

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

- **Finance and Regulatory Prescribed Standing Committee**
 - **Strategy and Community Prescribed Standing Committee**
- of the

CITY OF WEST TORRENS

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

on

TUESDAY, 21 MARCH 2017
at 7.00pm

Terry Buss
Chief Executive Officer

City of West Torrens Disclaimer

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

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1 MEETING OPENED

1.1 Evacuation Procedures

2 PRESENT

3 APOLOGIES

Leave of Absence

Mayor John Trainer

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 7 March 2017 be confirmed as a true and correct record.

6 MAYORS REPORT

Acting Mayor advised of his attendance at the Murray Darling Association (MDA) Region 7 Ordinary Meeting and Annual General Meeting held on Thursday 2 March 2017 at the Adelaide Town Hall where he was elected as Vice President of the Region 7 Executive Committee.

(Preliminary report for the agenda to be distributed Friday 17 March 2017)

In the two weeks since the last Council Meeting of 7 March 2017, functions and meetings involving Acting Mayor have included:

Wednesday 8 March

4.30pm Attended the Metropolitan Local Government Group meeting along with Acting CEO, Angelo Catinari.

Tuesday 14 March

6.30pm Participated in the Corporate Planning, Policy and Performance Committee meeting.

Wednesday 15 March

9.30am Attended a Public Health meeting at the Local Government Association

Thursday 16 March

- 7.30am With CEO Terry Buss and Program Leader Partnerships, Ms Adriana Christopoulos, attended the City of West Torrens Business Breakfast at Kooyonga Golf Club.
- 10.30am Conducted a citizenship ceremony for a small number of applicants in the Council Chamber.
- 12.30pm Attended a meeting of the Local Government Board and an address by the State Liberal Leader, Steven Marshall MP on the Opposition's vision in the lead up to the 2018 State election.

Friday 17 March

- 11.00am Attending the National Servicemen's Association of Australia Memorial Dedication Service at the Association's Headquarter's at Kesmond Reserve.

Saturday 18 March

- 12.30pm Attending the Middle Eastern Communities Council of SA, 'NOWRUS' (New Year) Festival at Bonython Park.

Tuesday 21 March

- 6.00pm Council pre-brief and dinner.
- 7.00pm Council and Committee meeting.

RECOMMENDATION

That the Acting Mayor's Report be noted.

7 ELECTED MEMBERS REPORTS**8 PETITIONS**

Nil

9 DEPUTATIONS**9.1 Weigall Oval development**

Plympton resident, Mr Michael Allen, wishes to address Council to speak against the proposed redevelopment of Weigall Oval.

10 ADJOURN TO STANDING COMMITTEES**RECOMMENDATION**

That the meeting be adjourned, move into Standing Committees and reconvene at the conclusion of the Strategy and Community Prescribed Standing Committee.

11 ADOPTION OF STANDING COMMITTEE RECOMMENDATIONS**11.1 Finance and Regulatory Committee Meeting****RECOMMENDATION**

That the recommendations of the Finance and Regulatory Committee held on 21 March 2017 be adopted.

11.2 Strategy and Community Committee Meeting

RECOMMENDATION

That the recommendations of the Strategy and Community Committee held on 21 March 2017 be adopted.

12 ADOPTION OF GENERAL COMMITTEE RECOMMENDATIONS

12.1 Corporate Planning, Policy and Performance Meeting

RECOMMENDATION

That the Minutes of the Corporate Planning, Policy and Performance held on 14 March 2017 be noted and the recommendations adopted.

13 QUESTIONS WITH NOTICE

Nil

14 QUESTIONS WITHOUT NOTICE

15 MOTIONS WITH NOTICE

15.1 Public Lighting Procurement Process

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

MOTION

That the City of West Torrens write to Department of Planning Transport and Infrastructure to seek an independent review of the procurement process to select a new retailer for public lighting, with the objective to:

1. Confirm how the increase of ~50% represents a justifiable commercial outcome for Adelaide metropolitan councils;
2. Provide specific factors and percentage contribution that led to the increase; and
3. Advise what transparency exists in the contract to demonstrate fair value for Adelaide metropolitan councils. For example... a cost plus margin for the retailer.

16 MOTIONS WITHOUT NOTICE

17 REPORTS OF THE CHIEF EXECUTIVE OFFICER

17.1 Promoting Greater Awareness of Council Services - Positioning Local Government to Respond to Rate Capping

Brief

This report presents and seeks Council's support of the Local Government Association's approach to potential rate capping by promoting greater awareness of Council services.

RECOMMENDATION(S)

It is recommended that Council:

1. Notes the unanimous decision of South Australian councils at the 2016 LGA Ordinary General Meeting to reject rate capping;
2. Continues to oppose rate capping in any form;
3. Agrees to support and participate in the LGA's public awareness campaign including placing material in quarterly rates notices; and
4. Notes that the LGA will continue to work with all Members of Parliament and political parties to ensure rate capping is not imposed on South Australian communities.

Introduction

The Local Government Association of South Australia (LGA) is implementing a public awareness campaign this year, as part of a three-phase strategy to positively position the local government sector in the lead up to the next state election in March 2018.

Endorsed by the LGA Board, this campaign is part of ongoing efforts to inform, activate and encourage our communities to support the extent and value of services provided by councils. It highlights the importance of the local government sector in enhancing the communities in which it serves and delivering the services they expect.

This is consistent with the unanimous decision from councils to reject rate capping at the LGA Ordinary General Meeting in April 2016 (**Attachment 1**).

Discussion

Despite substantial efforts by the LGA to work collaboratively with the Liberal Party (SA Branch) on alternative initiatives to drive efficiencies and reduce cost of living pressure on communities, the Liberal Party (SA Branch) has attempted to introduce rate capping into legislation currently before the Parliament of South Australia (Parliament) and to take this policy to the state election.

The introduction of a rate capping policy is the biggest threat our sector faces. Where rate capping has been enforced interstate, it has significantly reduced council infrastructure and services, with many councils being forced to cut a range activities that are valued by the local community e.g. libraries, parks and community support services.

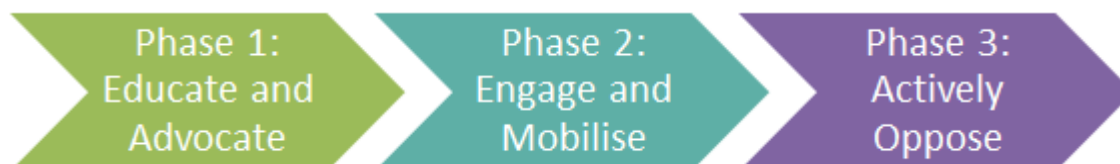
The reality is that rate capping limits a council's ability to provide local services, creates infrastructure backlogs, restricts budgetary authority and undermines local democracy. These adverse outcomes are becoming evident in Victoria and have already occurred in NSW where rate capping has been in place for many years.

The LGA is seeking support from councils to ensure that this policy does not harm South Australian communities.

It is evident that local government is being taken for granted by some members of Parliament. In response, the LGA's campaign aims to let communities know what is at stake if they lose their democratic right to decide what services they want councils to provide in their communities.

Strategy

The LGA's public awareness campaign messages will evolve over the coming months to support the following three phases:



Research

To inform the campaign's development, the LGA commissioned research company Hudson Howells to undertake quantitative market research. A survey of thousands of South Australian residents (metro and regional), council staff, elected members and union representatives has recently been completed. The research confirms that, with the right messaging and campaigning, South Australians are willing to vote against rate capping.

The approach taken by the Western Australian Local Government Association (the only state to successfully resist the introduction of rate capping where it has been proposed) has also informed the campaign.

The LGA has engaged an advertising agency to develop a multi-media campaign based on the insights gathered from this research. The campaign will also include traditional media, community engagement, and advocacy at both a state and local level including targeted and marginal seat campaigning.

Council support

While the LGA will spearhead the campaign, it is seeking the support of all member councils. Formal support from councils and collaboration throughout the campaign are crucial to its success.

Over the campaign period, the LGA will provide councils with a range of materials to co-brand or adapt for use at a local level. This will include artwork for rate notice inserts, email footers, social media and web banners, posters, outdoor banners, and advertisements for council produced magazines and newsletters. This collateral and messaging will all be informed by the Hudson Howell market research.

Following Council's consideration of this report, the first round of material will be distributed in the next quarterly rates notice. Further campaign materials will be provided by the LGA as they are developed.

Risk of rate capping in South Australia

The Liberal Party (SA Branch) has a policy to *'impose a cap on council rate rises, to stop rates being dramatically increased by local government and putting undue pressure on homeowners'*. 'Rate capping' is an externally imposed upper limit, expressed as a percentage increase from the previous year, on the rates revenue able to be generated by a council. In this form, it has been in place since 1977 in New South Wales and was introduced by the Labor Government in Victoria in 2016-17.

On 26 March 2016, the then Shadow Minister for Local Government, Steven Griffiths MP, introduced the *Local Government (Rate Increases) Amendment Bill 2016* (the Rates Increases Bill). This was voted down in Parliament on 9 June 2016.

Subsequently, on 15 February 2017, the Liberal Party (SA Branch) has indicated to Parliament that it will seek an amendment to the *Local Government (Boundary Adjustment) Amendment Bill 2016* to introduce rate capping.

The Liberal Party (SA Branch) has committed to taking this policy to the state election in March 2018. It proposes that rate capping functions would be undertaken by the Essential Services Commission of SA (ESCOSA) with councils being required to apply for variations above the determined percentage increase with the support of their communities.

This policy should not be confused with a cap a council might itself apply to amounts payable by an individual ratepayer in any year under section 153(3) of the *Local Government Act 1999*.

Approximately 50 per cent of councils within South Australia restrict increases on individual properties to no more than a nominated percentage every year. However, these council decisions do not constrain total rate revenue generated.

Independent commentary on setting council rates

In line with legislative obligations, councils continually strive to improve the efficiency and effectiveness of their services and consult with their community on setting strategic priorities, annual business plans, and rates. Debate around the setting of rates should be welcomed as it focuses attention on how the funds raised through council rates are reinvested for the benefit of the local community.

Several recent independent reports and academic studies have provided commentary on council rates and the implications of rate capping policies in NSW and Victoria. For example, through the McKell Institute, the University of Technology Sydney released a report '*Giving Local Governments the Reboot*', *Improving the Financial Sustainability of Local Governments*, which recommended *rate capping should be abandoned as a matter of priority as the policy erodes the link between revenue and expenditure and diminishes financial efficiency and sustainability*. Further examples of third party commentary on the effects of rate capping in NSW and Victoria are provided in **Attachment 2**.

Conclusion

This report presents and seeks Council's support of the Local Government Associations' approach to potential rate capping by promoting greater awareness of Council services.

Attachments

- 1. LGA Ordinary General Meeting Resolution**
- 2. Third Party Commentary on Rate Capping**

Appendix A**LGA Ordinary General Meeting Resolution**

The LGA Ordinary General Meeting on 14 April 2016 unanimously resolved to:

1. *reaffirm the view that decisions concerning council rates are better informed, and the impacts better understood, when made by the respective councils in consultation with their communities;*
2. *reject the State Opposition's policy on rate capping; and*
3. *endorse the LGA President and CEO to continue to work with all Members of Parliament to ensure rate capping is not imposed on South Australian councils.*

Appendix B

Third Party Commentary on Rate Capping

NSW Treasury Corporation

NSW Treasury Corporation report, *Financial Sustainability of the NSW Local Government Sector, 2013*, proposed a concise definition of financial sustainability for councils as:

A local government will be financially sustainable over the long term when it is able to generate sufficient funds to provide the levels of service and infrastructure agreed with its community.

Professionals Australia

A Professionals Australia report, *Rate Capping: Exacerbating the infrastructure problem*, argued against a cap on local government rates in Victoria on the basis that it *will not positively contribute to better local government and will likely exacerbate the already growing backlog of infrastructure projects in local government*. Professionals Australia also noted that *previous attempts to cap rates in Victoria and in other states have led to inadequate maintenance of existing infrastructure and serious backlogs in infrastructure delivery*.

Independent Local Government Review Panel (NSW)

In 2012, an Independent Local Government Review Panel appointed by the then NSW Local Government Minister, the Hon Don Page MP (National Party), to look at the NSW rate capping system concluded that the system led to various unintended consequences, including:

- unrealistic community expectations that rates should be contained indefinitely;
- excessive cuts in expenditure on infrastructure leading to mounting asset renewal and maintenance backlogs;
- despite the ability to apply to IPART for a special rates variation over and above the rate cap, there is a reluctance amongst Councils to do so as it is seen as politically risky and the process is too costly and complex – requiring a disproportionate effort for an uncertain gain; and,
- underutilisation of borrowing finances due in part to the uncertainty whether any increases in rates, needed to repay loans, would be approved by IPART (Comrie, 2015).

The Panel concluded that 'whilst there is certainly a case for improving efficiency and keeping rate increases to affordable levels, the rate [capping] system in its present form impacts adversely on sound financial management.' (Independent Local Government Review Panel, 2013. Page 42).

17.2 Summer Festival 2017

Brief

This report provides information to Elected Members on the outcomes of Council's Summer Festival 2017.

RECOMMENDATION(S)

It is recommended to Council that the report be received.

Introduction

Council has funded and supported the 'Summer Festival' in various forms over the past nine years.

Summer Festival 2017 introduced a customer feedback survey and community engagement activities by administration business units. Throughout the seven Summer Festival events held during January and February, a total of 184 people were surveyed with many more informal engagements also held during this time.

New program ideas and alternate venues were included and incorporated the use of the Mobile Library Truck, a two stage multicultural event and a launch for the recently completed Holland Street upgrade.

Council introduced its new Mobile Promotional Vehicle (MPV) which was utilised as a site office and a point of presence to facilitate community engagement and discussion of Council services.

Discussion

Summer Festival 2017

Summer Festival 2017 was delivered over six Saturdays from 7 January to 11 February. An additional event was held on Friday 20 January to launch the recently completed Holland Street upgrade. Overall, the series attracted an estimated 9,000 attendees. The festival has grown significantly over the past two years and collaboration between Administration departments, most importantly Community Development, City Works and Media and Events contributed to the overall success of the project.

West Torrens Memorial Gardens

Four events were held in the West Torrens Memorial Gardens. The four shows averaged 800 attendees per event. Two outdoor movie nights that incorporated live music and children's entertainment were held on 7 and 28 January and two live music focussed events with additional children's activities were delivered on 14 and 21 January.

A new multicultural event titled 'All Together Now' was staged with support from the Australian Refugee Association. The cultures represented were Greek, Italian, Chinese, Indian, Afghan, Spanish and African. The event incorporated art workshops, market and information stalls. The included community organisations were: Pan Rhodian (Colossus) Society, Australian Refugee Association, Arabic Language and Culture Association, Art with Mita, Orange Tree Quilters, West Beach Lions Club.

Holland Street

A launch event for the recently completed Holland Street upgrade was held on Friday 20 January. The 'street party' included local community groups (Turning Point Dance and CircoBats), food trucks, live music performances, a DJ and roving street performers. The event was used to facilitate community engagement and discussion of the Community Plan (City Strategy) and proposed Thebarton Masterplan (City Assets). West End Brewery contributed infrastructure and donated stock to raise \$1,800 for the Australian Refugee Association. The event attracted more than 400 attendees.

Thebarton Community Centre - Australian Refugee Association 60's themed fundraiser

A fundraising event was held on Saturday 4 February in support of the Australian Refugee Association. It is the second consecutive year that the Association has been involved in this capacity. The concert featured performances by The 60 Four and Promise Adelaide. The performers were all under 21 years of age. Proceeds from ticket and bar sales raised \$2,700.

Thebarton Community Centre/Kings Reserve

The final event was held on Saturday 11 February at Thebarton Community Centre/Kings Reserve. This was a 'Fork on the Road' supported event branded as 'Fork by Fork West'. The event attracted an audience estimated between 4,000 and 5,000.

Food was provided by 30 food trucks offering a distinctive variety of international cuisines. A selection of local craft beers, ciders and wine was also available. Traders reported excellent business with many providers 'selling out'.

The event also featured a display of 50 'classic' vehicles from the Wanderers Rock 'n' Roll Car Club, which also provided rock and roll dance demonstrations in the Thebarton Community Centre.

An extensive range of children's activities kept younger attendees engaged while adults and young people enjoyed live music performed by local musicians.

Council's MPV was at this event. The vehicle was staffed by teams from Community Development, City Assets and City Strategy promoting community grants, disability and inclusion, volunteer recruitment and the Road Safety Group.

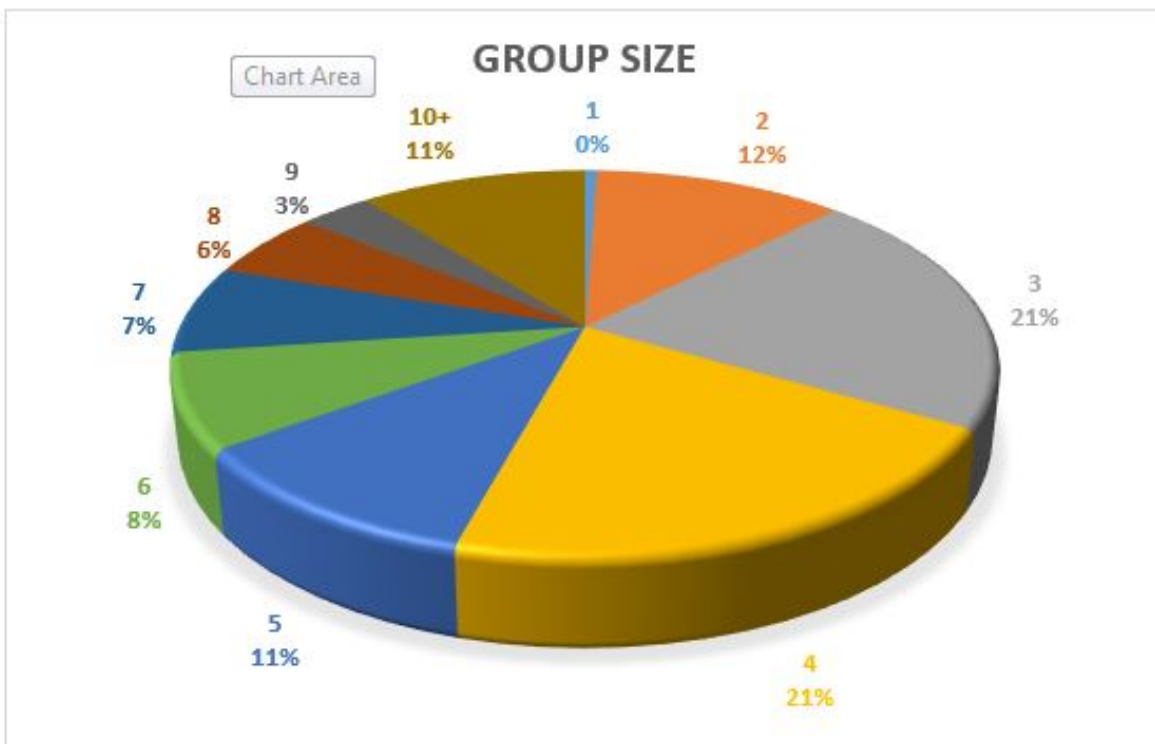
Summer Festival Survey

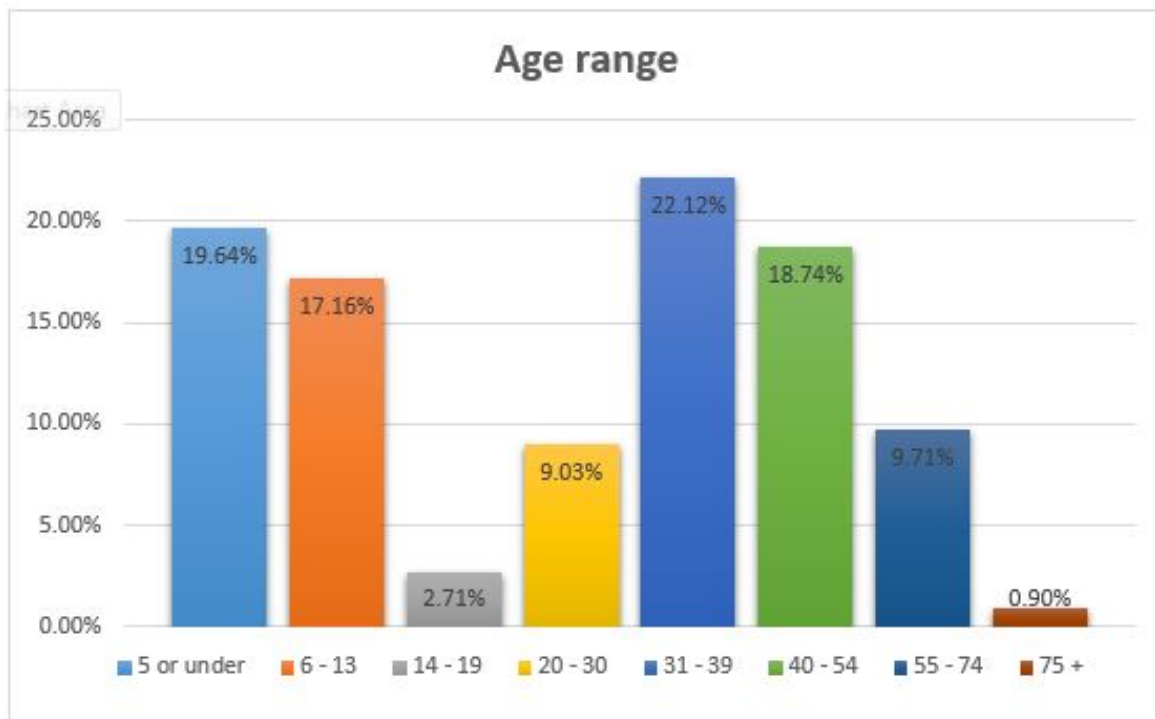
A total of 184 people were surveyed with many more informal engagements also held during this time. To maximise the aim of relationship building during the survey process a new software program called QuickTap was used with iPads which enabled maximum personal interaction and minimal typing and recording of data. This proved successful with many attendees inviting staff and volunteers to join them in order to further the conversation.

Of the 184 recorded responses, over 50 per cent of attendees had never been to a Summer Festival event before with an overwhelming number saying they would attend more events and also recommend the events to others. This was reflected in how people found out about Summer Festival as the leading sources were social media and word of mouth.

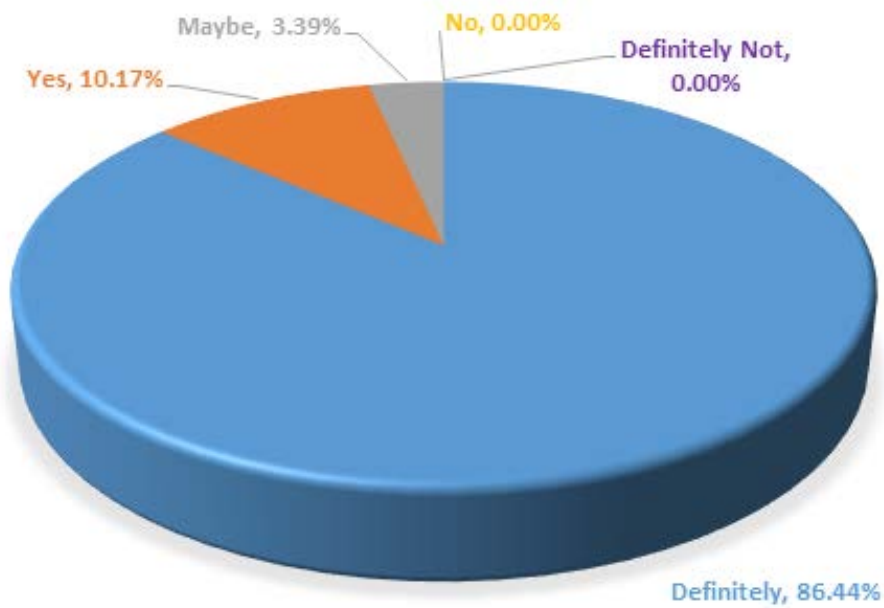
Based on the results, Summer Festival was most popular among young families with the 31 - 40 and under-5 age groups making up the majority of attendees (41.76% total). Many of the families commented on how they were attracted by the amount of activities and entertainment provided for children and the flexibility with seating, food and timings. In general there was extremely positive feedback at the majority of the events with attendees particularly commenting on how much they enjoyed the relaxed setting and 'vibe'.

Survey results

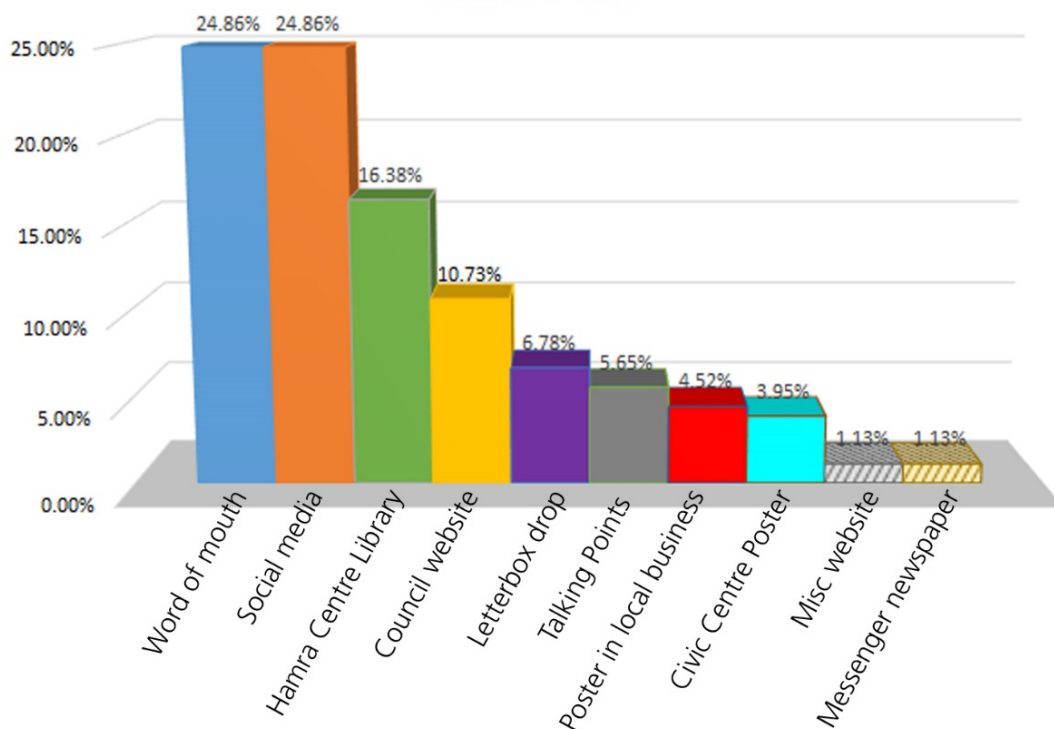




WOULD YOU RECOMMEND SUMMER FESTIVAL TO OTHERS?



HOW DID YOU HEAR ABOUT SUMMER FESTIVAL?



City of West Torrens Mobile Promotional Vehicle (MPV)

Summer Festival 2017 was used to launch Council's Mobile Promotional Vehicle (MVP). The MPV gave Council a visible presence and was used as the hub for each event where people could come for information, lost property, report lost children and obtain fresh water.

In addition to being used as a hub, the MPV was the centrepiece of the Summer Festival Engagement Project. A number of Council teams staffed the caravan for three hours at one or more event. There was a focus on having games, quizzes, giveaways or something fun to encourage people to approach staff and enable a casual and informative interaction while putting a human face to the services which Council provides.

In total, 13 teams from across Council had displays at the MPV with two teams being present at each major event. Regulatory Services in particular had great success at their numerous events and managed to draw in a large number of people by putting a fun and friendly face on the topics of Waste Management, Environmental Health and Compliance.

Teams involved in the Summer Festival Engagement Project:

Community Development

- Commonwealth Home Support Program
- Community Gardens
- Kids
- Youth
- Community Grants
- Disability and Inclusion
- Volunteer Recruitment

Regulatory Services

- Environmental Health
- Waste
- Compliance

City Strategy

- Community Plan

City Assets

- Road Safety Group
- Thebarton Master Plan

Conclusion

The report summarises achievements of the Summer Festival 2017 program.

Attachments**1. Summer Festival 2017 event photographs**

City of West Torrens Summer Festival 2017

Photographs by John Kruger and Gordon Andersen



West Torrens Memorial Gardens, 7 January 2017



West Torrens Memorial Gardens, 7 January 2017



West Torrens Memorial Gardens, 7 January 2017



West Torrens Memorial Gardens, 7 January 2017



Holland Street, 20 January 2017



West Torrens Memorial Gardens, 21 January 2017

City of West Torrens Summer Festival 2017

Photographs by John Kruger and Gordon Andersen



West Torrens Memorial Gardens, 21 January 2017



West Torrens Memorial Gardens, 21 January 2017



West Torrens Memorial Gardens, 21 January 2017



West Torrens Memorial Gardens, 21 January 2017



Holland Street, 21 January 2017



West Torrens Memorial Gardens, 21 January 2017

City of West Torrens Summer Festival 2017

Photographs by John Kruger and Gordon Andersen



West Torrens Memorial Gardens, 21 January 2017



Kings Reserve, 11 February 2017



Kings Reserve, 11 February 2017



Kings Reserve, 11 February 2017



Kings Reserve, 11 February 2017



Kings Reserve, 11 February 2017

City of West Torrens Summer Festival 2017

Photographs by John Kruger and Gordon Andersen



West Torrens Memorial Gardens, 14 January 2017



West Torrens Memorial Gardens, 14 January 2017



Kings Reserve, 11 February 2017



West Torrens Memorial Gardens, 21 January 2017



West Torrens Memorial Gardens, 21 January 2017



West Torrens Memorial Gardens, 21 January 2017

City of West Torrens Summer Festival 2017

Photographs by John Kruger and Gordon Andersen



West Torrens Memorial Gardens, 21 January 2017



West Torrens Memorial Gardens, 21 January 2017



West Torrens Memorial Gardens, 21 January 2017



West Torrens Memorial Gardens, 21 January 2017



West Torrens Memorial Gardens, 21 January 2017



West Torrens Memorial Gardens, 21 January 2017

City of West Torrens Summer Festival 2017

Photographs by John Kruger and Gordon Andersen



West Torrens Memorial Gardens, 21 January 2017



West Torrens Memorial Gardens, 28 January 2017



West Torrens Memorial Gardens, 28 January 2017



West Torrens Memorial Gardens, 28 January 2017



West Torrens Memorial Gardens, 7 January 2017



West Torrens Memorial Gardens, 7 January 2017

City of West Torrens Summer Festival 2017

Photographs by John Kruger and Gordon Andersen



West Torrens Memorial Gardens, 14 January 2017



West Torrens Memorial Gardens, 14 January 2017



West Torrens Memorial Gardens, 14 January 2017



Holland Street, 20 January 2017



Holland Street, 20 January 2017



Kings Reserve, 11 February 2017

17.3 Australian Mayoral Aviation Council Annual Conference 2017

Brief

The Australian Mayoral Aviation Council (AMAC) is holding its Annual Conference at the Novotel Sydney Brighton Beach, Sydney from Wednesday 3 to Friday 5 May 2017 (inclusive).

RECOMMENDATION(S)

It is recommended to Council that:

1. Subject to their confirmation, Council approves the attendance of Mayor Trainer and Cr/s at the Annual AMAC Conference at the Novotel Sydney Brighton Beach, Sydney from Wednesday 3 to Friday 5 May 2017.
2. Expenses be reimbursed in accordance with Council policy.
3. Subject to their confirmation, Council approves the attendance of spouses/partners of attending Elected Members and further, consistent with Council policy, that the cost of any incidental meals be met by Council.

or

The report be received.

Introduction

The 2017 Australian Mayoral Aviation Council (AMAC) Annual Conference is being held from Wednesday 3 to Friday 5 May 2017 at the Novotel Sydney Brighton Beach, Sydney. A copy of the Conference program is attached for Members information (**Attachment 1**).

Discussion

The AMAC Annual Conference is designed to provide delegates with the opportunity to meet and discuss issues, to hear and examine speakers on a wide variety of subjects and to determine the future of the organisation through the member forum of the Annual General Meeting.

