Terminology	Definition
Planning theme	A planning theme is a topic which represents the policy intent of a Council's regulatory planning document (i.e. Planning Scheme, Development Plan). Examples of planning themes include: sustainability and resilience, natural environment and landscape, strong communities, settlement patterns, natural resources, integrated transport, infrastructure, water management, coastal areas, hazards etc.
Prescribed response	A prescribed response is an authoritative guide, direction or action on a specific issue or topic. For example, a prescribed response may include a template or guideline of how climate change adaptation should be actioned (i.e. analyse, plan, allocate resources, implement and monitor, evaluate and report).



11.2 2021 Draft Infrastructure and Asset Management Plans

Brief

This report presents Council's draft Infrastructure and Asset Management Plans 2021 for approval to progress to public consultation.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. It approves the progression of the draft Infrastructure and Asset Management Plans 2021 to public consultation.
2. The outcomes of the public consultation be presented to Council.
3. The Chief Executive Officer be authorised to make changes of a minor or formatting nature.

Introduction

Following the development of the draft Towards 2025 Community Plan by Council, the Administration accordingly updated the Infrastructure and Asset Management Plans (IAMP's) for Stormwater, Buildings, Roads and Footpaths, Recreation and Open Space, and Vehicles (Fleet), Plant and Equipment.

Section 122 of the *Local Government Act 1999* requires Council to develop and adopt infrastructure and asset management plans covering a period of at least 10 years as well as adopt Long Term Financial Management Plans also covering a period of at least 10 years. Both of these plans form part of Councils' strategic management plans.

These IAMP's will enable Council to ascertain sustainable service levels, affordable asset acquisition strategies, cost-effective maintenance regimes and corresponding funding requirements.

Most Members may recall that the initial IAMP's were comprehensively developed during 2008 and subsequently updated in 2012 and 2017.

The Administration have now reviewed and updated the 2017 plans to reflect current; strategies/directions community desires, economic capability and asset condition assessment.

The Act also requires Council to undertake a comprehensive review of its strategic management plans within two years after a general election. As the election was in November 2018, the review was due for completion in November 2020. However, as a result of the COVID-19 situation, the State Government granted an extension of three months for councils to complete their reviews.

Discussion

The term "asset management" is used to describe the process by which Councils manage physical assets to meet current and future levels of service. Contemporary definitions of asset management highlight its relationship to service delivery objectives as follows:

"Asset Management is a systematic, structured process covering the whole life of an asset. The underlying assumption is that assets exist to support program delivery".

The development IAMP's enables Council to efficiently and effectively manage their asset portfolios and address issues such as:

- Overall objectives for asset management having regard to the implications for service levels, financial, legal and regulatory matters;

- Management of asset information systems, addressing issues such as location, condition, performance, capacity/utilisation, risk, lifecycle costs, maintenance history etc.;
- Risk identification, assessment and control in the short and long term.

The purpose of the IAMPs is to recognise asset consumption and ascertain likely future maintenance and renewal needs and to consider infrastructure needs to meet future community service expectations.

The impact of demographic change on social services needs to be assessed to determine the effect of the projected changes to the demography of the City that may impact the provision of social services and community facilities over the coming 15-20 years. This assessment will also assist Council to better establish desired levels of service for its provision of community services.

The Draft IAMP's were provided to Elected Members on 4th January 2021 and a subsequent workshop was also undertaken with the Elected Members.

The next stage in finalising the Draft Plan is to commence public consultation. The Draft IAMP's will be made available for public consultation via Council's 'Your Say' platform, and other means as deemed appropriate in consideration of the evolving COVID situation from 20 January 2020 to 19 February 2021.

Following public consultation, a consultation report and final Draft IAMP's will be presented to Council for approval in 2 March 2021.

Climate Impact Considerations

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

Climate change is one of those challenges that affects many aspects of community life and as such, is referenced in all the IAMP's.

Conclusion

The establishment of appropriate asset management plans will enable Council Administration to put in place operational controls and procedures to meet Council's objectives so as to:

- Ensure that assets are properly managed and maintained;
- Create and maintain suitable information and decision support systems to allow for the systematic establishment of service levels and the appropriate solutions to provide for those service levels;
- Monitor the condition and performance of existing assets to meet the required service levels;
- Ensure that appropriate records of assets are created and maintained;
- Ensure that the system of internal controls safeguard assets from misuse or misappropriation;
- Monitor the achievement of plans;
- Provide regular reports on the achievement of plans; and
- Regularly review the asset management and long term financial plans.

These IAMP's for the various classes of assets will assist Council to review its existing holdings, future service needs and make recommendations regarding maintenance needs and future capital works.

The IAMP's have progressed to a point where it is presented to Council for approval to progress the public consultation. Following this consultation period a final Draft Plans will be presented to Council, along with the feedback from the consultation, for its consideration and adoption.

Attachments

Nil

11.3 Community Reference Groups Nominations for South Road Upgrade - North-South Corridor, Torrens to Darlington (T2D) Project

Brief

This report seeks nominations for the Community Reference Group(s) as part of the North-South Corridor, Torrens to Darlington (T2D) Project on South Road.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The report be received.
2. _____ be nominated as a member of the Southern Tunnel Community Reference Group.
3. _____ be nominated as a proxy member of the Southern Tunnel Community Reference Group.
4. _____ be nominated as a member of the Airport Link and Northern Tunnel Community Reference Group.
5. _____ be nominated as a proxy member of the Airport Link and Northern Tunnel Community Reference Group.

Introduction

The Department of Infrastructure and Transport (DIT) has called for Expressions of Interest seeking representatives for the following newly established Community, Business and Technical Reference Groups to address issues arising from the planning stage to upgrade South Road from River Torrens to Darlington (T2D) (**Attachment 1**).

- Southern Tunnel Community Reference Group
- Southern Tunnel Business Reference Group
- Airport Link and Northern Tunnel Community Reference Group
- Airport Link and Northern Tunnel Business Reference Group

This report seeks approval from Council for representatives to be nominated for the reference group(s).

Background

The North-South Corridor (refer to map below) is identified as one of Adelaide's most important transport corridors, being the major route for north and south bound traffic running between Gawler and Noarlunga for a distance of 78km. Along with the completed and in-progress projects in other sections of the Corridor, the 10.5km final section will complete a 78km non-stop, traffic light-free connection between Gawler and Old Noarlunga, with links to the port and airport precincts.

The State Government has recently announced that a hybrid+ option will be used to deliver the T2D Project, using a combination of tunnels, lowered and ground-level motorways, as well as overpasses and underpasses at key intersections.

Stage One (Southern Tunnel) between Anzac Highway and Darlington will including more than 4km of tunnel. Stage Two (Airport Link and Northern Tunnel) between the River Torrens and Anzac Highway will include a second tunnel and at-surface motorway.



(Source: Department of Infrastructure and Transport)

Discussion

DIT will be undertaking extensive community engagement of their concept for the upgrade of South Road between River Torrens and Darlington. Following on from this, DIT is establishing the South Road Upgrade Community Reference Group (CRG) and the Business Reference Group (BRG) to bring together suitable people and expertise to work through issues as the Reference Design progresses and to assist the project team to gain valuable insight into the community and local business priorities in the development of strategies for the City Shaping Program and the Business Assistance Program (**Attachment 2**).

What is the role of the Reference Groups?

Community Reference Groups

The two Community Reference Groups will assist the project team to gain valuable insight into the community as the Reference Design progresses. The group will also help identify potential City Shaping priorities, ideas and strategies to improve the general amenity and functionality of public spaces and identify issues of interest to the community that need to be addressed during the planning and design phase.

Business Reference Groups

The two Business Reference Groups will focus on matters specific to local business and commercial land use and will assist the project team to gain valuable insight into local business priorities and help develop strategies for the Business Assistance Program and the City Shaping Program.

Initially it is expected that the South Road CRG and BRG will meet regularly and run approximately until the end of 2021, at which time a review will be undertaken regarding its continuation, purpose and makeup. The first meeting of each CRG and BRG is proposed to be held mid-late February 2021.

DIT are seeking one representative for each of the four Reference Groups from the City of West Torrens (one member from the Elected Body for each of the two CRGs and one staff member for each of the two BRGs and Technical Reference Group) with each member having a proxy.

It is proposed that the staff representative for the two BRGs will be Sue Curran, Manager Strategy and Business and for the Technical Reference Group will be Joe Ielasi, Manager City Assets.

Conclusion

The nominations will be submitted to DIT by close of business on 22 January 2021 and membership will be confirmed in early February 2021.

Climate Impact Considerations

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

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

Attachments

1. **Email for EOI**
2. **Correspondence - Expressions of Interest for Nominations**

From: Stephanie Hensgen
Sent: Tuesday, 22 December 2020 5:15 PM
To: Carmine D'Amico; Joseph Ielasi
Subject: Re: North South Corridor T2D Reference Groups

Dear Joe and Carmine

As discussed (Joe – sorry Carmine for missing you before you went on leave!) the Department is setting up three Reference Groups for Stage 2 of the North South Corridor T2D project and has asked me to help set them up for the new year. The Department has already called for Expressions of interest for two of them: the Community Reference Group and the Business Reference Group. A third group will be the Technical Reference Group.

The **Community Reference Group** will comprise residents and representatives of community groups. We are also thinking that each Council would nominate an Elected Member and I am hoping that you will both be able to help me with a nomination. The first meeting will likely be mid-late February 2021.

The **Business Reference Group** will comprise businesses, commercial land owners, traders groups and peak business groups. Similarly we are hoping to have a representative from Council on this group too – an economic development officer or strategic planner or other Council officer with economic development expertise. Again the first meeting will likely be mid-late February 2021.

We are envisaging that the **Technical Reference Group** would have yourselves on it and be the key conduit between the project and Council staff for Stage 2 (Airport Link and Northern Tunnel). We can pull in technical specialists as we need to and provide direct connections through to the project design team. I would also envisage that we can call in emergency services and other technical inputs as we need them to service the Reference Design, which will be the key output in 2021. I am hoping to set up a first meeting date for early February 2021. How would Friday 5th 2pm sound as a tentative date for the diary?

If you could assist by getting back to me with an Elected Member for the CRG, a staff member for the BRG and confirmation that you will both be our key contacts at Council that would be fantastic. I will then get on with organising the first meetings.

Hoping you both have a lovely Christmas and New Year.

Cheers
Stephanie

Stephanie Hensgen BA Planning, GradDip URPL MPLA
Senior Associate | Gould Thorpe Planning Pty Ltd |



Torrens to Darlington (T2D)

Community and Business Reference Groups Expressions of Interest

Nominations open until 22 January 2021

You are invited to nominate for one of four Community or Business Reference Groups as part of the North-South Corridor, Torrens to Darlington Project.

The four groups will provide an important forum for residents, community interest groups, businesses and individuals to provide input into various aspects of the project during the planning and design phase.

The groups will meet regularly and are proposed to commence in February 2021. Membership will be reviewed at the end of 2021. The four groups that will be established will be:

**Southern Tunnel
Community Reference Group**

**Southern Tunnel
Business Reference Group**

The Southern Tunnel (Stage 1) includes the suburbs of Tonsley, St Marys, Clovelly Park, Edwardstown, Melrose Park, Clarence Gardens, Clarence Park, Black Forest, Glandore and Everard Park.

**Airport Link and Northern Tunnel
Community Reference Group**

**Airport Link and Northern Tunnel
Business Reference Group**

The Airport Link and Northern Tunnel (Stage 2) includes the suburbs of Kurralpa Park, Ashford, Marleston, Keswick, Richmond, Mile End South, Hilton, Mile End, Torrensville, Thebarton, West Hindmarsh and Hindmarsh.

What is the role of the Reference Groups?

Community Reference Groups

The two Community Reference Groups will assist the project team to gain valuable insight into the community as the Reference Design progresses. The group will also help identify potential City Shaping priorities, ideas and strategies to improve the general amenity and functionality of public spaces and identify issues of interest to the community that need to be addressed during the planning and design phase.

Business Reference Groups

The two Business Reference Groups will focus on matters specific to local business and commercial land use and will assist the project team to gain valuable insight into local business priorities and help develop strategies for the Business Assistance Program and the City Shaping Program.

dit.sa.gov.au

Follow us on:

Australian Government
BUILDING OUR FUTURE

Government of South Australia

Roads
BUILDING WHAT MATTERS

For both the Community and the Business Reference Groups, members should be willing to actively engage with other members of the community and act as a conduit to bring issues and ideas from the community to the project team.

Who is eligible to nominate?

The groups will be independently chaired and will consist of 10-15 members. Membership will be chosen by a selection panel and endorsed by the Minister for Infrastructure and Transport with the aim of selecting a broad representation of the community. Membership will comprise of:

Community Reference Groups

- Local residents living close to or along South Road
- Representatives of a local community, sporting or not-for-profit group operating within the area
- Representatives of the community with an interest in and knowledge of environmental, community development, community services, cultural, urban realm or other relevant area

Representatives of the Council responsible for the suburbs affected by the group will also be invited to join

Business Reference Groups

- Business owners/operators
- Commercial landowners
- Representatives of not-for-profit business and traders groups operating in the area

Representatives of the Small Business Commission, Renewal SA and Council representatives with economic development responsibilities will also be invited to join

How do I nominate?

If you would like to nominate for either the Community Reference Groups or Business Reference Groups, you can visit the Torrens to Darlington website, or request a nomination form by emailing northsouthcorridor@sa.gov.au or calling 1300 951 145.

Applications are due by close of business on 22 January 2021 and membership will be confirmed in early February 2021.

What if I am not selected?

There is likely to be a large number of stakeholders expressing interest for the reference groups. If you are not selected this time, it is important to note that the project team is planning a variety of other opportunities to be involved in the project including:

- **Contacting team members directly** about your ideas and concerns via phone, face-to-face, email or webform submission
- Visiting our **online engagement hub** and lodging your comments and ideas
- Attending one of our **Join the Conversation sessions** where you can talk to team members face-to-face
- Registering for future **City Shaping Forums** that will provide opportunities to discuss key areas of the City Shaping Strategy, Reference Design and Project Assessment Report.

Kind regards,

**North-South Corridor
Torrens to Darlington Project Team**

11.4 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.

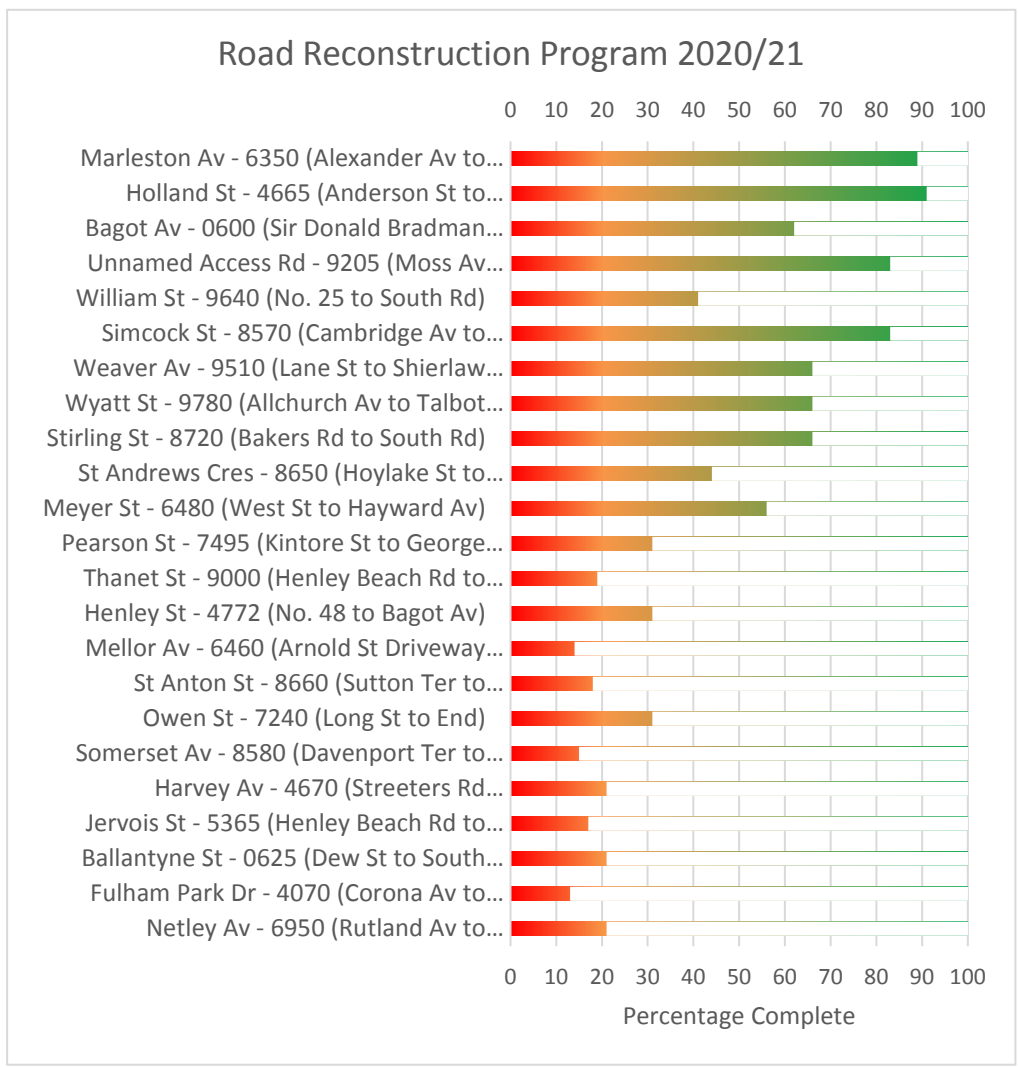
Special Project Work	
Master planning of the Mile End sports stadiums	The Office of Recreation, Sport and Racing is planning on developing a master plan for the sports stadiums in Mile End. An initial 'meet and greet' online meeting was arranged with Council staff, and another meeting will be held in early 2021 to explore issues and opportunities to work collaboratively on their master plan.
Breakout Creek Stage 3 redevelopment	The project design team is working closely with the Lockleys Riding Club to discuss aspects of detailed design and horse management arrangements.
Infrastructure and Asset Management Plans	The Administration have updated the suite of Asset Management Plans. Please refer to separate agenda item for further details.
Stirling Street Stormwater Drainage Upgrade, Thebarton	Construction works are in progress.
Admella Street and Reserve Upgrade	Tendering for the physical construction works associated with this project is continuing. Construction of the works is scheduled to commence in the last quarter of 2020/21.
Sherriff Street Stormwater Upgrade, Underdale	Construction works are completed.
LED Street Lighting Upgrade	Contracts have been finalised for the continued transitioning of the remaining "P" Category street lights to LED. The project is scheduled to commence in late February 2021.
Daly Street Crossing Upgrade, Kurralt Park	The tender process for the construction works associated with the project have commenced. Construction works are scheduled to commence in March 2021.
Bagot Ave, Hilton, Cowandilla and Mile End, Road Reconstruction and Urban Streetscape Upgrade	The process of tendering the construction works associated with this project is underway. Preliminary on ground works have commenced.

Prior to the commencement of major works, further information will be provided to residents and businesses of the street to provide updates on alterations to the design based on the consultation feedback, outline the program, methodology and restrictions associated with the construction phase of the project.

