

CITY OF WEST TORRENS



Notice of Council & Committee Meetings

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

Council

and

- **Urban Services Prescribed Standing Committee**
- **Governance Prescribed Standing Committee**

of the

CITY OF WEST TORRENS

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

on

**TUESDAY, 4 JULY 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

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 20 June 2017 be confirmed as a true and correct record.

6 MAYORS REPORT

(Preliminary report for the agenda to be distributed Friday 30 June 2017)

In the two weeks since the last Council Meeting of 20 June 2017, functions and meetings involving the Mayor have included:

Wednesday 21 June

2.30pm Returned from the ALGA's National General Assembly in Canberra.

Friday 23 June

2.30pm Attended the City of West Torrens Ageing Expo at the Plympton Community Centre.

Saturday 24 June

2.10pm Hosted guests at the pre-match luncheon and match between West Adelaide vs North Adelaide at City Mazda Stadium. My lunch guest was Ron Nikitin, one of the two community volunteers who have offered to staff the Council room at City Mazda Stadium (Richmond Oval) for the remainder of this Council term. Other guests included Neighborhood Watch volunteers John and Audrey Geddes, Lockleys Seniors President Pam Nayda, near-centenarian resident Reg Henderson, and John Mackereth, aka Johnny Mac, former Sturt player but also songwriter of the North Adelaide Football Club song.

Tuesday 27 June

- 10.00am Attended the Taxi Council of SA Board meeting.
7.30pm Attended the West Torrens Rotary Club handover dinner at Morphetville Junction with Mrs Rosemary Trainer.

Wednesday 28 June

- 11.00am Met with local resident Ekaterine (Kathy) Siannis regarding a development incorporating 240-242 Sir Donald Bradman Drive and 27 Wilson Street Cowandilla.
5.00pm Attended the twice-deferred Australia Day Council of SA Board of Management meeting.

Thursday 29 June

- 10.30am Meeting with CEO Terry Buss and writer Paul Robinson regarding the format of the Annual Report.

In addition, after the compilation of this report on Thursday as part of the Agenda distributed on Friday, I anticipate having attended or participated in the following:

Friday 30 June

- 7.00pm Participating in the 2017 Max and Bette Mendelson Foundation Scholarships presentation evening at the City of West Torrens Civic Centre.

Sunday 2 July

- 12noon Attending with Mrs Rosemary Trainer the pre-match luncheon and game between Norwood and West Adelaide as guests of Mayor Robert Bria of the Norwood, Payneham and St Peters Council.

Tuesday 4 July

- 6.00pm Attending the Council pre-meeting dinner
7.00pm Participating in the Council and Standing Committees Meetings

RECOMMENDATION

That the Mayor's Report be noted.

7 ELECTED MEMBERS REPORTS**8 PETITIONS**

Nil

9 DEPUTATIONS

Nil

10 ADJOURN TO STANDING COMMITTEES**RECOMMENDATION**

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

11 ADOPTION OF STANDING COMMITTEE RECOMMENDATIONS**11.1 Urban Services Committee Meeting****RECOMMENDATION**

That the recommendations of the Urban Services Committee held on 4 July 2017 be adopted.

11.2 Governance Committee Meeting**RECOMMENDATION**

That the recommendations of the Governance Committee held on 4 July 2017 be adopted.

12 ADOPTION OF GENERAL COMMITTEE RECOMMENDATIONS**12.1 Civic Committee Meeting****RECOMMENDATION**

That the Minutes of the Civic Committee held on 27 June 2017 be noted and the recommendations adopted.

13 QUESTIONS WITH NOTICE

Nil

14 QUESTIONS WITHOUT NOTICE**15 MOTIONS WITH NOTICE****15.1 Rate Capping**

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

MOTION

That Council calls on the State Opposition to publicly pledge prior to the 2018 State election:

1. That a future Liberal Government will cap all future increases in State Government taxes, levies, fees and charges (including government business units/enterprises) in line with its capping proposal for Local Government.
2. That any percentage increase in total revenue collected through State Liberal Government taxes, levies, fees and charges (including government business units/enterprises) not exceed the Local Government cap as proposed by the Liberal Party.
3. That a future Liberal Government will not introduce any new taxes, levies, fees and charges on South Australians.
4. That a future Liberal Government will not transfer responsibility of services to Local Government without adequate and mutually agreed additional funding to Local Government.
5. That a future Liberal Government will not amend or introduce legislation that has a negative financial impact on Local Government.

15.2 Level of Infill Development for West Torrens 2016/17

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

MOTION

That Council provide updated information on the level of infill development for West Torrens for 2016/17, including the comparison to previous years, and on the same format that has been previously provided.

16 MOTIONS WITHOUT NOTICE

17 REPORTS OF THE CHIEF EXECUTIVE OFFICER

17.1 Adoption of the Budget and Annual Business Plan and Declaration of the Rates for 2017/18

Brief

This report proposes adoption of the budget and annual business plan, and the long term financial plan, and declaration of the rates for 2017/18.

Council needs to adopt each numbered recommendation in A separately, along with recommendations in B and C separately.

RECOMMENDATION(S)

A. Rates

The following recommendations are made in exercise of powers contained in Chapters 8, 9 and 10 of the *Local Government Act 1999* for the financial year ending on 30th June 2018:

1. Adoption of the Annual Business Plan

Pursuant to and in accordance with Section 123 of the *Local Government Act 1999* and Regulation 6 of the *Local Government (Financial Management) Regulations 2011*, having considered all submissions in accordance with Section 123(6) of the *Local Government Act 1999*, the Annual Business Plan for 2017/18, included as a part of the Budget and Annual Business Plan 2017/18, be adopted.

2. Adoption of the Budget

The budget for 2017/18, included as a part of the Budget and Annual Business Plan 2017/18, and prepared in accordance with Section 123 of the *Local Government Act 1999* and Regulation 7 of the *Local Government (Financial Management) Regulations 2011*, as detailed in the budget papers laid before the Council at this meeting, including:

- the budgeted statement of comprehensive income;
- the budgeted statement of financial position;
- the budgeted statement of cash flows; and
- the budgeted statement of changes in equity;

be adopted.

3. Adoption of the Valuations

Pursuant to Section 167(2)(a) of the *Local Government Act 1999*, the most recent valuations of the Valuer-General available to the Council of the capital value of land within the Council's area, totalling \$xx,xxxx,xxxx,xxx, be adopted for rating purposes.

4. Declaration of General Rates

Having taken into account the general principles of rating in Section 150 and the requirements of Section 153(2) of the *Local Government Act 1999*, the Council determines that:

- (1) Differential general rates be declared pursuant to and in accordance with Sections 153(1)(b) and 156(1)(a) of the *Local Government Act 1999* on the capital value of all rateable land within the Council's area according to the use of the land as per the permissible differentiating factors set out in Regulation 14 of the *Local Government (General) Regulations 2013* as follows:
 - (a) 0.xxxxxx cents in the dollar on rateable land use of the permissible differing category (a);
 - (b) 0.xxxxxx cents in the dollar on any rateable land use of the permissible differing categories (b) to (i) inclusive.
- (2) Pursuant to Section 158(1)(a) of the *Local Government Act 1999*, a minimum amount payable by way of general rates of \$889 is fixed in respect of rateable land within the Council's area.
- (3) Pursuant to Section 153(3) of the *Local Government Act 1999*, there be no fixed maximum increase in the general rate to be charged on a principal place of residence of a principal ratepayer.

5. Declaration of Separate Rate - Regional Natural Resources Management Levy

In accordance with Section 95 of the *Natural Resources Management Act 2004* and Section 154 of the *Local Government Act 1999*, in order to reimburse the Council for an amount of \$1,383,061 contributed to the Adelaide and Mt Lofty Ranges Natural Resource Management Board, a separate rate of 0.00xxxx cents in the dollar be declared on all rateable land in the area of the Council and the Board based on the capital value of that land.

6. Payment of Rates

Pursuant to Section 181(1) and (2) of the *Local Government Act 1999*, all rates are payable in four equal or approximately equal instalments on the day on which each of four instalments falls due as follows:

- (i) 1st September 2017 in respect of the first instalment;
- (ii) 1st December 2017 in respect of the second instalment;
- (iii) 1st March 2018 in respect of the third instalment; and
- (iv) 1st June 2018 in respect of the fourth instalment.

B. Adoption of the Long Term Financial Plan

Pursuant to Section 122(1a)(a) of the *Local Government Act 1999*, the long term financial plan included in the 2017/18 Budget and Annual Business Plan be adopted.

C. Budget Review

The Council be provided with reviews of its budgetary position throughout the year consistent with the requirements of Regulation 9 of the *Local Government (Financial Management) Regulations 2011*, including a framework for development of the 2018/19 budget.

Introduction

This report proposes adoption of the budget and annual business plan, along with the long term financial plan which forms a part of the budget, and declaration of the rates for 2017/18.