Previous conferences have commenced on the Wednesday afternoon with the Annual General Meeting and an airport inspection. The format of the 2017 Conference has changed and is now more streamlined. The formal Conference proceedings will commence on Thursday 4 May 2017, however there will be an informal welcome drinks at a gathering on the Wednesday evening 3 May 2017.

The Annual General Meeting will be held Thursday 4 May and the guided bus tour of the Sydney (Kingsford Smith) airport will be held on Friday 5 May 2017.

Speakers at this year's Conference include:

- Sally Fielke, General Manager, Corporate Affairs, Sydney Airport
- Dr Garth Taylor, General Manager, Western Sydney Airport Unit, Department
- Ken Keech, Executive Manager Aviation Development, Aerospace Australia Ltd
- Bruce Gemmell, Chair, Australian Strategic Air Traffic Management Group (ASTRA)
- Peter Crook, President Australian Helicopter Industry Association
- Professor Rico Merkert, Chair, Transport and Supply Chain Management, Institute of Transport and Logistics, University of Sydney
- Narelle Bell, Aircraft Noise Ombudsman
- Ron Brent, Inaugural Aircraft Noise Ombudsman
- Dr Ian Douglas, UNSW School of Aviation and Chair Australia Air Services Commission

- Ron Bartsch, Chairman UAS International, Chairman AVLAW International, Member Administrative Appeals Tribunal
- Mike Higgins, Chief Executive Officer of the Regional Aviation Association of Australia

The 2017 proxy to Mayor Trainer on the Australian Mayoral Aviation Council is Cr Mangos.

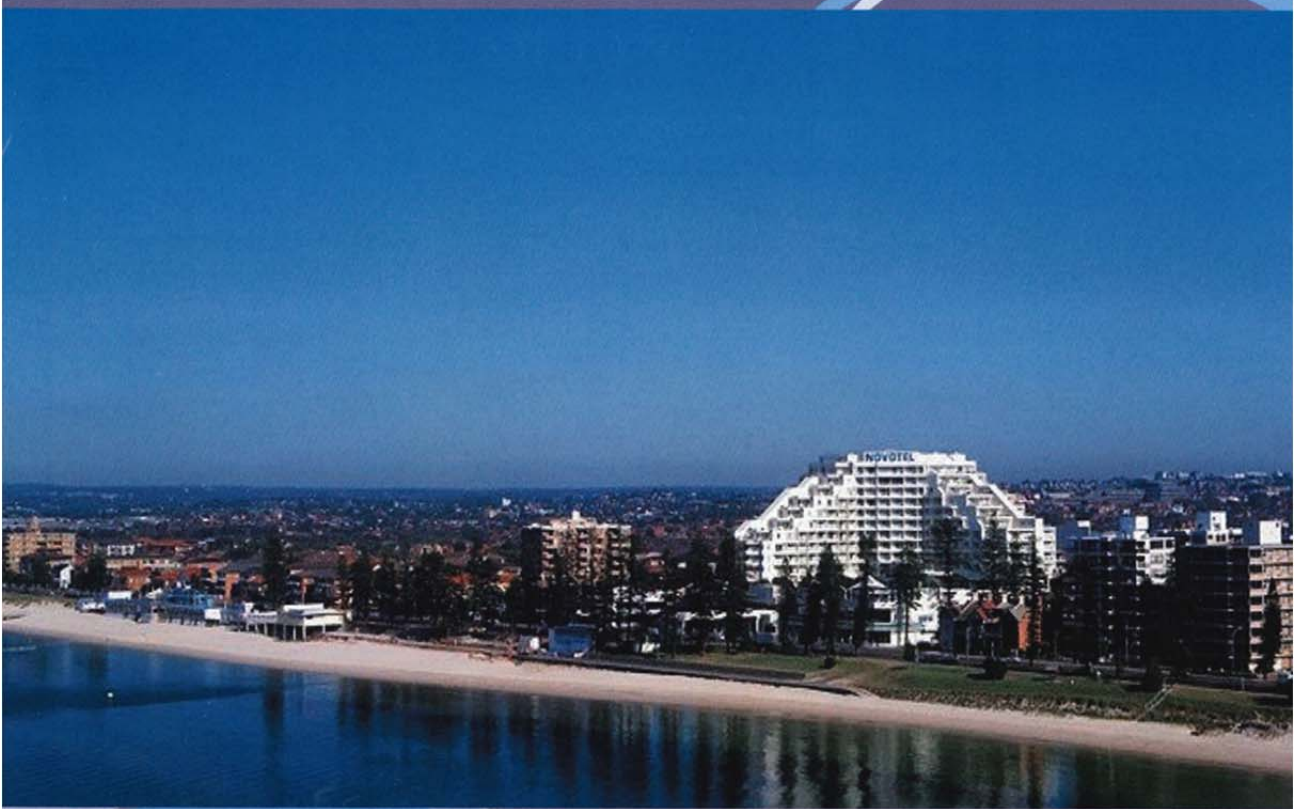
The full conference delegate registration fee is \$1,694 (including GST) for AMAC members. Registration includes a welcome pack, attendance at the Annual General Meeting, Sydney Airport Inspection, Conference sessions on Thursday and Friday, lunches and morning and afternoon teas (where indicated in the program), and attendance at the Conference Dinner and welcome function.

Approximate airfare is \$230 to \$330 return with early booking and accommodation is \$270 to \$320 per night, again, with early booking to secure the best available rooms and rates.

Attachments

1. 2017 Australian Mayoral Aviation Council (AMAC) Annual Conference Program

AUSTRALIAN MAYORAL AVIATION COUNCIL 2017 ANNUAL CONFERENCE AND PLANNERS WORKSHOP



3–5 May 2017
Novotel Sydney Brighton Beach
Cnr. The Grand Parade & Princess Street
Brighton-le-Sands, Sydney

HISTORY AND OBJECTIVES

The Australian Mayoral Aviation Council was initiated through consensus by a number of local authorities meeting in Canberra in December 1982. Initially membership of the organisation was open to the Mayor, Warden and/or Councillor (or an appropriate nominee) of local authorities throughout Australia affected, or potentially affected, by airport operations or aircraft noise. The Constitution has subsequently been updated such that the Council is now the members and so may be represented by Mayors, Councillors and/or relevant staff as the member Council may determine.

The current membership is organised on a State basis wherein members from each State are represented on an Executive Committee which is endorsed at the Annual General Meeting.

The current Executive Committee is Vice President, Alderman Jock Campbell, City of Clarence TAS, Mayor Phil Marks, City of Belmont WA, Councillor Jack Medcraft, City of Hume VIC, Mayor John Trainer, City of West Torrens SA, Councillor Paul Tully, City of Ipswich QLD and Immediate Past President, Ron Hoenig MP, Member for Heffron NSW.

AMAC is currently without a President due to Council mergers in New South Wales. Ben Keneally who was Mayor of the City of Botany Bay and President of AMAC and his fellow Councillors at the City of Botany Bay and Rockdale City Council had their roles as elected representatives terminated.

The two Council's were merged in September 2016 and placed under administration until elections for the newly established Bayside Council in September 2017.

AMAC's primary objective is to ensure that all reasonable measures are taken by relevant authorities to minimise the deleterious effect of aircraft and airport operations on local communities.

The organisation, therefore, seeks development of an effective aviation system which serves the needs of the Nation while ensuring the rights of residents in communities adjacent to airports are recognised, respected and protected.

Although one of its' prime objectives is to progress noise abatement, AMAC is not an anti-aviation organisation. Rather it seeks to cooperate with the appropriate authorities and the airline industry generally, to achieve an acceptable and balanced solution to the obvious problems associated with the movement of aircraft.

COMMUNICATION WITH AVIATION ORGANISATIONS

Since its' inception, AMAC has pursued a course which has resulted in its' acceptance by relevant Federal Ministers and authorities so that it is, in effect, the umbrella organisation representing community views on aviation issues throughout Australia.

In response, the major authorities concerned with aviation, such as the Department of Infrastructure and Regional Development, Airservices Australia and various airport and aviation interest groups, recognise and liaise with AMAC. AMAC has also established avenues for input into the legislative process, aviation policy development and operational requirements which may have an effect on community well-being.

A LEARNING EXPERIENCE

AMAC has been fortunate in attracting a diverse range of expert speakers able to equip delegates, whether Councillors or staff, with a better understanding of the direction aviation is taking.

This knowledge in turn informs attendees and assists in building an understanding of the aviation sector and equips them to better represent their community on airport related issues.

INFORMATION SOURCE

In terms of advising members of activities, both current and future, AMAC produces a regular newsletter and convenes its most important forum, the National Conference, on an annual basis.

The Conferences are designed to provide delegates with the opportunity to meet and discuss issues, to hear and examine speakers on a wide variety of subjects and to determine the future of the organisation through the member forum of the Annual General Meeting.



2017 AMAC Conference

CONFERENCE PROGRAM

WEDNESDAY, 3RD MAY			
6:30pm - 7:30pm	Informal welcome cocktails V3 Bar, Conference Hotel		
7:30pm—onwards	Evening Free		
THURSDAY, 4TH MAY			
9:00am - 9:30am	Arrival Tea/Coffee		Planners Workshop
9:30am - 10:15am	Sally Fielke—General Manager, Corporate Affairs, Sydney Airport	9:30am—12:30pm	Brett Whitworth, Executive Director Local Planning Liaison, NSW Department of Planning and Environment
10:15am—11:00am	Dr Garth Taylor, General Manager, Western Sydney Airport Unit, Department		Kerryn Macaulay, General Manager, Aviation Environment, Department Infra-
11:00am - 11:15am	Morning Tea Break		Mathew Booth, Air Navigation Services, Air Services Australia
11:15am - 12:00pm	Ken Keech, Executive Manager Aviation Development, Aerospace Australia Ltd	11:00am—11:15am	Morning Tea Break
12:00pm - 12:30pm	Annual General Meeting		Andrew Tiede, Manager, Air Navigation, Airspace and Aerodrome Branch
12:30pm - 1:30pm	Lunch		Ron Brent, Inaugural Aircraft Noise Ombudsman (stepped down from that role in February 2017)
1:30pm - 2:15pm	Bruce Gemmell—Chair, Australian Strategic Air Traffic Management Group (ASTRA)	12:30pm—1:30pm	Lunch
2:15pm - 3:00pm	Peter Crook—President Australian Helicopter Industry Association		
3:00pm - 3:15pm	Afternoon Tea Break		
3:15—4:00pm	Professor Rico Merkert-Chair, Transport and Supply Chain Management, Institute of Transport and Logistics, University of Sydney		
4:00pm for 4:45pm	Narelle Bell—Aircraft Noise Ombudsman		
FRIDAY, 5TH MAY			
8:30am - 9:00am	Arrival Tea/Coffee		
9:00am - 9:45am	Ron Brent—Inaugural Aircraft Noise Ombudsman		
9:45am - 10:30am	Dr Ian Douglas—UNSW School of Aviation and Chair Australian Air Services Commission		
10:30am - 10:45am	Morning Tea Break		
10:45am - 11:30pm	Ron Bartsch—Chairman UAS International, Chairman AVLAW International, Member Administrative Appeals Tribunal		
11:30am—12:15pm	Mike Higgins—CEO Regional Aviation Association of Australia		
12:15pm—1:00pm	Lunch		
1:00pm—1:15pm	Bus to International Terminal		
1:15pm—3:45pm	Issue of security passes and guided airport tour		
3:45pm—4:00pm	Bus to Hotel via drop-off at domestic terminals		

REGISTRATION

Delegates should complete the registration form included with this program and forward to the AMAC Co-ordinator accompanied by the relevant payment. Registrations should be forwarded no later than **Friday, 14th April 2017**.

Electronic Funds Transfer (EFT) or cheque payments are accepted. We cannot process credit card transactions at this time.

Conference Fee includes: Delegates welcome pack, attendance at the Annual General Meeting, Sydney Airport Inspection, conference sessions, arrival and daily tea breaks, lunch and attendance at the conference social dinner and welcome function.

Planners Workshop Fee includes: Arrival and morning tea break, workshop sessions and Thursday lunch.

Additional Charges: Partner tickets to the conference dinner is an additional fee.

Dress Code: The dress code for the conference, including the airport tour and social dinner is smart casual. Closed in shoes are recommended for the Airport tour.

NOTE: Photo ID (license/passport) required for security registration for the airport tour. Failure to present photo ID will exclude you from joining the tour.

Cancellation Policy: All cancellations must be made in writing to the Australian Mayoral Aviation Council. Cancellations received by 5.00pm Friday, 14th April 2017 will be liable for a \$100.00 administration fee. Those received after this date will not be entitled to any refund. Transfer of registration will be accepted.



Novotel Sydney Brighton Beach is situated in the heart of Brighton-Le-Sands' new foodies strip, teeming with cosmopolitan restaurants and cafes. Only 4km from Sydney Airport and 7km from the heart of Sydney CBD, the hotel is also convenient to iconic attractions such as the Sydney

NOVOTEL SYDNEY BRIGHTON BEACH

Cnr The Grand Parade & Princess Highway
Brighton Le Sands NSW 2216
Phone: (02) 9556 5111
Fax: (02) 9556 5119

HOTEL ACCOMMODATIONS

The conference fee does not include accommodation. A discounted rate on a range of accommodation has been negotiated at the Novotel Sydney, Brighton Beach for attending delegates. In order to receive the group rate, please contact the hotel directly and advise reservations that you are attending the AMAC Conference or quote **BAY030517**. Room rates are subject to availability and early reservation is recommended.

Phone: 02 9556 5111
Email: h1656@accor.com



For more information about the Novotel Sydney Brighton Beach, please visit the hotel web site at www.novotelbrightonbeach.com.au



CONFERENCE & REGISTRATION ENQUIRIES

Elizabeth Capecchi or Renai Melia
AMAC Co-ordinators
Phone: (02) 9366 3522
Fax: (02) 9562 1777

Email: Elizabeth.capecchi@bayside.nsw.gov.au
Email: renai.melia@bayside.nsw.gov.au
Mail: PO Box 21
ROCKDALE NSW 2216



2017 Annual Conference – Program Overview

Conference Program Overview

Those delegates who have attended recent conferences will note that the format of the 2017 Conference has changed and is now more streamline.

To those delegates from member Councils who have not previously attended an Annual Conference – Welcome.

To those non-member Councils recognising the Conference as an opportunity to learn a little more about a complex industry with existing or foreseeable impact on your community – also Welcome.

For those of you not familiar with the Australian Mayoral Aviation Council it is important to understand that participation in the conference is not restricted to Mayors, although quite a number do attend.

Attendance at the conference is open to Mayors, Councillors or Council staff as each Council may determine. The only exclusion relates to the Annual General Meeting where voting is restricted to member Councils with each member Council entitled to one vote.

Previous conferences have commenced on the Wednesday afternoon with the Annual General Meeting and an airport inspection.

The 2017 Conference proceedings will kick off on the Thursday morning 4th May at 9.30am. However, as many delegates, particularly those from outside of Sydney are anticipated to arrive on the Wednesday, there will be an informal welcome drinks at a gathering on the Wednesday evening. At the conclusion of the welcome function attendees have the evening free.

In that regard it is worth noting that as well as dining facilities within the hotel the Novotel Brighton Le Sands is surrounded by a multitude of dining options for you to choose from.

A further change in the program format is identified by the fact that there will be concurrent sessions on the Thursday morning.

One session stream will see speaker presentations to delegates with the Annual General Meeting programmed prior to the lunch break.

The second stream is designed specifically for Council planning managers and staff. It will be conducted as a half-day workshop aimed at explaining planning requirements relating to development and the protection of airspace around airports.

The workshop panel will include representatives from the Department of Infrastructure and Regional Development, Airservices Australia, the Civil Aviation Safety Authority, Planning NSW and Ron Brent, the inaugural Aircraft Noise Ombudsman.



2017 Annual Conference – Program Overview

While there have been a number of long standing controls designed to protect required airspace, there has been a good deal of more recent work in developing the National Airports Safeguarding Framework.

Planners participating in the workshop will have a valuable opportunity to delve into airspace and airport environmental and planning issues with panel members before joining the panel and delegates from the concurrent conference stream for lunch.

Following the Thursday luncheon adjournment the Planner's Workshop session will conclude while delegate sessions will continue through the afternoon.

Thursday evening will see the conference dinner at the hotel providing delegates, guests and conference speakers the opportunity to relax, network and generally enjoy the evening.

Speaking sessions will reconvene on the Friday morning and conclude at lunch time after which delegates will have the opportunity for a guided bus tour of Sydney (Kingsford Smith) Airport – the largest and busiest Tier 1 airport in Australia.

The tour will incorporate on-airfield access and, in that regard, security passes are mandatory.

In order for security passes to be obtained it is essential that you have with you an acceptable photo-ID (Drivers License or Passport). Without photo-ID you will be precluded from joining the tour as the necessary pass cannot be issued.

Joining the tour will be a memorable experience and is highly recommended. It will provide a unique opportunity to get up close with airfield real time operations.

At the conclusion of the tour, which will start and finish at the International Terminal, arrangements will be made to drop those tour members wishing to depart at the domestic terminals before proceeding back to the hotel with remaining delegates.

Aside from the expert Planners Workshop Panel, the diversity of conference speakers over the two days will undoubtedly provide delegates with an enhanced understanding and appreciation for the multiple facets of the aviation sector and its relationship with the community.

Your attendance and participation in 2017 conference activities is strongly encouraged.

John Patterson
Executive Director
AMAC.

2017 AMAC Annual Conference

Registration Form



**Australian
Mayoral
Aviation
Council**

Delegate information

Title (Dr, Mr, Ms, Mrs, Miss)	
Given Name	
Surname	
Position Title (Mayor/CR/CEO)	
Council/Organisation	
Address	
Suburb/Town	
State	Postcode
Phone	Fax
Mobile	
Delegate Email	
Contact Email	
Special requirements (dietary/access or other)	

I will attend the Friday afternoon Airport Tour (Please tick if attending) YES ☐
NO ☐
REMINDER: A Photo-ID will be required to gain admission to the Tour

Conference Delegates Program		TOTAL
AMAC Member incl GST	\$1,694.00	\$
Non Member Incl GST	\$2,090.00	\$
Planners Workshop incl GST		
Members	\$330.00	\$
Non Members	\$495.00	\$
TOTAL		\$

Additional Tickets		TOTAL
Conference Dinner Ticket incl GST	\$198.00	\$
TOTAL		\$

Total Payment	Delegates Program	\$
	Additional Tickets	\$
	TOTAL PAYMENT DUE	\$

Accompanying Guest

Title (Dr, Mr, Ms, Mrs, Miss)	
Given Name	
Surname	
Special requirements (dietary/access or other)	

Confirmation

Your registration will be acknowledged via email within 5 working days. A Tax Invoice will be provided for GST purposes. If you do not receive confirmation please contact Elizabeth Capecchi or Renai Melia on (02) 9366 3522 or email Elizabeth.capecchi@bayside.nsw.gov.au OR renai.melia@bayside.nsw.gov.au

Privacy

The information provided to complete this form is required to allow AMAC to process your registration.

Payment Options

☐ Electronic Funds Transfer

Date: ____/____/____ Ref: _____
Bank: CBA, Mascot Branch BSB: 062 200 Account #: 100 213 87
Account Name: Australian Mayoral Aviation Council

☐ Cheque made payable to Australian Mayoral Aviation Council

Please send with this completed form to:
Australian Mayoral Aviation Council, PO Box 21, ROCKDALE NSW 2216
T 02 9366 3522 • F 02 9562 1777 • E Elizabeth.capecchi@bayside.nsw.gov.au OR
renai.melia@bayside.nsw.gov.au

*Credit card transactions are not available.

Cancellation Policy

All cancellations must be made in writing to the Australian Mayoral Aviation Council. Please submit cancellations via email to Elizabeth.capecchi@bayside.nsw.gov.au or renai.melia@bayside.nsw.gov.au or post to PO Box 21, Rockdale NSW 2216. Please note that cancellations received by Friday, 14th April 2017 will be liable for a \$100 administration fee. Those received after 5.00pm on this date will not be entitled to any refund.
Total

Send this completed form to:

AMAC Coordinator • PO Box 21, Rockdale NSW 2216 • T 02 9366 3522 • F 02 9562 1777 •

E Elizabeth.capecchi@bayside.nsw.gov.au or renai.melia@bayside.nsw.gov.au

18 LOCAL GOVERNMENT BUSINESS

18.1 Local Government Circulars

Brief

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

RECOMMENDATION(S)

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

Discussion

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

The indices attached for Members' information in this report are numbers 9 and 10.

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

Attachments

1. Local Government Circulars Weeks 9 & 10



Local Government Association of South Australia

9.1 Last Chance to Register - Local Government Electricity Forum - 6 March 2017

South Australia has faced ever increasing costs of electricity generation and decreasing security of supply. LGA Procurement is holding an Electricity Forum on 6 March 2017 to provide a range of relevant information and an opportunity to discuss concerns and consider potential solutions. A copy of the Final Program can be found in this circular.

9.2 Auditor-General v Private sector Auditors - renewed responses please

The LGA previously asked members to complete a survey on proposals to have the Auditor-General responsible for audit of local government. Unfortunately, due a software glitch we are unable to access any survey responses made before Saturday 25 February. Therefore the response time has been extended for a month, and any earlier respondents are invited to lodge submissions again.

9.3 LGA seeking council input on State Budget submission

The LGA would like to receive feedback on what councils think should be included.

9.5 Age Friendly SA Grant Round Now Open

The Office for the Ageing has launched an Age Friendly SA Grant round. Grants of up to \$25,000 are available for councils and local government partnerships to encourage innovation and long term partnerships. This Circular has more details, including guidelines for applications, which close on 24 March 2017. Councils are encouraged to consider applications that link to their age-friendly strategies and activities.

9.6 Child Death and Serious Injury Review Committee findings released following 2013 death on playground

The Child Death and Serious Injury Review Committee has released its findings following a death on playground in 2013. This Circular provides further information relevant to councils' leasing arrangements, inspection and maintenance issues. Councils are encouraged to note the finding and take appropriate action where necessary.

9.4 Minister for Health – Excellence in Public Health Awards for local government – Now open!

Is there an innovative public health initiative that your Council would like to nominate for the 2017 Minister for Health – Excellence in Public Health Awards?

9.7 Submissions to inquiry into impact of Defence training activities on regional communities open

Councils are encouraged to make a submission to the inquiry, if relevant to their communities.

9.8 Reminder: Mainstreets, Placemaking and Smart Cities event 10 March

Limited places are still available for this event. Registrations close 8 March 2017.

9.9 LG Professionals SA Women's Forum in Maitland - Yorke Peninsula

Registrations Now Open for Local Government Professionals Australia, SA Women's Network Forum in Maitland, Yorke Peninsula.

9.10 Vegetation Management Around SA Power Networks Powerlines - Forum 2017

Councils are invited to attend one of three Vegetation Management Around Powerlines Forum. Registrations close on 27 March 2017.



Local Government Association of South Australia

10.1 Disability Access and Inclusion – public consultation opportunities

The State Government is seeking input from people with a lived experience of disability to improve their participation in the community and inform the work of the across-government Disability Access and Inclusion Plan Committee. This Circular provides details of a short survey and a public consultation. Councils are encouraged to promote these engagement opportunities to their communities and networks.

10.2 Provision of Heritage Advisory Service

The LGA is seeking advice from councils regarding the possible establishment of a State wide Heritage Advisory Service provided by the LGA as a fee for service model.

11.3 LGFSG Implementation Program

The LGA is advancing the implementation of the Local Government Function Support Group (LGFSG) created as part of the updated State Emergency Management Plan (SEMP). Further information and a registration form to attend implementation sessions is available from this Circular.

10.5 sa.gov.au/emergencies

The South Australian Government has substantially upgraded its site sa.gov.au/emergencies. The LGA will assist councils create an appropriate emergency management web page to link to the government information. This circular has details.

10.7 2017 Council Best Practice Showcase and LGA OGM

Registrations are now open and the draft program is available in this Circular.

10.3 LG Professionals SA Women's Forum in Maitland - Yorke Peninsula

One Week Left to Register: Local Government Professionals Australia, SA Women's Network Forum in Maitland, Yorke Peninsula.

10.4 Local Government Professionals Australia SA - Effective Change Management Program

Launching the NEW Local Government Professionals Australia SA - Effective Change Management Program.

11.1 Minister for Health – Excellence in Public Health Awards for local government - Applications close 14 March 2017.

Is there an innovative public health initiative that your Council would like to nominate for the 2017 Minister for Health – Excellence in Public Health Awards?

10.6 The Procurement Hub - eLearning Modules Available Now!

LGA Procurement is pleased to announce the release to the Procurement Hub! This eLearning Program offers a 'right now' approach to delivering cost-effective training and have been designed specifically for the South Australian local government sector.

11.2 Planning Reform Implementation Program - Proposed council roadshow

The Department of Planning, Transport and Infrastructure and the LGA are planning a council roadshow to support the Planning Reform Implementation Program.

19 MEMBER'S BOOKSHELF

Investment in Tomorrow's Communities - Australian Local Government Association Submission to 2017-18 Federal Budget

RECOMMENDATION

That the additions to Members' bookshelf be noted.

20 CORRESPONDENCE

20.1 Planning Authority for a Proposed Distribution Centre

Correspondence has been received from the State Coordinator - General, Mr Jim Hallion, advising of a formal request to appoint the Development Assessment Commission as the relevant planning authority for a proposed distribution centre at Marleston (**Attachment 1**).

20.2 Metropolitan Local Government Group - Key Outcome Summary

Correspondence has been received from the Local Government Association of South Australia regarding the key outcomes summary from the Metropolitan Local Government Group meeting held on 8 March 2017 (**Attachment 2**).

20.3 Metropolitan Local Government Group Draft Minutes

Correspondence has been received from the Local Government Association of South Australia regarding the draft minutes from the Metropolitan Local Government Group meeting held on 8 March 2017 (**Attachment 3**).

20.4 Volunteering Strategy for South Australia (VSSA)

Correspondence has been received from the Chief Executive Officer of the Volunteering SA & NT, Ms Evelyn O'Loughlin, regarding the Volunteering Strategy for South Australia (**Attachment 4**).

20.5 Australian Local Government Association Submission to the 2017-18 Federal Budget

Correspondence has been received from the Australian Local Government Association (ALGA) President, Mayor David O'Loughlin requesting Council support and advocacy of the ALGA submission to the 2017-18 Federal Budget titled *Investment in Tomorrow's Communities* (**Attachment 5**).

RECOMMENDATION

That the correspondence be received.

Attachments

1. Planning Authority for a Proposed Distribution Centre
2. MLGG Key Outcomes Summary 8 March 2017
3. Metropolitan Local Government Group Draft Minutes
4. Volunteering Strategy for South Australia (VSSA)
5. Australian Local Government Association Submission to the 2017-18 Federal Budget



28 February 2017

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



Dear Mr Buss

I am writing to advise that I have received formal correspondence from Chris Vounasis – Future Urban Group requesting that I appoint the Development Assessment Commission (the Commission) as the relevant planning authority for a proposed distribution centre (Couriers Please) at 11-13 Desmond Avenue, Marleston.

In accordance with Schedule 10(20) of the *Development Regulations 2008*, I have formed the opinion that this proposal is of economic significance to the State and that the Commission is the most appropriate assessment authority. I have formed this opinion being firstly satisfied that the proposed development, when all stages of the development are completed, exceeds \$3 million.

In agreeing to assign the Commission as the relevant authority, I have asked the proponent to work collaboratively with the Development Division of the Department of Planning, Transport and Infrastructure and the City of West Torrens in the finalisation of an application to the Commission.

It should be noted that making this determination does not constitute a form of advocacy nor does it imply a favourable assessment outcome, or otherwise for the proposal. Following the assessment process, the final decision will be made by the Development Assessment Commission.

Should you have any further queries regarding this determination please do not hesitate to contact my Office on 8303 2080 or via GPO Box 2343 Adelaide SA 5001.

Yours sincerely

Jim Hallion
STATE COORDINATOR-GENERAL

Office of the State Coordinator-General
Level 9, 131-139 Grenfell Street, Adelaide SA 5000 | GPO Box 2343 Adelaide SA 5001
Tel +61 8 8303 2080 | Fax +61 8 8303 2090 | www.dpc.sa.gov.au





Metropolitan Local Government Group – Key Outcome Summary – 8 March 2017

Local Government Functional Support Group

The Metropolitan Local Government Group received a presentation on the Local Government Functional Support Group and local government's role in the State Emergency Management Plan.

MLGG in 2017

The Group resolved to endorse the theme of Economic Development for 2017. Within that theme, it was decided that the key focus areas would be smart city thinking, energy and sustainability and the potential for a City Deal.

The Group further resolved to allocate a budget for three Think Tank events during the year.

Discussion took place regarding the start time of future MLGG meetings and it was resolved that meetings would commence at 4:00pm from the May 2017 meeting onwards.

Special Local Roads Program 2017/18 funding process and timelines

The Group noted the timelines and process for the 2017/18 funding round of the Special Local Roads Program, in particular that metropolitan applications for funding are to be submitted to the LGA Secretariat by COB 15 March 2017 for consideration by the Metropolitan Strategic Roads Committee.

Feedback on proposed Notices of Motion from Adelaide City Council

Adelaide City Council requested feedback from the Metropolitan Local Government Group on proposed Notices of Motion that the council wishes to put to the LGA Ordinary General Meeting in April 2017. Council representatives present at the MLGG meeting will take feedback back to their council.

Recommendations to the LGA Board

Changes to the Local Government (Elections) Act 1999 – Adelaide Hills

That the LGA Board approach the Minister for Local Government to seek a change to the Local Government (Elections) Act 1999 so a vote is considered a formal vote if it indicates a preference for at least one candidate without necessarily indicating preferences to the number of vacancies.

Should the Board support this resolution, feedback would be sought from member councils prior to the Minister being consulted.



Local Government Association
of South Australia

Draft

Draft Minutes of the Metropolitan Local Government Group meeting held on Wednesday 8 March 2017 at 4:30pm at Local Government House, 148 Frome Street, Adelaide.

1. Welcome, Present & Apologies

The Chairperson opened the meeting at 4:33pm and welcomed members and staff and read the Kaurna welcome.

1.1 Present

Name	Council
Lord Mayor Martin Haese	Adelaide
CEO Mark Goldstone	Adelaide
Mayor Bill Spragg* (from 4:42pm)	Adelaide Hills
CEO Andrew Aitken	Adelaide Hills
Mayor David Parkin*	Burnside
Mayor Angela Evans* (until 5:55pm)	Charles Sturt
CEO Paul Sutton	Charles Sturt
Mayor Karen Redman* (Chairperson)	Gawler
Mayor Stephen Patterson (from 4:40pm)	Holdfast Bay
CEO Justin Lynch	Holdfast Bay
CEO Matthew Pears	Mitcham
Mayor Robert Bria* (from 4:43pm)	Norwood Payneham & St Peters
CEO Carlos Buzzetti	Norwood Payneham & St Peters
Mayor Lorraine Rosenberg*	Onkaparinga
Mayor David O'Loughlin*	Prospect
Greg Georgopoulos (CEO Proxy)	Prospect
CEO John Harry	Salisbury
Mayor Kevin Knight*	Tea Tree Gully
A/CEO Thornton Harfield	Tea Tree Gully
Deputy Mayor Don Palmer	Unley
Mayor Raymond Grigg	Walkerville
CEO Kiki Magro	Walkerville
Acting Mayor Arthur Mangos	West Torrens
A/CEO Angelo Catinari	West Torrens

**LGA Secretariat:**

Kathy Jarrett

Stephen Smith

Danielle Bailey

*LGA Board Member or Deputy Board Member

*Observer

1.2 Apologies / Not in attendance

CEO Paul Deb

Mayor Simon Brewer

CEO Paul Di Iulio

CEO Henry Inat

Mayor Kris Hanna

CEO Adrian Skull

Mayor Glenn Spear*

Mayor Ann Ferguson

CEO Andrew Stuart

CEO Mark Dowd

Mayor Glenn Docherty

CEO Mal Hemmerling

Mayor Gary Johanson

CEO Mark Withers

CEO Cate Hart

Mayor Gillian Aldridge*

CEO John Moyle

Mayor Lachlan Clyne

CEO Peter Tsokas

Mayor John Trainer

CEO Terry Buss

Draft

Acting Chief Executive Officer

Director Policy

Administration Coordinator (minutes)

Burnside

Campbelltown

Campbelltown

Gawler

Marion

Marion

Mitcham

Mount Barker[#]Mount Barker[#]

Onkaparinga

Playford

Playford

Port Adelaide Enfield

Port Adelaide Enfield

Prospect

Salisbury

Tea Tree Gully

Unley

Unley

West Torrens

West Torrens



Draft

2 Invited Guest Speaker

Mayor Kevin Knight and Acting CEO Thornton Harfield from the City of Tea Tree Gully, with Scott Loechel from the LGA, gave a presentation on the Local Government Functional Support Group.