Capital Works

Road Reconstruction Works

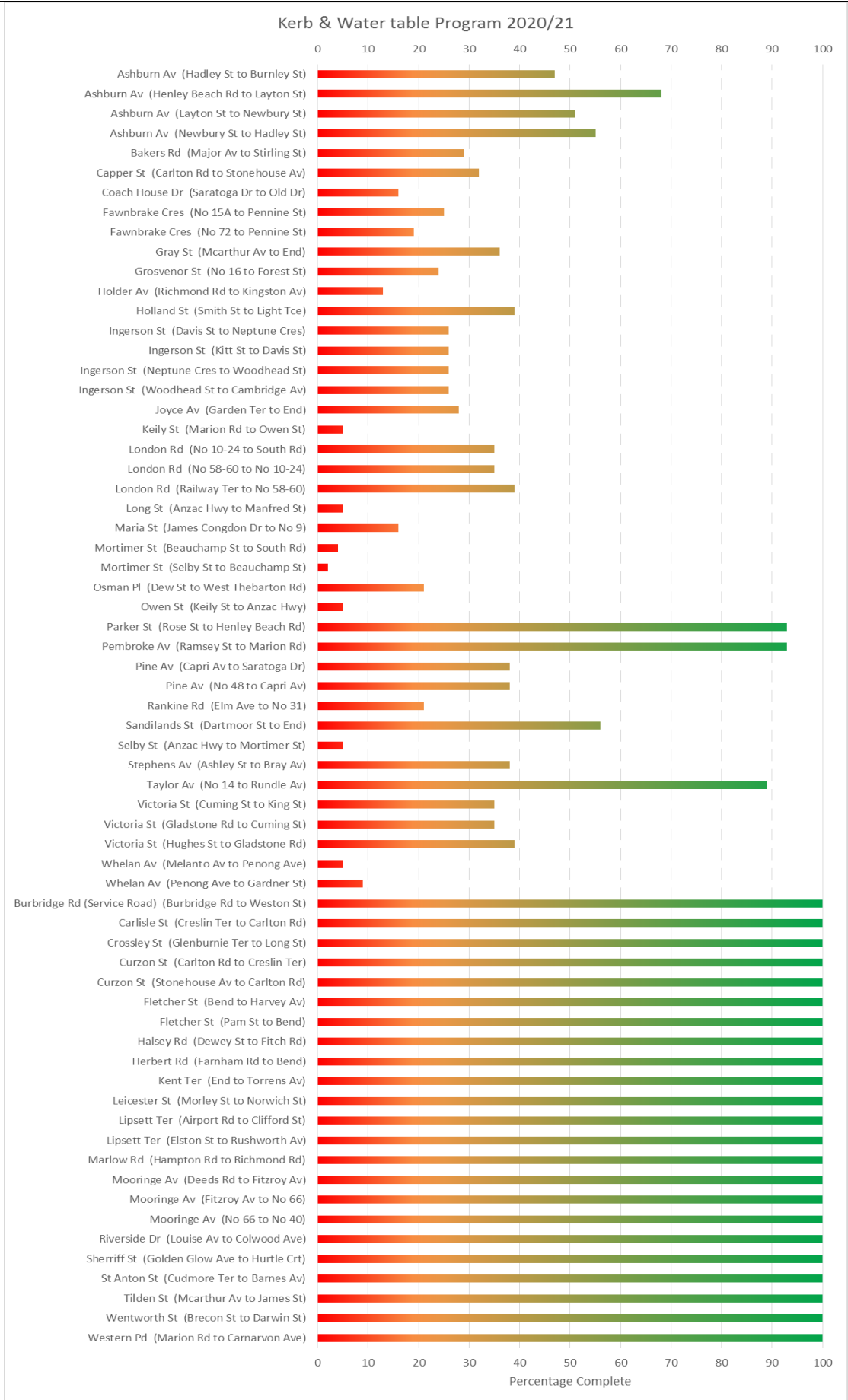
The progress of works associated with the 2020/21 Road Reconstruction Program are as follows;



Construction works have commenced on the following Roads:

- Marleston Avenue, Ashford (South Road to Alexander Avenue)
- Holland Street, Thebarton (Phillips Street to Anderson Street)
- Simcock Street, West Beach (Cambridge Avenue to Council Boundary)
- Service Road, Marleston (Moss Avenue to Ritchie Terrace)
- Wyatt Street, North Plympton (Allchurch Avenue to Talbot Avenue)
- Stirling Street, Marleston (Bakers Road to South Road)
- Weaver Avenue, Richmond (Lane Street to Shierlaw Street)
- Meyer Street, Torrensville (West Street to Hayward Street)

Kerb and Gutter Program 2020/21	<p>The progress of works associated with the 2020/21 kerb and gutter program are as follows;</p>
	<p>Construction works completed in November:</p> <ul style="list-style-type: none">• Halsey Road , Fulham (Dewey Street to Fitch Road)• Herbert Road, Ashford (Farnham Road to Bend)• Kent Terrace, Lockleys (End to Torrens Avenue)• Lipsett Terrace, Brooklyn Park (Airport Road to Clifford Street)• Lipsett Terrace, Brooklyn Park (Elston Street to Rushworth Avenue)• Sherriff Street, Underdale (Golden Glow Avenue to Hurtle Court)
	<p>Kerb and gutter works that are currently in progress:</p> <ul style="list-style-type: none">• Ashburn Avenue, Fulham (Henley Beach Road to Burnley Street)• Fawnbrake Crescent, West Beach (No 15A to No 72)• Ingerson Street, West Beach (Davis Street to Neptune Crescent)• Ingerson Street, West Beach (Kitt Street to Cambridge Avenue)• Joyce Avenue, Underdale (Garden Terrace to End)• London Road, Mile End (Railway Terrace to South Road)• Parker Street, Mile End (Rose St to Henley Beach Road)• Pembroke Avenue, Netley (Ramsey Street to Marion Road)• Sandilands Street, Lockleys (Dartmoor Street to End)• Taylor Avenue, Lockleys (No 14 to Rundle Avenue)• Victoria Street, Mile End (Hughes Street to King Street)• Bakers Road, Marleston (Major Avenue to Stirling Street)• Capper Street, Camden Park (Carlton Road to Stonehouse Avenue)• Coach House Drive, Novar Gardens (Saratoga Drive to Old Drive)• Gray Street, Plympton (Mcarthur Avenue to End)• Grosvenor Street, Glandore (No 16 to Forest Street)• Holland Street, Thebarton (Smith Street to Light Terrace)• Maria Street, Thebarton (James Congdon Drive to No 9)• Osman Place, Thebarton (Dew Street to West Thebarton Road)• Pine Avenue, Novar Gardens (Capri Avenue to Saratoga Drive)• Pine Avenue, Novar Gardens (No 48 to Capri Avenue)• Rankine Road, Torrensville (Elm Avenue to No 31)• Stephens Avenue, Torrensville (Ashley Street to Bray Avenue)



Surface Reseal Program 2020/21

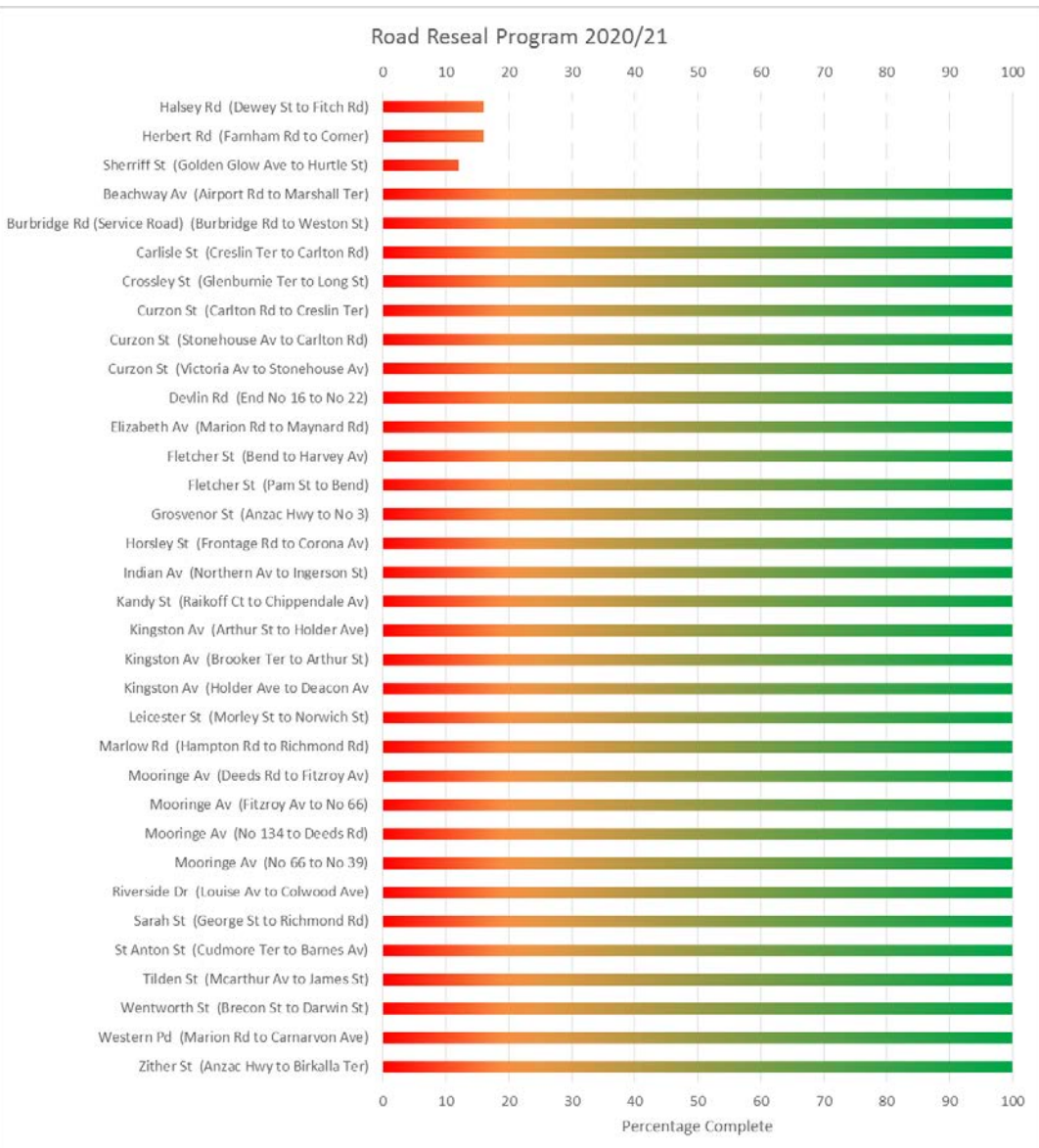
The progress of works associated with the 2020/21 road reseal program are as follows;

Construction works that have been completed in November;

- Marlow Road, Keswick (Hampton Road to Richmond Road)
- Mooringe Avenue, Plympton (No 39 to No 134)
- Riverside Drive, Fulham (Louise Avenue to Colwood Avenue)
- Tilden Street, Plympton (Mcarthur Avenue to James Street)
- Wentworth Street, Lockleys (Brecon Street to Darwin Street)

Road Reseal works currently in progress;

- Halsey Road, Fulham (Dewey Street to Fitch Road)
- Herbert Road, Ashford (Farnham Road to Corner)

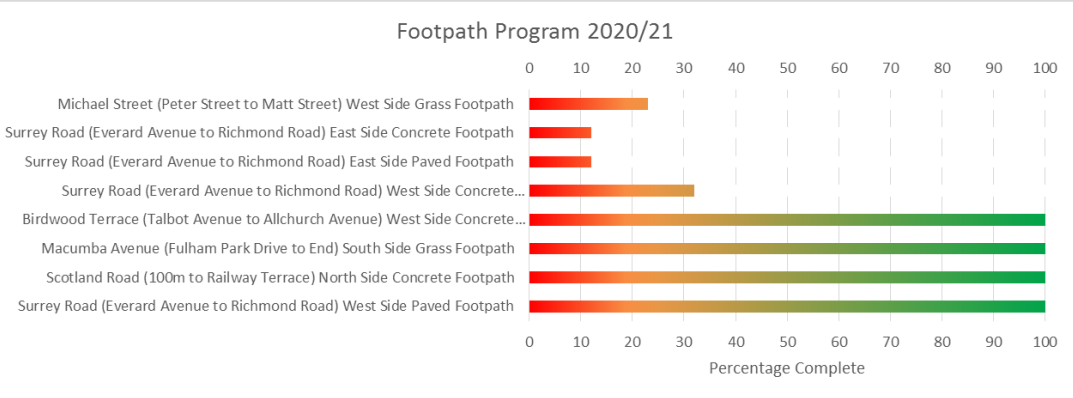


Footpath Program 2020/21

The progress of works associated with the 2020/21 footpath program are as follows;

Construction works that were completed during November;

- Scotland Road Mile End (100m of footpath at the Railway Terrace end) Northern side

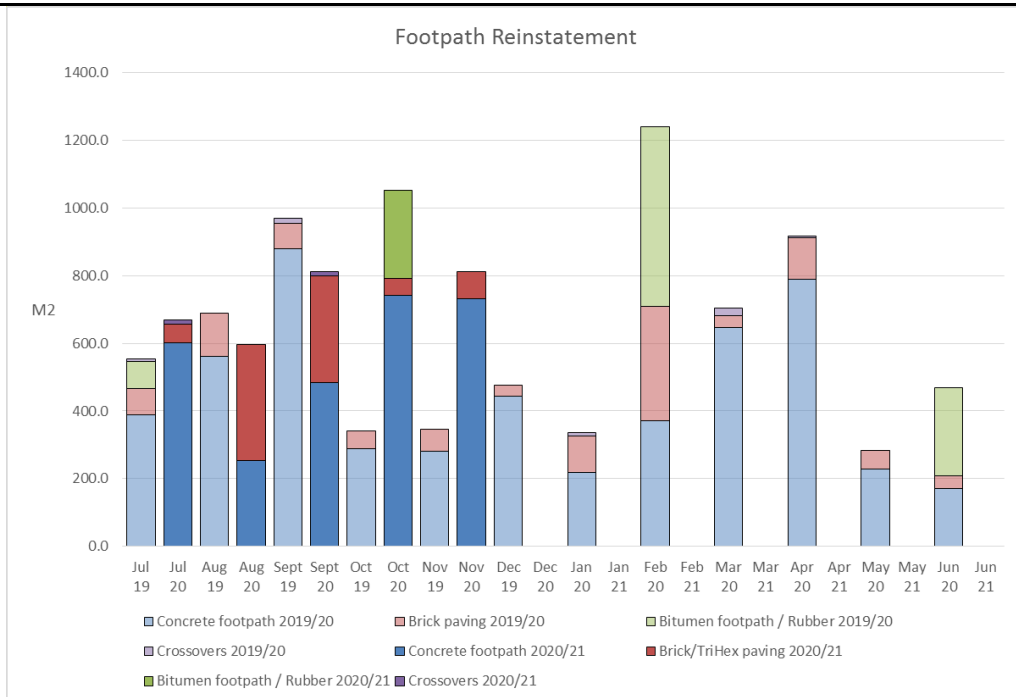
	<p>Construction works currently in progress;</p> <ul style="list-style-type: none"> Michael Street Lockleys Western side (Peter Street to Matt Street)  <table border="1"> <caption>Footpath Program 2020/21</caption> <thead> <tr> <th>Project</th> <th>Percentage Complete</th> </tr> </thead> <tbody> <tr> <td>Michael Street (Peter Street to Matt Street) West Side Grass Footpath</td> <td>25</td> </tr> <tr> <td>Surrey Road (Everard Avenue to Richmond Road) East Side Concrete Footpath</td> <td>15</td> </tr> <tr> <td>Surrey Road (Everard Avenue to Richmond Road) East Side Paved Footpath</td> <td>15</td> </tr> <tr> <td>Surrey Road (Everard Avenue to Richmond Road) West Side Concrete...</td> <td>35</td> </tr> <tr> <td>Birdwood Terrace (Talbot Avenue to Allchurch Avenue) West Side Concrete...</td> <td>100</td> </tr> <tr> <td>Macumba Avenue (Fulham Park Drive to End) South Side Grass Footpath</td> <td>100</td> </tr> <tr> <td>Scotland Road (100m to Railway Terrace) North Side Concrete Footpath</td> <td>100</td> </tr> <tr> <td>Surrey Road (Everard Avenue to Richmond Road) West Side Paved Footpath</td> <td>100</td> </tr> </tbody> </table>	Project	Percentage Complete	Michael Street (Peter Street to Matt Street) West Side Grass Footpath	25	Surrey Road (Everard Avenue to Richmond Road) East Side Concrete Footpath	15	Surrey Road (Everard Avenue to Richmond Road) East Side Paved Footpath	15	Surrey Road (Everard Avenue to Richmond Road) West Side Concrete...	35	Birdwood Terrace (Talbot Avenue to Allchurch Avenue) West Side Concrete...	100	Macumba Avenue (Fulham Park Drive to End) South Side Grass Footpath	100	Scotland Road (100m to Railway Terrace) North Side Concrete Footpath	100	Surrey Road (Everard Avenue to Richmond Road) West Side Paved Footpath	100
Project	Percentage Complete																		
Michael Street (Peter Street to Matt Street) West Side Grass Footpath	25																		
Surrey Road (Everard Avenue to Richmond Road) East Side Concrete Footpath	15																		
Surrey Road (Everard Avenue to Richmond Road) East Side Paved Footpath	15																		
Surrey Road (Everard Avenue to Richmond Road) West Side Concrete...	35																		
Birdwood Terrace (Talbot Avenue to Allchurch Avenue) West Side Concrete...	100																		
Macumba Avenue (Fulham Park Drive to End) South Side Grass Footpath	100																		
Scotland Road (100m to Railway Terrace) North Side Concrete Footpath	100																		
Surrey Road (Everard Avenue to Richmond Road) West Side Paved Footpath	100																		
<p>Playground Upgrade 2020/2021</p>	<p>The following is an update on the replacement program for playgrounds at:</p> <ul style="list-style-type: none"> Mellor Park Reserve, Lockleys - The project will be implemented as part of the reserve upgrade. Initial site earthworks have commenced and will continue through to February. Swan Ave Reserve, West Beach - The project is completed. Camden Oval, Novar Gardens - The project is completed. <p>Community consultation for the following playgrounds have been completed. Council staff are currently evaluating the responses and will consider any practical ideas.</p> <p>The playgrounds include:</p> <ul style="list-style-type: none"> Rex Jones Reserve, North Plympton; Britton Street Reserve, West Richmond; Helenslea Avenue Reserve, Brooklyn Park; Westside Bikeway Creslin Terrace - Gym equipment (only); Douglas Street Island Lockleys. 																		
<p>Reserve Irrigation Upgrades 2020/2021</p>	<p>The following is an update on the irrigation upgrade program for reserves.</p> <ul style="list-style-type: none"> Pine Ave (verge area), Novar Gardens - works are completed. River Torrens Linear Park, Michael Street, Lockleys - works are completed. Westside Bikeway, Marlestone / Plympton, (staged project, selected areas within the linear park (Birdwood Tce / McArthur Ave) - landscape areas have been completed, and irrigation installation has commenced with completion expected by end of January. Lockleys Oval and surrounds - This project is included as part of the Lockleys oval redevelopment, and is scheduled for completion by end of March 2021 																		

- Weigall Oval, Plympton - Irrigation Bore replacement and upgrade. Works are expected to commence in January and continue in early February 2021.

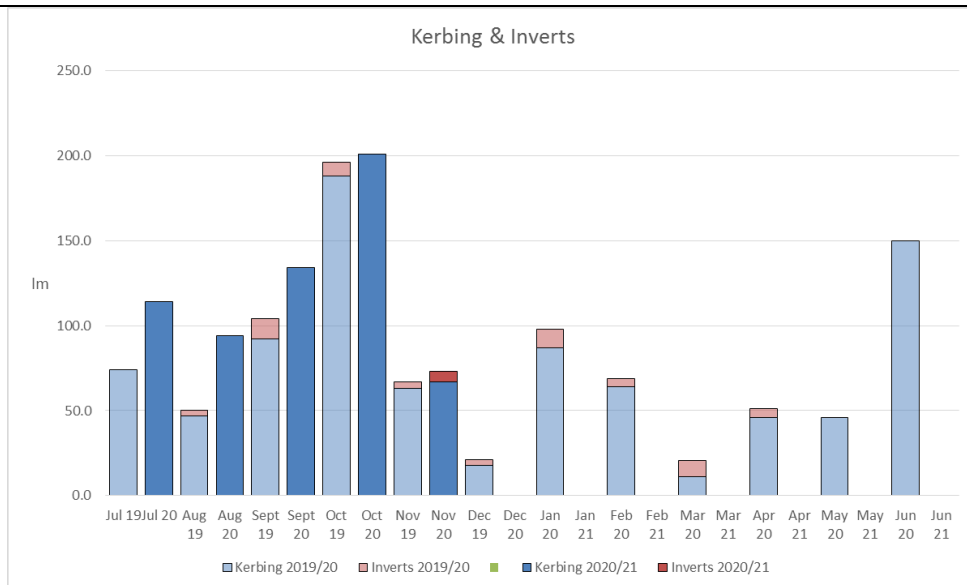
Planning and design works are underway on the remaining projects:

- James Congdon Drive, Mile End - Verge area.
- Brownhill Creek / Adelaide Airport - Captain McKenna Bikeway (sections by bikeway)
- Apex Park Reserve, West Beach
- Creslin Terrace bikeway between Stonehouse Avenue and Cromer Street, Camden Park