Discussion

The recommended budget and annual business plan for 2017/18 is substantially the same as the draft previously tabled, except for the following changes:

- March 2017 Budget Review changes adopted by Council on 16 May 2017, including estimates for 2016/17, have been incorporated;
- Changes to capital programs carried at the Special Finance and Regulatory Committee meeting have been incorporated;
- Estimates for the Brown Hill Keswick Creek project were adjusted in the long term financial plan;
- A number of other relatively minor changes have been made.

A number of other adjustments, including changes associated with the timing of Commonwealth grants, will be made in the September 2017 budget review.

The budget proposed for adoption is based on the following:

- An average rate increase of 2.2 per cent for both residential and non-residential ratepayers;
- The minimum rate being increased by 2.2 per cent to \$889; and
- The generation of rate income of \$49,550,000.

Recommendations for adoption have been reviewed by Kelledy Jones Lawyers.

Final rate model details upon which Council's rate declaration is based will be tabled on Tuesday evening (those shown xxxx in the recommendation).

A copy of the recommended budget is included with the agenda under separate cover.

Conclusion

This report proposes adoption of the budget and annual business plan, and the long term financial plan, and declaration of the rates for 2017/18.

Attachments

1. **2017/18 Recommended Budget and Annual Business Plan (under separate cover)**

17.2 Ombudsman Investigation Final Report - Cr Vlahos

Brief

This report presents the final report of the South Australian Ombudsman's investigation into the conduct of Cr Vlahos at the 5 April 2016 meeting of Council.

RECOMMENDATION(S)

It is recommended to Council that:

1. In accordance with Clause 3 of the *Council Members Code of Conduct*, it receives the South Australian Ombudsman's final report, including his findings and recommendation, following his investigation into 'Whether Cr Vlahos committed misconduct in public administration in relation to his conduct at the council meeting on 5 April 2016'.
2. In accordance with the recommendation of the SA Ombudsman, made pursuant to section 263B(1)(b) of the *Local Government Act, 1999*, Council requires Cr Vlahos to issue an apology to Council for his error by close of business on Monday 14 August 2017 in order for the required report back to the SA Ombudsman to be made by 23 August 2017.
3. Council authorises the Chief Executive Officer to provide a report to the South Australian Ombudsman by 23 August 2017 on what steps have been taken to give effect to the recommendation contained in his report at **Attachment 1**, including:
 - (a) Details of the actions that have been commenced or completed;
 - (b) Relevant dates of the actions taken to implement the recommendation; and
 - (c) In the event no action is taken, reason(s) for this inaction.

Introduction

Section 18(5) of the *Ombudsman Act 1972*¹ provides that following an investigation, the SA Ombudsman (Ombudsman) must report any evidence of a breach of duty or misconduct by an Elected Member(s), officer(s) or employee(s) of a particular council to the Principal Officer of a council regardless of whether the Principal Officer is aware of an investigation or not. For the purposes of the *Ombudsman Act 1972*, contrary to some other Acts, the Principal Officer is defined as the Principal Member² i.e. the Mayor.

Accordingly, on 22 June 2017, the Mayor received a final report (Report) from the Ombudsman resulting from his investigation into '*Whether Cr George Vlahos committed misconduct in public administration in relation to his conduct at the 5 April 2017 meeting of Council*'.

The particular details of this conduct as well as the Ombudsman's findings and recommendation are articulated within that Report (**Attachment 1**).

Discussion

Clause 3 of the Council Members Code of Conduct (Code)³: provides that:

1. A report from the Ombudsman that finds an Elected Member has breached Part 3 - Misconduct of the Code is required to be presented to a public meeting of Council within two ordinary meetings of Council following its receipt; and
2. Council must pass resolutions that give effect to any recommendation(s) received from the Ombudsman.

Consequently, in satisfying the first provision, the Report is presented to Council for its consideration and action.

The Report states that the Ombudsman has found that Cr Vlahos:

- Breached clause 3.13 of the *Code of Conduct for Elected Members*⁴ and therefore committed misconduct in public administration within the meaning of section 5(3) of the *ICAC Act 2012*⁵;
- Acted in a way that appears to have been contrary to law for the purposes of section 25(1)(a)⁶ of the Ombudsman Act.

Subsequently, pursuant to 263(B)(1)(b)⁷ of the *Local Government Act 1999*, the Ombudsman recommends *'that the council require Cr Vlahos to issue an apology to the council for his error'*.

Consequently, Council is now obliged to require Cr Vlahos to issue an apology for his error to give effect to the Ombudsman's recommendation and satisfy the second provision.

The annotations associated with references to sections/clause within specified legislation in this report are attached (**Attachment 2**).

Conclusion

This report presents the final report from the SA Ombudsman resulting from his investigation into *'Whether Cr Vlahos committed misconduct in public administration in relation to his conduct at the council meeting on 5 April 2016'*.

Attachments

1. **Final Report of the SA Ombudsman - Cr G Vlahos**
2. **Annotations - Legislative References**



Full investigation - *Ombudsman Act 1972*

Public Authority	City of West Torrens
Public Officer	Cr George Vlahos
Ombudsman reference	2016/04845
ICAC reference	2016/000412
Date of report	29 May 2017

CORRIGENDUM

Paragraph 5

For the existing text *substitute*

Present at the meeting were fourteen elected members, with the presiding member being the Acting Mayor Kym McKay. Mayor Trainer was an apology.

Page 2, final paragraph *substitute*

- the motion to adopt the minutes for the 5 April 2016 council meeting was carried at the 19 April 2016 council meeting.

Wayne Lines
SA OMBUDSMAN

21 June 2017



FINAL REPORT

Full investigation - *Ombudsman Act 1972*

Public Authority	City of West Torrens (the council)
Public Officer	Cr George Vlahos
Ombudsman reference	2016/04845
ICAC reference	2016/000412
Date of referral	7 June 2016
Issue	Whether Cr Vlahos committed misconduct in public administration in relation to his conduct at the council meeting on 5 April 2016

Jurisdiction

This matter was referred to the Ombudsman by the Commissioner pursuant to section 24(2)(a) of the *Independent Commissioner Against Corruption Act 2012* (the ICAC Act), as raising a potential issue of misconduct in public administration within the meaning of that Act (the referral).

The referral arose out of two reports to the Office for Public Integrity (OPI). The reporters wish to remain anonymous. I shall refer to them as first reporter and second reporter.

The referral gives rise to one issue.

This issue concerns an alleged breach by Cr Vlahos of clause 3.13 of Part 3 of the Code of Conduct for Council Members (the Code). Failure by a council member to comply with Part 3 of the Code constitutes misconduct. As the Code does not provide that a contravention of Part 3 constitutes grounds for disciplinary action, I have considered these matters under section 5(3)(b) of the ICAC Act which provides that other misconduct by a public officer while acting in his or her capacity as a public officer amounts to misconduct in public administration.

Investigation

My investigation has involved:

- assessing the information provided by the reporters
- seeking and receiving two written responses from Cr Vlahos
- speaking with the first reporter and the second reporter
- considering:
 - the ICAC Act, the Ombudsman Act and the Local Government Act
 - the Code
- providing the reporters and Cr Vlahos with my provisional report for comment, and considering their responses
- preparing this report.

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Standard of proof

The standard of proof I have applied in my investigation and report is on the balance of probabilities. However, in determining whether that standard has been met, in accordance with the High Court's decision in *Briginshaw v Briginshaw* (1938) 60 CLR 336, I have considered the nature of the assertions made and the consequences if they were to be upheld. That decision recognises that greater care is needed in considering the evidence in some cases.¹ It is best summed up in the decision as follows:

The seriousness of an allegation made, the inherent unlikelihood of an occurrence of a given description, or the gravity of the consequences flowing from a particular finding, are considerations which must affect the answer to the question whether the issue has been proved ...²

Response to my provisional report

In response to my provisional report Cr Vlahos requested a copy of the council's audio recording of the council meeting on 5 April 2016. Once provided, Cr Vlahos responded on 17 May 2017 and made the following submissions:

- the audio confirms that Cr Vlahos declared a conflict of interest in part 4 disclosure statements but he disputed that he declared a material conflict of interest
- the minutes do not accurately reflect the audio in this regard as it described his interest as 'material' when he did not consider that he had a material conflict interest or declare it as such
- he did not consider that he had a material conflict of interest because he did not consider attendance at the conference was a benefit because it was held in Adelaide and his own transportation had to be arranged
- he did not know he was going to be nominated until item 17.3 was discussed and because the wording of the motion stated 'subject to their confirmation....' he considered that he could withdraw from attending the conference should he not be able to obtain leave from work
- he queried why the reporters made the complaint about his spouse attending the conference dinner even though both reporters acknowledged that he usually attends conferences on his own
- he considered that he should have left the chamber, even though he did not vote on item 17.3.