- 4:40pm Mayor Patterson entered the meeting.
- 4:42pm Mayor Spragg entered the meeting.
- 4:43pm Mayor Bria entered the meeting.
- 4:44pm Mr Georgopoulos left the meeting
- 4:46pm Mr Georgopoulos entered the meeting.
- 4:47pm Mr Pears left the meeting.
- 4:48pm Mr Pears entered the meeting.
- 5:04pm Mr Aitken left the meeting.

3 Minutes of Previous Meeting

3.1 Minutes of the meeting held 18 January 2017

Moved Onkaparinga Seconded Adelaide that the Metropolitan Local Government Group confirms the minutes of the meeting held on 18 January 2017 as a true and accurate record.

CARRIED

3.2 Business arising from the minutes

Nil.

3.3 Resolutions and Actions from previous meetings

Moved Prospect Seconded Adelaide Hills that the Metropolitan Local Government Group notes the resolutions from the meeting held on 18 January 2017.

CARRIED

4 Representative Reports and Updates

5:11pm Mr Aitken entered the meeting.

4.1 Report from the LGA President

The LGA President gave a verbal update.

Moved Prospect Seconded Walkerville that the Metropolitan Local Government Group notes the report.

CARRIED

Draft

4.2 Report from the MLGG Chairperson & Executive Committee

The Chairperson gave a verbal update.

Moved Norwood Payneham & St Peters Seconded Charles Sturt that the Metropolitan Local Government Group notes the report containing the minutes of the MLGG Executive Committee meeting held on Monday 13 February 2017.

CARRIED

5 MLGG Business

5.1a MLGG in 2017

5:41pm Mr Lynch left the meeting.

5:43pm Mr Lynch entered the meeting.

5:47pm Mr Sutton left the meeting.

5:49pm Mr Sutton entered the meeting.

5:55pm Mayor Evans left the meeting.

5:57pm Mr Aitken left the meeting.

Moved Adelaide Seconded Holdfast Bay that the Metropolitan Local Government Group:

1. notes the report;
2. endorses the theme of 'Economic Development', incorporating smart city thinking, energy and sustainability, and the potential for a City Deal, as the Metropolitan Local Government Group's key activity area for 2017; and
3. allocates \$7,500 for three Think Tank events in 2017.

CARRIED

5.1b Operation of the MLGG.

6:09pm Mr Aitken returned to the meeting.

Moved Burnside Seconded West Torrens that the Metropolitan Local Government Group discusses and endorses the operational approaches the Metropolitan Local Government Group will undertake during 2017, including changing the commencement time of future meetings to 9:00am.

The motion was then WITHDRAWN by the Mover and Seconder

Moved Walkerville Seconded Onkaparinga that the Metropolitan Local Government Group changes the commencement time of future meetings to 4:00pm with the intent to conclude by 6:00pm to allow more time for networking following the meeting.



Moved Burnside Seconded Adelaide that the motion be put.

that the motion be put was CARRIED

the original motion was put and was CARRIED

5.2 Amendment to MLGG Executive Committee Terms of Reference

Moved Onkaparinga Seconded Adelaide that the Metropolitan Local Government Group approves the amendment to the MLGG Executive Committee's Terms of Reference to delete reference to the disbanded Metropolitan Chief Executive Officers Committee.

CARRIED

6 LGA Business

6.1 Special Local Roads Program 2017/18 funding process and timelines

Moved Burnside Seconded Adelaide Hills that the Metropolitan Local Government Group notes the timelines and process for the 2017/18 funding round of the Special Local Roads Program.

CARRIED

7 MLGG Budget Report March 2017

Moved Prospect Seconded Burnside that the Metropolitan Local Government Group:

1. notes the report;
2. allocates \$2,000 to the Mainstreets, Placemaking and Smart Cities Forum to be held Friday 10 March 2017;
3. confirms the allocation of \$5,000 for the Local Government in Tourism Forum to be held on Friday 9 June 2017; and
4. notes that the proposed Environment Forum is to be incorporated into the LGA Best Practice Showcase in April 2017.

CARRIED

8 Urgent Business Affecting Metropolitan Councils

8.1 Feedback on proposed Notices of Motion from Adelaide City Council

Members asked questions to clarify the intent of the motions and provided feedback to Adelaide City Council.

Moved Walkerville Seconded Adelaide Hills that the Metropolitan Local Government Group notes the feedback provided to Adelaide City Council on the proposed motions for the April 2017 LGA Ordinary General Meeting.

CARRIED



Local Government Association
of South Australia

Draft

- 8.2 Late Item: Changes to the Local Government (Elections) Act 1999 (Adelaide Hills)

Moved Adelaide Hills Seconded Burnside that the Metropolitan Local Government Group request the LGA Board to approach the Minister for Local Government to seek a change to the Local Government (Elections) Act 1999 so a vote is considered a formal vote if it indicates a preference for at least one candidate without necessarily indicating preferences to the number of vacancies.

CARRIED

9 Upcoming MLGG Related Events

- 9.1 Special Local Roads Program

Metropolitan applications for Special Local Roads Program funding due to danielle.bailey@lga.sa.gov.au by COB Wednesday 15 March 2017. (Refer to email sent to item 6.1 in this agenda).

- 9.2 Address by the State Liberal Leader

The LGA Board, MLGG and SAROC members have been invited to attend an address by the State Liberal Leader, Mr Steven Marshall MP to provide the local government sector with an update on the vision of the Opposition in the lead up to the 2018 State Election – Thursday 16 March 2017 at 3:30pm at Local Government House, 148 Frome Street, Adelaide.

Please register your attendance with rebecca.wake@lga.sa.gov.au or phone 8224 2047.

- 9.3 MLGG Executive Committee

The next meeting of the MLGG Executive Committee will be held on Wednesday 19 April 2017, 11:00am at Local Government House, 148 Frome Street Adelaide.

- 9.4 Metropolitan Mayors Luncheon

The next Metropolitan Mayors Luncheon will be hosted by Mayor John Trainer, City of West Torrens on Wednesday 10 May 2017. The council will send details to metropolitan Mayors.

10 Next Meeting

The next meeting of the Metropolitan Local Government Group will be held on Wednesday 10 May 2017 at 4:00pm in the Local Government Association Boardrooms, 148 Frome Street, Adelaide.

11 Close

The meeting was declared closed at 6:37pm.



Minutes confirmed

Draft

.....

Chairperson signature

Date

**volunteering sa&nt***Leading volunteering in South Australia
and the Northern Territory*

10 March 2017

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



Dear Terry

I am writing to draw your attention to the Volunteering Strategy for South Australia (VSSA), now in its third year. Along with Volunteering SA&NT, the Local Government of South Australia is an active partner in this world first, cross-sector strategy, that is improving the experience of volunteers, enhancing the outcomes for volunteer-involving organisations, and helping maintain a volunteer participation rate of 70% or better.

You may be aware that Volunteering SA&NT is a not-for-profit organisation and the peak body for volunteering, leading the sector in South Australia and the Northern Territory. For 35 years, we have worked with individuals, organisations, businesses and communities to lead, advance, grow, promote and celebrate volunteering.

Through key partnerships, we provide a range of services, support and resources for over 2,000 volunteer organisations and 600,000 volunteers which contributes to positive volunteering experiences and the strengthening of communities.

More information about the VSSA can be found here: www.savolunteeringstrategy.org.au If you would your council involved in Strategy please don't hesitate to contact our CEO or the Local Government Association of SA.

In addition, our 2015-2016 Annual Report highlights some of our key achievements and success stories The Report can be found on the front page of our website www.volunteeringsa-nt.org.au

We greatly appreciate your ongoing support and commitment to Volunteering SA&NT and the volunteering sector. We look forward to continuing to strengthen our relationship and working together to support volunteering and civic participation in South Australia.

If there is anything we can do to help your council or your constituents, please feel free to contact me on 08 8221 7177.

Yours sincerely

EVELYN O'LOUGHLIN
Chief Executive Officer

www.volunteeringsa-nt.org.au

ABN 82 279 275 584

Head Office: Level 5, 182 Victoria Square Adelaide SA 5000 T: 08 8221 7177 F: 08 8221 7188 E: reception@volunteeringsa-nt.org.au
Darwin Office: Charles Darwin Centre, Level 16, 19 Smith Street, NT 0800 T: 08 8963 5624 F: 08 8963 5622 E: darwin@volunteeringsa-nt.org.au



AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION

7 March 2017

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

Ref No. A1981050

14 MAR 2017

SCANNED

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

I am writing to you to seek your assistance.

In January, ALGA provided its submission to the Commonwealth Government to assist in the development of the 2017-18 Federal Budget. I am now enclosing a copy of that submission to inform you of the key strategic priorities in which ALGA is urging the Commonwealth to invest - priorities which reflect the aspirations of your council and your state or territory local government association.

The submission is titled *Investment in Tomorrow's Communities* and the recommendations contained within are designed to support our councils and communities to grow and develop into the future.

ALGA's number one priority is to ensure that the Government keeps its commitment to restore indexation to Financial Assistance Grants (FAGs) in the 2017-18 Federal Budget. This is an issue that impacts on every council in the nation.

By the Government's own estimates, the 2014-15 freeze on indexation to FAGs will see councils miss out on around \$925 million in funding over the four years to 30 June 2018. This is funding that councils such as your own could have used to maintain local community infrastructure and fund crucial community services.

Although the 2016-17 Federal Budget indicated that the Government intends to restore indexation in the coming financial year, there are no guarantees and neither the local government sector, nor your council, should take this outcome for granted.

While I and the ALGA team are lobbying at the Federal level on your behalf, I urge you to give our campaign a local flavour and meet with your local Federal Parliamentary representative(s) to explain the impact the freeze has had on your community, and how much more you will be able to do if the freeze is ended in this year's Federal Budget.

You can also help our national advocacy efforts by contacting your Federal Parliamentary representatives through our online campaign website: www.endthefreeze.com

Your assistance at the local level is vital to ensuring every local Federal representative is able to speak on your behalf in their respective party rooms and budget discussions about the importance of this funding stream, its deterioration in recent years, and the fundamental need to restore indexation.

Your advocacy will complement and reinforce the lobbying ALGA is doing on your behalf with the Prime Minister, senior ministers, the Leader of the Opposition, shadow ministers, party leaders and officials. Your efforts will also ensure that Federal MPs and Senators know your council's experiences during the freeze first hand, and understand why restoring FAGs indexation will not only support your community, but the role of your community in the national economy.

In addition to this core issue there are a number of other strategic partnerships that ALGA is promoting on behalf of your community in its budget submission that will not only support local communities but could boost national GDP by \$5.5 billion and create more than 45,000 new jobs.

One of these proposals is ALGA's call for the Government to establish a Local Freight Productivity Investment Plan, to be funded at \$200 million per annum over the next five years. The plan is designed to ensure that first/last mile and freight connectivity issues are addressed to improve national productivity. This plan will directly unlock local and regional productivity improvements through investment that enhances access for freight vehicles and boosts connectivity between local roads and preferred state and national freight routes.

I encourage you to read the budget submission, where ALGA is calling on the Government to partner with the sector to:

- ensure the ongoing financial stability of Local Government;
- support local transport networks to aid economic growth;
- mitigate the risks of a changing climate and the impacts from natural disasters; and
- increase the liveability of our communities through improved local infrastructure.

Your support and advocacy at the local level for any of all the proposals put forward by ALGA will provide substantial leverage and help give the next Federal Budget the local focus that our communities need and deserve.

I encourage you to arrange a meeting with your local Federal representative(s) at your earliest opportunity, and preferably before the end of March which is the critical month for budget deliberations.

Yours Sincerely,



Mayor David O'Loughlin
ALGA President

21 CONFIDENTIAL

Nil

22 MEETING CLOSE

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1 MEETING OPENED**2 PRESENT****3 APOLOGIES****Leave of Absence**

Mayor John Trainer

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 Finance and Regulatory Committee held on 21 February 2017 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 FINANCE AND REGULATORY REPORTS

11.1 Review of Council Decision

Brief

Council needs to determine a decision review request made pursuant to Section 270 of the *Local Government Act 1999*.

RECOMMENDATION(S)

It is recommended to Council, having reviewed decision advice provided to Mr D Spagnoli in a letter dated 20 February 2017, that:

1. A rebate of \$117 be offered on the rates paid in the 2016/17 financial year to each of 36 properties at 281 Henley Beach Road Brooklyn Park pursuant to Section 166(1)(m) (ii) of the *Local Government Act 1999* conditional on existing bins on the site being surrendered to Council.
2. Rebates be considered under delegation in the 2017/18 rating year and subsequently, no rebate be offered retrospectively.

OR

1. A rebate of \$ (\$222.23 per ratepayer will provide a total rebate of \$8,000.28) be offered on the rates paid in the 2016/17 financial year to each of 36 properties at 281 Henley Beach Road Brooklyn Park pursuant to Section 166(1)(m) (ii) of the *Local Government Act 1999* conditional on existing bins on site being surrendered to Council.
2. Rebates be considered under delegation in the 2017/18 rating year and subsequently, no rebate be offered retrospectively.

OR

1. In accordance with Council's discretionary powers to grant a rebate of rates as provided for at Section 166 of the *Local Government Act 1999*, no rebate of rates be offered relevant to 281 Henley Beach Road, Brooklyn Park.
2. No kerbside waste collection service be offered to the property at 281 Henley Beach Road, Brooklyn Park in accordance with, and consistent with Council's Waste Minimisation and Recycling Services Policy.

Introduction

Mr Dino Spagnoli has requested a review of a Council decision pursuant to Section 270 of the *Local Government Act 1999*.

It is appropriate for the Council to determine the matter given the involvement of the Chief Executive Officer and the General Manager Corporate and Regulatory in the decision making process that is now subject to review.

Discussion

The background of the matter is as follows:

1. Mr Spagnoli initially contacted Council formally in May 2016 about the provision of a waste collection service to the property at 281 Henley Beach Road Brooklyn Park. Mr Spagnoli owns one of the 36 units, all of which are currently supported by a private waste collection service at an annual cost of around \$12,000. He proposed a combination of waste collection support, rate reduction and financial compensation be provided by Council (refer **Attachment 1**).
2. A kerbside service has not been provided to the complex it seems for at least 29 years and may never have been provided.
3. Council staff and a Solo representative visited the site to assess the feasibility of a kerbside collection involving a large number of bins, but it was not considered possible, particularly given that the unit complex fronts Henley Beach Road between Marion and Holbrooks Roads.
4. The request for a kerbside service was therefore denied, consistent with the "entitlement to service" provisions of Council's current waste policy (refer **Attachment 2**).
5. Mr Spagnoli approached Council subsequently for a rebate on his rates, given he and other unit owners are paying for the contracted waste service. Such a rebate is possible but discretionary under Local Government Act provisions. It was denied (refer **Attachment 3**).
6. Mr Spagnoli's circumstances are not uncommon in our Council area and we have been approached by others for a rebate. Contracted services are expected to become more widespread with in-fill development.
7. Council rates are also not a fee for service. Many services we provide are not used by all ratepayers and there is no rebate entitlement under such circumstances.
8. Mr Spagnoli contacted the media subsequently and featured on the Leon Byner radio program on 13 September 2016. Claims were made on this program that it was illegal for a council to deny a waste service to a ratepayer, but this is not the case. These claims of illegality were based on provisions of the Environmental Protection (Waste to Resources) Policy 2010 which state in part that:
 1.
 - 10 - Unlawful disposal of waste**
 - (1) A person must not dispose of waste except—
 - (a) at an appropriate licensed or approved depot; or
 - (b) by—
 - (i) depositing it in a receptacle provided by a council for collection by a kerbside waste collection service; or
 - (ii) placing it for collection as a part of a kerbside waste collection service provided by a council, where it is the council's policy that waste of that kind may be disposed of by means of that service;
 - (2) In order to facilitate the proper management of waste that is to be collected under subclause (1)(b), a metropolitan council must provide a weekly general kerbside waste collection service (other than for recyclable waste or vegetative matter) in respect of residential premises within its area.
9. These provisions were introduced to counter Council moves away from weekly to fortnightly collections and had nothing to do with mandating waste service provision by councils.

10. John Darley MLC then contacted Council on behalf of Mr Spagnoli on 14 September 2016 proposing either the provision of a waste collection service to the property or an appropriate reduction in Council rates (refer **Attachment 4**).
11. A response was provided to Mr Darley on 21 September 2016 (refer **Attachment 5**).
12. The Ombudsman was then contacted and he advised Mr Spagnoli to write to the Council's Chief Executive Officer to request an internal review of decisions taken under Section 270 of the Local Government Act 1999.
13. Mr Spagnoli then wrote to Council on 4 February 2017 to request a Section 270 review (refer **Attachment 6**).
14. The matter was discussed with both Mr Spagnoli and the body corporate for the property complex and a response was provided on 20 February 2017 (refer **Attachment 7**). This included advice that:
 - It is appropriate for the provision of a waste service to be denied to your property, given concerns about the disruption to traffic flow if bins are emptied from the verge in front of your Henley Beach Road property;
 - A rate rebate is permissible under Section 166(1)(m)(ii) of the Local Government Act 1999, although you were denied such a rebate in August 2016, given it is discretionary and rates are not a fee for service.
15. An offer was made to Mr Spagnoli and all other ratepayers at 281 Henley Beach Road Brooklyn Park of a rebate of \$117 on the rates paid in 2016/17, a total of \$4,212 across all 36 properties, subject to all bins currently on-site (believed to total 19) being surrendered to Council. Advice was also provided that the granting of a rebate in future years would need to be considered on an annual basis, although we saw no reason for it not being continued if waste service arrangements remained largely as they were. It was indicated that this could change when Council moves to a new waste contract arrangement in 2020 which could involve more flexible service provision.
16. Mr Spagnoli was advised that the rebate amount of \$117 was based on Council's current waste collection and disposal contract rates and reflected fully the cost of a full service being provided.
17. Mr Spagnoli did not accept this offer in his response of 2 March 2017 (refer attachment 8), proposing instead the following:
 - A rebate of \$8,000 (or \$222 for each of 36 properties) in the 2016/17 financial year;
 - A partial payment in the 2015/16 financial year (amount not specified);
 - Consideration of the rebate annually;
 - That Council proceed with a formal Section 270 review.

It is not appropriate under the circumstances for the latest Section 270 request to be considered by the Administration, so it is being referred to Council for determination. Mr Spagnoli was advised that this was occurring and has been made aware of the options presented for consideration.

Conclusion

Council needs to determine a decision review request made pursuant to Section 270 of the *Local Government Act 1999*.

Attachments

1. **Letter from Mr Spagnoli re provision of a waste collection service**
2. **Response letter to Mr Spagnoli re request for a kerbside service**
3. **Letter from Mr Spagnoli re rebate on rates**

4. **Letter from Mr John Darley MLC on behalf of Mr Spagnoli regarding provision on waste collection service or rate reduction**
5. **Response letter to Mr John Darley MCL**
6. **Letter from Mr Spagnoli requesting a Section 270 review**
7. **Response letter to Mr Spagnoli with outcome of Section 270 Review**
8. **Response from Mr Spagnoli regarding Section 270 Review**

Dino Spagnoli

Steven
Waste Management
City of West Torrens Council
165 Sir Donald Bradman Drive
HILTON SA 5033



Dear Steven

I refer to our telephone call on 27 April 2016 regarding collection of waste at 281 Henley Beach Road, Brooklyn Park - Strata Corporation 3757 Inc.

During this call I explained to you that I had been volunteered by the owners of the above property to request information from the City of West Torrens Council (the Council) about the collection of waste.

From the 1 January 2015 to 31 December 2015 the cost for the strata for waste collection was \$11,270.85. The reason for the large expenditure is due to the fact that the strata are required to engage a private business to conduct the waste disposal. The strata place all rubbish in one large container bin and a private business empties the container bin once a week. The Council do not conduct a waste service to the strata.

I have owned a unit within the strata for 29 years and am not aware of the Council operating a waste service at this address throughout that time.

During my telephone call I requested information as to why the Council did not offer a waste service to the strata. You stated that you were unaware of a reason as to why the Council did not operate the service and said that there was no reason recorded on file.

All residents within the strata pay Council rates. The council rates, to my knowledge, are not discounted. If all residents pay the minimum of \$848.00 per year the Council are receiving a total of \$30, 528 in rates from this strata alone. However, I am aware of larger units within the strata that have a larger capital value then the unit I own. Therefore, those rates would be more than the minimum of \$848.00.

I understand that you explained the rates were not a payment by owners to the Council for services. However, section 7 (b) of the *Local Government Act 1999* states that the functions of a Council include to provide services and facilities such as waste collection.

Given the above, I am of the view that the Council should offer some form of assistance to the strata regarding waste collection, for example;

- i. Compensate owners for or subsidise payment for private waste collection;

- ii. Reduce the Council rates to cover the cost of the private waste collection;
- iii. Organise for 108 wheelie bins to be supplied by Council in order for Council to provide waste services to the strata; and
- iv. Council operate collection of the one large container bin currently used by the strata.

Whilst option three above may be a storage issue for the strata, the cost of private waste collection is increasing and is unaffordable. This may also be an issue for traffic around the local area as a waste collection truck emptying 72 bins on Henley Beach Road may cause disruption.

I would be grateful for the opportunity to meet with you and discuss the above options.

On behalf of the strata, we would appreciate that you consider the above options and provide us with a favourable response.

I thank you for your assistance with my enquiry.

A handwritten signature in black ink, appearing to read 'Dino Spagnoli', enclosed within a circular scribble.

Dino Spagnoli

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



22 June 2016

Dino Spagnoli

Dear Mr Spagnoli,

I am writing in reply to your letter dated 11 May 2016 regarding the request for supply and kerbside collection of waste, recycling and organics bins at 281 Henley Beach Rd Brooklyn Park - Strata Corporation 3757 Inc.

I thank you for your patience while the issue was being investigated.

Following internal consultation and discussion with Council's waste contractor there have been number of concerns identified relating to the supply and subsequent kerbside collections of the large number of bins that would be required to service the property. These concerns include the ability to store a large number of bins on site, as well as the impacts and disruption to traffic flow if bins were to be placed on the kerb for collection at the location.

Accordingly and as per section 5.3 of *Council's Waste Minimisation and Recycling Services Policy* council has declined your request to supply a kerbside collection service for the units at 281 Henley Beach Rd Brooklyn Park.

5.3 Entitlement to Service

5.3.1 Residential Properties

Each separately rated residential property will be entitled to receive a three bin kerbside waste collection service. There are, however, exceptions to this general rule if it is physically impractical to either:

- *Store all bins within a property;*
- *Place all bins on the kerbside; or*
- *Place bins in a manner suitable for collection by the Contractor's vehicle.*

As previously advised to you Council rates are not paid as a fee for service so Council is unable to remove a separate fee from the overall rate amount. In addition Council's kerbside collection is available as a 140Litre (Garbage) or 240

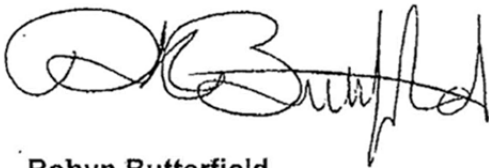
Litre (Recycling or Organics) service with larger bins unable to be supplied or collected as part of this service.

Although there is no record of a planning condition limiting the supply of bins to this property as you have indicated the kerbside collection service has not been conducted to the property for 29 years. As a result Council has evaluated the situation as it would for any similar new development and as per the Waste Minimisation and Recycling Services Policy refers the responsibility for waste collection to the developer/applicant.

The Strata is able to apply to Council for consideration of a Discretionary Rate Rebate. I have enclosed the applicable policy and application form should you wish to examine this as an option. Also enclosed is a copy of Councils Waste Minimisation and Recycling Services Policy.

Should you require further information, please contact me on 8416 6324.

Yours sincerely



Robyn Butterfield
Manager Regulatory Services

Enc.

11 August 2016



Mr Dino Spagnoli

Dear Mr Spagnoli,

Re: Waste Services and Council Rates 281 Henley Beach Rd Brooklyn Park

I refer to your letter dated 11 May 2016 and subsequent conversations with Ms Robyn Butterfield Manager Regulatory Services dealing with the payment of Council rates and the provision of waste collection services.

I can confirm as indicated to you in previous correspondence that a move away from a private service in favour of what Council provides is not possible due to concerns relating to disruption to traffic flow were bins to be emptied from the verge in front of the property at 281 Henley Beach Rd Brooklyn Park.

Although it is not common for Council to require the developers or residents of a property to arrange a private collection service the practice of doing so is becoming more common in our Council area as more in-fill developments occur and issues arise with the delivery of a conventional collection service.

It is my understanding that you are proposing a reduction in Council rates to offset what you see as financial disadvantage due to Council not providing a waste collection service.

Whilst I appreciate what you are saying, you need to be aware that Council rates are a tax levied on property owners based on property values and are not a fee for service. Council offers many services to its ratepayers and not all are used by everybody. If we were to accept your position on waste, we would be open to rate reductions to many others within our community, such as to those who don't use our library service or our road network (on the basis of not owning a motor vehicle). There are many other service examples like this that I could provide to you.

We do have discretion under rebate provisions of the Local Government Act 1999 to offer rebates on Council rates on application if the liability is considered unfair or unreasonable.

However, such a rebate under your circumstances is not considered to be warranted. I must therefore deny your request for a reduction in rates.

2

Please contact the undersigned, on 8416 6245 if you wish to discuss this matter or require anything further.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Bill Ross', written over a large, faint circular outline.

Bill Ross
General Manager
Corporate and Regulatory

HON. JOHN DARLEY MLC

INDEPENDENT
MEMBER OF THE LEGISLATIVE COUNCIL

PH: (08) 8237 9114
FAX: (08) 8231 0525
E-MAIL: john.darley@parliament.sa.gov.au

Our ref: JD/MISC280209JL

14 September 2016

Mr Terry Buss
CEO
City of West Torrens

VIA EMAIL: csu@wtcc.sa.gov.au

Dear Mr Buss,

I write on behalf of my constituent, Mr Dino Spagnoli regarding waste collection at 281 Henley Beach Road, Brooklyn Park.

The above property comprises a group of 36 units. I am advised for at least the past 12 years, the owners and residents of these units have had to outlay a considerable amount of money for the collection of their rubbish. In 2015, the cost to have two skip bins emptied by a private company was over \$12,000.

I understand Mr Spagnoli has contacted Council directly about the same matter. I am advised that Council have refused to offer a waste collection service for 281 Henley Beach Road as they believe that it is physically impractical to store all bins within a property, place all bins on the kerbside or place bins in a manner suitable for collection by the contractor's vehicle (as per Council's Waste Minimisation and Recycling Services Policy).

I understand that Council have also refused an application for a discretionary rate rebate as council rates are a tax levied on property owners based on property values and are not a fee for service and council do not want to set a precedent of providing rebates for ratepayers who do not utilise council services.

There is a significant difference between offering a service to ratepayers who choose not to use the service, such as the library, as opposed to refusing to offer a service which is generally available council wide to a select group of ratepayers who wish to use the service.

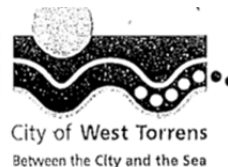
Under the *Environment Protection Act*, s10(2) of the government's *Environment Protection (Waste to Resources) Policy 2010* indicates that a metropolitan council must provide a weekly general kerbside waste collection service in respect of residential premises within its area. Council's Waste Minimisation and Recycling Services Policy seems to be in contradiction of the government's policy.

I would be grateful if council would reconsider this matter with the view of either providing a waste collection service to 281 Henley Beach Road or a reduction in rates to these ratepayers.

Sincerely


JOHN DARLEY

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



21 September 2016

Hon John Darley MLC
Legislative Council
Parliament House
North Terrace
ADELAIDE SA 5000

Dear Mr Darley

Waste Collection - Mr Dino Spagnoli

I refer to your letter dated 14 September 2016 written on behalf of Mr Dino Spagnoli about waste collection to a block of 36 units at 281 Henley Beach Road, Brooklyn Park.

Earlier this year, Mr Spagnoli approached Council about a conventional kerbside bin service being provided to unit owners in lieu of a service contracted by the body corporate. I understand a kerbside service has not been provided for many years and may never have been provided.

Council staff and a Solo representative visited the site to assess the feasibility of a kerbside collection involving a large number of bins, but it was not considered possible, particularly given that the unit complex fronts Henley Beach Road between Marion and Holbrooks Roads. The request for a kerbside service was therefore denied, consistent with the "entitlement to service" provisions of Council's current waste policy.

Council does not currently offer anything other than a domestic bin service and its current collection contract with Solo Resource Recovery does not provide for service provision along more commercial lines.

Claims made on the Leon Byner 5AA radio program that it was illegal for a council to deny a waste service to a ratepayer, are incorrect. Provisions to which you refer in the Environmental Protection (Waste to Resources) Policy 2010 were introduced a few years ago to prevent councils moving away from a weekly collection, not to mandate the provision of a waste service.

In any event, s10(2) of the Environment Protection (Waste to Resources) Policy 2010 (the Policy) must be read in conjunction with s10(1)(b) of the Policy which qualifies the mandated requirement for a Council to provide a weekly general kerbside waste collection service in respect of residential premises within its area subject to the Council's own policy providing that waste of that kind may be disposed of by means of that service.

As indicated above, Council's current waste policy does not provide this "entitlement to service".

Mr Spagnoli approached Council subsequently for a rebate on his rates, given he and other unit owners are paying for the contracted waste service. Such a rebate is possible but discretionary under provisions of the Local Government Act 1999. It was denied under the circumstances for the reasons outlined in your letter.

The unit complex on Henley Beach Road is one of a number in the West Torrens Council area where bin services are not provided. We expect this to become more widespread in time as infill and greater density development takes place. My intention as a result is to have my Council consider whether it wants to extend its waste service to something like Mr Spagnoli is currently receiving. I expect this to occur sometime in October 2016.

Please contact me if you have any questions or wish to discuss.

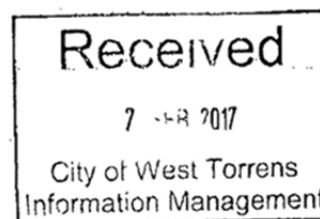
Yours sincerely

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

Terry Buss
Chief Executive Officer
City of West Torrens

Mr Dino Spagnoli

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



4 February 2017

Dear Mr Buss

Re Application for internal review – waste disposal matters

I refer to my issues with the City of West Torrens Council (the Council) in relation to waste collection and disposal.

As you are aware, I informed the Ombudsman SA of my ongoing issues with the Council and the decision they have made to refuse waste collection from the block of units located at 281 Henley Beach Road, Brooklyn Park.

By letter dated 22 June 2016, Ms Robyn Butterfield, Manager Regulatory Services at the Council responded to my concerns. Ms Butterfield advised that following internal consultation with the Council, a number of issues were identified, including:

1. The ability to store a large number of bins on site; and
2. The impacts and disruption to traffic flow if bins were placed on the kerbside for collection.

Ms Butterfield further advised that Council had therefore declined the strata's request to supply a kerbside collection. Please see **attachment 1**.

Ms Butterfield provided me with documentation in order to apply for a 'Discretionary Rate Rebate'. I subsequently telephoned to ascertain what category the strata would fall within. Ms Butterfield stated that the strata did not fall within any of the relevant categories. When I asked her why the form had been sent to me she stated that she knew I was not satisfied with her response. As such she stated that she would forward my concerns to her Manager.

By letter dated 11 August 2016 Mr Bill Ross, General Manager, Corporate and Regulatory reiterated the comments made by Ms Butterfield in her written response to me. Mr Ross also advised that he understood what I was 'saying' but stated that 'Council rates are a tax levied on property owners based on property values and are not a fee for service'. Mr Ross stated that a rebate under the strata's circumstances was not warranted. Please see **attachment 2**.