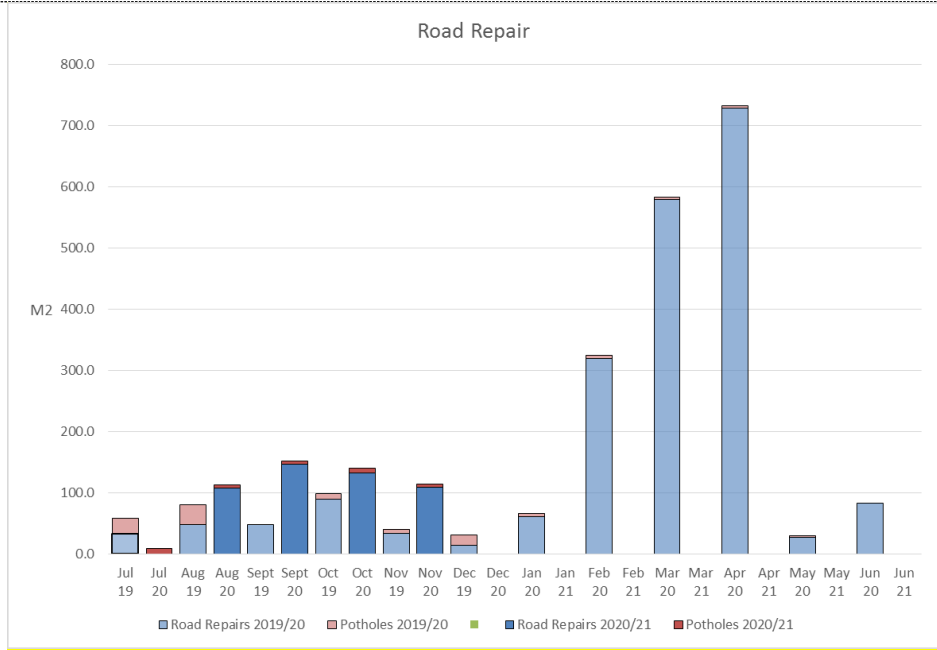
Footpath Re-instatement



Kerb and Watertable/ Invert Re-instatement

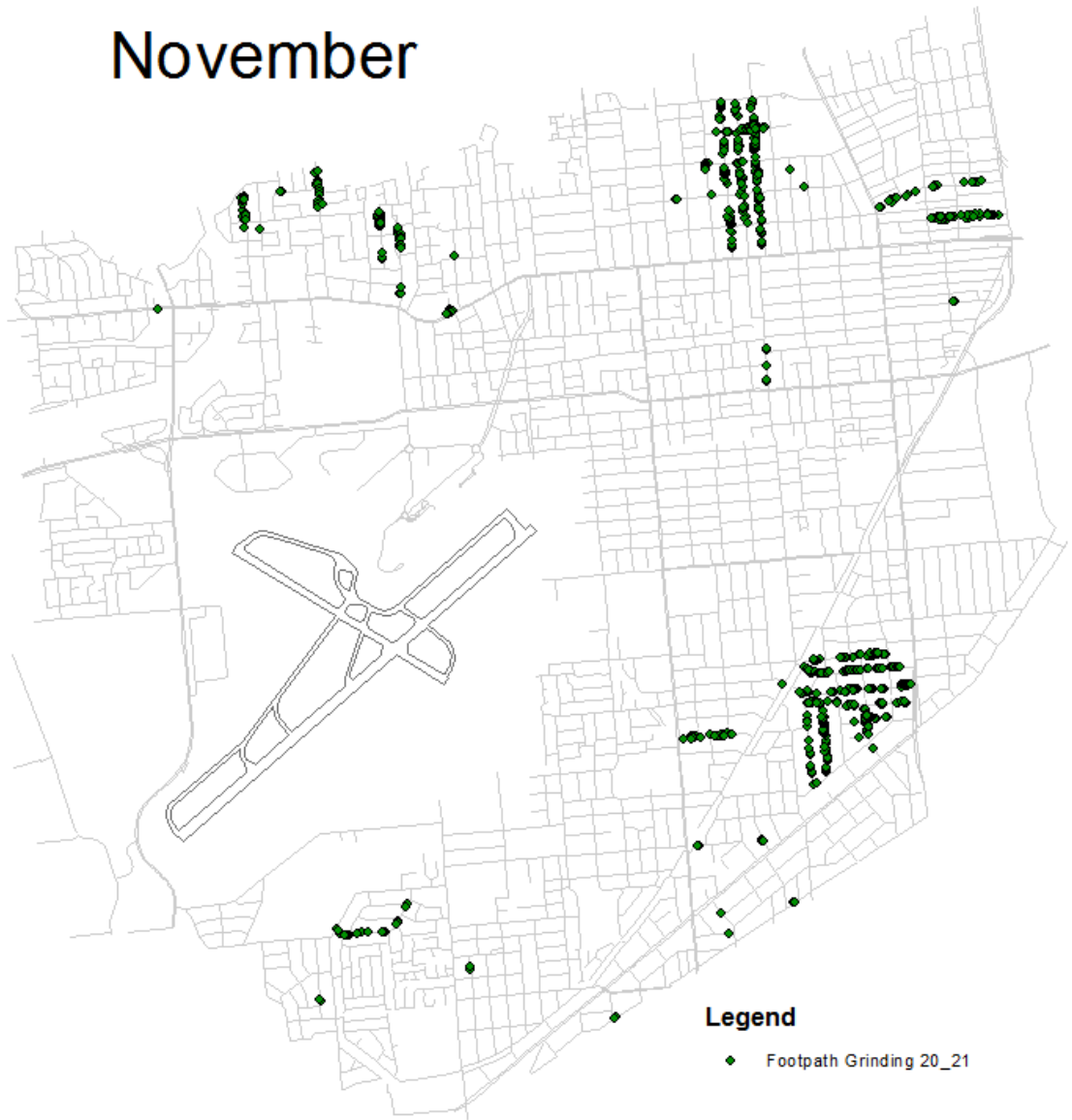


Road Repair and Potholes



Footpath
Grinding
Program

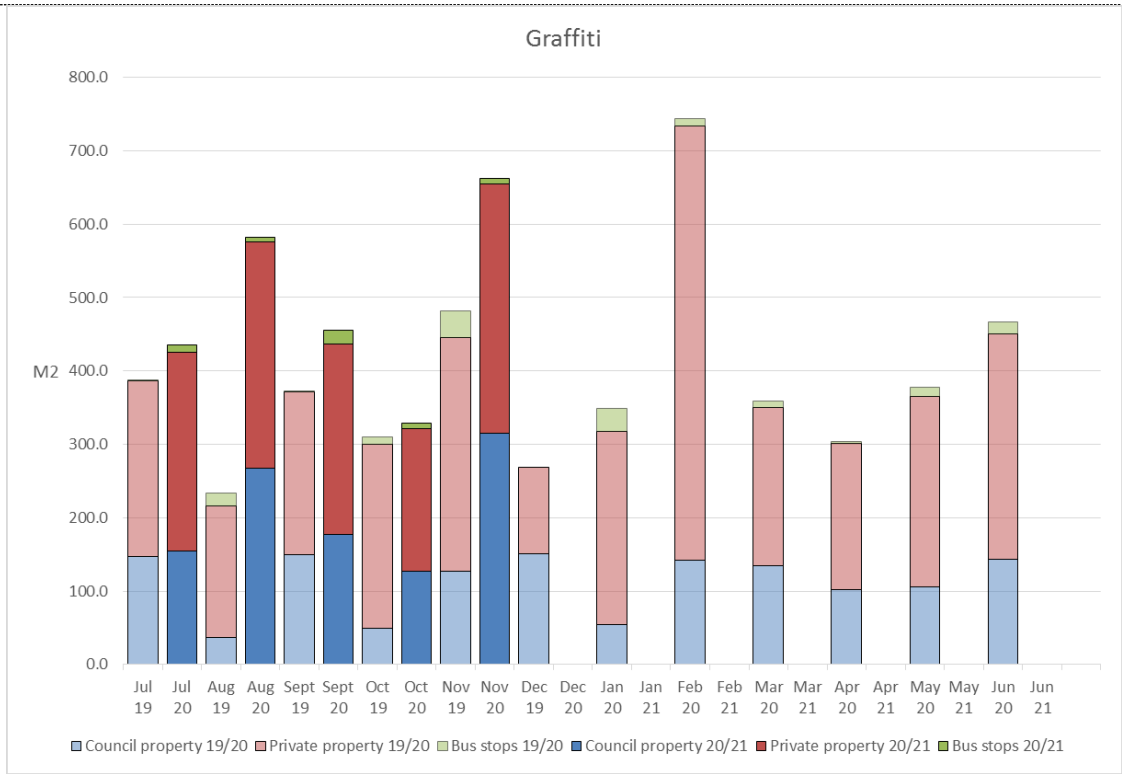
November



Legend

- ◆ Footpath Grinding 20_21

Graffiti Removal



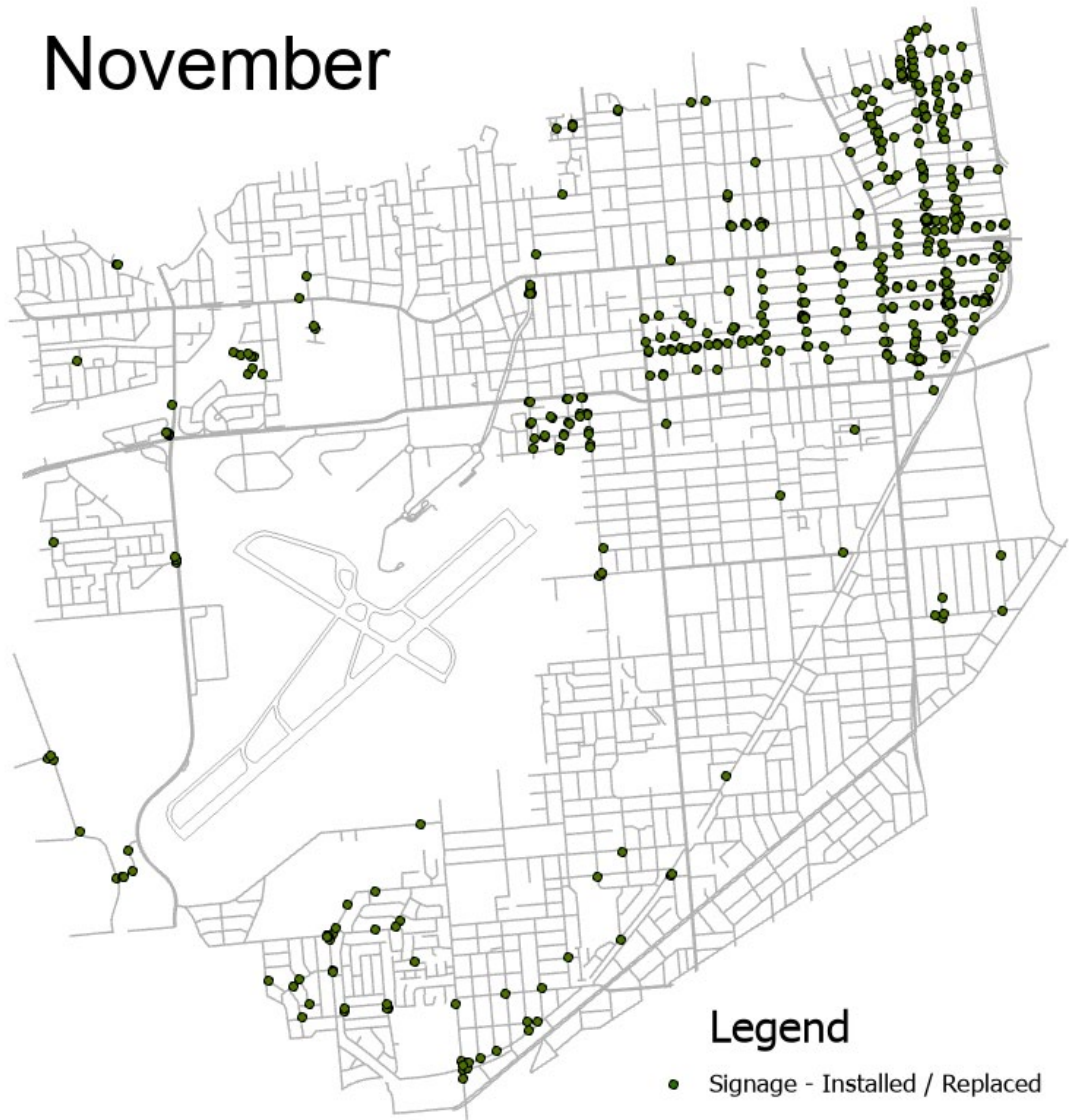
Line
Marking

November

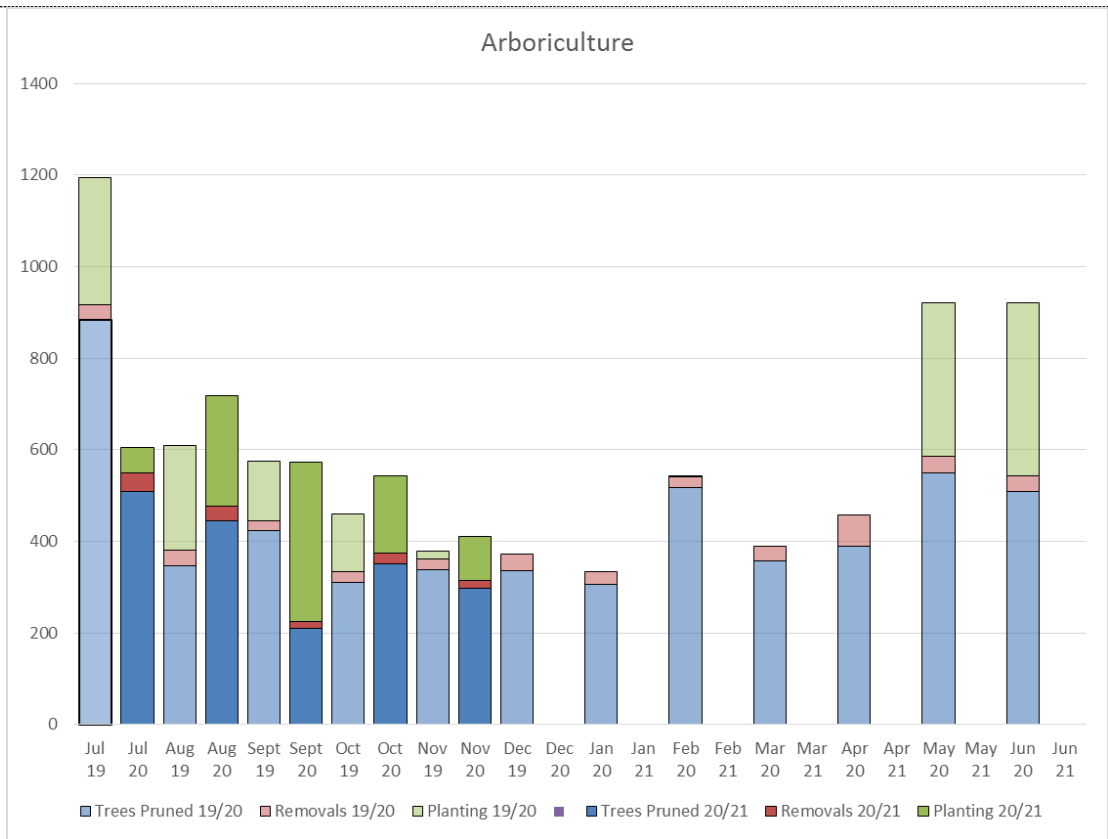


Signage

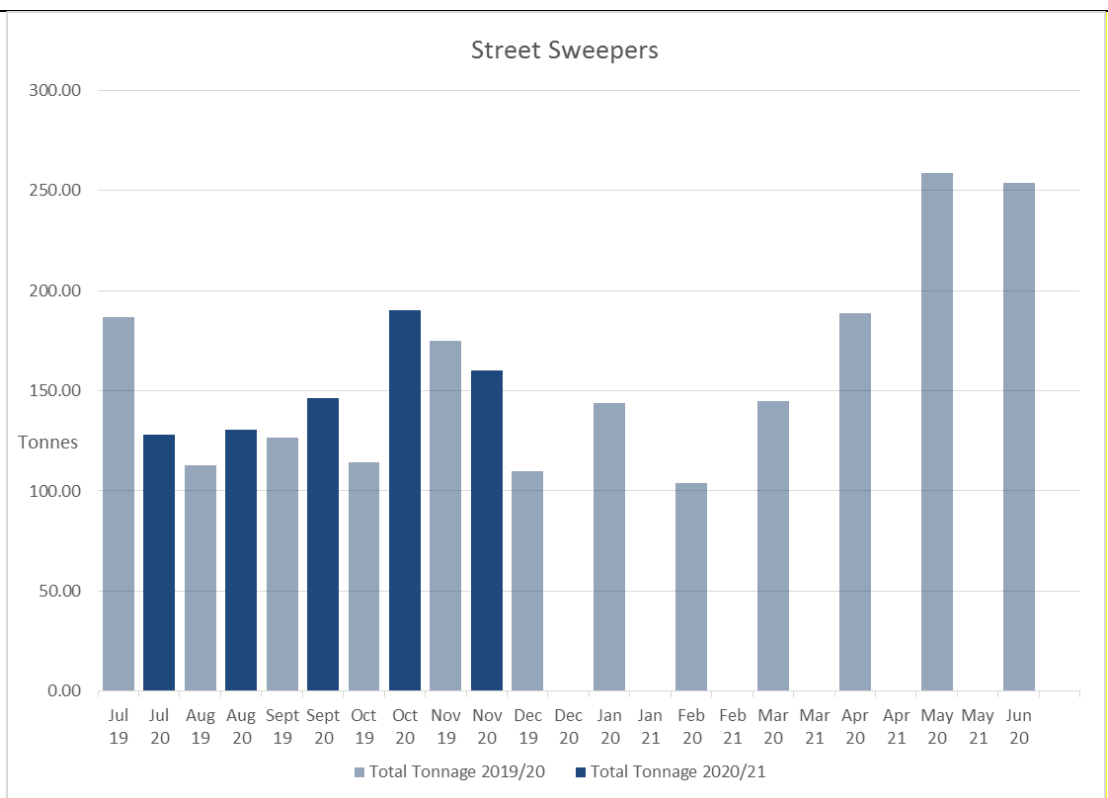
November



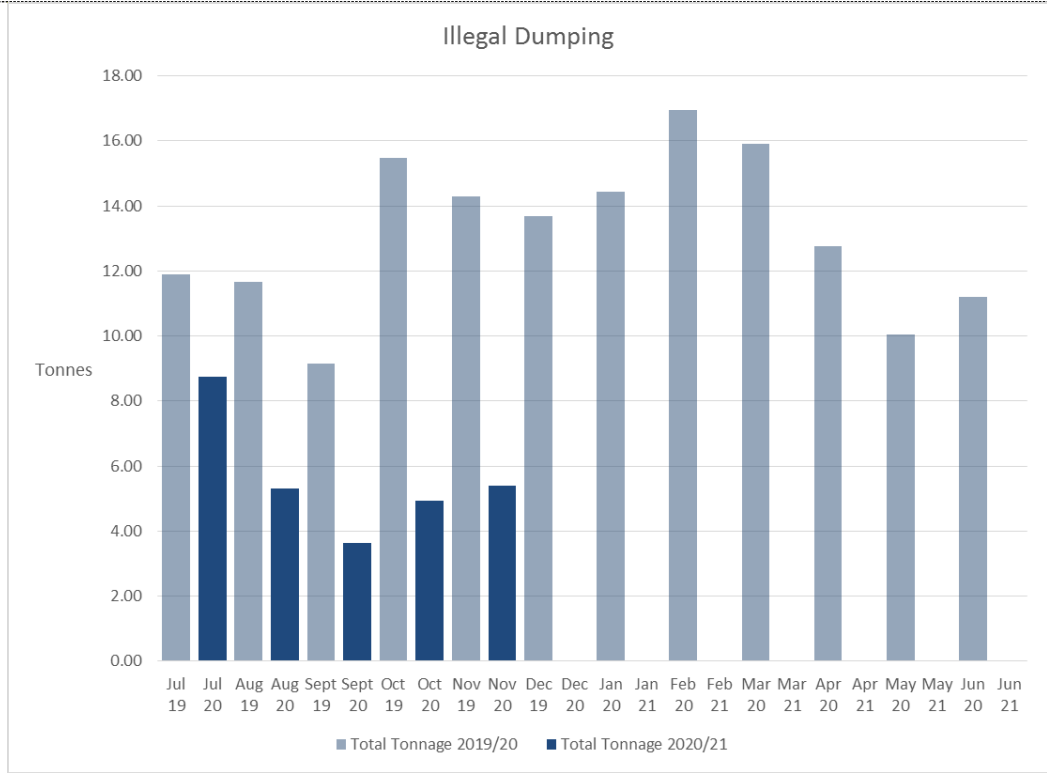
Arboriculture



Street Sweeper



Illegal Rubbish Collection



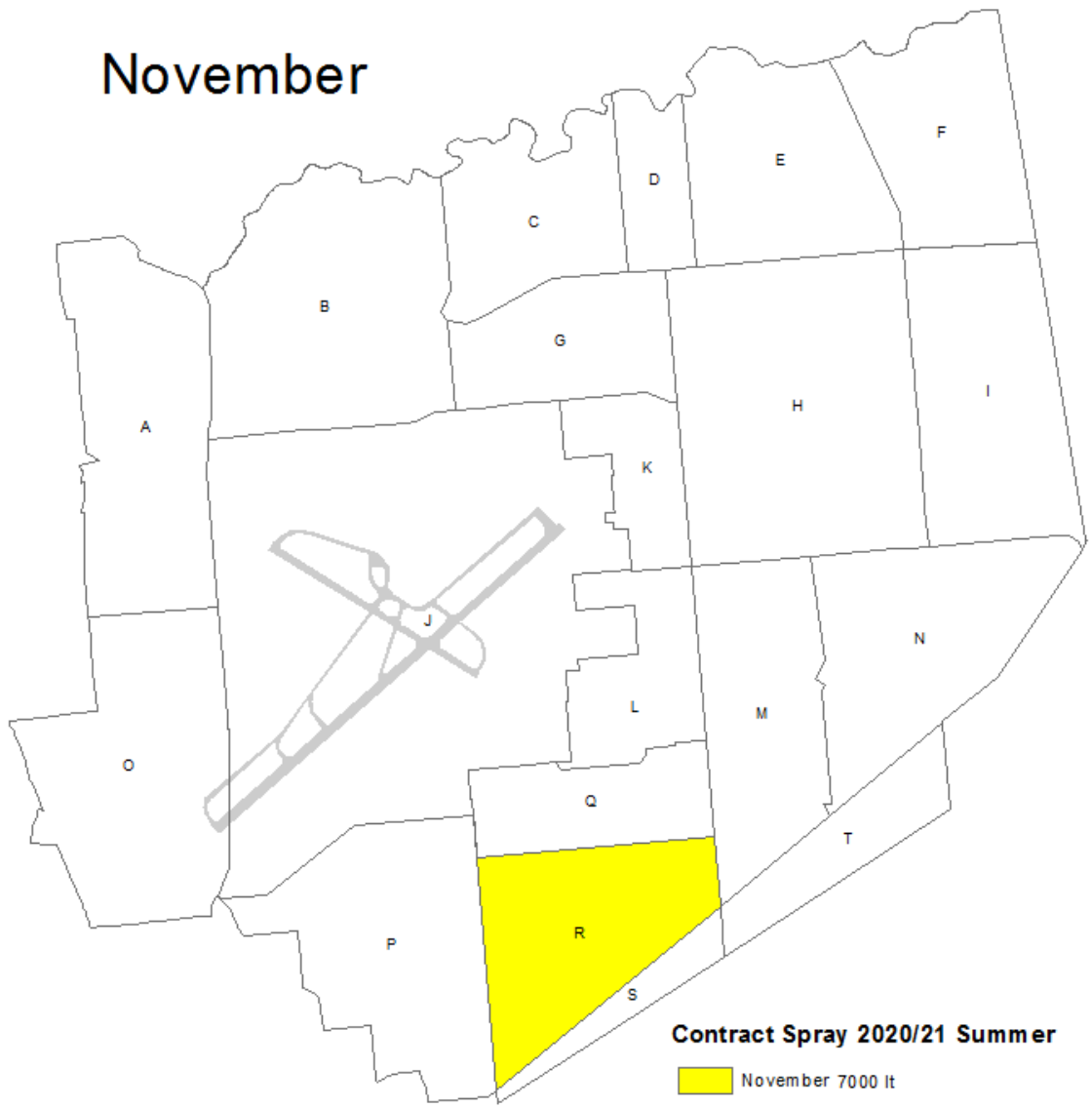
Road and
Footpath
Sweeping

November



Contract
Weed
Spraying

November



Traffic Projects and Parking Management

<p>Torrensville/ Thebarton LATM</p>	<p>Final design of the Driveway Link in Hayward Avenue, at its junction with Ashley Street and associated underground stormwater upgrade has been completed. Works are scheduled to commence in early February 2021.</p>
<p>Novar Gardens/Camden Park LATM</p>	<p>The various traffic calming projects are currently being detailed designed. The traffic calming devices are scheduled for construction during the 3rd and 4th quarter of 2020/21 financial year.</p> <p>Designs are being completed for Roundabouts at the intersection of (1) Bonython Avenue and Shannon Avenue and (2) McCann Avenue and Bonython Avenue. Design is also being completed for the traffic control device on Saratoga Drive.</p>
<p>Richmond/Mile End LATM</p>	<p>Further to the completion of concept designs, a draft Local Area Management Plan (LATM) for this study area has now been completed.</p>