I have considered Cr Vlahos's response and my view is that:

- the audio is inaudible during the part 4 disclosure statement where it can be heard that Cr Vlahos stated 'item 17.3 AMAC' but then there is further comment that is inaudible and, since every other member was asked what type of interest they have, I cannot be satisfied whether Cr Vlahos identified his interest as material or not
- Cr Vlahos had a material conflict of interest because he stood to gain a benefit that would not be enjoyed in common with all or a substantial proportion of the ratepayers, electors or residents of the council area
- Cr Vlahos therefore should have left the chamber at item 17.3
- if Cr Vlahos considered that the minutes were not reflective of the audio, he could have raised that issue with the council at the following council meeting when the council voted on adopting the previous minutes
- the motion to adopt the minutes for the 5 April 2016 council meeting was carried at the 19 April 2016 council meeting.

¹ This decision was applied more recently in *Neat Holdings Pty Ltd v Karajan Holdings Pty Ltd* (1992) 110 ALR 449 at pp449-450, per Mason CJ, Brennan, Deane and Gaudron JJ.

² *Briginshaw v Briginshaw* at pp361-362, per Dixon J.

Whilst I accept that Cr Vlahos provided a balanced response in his submissions which, it appears, come from a genuine belief that he did not have a material interest, it does not alter my view that he should not have remained in the chamber once he was nominated to attend the conference at item 17.3.

The first and second reporter pointed out a typographical error in the Recommendation section of my provisional report, which has been amended. No further submission was made by the reporters in relation to the content of the provisional report.

Background

1. Cr George Vlahos has been an elected member of the City of West Torrens (**the council**) since 2000.
2. The council held a meeting on 5 April 2016 (**the meeting**) where it considered who would attend the Australian Mayoral Aviation Council (**AMAC**) Conference which took place at Adelaide from 4 to 6 May 2016. The Agenda Report for the council meeting included AMAC Conference agenda papers, and, on page 20 the following information:

The 2016 proxy to Mayor Trainer on the Australian Mayoral Aviation Council is Cr Palmer.

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

3. The minutes of the meeting record at item 4 'disclosure statements':

4.DISCLOSURE STATEMENTS

The following disclosures of interest were made:

Item	Type of Conflict	Elected Member
Council Item 17.3 -Australian Mayoral Aviation Council Conference 2016 - Adelaide	Material	Cr Mangos
...		
Council Item 17.3 -Australian Mayoral Aviation Council Conference 2016 - Adelaide	Material	Cr Palmer
...		
Council Item 17.3 -Australian Mayoral Aviation Council Conference 2016 - Adelaide	Material	Cr Vlahos

4. At item 17.3 the minutes record:

17.3 Australian Mayoral Aviation Council Conference 2016 - Adelaide

8.10pm *Cr Palmer declared a material conflict of interest as he wished to attend the AMAC Conference and left the meeting for the discussion and vote on the item*

8:10pm *Cr Mangos declared a material conflict of interest as he wished to attend the AMAC Conference and left the meeting for the discussion and vote on the item.*

The Australian Mayoral Aviation Council (AMAC) will hold its Annual Conference at the Stamford Plaza, Adelaide from 4 to 6 May 2016 (inclusive).

RECOMMENDATION(S)

1. Subject to their confirmation, Council approves the attendance of Mayor Trainer and Cr/s.....at the Annual AMAC Conference at the Stamford Plaza, Adelaide from 4 to 6 May 2016
2. Expenses to 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.

COUNCIL DECISION

MOVED Cr Haese SECONDED Cr Tsiaparis that:

1. Subject to their confirmation, Council approves the attendance of Mayor Trainer and Crs Palmer, Mangos and Vlahos at the Annual AMAC Conference at the Stamford Plaza, Adelaide from 4 to 6 May 2016.
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.

CARRIED

8.11pm Cr Mangos returned to the meeting

8.11pm Cr Palmer returned to the meeting.

5. Present at the meeting were fourteen elected members, with the presiding member being the Acting Mayor Kym McKay. Mayor Trainer was an apology.
6. The referral alleges that Cr Vlahos:
 - considered and voted for himself to attend the AMAC Conference
 - had attended two training sessions on conflict of interest³ and was reminded of the conflict of interest provisions of the Local Government Act at the meeting on 5 April 2016.
7. The referral further alleged that the council considered whether Cr Vlahos's spouse/partner was eligible to attend the AMAC Conference.
8. On 22 June 2016 I informed Cr Vlahos of the referral as follows:

It is alleged that you had a material interest in item 17.3 as per section 73(1)(a) of the *Local Government Act 1999* (SA), and that you also had a material interest as per section 73(1)(b) of the Local Government Act because your spouse/partner would receive the benefit of incidental meals at the conference. It is alleged that you did not deal with your material conflict of interest in accordance with section 74(1) of the Local Government Act, which requires the member to inform the meeting of the interest and leave the meeting room. The allegation notes that Crs Garth Palmer and Arthur Mangos each declared a material interest at item 4, and 17.3 and left the chamber whilst the council debated and voted on the motion.
9. On 12 July 2016 I received a reply from Cr Vlahos. Cr Vlahos stated:
 - he did not believe that he had a material conflict of interest
 - he cannot recall declaring a material conflict of interest at item 4 and did so because he 'may have been confused'

³ On 4 February 2016 provided by Michael Kelledy on the topic 'Local Government (Accountability and Governance) Amendment Bill 2015, and 17 March 2016 provided by Michael Kelledy and Tracey Riddle 'Conflict of Interest and Informal Gatherings Training'.

- at the time of the discussion he had not considered whether he wanted or was able to attend the AMAC Conference as he works full-time
 - he did not consider that he had a material conflict of interest pursuant to section 73(1)(b) of the Local Government Act because he did not have a spouse/partner
 - he had not discussed nor thought about whether he wanted or was able to attend the AMAC Conference so remained in the chamber
 - he did not know why Cr Haese nominated him to attend the AMAC Conference other than an assumption that he may want to go given his attendance at previous meetings; there was no prior discussion with Cr Haese about Cr Vlahos' attendance
 - he chose not to vote on the item once he was nominated by Cr Haese because he did not have time to consider whether he had a conflict of interest
 - he knew the new provisions of the Local Government Act were in place, including new conflict of interest provisions
 - the discussion and resolution took one minute
 - he is a Hilton ward representative of the council. The boundary of the Hilton ward is the Adelaide Airport. The Hilton ward is impacted by the activities of the airport mainly due to the flight path being over the Hilton ward
 - he attended the AMAC Conference on Thursday 5 May 2016 using an annual leave day, and attended the morning session on Friday 6 May 2016. He did not attend on Wednesday 4 May 2016 as it included an airport tour and he had previously toured the airport
 - he did not bring his spouse/partner as he did not have one at the time
 - he did not consider that he received a benefit. Other than the conference registration no other expenses were incurred by the council - he travelled to and from the conference using his own transportation. The conference dinner was a buffet meal in the hotel, he did not consider this a benefit given that he had to give up his day to attend the conference
 - he accepted that he should have given more consideration prior to the council meeting as to whether he wanted to attend the conference
 - he recalled attending the training of the various types of conflicts of interest but did not recall what to do in the situation where the discussion in the council meeting had already commenced
 - in retrospect he may have breached the new conflict of interest provisions and should have declared an interest at item 17.3 but 'time was short in which to make the decision and to avoid any doubt I did not participate in the vote'⁴
 - if he did breach the conflict of interest provisions of the Local Government Act it was unintentional.
10. On 30 November 2016 my Officer spoke with Cr Rosalie Haese. Cr Haese stated that:
- she cannot recall whether she nominated Cr Vlahos to attend the AMAC Conference or not
 - if she did nominate him she cannot recall whether she spoke with him prior to the meeting
 - she recalled that at the commencement of each term all elected members state which conferences they would be interested in attending and it may have been that Cr Vlahos expressed an interest in the AMAC Conference, and that is why Cr Haese may have nominated Cr Vlahos
 - in relation to nominations of elected members for conferences, it is up to the elected member to choose whether to discuss their nomination with that member prior to the council meeting

⁴ Letter to the Ombudsman from Cr Vlahos, 12 July 2016, page 3.