After not receiving a sufficient response from you/the Council, I telephoned the office of the Hon. John Darley MLC. After speaking with Mr Darley MLC, he informed me to contact the Ombudsman SA.

The Ombudsman has now informed me that I able to apply for an internal review of the Council's decision pursuant to section 270 of the *Local Government Act 1999*.

This request includes you to review the following decisions made by the Council;

1. The decision to provide a waste collection service; and
2. The refusal to provide rebate for rates.

I also request that you conduct a review into all possible options available in order to provide a waste collection service.

I have concerns that the strata are currently paying council rates at full value when rates are identified as being used to offer rubbish collection.

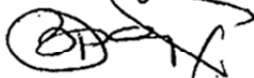
Further, the Council should not use its concerns as to where the strata will store bins as a ~~basis for its decision to not provide the waste service. If a collection of rubbish would cause~~ traffic disruption, this may have been a development approval oversight on behalf of the Council. It is not of the strata's concern.

The strata are also not being given the opportunity to recycle waste and therefore increasing landfill. I note that the Council collect 'dumping fees' through Council rates on behalf of the state government. However, the strata are not offered waste disposal from the Council. The strata are paying both the Council and the private contractor dumping fees. Therefore, I question where the strata's waste levy is being spent.

If you require further information you can contact me

I thank you for taking the time to consider my request.

Kind regards



Dino Spagnoli

20 February 2017

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



Mr Dino Spagnoli

Dear Mr Spagnoli,

Re: Waste Services and Council Rates - 281 Henley Beach Rd Brooklyn Park

I refer to your letter dated 4 February 2017 in which you request a review of a Council decision to deny your property both a waste service and a rate rebate in lieu of that service being provided.

After a full consideration of the circumstances, I am able to advise as follows:

- It is appropriate for the provision of a waste service to be denied to your property, given concerns about the disruption to traffic flow if bins are emptied from the verge in front of your Henley Beach Road property;
- A rate rebate is permissible under Section 166(1)(m)(ii) of the Local Government Act 1999, although you were denied such a rebate in August 2016, given it is discretionary and rates are not a fee for service.

However, I accept that some may view our approach as in your particular circumstances as being somewhat unfair and unreasonable, and I have therefore decided to offer you and all other unit owners at 281 Henley Beach Road, Brooklyn Park the following:

A rebate of \$117 on the rates paid in 2016/17, a total of \$4,212 across all 36 properties.

This rebate offer is conditional, being subject to all Council bins currently on-site being surrendered to Council.

The granting of a rebate in future years will need to be considered on an annual basis, but I see no reason for it not being continued if waste service arrangements remain largely as they are. As discussed, this may change when Council moves to a new waste contract arrangement in 2020 which could involve more flexible service provision.

2

Please note that the rebate amount of \$117 is based on Council's current waste collection and disposal contract rates and reflects fully the cost of a full service being provided.

I understand you will be presenting this offer for consideration by the body corporate of the unit complex and will then advise Council if the offer is accepted.

Please contact me any time on 8416 6245 if you wish to discuss this further.

Yours sincerely

Bill Ross
General Manager
Corporate and Regulatory

Mr Dino Spagnoli

Mr Bill Ross
General Manager
Corporate and Regulatory Services
City of West Torrens Council
165 Sir Donald Bradman Drive
Hilton SA 5033



2 March 2017

Dear Mr Ross

Re Application for internal review – waste disposal matters

I refer to your letter to me dated 20 February 2017 regarding my request for a review of the City of West Torrens' (the Council) decision to not grant a rate rebate in lieu of a waste disposal service being offered.

I understand that you have advised that it would not be appropriate for the Council to offer a waste service to the unit block located at 281 Henley Beach Road, Brooklyn Park given that you are of the view that a waste service would disrupt local traffic flow.

However, you have informed me that the Council are willing to offer me and all other unit owners of 281 Henley Beach Road, Brooklyn Park, a rebate of \$117.00 on the rates paid for the 2016-17 year. You say this rebate will be considered on a yearly basis after the initial payment.

Whilst I am grateful for the above offer, which I understand reflects the Council's cost if the rubbish was to be collected by the Council, I would like to emphasise that the strata corporation's forward estimate for rubbish collection this year is approximately \$12,000.00.

As such, I request that you consider a rebate of \$8000.00 to the strata corporation for the year 2016-17. In addition to this request, a partial payment should also be made for the 2015-16 period as it was during this period that I initially contacted the Council with my concerns. I do not think it is reasonable that it has taken almost one year for the Council to reach an outcome in relation to the strata's concerns after I, on behalf of the strata, was required to seek additional assistance from the Hon John Darley MLC and 5AA AM radio station.

I would appreciate that this rebate is considered annually until additional options are provided to the strata in 2020, at which time the strata will consider its options.

Alternatively, if the Council could offer some sort of waste disposal service at the cost of \$4212.00 as you state, then another option could be that the strata will pay the Council this amount to collect the strata's rubbish.

Further, I would be grateful if you could advise whether your decision to offer a rebate was a decision which was formally reviewed under the internal review process of the Council as I requested. If this was not a review conducted through the internal review process, and you do not accept my rebate claim, I request you proceed with a formal internal review.

I look forward to considering your response.

Kind regards

A handwritten signature in black ink, appearing to be 'Dino Spagnoli', written over a circular stamp or seal.

Dino Spagnoli

11.2 Creditor Payments

Brief

This report tables a schedule of creditor payments for February 2017.

RECOMMENDATION

The Committee recommends to Council that the schedule of creditor payments for February 2017 be received.

Discussion

A schedule of creditor payments totalling \$3,043,771.14 (\$2,698,414.00 in February 2017) is attached for the information of Elected Members. Notable items include:

- A payment to Solo Resource Recovery for both waste collection and disposal for January 2017 of \$443,303.70 (refer ref. no. 362);
- A payment to Camco SA Pty Ltd of \$351,270.98 for the May Terrace Stormwater Upgrade (refer ref. no.90);
- Payments to SEM Civil Pty Ltd of \$346,823.10 and \$203,670.57 for Tennyson Street reconstruction (refer ref. nos.351 and 352);
- A payment to Unique Urban Built Pty Ltd of \$248,451.17 for office and community facilities refurbishment (refer ref. no 417);
- A payment to Fulton Hogan Industries Pty Ltd of \$107,908.46 for various road treatments (refer ref. no.175).

Conclusion

A schedule of creditor payments for February 2017 is provided for Elected Members' information and review.

Attachments

1. Creditor payments for the month of February 2017

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
21 MARCH 2016**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
1	EFT43773	A Noble & Son Ltd	Depot Supplies	820.73
2	EFT43700	AAM Pty Ltd	Aerial Imagery	12,540.00
3	EFT43810	Aaron Thomas	Summer Festival	650.00
4	EFT43501	Abby Wegener	Summer Festival	700.00
5	EFT43695	Aboto	Staff Training	2,200.00
6	EFT43578	Academy IT Pty Ltd	Training	910.00
7	EFT43576	Adami's Sand & Metal	Depot Supplies	4,715.66
8	EFT43698	Adams Cleaning & Maintenance Services	Cleaning	8,061.63
9	EFT43590	Adcorp Australia Ltd	Advertising	7,927.62
10	059283	Adelaide City Council	Narnunga Park Maintenance	5,000.00
11	EFT43705	Adelaide Classic Rock n Roll	Summer Festival	2,000.00
12	EFT43704	Adelaide Commercial Building & Property Services	Building Maintenance	2,085.48
13	EFT43513	Adelaide Green Clean	Summer Festival	1,555.96
14	EFT43707	Adelaide Green Clean	Summer Festival	1,181.35
15	EFT43508	Adelaide Hills Catering	Catering	1,950.00
16	EFT43587	Adelaide Isuzu	Vehicle Maintenance	706.71
17	EFT43586	Adelaide Pipeline Maintenance Services	Drainage	3,300.55
18	EFT43584	Adelaide Sewing Centre	Service Sewing Machines	125.00
19	EFT43703	Adelaide Signs Group Pty Ltd	Depot Supplies	258.17
20	EFT43506	Adelaide Unique Surrounds & Distinguished Gardens	Landscaping	7,288.55
21	EFT43510	Adelaide Veterinary Behaviour Services	Staff Training	375.00
22	EFT43694	Adelaide Waste & Recycling Centre	Rubbish Disposal	7,597.55
23	EFT43505	Advam Pty Ltd	Transaction Fees	211.53
24	EFT43589	Advertiser Newspapers Ltd	Advertising	3,879.25
25	EFT43507	Aged & Community Services SA & NT Inc	Staff Training	210.00
26	059294	AGL South Australia Pty Ltd	Power	1,757.86
27	EFT43766	AJ & CA Mackintosh	Weed Spraying	20,804.65
28	EFT43512	Alinta Energy Retail Sales Pty Ltd	Street Lighting	20,020.20
29	EFT43577	All Laundry & Linen Pty Ltd	Contract Linen	235.46
30	EFT43693	Allen Press Pty Ltd	Business Cards	401.50
31	EFT43580	Alsco Pty Ltd	Dry Cleaning	66.91
32	059327	Amy Jayne Shannon	Refund Overpaid Dog Registration	35.00
33	059317	Anglicare SA	Thebarton Community Centre Bond Return	500.00
34	EFT43697	Animal Management Services Pty Ltd	Doggy Bags	1,914.00
35	EFT43691	Animal Welfare League SA	Impound Dogs	3,489.30
36	EFT43582	Answering Adelaide Pty Ltd	After Hours Answering Service	903.71
37	EFT43455	API Locksmiths	Keys	8.00
38	EFT43585	Apple Pty Ltd	Computer Equipment	1,362.60
39	EFT43701	Apple Pty Ltd	Computer Equipment	1,409.10
40	EFT43692	Aqua Techniques	Irrigation	4,246.65
41	EFT43514	Aquarium Aid	Library Aquarium Maintenance	106.00
42	EFT43454	Arboregreen Landscape Products	Depot Supplies	417.71
43	EFT43702	Arboregreen Landscape Products	Depot Supplies	358.58
44	EFT43699	Arbortech Tree Services	Tree Maintenance	825.00
45	059284	Ashdown Ingram Thebarton	Depot Supplies	472.74
46	059319	Ashdown Ingram Thebarton	Depot Supplies	64.63
47	EFT43511	Asset Engineering Pty Ltd	Consultants	13,109.25
48	EFT43583	Attorney-General's Department	Expiation Lodgement Fees	2,057.00
49	EFT43706	Auscontact Association	Membership / Staff Training	635.00
50	EFT43457	Aussie Digging	Roadworks	5,060.00
51	EFT43453	Aussie Party Hire & Events	Summer Festival	1,360.00
52	EFT43696	Aussie Party Hire & Events	Summer Festival	360.00
53	EFT43504	Australasian Performing Right Assoc Ltd	Licence Renewal	531.80
54	EFT43579	Australia Day Council	Australia Day Supplies	306.00
55	EFT43592	Australia Post	Agency Collection Fees	987.34

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
21 MARCH 2016**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
56	EFT43588	Australia Post	Postage	14,397.53
57	059303	Australian Institute of Building Surveyors	Staff Training	2,985.00
58	059320	Australian Institute of Building Surveyors	Accreditation	250.00
59	EFT43595	B & H Australia Pty Ltd	Audio Visual Equipment	302.50
60	EFT43458	Back Centre & Specialty Seating	Office Furniture	1,160.00
61	EFT43718	Bakjac Consulting	Consultants	220.00
62	EFT43717	Banh Mi Cafe	Catering	382.00
63	EFT43710	Barcode Direct	Library Supplies	3,707.00
64	EFT43518	Battery World Hilton	Batteries	524.00
65	EFT43713	BCE & CJ Electrical	Electrical	9,154.58
66	EFT43594	Belair Turf Management Pty Ltd	Depot Supplies	6,630.80
67	EFT43515	Best Signs	Signage	616.00
68	EFT43598	Bianco Hiring Service Pty Ltd	Hire Toilets	1,884.57
69	EFT43719	Bianco Walling Pty Ltd	Depot Supplies	3,619.00
70	EFT43715	BioBag World Australia Pty Ltd	Kitchen Caddies	1,250.00
71	EFT43722	Blackwood Locksmiths	Locks	1,135.20
72	EFT43516	Blade Runner Distributors Pty Ltd	Depot Supplies	37.18
73	EFT43462	Bob Jane T Mart - Brooklyn Park	Tyres	164.00
74	EFT43600	Bob Jane T Mart - Brooklyn Park	Tyres	5,790.00
75	EFT43768	Bob May Workplace Emergency Training	Safety Inspection	935.00
76	EFT43708	BOC Limited	Depot Supplies	497.61
77	059321	Bolzon Holdings Pty Ltd	Paint	2,278.50
78	EFT43714	Bradbrook Lawyers	Staff Training	1,812.80
79	EFT43519	BSS Light Audio Visual	Mellor Park Carols	2,416.99
80	EFT43767	Bucher Municipal Pty Ltd	Vehicle Maintenance	1,271.66
81	EFT43460	Buckford Illumination Group Pty Ltd	Lighting	8,378.96
82	EFT43517	Bundaleer Apiaries	Wasp Removal	320.00
83	EFT43597	Bundaleer Apiaries	Wasp Removal	1,950.00
84	EFT43711	Bundaleer Apiaries	Wasp Removal	160.00
85	EFT43593	Bunnings Building Supplies Pty Ltd	Maintenance Supplies	277.88
86	EFT43712	Butlers Irrigation	Irrigation	1,809.91
87	EFT43521	Cabcharge Australia Pty Ltd	Cab Fares	199.43
88	EFT43607	Calypso Tree Co Pty Ltd	Tree Maintenance	3,300.00
89	EFT43726	Calypso Tree Co Pty Ltd	Tree Maintenance	1,897.50
90	EFT43463	Camco SA Pty Ltd	Roadworks	351,270.98
91	EFT43721	Camco SA Pty Ltd	Roadworks	43,897.80
92	EFT43602	Canon Australia Pty Ltd	Copier Charges	1,257.00
93	EFT43606	Carba-Tec Pty Ltd	Depot Supplies	7,797.00
94	059328	Caroline Cummins	Refund Overpaid Dog Registration	31.50
95	EFT43605	Cash Security Services Pty Ltd	Banking	629.20
96	EFT43467	Chubb Fire & Security Ltd	Security	107.66
97	EFT43527	CircoBats Inc	Summer Festival	625.00
98	EFT43523	City Circle Newsagents	Library Magazines	47.34
99	EFT43725	City Circle Newsagents	Library Magazines	42.23
100	059315	City of Unley	Brownhill Creek Stormwater Project Contribution	11,440.00
101	059296	City of West Torrens Petty Cash	Petty Cash	2,181.30
102	EFT43526	CLCA Pty Ltd	Staff Training	60.00
103	EFT43610	Cleanaway Pty Ltd	Rubbish Disposal	223.64
104	EFT43611	Cleanaway Pty Ltd	Rubbish Disposal	556.60
105	EFT43608	Cleanaway Pty Ltd	Rubbish Disposal	448.58
106	EFT43609	Cleanaway Pty Ltd	Rubbish Disposal	523.77
107	EFT43525	Climbing Tree	Library Entertainment	726.00
108	EFT43601	Coca-Cola Amatil (SA) Pty Ltd	Refreshments	187.53
109	EFT43729	ColleaguesNagels Pty Ltd	Printing	3,427.58
110	EFT43724	Combined Fire Systems Pty Ltd	Fire Safety	171.60

ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
21 MARCH 2016

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
111	EFT43524	ComWide Radio Services Pty Ltd	Vehicle Maintenance	374.00
112	EFT43730	Conchillia	Summer Festival	600.00
113	EFT43604	Conquest Solutions Pty Ltd	Software Support	8,580.00
114	EFT43466	Conservation Volunteers Australia	Project Contribution	1,100.00
115	EFT43612	Conservation Volunteers Australia	Project Contribution	2,200.00
116	EFT43731	Conservation Volunteers Australia	Project Contribution	1,100.00
117	EFT43820	Continuum Care Australia	Thebarton Community Centre Bond Return	120.00
118	059301	Cooper Henshaw	Junior Development Grant	200.00
119	EFT43465	Cornes Toyota	Vehicle Maintenance	521.05
120	EFT43646	Cr AC Mangos	Elected Members Allowance	6,078.00
121	EFT43659	Cr C O'Rielly	Elected Members Allowance	3,629.00
122	EFT43613	Cr G Demetriou	Elected Members Allowance	6,286.00
123	EFT43661	Cr G Palmer	Elected Members Allowance	6,077.67
124	059316	Cr G Vlahos	Elected Members Allowance	6,078.00
125	EFT43654	Cr Graham Nitschke	Elected Members Allowance	3,793.00
126	EFT43686	Cr J Woodward	Elected Members Allowance	6,078.00
127	EFT43642	Cr Kym McKay	Elected Members Allowance	5,833.00
128	EFT43638	Cr M Hill	Elected Members Allowance	3,255.00
129	EFT43633	Cr R Haese	Elected Members Allowance	4,538.00
130	EFT43677	Cr S Tsiaparis	Elected Members Allowance	3,160.00
131	EFT43667	Cr Steven Ryppe	Elected Members Allowance	4,133.00
132	059307	Cr T Polito	Elected Members Allowance	6,321.00
133	EFT43727	Curler Moe's Popcorn & Fairyfloss	Summer Festival	1,347.50
134	EFT43615	Daimler Trucks Adelaide	Vehicle Maintenance	1,078.09
135	EFT43733	Daimler Trucks Adelaide	Vehicle Maintenance	1,446.05
136	EFT43533	Dallas Equipment	Clean Drains	1,870.00
137	EFT43469	Dallas Equipment	Depot Supplies	3,740.00
138	EFT43735	Dallas Equipment	Clean Drains / Road Plates	4,092.00
139	EFT43796	Daniels Health Services Pty Ltd	Immunisation	423.64
140	EFT43572	Daryl K Warman	Reimburse Volunteer Expenses	87.60
141	EFT43528	Davalan Industries Pty Ltd	Roadworks	11,493.79
142	EFT43614	Davalan Industries Pty Ltd	Roadworks	29,980.72
143	EFT43475	David Giersch	Reimburse Volunteer Expenses	136.16
144	EFT43496	Department of Planning, Transport and Infrastructure	Transfer Long Service Leave	5,759.85
145	059329	Designtech Studio	Refund Development Fees	1,005.00
146	EFT43468	Dialog Information Technology	Software license	15,950.00
147	EFT43617	Direct Comms Pty Limited	TXT2U Messages	374.42
148	EFT43734	Direct Mix Concrete Sales	Concrete	6,215.83
149	EFT43531	Displayline Commercial Interiors Group	Shelving	71.10
150	EFT43529	Diverse Australia	Library DVD's	355.50
151	EFT43532	Dorma Automatics Pty Ltd	Building Maintenance	176.00
152	EFT43687	Downer EDI Works Pty Ltd	Asphalt	1,099.45
153	EFT43816	Downer EDI Works Pty Ltd	Asphalt	199.65
154	EFT43567	DWS Advanced Business Solutions	DBA Support	1,078.00
155	EFT43509	E & S Athanasiadis	Depot Supplies	1,607.91
156	EFT43534	Easy AV	Summer Festival	12,397.00
157	EFT43737	EMA Consulting	Consultants	5,940.00
158	EFT43736	EMA Legal	Legal Fees	135.30
159	EFT43662	Emma Pursche	Reimburse Expenses	533.49
160	EFT43618	EPD Asia Pacific Pty Ltd	Computer Maintenance	3,230.70
161	EFT43619	Esar Home Care	Home Support Services	850.93
162	EFT43738	Expressions SA Pty Ltd	Newspapers	280.00
163	EFT43741	Face Painters Ink	Summer Festival	3,735.00
164	EFT43470	Fasteners Australia	Depot Supplies	10.24
165	059322	Ferwalla	Library Books	55.00

ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
21 MARCH 2016

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
166	EFT43471	Fine Choice Distribution Pty Ltd	Repairs	573.00
167	EFT43740	Finsbury Green	Printing	1,311.49
168	EFT43821	Fiona Stopp	Thebarton Community Centre Bond Return	500.00
169	EFT43622	Fitzgerald Quarries	Depot Supplies	1,258.40
170	EFT43621	Flightpath Architects Pty Ltd	Consultants	1,478.13
171	EFT43472	Food Standards Australia New Zealand	Publications	99.00
172	059285	Foxtel Cable Television Pty Ltd	Library Connection	210.00
173	EFT43739	Frank Siow Management Pty Ltd	Traffic Management Consultants	7,117.00
174	EFT43623	Frontier Software Pty Ltd	Consultants	880.00
175	EFT43779	Fulton Hogan Industries Pty Ltd	Roadworks	107,908.46
176	EFT43627	Genpower Australia Pty Ltd	Generator Service	2,194.67
177	EFT43744	Genpower Australia Pty Ltd	Generator Service	754.71
178	EFT43474	G-Force Building & Consulting	Building Maintenance	3,136.76
179	EFT43479	Gilbarco Australia Ltd	Plant Maintenance	567.16
180	EFT43476	Global Dance & Stage	Summer Festival	2,887.50
181	EFT43745	Global Dance & Stage	Summer Festival	962.50
182	EFT43632	Grace Records Management (Aust) Pty Ltd	Records Storage	3,161.23
183	EFT43630	Graphic Print Group	Printing	506.00
184	EFT43629	Green Steel Supplies Pty Ltd	Depot Supplies	1,122.40
185	059330	Greencross Pty Ltd	Refund Development Fees	655.00
186	EFT43625	Greene Eden Watering Systems Pty Ltd	Irrigation	602.25
187	EFT43742	Greenhill Engineers Pty Ltd	Consultants	2,136.75
188	EFT43537	Greening Australia (SA) Ltd	Weed Control	1,265.00
189	EFT43473	Greening Australia (SA) Ltd	Weed Control	5,068.80
190	EFT43624	Greening Australia (SA) Ltd	Weed Control	1,265.00
191	EFT43478	Greenway Turf Solutions	Depot Supplies	484.00
192	EFT43631	Greenway Turf Solutions	Depot Supplies	484.00
193	EFT43746	GRH Supplies	Depot Supplies	6,114.45
194	EFT43748	Hall & Baum Pty Ltd	Water Meter Connection	37,365.63
195	EFT43480	Hamilton Holden	Vehicle Maintenance	263.50
196	EFT43635	Hancock & Just Wheel Alignment	Vehicle Maintenance	194.70
197	EFT43575	Harpreet Sandhu	Thebarton Community Centre Bond Return	500.00
198	EFT43634	Haughton Honda	Vehicle Maintenance	1,808.90
199	EFT43637	Health & Immunisation Management Services	Temp Immunisation Staff	808.50
200	059331	Helen Gouros	Refund Overpaid Dog Registration	17.50
201	EFT43753	Henna with Fatima	Summer Festival	260.00
202	EFT43751	Hennig & Co Pty Ltd	Professional Fees	632.50
203	EFT43749	Heritage Bushcare	Weed Control	5,674.36
204	EFT43540	Hicks Instant Turf	Turf	375.51
205	EFT43538	Hi-Line Hardware Distributors Pty Ltd	Home Support Services	532.00
206	EFT43636	Hoban Recruitment	Temp Staff	123.75
207	EFT43752	Hoban Recruitment	Temp Staff	123.75
208	EFT43481	Hypernet Computer Distribution	Computer Equipment	70.00
209	EFT43542	Independent Fuels Australia Pty Ltd	Fuel	15,074.72
210	059299	Internode Pty Ltd	Internet Connection	539.50
211	059286	Internode Pty Ltd	Internet Connection	729.35
212	059304	Internode Pty Ltd	Internet Connection	99.90
213	EFT43823	Iqra Ibrahim	Thebarton Community Centre Bond Return	351.50
214	EFT43754	iSentia Pty Ltd	Media Monitoring	753.50
215	EFT43804	ISS Facility Services Aust Limited	Cleaning	3,588.92
216	EFT43709	J Blackwood & Son Ltd	Depot Supplies	458.49
217	EFT43756	Jac Comrie Pty Ltd	Consultants	8,712.00
218	EFT43750	James Hay	Reimburse Expenses	60.00
219	EFT43689	James Pouloupoulos	Rainwater Tank Rebate	300.00
220	059332	James Russell	Refund Overpaid Dog Registration	31.50

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
21 MARCH 2016**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
221	EFT43755	Jasol Australia	Cleaning Chemicals	3,958.15
222	EFT43482	Jensen Planning & Design	Consultants	2,868.25
223	EFT43757	Jensen Planning & Design	Consultants	4,215.75
224	059333	Joanna Marie Nicholl	Refund Overpaid Dog Registration	35.00
225	EFT43544	John Arnold Shopfitters	Shelving	836.00
226	059295	John Beck	Reimburse Expenses	88.00
227	EFT43535	John Karpathakis	Summer Festival	1,000.00
228	EFT43545	John Kruger	Photography	250.00
229	EFT43643	John Kruger	Photography	1,090.90
230	EFT43543	JPE Design Studio Pty Ltd	Consultants	12,375.00
231	EFT43530	JR Devereaux	Reimburse Volunteer Expenses	24.30
232	059334	Katie Carroll	Rainwater Tank Rebate	50.00
233	EFT43761	Kellogg Brown & Root Pty Ltd	Professional Fees	59,510.99
234	EFT43760	Kennards Hire Pty Ltd	Plant Hire	267.00
235	EFT43758	Kennards Hire Traffic	Plant Hire	4,980.00
236	EFT43497	Kerry Taylor	Reimburse Volunteer Expenses	162.06
237	059335	Kleopatra Periculous	Refund Overpaid Dog Registration	35.00
238	EFT43759	Kubpower Earthmoving & Construction Equipment Co	Depot Supplies	1,054.90
239	EFT43520	Kym Strelan	Home Advantage Program	1,313.25
240	EFT43461	Kym Strelan	Home Advantage Program	556.00
241	EFT43599	Kym Strelan	Home Advantage Program	690.25
242	EFT43716	Kym Strelan	Home Advantage Program	114.00
243	EFT43645	Land Services Group	Searches	691.00
244	EFT43483	Lane Bros Printers Pty Ltd	Printing	1,457.50
245	EFT43763	Lane Print & Post	Printing	3,635.09
246	EFT43546	Leading Edge Town Planners Pty Ltd	Consultants	3,231.25
247	059336	Lech Bartnik	Refund Overpaid Dog Registration	35.00
248	EFT43732	Lio D'Amico	Reimburse Expenses	360.00
249	EFT43484	Local Government Income Protection Fund	Refund	2,251.38
250	EFT43644	Local Govt Authorised Persons Assoc Inc	Membership	120.00
251	EFT43762	Local Govt Authorised Persons Assoc Inc	Staff Training	1,700.00
252	EFT43765	Local Revolution	Summer Festival	500.00
253	EFT43764	LOTE Libraries Direct Pty Ltd	Library Books	3,223.00
254	EFT43626	Lyn Gregory	Reimburse Volunteer Expenses	80.16
255	059305	Lynn James Consulting	Consultants	1,540.00
256	EFT43651	M & B Civil Engineering Pty Ltd	Roadworks	57,641.10
257	EFT43647	M2 Technology Pty Ltd	Message on Hold	402.60
258	EFT43770	Mad Promo	Summer Festival	198.00
259	059346	Magain Property Management	Refund Overpaid Rates	2,092.55
260	059298	Mark Fahy	Reimburse Expenses	480.00
261	EFT43652	Marshall & Brougham Constructions Pty Ltd	Hoffman Kiln Remedial Works	73,988.48
262	EFT43548	Maxima Group Training	Temp Depot Staff	651.57
263	EFT43649	Maxima Group Training	Temp Depot Staff	4,596.02
264	EFT43673	Maxima Tempskill	Temp Depot Staff	10,535.10
265	EFT43650	Maxima Training Services	Staff Training	3,822.00
266	EFT43674	Mayor John Trainer	Mayoral Allowance	7,221.92
267	EFT43549	Mechanical Vegetation Solutions Pty Ltd	Tree Maintenance	11,854.78
268	EFT43485	Metropolitan Machinery Pty Ltd	Vehicle Maintenance	129.28
269	EFT43728	Michael Craig Consulting	Consultants	99.00
270	059292	D Watson	Cummins Bond Return	400.00
271	059293	Ellie Sparrow	Junior Development Grant	500.00
272	059337	Monique Pesavento	Refund Overpaid Dog Registration	15.75
273	EFT43771	Mosaic Audio Visual Pty Ltd	Summer Festival	1,593.90
274	059302	Mrs Helen Simons	Refund Overpayment	150.00
275	EFT43547	MSS Security Pty Ltd	Security	2,358.18

ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
21 MARCH 2016

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
276	EFT43648	MSS Security Pty Ltd	Security	788.08
277	EFT43769	MSS Security Pty Ltd	Security	286.57
278	059338	Natalie Anne Harkin	Refund Overpaid Dog Registration	31.50
279	EFT43487	National Credit Management Ltd	Debt Collection	928.70
280	EFT43657	National Credit Management Ltd	Debt Collection	12,637.00
281	059287	National Tax & Accountant's Assoc Ltd	Staff Training	1,254.00
282	EFT43776	Neat N Trim Uniforms Pty Ltd	Corporate Wardrobe	7,402.30
283	EFT43772	Nelson Locksmiths Pty Ltd	Locks	595.80
284	EFT43653	New South Wales Public Libraries Association	Membership	220.00
285	EFT43775	Next Gen Flooring Pty Ltd	Flooring	220.00
286	059288	Nick Roussianos	Reimburse Volunteer Expenses	162.00
287	EFT43774	NN Occupational Health Pty Ltd	Recruitment	266.20
288	EFT43656	Norman Waterhouse	Legal Fees	1,697.52
289	EFT43655	Northpoint Toyota	Vehicle Maintenance	337.00
290	EFT43550	Nuvo	Summer Festival	800.00
291	EFT43658	Oaklands Road Mower Centre	Mower Repairs / Purchases	137.10
292	EFT43488	Objective Corporation Limited	Objective Implementation	5,775.00
293	EFT43660	Objective Corporation Limited	Objective Implementation	3,960.00
294	EFT43551	Option [a] Pty Ltd	Holland Street Plaza	68,871.00
295	059300	Optus Billing Services Pty Ltd	Telephone	34.88
296	EFT43552	Orana	Home Advantage Program	1,760.00
297	EFT43777	Orana	Home Advantage Program	1,001.00
298	EFT43553	Origin Energy Electricity Limited	Power	1,366.88
299	EFT43778	Origin Energy Electricity Limited	Power	13,753.73
300	059306	Origin Energy Services Ltd	Gas Supply	1,222.26
301	EFT43500	Owen Wheeler	Reimburse Volunteer Expenses	14.60
302	EFT43685	Owen Wheeler	Reimburse Volunteer Expenses	14.60
303	EFT43536	P & A Frangomeli Excavations	Roadworks	1,425.38
304	EFT43456	Paul Armour	Summer Festival	300.00
305	059339	Peta Maree Perrie	Refund Overpaid Dog Registration	15.75
306	059340	Peter Crouch	Refund Overpaid Dog Registration	31.50
307	EFT43559	Peter Richardson	Reimburse Expenses	150.00
308	059308	Pinz Pty Ltd	Depot Supplies	942.81
309	EFT43663	Planning Institute of Australia	Membership	105.00
310	EFT43489	Platters Plus Catering Pty Ltd	Catering	161.50
311	EFT43782	Platters Plus Catering Pty Ltd	Catering	992.65
312	EFT43780	Plumbing & Pipeline Solutions SA Pty Ltd	Plumbing	10,311.40
313	EFT43555	PMP Distribution	Distribution	1,509.20
314	059309	Powerdirect Pty Ltd	Power	90.15
315	EFT43554	Powerstaff Consulting	Temp Staff	4,417.78
316	EFT43784	Powerstaff Consulting	Temp Staff	4,942.96
317	EFT43581	ProAV Solutions	Projector	8,527.75
318	EFT43490	Pump Technology Services (SA) Pty Ltd	Pump Maintenance	374.00
319	EFT43783	Pump Technology Services (SA) Pty Ltd	Pump Maintenance	16,846.00
320	059326	R Kabir	Refund Development Fees	65.50
321	EFT43665	Raeco International Pty Ltd	Library Supplies	192.50
322	EFT43790	Rain Bird Australia Pty Ltd	Irrigation	3,960.00
323	059323	Rawlinsons Publishing	Publications	705.00
324	EFT43818	Ray White Henley Beach	Refund Overpaid Rates	333.75
325	EFT43493	Realport Traders Pty Ltd	Depot Supplies	952.63
326	059341	Rebecca Kate Sampson	Refund Overpaid Dog Registration	31.50
327	EFT43556	Redman Solutions Pty Ltd	Workshop	2,750.00
328	EFT43787	Reece Pty Ltd	Irrigation	814.55
329	EFT43664	Reedbeds Community Centre	Partnership Agreement	11,630.85
330	EFT43786	Rentokil Tropical Plants	Indoor Plant Hire	589.11

**ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
21 MARCH 2016**

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
331	EFT43791	Ricoh Australia Ltd	Copy Charges	5,853.88
332	EFT43558	Roadrunner Couriers	Couriers	424.38
333	EFT43789	Roadrunner Couriers	Couriers	645.17
334	EFT43792	Roadshow Films Pty Ltd	Library Film Showing	220.00
335	EFT43788	Roadside Services & Solution	Depot Supplies	2,469.10
336	EFT43781	Robert Price	Reimburse Volunteer Expenses	89.10
337	EFT43557	Rocla Pipeline Products	Depot Supplies	4,764.99
338	EFT43491	Rocla Pipeline Products	Depot Supplies	7,623.95
339	EFT43492	Roofing Constructions	Building Maintenance	1,243.00
340	059297	Royal Flying Doctors Service	Staff Casual Day Donations	305.75
341	EFT43560	Rundle Mall Plaza Newsagency	Library Magazines	581.43
342	EFT43666	Rundle Mall Plaza Newsagency	Library Magazines	281.98
343	EFT43690	S Pannowitch	Refund Overpaid Rates	1,000.00
344	EFT43669	SA Group Enterprises Inc	Subscription	2,000.00
345	059289	SA Health (Central Office)	Staff Training	881.65
346	059311	SA Power Networks	Power	30,042.80
347	EFT43574	Saju Abraham	Thebarton Community Centre Bond Return	500.00
348	EFT43566	Sci World Inc	Library Holiday Program	220.00
349	EFT43671	Seed Consulting Services	Consultants	3,190.00
350	EFT43802	Seek Limited	Advertising	363.00
351	EFT43564	SEM Civil Pty Ltd	Roadworks	346,823.10
352	EFT43797	SEM Civil Pty Ltd	Roadworks	203,670.57
353	059313	Sensis Pty Ltd	Yellow Pages Listing	27.83
354	059342	Shan O'Neil	Refund Parking Permit	35.00
355	059324	Shared Services SA	Schedule 7 Fees	8,354.88
356	EFT43565	Shield Fire Systems	Fire Safety	231.00
357	059310	Shirley Sampson	Reimburse Volunteer Expenses	43.80
358	EFT43503	Silent Partners	Thebarton Community Centre Bond Return	500.00
359	EFT43486	Simon McGuinness	Reimburse Expenses	209.99
360	059318	Siv Linda Ung	Rainwater Tank Rebate	400.00
361	EFT43668	Solo Resource Recovery	Rubbish Removal	178.20
362	EFT43824	Solo Resource Recovery	Garbage Collection & Waste Disposal	443,303.70
363	EFT43603	Southern Cross Protection	Patrol Service	4,442.30
364	EFT43562	Southfront	Consultants	29,991.76
365	EFT43494	Sports Medicine Australia - SA Branch	Library Holiday Program	242.00
366	EFT43803	Spray Shop	Depot Supplies	954.55
367	EFT43561	St John Ambulance Australia SA Inc	Summer Festival	210.00
368	EFT43793	St John Ambulance Australia SA Inc	Summer Festival	210.00
369	EFT43720	Staples Australia Pty Ltd	Stationery	1,715.12
370	EFT43794	Star Safety	Depot Supplies	3,901.14
371	EFT43539	Steffen Helgerod	Reimburse Expenses	40.00
372	059343	Steve John Calder	Refund Overpaid Dog Registration	35.00
373	EFT43495	Steve Presto Magic	Summer Festival	250.00
374	059290	Studio Flamenco	Summer Festival	550.00
375	EFT43672	Stumpy Stumps	Grind Stumps	450.00
376	EFT43801	Stumpy Stumps	Grind Stumps	800.00
377	EFT43563	Sublime PC Gear	Library Holiday Program	850.00
378	059312	Suez Environnement Recycling & Waste Recovery	Rubbish Removal	705.34
379	EFT43795	Sunny Industrial Brushware	Sweeper Brooms	1,237.50
380	EFT43670	Sunny's Independent Learning	Library Workshop	1,048.00
381	EFT43799	Super Hands Cleaning Solutions	Home Support Services	297.50
382	EFT43798	Sync Cabling Solutions Pty Ltd	Lighting	11,658.90
383	EFT43498	TacoCat	Summer Festival	270.00
384	059291	Telstra	Telephone	49.10
385	059314	Telstra	Telephone	8,250.04

ACCOUNTS DUE AND SUBMITTED TO THE CORPORATE STANDING COMMITTEE MEETING
21 MARCH 2016

Ref No.	Cheque/ EFT No.	Payee	Invoice Description	Cheque Total
386	EFT43569	Telstra Store	Computer Equipment	1,176.00
387	EFT43809	Telstra Store	Computer Equipment	1,501.00
388	EFT43591	The Adelaide Tree Surgery	Tree Maintenance	1,947.00
389	EFT43459	The Backflow Shop	Plumbing	751.92
390	EFT43596	The Backflow Shop	Plumbing	406.33
391	EFT43522	The Charlotte Trust	Contractor	770.00
392	EFT43464	The Charlotte Trust	Contractor	891.00
393	EFT43723	The Charlotte Trust	Contractor	792.00
394	EFT43616	The Department for Correctional Services	Litter Collection	990.00
395	EFT43620	The Ergo Centre	Furniture	1,838.00
396	EFT43477	The Good Guys	Vacuum Cleaner	849.00
397	EFT43641	The Kooyonga Golf Club Inc	Catering	500.00
398	EFT43785	The Paper Bahn	Stationery	3,902.07
399	EFT43679	Tie Networks Pty Ltd	Computer Equipment	720.50
400	EFT43806	TNPK Staff Pty Ltd	Temp Compliance Staff	2,145.00
401	EFT43800	Todd Sibbin	Summer Festival	700.00
402	EFT43639	Tomas Jelinek Jim's Mowing (Cowandilla)	Mowing	45.00
403	EFT43568	Tom's Car Wash	Vehicle Maintenance	1,797.00
404	EFT43807	Torrens Safety	Depot Supplies	2,603.98
405	EFT43805	Total Construction Surveys Pty Ltd	Survey and Setout	629.75
406	EFT43743	Totally Workwear Richmond	Safety Clothing	1,223.60
407	EFT43640	Tracey Beaumont	Catering	1,071.00
408	EFT43499	Tree Care Machinery	Depot Supplies	935.90
409	EFT43811	Tree Care Machinery	Depot Supplies	609.20
410	EFT43808	Tree Environs Pty Ltd	Consultants	2,854.50
411	EFT43541	Trevor Hayley	Reimburse Volunteer Expenses	14.60
412	EFT43675	Triple Cherry Coffee	Coffee Supplies	250.00
413	EFT43678	Trojan Fire Protection Pty Ltd	Fire Testing	410.30
414	EFT43676	Truck Hydraulics SA	Vehicle Maintenance	833.76
415	EFT43682	UES (Int'l) Pty Ltd	Depot Supplies	54.12
416	EFT43571	Unicard Systems Pty Ltd	Computer Equipment	107.80
417	EFT43680	Unique Urban Built Pty Ltd	Office Refurbishment	248,451.17
418	059325	Uniting Care Wesley Bowden Inc	Library Program	1,429.12
419	EFT43570	UrbanVirons Group Pty Ltd	Tree Maintenance	7,238.00
420	EFT43681	UVP Services Pty Ltd	Depot Supplies	132.00
421	EFT43628	Vanessa Green	Reimburse Expenses	219.05
422	EFT43812	Veolia Environmental Services	Rubbish Removal	315.13
423	EFT43822	Vikram Jeet Singh	Thebarton Community Centre Bond Return	500.00
424	059345	Vinod Aiyappan	Thebarton Community Centre Bond Return	500.00
425	EFT43683	VIP Commercial Cleaning Melrose Park	Window Cleaning	100.00
426	EFT43684	Voltron Electrical Pty Ltd	Electrical	173.25
427	EFT43688	WC Convenience Management Pty Ltd	Public Toilet / BBQ Cleaning	7,057.86
428	EFT43817	WC Convenience Management Pty Ltd	Public Toilet / BBQ Cleaning	3,388.00
429	EFT43814	Web Safety Pty Ltd	Clothing	1,022.26
430	EFT43815	Westside Services (SA) Pty Ltd	Airconditioner Maintenance	7,789.10
431	EFT43813	Workcomp Pty Ltd	Recruitment	126.10
432	EFT43573	Worlds Best Specialised Cleaning	Graffiti Removal	5,555.00
433	EFT43502	Woz Music Pty Ltd	Library Entertainment	390.00
434	EFT43747	WR Haslam	Audit Committee Allowance	768.00
435	059344	Yasemin Lenart	Refund Overpaid Dog Registration	35.00
436	EFT43819	Zahide Soyler	Thebarton Community Centre Bond Return	500.00
				\$ 3,043,771.14

11.3 Council Budget Report - EIGHT Months to 28 February 2017

Brief

This report provides information to Council on budget results for the eight months ended 28th February 2017.

RECOMMENDATION(S)

The Committee recommends to Council that the report be received.

Introduction

The report provides year to date (YTD) budget results for February 2017.

Discussion

Budget variances are summarised in the financial report which is included as **Attachment 1**, with key variances explained below in terms of:

- Operational Income
- Operational Expenditure
- Capital Expenditure
- Capital Income
- Capital Works Expenditure

Operational Income

Key variances include:

- Rates are below budget YTD by \$87,674, largely because of timing.
- Statutory charges are above budget YTD by \$12,838, with parking income (\$4,945) and development fees (\$12,703) greater than expected. Partially offsetting this is an unfavourable timing for dog related income (\$7,971).
- User charges are below budget YTD by \$44,625, largely for timing reasons which include unfavourable variances for home assistance (\$22,931) and other sanitary and garbage income (\$20,602).
- Grants and subsidies income is above budget YTD by \$1,085,983, largely due to the timing of special road grants (\$776,627), the urban local road grant (\$149,875) and home and community care income (\$122,482).
- Reimbursements and other income is \$39,445 above budget YTD, which includes favourable variances associated with other income (\$41,555), other reimbursements (\$32,714), and better than expected investment returns for the Mendelson Foundation (\$32,717). These variances are partly offset by less than expected LGFA investment income (\$84,602), but this is timing related.

The end of year (EOY) forecast for operational income is expected to remain unchanged to the current budget.

Operational Expenditure

Key variances include:

- Staff and related costs are \$797,840 below budget YTD for vacancy and timing reasons.
- Buildings, furniture, plant and equipment costs are \$25,949 below budget YTD predominantly due to the timing of maintenance works (\$43,175). Partially offsetting this is an unfavourable timing variance for computer associated expenditure (\$21,886).
- General expenses are below YTD budgets by \$366,195, largely due to the timing of expenditure on professional fees (\$357,489) and publications and stationery (\$16,051).
- Council related expenditure is \$437,949 below budget YTD, predominantly due to the timing of expenditure associated with community grant funding (\$298,263), and a street lighting variance (\$120,855).
- Contract and material expenditure is \$486,753 below budget YTD, largely for timing reasons associated with a recent increase in funding for senior programs (\$202,960 favourable), waste contract payments (\$219,519) and depot material expenditure (\$64,274).
- Occupancy and property costs are above budget YTD by \$58,631, driven by an unfavourable timing variances for water rates of \$101,916, partially offset by a timing related emergency services levy variance of \$68,000.

The end of year (EOY) forecast for operational expenditure is expected to remain unchanged to the current budget.

Capital Expenditure

Key variances include:

- Motor vehicle expenditure is above budget YTD by \$30,704, which is timing related.
- Computer equipment expenditure is below budget YTD by \$291,471, again timing related.
- Other plant and equipment expenditure is below YTD budget by \$357,053 for timing reasons. This is almost entirely depot and library related.
- Land and building costs are \$10,585,533 below budget YTD, for timing reasons, most of which relates to Council's community facilities program and the kiln upgrade.

The EOY forecast for capital expenditure is expected to remain unchanged to the current budget. All variances are timing related.

Capital Income

Key variances include:

- An unfavourable capital income variance of \$15,000 associated with the state black spot funding, which is yet to be received, after being carried forward from 2015/16.

The EOY capital income budget is expected to remain unchanged.

Capital Works Expenditure

Expenditure on capital works YTD is \$10,222,339.

A capital works expenditure summary for YTD February 2017 is attached with appropriate comments provided on the status of individual budget lines. 52.5 percent of the capital works budget has been spent or committed by way of purchase orders as at 28th February 2017. It is estimated that 100 per cent of the forecast budget of \$30,663,360 is required to complete the program of works and that 84 per cent will be completed by 30 June 2017.

The EOY forecast for capital works expenditure is expected to remain unchanged from the current budget.

Conclusion

Information is provided in this report on budget results for the eight months ended 28th February 2017.

Attachments

- 1. February Budget v's Actual**
- 2. Budget - Capital Works Expenditure**

City of West Torrens Finance Budget Report for the 8 Months Ended 28 February 2017 Operational Income and Expenditure (\$'000's)									
Adopted Budget Original	Adopted Budget Revised	Income & Expenditure	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining	EOY Forecast	
Income									
54,059	54,356	Rates	54,159	54,072	(88)	(0%)	285	54,356	
2,200	2,272	Statutory Charges	1,579	1,591	13	1%	680	2,272	
1,285	1,242	User Charges	835	790	(45)	(5%)	452	1,242	
4,182	5,160	Grants & Subsidies	3,018	4,104	1,086	36%	1,055	5,160	
1,270	1,802	Reimbursements & Other Income	1,547	1,587	39	3%	215	1,802	
62,996	64,832	Total Income	61,139	62,145	1,006	2%	2,687	64,832	
Expenditure									
21,624	21,910	Staff & Related Costs	14,183	13,385	798	6%	8,525	21,910	
4,766	4,854	Buildings, Furniture, Plant & Equipment	3,478	3,452	26	1%	1,402	4,854	
8,018	8,004	Community Asset Costs	5,338	5,338	(0)	(0%)	2,666	8,004	
4,035	4,610	General Expenses	3,099	2,732	366	12%	1,877	4,610	
154	154	Bank & Finance Charges	92	90	2	2%	64	154	
4,093	4,373	Council Related Expenditure	3,118	2,680	438	14%	1,693	4,373	
7,953	8,437	Contract & Material Expenditure	5,399	4,913	487	9%	3,524	8,437	
1,567	1,558	Occupancy & Property Costs	750	808	(59)	(8%)	750	1,558	
(85)	(85)	Expenditure Recovered	(57)	(66)	10	(17%)	(19)	(85)	
52,126	53,814	Total Expenditure	35,401	33,333	2,068	6%	20,481	53,814	
10,870	11,017	Operating Surplus/Deficit						11,017	

City of West Torrens Finance Budget Report for the 8 Months Ended 28 February 2017 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	EOY Forecast	
190	188	Motor Vehicles	87	117	(31)	(35%)	71	188	
364	554	Computer Equipment	559	267	291	52%	287	554	
963	1,424	Other Plant & Equipment	865	507	357	41%	917	1,424	
4,080	14,596	Land & Buildings	12,660	2,075	10,586	84%	12,521	14,596	
299	320	Library Resources	282	266	16	6%	54	320	
5,895	17,082	Total Expenditure	14,452	3,233	11,219	78%	13,849	17,082	
Adopted Budget Original	Adopted Budget Revised	Capital Income	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining	EOY Forecast	
0	158	Grants & Subsidies - Capital Income	71	56	15	21%	102	158	
0	158	Total Income	71	56	15	21%	102	158	0
Adopted Budget Original	Adopted Budget Revised	Capital Works Expenditure	YTD Budgets	YTD Actuals	YTD Variance	YTD Variance %	Budget Remaining	Adopted Budget Revised	
3,448	5,170	Environment Program	3,447	1,962	1,484	43%	3,208	5,170	
3,550	5,089	Recreation Program	3,393	1,866	1,527	45%	3,223	5,089	
13,021	20,404	Transport Program	13,603	6,394	7,209	53%	14,010	20,404	
20,019	30,663	Total Expenditure	20,442	10,222	10,220	50%	20,441	30,663	

CITY OF WEST TORRENS
BUDGET 2016/17 - AS AT 28 Feb 17
CAPITAL WORKS EXPENDITURE

ADOPTED BUDGET ORIGINAL	ADOPTED BUDGET REVISED	FUNCTION	YTD ACTUALS	COMMITTED OR CONTRACTED	ACTUALS AND COMMITTED	% SPENT OR COMMITTED TO COMPLETE	FORECAST EXPENDITURE TO COMPLETE	EOY FORECAST PERCENTAGE COMPLETE	COMMENT / EXPLANATION
ENVIRONMENT PROGRAM									
<i>Stormwater & Drainage</i>									
365,000	365,000	Minor Drainage Upgrades and Replacement Work	125,791	63,771	189,563	51.9%	365,000	100%	Minor Works / Program upgrade ongoing
0	144,181	Mile End Cowandilla Catchment	120,061	8,195	128,256	89.0%	144,181	100%	Works have have been completed.
2,322,000	3,962,755	Lockleys Catchment	1,626,213	218,614	1,844,827	46.6%	3,962,755	100%	Works on May Tce are 90% completed. Consultation design for Rutland Ave Traffic Control and local stormwater collection has been completed with community consultation anticipated in February 2016. Detailed designing of Henley Beach Rd crossing is completed and currently seeking offers for undertaking the works.
100,000	100,000	Ashley St (West St to Hayward Ave)	3,498	0	3,498	3.5%	100,000	100%	Completed Design being reviewed in consideration of adjacent capital works in Ashley St and Hayward Ave.
0	239,660	Maria Street Drainage	930	6,908	7,838	3.3%	239,660	100%	These works are now being considered in context with greater drainage upgrade along George St, Dew St and Maria St.
80,000	80,000	Henley St Drainage	4,230	128,890	133,120	166.4%	80,000	100%	Design complete and currently seeking offers for undertaking the works.
<i>Other Environment</i>									
581,000	81,000	Brown Hill and Keswick Creeks	34,400	2,772	37,172	45.9%	81,000	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.
0	197,251	Glenelg Adelaide Pipeline (GAP)	47,160	21,162	68,322	34.6%	197,251	60%	Project Completed / Remaining budget funds to undertake a review of the current staged implementation plan and commence design on the next stage of the pipeline network.
Sewerage Construction									
3,448,000	5,169,847	Program Total	1,962,283	450,313	2,412,596	46.7%	5,169,847	98%	
RECREATION PROGRAM									
<i>Parks & Gardens</i>									
665,000	971,992	Playground Upgrade	365,932	29,963	395,895	40.7%	971,992	70%	Project in progress; refer Urban Services Report 7 March 2017
350,000	701,478	Reserve Developments - Various	257,917	63,685	321,602	45.8%	701,478	65%	Project in progress; refer Urban Services Report 7 March 2017
565,000	779,345	River Torrens Upgrade	307,736	349,481	657,217	84.3%	779,345	95%	Project in progress; refer Urban Services Report 7 March 2017
30,000	48,141	River Torrens Path Upgrades	35,222	17,441	52,663	109.4%	48,141	109%	Program completed
640,000	985,287	Reserve Irrigation Upgrades	500,144	99,326	599,470	60.8%	985,287	90%	Project in progress; refer Urban Services Report 7 March 2017
600,000	598,688	Additional Open Space Amenity Initiatives	188,142	227,523	415,664	69.4%	598,688	80%	Works upgrade program commenced - various projects
0	159,072	Urban Forest James Congdon Drive	165,110	0	165,110	103.8%	159,072	100%	Project completed.
60,000	60,000	Bikeway Path Upgrade and Reseal	0	0	0	0.0%	60,000	100%	Staged reseal works are scheduled commenced / underway
<i>Sports Facilities</i>									
40,000	185,478	Tennis Court Upgrades	27,670	38,960	66,630	35.9%	185,478	50%	Works scheduled / programmed
500,000	500,000	Apex Park	18,405	21,392	39,797	8.0%	500,000	20%	Details Design underway
50,000	50,000	Airport Road	0	0	0	0.0%	50,000	25%	Concept development underway
50,000	50,000	Memorial Gardens	0	5,500	5,500	11.0%	50,000	50%	Concept development underway
3,550,000	5,089,481	Program Total	1,866,277	853,270	2,719,547	53.4%	5,089,481	74%	

<p align="center">CITY OF WEST TORRENS BUDGET 2016/17 - AS AT 28 Feb 17 CAPITAL WORKS EXPENDITURE</p>

ADOPTED BUDGET ORIGINAL	ADOPTED BUDGET REVISED	FUNCTION	YTD ACTUALS	COMMITTED OR CONTRACTED	ACTUALS AND COMMITTED	% SPENT OR COMMITTED	FORECAST EXPENDITURE TO COMPLETE	EOY FORECAST PERCENTAGE COMPLETE	COMMENT / EXPLANATION
TRANSPORT PROGRAM									
<i>Roads Sealed</i>									
9,311,912	15,824,055	City Funds/ULRG Funds/Carryovers	4,839,177	3,890,498	8,729,675	55.2%	15,824,055	80%	Project in progress; refer Urban Services Report 7 March 2017
1,442,053	1,009,010	Roads to Recovery Grant Funds	0	0	0	0.0%	1,009,010	80%	Project in progress; refer Urban Services Report 7 March 2017
<i>Other Transport</i>									
0	0	Roundabouts / Minor Road Rehabilitation	0	0	0	0.0%	0	0%	
200,000	241,825	Bus Shelters	78,771	20,386	99,158	41.0%	241,825	100%	Sites being scoped in preparation for civil works. Bus shelters to be purchased and installed.
505,000	911,847	Traffic Management	4,672	8,007	12,679	1.4%	911,847	70%	Minor Traffic Management & LATM related works ongoing. Design for roundabout at Dew and George Street, Thebarton completed, currently finalising acquisition of land and preparing for works. Blackspot funding for 16/17 is at Hardys Rd & Ashley St - roundabout (\$79,250), Wainhouse St & North Pde (\$20,000). Conceptual designs undertaken for both. Other LATM projects ongoing. Jenkins St crossing upgrade concept being developed.
115,000	201,765	Bicycle Management Schemes	63,866	24,102	87,969	43.6%	201,765	100%	Beare Avenue shared use path concept being developed for consultation.
670,000	1,084,438	Public Lighting	631,901	294,100	926,001	85.4%	1,084,438	95%	Project in progress; refer Urban Services Report 7 March 2017
0	223,763	Bio-Science Precinct Works	191,564	326	191,890	85.8%	223,763	100%	Holland Street precinct works completed.
<i>Bridges</i>									
100,000	208,145	Bridge Ancillary Works (as per Bridge Audit)	146,666	4,615	151,281	72.7%	208,145	100%	Construction of Shared Bridge at Watson Ave is completed.
<i>Footways & Cycle Tracks</i>									
239,508	261,330	Footpath Renewal Program	137,158	102,512	239,670	91.7%	261,330	100%	Project in progress; refer Urban Services Report 7 March 2017
237,854	237,854	Footpath Construction Program	19,106	218,748	237,854	100.0%	237,854	100%	Project in progress; refer Urban Services Report 7 March 2017
200,000	200,000	Footpath Remediation Program	280,897	6,325	287,221	143.6%	200,000	144%	Various footpath projects in progress / underway
13,021,327	20,404,032	Program Total	6,393,779	4,569,618	10,963,398	53.7%	20,404,032	82%	
20,019,327	30,663,360	TOTAL - ALL CAPITAL WORKS	10,222,339	5,873,201.11	16,095,540	52.5%	30,663,360	84%	

12 MEETING CLOSE

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1 MEETING OPENED**2 PRESENT****3 APOLOGIES****Leave of Absence**

Mayor John Trainer

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 Strategy and Community Committee held on 21 February 2017 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 STRATEGY AND COMMUNITY REPORTS

11.1 Underdale and Torrensville Urban Employment Development Plan Amendment - Review of zone policy options

Brief

This report reviews zone policy options for the proposed Development Plan Amendment for part of the Industry Zone in Underdale and Torrensville.

RECOMMENDATION(S)

The Committee recommends to Council that the Administration prepares Development Plan Amendment documentation for the implementation of the Urban Renewal Zone in the Underdale and Torrensville study area for Council's consideration.

Introduction

Correspondence was received on 8 December 2016 from the Minister of Planning advising of his proposed *Underdale/Torrensville Urban Employment Development Plan Amendment* (DPA) and approved the Statement of Intent (SOI). In addition to approving the SOI, the Minister also encouraged Council to work with DPTI to assist in the preparation of a policy approach to be used as part of the Planning and Design Code to be implemented under the Planning, Development and Infrastructure Act (PDI Act).

Consequently, at its 17 January 2017 meeting, Council resolved:

- 1) *Notes the approval of the Underdale/Torrensville Urban Employment Zone Development Plan Amendment by the Minister for Planning.*
- 2) *The appropriateness of the Urban Renewal Zone for the area identified in the Statement of Intent for the Underdale/Torrensville Development Plan Amendment be investigated.*
- 3) *The Underdale/Torrensville Urban Employment Zone Development Plan Amendment documentation be prepared for Council's consideration.*

As a result, the Administration engaged a consultant (Ekistics Planning and Design) to undertake an independent investigation of the Urban Renewal Zone and Urban Employment Zone policy options for the Underdale and Torrensville area.

The report produced by Ekistics Planning and Design is attached (**Attachment 1**).

Discussion

The report by Ekistics Planning and Design includes a review of the following zoning options for the Underdale and Torrensville study area:

- The existing Industry Zone
- The Urban Employment Zone module in DPTI's South Australian Planning Policy Library
- The Urban Renewal Zone module proposed in the Ministerial Blair Athol / Kilburn Urban Renewal DPA released for public consultation in December 2016.

The intended land use intent for each zone is summarised in the table below:

Zone	Land use intent of the zone policy
Industry Zone (existing zone)	<ul style="list-style-type: none"> • a wide range of industrial, warehouse, storage and transport land uses • separation from conflicting sensitive land uses
Urban Employment Zone	<ul style="list-style-type: none"> • mixed use employment activities including industrial land uses together with other related employment and business activities
Urban Renewal Zone	<ul style="list-style-type: none"> • redevelopment of existing and transitioning industrial activities to land uses that are compatible with residential development and other sensitive uses • medium to high density residential development which is integrated with a range of compatible non-residential uses and open space • (optional) a range of business, commercial, warehouse, storage and light industrial land uses that are envisaged to transition to compatible mixed use development, including residential development

Neither the Urban Employment Zone nor Urban Renewal Zone is currently included in the West Torrens Council Development Plan. Council may recall from the report presented to its 17 January 2017 meeting that the Urban Renewal Zone is a new proposed zoning that is not used in any current South Australian Development Plans.

The Ekistics report identifies that the Urban Renewal Zone is best aligned with the Council's intent to rezone the area to mixed use/residential land uses. The Urban Employment Zone is not expected to enable comparative opportunities for new residential development in the area. The Ekistics report specifically recommends that:

...the Urban Renewal Zone provides the most appropriate policy mechanism to facilitate the Council's desire to achieve a transition from industry to residential development within the precinct over time. However, as mentioned previously, such a transition may be challenging and will place the onus on applicants to demonstrate that their site is suitable for residential development from an environmental perspective.

In addition to the challenges of requiring detailed and potentially expensive environmental investigations, the report mentions that the Urban Renewal Zone will also impact existing industrial and commercial activities. Although these activities will have 'existing use rights', they will be required to meet more onerous noise criteria under the Environment Protection (Noise) Policy 2007 which may require some businesses to invest in new noise attenuation measures.

The report also highlights that the Urban Renewal Zone specifically enables medium to high density residential development, rather than lower density development. The report mentions that medium-high density development is required to enable the necessary incentive to facilitate the transition to residential development.

Medium to high density residential development in the Urban Renewal Zone is characterised as 3-4 storey buildings and corresponding small minimum site areas. Similar residential density is provided for in the West Torrens Development Plan in the Urban Corridor Zone along Port Road, Henley Beach Road and Anzac Highway. The current residential developments surrounding the Underdale and Torrensville study area are lower density residential areas.

These issues are not insurmountable; however they warrant active consideration through the Development Plan Amendment (DPA) process.

Next Steps

DPA's are required to follow a statutory process under the *Development Act 1993*. The complete process is set out in **Attachment 2**.

The DPA documentation will be prepared by the Administration and presented to the Council for its consideration. Once this documentation has been endorsed by Council, it will be released for public consultation for a period of 8 weeks.

Conclusion

The Minister for Planning has approved the Council's Statement of Intent to rezone the study area in Underdale and Torrensville, enabling the Council to consider the Urban Employment Zone and Urban Renewal Zone as zoning options.

Based on analysis in the Ekistics Report, it is recommended that the Urban Renewal Zone be selected to progress the Underdale and Torrensville DPA.

Attachments

1. **Ekistics Planning and Design Underdale/Torrensville DPA Zone Policy Options Comparison Report**
2. **DPA Process Chart**



ekistics

UNDERDALE/
TORRENSVILLE URBAN
EMPLOYMENT DPA

Comparison of Potential Zones

Prepared for:
City of West Torrens

Date:
March 2017

ekistics

**Proprietary Information Statement**

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Document Control

Revision	Description	Author	Date
V1	Draft Report	KB	06/03/2017
V2	Final Report	KB	08/03/2017

Approved by:

A handwritten signature in blue ink, appearing to read 'Kim Starnes'.

Senior Associate

Date: 08/03/2017

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Revision	Description	Author	Date
V1	Draft Report	KB	06/03/2017
V2	Final Report	KB	08/03/2017

Approved by:

A handwritten signature in blue ink, appearing to read 'Kim Lamy'.

Senior Associate

Date: 08/03/2017



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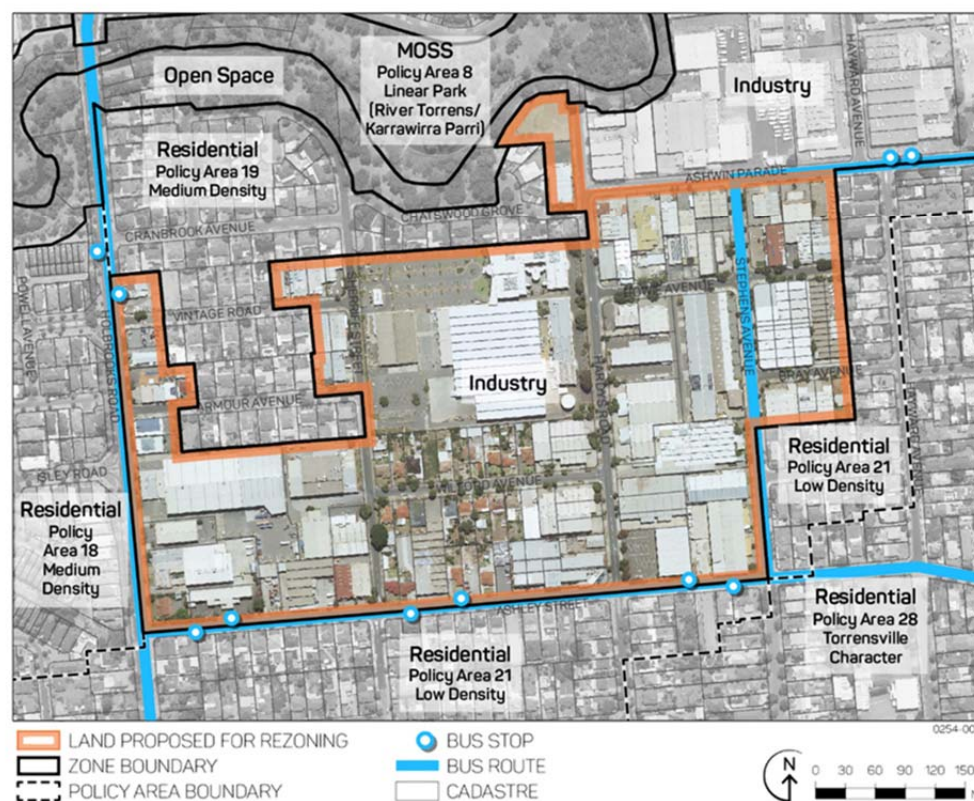
1. Introduction

1.1 Background

Ekistics Planning and Design has been engaged by the City of West Torrens to assist with the preparation of the Underdale and Torrensville Urban Employment Zone Development Plan Amendment (the "DPA").