	<p>Community consultation regarding the draft plan and project concepts was distributed in late October/early November and closed on 27 November 2020. The consultation period was informally extended at the request of a group of residents.</p> <p>Administration are currently summarising the responses and developing a position paper for a Working Party meeting to be scheduled in early 2021.</p>
<p>Marleston / Keswick / Kurralta Park / North Plympton / Ashford</p>	<p>A review of the community concerns from the initial community consultation has been finalised and a draft solutions paper has been developed.</p> <p>As part of this study, local residents, businesses and other key stakeholders within the study area including Marleston / Keswick / Kurralta Park / North Plympton / Ashford were previously surveyed to help identify key traffic issues in conjunction with Council's traffic investigations.</p> <p>At the Working Party meeting on 5 November 2020, the key findings and preliminary draft solutions were presented. The meeting subsequently informed the further development of the draft solutions into concept plans for discussion at subsequent Working Party meeting to be scheduled in early 2021.</p> <p>Concept plans have been completed for precincts 20 and D. Concept plans for precincts 17 and 19 are in progress while concept plans for precinct 18 are yet to begin.</p>
<p>Traffic and Parking Review</p>	<p>Parking Review:</p> <ul style="list-style-type: none"> • Meyer Avenue, Torrensville - Parking survey was completed however due to irregular conditions in December, another survey will be conducted in February 2021. • Carlton Parade, Torrensville - Positive feedback received for 2 hour limit. Works were completed in December. • Oakington Street, Torrensville - Positive feedback received for 2 hour limit. Works were completed in December. • Spencer Street, Cowandilla - Positive feedback received for no stopping zones. Works were completed in December. • Filsell Street, Thebarton - Consultation for time limited parking zones has been scheduled to be posted to stakeholders mid-January 2021. • Moore Lane, Mile End - Consultation has been completed for proposed no stopping zones and feedback has been reviewed, decision to be finalised. • Burt Avenue, Hilton - Consultation has been completed for proposed no stopping zones and timed parking zones and feedback has been reviewed, decision to be finalised. • Flaherty Lane, Mile End - Consultation has been completed for proposed no stopping zones and feedback has been reviewed, decision to be finalised.

	<ul style="list-style-type: none"> • Francis Street, Cowandilla - Consultation has been completed for proposed no stopping zones and feedback has been reviewed, decision to be finalised. • Kingswood Crescent, Lockleys - Notification letters have been scheduled to be posted mid-January 2021, regarding pavement bar layout. • Cross Terrace, Kurralta Park - Investigation completed however due to low saturation, no further actions are recommended at this time. • Lincoln Avenue, Plympton - Parking survey requested. <p>Traffic Review:</p> <ul style="list-style-type: none"> • Weber Street and Ware Street, Thebarton - Consultation for additional pavement bar line marking has been scheduled to be distributed to residents mid-January 2021. • Ashwin Parade, Torrensville - To investigate the suitability of a Pedestrian Activated Crossing. • Plympton International School - Council has informally engaged the school regarding changes to Errington Street. Formal consultation with all stakeholders has been scheduled to be posted mid-January 2021.
Parking Control Infrastructure Audit	<p>As part of a condition/status audit of parking controls across the City following areas have been audited:</p> <ul style="list-style-type: none"> • Ashford • Keswick • Mile End • Thebarton • Torrensville (50%)
Daly Street Black Spot Project	<p>Following a workshop with the Elected Members on the proposed traffic control upgrade, the Administration undertook community consultation. Due to the negative community feedback received, Administration will be withdrawing the Black Spot Project. The road safety concerns on Daly Street are being examined as part of the Local Area Traffic Management plan.</p>
Property and Facilities	
Apex Park and Mellor Park Reserve	<p>The landscape contractor is proposing to mobilise onsite at Mellor Park and commence the next phase of works in the week beginning 11 January 2021. Work on the development of a draft concept plan for the next stage of Apex Park is continuing and a further update will be provided to Members of the City Facilities and Waste Recovery General Committee at its next scheduled meeting (in March 2021)</p>
Camden Oval	<p>Works to address issues on the existing courts at Glenlea Tennis Club have been substantially completed and, weather permitting, should be available for club use in mid-late January. Construction of the new courts is anticipated to commence in late January (following relocation of the playground).</p>

	It is anticipated that the (2) new courts will be available for club/public use in early March.
Kesmond Reserve Masterplan	Initial consultation has commenced in regard to the master planning exercise for Kesmond Reserve. An online survey is available on Council's website, reserve signage has been erected and nearby/adjacent residential properties have been letterboxed. Other identified stakeholders have also been contacted directly via email.

Development Assessment

Development Applications

COVID-19 State Emergency

The Development Desk service continues to remain fully operational on a 'drop in' basis.

The December Council Assessment Panel was held at the City of West Torrens Civic Centre in accordance with the Civic Centre COVID-Safe Plan. A Special Meeting held in December was held via Zoom electronic platform to facilitate representation and applicant attendance via electronic means.

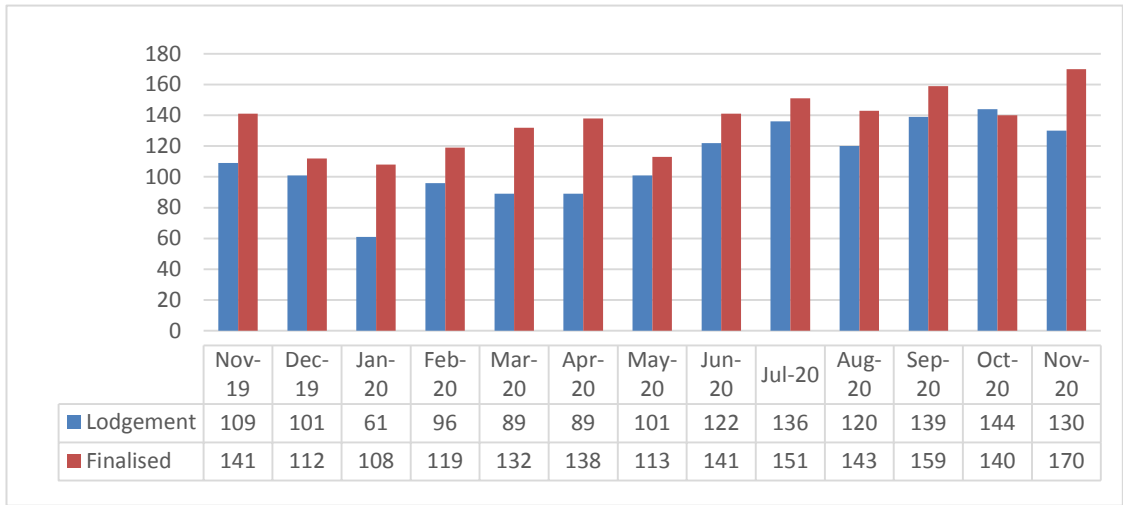
Since July 2020, City Development have received 55 development applications where applicant has applied for or intends to apply for the HomeBuilder Grant as part of the Federal Government's COVID-19 stimulus.

COVID-19 emergency legislation giving the Minister for Planning powers to call in development applications that have been delayed to be assessed by SCAP has not been used for any applications in the City of West Torrens with assessment of application continuing as scheduled.

The implementation of the Planning Reforms under the *Planning, Development and Infrastructure Act 2016* for Phase 3 Metropolitan Adelaide councils has been set for the first quarter of 2021.

Lodgments and Decisions

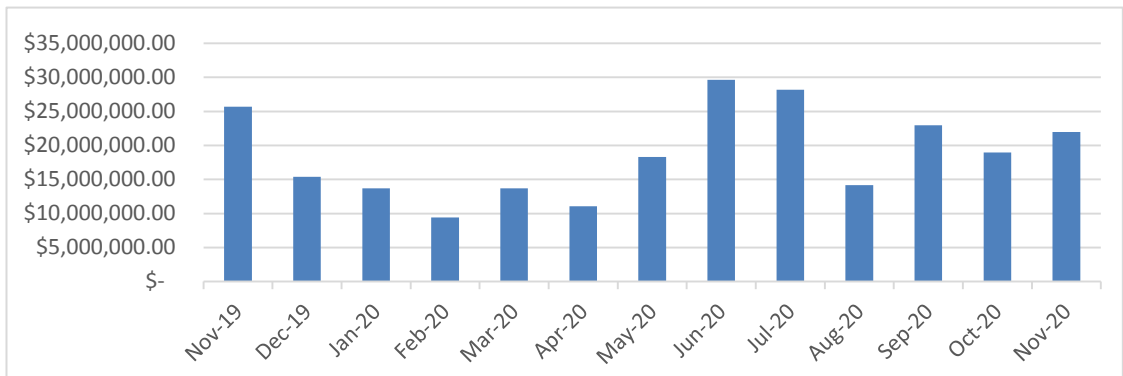
One-hundred and thirty (130) applications were lodged and one hundred and seventy (170) applications were finalised in November 2020.



Note: 'Lodgement' relates to the number of new development application lodged during the month which is represented by the number of new development application numbers issued (including variation applications). 'Finalised' relates to the number of decision notification forms issued during the month and may including 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 \$21,999,652.00 were lodged in November 2020.



Planning Assessment

	2019		2020			
	Sep Qtr. 3	Dec Qtr. 4	Mar Qtr. 1	Jun Qtr. 2	Sept Qtr. 3	
Assessment Timeframes (Staff Decisions)	BUILDING CODE ONLY					
	Total applications	53	59	27	41	62
	Median timeframe	2 days	2 days	1 day	2 days	1 day
	COMPLYING					
	Total applications	56	49	38	35	45
	Median timeframe	2 days	2 days	3 days	3 days	3 days
	CAT 1 MERIT					
	Total applications	206	192	169	179	203
	Median timeframe	12 days	12 days	12 days	7 days	7 days
	CAT 2 MERIT					
	Total applications	15	12	10	9	7
	Median timeframe	46 days	34 days	58 days	87 days	33.5 days
	CAT 3 MERIT					
	Total applications	6	4	3	4	7
	Median timeframe	57 days	65.5 days	76 days	62 days	8 days
	CAT 1 NON-COMPLYING					
Total applications	5	1	2	3	1	
Median timeframe	95 days	58 days	82 days	76 days	45 days	
CAT 3 NON-COMPLYING						
Total applications	0	1	3	0	0	
Median timeframe	-	211 days	176 days	-	-	
Assessment Timeframes (CAP Decisions)	2019		2020			
	Sep Qtr. 3	Dec Qtr. 4	Mar Qtr. 1	Jun Qtr. 2	Sep Qtr. 3	
	CAT 1 MERIT					
	Total applications	0	2	2	4	0
	Median timeframe	-	29 days	68 days	18 days	-
	CAT 2 MERIT					
	Total applications	2	0	3	2	3
	Median timeframe	42 days	-	19 days	85 days	71 days
	CAT 3 MERIT					
	Total applications	0	1	0	3	0
	Median timeframe	-	126 days	-	55 days	-
	CAT 1 NON-COMPLYING					
	Total applications	1	1	0	0	1
	Median timeframe	18 days	58 days	-	-	100 days
	CAT 3 NON-COMPLYING					
	Total applications	0	2	0	0	1
Median timeframe	-	105.5 days	-	-	111 days	
<p><i>Note: This data does not include withdrawn applications, refused applications, Land Division Consent applications and decisions under appeal. Category 3 Non-complying applications are not included until SCAP have made a decision whether to concur with Council's decision.</i></p> <p><i>Maximum statutory time frames (excluding additional time for further information requests, statutory agency referrals and SCAP concurrence) are summarised as:</i></p> <ul style="list-style-type: none"> <i>Building Rules Consent only: 4 weeks</i> <i>Complying Development: 2 weeks for Development Plan Consent only; additional 4 weeks for Building Rules Consent</i> <i>Category 1-3 Development: 8 weeks for Development Plan Consent only; additional 4 weeks for Building Rules Consent.</i> 						

Assessment Appeals

There was one (1) new court matter in December 2020.

- An appeal against Council's decision to refuse development plan consent for a *Variation to Development Application 211/356/2016 - Increase Group 'C' building from 3 storeys to 5 storeys containing a total of 98 dwellings (38 additional dwellings) at 48-50 Davenport Terrace, Richmond.*

A preliminary conference will be scheduled in early 2021.

There are no ongoing or finalised appeals against Council's development assessment decisions as at 30 December 2020.

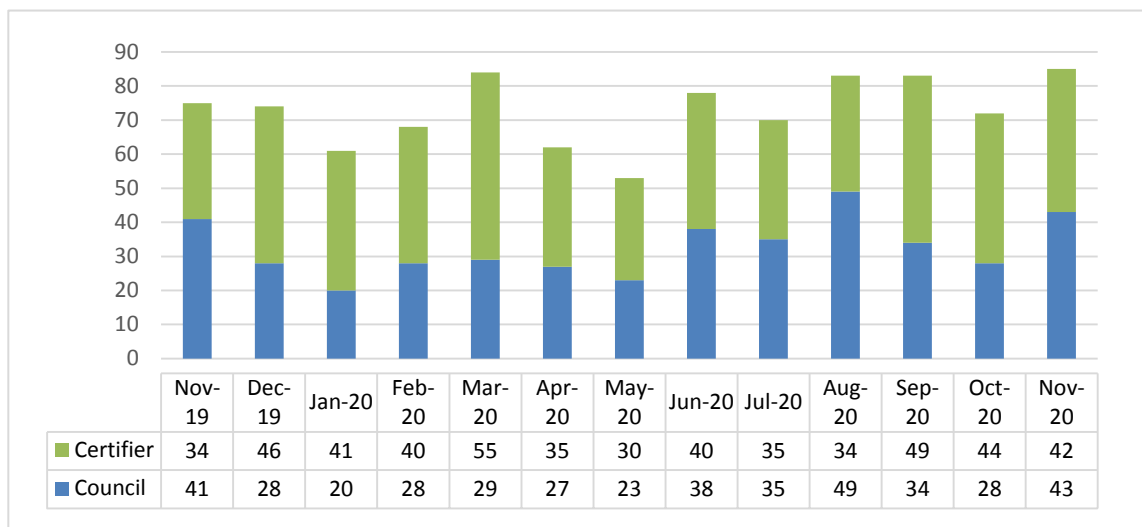
There are 2 ongoing appeals against SCAP decisions within the City of West Torrens area:

- to refuse an application for a six-storey residential flat building (32 dwellings) & associated car parking at 1 Glenburnie Terrace, Plympton.
- to refuse an application for a multi-storey mixed use development, incorporating commercial tenancy, 2 storey car park, 9-storey residential flat building, four x 3-storey residential flat buildings and car parking at 79 Port Road, Thebarton.

Building Rules Assessment

Building Rules Consent issued By Relevant Authority

Council issued forty-three (43) building rules consents and private certifiers issued forty-two (42) building rules consents in November 2020.



Note: Building Rules Consents are assessed by Council or private assessors known as Private Certifiers, these privately certified assessments still need to be registered and recorded with Council.

Community advice and education

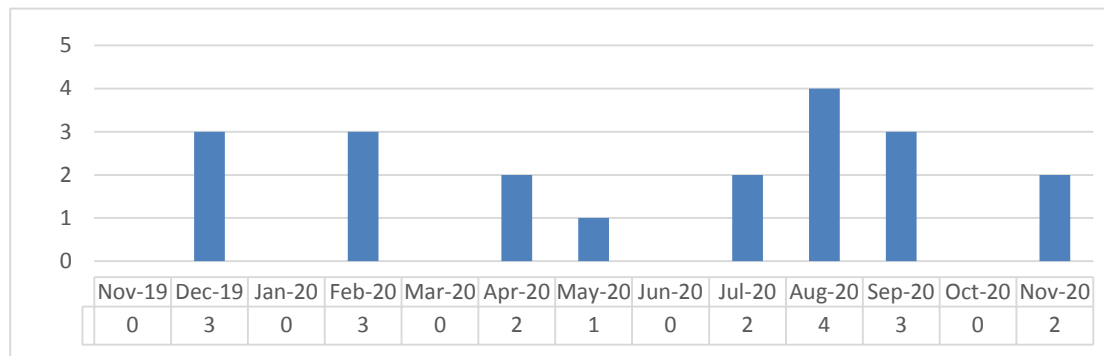
Pre-lodgment advice

Rostered Duty Planner and Duty Building Officers are available to answer preliminary pre-lodgment and general enquiries during Service Centre opening hours. Advice is provided to the general public and applicants via the phone, email and in person at the Service Centre.

The Administration participates in DPTI's Pre-lodgement case management service for development five storeys or more in height within the Urban Corridor Zone.

Category 3 Public notification

No Category 3 applications were notified in November 2020.



Council Assessment Panel

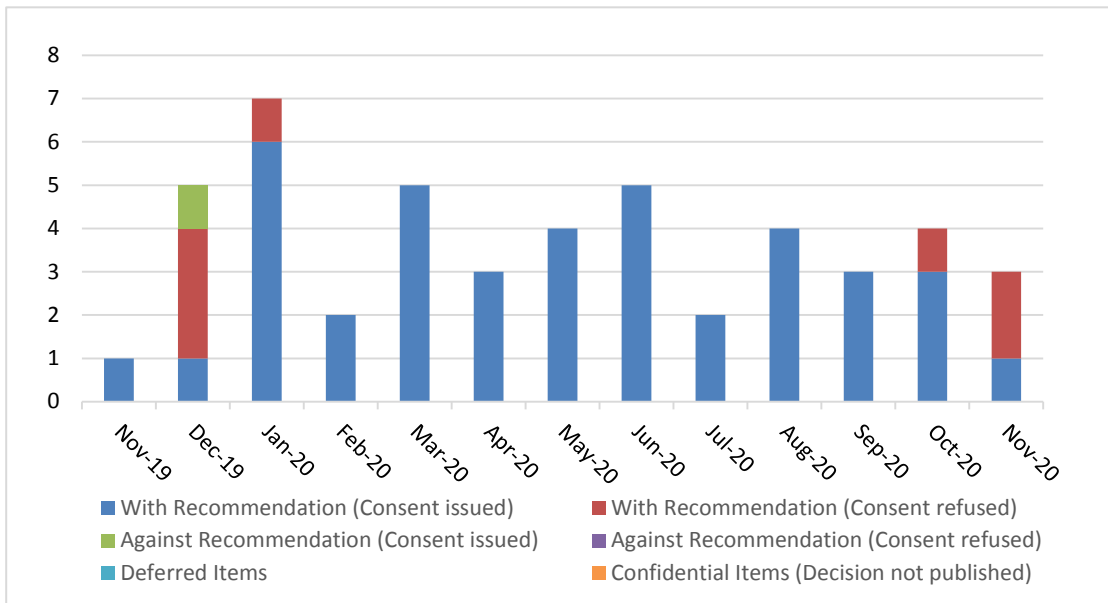
The Council Assessment Panel (CAP) held a meeting on 8 December 2020 at the City of West Torrens Civic Centre. A special meeting was held on 15 December 2020 via Zoom Electronic Platform.