- the Hilton ward borders the eastern side of Adelaide airport so this also could be why Cr Haese thought that Cr Vlahos would be interested in the AMAC Conference
 - she does not know if he voted on item 17.3 because her seating at council meetings means her view of Cr Vlahos is obscured
 - it is her view that if a member does not leave the chamber during a discussion they would have voted on the item
 - she did not know whether Cr Vlahos attended the AMAC Conference
 - she did not know whether Cr Vlahos had a spouse/partner in April 2016 as she does not know Cr Vlahos personally.
11. On 30 November 2016 my Officer spoke with the first reporter, who stated that:
- there is audio of the meeting but it is inaudible at item 17.3 and therefore does not add anything to the investigation
 - there is a legal obligation to vote if you remain in the chamber in accordance with the *Local Government (Procedures at Meetings) Regulations 2013*
 - a conference is considered a benefit and this has been confirmed by legal advice sought by the council which has been summarized and provided to all elected members
 - it is difficult to prove if Cr Vlahos voted or not as no records are kept on voting patterns, only if a division is called
 - if he did not want to accept the nomination from Cr Haese to attend, Cr Vlahos should have spoken up when asked as to whether he did not want to accept the nomination
 - it is possible that Cr Vlahos did not know he was being nominated but only until the point of the motion at item 17.3
 - there was at least an hour between item 4 and item 17.3 so he had time to consider between when he declared an interest initially, and when item 17.3 came up for debate
 - it was noticeable to all in the chamber that Cr Vlahos should have left the chamber with Crs Palmer and Mangos
 - all elected members have reminders about material conflicts of interest on their desks in the chamber room
 - Cr Vlahos is not married and usually attends conference alone.
12. On 30 November 2016 my Officer spoke with the second reporter, who stated that:
- they could not recall whether Cr Vlahos voted in respect of item 17.3 except that normal protocol is to declare your interest and then leave the chamber
 - Cr Vlahos participated in the process by staying in the chamber and hearing the debate
 - Cr Vlahos does not have a partner or spouse
 - Cr Vlahos usually attends conferences alone
 - the council incurred registration fees which covered meals of \$1,694 and that there was no accommodation or travel costs paid as the AMAC Conference in Adelaide
 - no costs were paid to Cr Vlahos in respect of a spouse/partner which suggested that he did not have a partner attend.
13. The first and second reporter have provided some additional material as follows:
- an email reply from Cr Vlahos to Executive Assistant Megan Rex on 13 April 2016 in relation to registration for the AMAC Conference stating 'please register me, dinner yes, no partner'
 - a copy of the tax invoice provided by AMAC to the council dated 13 April 2016 with amounts of \$1,540 attendance fees for Mayor Trainer, Crs Mangos,

Palmer and Vlahos and \$175 additional conference dinner tickets for Mrs C Mangos and Mrs C Palmer only

- a copy of the audio file of the meeting.

Relevant law

14. Section 5(3) of the ICAC Act provides:

(3) *Misconduct in public administration* means—

- (a) contravention of a code of conduct by a public officer while acting in his or her capacity as a public officer that constitutes a ground for disciplinary action against the officer; or
- (b) other misconduct of a public officer while acting in his or her capacity as a public officer.

15. Section 63 of the Local Government Act provides:

63-Code of conduct for members

- (1) The Governor may, by regulation, prescribe a code of conduct to be observed by the members of all councils.
- (2) Council members must observe the code of conduct.

16. Section 73(1) of the Local Government Act provides:

73-Material conflicts of interest

- (1) Subject to this section, for the purposes of this Subdivision, a member of a council has a *material conflict of interest* in a matter to be discussed at a meeting of the council if any of the following persons would gain a benefit, or suffer a loss, (whether directly or indirectly and whether of a personal or pecuniary nature) depending on the outcome of the consideration of the matter at the meeting:
 - (a) the member
 - (b) a relative of the member
 - (c) a body corporate of which the member is a director or a member of the governing body;
 - (d) a proprietary company in which the member is a shareholder
 - (e) a beneficiary under a trust or an object of a discretionary trust of which the member is a trustee
 - (f) a partner of the member
 - (g) the employer or an employee of the member
 - (h) a person from whom the member has received or might reasonably be expected to receive a fee, commission or other reward for providing professional or other services;
 - (i) a person of a prescribed class.

(2)-(4) ...

74-Dealing with material conflicts of interest

- (1) If a member of a council has a material conflict of interest in a matter to be discussed at a meeting of the council, the member must -
 - (a) inform the meeting of the member's material conflict of interest in the matter; and
 - (b) leave the meeting room (including any area set aside for the public) such that the member cannot view or hear any discussion or voting at the meeting, and stay out of the meeting room while the matter is being discussed and voted on.

Maximum penalty:

- (a) if the member votes on the matter with an intention to gain a benefit, or avoid a loss, for the member or another person-\$15,000 or 4 years imprisonment; or
 - (b) in any other case-\$5,000
- (2) However, a member of the council does not contravene subsection (1) by taking part in the meeting, or being in the chamber where the meeting is being conducted, if the member-
 - (a) has been granted an approval under subsection (3); and
 - (b) is complying with the conditions of the approval.

(3)-(6) ...

17. The Code provides:

- 3.13 Council members must be committed to making decisions without bias and in the best interests of the whole community and comply with the relevant conflict of interest provisions of the Local Government Act 1999

Whether Cr Vlahos committed misconduct in public administration in relation to his conduct at the council meeting on 5 April 2016

Whether Cr Vlahos had an interest and if so, whether he declared it

18. The referral alleged that Cr Vlahos should have declared a material conflict of interest at the council meeting on two bases:
 - his interest in attending the AMAC conference pursuant to section 73(1)(a) of the Local Government Act; and
 - the attendance of the elected member's relative (which includes a spouse/partner) pursuant to section 73(1)(b) of the Local Government Act.
19. Cr Vlahos informed my Office that in his view he did not have a material conflict of interest because he did not gain a benefit from attending the AMAC Conference, nor did he have a spouse/ partner and therefore a benefit could not be gained for them.
20. Despite this assertion Cr Vlahos declared a conflict of interest in item 17.3 (attending the AMAC Conference) at item 4 (disclosure statements) of the meeting. However when item 17.3 was discussed he did not declare any interest nor leave the chamber. Cr Vlahos informed my investigation that prior to the commencement of the council meeting he had not determined whether he was able or wanted to attend the AMAC Conference and could not have been aware if he had an interest or not. This was

contradicted by his declaration at item 4.⁵ In addition the agenda papers for the council meeting on 5 April 2016 (as excerpted above) also provided information in relation to the AMAC Conference so Cr Vlahos ought to have been aware that it was going to be discussed and to give thought as to whether he wanted or ought to have attended.

21. In relation to whether Cr Vlahos had a material conflict of interest in item 17.3 because his spouse/partner would benefit from attendance at the AMAC conference, the first and second reporters have confirmed Cr Vlahos's assertion that at that time he did not have a partner or spouse and attended the conference alone. No additional conference dinner tickets were paid to Cr Vlahos by the council for a spouse/partner to attend. I am therefore satisfied that he did not have a material conflict of interest in relation to motion number 3 regarding the attendance of a spouse or partner pursuant to section 73(1)(b) of the Local Government Act.
22. I consider, however, that Cr Vlahos had a material conflict of interest in item 17.3 as set out in section 73(1)(a) of the Local Government Act because he stood to gain the benefit of attendance at the AMAC Conference over and above all other elected members.

Whether Cr Vlahos dealt with his interest in a way that complied with the Act

23. Section 74(1) of the Local Government Act sets out how an elected member ought to deal with a material conflict of interest, by (a) informing the meeting of the material conflict of interest and (b) leaving the meeting room and nearby vicinity while the matter was being discussed and voted on.
24. The reason that a council member with a material conflict of interest is required to leave the meeting room is so that there is no possibility of the council member influencing the other council members by his or her presence. In my view a failure to do this would demonstrate a lack of commitment to council members making decisions without bias and in the best interests of the community and thus a breach of clause 3.13 of the Code. Further, it would constitute a failure to comply with the relevant conflict of interest provisions of the Local Government Act as required by clause 3.13 of the Code.
25. Cr Vlahos declared a conflict of interest in item 17.3 at item 4 of the meeting but not again when item 17.3 was actually voted on, he accepted the nomination from Cr Haese to attend the AMAC Conference (by not stating any objection against it) at item 17.3, stayed in the chamber, heard the discussion but stated that he did not vote on the item.
26. Cr Vlahos stated that he was confused as to whether or not he had a material conflict of interest in relation to the AMAC Conference, that he was nominated by Cr Haese at the meeting, but did not know of her nomination prior to the meeting.
27. In my view Cr Vlahos appropriately declared his conflict of interest at item 4 in item 17.3. Section 74(1)(a) does not specify when the declaration is made and despite not making his declaration again at item 17.3, I consider that he appropriately made his declaration. However, because of the inaudible audio following Cr Vlahos's declaration I cannot be satisfied that he declared a *material* conflict of interest, as the minutes record. I am prepared, however, to accept that Cr Vlahos was confused as to what type of interest he had but that he did declare a conflict of interest at item 4, and clearly acknowledged that he had an interest because of a consideration that he may attend the AMAC Conference.

⁵ While it is unclear whether Item 4 accurately reflects Cr Vlahos' declaration, he acknowledges that he declared an 'interest'.