The DPA has been initiated in response to considerable interest expressed by some members of the community in relation to future development within the Industry Zone in the Underdale and Torrensville area. In particular, the Council has received three petitions since 2008 seeking to have a portion of the Zone in this area rezoned to Residential based on concerns regarding the existing industrial and commercial operations. The area in question is identified in *Figure 1.1* below:

Figure 1.1 Portion of the Industry Zone Proposed for Rezoning



In response to the petitions from the community, the Council 'flagged' an intention to rezone a portion of the Industry Zone to facilitate medium density residential development in its 'Strategic Directions Report' (2008). Since this time, the Council has continued to pursue residential zoning for this precinct in order to take advantage of a number of opportunities that the land presents while also addressing a range of interface issues.



In broad terms, it is understood that the Council wishes to pursue residential development for the following reasons:

- To take advantage of the locational qualities for residential development including the proximity to the River Torrens Linear Park and the Adelaide Central Business District (see *Figure 1.2*);
- To take advantage of the availability of facilities and services to support residential development including essential infrastructure, public transport, schools, open space and shopping centres (such as the redeveloped Brickworks Market);
- To provide development opportunities for existing vacant properties within the Industry Zone which have limited redevelopment options due to zoning constraints; and
- To address a range of impacts (and associated complaints) associated with existing industrial and commercial activities such as noise, traffic movements, odour and visual appearance.

Figure 1.2 Regional Context



As part of a wider study, the Council commissioned Connor Holmes in 2013 to prepare the 'West Torrens Residential and Industrial Interface Study' which recommended that parts of the Industry Zone be considered for rezoning to Residential and/or Mixed Use.



In 2014, the Council then prepared a 'Statement of Intent' seeking the Minister for Planning's approval to commence a DPA to rezone part of the Industry Zone in Underdale and Torrensville to Mixed Use/Residential. In his response, the Minister raised a number of concerns with the proposed rezoning and requested that further investigations be undertaken prior to the submission of an amended Statement of Intent.

Accordingly, the Council commissioned URPS and SGS Economics to prepare these additional investigations while Jones Lang LaSalle were also commissioned to prepare an Economic and Land Use Analysis. These additional investigations were considered by the Council and incorporated into an amended Statement of Intent which was submitted to the Minister for Planning in July 2016. In summary, the amended Statement of Intent proposes to pursue an Urban Employment Zone for the affected area which seeks to strike a balance between the protection of the existing industrial and commercial development while also achieving a longer term vision for medium density housing.

On 8 December 2016, the Minister for Planning approved the amended Statement of Intent but also requested that the Council consider incorporating a new 'Urban Renewal' zoning framework which is being adopted within the Kilburn/Blair Athol Urban Renewal Ministerial DPA that has recently undergone consultation. The Kilburn and Blair Athol area has some similarities to the Underdale and Torrensville area as it contains a number of long established industrial and commercial uses which are interspersed with residential development.

It is noted that the Minister's response to the amended Statement of Intent represents somewhat of a shift from his previous response to the earlier version of the Statement of Intent. In other words, it appears that the Minister is now more open to the possibility of residential development in the Underdale and Torrensville area where it can be demonstrated that a staged transition from traditional industrial activities to a more mixed use/residential focus can be achieved. Potentially, this shift in thinking is in recognition of the existing mixed use nature of the precinct which includes a significant element of residential development (see *Figure 1.3*). Given that the Urban Employment Zone (as proposed by the amended Statement of Intent), does not contemplate residential development, an alternative zoning framework (such as the new Urban Renewal Zone) may be more appropriate to facilitate the Council's desire for residential development to replace employment generating activities over time.



Figure 1.3 Land Use Mix



1.2 Purpose of this Report

Following the Minister's recent approval of the Statement of Intent, the Council has engaged Ekistics to assist in the preparation of the DPA so that formal consultation with the public and Government Agencies can commence. Importantly, the Council has also requested that, prior to the preparation of the DPA, a comparison of the Urban Employment Zone and the Urban Renewal Zone be undertaken in order to determine which policy approach is the most appropriate for the precinct. This will act as a 'hold point' in the project to enable the Elected Body of Council to determine which policy direction it wishes to pursue.

Therefore, the purpose of the report is to compare the two potential Zones and identify which Zone is more likely to achieve the Council's strategic objectives for Underdale and Torrensville. This report also considers potential issues associated with a new zoning framework over the precinct. Importantly, land use change only occurs when Development Application have been lodged, approved and enacted. This can often be a slow and cumbersome process which means that Council's objectives for the precinct are unlikely to be achieved in the sort to medium term.



While the pace of change in Underdale and Torrensville is likely to be slow, it is important for the Council to provide clear policy direction and to 'stay the course' to ensure that the development industry is provided with sufficient certainty to make significant, long term investment decisions.

2. Key Background Documents

2.1 Introduction

The precinct affected by the DPA has been extensively researched and investigated over a number of years. In addition, the Council has consulted widely with local residents and businesses while also demonstrating a commitment to resolve a number of planning and traffic issues currently affecting Underdale and Torrensville. This has included the preparation and implementation of a Local Area Traffic Management Plan which will assist to resolve a number of traffic issues currently affecting the precinct. More broadly, there are a number of strategic plans at both a State Government and Council-wide level which seek to influence future development throughout West Torrens.

With the above in mind, it's clear that the Council has a very detailed understanding of the existing activities and impacts occurring in Underdale and Torrensville and has thoroughly canvassed a range of possible future development scenarios.

A comprehensive review of all relevant strategic plans and background documents will need to be undertaken to ensure that they are reflected in the DPA. However, for the purposes of this preliminary stage in the DPA process, it is considered appropriate that this review be limited to the documents which specifically respond to the planning issues associated with the potential rezoning of the precinct in Underdale and Torrensville. Therefore, this report focusses on the findings and recommendation of the following three key documents.

2.2 Residential/Industrial Interface DPA Investigations – URPS & SGS

Prepared in late 2015, the 'Underdale and Torrensville Residential/Industrial Interface DPA Investigations' (the "URPS Report") was drafted to respond to a range of issues identified by the Minister for Planning in relation to the Council's original intention to introduce a mixed use/residential zoning over the land. At this point in time, the Minister had not raised the possibility of a transition process from industry to residential via an Urban Renewal Zone and appeared to be concerned that the proposed rezoning would result in the loss of employment generating activities as well as exacerbating interface issues. Consequently, the Minister requested that a Master Plan be prepared which identified appropriate sites for medium density residential development. The Minister also requested that consideration be given to the adoption of the Urban Employment Zone which is a Zone that does not, generally, contemplate residential development.

It is within this context that the URPS Report raised a number of potential impediments to widespread residential development within the area. These impediments included:

- An expressed desire from many of the existing business owners to continue to operate within the area;



- The existence of a number of businesses licensed by the EPA which, theoretically, trigger a separation distance of 300 metres to sensitive land uses such as housing;
- The likelihood that many sites are contaminated and would require costly remediation before they would be suitable for residential development; and
- The potential that allowing 'infill' residential development would exacerbate existing interface issues by placing housing closer to high-impact industrial activities such as crash repair premises.

URPS also highlighted the economic importance of the precinct and noted that the Industry Zone in Underdale and Torrensville (including the area north of Ashwin Parade) supports approximately 2,000 jobs. For these reasons, URPS recommended that the land be retained within an Industry Zone or a new Urban Employment Zone – both of which generally exclude residential development. URPS placed significant weight on achieving the consensus and support of landowners prior to progressing the rezoning and concluded that:

"... without the support of major industrial landowners, the rezoning of the area to allow mixed use and/or residential development is likely to be problematic and potentially unachievable".

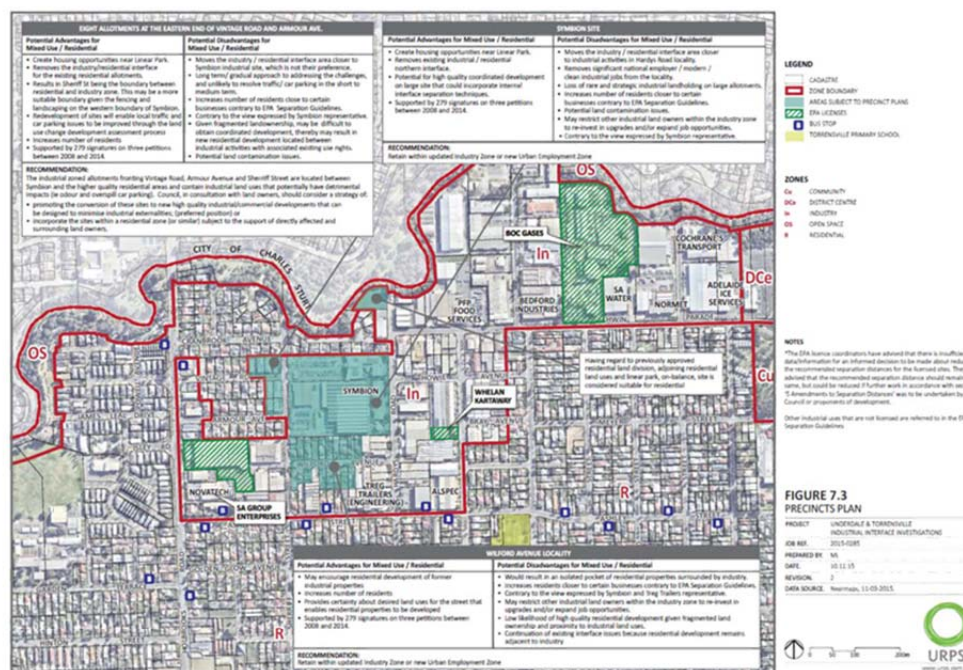
While the importance of achieving land owner support is acknowledged, it is equally important to consider the potential impact that the zoning changes can have on land values which, in turn, can encourage existing industrial activities to relocate. In other words, the introduction of a Residential or Mixed use Zone is likely to substantially increase the value of land which provides a financial incentive for historic industrial and commercial activities to relocate to areas where land is cheaper. This process has been evident in other inner-city areas with an industrial past such as Bowden and Thebarton – most recently with the announcement of the closure of the Coca-Cola factory on Port Road.

It is also clear that inner-city industrial and commercial activities will continue to face pressure from encroaching residential development as well as more stringent environmental controls which may not have been in place when the activity was first established.

Given URPS' recommendation to retain the existing Zone or introduce an Urban Employment Zone, they did not consider it appropriate to prepare a Master Plan to identify appropriate site for medium density residential development as requested by the Minister. However, they did prepare a 'Precincts Plan' which provides useful context for the proposed rezoning (see *Figure 2.1*).



Figure 2.1 'Precincts Plan' Prepared by URPS



2.3 Economic and Land Use Analysis – JLL

Jones Lang LaSalle (JLL) were commissioned by the Council in 2016 to prepare an economic report in relation to the Underdale and Torrensville precinct (as opposed to the broader Industry Zone referenced in the URPS Report). The findings of the report were largely based on a comprehensive land use survey undertaken by the City of West Torrens. In addition, JLL took into account broader economic trends across the Council area and considered a number of opportunities and constraints associated with the potential rezoning.

In summary, the JLL report notes that:

- There were 86 businesses employing 1,515 people within the precinct in February 2016;
- There were 21 residential properties in the precinct – primarily along Wilford Avenue;
- Manufacturing was the main activity in the precinct followed by 'public administration and safety', and 'construction' and 'administrative and support services';
- There was a 15.3% vacancy rate in the precinct which is considered high, but is partly due to the state of the Adelaide industrial market; and
- Most businesses have been in the precinct for at least 10 years and the majority indicated that would remain for at least the next five years.

In terms of the economic importance of the Underdale and Torrensville precinct, JLL have concluded that the precinct is not a Prime Industrial Area but remains an important employment area. In addition, JLL conclude



that most of the businesses appear viable and are satisfied with their current location. However, JLL note that some of these businesses may consider relocation in the future once investment decisions need to be made to upgrade or expand their premises.

The JLL report also provides an opinion on the case for and the case against rezoning. JLL does not provide a recommendation in terms of a preferred policy direction in this regard, but they note that both options have a number of positives and an equal number of negatives.

2.4 Residential and Industry Land Use Interface Study – Connor Holmes

Prepared in 2013, the Residential and Industry Land Use Interface Study (the “Connor Holmes Report”) was intended to identify appropriate policy solutions and interface treatment options to minimise the conflict between sensitive residential areas and established industrial activities.

In relation to the Underdale and Torrensville precinct, the Connor Holmes report recommended that the precinct be rezoned to mixed use or residential for the following reasons:

- *highly accessible, inner urban location within 4.5km of the centre of Adelaide city;*
- *desirable amenity features derived from the adjoining River Torrens linear park;*
- *the high value of the land which may make any necessary decontamination of former contaminated industrial sites still financially viable;*
- *the existence of a number of vacant, (seemingly) underutilised sites throughout the area;*
- *the diverse nature of existing non-residential activities within the area which include research and development activities, logistics and other uses not typically identified as ‘industrial’ in nature;*
- *the existence of isolated pockets of residential properties on Armour Ave and Vintage Road which are bookended by the Industry Zone and suffer associated amenity impacts;*
- *Wilford Street, within the Industry Zone, which is primarily a residential street in terms of character and land use; and*
- *a low amenity interface environment along Ashley Street.*

Connor Holmes noted that while a Residential Zone would sit comfortably with the established land uses around the precinct, a zone which offers a mix of land uses such as residential and compatible commercial uses may have merit. In this way, a more gradual transition from industry to residential could be achieved.

Connor Holmes also noted that the rezoning would effectively create a new interface environment where the new Zone would meet the existing Industry Zone. Therefore, careful consideration would need to be given the exact location of the Zone boundary to minimise the risk of creating additional interface issues.



3. Comparison of Zones

3.1 The Existing Zone

Currently, the area affected by the DPA sits within the Industry Zone (see *Appendix 1*) which seeks to accommodate “... a wide range of industrial, warehouse, storage and transport land uses”. By their nature, these forms of development often result in external impacts which can detrimentally affect nearby sensitive land uses such as residential development. These impacts are often related to increased traffic movements on local streets (particularly heavy vehicles), noise, odour and light spillage (amongst others). There is also the possibility that some of the historical industrial activities in the area could have resulted in site contamination which may have extended into adjoining sites.

For these reasons, it is a generally accepted planning principle that residential development should be separated from industrial activities. Accordingly, it is not surprising that the Industry Zone lists a range of sensitive land uses as non-complying such as dwellings, schools, motels and nursing homes.

The Industry Zone also seeks to restrict other forms of development such as consulting rooms as well as large scale offices and shops which may be incompatible with industrial development or reduce the amount of land that is available for industrial activities. These policy restrictions effectively prevent a range of development which may be acceptable in the Underdale and Torrensville area under certain circumstances. For example, a medical centre or an office or a medium sized shop are unlikely to be approved despite the potential that they may sit quite comfortably amongst industrial and commercial activities.

The land use restrictions imposed by the existing Industry Zone do not reflect the long term trends identified in the JLL Economic and Land Use Analysis which predict a decline in manufacturing and a growth in the services sector and office based employment. Therefore, there is likely to be less demand in the future for traditional industrial activity which is currently encouraged in the Industry Zone.

It is also noted that many of the allotments in the precinct are relatively small and are more suited to other forms of development which are not contemplated in the Industry Zone.

In terms of the design of new buildings, the Industry Zone indicates that buildings should not exceed 12 metres in height which approximately equates to four storeys. The Zone also contains guidelines in relation to setbacks which indicate that buildings should be a minimum of 3 metres from at least one side boundary (and further where the site adjoins the Residential Zone).

Apart from these guidelines, the Industry Zone is relatively silent in terms of the design, scale and siting of new buildings. While this lack of guidance may be appropriate in greenfield sites, it is considered that further policy direction should be provided in areas such as Underdale and Torrensville where significant interface issues exist. For example, potential additional policies could be introduced to guide development near the Residential Zone in relation to building height, materials, design (to reduce visual impact), intensity of activities and vehicle movements. In essence, the Zone should seek to encourage benign development on the fringe of the Zone to achieve a form of development that is a more compatible with housing.



3.2 Urban Employment Zone

As outlined previously, the revised Statement of Intent anticipates the introduction of an Urban Employment Zone within the Underdale and Torrensville precinct as part of the first step in a gradual transition to residential development.

The Urban Employment Zone (see *Appendix 2*) is one of the standard policy modules offered by the South Australian Planning Policy Library. Generally speaking, the State Government requires that these modules be used by Councils when Development Plans are amended or updated. In this way the Government is working towards achieving consistent planning policy across all local Council Development Plans.

While the Urban Employment Zone contains a number of standard and mandatory provisions, there is also the scope to include local variations to address site specific planning issues. This includes the Desired Character Statement which should articulate the Council's vision for the precinct. Local variations can also be included in the non-complying list and categories of public notification to either discourage or encourage specific forms of development. In addition, local variations may be used to provide specific guidance in terms of building design, height, setbacks etc.

In broad terms, the Urban Employment Zone builds upon the relatively narrow range of land uses envisaged in a typical Industry Zone by allowing a wider variety of employment generating activities. This policy approach is reflected in Objective 1 of the Zone:

Obj 1 A mixed use employment zone that accommodates a range of industrial land uses together with other related employment and business activities that generate wealth and employment for the State.

Most notably, the Urban Employment Zones places less restrictions on consulting rooms, offices and shops and, in particular, allows larger shops and bulky goods outlets where they have identified on a Concept Plan. More specifically, the following forms of development are envisaged in the Zone:

- consulting room
- electricity substation
- fuel depot
- indoor recreation centre
- industry (other than special industry)
- (Conversion note: Optional policy) intermodal rail freight facility
- motor repair station
- office
- petrol filling station
- (Conversion note: Optional policy) pre-school
- prescribed mains
- public service depot
- road transport terminal



- service trade premises
- service industry
- shop or group of shops
- training facility
- store
- warehouse.

While the Urban Employment Zone offers a wider mix of land uses, it still discourages sensitive uses such as housing and schools. Interestingly, the Zone contemplates child care centres (pre-school) but notes that they must be carefully located and designed. Dwellings are listed as non-complying unless they provide short term accommodation that is ancillary to, and in association with, industry.

In terms of building design, the Zone contains provisions relating to setbacks (which are linked to the height of the building) and site coverage while also seeking:

Obj 5 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones.

Importantly, the Urban Employment Zone also contains a number of provisions which seek to address impacts on adjoining residential areas. These include:

- The location of openings and entrances on building facades to avoid noise or light spillage;
- Placing plant and equipment as far as possible from residential allotments;
- Providing noise attenuation devices and sound proofing (particularly within 50 metres of the Residential Zone boundary); and
- Restricting hours of operation.

The Urban Employment Zone also offers two, more detailed, Policy Areas for intermodal facilities and industrial development near the waterfront. However, these Policy Areas are not considered relevant for the Underdale and Torrensville precinct.

In summary, the Urban Employment Zone would be appropriate for the Underdale and Torrensville precinct should the Council wish to retain the existing industrial and commercial activities while also allowing for an increased mix of development such as consulting rooms, offices and shops. The Urban Employment Zone also provides a policy mechanism to improve the design of new buildings while also seeking to address the impacts on the adjoining Residential Zone. However, given that the Council's objective is to establish a policy framework which encourages a transition from industry to residential over time, the Urban Employment Zone is not considered to be the most appropriate Zone option available to the Council to achieve this goal.



3.3 Urban Renewal Zone

The Urban Renewal Zone (see *Appendix 3*) is a new Zone which is likely to be introduced by the Minister for Planning over parts of Kilburn and Blair Athol. As outlined previously, there are a number of similarities between Kilburn/Blair Athol and Underdale/Torrensville in that both areas feature long standing industrial development interspersed with residential development. Both areas are facing pressure from encroaching residential development and both have interface issues which are becoming more difficult to resolve as environmental regulations are tightened.

In this context, the Urban Renewal Zone seeks:

Obj 2 The orderly and efficient redevelopment of existing and transitioning industrial activities to land uses that are compatible with residential development and other sensitive uses.

Land uses in the Zone are centred on achieving medium to high density residential development which is integrated with a range of compatible non-residential uses and open space. Accordingly, the following forms of development are envisaged in the Zone:

- affordable housing
- aged persons accommodation
- community centre
- consulting room
- domestic outbuilding
- dwelling(s)
- educational establishment
- entertainment venue (along Prospect Road or in the Mixed Use Transition Policy Area 75)
- institutional facility
- licensed premises (along Prospect Road or in the Mixed Use Transition Policy Area 75)
- nursing home
- office
- pre-school
- primary school
- residential flat building
- retirement village
- shop or group of shops
- supported accommodation
- tourist accommodation.

Importantly, industrial activities, warehouses and stores are not envisaged. However, other forms of non-residential land uses are sought where they are of a small scale that serves the community and are of a nature and scale that is consistent with the character of the locality. For example, shops up to 500m² in floor area are envisaged in the Zone to provide community focus points.



In contrast to the Urban Employment Zone, the Urban Renewal Zone lists 'General Industry' and 'Industry' as non-complying forms of development unless they involve either Light Industry or Service Industry which, by definition, do not detrimentally affect the amenity of the locality. The listing of Industry as non-complying may discourage existing industries in the precinct from redeveloping or expanding.

Importantly, the Urban Renewal Zone also provides a 'Mixed Use Transition Policy Area' which seeks to facilitate a transition from industrial and commercial activities to mixed use development (including residential). This objective is expressed in the following extract from the Desired Character Statement:

The policy area will, through changing land uses and urban renewal, transition to a revitalised modern, urban location providing for a mix of land uses, including complementary small scale retail, community facilities, commercial uses, light industry and generally, medium density housing in appropriate locations.

As existing industrial and commercial activities continue to operate, some under various licencing requirements, opportunities for such activities to transition to new land uses is anticipated, providing for new employment opportunities and mixed use developments.

Residential and other forms of sensitive development will only occur within the policy area as adverse impacts of adjacent industrial and commercial activities are lessened and can meet legislative licencing requirements.

The Urban Renewal Zone contains quite stringent policies in relation to residential development that is proposed to be located near existing industrial activities. In essence, these policies place the onus on the applicant to demonstrate that the site and locality is suitable for the proposed use from an environmental perspective. Typically, this would mean that an applicant would need to engage the services of experts in the fields of site contamination, air quality and noise to undertake the required environmental investigations. These investigations would then need to be assessed by Council during the development assessment process – most likely without the assistance of the EPA.

The following provisions from the Urban Renewal Zone are of particular relevance to the Underdale and Torrensville precinct and would trigger the need to undertake detailed and (potentially) expensive environmental investigations:

PDC 6 Residential development at increased densities (other than non-habitable structures such as garages, carports and the like) including land division for residential purposes, should not occur where the site(s) are located within the evaluation distance of an active licenced activity (under the Environment Protection Act 1993) unless, the following minimum impact requirements are met to mitigate potential risk to human health and the environment:



Type of Impact	Threshold Criteria
Noise	where noise levels measured at the boundary of the development site(s) not exceeding 52dB(A) between 7am and 10pm and 45dB(A) between 10pm and 7am and 60dB(A)Lmax between 10pm and 7am measured and adjusted in accordance with the Environment Protection (Noise) Policy 2007
Odour	where odour measured at the boundary of the development site(s) not exceeding 2OU measured in accordance with the Environment Protection (Air Quality) Policy 2016
Air quality	where air quality at the boundary of the development site(s) not exceeding maximum concentrations specified in Schedule 2 Clause 2 of the Environment Protection (Air Quality) Policy 2016 measured in accordance with that policy

PDC 7 Residential development at increased densities (other than non-habitable structures such as garages, carports and the like) including land division for residential purposes, should not occur where the site(s) are located within required separation or buffer distances, of other licenced activities as required by relevant legislation, to mitigate potential risk to human health.

PDC 9 Development should not occur until it is demonstrated that the land is suitable for its intended use (including where impacts from adjoining contaminated site(s) have been investigated and remediated) in particular where there is;

- (a) a land use change to a sensitive use, and / or*
- (b) land division creating allotments intended for a sensitive use.*

It is noteworthy that PDC 9 indicates that development should not occur until sites have been investigated and remediated. In our experience, some Councils are interpreting provisions such as these as meaning that Development Plan Consent should not be issued until the site has been appropriately remediated which can be a very expensive and lengthy exercise. While this is a matter of interpretation, we note that other assessment options are available such as the use of Reserved Matters which may allow Development Plan Consent to be issued subject to the appropriate remediation of the site prior to the commencement of construction. This provides the applicant with the confidence that the development can proceed once any site contamination issues have been resolved.

The Urban Renewal Zone also contains a number of provisions in relation to the design of new development – particularly residential development. These provisions generally reflect the desire of the Zone to encourage medium to high density development. For example, building heights of 3 storeys are contemplated across the Zone with 4 storeys anticipated adjacent to areas of open space (such as the Torrens Linear Park).

In addition, the Zone provides for relatively small minimum site areas (such as 200m² for detached dwellings) and reduced setbacks. While these policies will result in a more compact residential form than is typically found across West Torrens, they do provide the necessary incentive to facilitate the Council's desired transition from industrial and commercial activities to residential. In other words, it is unlikely that residential development will occur in the precinct unless higher yields can be achieved to offset the potential costs associated with relocation and remediation.



It is also important to note that the introduction of an Urban Renewal Zone in the Underdale and Torrensville precinct will impose additional environmental constraints on the existing industrial and commercial activities (including adjacent industrial activities located in the portion of the Industry which will be retained). This is because the Zone is classed as a 'mixed use' Zone by EPA policy documents which means that businesses will need to satisfy more onerous noise criteria under the Environment Protection (Noise) Policy 2007 (irrespective of their 'existing use rights' under the *Development Act 1993*). In practice, this may mean that some existing operations may need to provide additional noise attenuation measures in order to satisfy their requirements under the Environment Protection (Noise) Policy. The cost of these measures could be substantial and may increase the pressure on existing businesses to either close or relocate.

Based on the above, the Urban Renewal Zone is considered to provide the most appropriate policy framework to achieve the Council's objective of a transition to residential development over time. However, it is important to note that the new Zone will require applicants to demonstrate that all relevant environmental considerations have been addressed prior to achieving consent for their residential development. This is likely to be an expensive process for some sites in the precinct given the history of land uses and proximity to existing 'higher impact' activities.

3.4 Summary

Tables 3.1 and 3.2 on the following page have been prepared to provide a succinct overview or 'snapshot' of the key differences between the three Zones. *Table 3.1* contains the objectives of the various Zones while *Table 3.2* contains the 'envisaged development lists' which seek to guide the types of land uses which may be appropriate within each of the Zones.



Table 3.1 *Zone Comparison – Summary of Objectives*

Industry Zone	Urban Employment Zone	Urban Renewal Zone
1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.	1 A mixed use employment zone that accommodates a range of industrial land uses together with other related employment and business activities that generate wealth and employment for the State.	1 A zone providing for medium to high density residential development comprising a range of dwelling types and forms, integrated with a range of non-residential uses and usable open spaces.
2 Manufacturing activities, within North Plympton and Camden Park, well removed from adjacent residential areas.	2 Local activity centres, which include a range of activities including shops, consulting rooms, personal service establishments, child care and training facilities that provide support services for businesses and an expanding workforce.	2 The orderly and efficient redevelopment of existing and transitioning industrial activities to land uses that are compatible with residential development and other sensitive uses.
	3 Provision for large floor plate enterprises, such as major logistics and manufacturing plants, high technology and/or research and development related uses, located to take advantage of existing and future road and rail infrastructure.	3 Redevelopment and intensification of urban areas to support the effective and economic provision of public infrastructure, community services and sustainable development outcomes.
	4 The effective location and management of activities at the interface of industrial/commercial activity with land uses that are sensitive to these operations.	4 High quality public realm through the design and layout of development to encourage walking and cycling access to, and use of, open space, activity centres, fixed transit and high frequency public transport stops.
	5 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones.	5 The minimisation of environmental impacts upon human health, local amenity and the environment.
	6 Development that promotes business clusters that provide a range of economic and environmental benefits.	



Table 3.2 Zone Comparison – Summary of Envisaged Uses

Industry Zone	Urban Employment Zone	Urban Renewal Zone
<ul style="list-style-type: none"> industry except special industry office petrol filling station public service depot service trade premises shop of 250 square metres or less in gross leasable area store road transport terminal warehouse. 	<ul style="list-style-type: none"> consulting room electricity substation fuel depot indoor recreation centre industry (other than special industry) intermodal rail freight facility (<i>optional</i>) motor repair station office petrol filling station pre-school (<i>optional</i>) prescribed mains public service depot road transport terminal service trade premises service industry shop or group of shops training facility store warehouse. 	<ul style="list-style-type: none"> affordable housing aged persons accommodation community centre consulting room domestic outbuilding dwelling(s) educational establishment entertainment venue (<i>optional</i>) institutional facility licensed premises (<i>optional</i>) nursing home office pre-school primary school residential flat building retirement village shop or group of shops supported accommodation tourist accommodation.

4. Conclusions and Next Steps

4.1 Summary

For some time now, the Council has actively worked towards establishing a Mixed-Use or Residential Zone in Underdale and Torrensville. This policy change is intended to address a range of impacts associated with the existing industrial activities while also providing opportunities for residential development to take advantage of the attractive location near the Torrens Linear Park and proximity to existing facilities and services.

Although Council's objective is commendable, the transition process from Industry to Residential will be quite challenging from a planning perspective. This is especially the case in the absence of any large land parcels owned by the State Government or Council which could act as a catalyst development to 'showcase' new built form in the precinct.

While the introduction of a new planning regime will provide additional investment opportunities, it may not trigger the desired relocation of industrial activities in the short to medium term. Rather, existing businesses are entitled to continue to operate indefinitely (under existing use rights) and may only consider relocating once they decide to expand (which wouldn't be encouraged under the new planning regime) or if an opportunity to relocate presents itself.

However, once an industrial or commercial development makes the decision to relocate, the new zoning will assist this process by increasing the value of the land which may help to offset relocation and remediation costs.

This process is also likely to be hastened by the pressure that industrial activities face when located near to residential development in inner-city locations. Over time, the pressure to relocate may become irresistible as the new zoning regime results in increased land values, allows the encroachment of sensitive land uses and



increases the environmental obligations of industrial development; particularly in terms of the transmission of noise.

4.2 Recommendation

Based on a detailed review of the Urban Employment Zone (as proposed in the Statement of Intent) and the Urban Renewal Zone (which is currently being introduced by the Minister for Planning in Kilburn and Blair Athol), we consider that the Urban Renewal Zone provides the most appropriate policy mechanism to facilitate the Council's desire to achieve a transition from industry to residential development within the precinct over time. However, as mentioned previously, such a transition will be challenging and will place the onus on applicants to demonstrate that their site is suitable for residential development from an environmental perspective.

4.3 Next Steps

In terms of the next steps, once the Council has provided direction in relation to the preferred Zone, the formal DPA will be drafted and additional investigations will be undertaken. The draft DPA will then be presented to the Council for review and, if endorsed, will be made available to the community and Government Agencies for an eight week consultation period. Once the DPA has been amended following the consultation period, it will be presented back to the Council for endorsement and sent to the Minister for Planning for final approval.



Appendix 1. Industry Zone

West Torrens Council
Zone Section
Industry Zone

Industry Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.
- 2 Manufacturing activities, within North Plympton and Camden Park, well removed from adjacent residential areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - industry except special industry
 - office
 - petrol filling station
 - public service depot
 - service trade premises
 - shop of 250 square metres or less in gross leasable area
 - store
 - road transport terminal
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 An office or group of offices should only occur where (a), (b) or (c) is satisfied:
 - (a) it is ancillary to an industrial, storage or related activity
 - (b) it does not exceed 250 square metres in gross leasable area if not ancillary to an industrial, storage or related activity
 - (c) it is located within the **Mixed Use Policy Area 11**.