The term of the current CAP concludes on 31 December 2020 and Council have appointed a new CAP to commence on 1 January 2021 for a 2 year period.

The CAP has endorsed its 2020 Annual Report for presentation to Council at the 19 January 2021 Council meeting.

The next CAP meeting will be held on Wednesday 20 January 2021. The date has been amended to accommodate member availability for the first meeting of the new CAP.

Council Assessment Panel Decisions



Referrals from other statutory agencies

Council is a statutory referral agency for some applications that are assessed by other agencies, including State Commission Assessment Panel (SCAP), Minister for Planning, Governor of South Australia (under the Development Act 1993) and Adelaide Airport Limited (Airports Act 1996). Council is also informally referred applications for development five storeys or more in height within the Urban Corridor Zone that are assessed by SCAP.

Please refer able to the Assessment Appeals section for two SCAP appeals currently before the ERD Court.

Service improvements

Work has continued on a suite of business improvement initiatives including:

- City Development staff are contributing to internal Planning Reform working parties on planning policy, accredited professionals, communications and the ePlanning Portal.
- City Development staff have attended specialist planning and building assessment Planning Reform training in preparation for PDI Act implementation in early 2021.

Development compliance

Twenty-one (21) new development compliance requests were received in November 2020. Twelve (12) development compliance requests were resolved within the month and seven (7) requests were resolved from a previous month in November 2020. At the end of November there were forty-one (41) ongoing development compliance requests.

Compliance Requests

Month/Year	No of Requests Received	Requests resolved within the month	Requests resolved from previous months	Total Ongoing Actions
Nov 2019	22	16	2	36
Dec 2019	13	8	4	46
Jan 2020	21	16	8	38
Feb 2020	18	16	5	35
Mar 2020	16	9	7	35
April 2020	22	17	5	35
May 2020	33	20	1	48
June 2020	26	19	12	41
July 2020	20	11	1	49
Aug 2020	29	22	8	36
Sep 2020	18	13	3	38
Oct 2020	22	17	4	39
Nov 2020	21	12	7	41

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.

No Section 84 enforcement notices were issued in November 2020.

There was no new, ongoing or finalised court matters as at 30 December 2020.

Enforcement Action

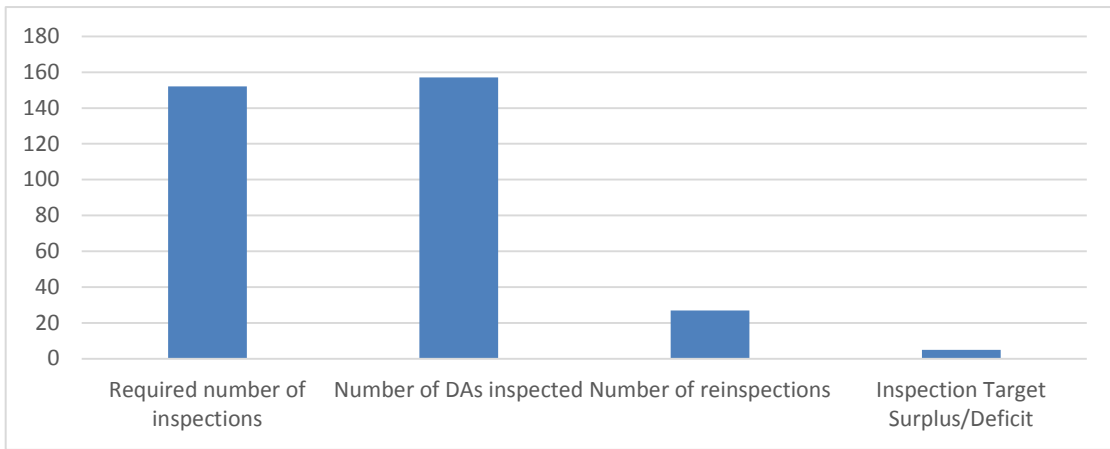
Month/Year	Section 84 Issued	Section 69 Issued	New Actions with ERD Court	Resolved Actions with ERD Court	Total ongoing Actions with ERD Court
Nov 2019	-	-	-	1	1
Dec 2019	1	-	-	-	1
Jan 2020	1	2	-	-	1
Feb 2020	-	-	-	1	-
Mar 2020	-	-	-	-	-
April 2020	-	-	-	-	-
May 2020	-	-	-	-	-
June 2020	-	1	-	-	-
July 2020	-	-	-	-	-
Aug 2020	2	-	-	-	-
Sep 2020	4	-	-	-	-
Oct 2020	-	1	-	-	-
Nov 2020	-	-	-	-	-

Note: Section 84 enforcement notices are the first stage of prosecution for unapproved development. Section 69 emergency orders are the first stage of prosecution for unsafe buildings.

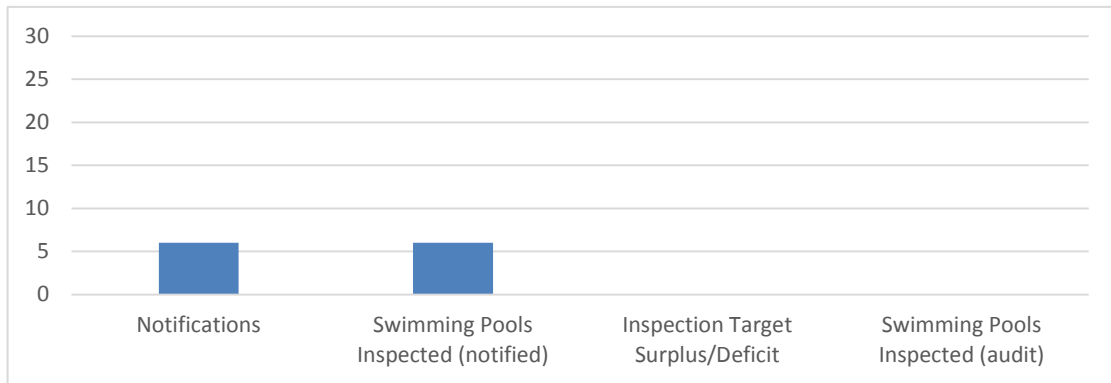
Building compliance inspections

Building Inspections (July 2020 - Nov 2020)

Council's Building and Swimming Pool Inspection Policy sets out the minimum number of inspections required to be undertaken during the year.



Swimming Pool Inspections (July 2020 - Nov 2020)



Note: The Development Act and Council's Building and Swimming Pool Inspection Policy requires that a minimum number of approved buildings and notified swimming pools are inspected for compliance with their associated Development Approval documentation. Where 100% of inspections have not been met in a month the requirement is rolled over to the next month until all required inspections have been undertaken. The inspection target is based on the first inspection of a building or swimming pool and re-inspections are not included in the target.

City of West Torrens Building Fire Safety Committee

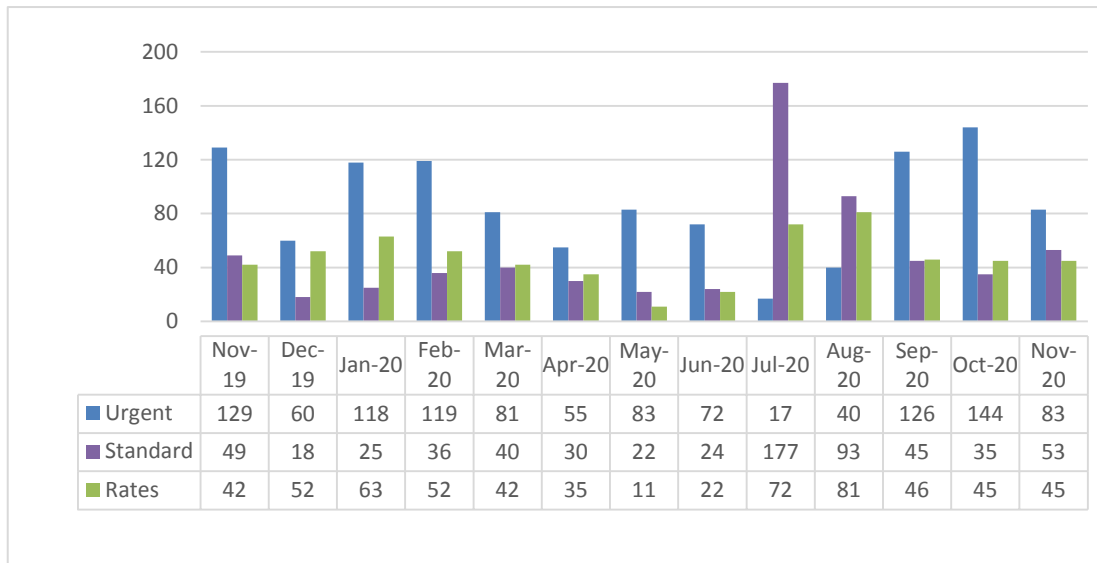
Meetings

A meeting of the Building Fire Safety Committee was held on 10 December 2020.
The next Building Fire Safety Committee meeting will be held in January 2021.

Property and land information requests

Eighty-three (83) urgent search requests, fifty-three (53) standard search requests and forty-five (45) rates search requests were received in November 2020.

Property Searches



Note: When a property is purchased, the purchasers are provided with a Form 1 (commonly known as cooling off paperwork) Council contributes to this Form 1 with a Section 12 Certificate, the certificate provides the potential purchaser with all relevant known history for the property. Prior to settlement on the property the relevant Conveyancer will also request a Rates statement from Council to ensure the appropriate rates payments are made by the purchaser and the vendor (seller).

Climate Impact Considerations

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

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

Attachments

Nil

INDEX

1	Meeting Opened	1
2	Present	1
3	Apologies	1
4	Disclosure Statements	1
5	Confirmation of Minutes	1
6	Communications by the Chairperson	1
7	Questions with Notice	1
8	Questions without Notice	1
9	Motions with Notice	1
10	Motions without Notice	1
11	City Finance & Governance Report	2
	11.1 Creditor Payments	2
	11.2 Property Leases	12
	11.3 Mendelson Financial Report December 2020.....	13
	11.4 Council Budget Report - SIX Months to 31 December 2020.....	18
	11.5 Legislative Progress Report - January 2021.....	26
12	Meeting Close	29

1 MEETING OPENED**2 PRESENT****3 APOLOGIES****4 DISCLOSURE STATEMENTS**

Committee Members are required to:

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

5 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the meeting of the City Finance and Governance Committee held on 8 December 2020 be confirmed as a true and correct record.

6 COMMUNICATIONS BY THE CHAIRPERSON**7 QUESTIONS WITH NOTICE**

Nil

8 QUESTIONS WITHOUT NOTICE**9 MOTIONS WITH NOTICE**

Nil

10 MOTIONS WITHOUT NOTICE

11 CITY FINANCE & GOVERNANCE REPORT

11.1 Creditor Payments

Brief

This report tables a schedule of creditor payments for December 2020.

RECOMMENDATION

The Committee recommends to Council that the schedule of creditor payments for December 2020 be received.

Discussion

A schedule of creditor payments totalling \$6,659,334.61 (\$4,474,987.95 in November 2020) is attached for the information of Elected Members. Notable items include:

- A payment to Brown Hill Creeks Stormwater Board of \$1,554,638.80 for capital and operating contributions for the period July to December 2020 (refer ref. no. 84);
- Payments to Downer EDI Works Pty Ltd totalling \$880,439.94 for various road treatments (refer ref. nos. 156 and 157);
- A payment to Camco SA Pty Ltd of \$599,473.84 for Holland Street Streetscape, road reconstruction and drainage works (refer ref. no. 92);
- A payment to Solo Resource Recovery of \$586,839.26 for both waste collection and disposal for October 2020 (refer ref. no. 408);
- A payment to the Department of Environment, Water and Natural Resources of \$391,642.50 for the quarterly Green Adelaide Landscape Levy (refer ref. no. 145);
- A payment to AC Demolition & Services Pty Ltd of \$168,742.20 for demolition works at Mellor Park (refer ref. no. 6);
- Payments to Playmazing totalling \$146,743.74 for playground equipment at Camden Oval (refer ref. no. 346 and 347);
- A payments to Knox Constructions Pty Ltd of \$132,783.40 for various road treatments (refer ref. no. 273);

Climate Impact Considerations

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

The report includes creditor payments on projects and initiatives that aim to mitigate Council's impact on the climate.

Conclusion

A schedule of creditor payments for December 2020 is provided for Elected Members' information and review.

Attachments

1. Creditor payments for the month of December 2020

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING
19 JANUARY 2021**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
1	EFT65190	A & E Syrianos	Refund Development Fees	109.00
2	EFT65085	A & R Dandie	Thebarton Community Centre Bond Return	1,000.00
3	EFT65338	A Christou Design Pty Ltd	Library Workshop	1,019.97
4	EFT65056	A Mary Christmas	Christmas Decorations	975.00
5	061546	Abby Ward	Compost Bin Rebate	50.00
6	EFT65024	AC Demolition & Services Pty Ltd	Demolition Works	168,742.20
7	EFT65023	Ace Rent a Car	Vehicle Hire	1,155.00
8	EFT65092	ACT Hire Pty Ltd	Plant Hire	1,936.00
9	EFT65212	Adami's Sand & Metal	Depot Supplies	1,913.43
10	EFT65020	Adelaide Airport Limited	Depot Rent	64,124.08
11	EFT65323	Adelaide Airport Limited	Depot Rent	48,684.67
12	EFT65019	Adelaide Baseball Club	Facility Hire	1,565.75
13	EFT65199	Adelaide Belt & Hose Dist Pty Ltd	Vehicle Maintenance	553.92
14	EFT65091	Adelaide Chainwire & Fencing	Fencing	5,214.00
15	EFT65336	Adelaide Chainwire & Fencing	Fencing	1,694.00
16	EFT65202	Adelaide EWP Inc SA Diesel & Hydraulics	Depot Supplies	2,520.23
17	EFT65334	Adelaide Safety Supplies Pty Ltd	First Aid Supplies	5,819.85
18	EFT65021	Adelaide Sailing Club Inc	Summer Fundays Experience Vouchers	3,000.00
19	EFT65210	Adelaide Signs Group Pty Ltd	Depot Supplies	1,012.00
20	061537	Adelaide Theatre & More Social Club Inc	Thebarton Community Centre Bond Return	60.00
21	EFT65090	Adelaide Waste & Recycling Centre	Rubbish Disposal	15,510.00
22	EFT65332	Adelaide Waste & Recycling Centre	Rubbish Disposal	9,133.94
23	EFT65088	Adelaide's Bouldering Club	Summer Fundays Experience Vouchers	2,000.00
24	EFT65335	AdMerch	Depot Supplies	64.02
25	EFT65201	Adrian Brien Pty Ltd	Vehicle Maintenance	670.94
26	EFT65086	Advam Pty Ltd	Transaction Fees	485.83
27	EFT65328	Advanced Plastic Recycling	Depot Supplies	2,225.30
28	EFT65337	AFL Max Adelaide Pty Ltd	Summer Fundays Experience Vouchers	400.00
29	EFT65200	Air Filter Cleaners	Vehicle Maintenance	286.01
30	EFT65330	Ali Rinaldi	Professional Fees	198.50
31	EFT65203	Allen Press Pty Ltd	Business Cards	918.50
32	EFT65204	AlSCO Pty Ltd	Dry Cleaning	38.50
33	EFT65333	AMC Commercial Cleaning	Cleaning	3,210.41
34	EFT65205	Animal Management Services Pty Ltd	Doggy Bags	957.00
35	EFT65324	Animal Management Services Pty Ltd	Doggy Bags	3,230.04
36	EFT65198	Animal Welfare League SA	Impound Dogs	2,936.00
37	EFT65316	Anne Kohler	Rainwater Tank Rebate	300.00
38	EFT65327	Apple Pty Ltd	Computer Equipment	14,878.60
39	EFT65213	Aquarium Aid	Library Aquarium Maintenance	142.00
40	EFT65022	Arboregreen Landscape Products	Depot Supplies	16,243.96
41	EFT65207	Arboregreen Landscape Products	Depot Supplies	678.94
42	EFT65211	Ashdown Ingram Thebarton	Depot Supplies	846.23
43	EFT65206	ATF Services Pty Ltd	Camera Hire	1,707.75
44	EFT65325	Attorney-General's Department	Expiation Lodgement Fees	1,358.50
45	EFT65322	Australia Post	Postage	2,482.11
46	EFT65215	Australia Post	Agency Collection Fees	4,731.40
47	EFT65208	Australia Post	Postage	16,223.92
48	EFT65329	Australia Post	Postage	3,150.71
49	EFT65089	Australian Green Clean	Cleaning	5,973.21
50	EFT65331	Australian Green Clean	Cleaning	6,267.08
51	EFT65025	Australian Institute of Building Surveyors	Accreditation	930.00
52	EFT65084	B J Banham & W C Boyce	Refund Overpaid Rates	2,085.40
53	EFT65321	B Konstantinou	Refund Reserve Booking Fee	44.00
54	EFT65064	BA & KA Paterson	Building Maintenance	3,455.10
55	EFT65163	BA & KA Paterson	Building Maintenance	2,479.62
56	EFT65436	BA & KA Paterson	Building Maintenance	5,839.90
57	EFT65216	Barcode Direct	Library Supplies	770.00
58	EFT65094	Bartco Traffic Equipment Pty Ltd	Licence Agreement	346.50
59	EFT65099	Baseball SA	Facility Hire	1,161.00

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING
19 JANUARY 2021**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
60	EFT65219	Baseball SA	Facility Hire	2,560.00
61	EFT65218	Battery World Hilton	Batteries	139.95
62	EFT65347	BCE & CJ Electrical	Electrical	22,025.15
63	EFT65342	Belair Turf Management Pty Ltd	Depot Supplies	1,589.50
64	EFT65286	Benjamin Alexander Russ	CAP Member Allowance	1,614.00
65	EFT65026	Best Signs	Signage	990.00
66	EFT65341	Best Signs	Signage	5,060.00
67	EFT65217	Bianco Hiring Service Pty Ltd	Hire Ablution Block / Site Hut	844.80
68	EFT65224	Bianco Walling Pty Ltd	Depot Supplies	5,038.00
69	EFT65189	Bijoy Chacko	Fencing Contribution	1,230.00
70	EFT65471	BJ Thompson	Reimburse Volunteer Expenses	32.64
71	EFT65102	Blue Velvet Adelaide	Think Buy Be Local Voucher Reimbursement	175.00
72	EFT65221	Bob Jane T Mart - Brooklyn Park	Tyres	1,995.00
73	EFT65146	Bob May Workplace Emergency Training	Evacuation Exercise	297.00
74	EFT65093	BOC Limited	Depot Supplies	307.32
75	EFT65340	BOC Limited	Depot Supplies	508.52
76	EFT65097	Body Corporate Physiotherapy Pty Ltd	Professional Fees	1,390.00
77	EFT65029	Bounce South Australia Pty Ltd	Summer Fundays Experience Vouchers	3,200.00
78	EFT65349	Bounce South Australia Pty Ltd	Summer Fundays Experience Vouchers	2,600.00
79	EFT65343	Bower Place	Professional Fees	208.00
80	EFT65220	BR Construction Supplies	Depot Supplies	308.00
81	EFT65028	Brendan Fewster Planning and Development	Professional Fees	5,544.00
82	EFT65100	Brendan Fewster Planning and Development	Professional Fees	7,920.00
83	EFT65346	Brendan Fewster Planning and Development	Professional Fees	7,920.00
84	EFT65348	Brown Hill & Keswick Creeks Stormwater Board	Contribution	1,554,638.80
85	EFT65214	Bruce Amos	Reimburse Volunteer Expenses	20.16
86	EFT65420	Bucher Municipal Pty Ltd	Vehicle Maintenance	10,407.83
87	EFT65096	Bundaleer Apiaries	Wasp Removal	558.00
88	EFT65344	Bundaleer Apiaries	Wasp Removal	372.00
89	EFT65339	Bunnings Building Supplies Pty Ltd	Maintenance Supplies	1,557.01
90	EFT65225	Cabcharge Australia Pty Ltd	Cab Fares	183.96
91	EFT65356	Calypso Tree Co Pty Ltd	Planning Advice	2,860.00
92	EFT65350	Camco SA Pty Ltd	Roadworks	599,473.84
93	EFT65351	Camden Community Centre	Partnership Agreement	14,437.50
94	EFT65229	Canon Australia Pty Ltd	Copier Charges	58.61
95	EFT65370	Care Distributors Pty Ltd	Depot Supplies	13,718.80
96	EFT65492	Carmine Romano	Rainwater Tank Rebate	300.00
97	EFT65031	Carvosso Constructions & Building Services	Building Maintenance	5,771.00
98	EFT65107	Carvosso Constructions & Building Services	Building Maintenance	15,990.70
99	EFT65105	Cash Security Services Pty Ltd	Banking	568.70
100	EFT65193	Catholic Church Endowment Society Inc	Thebarton Community Centre Bond Return	40.00
101	EFT65372	Chahat Restaurant	Think Buy Be Local Voucher Reimbursement	175.00
102	EFT65033	Charlie Cutillo	Reimburse Volunteer Expenses	86.40
103	EFT65313	Charlotte Folland	Art Competition Prize	500.00
104	EFT65032	Chris Sale Consulting Pty Ltd	Professional Fees	2,750.00
105	EFT65254	Christine Inkster	Reimburse Expenses	99.00
106	EFT65315	Christopher Meadows	Art Competition Prize	10,000.00
107	EFT65366	Chubb Fire & Security Ltd	Security	591.49
108	EFT65106	City Circle Newsagents	Library Magazines	19.94
109	EFT65355	City Circle Newsagents	Library Magazines	67.83
110	EFT65354	City Holden	Vehicle Maintenance	293.00
111	061529	City of Charles Sturt	AdaptWest Contribution	44,000.00
112	061531	City of Salisbury	Transfer Long Service Leave	8,216.25
113	061541	City of West Torrens Petty Cash	Petty Cash	4,224.60
114	EFT65362	Cleanaway Pty Ltd	Rubbish Disposal	807.29
115	EFT65360	Cleanaway Pty Ltd	Rubbish Disposal	718.70
116	EFT65361	Cleanaway Pty Ltd	Rubbish Disposal	1,050.61
117	EFT65352	Clever Patch Pty Ltd	Library Supplies	536.51
118	EFT65375	Click Promos	Promotional Products	588.50