28. I consider that Cr Vlahos's error was that he stayed in the chamber and heard the discussion (even if it only lasted one minute). Cr Vlahos would have seen Crs Palmer and Mangos declare a material conflict of interest for a second time at item 17.3, and leave the chamber, and return following voting and in my view this should have served as another prompt to leave the chamber.
29. In relation to whether Cr Vlahos voted on item 17.3 I cannot be satisfied on the information before me to a *Briginshaw* standard of proof whether he did or did not. In any event I am satisfied that, having a material conflict of interest, section 74(1)(b) of the Local Government Act required Cr Vlahos to leave the chamber at the time the item was voted on. I therefore consider that by failing to comply with section 74(1)(b), Cr Vlahos breached clause 3.13 of the Code, and on that basis committed misconduct in public administration for the purposes of the ICAC Act.
30. As section 63 of the Local Government Act requires council members to observe the Code, I also consider that he acted in a way that appears to have been contrary to law for the purposes of section 25(1)(a) of the Ombudsman Act

Opinion

In light of the above, my final opinion is that Cr Vlahos:

- breached clause 3.13 of the Code and therefore committed misconduct in public administration within the meaning of section 5(3) of the ICAC Act
- acted in a way that appears to have been contrary to law for the purposes of section 25(1)(a) of the Ombudsman Act.

Recommendation

To remedy this error, I make a recommendation under section 263B(1)(b) of the Local Government Act that the council require Cr Vlahos to issue an apology to the council for his error. I do not intend making any further recommendations in light of the fact that Cr Vlahos has acknowledged his mistake and that he has been recently trained in conflict of interest.

I intend to send a copy of my report to the principal officer of the council, Mayor Trainer, as required by section 18(5) of the *Ombudsman Act 1972*.

I intend to send a copy of my report to the Minister for Local Government as required by section 25(3) of the *Ombudsman Act 1972*.

Pursuant to section 263B(2) of the Local Government Act, if a council member fails to comply with a council requirement made as a result of an Ombudsman recommendation such as that above, the council member will be taken to have failed to comply with Chapter 5 Part 4 of the Local Government Act. In this event, the council is to ensure that a complaint is lodged against the member in the District Court.

In accordance with Part 3 of the Code of Conduct for Council Members, I foreshadow that my final report must be provided to a public meeting of the council, within two ordinary meetings of the council receiving my recommendations.

Annotations - Specified Legislation***1 Section 18(5) - Procedure on Investigations******Ombudsman Act 1972***

The Ombudsman must report any evidence of breach of duty or misconduct on the part of a member, officer or employee of an agency to which this Act applies to the principal officer of the agency.

2 Section 3 - Interpretation***Ombudsman Act 1972***

Principal officer in relation to an agency to which this Act applies means—

- (b) if the agency is a council—the principal member of the council.

3 Part 3 - Misconduct***Code of Conduct for Council Members***

A report from the Ombudsman that finds a Council member has breached this Part (Misconduct) of the Code of Conduct must be provided to a public meeting of the Council. The Council must pass resolutions that give effect to any recommendations received from the Ombudsman, within two ordinary meetings of the Council following the receipt of these recommendations.

4 Clause 3.13 - Conflict of Interest***Code of Conduct for Council Members***

Council members must be committed to making decisions without bias and in the best interests of the whole community and comply with the relevant conflict of interest provisions of the Local Government Act 1999.

5 Section 5(3) - Interpretation***ICAC Act 2012***

Misconduct in public administration means

- (a) contravention of a code of conduct by a public officer while acting in his or her capacity as a public officer that constitutes a ground for disciplinary action against the officer; or
- (b) other misconduct of a public officer while acting in his or her capacity as a public officer.

6 Section 25(1)(a) - Proceedings on the Completion of an Investigation***Ombudsman Act 1972***

- (1) This section applies to any investigation conducted by the Ombudsman as a result of which the Ombudsman is of the opinion that the administrative act to which the investigation relates—
- (a) appears to have been made contrary to law;

7 Section 263B(2) - Outcome of Ombudsman Investigation***Local Government Act 1999***

- (1) The recommendations that may be made by the Ombudsman under the Ombudsman Act 1972 on the completion of an investigation of the complaint include that the council
- (a) reprimand the member (including by means of a public statement); or
- (b) require the member to attend a specified course of training or instruction, to issue an apology in a particular form or to take other steps; or
- (c) require the member to reimburse the council a specified amount; or
- (d) ensure that a complaint is lodged against the member in the District Court.
- (2) If a member of a council fails to comply with a requirement of the council of a kind referred to in subsection (1) made in accordance with the recommendation of the Ombudsman, the member will be taken to have failed to comply with Chapter 5 Part 4 and the council is to ensure that a complaint is lodged against the member in the District Court. (3) A council is taken to have the power to act according to the Ombudsman's recommendations.

17.3 Heritage Conservation Grants Program Review

Brief

This report presents a proposal to reinstate the City of West Torrens' Heritage Conservation Grant program in the 2017/18 financial year.

RECOMMENDATION(S)

It is recommended to Council that:

1. The Heritage Conservation Grants Program be reinstated for the 2017/18 financial year.
2. It approves the Proposed Heritage Grants Guidelines as detailed in Attachment 2 of the report.

Introduction

On 9 August 2016 the State Government commenced consultation on a discussion paper entitled *Renewing Our Planning System, Placing Heritage on a Renewed Foundation* and indicated that a review of the Heritage Planning system would be undertaken separately to the *Planning Development and Infrastructure Act (PDI Act)*.

The revamped heritage system has yet to be unveiled but protection mechanisms for heritage buildings have been reduced through the PDI Act.

The West Torrens Community Plan includes a long term strategy to foster a sense of identity and pride within the West Torrens community through the 5 year strategy of creating a greater public awareness and appreciation of heritage sites, events and people of local significance.

In light of the proposed changes to heritage protection and Council's Community Plan desired outcomes, the Administration sought to consider alternative ways to protect built form heritage in the City of West Torrens.

The report was presented to the Civic Committee on 27 June however, due to a lack of a quorum for this item, the report is now presented to Council for its consideration.

Discussion

One of the strategies considered, which could contribute to the protection of built form heritage, was to reinstate the City of West Torrens Heritage Conservation Grants Program.

Research shows that there are numerous benefits to offering heritage incentive grants, including community, economic, and aesthetic rewards. A 2007 study that assessed heritage grants schemes in Victoria found that for every dollar funded for heritage projects, another 2.4 dollars in economic benefits were created in the immediate community. Rewards range from an improved streetscape, an increase in property values, enhanced community identity and generating local economic growth through job opportunities.

The Administration reviewed the heritage grants programs offered by other councils. A number of councils offer heritage grants to owners of Local Heritage places and Contributory Items, with some councils also offering funding to owners of State Heritage places.

Currently, eleven councils within South Australia offer some form of a heritage grant scheme. \$1,000 is the typical minimum spend with \$2,000 being the average maximum grant amount. In all cases studied, applications must contain at least two quotes from suitable companies, details of proposed works including photos and/or plans and a total cost estimate. The majority of the councils employ similar principles for their grant programs with 50% of the total costs being reimbursed at the completion of works.

In May 2016, the National Trust of SA (the Trust) was engaged to undertake a review of Council's previous Heritage Conservation Grants Program (heritage grants) to ensure this approach was still an appropriate mechanism to meet the objectives of the Community Plan.

In December 2016, the Trust delivered the final output from the review of the heritage grants which suggested that the previous grant program be reinstated with only minor changes to the way funds are paid to successful applicants. The Trust's report is attached (**Attachment 1**).

As a result of this research it is proposed that the City of West Torrens Heritage Conservation Grants scheme be reinstated with an annual budget of \$20,000. This amount has been included in Council's draft 2017/18 budget. Draft Guidelines are attached for consideration by the Committee (**Attachment 2**). These guidelines propose the following eligibility criteria:

- The subject property where works are to be carried out is located within the Council area.
- The property is listed on the local heritage register, or is included as a contributory item in the West Torrens Council Development Plan (or other superseding document as determined by pending changes to the Heritage Listing process).
- The proposed repair or maintenance work is required to provide structural stability to the building and/or protect and maintain the 'Elements of Value' outlined in the Council Development Plan and/or relevant official heritage listing (or other superseding document as determined by pending changes to the Heritage Listing process.)
- The value of the proposed heritage restoration or maintenance work will be equal to, or exceed, \$2,000.
- The repair or maintenance work is to be undertaken by a suitably qualified and experienced business, or tradesperson, with a current ABN.
- Work has not commenced at the time of the application.
- The applicant (and property owner where applicable) is/are willing to permit City of West Torrens or their agent to photograph the site prior, during, and after completion of the works, to promote the Heritage Conservation Grants, or to illustrate Council publications.

Projects are considered ineligible if they:

- 1.1 Are deemed unnecessary to maintain the heritage "Elements of Value".
- 1.2 Relate to works that do not require specialist heritage trade knowledge or techniques.
- 1.3 Relate to works that do not have any relevant planning or building approval (if required) or have been refused planning or building consent.
- 1.4 Seek purely to make financial profits or undertake commercial activities.
- 1.5 Are considered the primary role or responsibility of another level of government.
- 1.6 Seek funding for salaries, for an owner-builder.
- 1.7 Seek funding for projects which have already commenced, or been completed prior to the grant submission being lodged.
- 1.8 Seek funding for large capital expenditure – i.e. purchase or lease of major equipment to undertake repair and maintenance.