Form and Character

- 4 Development should be undertaken in accordance with the following Concept Plan Maps:
 - (a) [Concept Plan Map WeTo/15 - Former Apollo Stadium Industry](#)
 - (b) [Concept Plan Map WeTo/16 - North Plympton/Camden Park Industry](#)
 - (c) [Concept Plan Map WeTo/17 - Novar Gardens Industry](#).
- 5 Building set back should be at least 3 metres from the street boundary after road widening, except where a greater street setback distance is otherwise indicated on any of following concept plan maps:
 - (a) [Concept Plan Map WeTo/15 - Former Apollo Stadium Industry](#)
 - (b) [Concept Plan Map WeTo/16 - North Plympton/Camden Park Industry](#)

West Torrens Council
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(c) [Concept Plan Map WeTo/17 - Novar Gardens Industry.](#)

- 6 Buildings should be set back not less than 3 metres from at least one side boundary, except non-residential development near a residential zone should be set back a minimum distance of 3 metres and an additional 0.6 metres for every metre of vertical height of the building or structure above 4 metres.
- 7 No building should exceed 12 metres in overall height.
- 8 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.
- 9 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 10 A minimum of 10 percent of the site should be landscaped.
- 11 A landscaped buffer strip of at least 3 metres in width should be provided along all road frontages and along at least one side boundary, except where the development is adjacent to the boundary of a residential zone, in which case, an intensively landscaped area of at least 3 metres should be provided between the non-residential development and the boundary of the residential zone, with such area containing trees which have the capacity to grow to a height which screens development as viewed from the residential zone.
- 12 Advertisements and advertising hoardings should not include any of the following:
 - (a) flashing or animated signs
 - (b) bunting, streamers, flags, or wind vanes
 - (c) roof-mounted advertisements projected above the roof line
 - (d) parapet mounted advertisements projecting above the top of the parapet.

Land Division

- 13 Land division should create allotments that are of a size and shape suitable for the intended use.

West Torrens Council
Zone Section
Industry Zone
Infrastructure Policy Area 8

Infrastructure Policy Area 8

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Primarily, a policy area for the provision of infrastructure.
- 2 Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area accommodates the wastewater treatment works. This area will be heavily landscaped to screen infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged **specifically** in the policy area:
 - drainage system, including stormwater retention basin
 - electricity substation
 - public service depot
 - recreational facility
 - sewerage infrastructure.
- 2 A recreation facility should not be developed where they are likely to impair the operation of the Glenelg Sewage Treatment Works.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.

West Torrens Council
Zone Section
Industry Zone
Netley Policy Area 9

Netley Policy Area 9

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 An area for retention, improvement and expansion of existing industrial, warehouse, storage and transport related activities with new development primarily for aviation and airport related industrial, warehousing and storage purposes.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area will primarily accommodate industry, warehousing or storage land uses which are airport and aviation related.

Existing industrial, warehouse, storage and transport related activities will be retained, improved and expanded.

All development will be compatible with existing or planned aviation-related activities or facilities within Adelaide International Airport (such as aircraft operations, aircraft maintenance, fuel storage and communications within the airport) and will ensure that the operational integrity of the airport is maintained and enhanced.

Development facing Richmond Road, Marion Road and Watson Avenue will be well landscaped.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development, where related to airport and aviation activities, are envisaged specifically in the policy area:
 - industry
 - store
 - warehouse.
- 2 Non aviation related land uses and expansion thereof, should only occur where development:
 - (a) is well landscaped on sites facing Richmond Road, Marion Road and Watson Avenue
 - (b) of a size and type that will not hinder the development or function of the airport.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Buildings should not exceed 10 metres in height.
- 5 Vehicle access should be provided from Richmond Road, Marion Road and Transport Avenue.
- 6 Development should be undertaken in accordance with [Concept Plan Map WeTo/18 - Netley Industry](#), in terms of vehicle access, building setbacks and landscape buffers.

West Torrens Council
Zone Section
Industry Zone
Mixed Use Policy Area 10

Mixed Use Policy Area 10

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area will accommodate a mix of small-scale commercial, home industry and low impact industrial activities utilising existing small allotments.

Development will avoid or minimise adverse impacts on the amenity of adjoining remnant residential land use, or adjacent residential zones through appropriate design, building setbacks, bulk and scale.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged specifically in the policy area:
 - home based industry
 - light industry
 - office
 - small scale commercial activity.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 A home based industry, being an industry carried out in association with and on the same site as a dwelling, should only occur where:
 - (a) it is on a site containing an existing dwelling, in residential occupation and which will be occupied by the proprietor of the home industry on the site
 - (b) where the residential use component accords with the relevant provisions for residential development
 - (c) no more than two persons, other than persons living on the site, are employed within the industry.

West Torrens Council
Zone Section
Industry Zone

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table WeTo/1 - Conditions for Complying Development](#):

- store
- warehouse.

Non-complying Development

Development (including combinations thereof, or more than one of a particular kind, alterations, extensions and/or additions to existing buildings or structures, building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of development	Exceptions				
Advertisement and/or Advertising hoarding where it is located within the Infrastructure Policy Area 8	<p>Except where:</p> <ul style="list-style-type: none"> (a) it measures 6 metres or less in height (b) the advertisement area satisfies the following criteria: <table> <tr> <th>Advertisement area (square metres)</th><th>Additional area per metre of site frontage with a public road or public thoroughfare (square metres)</th></tr> <tr> <td>2</td><td>0.1</td></tr> </table>	Advertisement area (square metres)	Additional area per metre of site frontage with a public road or public thoroughfare (square metres)	2	0.1
Advertisement area (square metres)	Additional area per metre of site frontage with a public road or public thoroughfare (square metres)				
2	0.1				
Amusement machine centre					
Caravan park where it is located within the Infrastructure Policy Area 8					
Community centre					
Consulting room					
Dairy where it is located within the Infrastructure Policy Area 8					
Demolition of a building identified as a State heritage place					
Dwelling					
Educational establishment	<p>Except where:</p> <ul style="list-style-type: none"> (a) located outside the Infrastructure policy area (b) ancillary to and in association with industrial development (c) located on the same allotment. 				
Hall where it is located within the Infrastructure Policy Area 8					
Horticulture					
Hospital					
Hotel					

West Torrens Council
Zone Section
Industry Zone

Form of development	Exceptions
Indoor recreation centre where it is located within the Infrastructure Policy Area 8	
Intensive animal keeping	
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment Protection Act 1993</i>	
Land division where it is located within the Infrastructure Policy Area 8	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor race track where it is located within the Infrastructure Policy Area 8	
Motor repair station where it is located within the Infrastructure Policy Area 8	
Nursing home	
Office where it exceeds 250 square metres in gross leasable area	Except where it is ancillary to and in association with an industry, warehouse, store, transport distribution or service trade premises, located on the same site.
Petrol filling station where it is located within the Infrastructure Policy Area 8	
Pre-school	
Place of worship	
Residential flat building	
Service trade premises where it is located within the Infrastructure Policy Area 8	
Shop or group of shops	Except where: (a) located outside the Infrastructure Policy Area 8 (b) the gross leasable area is 250 square metres or less.
Showground where it is located within the Infrastructure Policy Area 8	
Special industry where it is located within the Infrastructure Policy Area 8	
Stadium where it is located within the Infrastructure Policy Area 8	
Stock sales yard where it is located within the Infrastructure Policy Area 8	
Stock slaughter works where it is located within the Infrastructure Policy Area 8	
Supported accommodation within the Infrastructure Policy Area 8	

West Torrens Council
Zone Section
Industry Zone

Form of development	Exceptions
Tourist accommodation	
Warehouse where it is located within the Infrastructure Policy Area 8	
Wrecking yard where it is located within the Infrastructure Policy Area 8	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.



Appendix 2. Urban Employment Zone

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Zone Section
Urban Employment Zone

Urban Employment Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

Conversion note: it is envisaged that the Urban Employment Zone may be supported by a Concept Plan that could include:

- [a core industrial area](#)
- [neighbourhood activity centres](#)
- [potential bulky goods areas](#)
- [access arrangements](#)
- [possible areas for workers' accommodation](#)

OBJECTIVES

- 1 A mixed use employment zone that accommodates a range of industrial land uses together with other related employment and business activities that generate wealth and employment for the State.
- 2 Local activity centres, which include a range of activities including shops, consulting rooms, personal service establishments, child care and training facilities that provide support services for businesses and an expanding workforce.
- 3 Provision for large floor plate enterprises, such as major logistics and manufacturing plants, high technology and/or research and development related uses, located to take advantage of existing and future road and rail infrastructure.
- 4 The effective location and management of activities at the interface of industrial/commercial activity with land uses that are sensitive to these operations.
- 5 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones.
- 6 Development that promotes business clusters that provide a range of economic and environmental benefits.
- 7 [\(Conversion note: Optional policy\)](#) Coordinated and integrated development that:
 - (a) incorporates high speed information technology and telecommunications facilities and infrastructure
 - (b) contributes to the improvement of the physical, social and economic conditions of adjoining communities where appropriate.
- 8 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Example (Conversion note: this is an example character statement, it may need to be amended to suit local circumstances. The character statement can be located in the policy area only if this is preferred).

This zone provides for the establishment of business clusters that create opportunities for innovation, start up and the growth of new businesses.

Desirable land uses include a wide range of activities that generate employment, focusing on industry and similar activities, together with offices and industry-related educational establishments. Development should also comprise high technology and/or research and development related uses where it is compatible with adjoining uses.

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The development of local activity centres accommodating local shops (including cafes and restaurants), consulting rooms, service trade premises, child care facilities, recreation facilities and training facilities is encouraged in the zone to support an expanding workforce and provide support services for business. More sensitive land uses such as educational establishments, child care centres and consulting rooms will be located and designed to ensure that higher impact land uses such as general industry do not undermine the successful operation of any land use. Locations of activity centres are shown on [Concept Plan Map\(s\) XX/XX \(insert references\)](#).

Bulky goods outlets are to primarily occur in a bulky goods node or other local activity centres.

Allotments that adjoin the boundary of another zone where more sensitive land uses are anticipated (e.g. residential development), will be large enough to accommodate design features and siting arrangements that limit impact on the adjoining zone.

[Conversion note: include commentary on scenic prominence](#)

Buildings will provide a variation in materials, facade treatments and setbacks rather than appearing as large uniform buildings with blank façades. Outdoor storage areas will also be screened with fencing/structures of varied materials that limit potential for vandalism.

Landscaping will be carefully integrated with built form, ensuring that vegetation is sustainable, drought tolerant, locally indigenous and matched to the scale of development, while also providing a comfortable, pleasant and attractive environment. Car parking areas will include trees to provide shade and enhance visual amenity. The appearance of outdoor storage areas will also be enhanced through landscaping. Landscaping will be carefully designed to minimise opportunity for crime by ensuring passive/active surveillance and minimising places of entrapment.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of stormwater, will be integrated throughout the area at the neighbourhood, street, site and building level. Harvested stormwater will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

[\(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements. This Zone requires the use of a Desired Character Statement to provide detail of the form and style of buildings and spaces between buildings as well as information about how the building should interact with the public realm. Include building setback provisions here. Include information about negative impacts on adjacent zones at the interface.\)](#)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development, or combination thereof, are envisaged in the zone:

- consulting room
- electricity substation
- fuel depot
- indoor recreation centre
- industry (other than special industry)
- [\(Conversion note: Optional policy\)](#) intermodal rail freight facility
- motor repair station
- office
- petrol filling station
- [\(Conversion note: Optional policy\)](#) pre-school
- prescribed mains
- public service depot
- road transport terminal
- service trade premises
- service industry
- shop or group of shops
- training facility

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- store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
 - 3 Development should be in accordance with the relevant [Concept Plan Map\(s\) XX/XX \(insert references\)](#).
 - 4 Development should not impede the operation of established land uses through encroachment, over development of sites or noise/emissions or any other harmful or nuisance-creating impact.
 - 5 Shops or groups of shops (other than bulky good outlets and service trade premises) should serve the local workforce within the zone and have a gross leasable floor area less than:
 - (a) 2500 square metres where located in designated local activity centres shown on [Concept Plan Map\(s\) XX/XX \(insert references\)](#).
 - (b) 250 square metres where outside of designated local activity centres (*Conversion note: Optional policy*) (other than within the Intermodal Policy area, where a minimum of 80 square metres applies).
 - 6 Bulky goods outlets and service trade premises should only be located in the bulky goods node or local activity centres identified on [Concept Plan Map\(s\) XX/XX \(insert references\)](#).
 - 7 Bulky goods outlets and service trade premises should not have any adverse impacts on heavy vehicle access or freight movements.
(Conversion note: additional guidance may be provided on the location of bulky goods outlet and service trade premises to ensure core industrial land is not taken up by such uses).
 - 8 Restaurants and cafes should only be located in bulky goods outlets or service trade premises that are larger than 2000 square metres, and should have a gross leasable area of 150 square metres or less.
 - 9 Short term workers accommodation or other sensitive uses within the zone should be designed and located to ensure the ongoing operation of any existing activity within the zone is not impeded.
 - 10 Dwellings or residential flat buildings should be either:
 - (a) ancillary and in association with industry
 - (b) (*Conversion note: Optional policy*) located in accordance with [Concept Plan Map\(s\) XX/XX \(insert references\)](#) to minimise land use conflicts.
 - 11 (*Conversion note: Optional policy - this policy may be selected where there is an important area of industrial land that should be protected from other land uses*). The Core Industry Area as identified on [Concept Plan Map\(s\) XX/XX \(insert references\)](#) should only be developed for land uses that are ancillary and in association with industry.

Form and Character

- 12 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 13 (*Conversion note: Optional*) Development should be set back at least **X** (*Conversion note: Optional variable*) metres from any road frontage.
- 14 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following parameters:

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Building height (metres)	Minimum setback from the primary road frontage (metres)	Minimum setback from the secondary road frontage (metres)
6 metres (<i>Conversion note: Optional variable</i>)	8 (<i>Conversion note: Optional variable</i>)	3 (<i>Conversion note: Optional variable</i>)
Greater than 6 (<i>Conversion note: Optional variable</i>)	10 (<i>Conversion note: Optional variable</i>)	3 (<i>Conversion note: Optional variable</i>)

- 15 (*Conversion note: optional policy to be selected where there is a residential interface*) Building façades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise or light spillage that would adversely affect the amenity of nearby residents.
- 16 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining allotments not zoned for employment, and should be designed to minimise its effect on the amenity of the locality.
- 17 Development should control noise emissions through the use of attenuation devices and sound proofing, particularly activities requiring extended hours of operation.
- 18 The hours of operation of an activity should not detract from the amenity of any residential area.
- 19 Within 50 metres of a residential zone boundary:
- (a) non-residential development (including loading and unloading activities) should:
 - (i) demonstrate appropriate acoustic performance
 - (ii) ensure that all noise sources including machinery, loading, unloading and other service areas on allotments nearest to the residential boundary are located within the building
 - (b) development should be designed and constructed of a material to ensure noise emissions are minimised within acceptable standards.
- 20 Development should be adaptable to allow for flexibility of use over time and accommodate multiple uses and shared facilities where practical, including training areas and car parking.
- 21 (*Conversion note: Optional policy*) Buildings should not occupy more than 50 percent of the total area of the site upon which they are located, unless it can be demonstrated that stormwater can be harvested, treated, stored and reused on the site of the development to minimise impacts on external stormwater infrastructure.
- 22 For labour intensive industries where car parking demand exceeds the rates in [Table XX/XX – Off Street Vehicle Parking Requirements](#), the total car parking should be provided at a rate of 0.75 spaces by the number of employees.
- 23 For non-labour intensive industries, the rates in [Table XX/XX – Off Street Vehicle Parking Requirements](#) can be varied having regard to the expected maximum staff and visitor levels.

Land Division

- 24 Land division should:
- (a) create allotments that are of a size and shape suitable for the intended use

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- (b) be in accordance with the following parameters (except where intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated):

Parameter	Minimum value
Allotment size	X (Conversion note: <i>Optional variable</i>) square metres
Frontage width to a public road	X (Conversion note: <i>Optional variable</i>) metres

Intermodal Policy Area X

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 An area accommodating marshalling yards, covered outdoor goods handling areas, large-scale warehousing, railway workshop and road transport terminal activities and associated short term workers accommodation where appropriate.
- 2 An area in which commodities are received, stored and dispatched in bulk.
- 3 *(Conversion note: optional)* Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

[Example \(Conversion note: this is an example character statement, it may need to be amended to suit local circumstances\)](#)

Development within this policy area should provide for the efficient use of the land for intermodal rail freight terminal facilities including marshalling yards, railway workshops and locomotive maintenance activities, covered loading and unloading areas and warehousing for the storage and handling of shipping containers and goods.

Intermodal terminals will include administrative offices accessed separately from the transit area to minimise the interface between visitor and office traffic with heavy vehicles. Overnight accommodation, including food preparation facilities to cater for train crews between shifts, is also envisaged.

The policy area will service movement of freight from throughout the State and interstate and will allow operations on a 24 hour, 7 day per week basis.

Agricultural and horticultural uses currently occurring in the policy area will gradually be replaced by the uses envisaged.

The policy area will be developed in a way that minimises potential amenity impacts on sensitive land uses through the use of appropriate setbacks from key road frontages. Warehouses in the policy area will generally be large in scale, with buildings ranging in size from 7000 to 30 000 square metres. Buildings and structures will also be screened from adjoining areas by landscaping using locally indigenous plant species.

(Conversion note: refer to the [Guide to Desired Character Statements](#) for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development, or combination thereof, are envisaged in the policy area:
 - electricity substation
 - fuel depot
 - industry (other than special industry)
 - intermodal rail freight facility
 - prescribed mains
 - railway rolling stock servicing facilities
 - road transport terminal
 - shop
 - training facility
 - temporary/overnight workers accommodation (ancillary to intermodal freight terminal facilities)

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- store
 - warehouse.
- 2 Facilities for the handling, storage and dispatch of commodities in bulk should be sited, designed and operated to minimise risks of contamination to the environment and adverse impacts on nearby sensitive land uses and from surrounding land uses.
 - 3 Shops should have a gross leasable area less than 80 (*Conversion note: Optional variable*) square metres.

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Waterfront Industry Policy Area X

Waterfront Industry Policy Area X

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 An area comprising land for harbour facilities, port related industry, ship building and related support industries.
- 2 Land with direct water frontage developed to accommodate activities which rely upon that water frontage.

DESIRED CHARACTER

(Conversion note: A desired character statement is optional in this Policy Area. Refer to the [Guide to Desired Character Statements](#) for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development, or combination thereof, are envisaged in the policy area:
 - electricity substation
 - fuel depot
 - industry (other than special industry)
 - office
 - petrol filling station
 - prescribed mains
 - road transport terminal
 - shop or group of shops
 - training facility
 - temporary/overnight workers accommodation (ancillary to intermodal freight terminal facilities)
 - store
 - warehouse.
- 2 Development should primarily comprise activities involving or ancillary to ship building, ship lifting/launching facilities, wharfing and berthing structures, and other related technology and support industries.

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PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination, are designated as complying subject to the conditions contained in *Table X/X – Conditions for Complying Development*:

- (a) light industry
- (b) service industry except where located in the **Intermodal Policy Area X**
- (c) service trade premises except where located in the **Intermodal Policy Area X**
- (d) warehouse.

(Conversion notes:

- pursuant to section 35(1a) of the *Development Act 1993*, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) involving any of the following is non-complying:

(Conversion notes:

- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the *South Australian Planning Policy Library Terminology List*)

Form of development	Exceptions
Advertisement or advertising hoarding	Except where the advertisement or advertising hoarding: <ul style="list-style-type: none"> (a) does not move, rotate or incorporate flashing light(s) (b) has no part that projects above the walls or fascia where attached to a building (c) covers less than 10 per cent of the total surface area of a wall oriented to a public road or reserve (d) does not include bunting, streamers, flags or wind vanes
Amusement machine centre	
Bulky goods outlet where located within the Intermodal Policy Area and/or Waterfront Policy Area X (Conversion note: remove irrelevant Policy Area references)	
Caravan or residential park	Except for minor alterations and additions within a caravan park or residential park
Consulting room where located within the Intermodal Policy Area X	
Dwelling	Except for: <ul style="list-style-type: none"> (a) short term accommodation that is ancillary to and in association with industry (b) (Conversion note: Optional policy – to be adopted where existing dwellings are located in the specified

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Form of development	Exceptions
	<p><i>location</i>) alterations and additions to existing dwellings</p> <p>(c) <i>(Conversion note: Optional policy – to be adopted where dwellings could be developed in specified location) where part of a mixed use building in a local activity centre.</i></p>
Horticulture	
Indoor recreation centre where located within the Intermodal Policy Area X	
Intensive animal keeping	
Motel	
Motor repair station <i>(Conversion note: Optional policy - choose if applicable to a particular Policy Area).</i>	
Nursing home	
Office located where located within the Intermodal Policy Area X	<p>Except where:</p> <ul style="list-style-type: none"> (a) ancillary to and in association with a development envisaged in the zone (b) necessary to support the operation of the development (c) located on the same allotment as the development.
Petrol filling station where located within the Intermodal Policy Area X	
Place of worship	
Prescribed mining operations	
Primary school	
Secondary school	
Service industry where located within the Intermodal Policy Area X	
Service trade premises where located within the Intermodal Policy Area X	
Special industry	
Stadium	
Tourist accommodation	

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Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination thereof (except where the development is classified as non-complying), are designated:

Category 1	Category 2
All kinds of development except where the site of the proposed development is located within 60 metres of a Residential Zone or a Mixed Use Zone boundary	Development where the site of the proposed development is located within 60 metres of a Residential Zone or a Mixed Use Zone boundary



Appendix 3. Urban Renewal Zone

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Urban Renewal Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone providing for medium to high density residential development comprising a range of dwelling types and forms, integrated with a range of non-residential uses and usable open spaces.
- 2 The orderly and efficient redevelopment of existing and transitioning industrial activities to land uses that are compatible with residential development and other sensitive uses.
- 3 Redevelopment and intensification of urban areas to support the effective and economic provision of public infrastructure, community services and sustainable development outcomes.
- 4 High quality public realm through the design and layout of development to encourage walking and cycling access to, and use of, open space, activity centres, fixed transit and high frequency public transport stops.
- 5 The minimisation of environmental impacts upon human health, local amenity and the environment.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A vibrant and rejuvenated, medium density neighbourhood, offering diverse residential, affordable housing and mixed use housing choice as well as employment opportunities in close proximity to public transport and services.

Provide opportunities for industries and commercial activities to transition to other uses as well as redevelopment of older housing stock.

A **Mixed Use Transition Policy Area 75** applies to part of the zone, primarily affecting existing industries and commercial activities. This policy area addresses the range of existing uses as well as the longer term opportunity to transition to mixed use development and where environmental impacts and site contamination issues are addressed, the potential for other sensitive forms of development, including residential development.

Development will allow for variety in housing forms and styles. The zone will comprise primarily medium density built forms of up to 3 storeys with an average net residential density of around 30-45 dwellings per hectare. Buildings with a higher, net residential density of around 45-60 dwellings per hectare, including taller buildings up to 4 storeys, will be located within and adjacent to open space and activity centres within the Zone. There are also opportunities for higher residential densities, in the form of mixed use apartments with ground floor retailing and commercial uses, adjacent to Prospect Road and public transport services.

Housing diversity is a priority and a range of affordable (15 per cent) and social housing products will be delivered through land division layout potentially, comprising smaller allotments together with innovative housing design, access and parking arrangements. Larger and/or amalgamated development sites are encouraged to provide for better design outcomes and should be comprehensively planned. Opportunities to consolidate development sites for residential and mixed use development along Churchill Road and Prospect Road is encouraged, including shared access, to facilitate better design outcomes in terms of use and access.

Prospect Road will develop as a pedestrian friendly environment consisting of wide footpaths, colonnades, courtyards, awnings and street furniture. Public and communal spaces will encourage community interaction and no or low fencing on road frontages will promote casual surveillance. Parking areas will be sited behind buildings, where possible, to reinforce the pedestrian feel.

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Non-residential land uses of a small scale that serve the community and are of a nature and scale consistent with the character of the locality will be encouraged. Activity centres in the order of 500 square metres of retail floor space will be located within the zone to provide community focus points. Activity centres should be designed to promote active vibrant areas that promote walkable communities.

There are areas within the zone known to be affected by potentially contaminating activities. Offsite contamination may also exist on adjacent or nearby land, which may impact the use of land within the policy area. The extent of contamination in some areas is unknown. Development of areas affected by site contamination will not proceed unless appropriate investigations and remediation (where required) has been undertaken. This may include in some risk situations, either a Preliminary Site investigation (PSI), Detailed Site Investigation (DSI) or a Site Contamination Audit Report (SCAR) being prepared.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following types of development, or combination thereof, are envisaged in the zone:
 - affordable housing
 - aged persons accommodation
 - community centre
 - consulting room
 - domestic outbuilding
 - dwelling(s)
 - educational establishment
 - entertainment venue (along Prospect Road or in the **Mixed Use Transition Policy Area 75**)
 - institutional facility
 - licensed premises (along Prospect Road or in the **Mixed Use Transition Policy Area 75**)
 - nursing home
 - office
 - pre-school
 - primary school
 - residential flat building
 - retirement village
 - shop or group of shops
 - supported accommodation
 - tourist accommodation.
- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at increased densities.
- 4 Sensitive development, within the evaluation distance of an active *Environment Protection Act 1993* licenced activity should seek to mitigate impacts of noise and air quality including, odour from the licenced activity, through built form, landscaping, design and orientation.
- 5 Non-residential development should mitigate impacts from visual appearance, building bulk and scale, overshadowing, noise, vibration, chemical over-spray, air quality, odour, dust, hours of operation and on-street parking.
- 6 Residential development at increased densities (other than non-habitable structures such as garages, carports and the like) including land division for residential purposes, should not occur where the site(s) are located within the evaluation distance of an active licenced activity (under the *Environment*

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Protection Act 1993) unless, the following minimum impact requirements are met to mitigate potential risk to human health and the environment:

Type of Impact	Threshold Criteria
Noise	where noise levels measured at the boundary of the development site(s) not exceeding 52dB(A) between 7am and 10pm and 45dB(A) between 10pm and 7am and 60dB(A)Lmax between 10pm and 7am measured and adjusted in accordance with the Environment Protection (Noise) Policy 2007
Odour	where odour measured at the boundary of the development site(s) not exceeding 2OU measured in accordance with the Environment Protection (Air Quality) Policy 2016
Air quality	where air quality at the boundary of the development site(s) not exceeding maximum concentrations specified in Schedule 2 Clause 2 of the Environment Protection (Air Quality) Policy 2016 measured in accordance with that policy

- 7 Residential development at increased densities (other than non-habitable structures such as garages, carports and the like) including land division for residential purposes, should not occur where the site(s) are located within required separation or buffer distances, of other licenced activities as required by relevant legislation, to mitigate potential risk to human health.
- 8 Development should ensure appropriate infrastructure is provided to meet the needs of the development (which could include regional solutions) including:
 - (a) stormwater management at pre-development flow rates
 - (b) integrated Water Sensitive Urban Design techniques
 - (c) road design and access points to address localised traffic impacts
 - (d) adequate and accessible public open spaces, walkways and cycling pathways.
- 9 Development should not occur until it is demonstrated that the land is suitable for its intended use (including where impacts from adjoining contaminated site(s) have been investigated and remediated) in particular where there is;
 - (a) a land use change to a sensitive use, and / or
 - (b) land division creating allotments intended for a sensitive use.
- 10 Non-residential development should be located within activity centres or within the Mixed Use Transition Policy Area except where comprising small scale uses that:
 - (a) serve the local community
 - (b) are of a nature and scale consistent with the character of the locality
 - (c) do not compromise the capacity to achieve coordinated activity centre development
 - (d) do not detrimentally impact on the amenity of nearby residents.
- 11 Development listed as non-complying is generally inappropriate.

Form and Character

- 12 The bulk and scale of development should be compatible with adjoining land uses.

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- 13 Development should be up to 3 storeys, except where located adjacent to Prospect Road, Churchill Road and Grand Junction Road, public open space and/or an activity centre, where development may be up to 4 storeys.
- 14 To minimise building mass at the interface of residential development, buildings over 3 storeys should seek to minimise interface impacts by scaling down buildings and articulating building facades to complement adjoining developments.
- 15 Development of multiple dwellings on one site should ensure access to parking and garaging areas from public roads is via a minimum number of common or shared driveways.
- 16 Development of three or more storeys in height should ensure that:
 - (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
 - (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space
 - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 17 Development fronting Grand Junction Road should consist of larger-scale commercial based developments that provide a physical buffer to noise and air emissions from that road and the industrial activities to the north.
- 18 Direct access to Grand Junction Road from individual developments should be minimised to limit impacts on traffic flow.

Dwellings and Residential Flat Buildings

Building to the Side Boundary

- 19 Walls of dwellings and residential flat buildings sited on side boundaries should be in accordance with at least one of the following:
 - (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
 - (b) constructed in accordance with any approved building envelope plan
 - (c) the exposed section of the wall is less than 8 metres in length and 3.5 metres in height.
- 20 Dwellings developed to both side boundaries, except where there is less than 25 square metres of private open space, should provide ground level access to the rear of the site via a carport, garage, access way, service lane or the like.

Setbacks from the Side Boundary

- 21 Walls of dwellings set back from the side boundary should be designed in accordance with the following:

Wall height (measured from natural ground level)	Minimum setback from side boundaries (metres) except if it is a boundary wall
For any portion of the wall less than or equal to 7 metres	0.9

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Wall height (measured from natural ground level)	Minimum setback from side boundaries (metres) except if it is a boundary wall
For any portion of the wall greater than 7 metres	0.9

Front Setbacks

- 22 Dwellings and residential flat buildings (excluding verandas, porticos and the like) should be set back from road frontages in accordance with the following parameters:

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) No minimum setback for Prospect Road
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, the dwelling faces that reserve and vehicle access is provided to the rear of the allotment No minimum where the land is within or directly facing an activity centre 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) No minimum setback for Prospect Road
Minimum setback to a secondary road frontage that is not an arterial road	0.9

Setbacks from Rear Boundaries

- 23 The walls of detached, semi-detached and row dwellings should be set back from rear boundaries, except where the rear boundary adjoins an access way, in accordance with the following parameters:

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

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- 24 Walls of dwellings and residential flat buildings sited on rear boundaries should be in accordance with at least one of the following:
- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
 - (b) constructed in accordance with any approved building envelope plan.
- 25 Walls located on the side boundary should be devoid of windows.
- 26 Carports and garages should not be located in front of the building line of dwelling; and
- (a) should have a maximum opening of 6 metres wide
 - (b) if accessed from a lane, alley or right-of way, the lane should be at least 6.2 metres in width.

Site Area

- 27 A dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Area (square metres)	Minimum frontage (metres)
Detached (except where constructed boundary to boundary)	200 minimum allotment area	8
Semi-detached	150 minimum allotment area	7 or less where a rear secondary road frontage is provided
Row dwelling and detached dwelling constructed boundary to boundary	100 minimum allotment area	No minimum
Group dwellings and / or residential flat building (1 and 2 storey)	80 average site area per dwelling	No minimum

- 28 The minimum site area and setback requirements specified can be reduced where the division is for more than two allotments and accompanied by a building envelope plan detailing building footprints and wall heights that demonstrates that the development contributes to the desired character of the zone and where one of the following applies:
- (a) the allotment(s) is located within 200 metres of a neighbourhood activity centre
 - (b) the development includes 15 per cent affordable housing
 - (c) the allotment(s) is directly adjacent public open space greater than 2000 square metres.

Affordable Housing

- 29 Residential development should include a minimum 15 per cent of dwellings for affordable housing.
- 30 Affordable housing should be distributed throughout the zone to avoid over concentration of similar types of housing in a particular area.