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING
19 JANUARY 2021**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
119	EFT65371	CMG Adelaide	Vehicle Maintenance	206.81
120	EFT65226	CMI Hino	Vehicle Maintenance	1,547.55
121	EFT65373	COLAS Solutions Pty Ltd	Roadworks	46,095.28
122	EFT65363	ColleaguesNagels Pty Ltd	Printing	412.50
123	EFT65364	Computers Now Pty Ltd	Computer Equipment	1,458.62
124	EFT65358	Comware Pty Ltd	Labels	369.82
125	EFT65156	Consolidated Landscape Services Pty Ltd	Landscaping	6,261.61
126	EFT65430	Consolidated Landscape Services Pty Ltd	Landscaping	9,188.12
127	EFT65365	Continuum Care Australia Pty Ltd	Home Support Services	1,784.75
128	EFT65227	Cornes Toyota	Purchase Vehicle	37,067.13
129	EFT65374	Corporate Clean Property Services	Cleaning	2,800.41
130	EFT65108	Corporate Health Group Pty Ltd	Medical	205.80
131	EFT65368	Corporate Health Group Pty Ltd	Medical	387.50
132	EFT65232	Corporate Platters	Catering	439.00
133	EFT65369	Corporate Platters	Catering	262.00
134	EFT65104	COTA SA	Supporters Program	900.00
135	EFT65273	Cr Cindy O'Rielley	Reimburse Expenses	60.00
136	EFT65263	Cr Kym McKay	Reimburse Expenses	60.00
137	EFT65035	Dallas Equipment	Contractor	3,146.00
138	EFT65111	Dallas Equipment	Contractor	2,222.00
139	EFT65382	Dallas Equipment	Contractor	2,585.00
140	EFT65381	Data#3 Limited	Computer Software	143.10
141	EFT65376	Database Consultants Australia	Computer Software	973.50
142	EFT65234	Datacom Systems (AU) Pty Ltd - SA Division	Computer Equipment	1,122.00
143	EFT65230	Deb Cann	Reimburse Expenses	540.00
144	EFT65367	Deb Cann	Reimburse Expenses	240.00
145	EFT65377	Department of Environ, Water & Natural Resources	Green Adelaide Landscape Levy	391,642.50
146	EFT65110	Department of Human Services	Screening Checks	435.65
147	EFT65074	Department of Planning, Transport and Infrastructure	Street Lighting Contribution	18,286.39
148	EFT65183	Department of Planning, Transport and Infrastructure	Vehicle Searches	3,050.00
149	EFT65470	Department of Planning, Transport and Infrastructure	Schedule 8 Referrals	1,285.00
150	EFT65378	Dial Before You Dig SA/NT Inc	Monthly Referral Fee	448.91
151	EFT65034	Direct Comms Pty Limited	TXT2U Messages	404.51
152	EFT65380	Direct Comms Pty Limited	TXT2U Messages	307.30
153	EFT65233	Direct Mix Concrete Sales	Concrete	25,993.83
154	EFT65235	Diverseco Pty Ltd	Vehicle Maintenance	2,115.08
155	EFT65379	Dolphin Fish Shop	Think Buy Be Local Voucher Reimbursement	500.00
156	EFT65082	Downer EDI Works Pty Ltd	Roadworks	116,212.47
157	EFT65489	Downer EDI Works Pty Ltd	Roadworks	764,227.47
158	EFT65109	Drakes Supermarket	Active Ageing Program Supplies	98.07
159	EFT65300	DWS Advanced Business Solutions	DBA Support	1,650.00
160	EFT65087	E & S Athanasiadis	Depot Supplies	1,482.98
161	EFT65326	E & S Athanasiadis	Depot Supplies	1,350.56
162	EFT65038	E10 Espresso	Think Buy Be Local Voucher Reimbursement	125.00
163	EFT65037	EatFirst	Milk	51.04
164	EFT65119	EatFirst	Milk	51.04
165	EFT65238	EatFirst	Milk	51.04
166	EFT65383	EatFirst	Milk	51.04
167	EFT65112	Electel Resources Pty Ltd	Lighting Design	413.60
168	EFT65314	Elsa Klinge	Art Competition Prize	500.00
169	EFT65114	EMA Consulting	Professional Fees	346.50
170	061536	Empowered Christian Church	Thebarton Community Centre Bond Return	142.50
171	EFT65236	Equipment Solutions Pty Ltd	Depot Supplies	2,158.18
172	EFT65237	Esar Home Care	Home Support Services	252.58
173	EFT65117	eWater Limited	Licence Fee	825.00
174	EFT65036	Exact Cleaning & Maintenance Services Pty Ltd	Cleaning	6,189.34
175	EFT65118	Exact Cleaning & Maintenance Services Pty Ltd	Cleaning	3,668.50
176	EFT65116	Express Signlab	Signage	3,135.00
177	EFT65196	Fereshteh Sobhanian	Plympton Community Centre Bond Return	150.00

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING
19 JANUARY 2021**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
178	EFT65391	Fergus Maximus	Arts & Culture Grant	1,000.00
179	EFT65386	Fine Choice Distribution Pty Ltd	Coffee Supplies	138.00
180	EFT65384	Finsbury Green	Printing	2,121.39
181	EFT65387	Fleet Complete Australia Pty Ltd	Support	545.93
182	EFT65239	Flightpath Architects Pty Ltd	Heritage Advisory Services	3,080.00
183	EFT65390	Flightpath Heritage Pty Ltd	Heritage Advisory Services	2,850.38
184	EFT65392	Flowers Everywhere	Wreath	85.00
185	EFT65122	Fragglerocc Pty Ltd	Roadworks	4,928.00
186	EFT65242	Fragglerocc Pty Ltd	Roadworks	15,904.28
187	EFT65388	Fragglerocc Pty Ltd	Roadworks	10,642.50
188	EFT65120	Frank Siow Management Pty Ltd	Traffic Management Consultants	13,392.50
189	EFT65240	Franzon's Hilton Hotel	Summer Fundays Live Music Experiences	1,500.00
190	EFT65121	Freshford Nurseries Pty Ltd	Plants	2,794.00
191	EFT65385	Freshford Nurseries Pty Ltd	Plants	2,676.30
192	EFT65243	Freyja Wellness	Think Buy Be Local Voucher Reimbursement	50.00
193	EFT65192	Friends of the Heysen Trail	Thebarton Community Centre Bond Return	52.50
194	EFT65123	Froth & Fodder	Think Buy Be Local Voucher Reimbursement	400.00
195	EFT65126	Genpower Australia Pty Ltd	Generator Service	1,829.58
196	EFT65041	G-Force Building & Consulting	Building Maintenance	20,352.20
197	EFT65040	GGC Earthmovers Pty Ltd	Concrete Recycling	3,828.83
198	EFT65245	GGC Earthmovers Pty Ltd	Concrete Recycling	5,497.53
199	EFT65129	Gleam Team Domestic Services	Home Support Services	746.62
200	EFT65398	Gleam Team Domestic Services	Home Support Services	738.09
201	EFT65043	Glow Heating Cooling Electrical	Electrical	5,874.78
202	EFT65302	Gordon J Tregoning Pty Ltd	Depot Supplies	814.00
203	EFT65249	Grace Records Management (Aust) Pty Ltd	Records Storage	3,413.26
204	EFT65073	Graham Tapscott	Reimburse Volunteer Expenses	184.32
205	EFT65394	Graphic Print Group	Printing	1,534.50
206	EFT65399	Greenfingers Indoor Plant Hire	Indoor Plant Hire	325.60
207	EFT65244	Greenhill Engineers Pty Ltd	Professional Fees	1,604.08
208	EFT65130	Greening Australia Limited	Landscaping	9,228.60
209	EFT65250	Greening Australia Limited	Landscaping	3,272.50
210	EFT65397	Greenplay Australia Pty Ltd	Oval Maintenance	1,204.50
211	EFT65127	Greg's Grader Hire	Roadworks	10,098.00
212	EFT65396	GRH Supplies	Depot Supplies	1,425.22
213	EFT65042	GS Civil	Footpath Works	16,240.18
214	EFT65125	GS Civil	Footpath Works	7,128.00
215	EFT65393	GS Civil	Footpath Works	23,915.10
216	EFT65131	HDS Australia Pty Ltd	Detailed Design	3,850.00
217	EFT65251	Health & Immunisation Management Services	Immunisation Clinics	5,784.71
218	EFT65400	Heritage Bushcare	Weed Control	987.53
219	EFT65044	Hilton Locksmiths Pty Ltd	Keys and Locks	132.00
220	EFT65046	HOBAN Recruitment Pty Ltd	Temp Staff	145.79
221	EFT65133	HOBAN Recruitment Pty Ltd	Temp Staff	145.79
222	EFT65253	HOBAN Recruitment Pty Ltd	Temp Staff	145.79
223	EFT65402	HOBAN Recruitment Pty Ltd	Temp Staff	145.79
224	EFT65403	Hoe Kwong Hum & Brenda Hum	Summer Fundays Experience Vouchers	400.00
225	061538	Homeplace Living Supports Inc	Refund Booking Fee	510.00
226	EFT65404	Hood Sweeney Technology Pty Ltd	Computer Equipment	4,398.90
227	EFT65047	Hypemet Computer Distribution	Computer Equipment	230.00
228	061544	Hy-way Truck Accessories Pty Ltd	Vehicle Maintenance	49.59
229	EFT65050	Ice Arena Adelaide	Summer Fundays Experience Vouchers	3,000.00
230	061547	Iglesia Ni Cristo	Refund Hire Fees	55.00
231	EFT65258	Iguana Creative	Bicycle Racks	6,831.00
232	EFT65048	Ikonic Kitchen	Catering	140.00
233	EFT65406	Ikonic Kitchen	Catering	175.00
234	EFT65101	Ildiko Boczne Szivos	Reimburse Expenses	600.00
235	EFT65409	Immanuel College	Community Grant	5,000.00
236	EFT65256	Industrial Brushware	Sweeper Brooms	3,222.43

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING
19 JANUARY 2021**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
237	EFT65049	Infigen Energy Markets Pty Ltd	Power	67,014.94
238	EFT65407	Infigen Energy Markets Pty Ltd	Power	58,068.16
239	EFT65124	Infor Global Solutions (ANZ) Pty Ltd	Software Support	1,809.50
240	EFT65135	Infrastructure Solutions Australasia	Professional Fees	841.50
241	EFT65257	Inspirations Paints Seaton	Paint	1,986.00
242	EFT65255	Internode Pty Ltd	Internet Connection	490.54
243	EFT65405	iSentia Pty Ltd	Media Monitoring	1,427.25
244	EFT65136	Its Not Garbage	Library Supplies	326.00
245	EFT65408	Its Not Garbage	Library Supplies	300.00
246	EFT65140	JALM Weed Control & Maintenance	Weed Control	14,921.78
247	EFT65259	JALM Weed Control & Maintenance	Weed Control	2,553.65
248	EFT65411	JALM Weed Control & Maintenance	Weed Control	5,577.33
249	EFT65045	James Hay	Reimburse Expenses	60.00
250	EFT65401	James Hay	Reimburse Expenses	60.00
251	EFT65294	Jane Strange	CAP Member Allowance	1,614.00
252	EFT65095	Jason Bury	Reimburse Expenses	60.00
253	EFT65318	Jason Skinner	Rainwater Tank Rebate	300.00
254	EFT65139	Jet Couriers (Adelaide) Pty Ltd	Couriers	43.19
255	EFT65410	Jet Couriers (Adelaide) Pty Ltd	Couriers	116.57
256	EFT65138	JJ Richards & Sons Pty Ltd	Waste Oil Removal	93.12
257	EFT65134	Joe Ielasi	Reimburse Expenses	60.00
258	EFT65132	John Hastings	Contractor	1,520.00
259	EFT65252	John Hastings	Contractor	780.00
260	EFT65054	John Kruger	Photography	187.50
261	EFT65264	John Kruger	Photography	275.00
262	EFT65222	Josh Banks	Reimburse Expenses	270.00
263	EFT65137	JPE Design Studio Pty Ltd	Professional Fees	4,752.00
264	EFT65083	K Huynh & G Comerford	Refund Overpaid Rates	522.60
265	EFT65414	Kanopy	Library Services	2,633.00
266	EFT65415	Karma and Crow Pty Ltd	Think Buy Be Local Voucher Reimbursement	550.00
267	EFT65209	Katharine Annear	Reimburse Expenses	162.45
268	EFT65359	Kaurna Cronin	Art Competition Prize	1,100.00
269	EFT65052	Kelley Jones Lawyers	Legal Fees	1,704.01
270	EFT65413	Kellogg Brown & Root Pty Ltd	Professional Fees	9,897.87
271	EFT65260	KESAB Environmental Solutions	Organic Bin Trial Audit	8,360.00
272	EFT65228	Kishor Chand	Reimburse Volunteer Expenses	44.16
273	EFT65142	Knox Constructions Pty Ltd	Roadworks	132,783.40
274	EFT65141	Koan Solutions Pty Ltd	Vehicle Maintenance	2,678.50
275	EFT65262	Koan Solutions Pty Ltd	Vehicle Maintenance	150.00
276	EFT65261	Kone Elevators	Lift Maintenance	2,593.10
277	EFT65053	KP Sales	Engraving	1,082.40
278	EFT65412	Kubpower Earthmoving & Construction Equipment Co	Depot Supplies	2,669.87
279	EFT65027	Kym Strelan	Home Advantage Program	351.50
280	EFT65098	Kym Strelan	Home Advantage Program	748.00
281	EFT65345	Kym Strelan	Home Advantage Program	814.00
282	EFT65144	Lakeside Building Solutions	Footpath Works	19,120.75
283	EFT65417	Lakeside Building Solutions	Footpath Works	2,645.50
284	EFT65419	Land Services Group	Searches	1,595.85
285	EFT65055	Lane Communications	Printing	1,549.90
286	EFT65418	Lane Communications	Printing	6,470.52
287	EFT65143	LCS Landscapes	Landscaping	6,648.40
288	EFT65266	LCS Landscapes	Landscaping	953.70
289	EFT65416	LCS Landscapes	Landscaping	11,732.89
290	EFT65195	Lewis Prior First National Real Estate	Refund Overpaid Rates	512.50
291	EFT65248	Lisa Gilmartin	Reimburse Expenses	895.00
292	EFT65267	Living Turf	Depot Supplies	6,677.00
293	EFT65265	LOTE Libraries Direct Pty Ltd	Library Books	1,155.00
294	061533	Lutheran Community Care	Refund Booking Fee	127.50
295	EFT65422	M & B Civil Engineering Pty Ltd	Roadworks	120,249.72

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING
19 JANUARY 2021**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
296	EFT65194	Magain Real Estate	Refund Overpaid Rates	242.20
297	EFT65151	Major Carpet & Tile	Carpet Cleaning	2,719.20
298	061534	Malona Society St George Rhodes SA Inc	Thebarton Community Centre Bond Return	120.00
299	EFT65148	Maps Consulting Services Pty Ltd	Transportation Consulting	10,210.20
300	EFT65421	Maps Consulting Services Pty Ltd	Transportation Consulting	10,467.60
301	EFT65289	Maranne Riccio	Library DVDs	25.00
302	EFT65353	Mario Ciardiello	Reimburse Volunteer Expenses	17.28
303	061530	Mawson Lakes Mazda	Purchase Vehicle	37,504.50
304	EFT65424	Mawson Lakes Mazda	Vehicle Maintenance	491.46
305	EFT65303	Maxima Tempskill	Temp Staff	6,114.38
306	EFT65231	Mayor Michael Coxon	Mayoral Allowance	7,298.00
307	EFT65147	Mechanical Vegetation Solutions Pty Ltd	Tree Maintenance	5,090.22
308	EFT65057	Megafastkarts & Laser Skirmish Richmond	Summer Fundays Experience Vouchers	2,250.00
309	EFT65425	Megafastkarts & Laser Skirmish Richmond	Summer Fundays Experience Vouchers	225.00
310	EFT65149	Message4U Pty Ltd	Software	281.86
311	EFT65270	Mister Sunshines	Think Buy Be Local Voucher Reimbursement	275.00
312	EFT65423	Mister Sunshines	Think Buy Be Local Voucher Reimbursement	25.00
313	EFT65320	MM Hossain	Refund Thebarton Community Centre Booking Fee	1,400.00
314	EFT65145	Modern Teaching Aids Pty Ltd	Library Supplies	237.33
315	EFT65154	Molloy Consulting	Professional Fees	3,025.00
316	EFT65150	Moore Air	Vehicle Maintenance	985.68
317	EFT65268	Morestel Powder Coaters	Depot Supplies	132.00
318	EFT65426	Morgan Sette	Arts & Culture Grant	550.00
319	EFT65269	Mt Compass Sand & Loam	Depot Supplies	446.16
320	EFT65153	Murray Street Metro Pty Ltd	Street Sweeping Dumping	4,165.51
321	EFT65058	National Safety Products	Street Signs	159.50
322	EFT65428	Nelson Locksmiths Pty Ltd	Locks	2,566.80
323	EFT65357	Nemelita I Christensen	Reimburse Volunteer Expenses	34.68
324	EFT65272	News Limited	Advertising	1,482.00
325	EFT65179	Nicola Smith	Reimburse Volunteer Expenses	28.80
326	EFT65429	Norman Waterhouse Lawyers	Legal Fees	9,114.60
327	EFT65155	Nova Group Services Pty Ltd	Roadworks	48,186.75
328	EFT65271	Nova Group Services Pty Ltd	Roadworks	2,291.31
329	EFT65158	Objective Corporation Limited	Software	17,985.00
330	EFT65431	Officeworks Superstores Pty Ltd	Stationery	554.13
331	EFT65274	Oral History Australia SA/NT Incorporated	Staff Training	80.00
332	EFT65157	Orana Australia Ltd	Home Advantage Program	5,213.18
333	EFT65059	Origin Energy Electricity Limited	Power	160.17
334	EFT65432	Origin Energy Electricity Limited	Power	69.35
335	EFT65060	Origin Energy Services Ltd	Gas Supply	1,235.44
336	EFT65159	Packwise	Depot Supplies	100.50
337	EFT65051	Pauline Koritsa	Reimburse Expenses	720.00
338	EFT65427	PayTec Technology That Counts	Support	452.85
339	EFT65308	Pegi Williams Book Shop	Library Books	55.25
340	EFT65164	Permanent Pothole Solutions	Depot Supplies	2,145.00
341	EFT65278	Pest Aid	Pest Control	370.00
342	EFT65438	Pinballers Pty Ltd	Library Program	1,200.00
343	EFT65063	PJ & Sons Building Maintenance	Home Support Services	481.68
344	EFT65162	PJ & Sons Building Maintenance	Home Support Services	322.70
345	EFT65065	Plantworx Pty Ltd	Sanitiser	286.00
346	EFT65061	Playmazing	Playground Equipment	144,334.74
347	EFT65161	Playmazing	Playground Equipment	2,409.00
348	EFT65276	Plumbing & Pipeline Solutions SA Pty Ltd	Plumbing	1,972.10
349	EFT65275	Polar Displays & Print	Depot Supplies	34.32
350	EFT65167	Powerdirect Pty Ltd	Power	502.12
351	EFT65062	Pressure Vessel Inspections Pty Ltd	Certification	1,100.00
352	EFT65166	Pro Bitumen Pty Ltd	Roadworks	33,701.80
353	EFT65281	Pro Bitumen Pty Ltd	Roadworks	23,606.00
354	EFT65439	Pro Bitumen Pty Ltd	Roadworks	34,595.00