A project must cost more than \$2,000 to be eligible for a Heritage Conservation Grant. A minimum of two quotes from suitably qualified tradespersons must be provided to verify the estimate.

A maximum grant of up to 50% of the cost of the work will be available, up to \$2,000 per eligible property. For example, a project that costs \$3,000 will be eligible to receive a grant of up to \$1,500. Projects that cost more than \$4,000 are eligible to receive a grant of up to a maximum of \$2,000.

It is anticipated that the provision of financial assistance to help private owners maintain heritage properties, via these grants, will result in these assets being more likely to be kept in good repair and less likely to be subject to demolition orders and/or targeted as redevelopment sites that are unsympathetic to the local context.

Owners or occupiers of eligible co-located heritage properties could be encouraged to apply for grants to improve properties at the same time, thus multiplying the effects of the streetscape uplift, and therefore amplifying results visible to the community.

The report from the National Trust SA also recommends the waiving of development application fees relevant to heritage properties. A total of 16 development applications involving heritage properties were lodged with the City of West Torrens last financial year.

It is proposed that the Heritage Grants Scheme process is to be undertaken in accordance with the guidelines outlined in **Attachment 2**. It is recommended that the grants be offered on an annual basis.

Conclusion

This report recommends that Council approves the reinstatement of the Heritage Conservation Grants Program.

Attachments

- 1. National Trust SA Heritage Conservation Grant Scheme Proposal Report**
- 2. Proposed Heritage Conservation Grant Guidelines**



Heritage Conservation Grants Scheme Proposal

A Report prepared for the

City of West Torrens

by

The National Trust of South Australia

October 2016



Executive Summary

The City of West Torrens has engaged the National Trust of South Australia to advise on the development and implementation of an appropriate approach to Local Heritage Conservation Grants. The City of West Torrens has previously operated a Heritage Grants Program. Currently eleven councils within South Australia offer some form of a Heritage Grant Scheme, with others offering only a free Heritage Advisory Service. The majority of the councils employ similar principles for their grant programs, with 50% of total costs being reimbursed at the completion of works. \$1000 is the typical minimum spend, with \$2000 being the average maximum grant amount. Heritage grants may be offered to owners of Local Heritage places and Contributory Items, with some councils also offering funding to owners of State Heritage places. Research shows that there are numerous benefits to offering heritage incentive grants, including economic and aesthetic rewards.

This report recommends that the City of West Torrens reinstate their previous model of a Heritage Conservation Grants Scheme, with only a minor change to the way funds are paid to successful applicants. Draft guidelines and an application form for the proposed new scheme have been prepared for Council's consideration.

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City of West Torrens Heritage Conservation Grants Scheme

Introduction

The City of West Torrens contains 22 places of State Heritage significance, 100 places of Local Heritage significance and 631 Contributory Items within Historic (Conservation) Policy Areas. (See Appendix A).

The City of West Torrens previously offered a Local Heritage Grants Program to support owners of heritage places with conservation works. Before reinstating a grants program, Council decided to engage consultants to provide advice on Heritage Grant Schemes implemented by local councils throughout South Australia to provide recommendations to council for a proposed Heritage Conservation Grants Scheme.

Between August and October the National Trust of South Australia has investigated and analysed the various grant schemes offered and prepared this report for the City of West Torrens, which includes draft guidelines and application form for a new Heritage Conservation Grants Scheme.

Background

The City of West Torrens have formerly offered residents a Local Heritage Grants Program. In order to reinstate a conservation support fund, council has engaged the National Trust of South Australia to research Heritage Grant Schemes offered by other councils. The National Trust of South Australia produced draft guidelines and application form for the new scheme. Eleven councils within South Australia offer a grant program, while others, such as the City of Norwood, Payneham and St Peters, offer a Heritage Advisory Service only. The eleven councils operate their schemes in similar ways, with the majority offering the reimbursement of 50% of the total costs up to an average maximum of \$2000. Research shows that heritage incentive schemes can offer numerous benefits to both private owners and the wider community. These rewards range from an improved streetscape, an increase in property values, enhance community identity and generate local economic growth through job opportunities. This report recommends that the City of West Torrens reinstate their previous model of a Heritage Conservation Grants Scheme, with a minor change to the way funds are paid to successful applicants.

Of the 68 councils within South Australia, eleven offer a Heritage Incentives Grant Scheme. Some councils offer only a free Heritage Advisory Service without a grant scheme. Including the City of West Torrens, 38 of South Australia's councils have lists of State, Local and Contributory Items outlined in their Development Plans. Nationally, a Productivity Commission Inquiry Report into the Conservation of Australia's Historic Heritage Places (2006) found that, on average, more than half of local councils nationwide offered some form of assistance to heritage property owners (page 330).

South Australia's eleven councils that currently offer a Heritage Incentives Grant Scheme are:

- Adelaide City Council

City of West Torrens Heritage Conservation Grants Scheme

- Barossa Council
- City of Burnside
- City of Charles Sturt
- Town of Gawler
- City of Onkaparinga
- City of Port Adelaide Enfield
- City of Prospect
- City of Tea Tree Gully
- City of Unley
- City of Victor Harbor

Scope

Each of these councils make grants available for Local Heritage places and Contributory Items. Only four of these councils offer funding for places of State Heritage, including the City of Unley, which will only offer grants when an application for State funding has been unsuccessful. Two councils also offer a small grant for the conservation management of significant trees. The majority of councils accept grant applications anytime, while some will be received once per annum. All applications must contain at least two quotes from suitable companies, details of proposed works including photos and/ or plans and a total cost estimate. The most common form of funding is a refund of 50% of the total costs accrued, as practiced by 8 of the councils.

The Productivity Commission Inquiry Report (2006) illustrated that 45% of South Australian Councils offer a Heritage Advisory Service, followed by the 30% that offer a Grant Scheme and 11% who offer other forms of assistance (page 332). Over the past ten years there has been a significant decrease, with only 18% of South Australian Councils now offering a Heritage Advisory Service, 16% offering Grant Schemes and 8% offering other forms of assistance. These other forms include assistance with State Government grant applications, advice brochures and fact sheets and, most commonly, the waiving of council development application fees. There has also been a significant curtailment in grant schemes through the State Government.

Eligibility and Supported Works

Grant schemes typically focus on the need for conservation works to a building, such as restoration of the original fabric and the structural stability of the building. Councils generally recommend works that retain, reinforce and reinstate the heritage value of the property, while making a visual contribution to the streetscape. The eleven councils discuss similar criteria for eligible work, most particularly re-roofing, veranda restoration, salt damp treatment, paint removal, repointing and front fence works. These grant schemes were also comparable in their criteria for defining non-eligible work, such as routine maintenance, internal work, the construction of additions and the installation of security devices or

City of West Torrens Heritage Conservation Grants Scheme

disabled access. Works that have commenced prior to an agreement are also ineligible for funding, as is electrical or plumbing work, unless it relates directly to improving the structure or public appearance of the building. Buildings owned by the Government or Council are also not eligible.

Applications, Timing and Payment

As a rule, councils ensure the application forms remain simple, as onerous paperwork can discourage residents from applying.

Five of the councils require that the amount spent on conservation works must be a minimum of \$1000, while the average grant maximum is \$2000. The majority of the councils require the conservation works to be completed within twelve months of obtaining approval, or the owner will have to lodge another application. When works have concluded, nine of the councils require an inspection of the site by the council's Heritage Advisor, or a heritage expert. The owner will need to provide proof of payment to the council, such as tax invoices, who will then reimburse 50% of the total costs.

Funding for grant schemes

Councils allocate funding for their grant schemes as part of the annual budget process. The amount allocated depends on the number of Heritage places in the area and the maximum grant amount offered. Two examples are Adelaide City Council and the City of Charles Sturt. Adelaide City Council is home to 459 State Heritage Places, 1469 Local Heritage Places and no Contributory Items. The City of Charles Sturt encompasses 56 State Heritage Places, 142 Local Heritage Places and 3862 Contributory Items. Adelaide City Council, which offer \$10,000 to \$150,000 per application, will allocate upwards of \$500,000 per annum to their Heritage Incentives Scheme. The City of Charles Sturt, which has operated a Conservation Grant Scheme for eight years, offers a grant maximum of \$2000 and has allocated a budget of \$25,000 per financial year. The full amount may not be used within one year, and there can be a time lag between committing the funds to a recipient whose works follow into the next financial year.

Benefits of Adopting a Heritage Grant Scheme

The benefits of heritage grant schemes can also reflect on the wider community, invoking a sense of pride and enhanced community identity, revitalised and improved streetscapes and a greater acknowledgement of cultural diversity within the community. As well as the social benefits, Grant Schemes offer an increase in economic reward. A 2007 Sinclair Knight Merz study assessed five Victorian heritage grant schemes that had been in operation since 2004. The findings discovered that for every dollar funded to heritage projects, another 2.4 dollars in economic benefits to the immediate community were created (page 55). The restoration

City of West Torrens Heritage Conservation Grants Scheme

and conservation of heritage places can generate local employment, while also reducing substantial environmental waste from new building materials.