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Activity Centres

- 31 Activity centres and non-residential, commercial type development should be concentrated on main road corridors such as Prospect Road and Churchill Road, along Collector Roads and adjacent to public open space however, small scale commercial uses with low impacts may be provided throughout the residential area.
- 32 Activity centres should:
- (a) maximise their role as a neighbourhood focus by including a range of community facilities
 - (b) be physically connected with surrounding residential areas by:
 - (i) avoiding large expanses of vehicle parking that physically separates the activity centre from surrounding residential areas
 - (ii) including pedestrian and cycle linkages that enable residents to comfortably walk and cycle directly from residential areas to and also within activity centre facilities
 - (c) orient development towards and near to public spaces and street frontages
 - (d) incorporate, where possible, mixed use development along the edges to provide a transition from activity centre uses to residential areas
 - (e) include shelter for pedestrians along public streets and internal access ways
 - (f) ensure building façades create diversity of interest and have the appearance of an aggregation of small buildings
 - (g) ensure roof forms are varied and do not include large expanses of roofline that are visible from the public domain
 - (h) ensure buildings address the street frontage and open spaces with servicing areas generally accessed via rear lanes or internal to the centre and not visible from public streets.
- 33 Development within activity centres should have a zero or minimal setback to the primary road frontage.

Land Division

- 34 Land division should create new allotments that are of a size and configuration to ensure the objectives of the zone can be achieved.
- 35 Land division should result in north-south / east-west grid design to facilitate allotments and dwellings that primarily orientate north-south to maximise passive solar efficiency.
- 36 Land division should result in allotments that allow building orientation that minimises the impact of garages and driveway crossovers on the streetscape and should be designed to provide a maximum number of on street car parks, particularly adjacent to allotments intended to be developed for affordable housing.
- 37 Land division in the zone should only occur where the land is suitable for the intended use having considered access, contamination, noise impacts and air quality (including odour).

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Zone Section
Urban Employment Zone
Mixed Use Transition Policy Area 75

Mixed Use Transition Policy Area 75

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area accommodating a range of business, commercial, warehouse, storage and light industrial land uses that are envisaged to transition in an orderly and efficient manner to compatible mixed use development, including residential development.
- 2 The effective location and management of industrial and commercial activities at the interface of adjacent areas that support residential and other sensitive land uses.
- 3 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly at the interface of residential areas, along arterial roads and the boundaries of adjoining zones.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area will, through changing land uses and urban renewal, transition to a revitalised modern, urban location providing for a mix of land uses, including complementary small scale retail, community facilities, commercial uses, light industry and generally, medium density housing in appropriate locations.

As existing industrial and commercial activities continue to operate, some under various licencing requirements, opportunities for such activities to transition to new land uses is anticipated, providing for new employment opportunities and mixed use developments.

Residential and other forms of sensitive development will only occur within the policy area as adverse impacts of adjacent industrial and commercial activities are lessened and can meet legislative licencing requirements.

Opportunities to capitalise on existing and proposed public transport infrastructure investment along Prospect Road through renewal of existing industrial and underutilised lands is sought, in order to support mixed use and ongoing employment generating activities, in close proximity to new housing.

The policy area will be enhanced through quality development in terms of appearance and design. Redevelopment of existing sites will occur using high quality materials, landscaping and other elements to create a mixed use area. At the residential interface it is desirable through landscaping and the planting of street trees of that complement and enhance the visual impacts of buildings and structures, adding to overall amenity and streetscape quality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following additional types of development, or combination thereof, are envisaged in the policy area:
 - bulky goods
 - light industry
 - motor repair station
 - petrol filling station
 - recycling collection depot
 - service industry
 - service trade premises
 - store
 - warehouse.

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Mixed Use Transition Policy Area 75

- 2 Development should promote the redevelopment and transition of the area towards low and medium density residential development supported by a mix of compatible land uses as set out in the **Urban Renewal Zone**.
- 3 The expansion, alteration or replacement of existing industrial activities that have environmental impacts which currently extend over residential areas should not occur unless the impacts can be significantly reduced and managed in accordance with Environment Protection Act requirements.
- 4 Development, including land division should only occur on land which is suitable for its intended use(s) with respect to site contamination.
- 5 Development and redevelopment of industrial areas should be orderly and efficient and compatible with residential development and other sensitive uses.
- 6 Residential development should only occur where it can be demonstrated that the environmental impacts of nearby industrial land uses can be mitigated to a satisfactory level.
- 7 Development should not be undertaken if it will be prejudicial to the orderly and economic development of future residential or associated land uses within the zone.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 9 Development at the direct interface with residential development should:
 - (a) incorporate a range of operational, physical and/or spatial design techniques to improve the amenity of the area.
 - (b) seek to minimise impacts from visual appearance, building bulk and scale, overshadowing, noise, vibration, chemical over-spray, air quality, odour, dust, hours of operation and on-street parking.
 - (c) incorporate planting of street trees and a landscape buffer to improve amenity through planting of appropriate scale trees.
- 10 Development should through appropriate building design and orientation attempt to mitigate adverse environmental impacts including noise and air quality (including odour) impacts.
- 11 Development generating high levels of heavy vehicle use should direct traffic movements of this nature away from established residential areas.

On Public Consultation from 1 December 2016 to 1 February 2017

Port Adelaide Enfield Council
Zone Section
Urban Renewal Zone

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) for the following is non-complying:

Form of development	Exceptions
Advertisement and / or advertising hoarding	Except where (a) or (b) or (c) are satisfied: (a) it is ancillary to and in association with industrial development (b) it is ancillary to and in association with activity centres and commercial activities (c) it is associated with a shop or group of shops.
Fuel depot	
General industry	
Industry	Except where it involves the following (a) and/or (b): (a) light industry (b) service industry.
Intensive animal keeping	
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment Protection Act 1993</i> .	
Road transport terminal	
Special industry	
Telecommunications facility	Except where located at least 100 metres from: (a) any Historic Conservation Area (b) any Local Heritage Place described in the extent of listing within Table PAdE/8 - Local Heritage Place (c) any State Heritage Place described in the extent of listing within Table PAdE/9 - State Heritage Places or listed within the South Australian Heritage Register.
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development (except where the development is classified as non-complying) are designated:

Category 1	Category 2
Advertisement	All forms of development not listed as category 1

On Public Consultation from 1 December 2016 to 1 February 2017

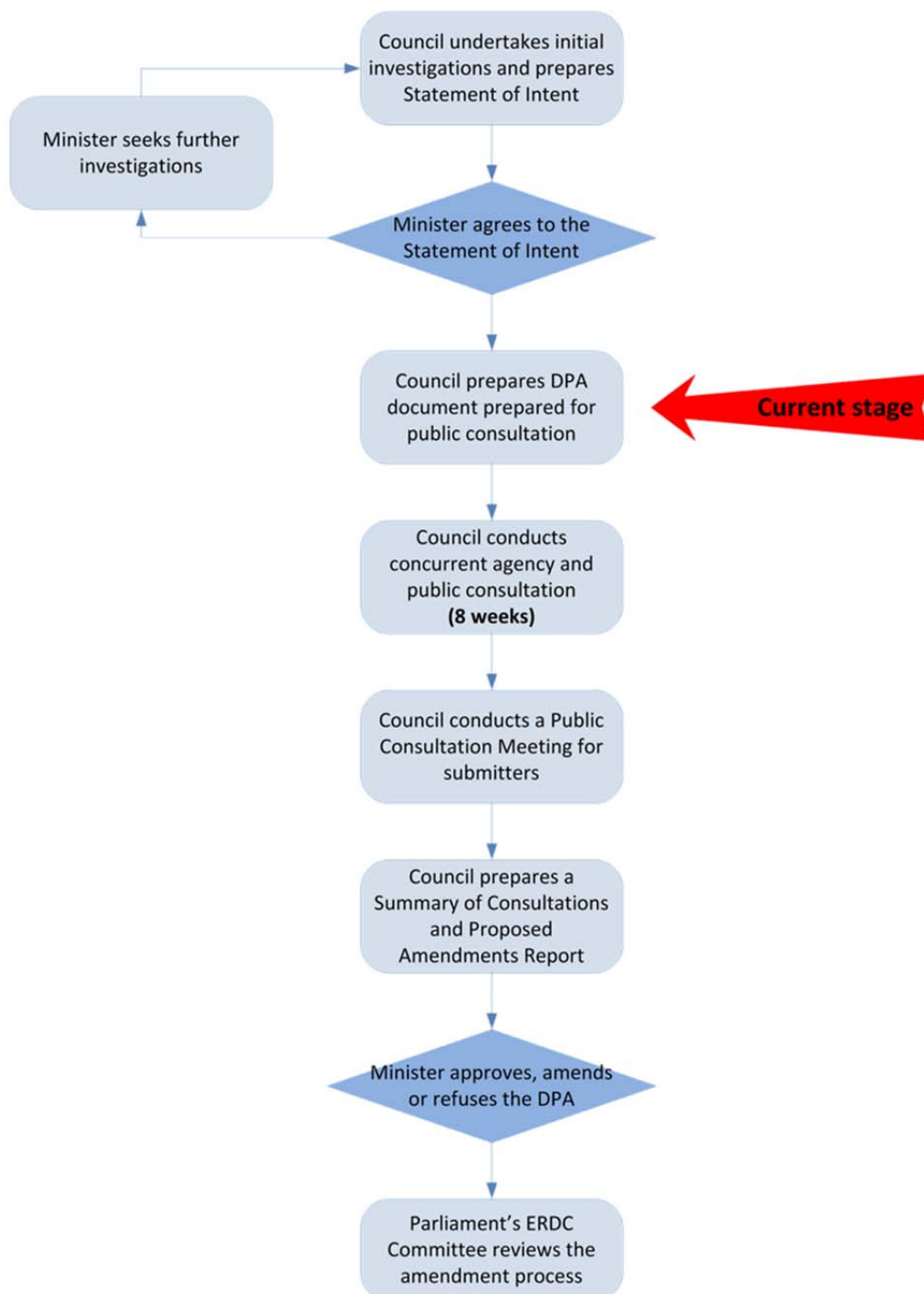
Port Adelaide Enfield Council
Zone Section
Urban Renewal Zone

Category 1	Category 2
Aged persons accommodation	Place of worship
All forms of development that are ancillary and in association with residential development	
Community centre	
Consulting room	
Dwelling	
Educational establishment	
Nursing home	
Office	
Personal services establishment	
Pre-school	
Primary school	
Retirement village	
Residential flat building	
Shop or group of shops where it is located on an arterial road and has a gross leasable floor area of no more than 500 square metres.	
Supported accommodation	

On Public Consultation from 1 December 2016 to 1 February 2017

Statutory Process for the Underdale / Torrensville Urban Employment Zone Development Plan Amendment

under the Development Act 1993



11.2 Aircraft Noise Management in the West Torrens Development Plan

Brief

This report presents two options for Council to amend aircraft noise management policies, either in the West Torrens Development Plan or the Planning and Design Code, following agreement of the Minister for Planning that the current policy requires review.

RECOMMENDATION(S)

The Committee recommends to Council that:

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

Introduction

In June and again in September 2016, the Administration met with Department of Planning, Transport and Infrastructure (DPTI) staff to discuss options to improve the clarity of the aircraft noise provisions and maps in the Development Plan. During these discussions DPTI staff advised it had no immediate plans to undertake a wider review of aircraft noise provisions in Development Plans.

Following these meetings the Administration made recommendations to Council to write to the Minister for Planning regarding the aircraft noise management situation and at its meeting on 18 October 2016 the Council resolved:

1. *Aircraft Noise Discussion Paper prepared by Aecom, attached to this report, be endorsed.*
2. *Minister for Planning be requested to consider amendments to the West Torrens (City) Development Plan and the Minister's Specification SA 78B (Construction requirements for the control of external sound) to improve the clarity of the information relating to aircraft noise management and advise Council on the most appropriate process.*
3. *Information on the management of aircraft noise, in relation to development, including the endorsed Aircraft Noise Discussion Paper, be made publicly available on Council's website, flyers, Talking Points etc.*
4. *The Chief Executive Officer forward the endorsed Aircraft Noise Discussion Paper to Adelaide Airport Limited for inclusion and noting on the agenda for the next Adelaide Airport Consultative Committee meeting scheduled for 18 November 2016.*

In line with Council's resolution, the Administration wrote to the Minister for Planning and sought advice on the most appropriate process to improve the clarity of the information relating to aircraft noise management.

The Council's other resolutions were also actioned via the provision of additional information on aircraft noise at the Civic Centre, Council's website and the next two editions of Talking Points and the Aircraft Noise Discussion Paper was included on the Adelaide Airport Consultative Committee meeting agenda.

On 13 February 2017, correspondence was received from the Minister for Planning in which he expressed agreement for the need to review the current aircraft noise management policy. The letter is attached (**Attachment 1**).

The Minister advised that he would "*consider any sensible option proposed by the Council as part of a Council led Development Plan Amendment*" and advised that the issue could be alternatively addressed through the development of the new Planning and Design Code as part of the implementation of the *Planning, Development and Infrastructure Act 2016* (PDI Act).

The Administration contacted DPTI staff to seek clarification regarding the preference for the DPA or Planning and Design Code options particularly given previous advice by DPTI, on a number of occasions, that it would not contemplate a DPA on the basis that the Planning and Design Code was pending. DPTI staff confirmed that the Planning and Design Code option was their preferred process for resolving the aircraft noise issues for the following reasons:

- the Planning and Design Code process will involve a wider review of the policy approach;
- given statutory timeframes and the experience of other DPAs, even if completed to schedule the DPA would only update the Development Plan about six months before it is replaced by the Planning and Design Code; and
- the Planning and Design Code process would be a more efficient use of DPTI and Council resources.

On 8 March 2017, Department of Planning, Transport and Infrastructure (DPTI) Manager Planning Reform, Anita Allen provided an update at the Adelaide and Parafield Airports Planning Coordination Forum on the consideration of the Adelaide Airport in the Planning Reform and new Planning and Design Code. Ms Allen indicated that relevant councils would be invited to participate in reviewing airport management planning policy approaches with DPTI in the transition from the Development Plan to the Planning and Design Code.

The aircraft noise management provisions in the current West Torrens Council Development Plan are primarily based on two sources:

- Provisions referring to an 'areas affected by aircraft noise' map, which was added to the Development Plan as part of the 2003 Residential DPA and were based on the ANEF 35 contour at the time.
- Provisions referring to the *Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction* (Australian Standard AS2021) which subsequently references the current Australian Noise Exposure Forecast (ANEF). These provisions were added to the Development Plan in 2011 to implement DPTI's South Australian Planning Policy Library policy modules.

Discussion

Option A - Council undertake a Development Plan Amendment

The Minister has invited Council, as one of two of the options he has made available to it, to undertake a Development Plan Amendment (DPA) under the *Development Act 1993*.

If the policy approach proposed by the Council is amenable to the Minister for Planning, a DPA of this scale can take at least 12 months from initiation until final approval by the Minister for Planning. Therefore, the revised Development Plan provisions would not be implemented until 2018.

If the Minister for Planning does not endorse the Council's proposed approach, either at the initial Statement of Intent phase or at the final approval stage, then the change to the Development Plan will not occur.

The Administration has discussed potential options for resolving the existing conflicting information on the 'areas affected by aircraft noise' map with DPTI staff. DPTI staff has advised that removing the conflicting information would not be an appropriate approach and advised that any review of the aircraft noise management provisions should consider the National Airports Safeguarding Framework (which may involve revising the provisions relating to the Australian Standard AS2021).

Given the range of stakeholder interests in this matter, if the aircraft noise management provisions were more comprehensively reviewed through a DPA process, it may take longer than 12 months and may not achieve Council's objectives in undertaking a DPA process to address the issues associated with the current application of the Australian Standard when assessing development applications for properties affected by airport noise.

Option B - Council contribute to the development of the new Planning and Design Code

The Planning and Design Code will be developed by the South Australian Planning Commission (yet to be established) and approved by the Minister for Planning. The Planning and Design Code will replace the current West Torrens Development Plan and be used to guide future development assessment within the Council area.

The Minister for Planning has previously advised the Council that local government will have opportunities to participate in the development of the Planning and Design Code. The transition legislation for the PDI Act requires the Planning and Design Code to replace Development Plans by the end of 2018.

The Minister's letter of 13 February 2017 indicated, as an alternative option to progressing a DPA in relation to aircraft noise, that Council will have the opportunity to contribute to the development of the Planning and Design Code. As previously mentioned, the DPTI Planning Reform Manager has indicated that relevant councils will be invited to participate in the development of parts of the Planning and Design Code.

It is noted that when the Administration approached DPTI in 2016 seeking to resolve the conflicting information in the Development Plan, there was limited interest in undertaking a comprehensive review of aircraft noise matters. However, it now appears that a more comprehensive review of airport planning matters and specifically aircraft noise management will be undertaken through the Planning and Design Code process.

However, DPTI has not yet formally published a program for the development of the Planning and Design Code and Council's role in this process is not confirmed.

Option Analyses

While undertaking a Council-led DPA, the Council would retain control over the policy process, however, the final decision would still rest with the Minister for Planning.

Given the impending replacement of Development Plans by the Planning and Design Code, the Council may instead prepare for the Planning and Design Code policy drafting process rather than initiate a formal DPA process.

The Minister for Planning has not yet confirmed how Council may contribute to the preparation of the Planning and Design Code. There is a risk that due to DPTI's significant time and resource pressures to deliver the Planning and Design Code and the wider Planning Reform, Council engagement may be limited and a policy solution will be rushed through to meet the timeframes.

To counter this risk, it is proposed that the Administration research and report back to the Council on development control policy options for aircraft noise management in preparation for engagement with DPTI on the development of the Planning and Design Code in late 2017.

This would enable the Council to be in a proactive position to negotiate a preferred policy on aircraft noise management in the drafting of the Planning and Design Code.

Preferred Option

The preferred option is for the aircraft noise management provisions to be addressed through the development of the Planning and Design Code. This will allow Council to undertake research and develop a preferred position on aircraft noise management prior to engagement with DPTI on the Planning and Design Code.

This process is expected to be more resource efficient and more likely to improve the clarity of the aircraft noise policy provisions than undertaking Development Plan Amendment investigations and preparing a Statement of Intent that may or may not be approved by the Minister for Planning.

Conclusion

Council has received correspondence from the Minister for Planning agreeing the current aircraft noise management policy in the Development Plan requires review. The Minister suggests Council undertake a DPA or contribute to the development of the new Planning and Design Code.

It is recommended that Council seeks to resolve this issue by preparing for, and participating in, the development of the new Planning and Design Code.

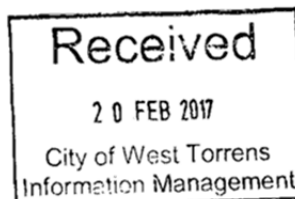
Attachments

- 1. Letter from Minister for Planning Hon. John Rau MP regarding aircraft noise management in areas impacted by the Adelaide Airport**

The Hon John Rau MP

16PLN0983

17 February 2017



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



**Government
of South Australia**

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

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

Attention – Terry Buss, Chief Executive Officer

Dear Mayor 

Aircraft noise management in areas impacted by the Adelaide Airport

I write in response to Mr Terry Buss's letter about current policy in the West Torrens Council Development Plan regarding aircraft noise management adjacent to Adelaide Airport.

I agree that the current policy requires review, and am prepared to consider any sensible option proposed by Council as part of a Council led Development Plan Amendment (DPA) process. However any proposal should acknowledge that the affected residential areas are long standing so there is already a general awareness of airport noise, and therefore any potential measures should be practical, relatively inexpensive, and not affect development potential.

Alternatively the issue could be addressed through the development of the new Planning and Design Code in due course. Council will have the opportunity to contribute to this process.

Should you have any queries please do not hesitate to contact Mr Daniel Clapp from the Department of Planning transport and Infrastructure on 7109 7015.

Yours sincerely



John Rau
Deputy Premier
Minister for Planning

11.3 City Strategy Monthly Activity Report

Brief

This report presents the City Strategy Department Activity Report for the period 22 February to 17 March 2017.

RECOMMENDATION(S)

The Committee recommends to Council that the *City Strategy Activity Report* for the period 22 February to 17 March 2017 be received.

Introduction

A report is presented to each Strategy and Community Committee detailing the status of key projects and activities within the City Strategy Unit since the last meeting of the Committee.

Discussion

Key activities	Update
Environmental Planning	
<i>Western Adelaide Urban Heat Mapping Project</i>	<p>West Torrens is leading a regional project in conjunction with the Cities of Port Adelaide Enfield and Charles Sturt and the Adelaide Mount Lofty Ranges Natural Resources Management Board to undertake urban heat mapping for the Western Adelaide Region.</p> <p>The Administration has been liaising with the consultant to co-ordinate the flyover which could not be undertaken until the right conditions occurred.</p> <p>Although the temperatures required to undertake the flyover were being reached, the high levels of moisture in the air were leading to cloud cover which prevented the flight from proceeding.</p> <p>The flight eventually occurred on 9 February 2016. Taking off at 11am, the plane flew three kilometres above the ground following a North/South flight path comprising 32 parallel lines six hundred metres apart.</p> <p>The project also involved a night time flyover to gain a better understanding of how heat continues to radiate from different built materials and surface areas into the night, increasing the minimum temperatures experienced into the evening.</p> <p>Results of the project are expected to be available by June this year.</p>

<p><i>i-Tree Canopy Mapping and Infill Development</i></p>	<p>The University of South Australia has been engaged to undertake research into the City's tree canopy cover and how it has changed over time (2006 - 2016).</p> <p>UniSA presented some initial research findings to the Administration and it was determined that further work was required to confirm those results by refining the methodology and approach (in consultation with DPTI and other councils), and to explore additional research topics.</p> <p>This includes actions such as:</p> <ul style="list-style-type: none"> • Repeating the iTree canopy exercise to improve the level of accuracy and confidence in the results • Analysing changes in tree numbers over time as well as determine any seasonal variations • Exploring the use of" iTree Street" to better understand the monetary value of trees for council • Exploring the opportunity to focus on infill development areas to see if canopy cover has changed as a result (WTC could possibly work with a student to develop a data layer) • Exploring ways to better align data sets to better reflect private land and public land boundaries <p>The outcomes of research projects will offer insight into the potential impact of future infill development on urban water and tree management.</p> <p>As this will be undertaken as part of the universities post graduate program timelines will be aligned to program schedules. Results should be available by September.</p>
<p><i>Operational Environmental Management Plan</i></p>	<p>The Administration is preparing an Operational Environmental Management Plan for the West Beach Detention Basin, in collaboration with Adelaide Airport's Environment Officer. A draft plan is nearly ready for review by Airport staff.</p> <p>Preparation of the plan involves developing management measures aimed at reducing the risk of operational activities from impacting the environment, particularly the Patawalonga Creek Conservation Zone situated adjacent the site.</p>
<p><i>Rainwater rebate review report</i></p>	<p>Commencing in the second quarter of the 2016/17 financial year, the full budget for the 2016/17 rainwater rebate is virtually expended as at February 2017. This is a reflection of the success of the revised criteria and guidelines.</p> <p>The Administration is currently drafting a rainwater rebate review report and a green initiatives rebate proposal for the April 2017 Council meeting.</p>

Land Use Planning	
<i>Revised Underdale and Torrensville Urban Employment Statement of Intent (SOI)</i>	<p>Ekistics Planning and Design is preparing a review of zone policy options to consider the applicability of the Urban Employment Zone and the newly proposed Urban Renewal Zone for the Underdale and Torrensville study area. At the request of Elected Members, a meeting between Elected Members and Ekistics Planning and Design was held on 1 March 2017.</p> <p>A report outlining the Consultant's findings is planned to be presented to the 21 March 2017 meeting of Council.</p>
<i>Planning Reform and Planning Development and Infrastructure Act 2016</i>	<p>The <i>Statutes Amendment (Planning, Development and Infrastructure) Act 2017</i> was passed by the South Australian Parliament and received assent on 28 February 2017.</p> <p>The legislation provides for the transition from the <i>Development Act 1993</i> to the <i>Planning, Development and Infrastructure Act 2016</i> (PDI Act). The PDI Act will be brought into effect, in stages, and over the next 3 years through a series of Proclamations.</p> <p>The following expected implementation timeframes have been published by DPTI:</p> <ul style="list-style-type: none"> • The State Planning Commission is expected to be established on 1 April 2017 • Statutory Advisory Committees are proposed to be established in April 017 • New Council Development Assessment Panels requirements will be implemented on 1 July 2017 • A draft Community Engagement Charter will be released in early 2017 • State Planning Policies will be completed by the end of the 2017 • The Planning and Design Code will replace Development Plans by late 2018 • Infrastructure Schemes will be piloted in 2017 <p>Further information on the implementation program is expected to be provided by the Department for Planning, Transport and Infrastructure (DPTI) in April 2017.</p>
<i>Aircraft Noise</i>	<p>Correspondence was received from the Minister for Planning on 20 February 2017 in response to the Council's request to resolve the conflicting aircraft noise information in the Development Plan.</p> <p>The Minister for Planning agreed the current policy requires a review and is "prepared to consider any sensible option proposed by Council as part of a Council led Development Plan Amendment (DPA) process". The Minister also suggested the issue could be addressed through the development of the new Planning and Design Code.</p> <p>A report outlining the issue and recommendations will be presented to Council on 21 March 2017.</p>

<i>Inner and Middle Metropolitan Corridor Infill Development Plan Amendment</i>	<p>Correspondence was received from the Minister for Planning on 27 February 2017 advising that the Ministerial Inner and Middle Metropolitan Corridor Infill (IMMCI) Development Plan Amendment initiated by the Minister in 2015 will cease. This DPA had proposed to rezone land along Sir Donald Bradman Drive and Richmond Road to be Urban Corridor Zone.</p> <p>The Minister advised that two new Ministerial DPAs would be introduced:</p> <ul style="list-style-type: none"> • Inner and Middle Metropolitan (Design) DPA will focus on the review of planning policy with an emphasis on improving design and integration of development within the existing Urban Corridor Zones. • Inner and Middle Metropolitan (Sites) DPA will examines the potential to rezone a number of selected strategic sites for inclusion within the Urban Corridor Zones. Within the City of West Torrens, 254-262 Richmond Road, Marleston and 6-10 Railway Terrace, Mile End have been identified for consideration. <p>DPTI will contact the Council in the near future to discuss a process for transition into the Planning and Design Code including the undertaking of strategic planning to identify areas for infill.</p>
Corporate Planning	
<i>Urban Design Framework</i>	<p>The Administration has been collating existing information on Council's public realm to establish a deeper understanding of what is driving and influencing the public realm's form and function and the associated decision making processes involved. This has involved identifying and collating standard specs, treatments and designs etc. that are used by staff and others, as well as staff interviews. This detail will be valuable in informing the future phases of the Urban Design Framework (UDF) project.</p>
<i>Community Plan Review</i>	<p>City Strategy staff attended three events of the Summer Festival to consult on the Towards 2025 Community Plan. Conversations were held with approximately 95 people, providing positive feedback about the City of West Torrens for all generations.</p> <p>A report providing the updated plan as a result of consultation is expected to be presented at the 9 May 2016 meeting of the CPPP.</p>
<i>Service Plan 2016/17 Quarterly Progress Report</i>	<p>The departmental annual service plans second quarter 2016/17 progress report was prepared and a report was presented to the 14 March Corporate Policy, Planning and Performance Committee meeting.</p>

Conclusion

This report details recent activities of the City Strategy department for the period 22 February to 17 March 2017.

Attachments

Nil

11.4 Community Services Monthly Activity Report - March 2017

Brief

This report details the activities within the Community Services Department for the period 6 February 2017 to 6 March 2017.

RECOMMENDATION(S)

The Committee recommends to Council that the Community Services Activity Report - March 2017 be noted.

Introduction

The Community Services Department provides a report to each Strategy and Community Committee meeting detailing the status of key projects and activities.

Discussion

The key projects and activities undertaken by the Community Services department are as follows:

Thebarton Community Centre

During the short month of February Thebarton Community Centre played host to the Summer Festival celebration Fork in the Road, several birthday parties including an elegant 21st birthday extravaganza, multiple quiz night fundraisers, and an upmarket engagement party.

There were a raft of new 'mindfulness' workshops and classes run from the centre by different providers over both week days and weekends as well as the many regular support groups, staff training and team building workshops.

A total of 70 different groups booked at Thebarton Community Centre for February 2017.

Volunteers

The first two day 'Provide First Aid' course for the year was held, 18 volunteer participated. Due to the successful application for volunteer funding, six 'Mental Health First Aid', six 'Provide First Aid', two 'Manual Handling' and 10 'Child Safe Environments' courses will be provided throughout the year for volunteers.

Youth

The youth focus for Term One has been on engagement with community - getting to know the sector and local environment. There has been a strong focus on building relationships with new members of the youth sector through new and existing networks as follows:

- Planning and promotion of After School program - Swim safety
- Logistics and Summer Festival Fork in the road event
- South Australian Youth Safety Strategy workshop
- Youth expo information to promote stall stakeholders opportunities and school participation and attendance
- Thriving communities strategy planning day with Community Centres SA and terms of reference development
- Attended Western Workers with youth network Community meeting
- Participated in Local Government Youth Development Network meeting
- Harmony Picnic attendance with Multicultural Communities Council of South Australia

Celtic Night

A Celtic night was held on 23 February 2017. Members of the Celtic Music Club of South Australia performed classical Celtic music, folk dances and songs with light refreshments served.

The evening was very successful with 150 attendees. The atmosphere of the evening was very welcoming and everyone loved the music. Comments on feedback forms praised the evening, including the following:

"Excellent events. Please keep it going. Love coming here for all your events".

"Wonderful evening. Great entertainment. Keep up the good work. More of the same please".

"Great night of music and dance and a wonderful opportunity to experience a little of another culture".

Library Parenting Kits

The Parenting kit collection has been completely refreshed with 23 new kits available for customers to borrow. Parenting kits contain resources for both adults and children on a range of popular parenting topics including sleeping, breast feeding, toilet training, nutrition, allergies, siblings, resilience etc.

Sewing Studio

Evening group sessions averaged attendances seven, and day group eleven, with fourteen recently attending on a Wednesday. Three members joined the day group and induction and 'sign-up' processes are underway.

Community Gardens and related events

The team is currently planning sessions on:

- Growing and Using Edible Flowers
- Establishing a French Style garden
- Planning for winter or spring gardening

Seeds and seedlings were supplied to existing and new gardeners to kick-start the autumn season and tailored support was provided to gardeners with mobility and/or mental health issues.

Two new families commenced at the Plympton community garden and one couple joined the Clifford Street gardeners. Induction processes have commenced and small get together events are being planned for late March to April to enable new members to meet established gardeners, and plan for the winter and beyond.

Fork by Fork West - Summer Festival

The Children's and Youth team assisted with the organisation, set up, delivery and pack up of the final summer festival evening, Fork by Fork West, and the mobile library also attended with 276 visitors made to the mobile library and 10 new members joined up on the evening.

Library - Children's Services

With the school holidays over, children and families returned with enthusiasm to Baby Time, Toddler Time and Story Time programs.

- Baby Time: 264 children and 267 adults
- Toddler Time: 489 children and 420 adults
- Story Time: 248 children and 179 adults

A total of 1001 children and 866 adults have attended our Children's programs during February.

Of special interest has been the Bilingual Story Time sessions on Fridays with Zhaohong Liang from the Chinese school of music and arts. The aim of bilingual Story Time is to build social cohesion and community harmony, as families build mutual understanding for one another through the enjoyment of songs and nursery rhymes various cultures. So far we have shared songs and nursery rhymes in English, Mandarin, Hindi and Japanese and stories in Mandarin and English. The songs and nursery rhymes are accompanied by Zhaohong on her Chinese harp (see below).



Library closure

The West Torrens Library Service will be closed for Easter from Friday 14 April to Monday 17 April inclusive. Normal service resumes Tuesday 18 April 10am.

Cultural Events coming up in 2017

Harmony Day 2017

Two Cooking Safari events will be held in The Hamra Centre Sunroom on Thursday 23 March:

- 1.30 to 3.30pm - learn to make hummus dip and Ayurvedic detox tea, and
- 6.30pm to 8.30pm - learn to make a chickpea curry and golden latte.

These Indian themed events will be based on using spices in cooking plus recipe swapping and sari wrapping. They have been planned as relaxed, drop in events rather than structured events - bookings are not required.

Movie Nights coming up

Movie nights will continue to be held on Thursday evenings every second month. This is a free event with refreshments, and is held in the West Torrens Auditorium. The upcoming movies are:

"Room" (M)	Thursday 13 April 7pm
"The Girl on the Train" (MA15+)	Thursday 15 June 7pm

Attachments

Nil

12 MEETING CLOSE