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING
19 JANUARY 2021**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
355	EFT65165	Pro-Clean Cleaning Supplies	Cleaning Products	3,636.71
356	EFT65279	Pro-Clean Cleaning Supplies	Cleaning Products	594.99
357	EFT65433	Professional Linemarking Pty Ltd	Linemarking	26,770.70
358	EFT65277	Programmed Property Services Pty Ltd	Verge Mowing	2,069.90
359	EFT65160	Project Green	Tree Data Collection Audit	2,970.00
360	EFT65191	Property Club SA	Thebarton Community Centre Bond Return	260.00
361	EFT65280	Public Libraries SA Inc	Membership	1,015.00
362	EFT65435	Pump Technology Services (SA) Pty Ltd	Pump Maintenance	396.00
363	EFT65441	Quadiant Oceania Pty Ltd	Service Contract	382.29
364	EFT65440	Quins Marine Pty Ltd	Lockleys Oval Baseball Infrastructure	11,033.00
365	EFT65285	Raising Literacy Australia	Library Supplies	495.00
366	EFT65443	Raising Literacy Australia	Library Supplies	330.00
367	061540	Rakesh Gupta	Apex Park Bond Return	55.00
368	EFT65282	Reece Pty Ltd	Irrigation	709.78
369	061545	Repco	Depot Supplies	55.85
370	EFT65066	Resource Furniture	Office Furniture	132.00
371	EFT65444	Ricca Coffee Company	Think Buy Be Local Voucher Reimbursement	275.00
372	EFT65305	Richard Tan	Reimburse Expenses	84.19
373	EFT65284	Ricoh Australia Ltd	Copy Charges	3,043.04
374	EFT65446	Riddle Room	Summer Fundays Experience Vouchers	1,560.00
375	EFT65287	RMB Lifting	Depot Supplies	2,268.25
376	EFT65067	RMB Service Group	Vehicle Maintenance	3,866.90
377	EFT65169	Roadshow Films Pty Ltd	Library Film Showing	192.50
378	EFT65442	Romaldi Constructions Pty Ltd	Weigall Oval Redevelopment	97,327.64
379	061535	Romanian Ethnic School	Refund Thebarton Community Centre Booking Fee	30.00
380	EFT65283	Royal Wolf Trading Australia Pty Ltd	Hire Storage Containers	700.13
381	EFT65068	Rundle Mall Plaza Newsagency	Library Magazines	235.67
382	EFT65168	Rundle Mall Plaza Newsagency	Library Magazines	252.38
383	EFT65288	Rundle Mall Plaza Newsagency	Library Magazines	254.88
384	EFT65445	Rundle Mall Plaza Newsagency	Library Magazines	203.41
385	EFT65447	SA Local Govt Financial Management Group	Advertising	55.00
386	EFT65174	SA Pathology	Water Testing	2,156.00
387	EFT65069	SA Power Networks	Power	34,989.25
388	EFT65450	SA Power Networks	Power	35,618.00
389	EFT65461	SA Water	Water	10,384.42
390	EFT65070	SAI Global Australia Pty Ltd	Standards	247.14
391	EFT65451	Sam Christodoulou	Valuation	1,767.59
392	EFT65311	Samir Wasif	Reimburse Volunteer Expenses	69.12
393	EFT65487	Samir Wasif	Reimburse Volunteer Expenses	69.12
394	EFT65448	Sassafra Agencies Pty Ltd	Depot Supplies	150.44
395	EFT65197	Scott Hillard	Apex Park Bond Return	275.00
396	EFT65292	SecureWare Unit Trust	Software	16,584.57
397	EFT65299	Seek Limited	Advertising	302.50
398	EFT65460	Seek Limited	Advertising	473.00
399	EFT65459	Senman Creations	Arts & Culture Grant	500.00
400	061532	Share the Dignity	Staff Casual Day Donations	124.65
401	EFT65175	Shred-X Pty Ltd	Paper Recycling	418.00
402	EFT65295	Silverback Cargo Equipment Pty Ltd	Depot Supplies	409.59
403	EFT65172	Sine Group Pty Ltd	Computer Equipment	778.80
404	EFT65171	Snap Hilton	Printing	142.69
405	EFT65176	Solaris Clean	Cleaning	596.75
406	EFT65455	Solaris Clean	Cleaning	770.00
407	EFT65290	Solo Resource Recovery	Rubbish Removal	578.31
408	EFT65291	Solo Resource Recovery	Garbage Collection & Waste Disposal	586,839.26
409	EFT65457	Sonnex Pty Ltd	Road Plates	1,320.00
410	EFT65296	Southern Cross Protection	Patrol Service	7,357.32
411	EFT65453	Southern Cross Protection	Patrol Service	184.06
412	EFT65293	Southern Volkswagen	Purchase Vehicles	69,965.64
413	EFT65452	Southern Volkswagen	Purchase Vehicle	34,921.70

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING
19 JANUARY 2021**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
414	EFT65449	Southfront	Professional Fees	22,792.00
415	EFT65458	Space Down Under	Depot Supplies	7,843.00
416	EFT65178	Spargos Café Wine Bar Plympton	Think Buy Be Local Voucher Reimbursement	1,475.00
417	EFT65298	Spargos Café Wine Bar Plympton	Think Buy Be Local Voucher Reimbursement	1,475.00
418	EFT65072	Springfresh Salads	Small Business Resilience Grant	5,500.00
419	EFT65297	Stihl Shop Fulham	Depot Supplies	502.45
420	EFT65454	Streamline Plumbing SA Pty Ltd	Plumbing	19,281.55
421	EFT65071	Stumpy Stumps	Grind Stumps	450.00
422	EFT65177	Stumpy Stumps	Grind Stumps	900.00
423	EFT65456	Stumpy Stumps	Grind Stumps	450.00
424	EFT65173	Suburban Transport Services	Taxi Fares	783.30
425	061548	Suhaillah Danesh	Thebarton Community Centre Bond Return	831.25
426	EFT65170	Surfacing Contractors Australia Pty Ltd	Repairs	1,661.00
427	EFT65241	Susan Ainslee Frazer	Reimburse Volunteer Expenses	46.08
428	061539	Susmita Bhandari	Plympton Community Centre Bond Return	100.00
429	EFT65075	T Thai Cuisine	Think Buy Be Local Voucher Reimbursement	550.00
430	EFT65466	Telelink Business Systems Pty Ltd	Phone Accessories	2,297.58
431	EFT65077	Telstra	Telephone	1,954.88
432	EFT65473	Telstra	Telephone	9,752.05
433	EFT65030	The Banner Crew	Banners	169.40
434	EFT65103	The Banner Crew	Banners	1,455.30
435	EFT65223	The Banner Crew	Banners	322.30
436	EFT65115	The Ergo Centre	Furniture	500.00
437	EFT65039	The Fruit Box Group Pty Ltd	Milk	273.60
438	EFT65389	The Fruit Box Group Pty Ltd	Milk	116.91
439	EFT65128	The Good Guys	Electrical Goods	290.00
440	EFT65395	The Good Guys	Electrical Goods	1,325.00
441	EFT65152	The Mack Group	Professional Fees	715.00
442	EFT65437	The Paper Bahn	Stationery	3,767.67
443	EFT65434	The Personnel Risk Management Group	Security Checks	484.00
444	061549	The Royal Society for the Blind	Thebarton Community Centre Bond Return	210.00
445	EFT65182	Thomson Geer	Legal Fees	706.20
446	EFT65076	Tolis & Co Lawyers	Small Business Resilience Grant	3,300.00
447	EFT65181	Tom's Car Wash	Vehicle Maintenance	99.00
448	EFT65180	Tonkin Consulting	Professional Fees	346.50
449	EFT65463	Tonkin Consulting	Professional Fees	742.50
450	EFT65301	Toro Australia Pty Ltd	Mower Repairs	394.68
451	EFT65468	Torrens Safety	Depot Supplies	539.38
452	EFT65469	Torrensville Bowling Club Inc	Summer Fundays Experience Vouchers	2,000.00
453	EFT65462	Total Construction Surveys Pty Ltd	Surveys	15,129.18
454	EFT65246	Totally Workwear Richmond	Clothing	1,730.19
455	EFT65465	Tree Care Machinery	Depot Supplies	1,042.50
456	EFT65467	Trent Kelly Turf Services Pty Ltd	Plant Maintenance	379.50
457	EFT65464	Triple Cherry Coffee	Coffee Supplies	125.00
458	EFT65304	Trophy & Badge	Trophies	152.05
459	EFT65472	Tsunami Hee Ja	Library Workshop	170.00
460	EFT65306	UES (Int'l) Pty Ltd	Depot Supplies	876.15
461	EFT65475	United Fasteners SA Pty Ltd	Depot	39.26
462	EFT65319	United Workers Union	Refund Thebarton Community Centre Booking Fee	320.00
463	EFT65113	University of South Australia	Staff Training	6,500.00
464	EFT65317	Upendrakumar Patel	Rainwater Tank Rebate	250.00
465	EFT65474	UrbanVirons Group Pty Ltd	Tree Maintenance	3,037.10
466	EFT65479	Vac Group Operations Pty Ltd	Excavate Footings	12,058.75
467	EFT65478	Valspar Paint (Australia) Pty Ltd	Paint	219.04
468	EFT65476	Valvoine (Australia) Pty Ltd	Depot Supplies	118.80
469	EFT65247	Vanessa Green	Reimburse Expenses	55.00
470	EFT65307	Veri Fire	Fire Safety	1,323.85
471	EFT65477	Veri Fire	Fire Safety	595.64
472	EFT65078	Vili's	Catering	126.00

**ACCOUNTS DUE AND SUBMITTED TO THE FINANCE AND GOVERNANCE STANDING COMMITTEE MEETING
19 JANUARY 2021**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Payment Total
473	EFT65485	Wallbridge Gilbert Aztec	Professional Fees	3,834.60
474	EFT65488	Waterpro	Irrigation	283.58
475	EFT65188	WC Convenience Management Pty Ltd	Cleaning	17,349.57
476	EFT65491	WC Convenience Management Pty Ltd	Cleaning	2,162.99
477	EFT65483	Web Safety Pty Ltd	Clothing	915.50
478	EFT65309	West Adelaide Footballers Club	Think Buy Be Local Voucher Reimbursement	25.00
479	EFT65310	West Beach Mini Golf	Summer Fundays Experience Vouchers	2,000.00
480	EFT65185	Western Youth Centre	Partnership Agreement	14,355.00
481	EFT65484	Westside Services (SA) Pty Ltd	Airconditioner Maintenance	39,316.01
482	EFT65081	Westward Ho Golf Club	Summer Fundays Experience Vouchers	2,000.00
483	EFT65079	Wheatsheaf Hotel	Summer Fundays Live Music Experiences	1,500.00
484	EFT65482	Wholesale Plants and Products Pty Ltd	Plants	4,656.30
485	EFT65486	Winc Australia Pty Limited	Stationery	613.49
486	EFT65080	Window Shield Australia	Building Maintenance	1,260.00
487	EFT65184	Worcomp Pty Ltd	Medical	358.95
488	EFT65480	Worcomp Pty Ltd	Medical	215.00
489	EFT65312	Workzone Traffic Control Pty Ltd	Traffic Control	1,810.60
490	EFT65490	Workzone Traffic Control Pty Ltd	Traffic Control	589.33
491	EFT65186	Worlds Best Specialised Cleaning	Graffiti Removal	8,921.00
492	EFT65187	Worm Affair	Worm Farms	189.09
493	EFT65481	Wurth Australia	Depot Supplies	409.31
				<u>\$ 6,659,334.61</u>

11.2 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 2020. A comparison is provided with the situation as at 30 Sep 2020 and 30 June 2020.

Debtor	As at 30 Jun 2020	As at 30 Sep 2020	As at 31 Dec 2020	Variance
Solo Resource Recovery	0.00	2,682.36	0.00	-2,682.36
3RT Technology	0.00	0.00	134,467.16	134,467.16
Weslo Holdings	17,565.22	13,145.47	34,538.23	21,392.76
Total	\$17,565.22	\$15,827.83	\$169,005.39	\$153,177.56

3RT Technologies

The balance is made up 3 lease instalments, outgoings and electricity reimbursements and 3 months of deferred rent per their lease variation agreement. The administration is currently following up with 3RT on their outstanding amounts.

Weslo Holdings

The outstanding amount represents 10 months of reduced rent per their varied lease agreement for 164 South Rd. The administration is currently following up with Weslo on their outstanding amounts.

Climate Impact Considerations

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

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

Conclusion

The report provides information on the property lease payments that are overdue, in response to a Council resolution on 21 June 2016.

Attachments

Nil

11.3 Mendelson Financial Report December 2020

Brief

This report provides information on the financial performance of the Mendelson Foundation as at 31 December 2020.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Discussion

The following financial reports as at 31 December 2020 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 2020, FMD Financial Pty Ltd is reporting a net return on investments of 7.5 per cent, as follows:

	Jun 2020	Dec 2020
	12 Months To 30 Jun 2020	6 Months To 31 Dec 2020
Market Movement on Equities	-\$ 44,463.29	\$ 85,943.47
Add Dividends	\$ 77,305.30	\$ 40,238.84
Add Interest	\$ 1,209.23	\$ 3.99
	<hr/> \$ 34,051.24	<hr/> \$ 126,186.30
Less Trustee Charges	\$ 14,551.90	\$ 8,737.90
	<hr/>	<hr/>
Net Return	\$ 19,499.34	\$ 117,448.40
	<hr/>	<hr/>
Fund Balance @ 1 July	\$ 1,587,308.02	\$ 1,557,755.93
Net Return on Investments	1.2%	7.5%

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 2020 is 27.4 per cent for income assets and 72.6 per cent for growth assets, which contrasts with our policy targets as shown below:

	Target Weightings	Actual Weightings
Income Assets	No Less Than 25%	27.4%
Growth Assets	No Greater Than 75%	72.6%

Climate Impact Considerations

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

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

Conclusion

Information is provided in this report on the financial performance of the Mendelson Foundation as at 31 December 2020.

Attachments

1. **Mendelson Foundation Financial Position as at 31 December 2020**
2. **Mendelson Foundation Financial Portfolio Report as at 31 December 2020**
3. **Mendelson Foundation Cash Reconciliation as at 31 December 2020**

**CITY OF WEST TORRENS
MAX AND BETTE MENDELSON FOUNDATION
FINANCIAL POSITION AS AT 31 DEC 2020**

	\$ Final at 30/06/20	\$ Final at 31/12/20	\$ Variance
CURRENT ASSETS			
Cash held at Council	(13,841)	(59,432)	(45,591)
Equities Investment	1,500,012	1,613,385	113,374
Cash & Term Deposit	29,305	34,923	5,619
GST Refunds/Imputation Credits Due	739	411	(328)
Dividend Income due not yet received	41,542	41,542	0
Total Current Assets	1,557,756	1,630,830	73,074
Non-Current Assets	0	0	0
TOTAL ASSETS	1,557,756	1,630,830	73,074
Less Liabilities	0	0	0
NET ASSETS	1,557,756	1,630,830	73,074
FOUNDATION WEALTH			
Accumulated Funds **	1,557,756	1,630,830	73,074
TOTAL FOUNDATION WEALTH	1,557,756	1,630,830	73,074
** Accumulated Funds - Opening		1,557,756	
Plus Revenue		148,590	
Less YTD Expenditure		75,516	
Accumulated Funds - Closing		1,630,830	

CITY OF WEST TORRENS
MAX AND BETTE MENDELSON FOUNDATION
BT PANORAMA INVESTMENTS PORTFOLIO REPORT AS AT 31/12/2020

	Balance at 30/06/2020 \$	Weight at 30/06/2020 %	Balance at 31/12/2020 \$	Weight at 31/12/2020 %	Variance \$	Variance %
ANZ Convertible Pref Cap Note2	34,337	2.2%	34,792	2.1%	456	1.3%
ANZ Banking Grp Ltd (ANZPG)	30,710	2.0%	31,414	1.9%	704	2.3%
CBAPD PERSP VII	29,793	1.9%	30,057	1.8%	263	0.9%
NAB Income Securities	44,915	2.9%	49,228	2.9%	4,314	9.6%
Westpac Non-Cum Converting Perp Cap Note II	58,248	3.7%	58,866	3.5%	618	1.1%
BetaShares Aus High Interest Cash ETF	44,940	2.9%	44,922	2.7%	(18)	0.0%
BetaShares Legg Mason Aus Bond Fund	76,750	4.9%	77,485	4.6%	736	1.0%
PIMCO Diversified Fixed Interest Fund	58,565	3.7%	59,947	3.5%	1,382	2.4%
Cash - BT & MQG Cash Mgt Account	29,305	1.9%	34,924	2.1%	5,619	19.2%
Dividends due not yet received	41,542	2.6%	41,542	2.5%	0	0.0%
Total for Defensive Assets:	449,104	28.6%	463,177	27.4%	14,073	3.1%
Antipodes Partners - Antipodes Global Fund	59,277	3.8%	62,777	3.7%	3,501	5.9%
Argo	25,021	1.6%	0	0.0%	(25,021)	-100.0%
Bennelong ex-20 Australian Equities Fund	59,537	3.8%	75,696	4.5%	16,159	27.1%
BHP Billiton	51,760	3.3%	61,311	3.6%	9,551	18.5%
Commonwealth Bank	32,489	2.1%	38,427	2.3%	5,939	18.3%
CSL Limited	71,750	4.6%	70,795	4.2%	(955)	-1.3%
INVESCO Wholesale Global Targeted Returns Fund	70,527	4.5%	0	0.0%	(70,527)	-100.0%
Hyperion Australian Growth Companies Fund	0	0.0%	53,827	3.2%	53,827	0.0%
Lazard Global Listed Infrastructure Fund	68,677	4.4%	65,691	3.9%	(2,985)	-4.3%
Magellan Financial Group	37,823	2.4%	34,986	2.1%	(2,836)	-7.5%
Magellan Global Fund	69,959	4.5%	66,108	3.9%	(3,852)	-5.5%
Mcp Master Income	70,195	4.5%	79,334	4.7%	9,139	13.0%
National Australia Bank	14,029	0.9%	17,402	1.0%	3,373	24.0%
Orbis Global Equity Fund	69,195	4.4%	73,140	4.3%	3,944	5.7%
Origin Energy Limited	18,600	1.2%	15,161	0.9%	(3,440)	-18.5%
Qube Holdings Ltd	33,066	2.1%	33,407	2.0%	341	1.0%
Ramsay Health Care	39,313	2.5%	36,748	2.2%	(2,565)	-6.5%
ResMed Inc	50,233	3.2%	49,668	2.9%	(565)	-1.1%
Rio Tinto	49,568	3.2%	57,598	3.4%	8,030	16.2%
Robeco Emerging Conservative Equity Fund	40,681	2.6%	40,338	2.4%	(343)	-0.8%
Sydney Airport	22,051	1.4%	29,768	1.8%	7,717	35.0%
T. Rowe Price Global Equity Fund	59,100	3.8%	68,851	4.1%	9,751	16.5%
Vanguard MSCI Index International Shares	44,113	2.8%	52,871	3.1%	8,758	19.9%
Betashares Gold ETF	0	0.0%	19,839	1.2%	19,839	0.0%
Westpac Corporation Deferred Ex St George	23,281	1.5%	25,123	1.5%	1,842	7.9%
Woodside Petroleum Ltd Ord	23,317	1.5%	24,491	1.4%	1,174	5.0%
Woolworths	18,193	1.2%	19,183	1.1%	991	5.4%
UBS Property Securities Fund	0	0.0%	54,133	3.2%	54,133	0.0%
Total for Growth Assets:	1,121,755	71.4%	1,226,674	72.6%	104,919	9.4%
Total Investments	1,570,859	100.0%	1,689,851	100.0%	118,992	7.6%

**MENDELSON RECONCILIATION
CASH HELD BY BT PANORAMA INVESTMENTS
AS AT 31/12/2020**

	\$	\$
Balance at 30/06/2020		29,304.81
Macquarie Cash Management Account - closing balance		22,652.02
BT Cash Management Account - closing balance		6,652.79
<u>Add</u> <u>Sales Equities</u>		
Argo Investments Limited	26,349.38	
Invesco Wholesale Global Targeted Returns Fun	69,657.63	
		96,007.01
<u>Less</u> <u>Equities - Purchases</u>		
SYDR - Sydney Airport Stapled Renounceable Rights	3,442.80	
Hyperion Australian Growth Companies Fund	39,000.00	
Betashares Gold ETF	19,993.33	
Hyperion Australian Growth Companies Fund	11,000.00	
UBS Property Securities Fund	50,000.00	
		123,436.13
<u>Add</u> <u>Dividends/Interest/Income</u>		
Interest Received in July 2020	1.09	
Dividend Income Received in July 2020	29,732.79	
Interest Received in August 2020	1.18	
Dividend Income Received in August 2020	1,391.65	
Interest Received in September 2020	1.24	
Dividend Income Received in September 2020	5,264.64	
Interest Received in October 2020	0.29	
Dividend Income Received in October 2020	2,518.48	
Interest Received in November 2020	0.10	
Dividend Income Received in November 2020	1,888.77	
Interest Received in December 2020	0.09	
Dividend Income Due Received in December 2020	1,845.85	
		42,646.17
<u>Less</u> <u>Fees</u>		
BT Ongoing advice fee (June)	1,361.86	
BT Administration fee (June)	167.21	
BT Ongoing advice fee (July)	1,424.35	
BT Administration fee (July)	172.79	
BT Ongoing advice fee (August)	1,437.59	
BT Administration fee (August)	172.79	
MQG Bank Audit Letter Fee	60.00	
BT Expense recovery - legislatvie	28.58	
BT Ongoing advice fee (September)	1,378.49	
BT Administration fee (September)	167.21	
BT Ongoing advice fee (October)	1,445.95	
BT Administration fee (October)	172.79	
BT Ongoing advice fee (November)	1,441.46	
BT Administration fee (November)	167.21	
		9,598.28
Macquarie Cash Management Account - closing balance		22,825.78
BT Cash Management Account - closing balance		12,097.80
Less Macquarie and BT Cash Mgt Acct		34,923.58
Imbalance		-

11.4 Council Budget Report - SIX Months to 31 December 2020

Brief

This report provides information to Council on budget results for the six months ended 31 December 2020.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

The report provides year to date (YTD) budget results for December 2020.