Benefits of a Heritage Conservation Grant Scheme for the City of West Torrens

The Productivity Commission Inquiry Report (2006) revealed that 67% of listed heritage places in South Australia are privately owned, with the bulk being utilised as residences (page 30). This is particularly relevant for the City of West Torrens, with a large number of Local Heritage Places and Contributory Items being residential properties. A Heritage Conservation Grants Scheme can offer the owners of heritage places numerous benefits, including financial as well as aesthetic and, as outlined in the Report (2006) 'both of these benefits may be reflected in the place's resale value. In many cases, if not most, these benefits provide adequate incentives to owners to undertake appropriate conservation activities' (page 113).

Heritage Advisory Services

The role of a Heritage Advisor within a council is to advise owners of heritage properties of the best methods of conservation, assist with as well as review development applications and make recommendations to council.

Heritage Advisory Services in South Australia vary between the different councils. Adelaide City Council employ two advisors on a full time basis, however, most councils will appoint a Heritage Advisor on a part time or shared basis. The City of Charles Sturt currently employs a Heritage Advisor for one day a week. This Advisor is contracted for twelve months through an open tender process.

The City of Norwood, Payneham and St Peters previously offered a Heritage Incentive Scheme, and now only offer a free Heritage Advisory Service. The Council currently contains 72 places of State Significance, 663 Local Heritage places and 1470 Contributory Items. In 2007, the benefits of the scheme resulted in the City of Norwood, Payneham and St Peters becoming the first South Australian city to be admitted to the International League of Historical Cities. The Cities of Melbourne and Ballarat are the only other two Australian cities within the League, which also includes Paris and Rome (Zed (2007) page 30).

City of West Torrens Heritage Conservation Grants Scheme

Recommendations

It is recommended that the City of West Torrens reinstate a Heritage Conservation Grants Scheme along the lines of the former scheme. One possible addition could be the appointment of a Heritage Advisor, who would assist owners of heritage places during the application process. Generally, the average annual salary for a full time Heritage Advisor is approximately \$80,000. The City of West Torrens could contract an advisor in a similar method as the nearby City of Charles Sturt. It is also suggested that the Council consider waiving development application fees for approved projects.

It is recommended that the City of West Torrens retain the previous scope and eligibility criteria and set a maximum grant of \$2000. An annual allocation of \$25,000 to the Heritage Conservation Grant Scheme, comparable to the City of Charles Sturt, should be recommended to Council. It is our understanding that the sum of \$25,000 is fully dispersed through the grants, and any related administrative costs are in addition to that.

In comparing the City of West Torrens to other areas which offer a Heritage Grant Scheme, the most similarities can be found within the City of Port Adelaide Enfield. This council area contains 95 places of State Significance, 202 Local Heritage places and 1016 Contributory Items. The City of Port Adelaide Enfield also has a very culturally diverse community with 24% of residents being born overseas. Specifically, the City of Port Adelaide Enfield accept applications once a year, with a closing date typically in March. A minimum of \$1000 is required and a maximum grant of \$3000 is offered, with 50% of the total costs being reimbursed upon completion.

Eligibility and scope of works

The City of West Torrens should maintain its previous eligibility and scope of works criteria. Council should also continue referring applicants to the defined 'Elements of Value' outlined in the Council Development Plan and official heritage listing. Council should also retain its previous prioritisation criteria, in particular urgent work and works that make a positive contribution to the streetscape.

Administration

Council can retain the acceptance of applications once a year, with a calling and closing period, as was previously practiced. Given the comparably small number of State Heritage places within the City of West Torrens, council may offer funding to owners of State and Local Heritage places and Contributory Items. The practice of offering funding opportunities to both private owners and occupiers (such as church or community groups) is recommended, with a letter of support from the owner for the latter.

Previously, council paid the grant to successful applicants with a cheque, with the agreement the funds would be used within 12 months, and any unused funds returned to council. Instead of this practice, it is recommended instead that the City of West Torrens reimburse successful applicants at the completion of works, after an inspection is conducted

City of West Torrens Heritage Conservation Grants Scheme

and proof of expenditure is received. This will reduce the administration involved in passing out cheques and in organising for leftover funds to be returned. This process is used by the eleven councils in South Australia that offer Heritage Grant Schemes.

Waiving Development Application Fees

As the waiving of Development Application fees are offered by the majority of councils as part of their Heritage Grant Scheme, it is also recommended that the City of West Torrens waive or offer concessions on the development application fees regarding the works as part of the proposed Heritage Conservation Grants Scheme.

Groups of Co-Located Applicants

Although this practice has not been emphasised in the Heritage Grant Schemes of other Councils, The City of West Torrens could encourage groups of co-located heritage property owners/occupiers to apply to improve their properties at the same time to multiply the effects of the streetscape uplift.

Electronic Lodgement of Grant Applications

The typical method of lodging heritage grant applications at this stage is for applicants to print off the application forms and fill them in with supporting documentation. The applicants can then return their forms to Council via email or post. This process could be made more efficient through electronic lodgement via an online form.

City of West Torrens Heritage Conservation Grants Scheme

Appendix B**City of West Torrens Heritage Conservation Grant Scheme Guidelines****Purpose**

- To promote the local heritage of the City of West Torrens as a valuable long-term asset to the community.
- To encourage the appropriate maintenance, conservation and renovation of identified heritage properties.
- To provide financial assistance to owners of heritage listed properties for appropriate maintenance, conservation and renovation.

Scope

The Heritage Conservation Grant Scheme offers owners of State Heritage Places, Local Heritage Places and Contributory Items a reimbursement of 50% of total costs accrued up to a maximum of \$2000 for work associated with the conservation of their heritage place. Applications are called for annually and late applications will not be considered. Applicants will be notified in writing of the outcome of their application.

Who is eligible to apply?

Applications for Local Heritage Grants must be made by owner(s) or occupier(s) of a Local Heritage Place, State Heritage Place or Contributory Item within a Historic Conservation Area or as otherwise identified by Council's Development Plan.

The beneficiary of the grant must be either the owner or occupier of the heritage place. In the event that the applicant is not the owner (ie a church group or community group), the applicant must provide a letter of support from the owner(s) of the property.

Only one (1) application per heritage place will be considered per year.

What kind of work is eligible?

- Conservation works that specifically relate to the restoration, enhancement or reinstatement of identified elements of heritage value. For Local Heritage Places, please consult Council's Development Plan in order to identify the "elements of value"
- The value of conservation works must exceed \$1,000
- External works such as re-roofing, painting, veranda works, front fence works, salt damp treatment, repointing and removal of paint or plaster
- Works must be completed within 12 months from receiving approval

What work is not covered?

- Routine maintenance, such as painting
- Internal works
- Electrical or plumbing work (unless related directly to improving structure or public appearance)
- The construction of additions/ outbuildings

City of West Torrens Heritage Conservation Grants Scheme

- External features where there is no clear evidence it was proposed in original fabric
- The installation of security devices, disabled access provisions and/ or lifts
- The purchase of a heritage building or site or the relocation of a heritage building
- Government or Council owned buildings are not eligible to receive grants
- Works that have been commenced or completed are not eligible for funding

When will the grant be paid?

Upon completion of the conservation works, an inspection of the site will be undertaken and proof of payment in the form of receipts and tax invoices must be presented to the Council. The applicant will then be reimbursed up to 50% of the total costs not exceeding \$2000.

Priority will be given to:

- Local Heritage Places
- State Heritage Places that have not previously received State government funding
- Urgent work to stabilise a building
- Cases of economic hardship
- Properties that have not previously received funding; and
- Works that make a positive contribution to the streetscape.

What is the application process?**Step 1**

- Examine Grant Scheme Guidelines to ascertain eligibility of funding

Step 2

- Contact the Grants Program Administrator at Council to discuss the scope of the proposed works. If found to be in keeping with the eligibility criteria, a developments application can be completed and submitted (development fees may be waived or reduced).

Step 3

- Once Development Approval is obtained, complete the Heritage Conservation Grant Scheme application form with at least two quotes for proposed works and an estimated total cost. Attach any supporting documentation required, including photos and plans. A letter of support from the owner will be required if the applicant is not the owner.

Step 4

- Council will assess the application and advise the applicant of the amount of funds allocated to the project.

Step 5

- Owner to undertake the works according to the approved documentation.

City of West Torrens Heritage Conservation Grants Scheme

Step 6

- Upon completion of work, an inspection will be undertaken, either by Council staff or a suitable qualified heritage expert.

Step 7

- Owner to submit proof of payment to the Council as soon as possible.

Step 8

- Council will reimburse the agreed amount in accordance with the guidelines.