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 and related income are below budget by \$42,970, largely due to an increase in mandatory and discretionary rebates (\$78,746), and offset by a timing variance in fine revenue (\$43,343).
- Statutory charges are above budget YTD by \$118,243, largely due to better than expected parking income (\$49,151) and higher than expected Development Act fee payments (\$41,460).
- User Charges are above budget YTD by \$129,107 predominantly from leased property income being (\$115,648) above expectations.
- Grant income is above budget YTD by \$686,421, most of which is due to the timing of the home assist grant (\$143,265), Roads to Recovery grant (\$198,711) and library related grants (\$236,795).
- Reimbursements are \$111,608 above budget, largely due to a better than expected performance of the Mendelson portfolio (\$98,585).

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 \$643,389 below budget YTD, largely due to the provision of vacancies and restrictions resulting from COVID. In addition staff training (\$38,938), workers compensation (\$21,785) and work health & safety (\$23,920) are below budget.
- General expenses are below YTD budgets by \$457,561, largely due to the timing of expenditure associated with professional fees (\$290,922), advertising, promotion, publication and stationery (\$85,519) and sundry items (\$122,086). A summary of variances for selected key general expenses is attached.
- Bank and finance charges are \$23,421 below expectation, largely due to the timing of the use of Council's cash advance debenture (overdraft) facility with the LGFA.
- Council related expenditure is \$275,331 below budget YTD, for timing reasons associated with grant funding (\$193,310 favourable), and donations (\$33,048 favourable).
- Contract and material expenditure is \$1,012,094 below budget, largely for timing reasons associated with depot and property maintenance programs (\$425,861), waste management (\$558,881) and Community Development programs (\$27,352).
- Occupancy and property costs are \$399,189 below budget YTD, given variances associated with electricity charges (\$79,451 favourable), water rates (\$76,899 favourable), Emergency Services Levy (\$65,000 favourable) and sundry property costs (\$213,439 favourable) and AAL rental costs for the depot (\$37,774 unfavourable). The latter variance resulted from an advance payment for December.

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 \$42,657 below budget YTD, largely for timing reasons.
- Computer expenditure is \$142,410 below budget for timing reasons, with significant commitments made.
- Other plant and equipment expenditure is below YTD budget by \$535,256, mostly for timing reasons. This will largely self-adjust in the near future as budgets align with payments, given significant commitments have already been made.
- Land and buildings are \$552,940 over budget YTD. This is a result of a \$2,947,060 underspend largely for timing reasons associated with community facility developments. It is offset by \$3,500,000 in proceeds from the sale of Marion Road depot which is yet to occur.

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 \$1,298,000 under budget, with a component of income associated with the Lockleys Oval / Apex Park redevelopment yet to be received.

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 \$9,916,948.

A capital works expenditure summary for YTD December 2020 is attached with appropriate comments provided on the status of individual budget lines. 52.3 per cent of the capital works budget has been spent or committed by way of purchase orders as at 31 December 2020.

It is estimated that 100 per cent of the forecast budget of \$32,370,569 is required to complete the program of works and that 86 per cent will be completed by 30 June 2021.

Capital works expenditure is being reviewed in the December budget review.

Climate Impact Considerations

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

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

Conclusion

Information is provided in this report on budget results for the six months ended 31 December 2020.

Attachments

- 1. December Budget v Actual**
- 2. Capital Works - Budget vs Actual**
- 3. General Expenses**

City of West Torrens Finance Budget Report for the 6 Months Ended 31 December 2020 Operational Income and Expenditure (\$'000's)							
Adopted Budget Original	Adopted Budget Revised	Income & Expenditure	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining
		Income					
61,110	61,181	Rates	60,819	60,776	(43)	(0%)	405
2,072	2,054	Statutory Charges	1,024	1,142	118	12%	911
1,604	1,503	User Charges	585	714	129	22%	790
4,287	3,630	Grants & Subsidies	1,848	2,534	686	37%	1,096
706	653	Reimbursements & Other Income	299	411	112	37%	242
69,779	69,022	Total Income	64,575	65,578	1,002	2%	3,445
		Expenditure					
23,865	24,209	Staff & Related Costs	11,368	10,725	643	6%	13,484
5,749	6,544	Buildings, Furniture, Plant & Equipment	3,289	3,160	129	4%	3,384
9,858	10,875	Community Asset Costs	5,224	5,224	0	0%	5,651
4,132	4,663	General Expenses	2,543	2,085	458	18%	2,578
1,128	1,078	Bank & Finance Charges	370	347	23	6%	731
4,000	4,247	Council Related Expenditure	2,346	2,071	275	12%	2,176
11,064	11,195	Contract & Material Expenditure	5,094	4,082	1,012	20%	7,113
2,651	2,651	Occupancy & Property Costs	1,370	971	399	29%	1,679
(175)	(175)	Expenditure Recovered	(87)	(50)	(37)	43%	(125)
62,272	65,286	Total Expenditure	31,518	28,615	2,903	9%	36,672
7,507	3,736	Operating Surplus/Deficit	33,058	36,963			

City of West Torrens									
Finance Budget Report for the 6 Months Ended 31 December 2020									
Capital Income and Expenditure (\$'000's)									
Adopted Budget Original	Adopted Budget Revised	Capital Expenditure and Sales	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining		
175	175	Motor Vehicles	120	77	43	36%	97		
137	217	Computer Equipment	179	37	142	80%	180		
871	1,382	Other Plant & Equipment	961	426	535	56%	956		
6,383	5,861	Land & Buildings	2,088	2,641	(553)	(26%)	3,219		
0	0	Library Resources	0	0	0	0%	0		
7,565	7,633	Total Expenditure	3,348	3,181	167	5%	4,452		
Adopted Budget Original	Adopted Budget Revised	Capital Income	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining		
0	3,388	Grants & Subsidies - Capital Income	1,306	8	1,298	99%	3,380		
0	3,388	Total Income	1,306	8	1,298	99%	3,380		
Adopted Budget Original	Adopted Budget Revised	Capital Works Expenditure	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining		
2,746	5,024	Environment Program	1,256	4,208	(2,952)	-235%	816		
3,125	7,809	Recreation Program	1,952	1,377	575	29%	6,431		
13,846	19,538	Transport Program	4,884	6,323	(1,438)	-29%	13,215		
19,716	32,371	Total Expenditure	8,092	11,909	(3,816)	-47%	20,462		

**CITY OF WEST TORRENS
BUDGET 2020/21 - AS AT 31 December 2020
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	DECEMBER VARIATION REQUEST	COMMENT / EXPLANATION
ENVIRONMENT PROGRAM										
<i>Stormwater & Drainage</i>										
350,000	545,020	Minor Drainage Upgrades and Replacement Work	205,734	216,012	421,745	77.4%	545,020	100%		Minor Works Upgrade / Program Upgrade - continuing/program commitment for 2020 / 2021.
0	96,502	Ashley St (West St to Hayward Ave)	6,468	0	6,468	6.7%	96,502	100%		Works to March 2021
0	1,483,898	Stormwater Upgrade - Stirling St, Thebarton	249,994	1,105,034	1,355,028	91.3%	1,483,898	100%		Contract awarded, works in progress.
0	296,350	Stormwater Upgrade - Sherrif St, Underdale	302,124	0	302,124	101.9%	296,350	100%		Works completed.
250,000	250,000	Stirling Street Outfall Interface	0	0	0	0.0%	250,000	100%		
150,000	150,000	Keswick Creek- Everard	0	0	0	0.0%	150,000	100%		Works scheduled to be undertaken during February 2021.
650,000	650,000	Packard St Cut-off Drain	38,973	44,600	83,573	12.9%	650,000	100%		Detailed design and documentation is being developed.
<i>Other Environment</i>										
1,345,711	1,552,288	Brown Hill and Keswick Creeks	1,413,308	0	1,413,308	91.0%	1,552,288	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.
2,745,711	5,024,058	Program Total	2,216,600	1,365,645	3,582,245	71.3%	5,024,058	100%	0	
RECREATION PROGRAM										
<i>Parks & Gardens</i>										
485,000	1,003,288	Playground Upgrade	238,079	171,966	410,045	40.9%	1,003,288	85%		Project in progress; refer Urban Services Report, 19 January 2021 for an update.
530,000	623,723	Reserve Developments - Various	247,320	131,412	378,732	60.7%	623,723	100%		Project in progress; refer Urban Services Report, 19 January 2021 for an update.
260,000	324,966	River Torrens Upgrade	23,894	78,964	102,858	31.7%	324,966	85%		Project in progress; refer Urban Services Report, 19 January 2021 for an update.
25,000	28,684	River Torrens Path Upgrades	23,606	5,922	29,528	102.9%	28,684	100%		Planning underway. Works scheduled to be undertaken early 2021.
0	562,201	Kings Reserve Playspace	149,562	1,935	151,498		562,201	25%		Project in progress; refer Urban Services Report, 3 November 2020 for an update.
775,000	1,249,585	Reserve Irrigation Upgrades	624,494	266,252	890,746	71.3%	1,249,585	80%		Project in progress; refer Urban Services Report, 19 January 2021 for an update.
0	2,000,000	Breakout Creek Stage 3 Redevelopment	0	0	0	0.0%	2,000,000	100%		Project is in planning and design detailing stage.
50,000	50,000	Bikeway Path Upgrade and Reseal	38,169	3,710	41,879	83.8%	50,000	80%		Works underway

CITY OF WEST TORRENS
BUDGET 2020/21 - AS AT 31 December 2020
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	DECEMBER VARIATION REQUEST	COMMENT / EXPLANATION
		Sports Facilities								
325,000	368,559	Tennis Court Upgrades	28,108	243,600	271,708	73.7%	368,559	100%		Works Underway, Arrangements for Glenlea Tennis Club confirmed.
0	0	Airport Road	0	0	0	0.0%	0	0%		
550,000	1,472,846	Thebarton Oval Kings Reserve	0	172,039	172,039	11.7%	1,472,846	25%		Update / Project Status to be provided at the City Facilities and Waste General Committee - 24 March 2020
125,000	125,000	Car Parking Upgrade	4,224	110,000	114,224	91.4%	125,000	25%		
3,125,000	7,808,852	Program Total	1,377,455	1,185,800	2,563,256	32.8%	7,808,852	73%	0	
		TRANSPORT PROGRAM								
		Roads Sealed								
9,679,491	14,505,509	City Funds/ULRG Funds/Carryovers	5,504,806	2,670,598	8,175,404	56.4%	14,505,509	85%		Project in progress; refer Urban Services Report, 19 January 2021 for an update.
617,418	617,418	Roads to Recovery Grant Funds	0	0	0	0.0%	617,418	100%		
		Other Transport								
250,000	317,818	Roundabouts / Minor Road Rehabilitation	217,215	71,280	288,495	90.8%	317,818	100%		Works Underway + Scheduling works for 2020/2021.
300,000	343,325	Bus Shelters	28,249	137,406	165,655	48.3%	343,325	100%		Upgrade works to hard stand area are in progress.
430,000	766,966	Traffic Management	163,287	93,660	256,947	33.5%	766,966	100%		Detailed designs for Novar Gardens LATM are progressing. Hayward Avenue Driveway link design completed and seeking quotes to undertake works. Scheduled to commence late Feb/early March 2021.
560,000	740,130	Bicycle Management Schemes	54,707	1,643	56,350	7.6%	740,130	100%		Detail design is currently being undertaken.
1,445,000	1,583,334	Public Lighting	145,801	1,163,796	1,309,597	82.7%	1,583,334	80%		LED street light transition to commence in February 2021.
0	0	Bio-Science Precinct Works	0	0	0	0.0%	0	100%		Currently seeking quotations for the supply and installation of the "Green Columns"
		Bridges								
0	0	Bridge Ancillary Works (as per Bridge Audit)	4,081	13,689	17,770	0.0%	0	100%		Currently undertaking a re-condition audit.
		Footways & Cycle Tracks								
215,992	215,992	Footpath Renewal Program	86,771	138,090	224,861	104.1%	215,992	100%		Project in progress; refer Urban Services Report, 19 January 2021 for an update.
49,952	117,150	Footpath Construction Program	78,460	36,163	114,622	97.8%	117,150	100%		Project in progress; refer Urban Services Report, 19 January 2021 for an update.
297,832	330,017	Footpath Remediation Program	39,517	125,113	164,629	49.9%	330,017	100%		Project in progress; refer Urban Services Report, 19 January 2021 for an update.
13,845,685	19,537,659	Program Total	6,322,893	4,451,437	10,774,331	55.1%	19,537,659	87%	0	
		SUMMARY:								
2,745,711	5,024,058	Environment Program	2,216,600	1,365,645	3,582,245	71.3%	5,024,058	100%		0
3,125,000	7,808,852	Recreation Program	1,377,455	1,185,800	2,563,256	32.8%	7,808,852	73%		0
13,845,685	19,537,659	Transport Program	6,322,893	4,451,437	10,774,331	55.1%	19,537,659	87%		0
19,716,396	32,370,569	TOTAL - ALL CAPITAL WORKS	9,916,948	7,002,883	16,919,831	52.3%	32,370,569	86%	0	

**City of West Torrens
Budget 2020/21 - YTD 31 December 2020
(Interim Results - Selected Accounts)**

	2019/20 Actuals	Account	Annual		2020/21 Budget			YTD Actuals	YTD \$ Variance	YTD % Variance
			Original Budget	Revised Budget	Revised Budget	YTD Budget				
184,194	131	Training & Conference Costs	136,878	136,878	71,618	32,680	38,938	54.4		
30,855	213	Catering & Entertainment	24,023	21,723	10,988	756	10,232	93.1		
35,595	215	Catering/Entertain-Elected Members/others	31,500	28,000	9,728	943	8,785	90.3		
245,903	225	Subscriptions & Associations	297,979	315,379	193,114	213,603	-20,489	-10.6		
22,114	229	Elected Member Travel & Training	20,000	20,000	5,000	1,800	3,200	64.0		
282,965	241	Professional Fees - Legal	327,500	317,500	134,502	88,448	46,054	34.2		
7,753	243	Professional Fees - Medical	12,000	12,000	6,000	3,185	2,815	46.9		
670,087	245	Professional Fees - Consultants	572,000	862,667	508,667	327,368	181,299	35.6		
3,358	247	Professional Fees - Recruitment	0	0	0	0	0	0.0		
366,613	249	Professional Fees - General	280,500	383,911	227,574	166,820	60,754	26.7		
1,849,437	Total		1,702,380	2,098,058	1,167,191	835,603	331,588	28.4		

11.5 Legislative Progress Report - January 2021

Brief

This report provides an update on the status of proposed legislative changes affecting local government either dealt with in Parliament, by the Local Government Association or contained in the Government Gazette during the preceding month.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

This report provides a monthly update on the progress of Bills through Parliament, using Parliament's defined stages, as well as items contained within the Government Gazette that relate to the City of West Torrens. It also contains information provided by the Local Government Association (LGA) relating to proposed amendments to legislation or other relevant matters.

Information on the status of all Bills and Acts is available on the South Australian Legislative Tracking and the Federal Register of Legislation websites at:

<https://www.parliament.sa.gov.au/Legislation/SALT> and/or <https://www.legislation.gov.au/>

Discussion

Recent Amendments to Legislation
Nil
Summary of Proposed Amendments to Legislation
<i>Planning Development and Infrastructure Act 2016 - General Regulations - Motion of disallowance</i>
Private Members Motion
The General Regulations under the <i>Planning, Development and Infrastructure Act 2016</i> , concerning Planning and Development Fund (No.2) was passed by the Legislative Council on 17 November 2020 have been disallowed on 2 December 2020.
Further information can be found on the South Australian Legislative Tracking website.
Bills previously reported on where the status has changed
Nil
Bills previously reported on where the status remains unchanged
<i>Automated External Defibrillators (Public Access) Bill 2019</i>
Private Members Bill
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).

An Automated External Defibrillator is a portable device able to treat cardiac arrest by applying an electric shock to restore normal heart rhythm.

If passed by State Parliament, Automated External Defibrillators will be mandatory in all public buildings (including schools and universities, libraries, sporting facilities, local council offices and swimming pools) which the public have access to.

Privately owned buildings including shopping centres, aged care and retirement villages, commercial properties over 600 square metres in size, and certain residential apartments will also be required to install the devices. It will also be mandatory for the devices to be installed in all emergency services vehicles, including SAPOL, Metropolitan Fire Service, Country Fire Service and State Emergency Service.

A maximum fine of up to \$20,000 would be imposed on those who failed to abide by the new laws.

The Bill passed the Legislative Council on 15 October 2020 and has been received and adjourned at first reading in the House of Assembly.

Council has installed defibrillators in the Civic Centre, Hamra Centre, Thebarton Community Centre and Plympton Community Centre. It has also installed defibrillators in a number of its leased facilities including the Hilton RSL, Western Youth Centre, Fulham Community Centre, Airport Over 50s Club etc. In addition, it has provided community grants to other community groups such as the Glenelg Baseball Club. As such, if this Bill is passed then it will not result in any major impost on Council.

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

Planning, Development and Infrastructure (Regulated Trees) Amendment Bill 2020

Private Members Bill

The Hon M C Parnell introduced the Bill to the Legislative Council on 23 September 2020 where it was introduced and read a first and second time. It is essentially a duplicate bill of one that passed the Legislative Council in 2017, with the intent to prevent the unnecessary or premature removal of regulated or significant trees.

The Bill intends to restrict applications for the removal of a significant or regulated tree until such a time that development approval for a structure is processed, blocking developers from creating a "clean slate" on a block of land.

The Bill has been adjourned at second reading.

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

Freedom of Information (Miscellaneous) Amendment Bill 2018

Government Bill

This Bill seeks to change the definition of public interest, amend the processes for determining that a document does not exist and changes definitions relating to the nature and scope of an application. It also changes the processes for determination of an application.

The Bill passed the Legislative Council with amendments on 18 October 2018. It was read for the first time in the House of Assembly on the 8 April 2020, and adjourned at second reading on 21 July 2020. The Bill is now in the Committee Stage.

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

Local Government (Public Health Emergency) (Rate Relief) Amendment Bill 2020**Private Members Bill**

This Bill was introduced as a private members Bill by Hon Tony Piccolo MP with the intent of enforcing a 100% rate rebate for businesses or non-profit organisations who have been forced to close due to COVID-19 for the period that they were required to be closed.

A motion to move the Bill through all stages failed, and it was adjourned at second reading.

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

Local Government (Fixed Charges) Amendment Bill 2018**Government Bill**

This Bill seeks to amend s152 of the *Local Government Act 1999*.

The amendment seeks to include each residence in a retirement village (within the meaning of the *Retirement Villages Act 1987*) as a type of allotment to which a fixed charge for rates cannot be applied.

The Bill was introduced to the Legislative Council and read a first time on 17 October 2018. It has been adjourned at second reading.

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

Planning, Development and Infrastructure (Carparking Requirements) Amendment Bill 2019**Private Members Bill**

This Bill, introduced by Hon T Piccolo, amends the *Planning, Development and Infrastructure Act 2016* providing minimum carpark requirements on all dwellings.

Amendment of section 108 - categorisation:

In the case of a 1 bedroom dwelling, the requirement to provide for at least 1 carpark, and 2 carparks for a dwelling with 2 or more bedrooms. Carparks are required to be on site or on a site within 100 metres of the dwelling. If the development does not meet these requirements it will be classified as restricted development.

Amendment of section 110 - restricted development:

If the Commission makes an assessment under s110 of the Act in relation to restricted development, the Commission must take into account the relevant provisions of the Planning and Design Code, but is not bound by those provisions.

The Bill was introduced to the House of Assembly on 13 November 2019 and adjourned at second reading on 13 November 2019.

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

Statutes Amendment (Local Government Review) Bill 2020 Government Bill
<p>Introduced and read for the first time on 17 June 2020, this is a Bill to amend the Local Government Act 1999, the Local Government (Elections) Act 1999, the City of Adelaide Act 1998 and other related Acts.</p> <p>The Bill has now passed the House of Assembly with over 140 government amendments to the original Bill which were all agreed to by the opposition in committee. The Bill is expected to have further amendments tabled by the opposition in the Legislative Council in November.</p> <p>Further information on the reforms can be found at on the DPTI Website at https://www.dpti.sa.gov.au/local_govt/local_government_reform</p>
Acts Assented
Nil
Regulations Amended
Nil
Relevant Common Law
Nil

Climate Impact Considerations

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

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

Conclusion

This report on legislative amendments is current as at 22 December 2020.

Attachments

Nil

12 MEETING CLOSE