Publicity

As part of the applicant's agreement to accept the grant, the owner agrees to allow Council to take photographs of the building prior to work commencing, while the work is in progress and/or at completion.

Photographs may be used to promote future rounds of Heritage Conservation Grant Scheme funding and events such as Heritage Week.

City of West Torrens Heritage Conservation Grant Scheme Application Form**Applicant Details**

Applicant's Name:

_____ Phone: _____

Email:

Address: _____ Suburb:

State: _____ Postcode: _____

Conservation Work Details

Site Address (if different to above):

Estimated Start Date: _____ Estimated Finish
Date _____

Is the Applicant the Owner of the Property: ☐ YES ☐ NO

If NO, is a letter of support from the owner attached? ☐ YES ☐ NO

City of West Torrens Heritage Conservation Grants Scheme

Is the Property: ☐ State Heritage Place

☐ Local Heritage Place

☐ Contributory Item

Details of Proposed Conservation Works (attach appropriate documentation ie plans or photos):

Cost of Conservation Work

Estimated Cost: _____

Quote 1: _____ Quote 2: _____

Estimated Date of Completion: _____

Development Application Lodged: ☐ YES ☐ NO

DA Number (if known): _____

Do you have any further information that is relevant to your application?:

I acknowledge that I have read and understood the requirements for funding outlined in the City of West Torrens Heritage Conservation Grant Scheme Guidelines. I accept and agree to abide by the grant approval conditions.

Signature:

Date:

City of West Torrens Heritage Conservation Grants Scheme

References

Australia. (2006). *Conservation of Australia's Historic Heritage Places: Productivity Commission Inquiry Report*. Productivity Commission, Melbourne. Retrieved from: www.pc.gov.au/inquiries/completed/heritage/report/heritage.pdf

Sinclair Knight Merz. 2007 *Heritage Grants Review*. Armadale. Retrieved from: http://www.dpcd.vic.gov.au/data/assets/pdf_file/0007/133783/HV_Heritage_Grants_Review_2007.pdf

Zed, Tom. (2007 July 12). Norwood's now a City in a Special League. *The Advertiser*, 30.

Sources

Adelaide City Council Heritage Incentive Scheme
<http://www.adelaidecitycouncil.com/your-council/funding/heritage-incentive-schemes-his/>

Barossa Council Heritage Grants
<https://www.barossa.sa.gov.au/sections/community-cultural-services/grants-funding-assistance/heritage-grants>

City of Burnside Heritage Grant Scheme
<https://www.burnside.sa.gov.au/Planning-Business/Heritage-Properties-Historic-Conservation-Zone>

City of Charles Sturt Heritage Conservation Grant
<http://www.charlessturt.sa.gov.au/page.aspx?u=59>

Town of Gawler Local Heritage Grant Scheme
<http://www.gawler.sa.gov.au/heritage-properties>

City of Norwood, Payneham and St Peters Heritage Advisory Service
http://www.npsp.sa.gov.au/planning_and_development/heritage/heritage_advisory_service

City of Onkaparinga Local Heritage Incentives Scheme
http://www.onkaparingacity.com/onka/council/grants_awards/grants_sponsorship/heritage_grants.jsp

City of West Torrens Heritage Conservation Grants Scheme

City of Port Adelaide Enfield Heritage Incentive Scheme

<https://www.portenf.sa.gov.au/page.aspx?u=2384>

City of Prospect Heritage Grant Program

<http://www.prospect.sa.gov.au/heritagegrants>

City of Tea Tree Gully Heritage Incentives Program

https://www.teatreegully.sa.gov.au/Council/Grants/Heritage_grants

City of Unley Conservation Grant

<http://www.unley.sa.gov.au/planning-development/building-renovating#hash-slide-conservation-grants-35>

City of Victor Harbor Local Heritage Incentives Grant Scheme

<https://www.victor.sa.gov.au/grants>

Guidelines for City of West Torrens Heritage Conservation Grants

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



1. Council's vision

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

2. Purpose of the grants

The Heritage Grants Program provides funding to eligible organisations and individuals who present applications that demonstrate consistency with the heritage provisions of Council's *Towards 2025 Community Plan* and official heritage lists.

Relevant sections of the Community Plan include strategies to foster a sense of identity and pride within the West Torrens Community by creating greater public awareness and appreciation of heritage sites, events and people of local significance. This will be measured through an increase in the community's awareness of heritage sites, events and people of local significance.

The heritage conservation grants may be accessed to support successful applicants to undertake necessary repairs or maintenance to heritage-listed properties.

It is intended that assisting private owners to maintain heritage properties as 'community heritage assets' will assist to keep properties in good repair and prevent demolition due to neglect; thereby protecting the property's contribution to our area's local heritage story.

3. Eligibility criteria

Heritage Conservation Grants:

Heritage property owners, or renters (with the approval of the property owner), are eligible to apply if all the following criteria are met:

- The subject property where works are to be carried out is located within the Council area.
- The property is listed on the local heritage register, or is included as a contributory item in the West Torrens Council Development Plan (or other superseding document as determined by pending changes to the Heritage Listing process).
- The proposed repair or maintenance work is required to provide structural stability to the building and/or protect and maintain the 'Elements of Value' outlined in the Council Development Plan and/or relevant official heritage listing (or other superseding document as determined by pending changes to the Heritage Listing process.)
- The value of the proposed heritage restoration or maintenance work will be equal to, or exceed, \$2,000.
- The repair or maintenance work is to be undertaken by a suitably qualified and experienced business, or tradesperson, with a current ABN.
- Work has not commenced at the time of the application.
- The applicant (and property owner where applicable) is/are willing to permit City of West Torrens or their agent to photograph the site prior, during, and after completion of the works, to promote the Heritage Conservation Grants, or to illustrate Council publications.

Funding Priorities

In line with the *Towards 2025 Community Plan*, funding is available for Heritage Conservation Grants that:

a. Contribute to Community Life by:

- Celebrating multicultural and indigenous heritage; and/or
- Foster and encourage greater public awareness and appreciation of heritage sites, and people of local significance.

b. Contribute to City Prosperity by:

- Supporting the development and growth of local businesses and jobs.
Where all other factors are equal, preference will be given to projects that utilise the skills of suitably qualified local tradespeople.
- Enhancing and promoting the distinctive identity of West Torrens, and the attractions of key localities in the city.
At the time of promoting the annual funding round, the grant administrator may nominate key localities to be given priority in that funding year to align with economic development and tourism priorities of the Council.
- Facilitating the revitalisation of key sites and transport corridors into and within the city.
Preference may be given to grants that provide for the repair and/or maintenance of neighbouring or co-located properties that contribute to Council's 'City Prosperity' priorities.

c. Contribute to Built Environment by:

- Conserving areas of high character value (*where this coincides with heritage value*).

d. Contribute to Natural Environment:

- It is recognised that the maintenance and protection of heritage buildings contributes to environmental sustainability through reduced ecological impact, by retaining embedded carbon in existing buildings. In addition, the retention of heritage buildings often prevents increased densities through limiting additional subdivisions, thereby saving existing trees in the streetscape and on private land.

4. Ineligible applications

Projects are considered ineligible if they:

- 4.1. Are deemed unnecessary to maintain the heritage "Elements of Value".
- 4.2. Relate to works that do not require specialist heritage trade knowledge or techniques.
- 4.3. Relate to works that do not have any relevant planning or building approval (if required) or have been refused planning or building consent.
- 4.4. Seek purely to make financial profits or undertake commercial activities.
- 4.5. Are considered the primary role or responsibility of another level of government.
- 4.6. Seek funding for salaries, for an owner-builder.
- 4.7. Seek funding for projects which have already commenced, or been completed prior to the grant submission being lodged.
- 4.8. Seek funding for large capital expenditure – i.e. purchase or lease of major equipment to undertake repair and maintenance.

5. Assessment of applications

All applications will be assessed against these guidelines and applicants will be notified in writing of the outcome of their application within 16 weeks of their application.

Assessment for **Heritage Conservation Grants** will be scored in the following manner:

No.	Consideration	Weighting
1	The application clearly identifies positive outcomes across two or more of the strategy target areas (Community Life, City Prosperity, Built Environment, Natural Environment) as outlined in the Community Plan and specifically demonstrates consideration of: <ul style="list-style-type: none"> • Multicultural or Indigenous heritage and/or people of local significance. • Support for development and growth of local businesses and jobs. • Environmental sustainability 	25%
2	The application outlines matched funding (compulsory), which in limited cases may include in-kind support.	10%
3	The relevant conservation work will be observable from the streetscape and contribute to the community's ability to appreciate heritage in our Council area.	15%
4	The project clearly identifies consideration of how community members will be engaged in the process, or results, of the repair/restoration/conservation.	15%
5	The application outlines a plan for the project works – including timeline, relevant approvals, consideration of risk, and innovation (where relevant).	15%
6	The application outlines what measures will be used to evaluate whether it has been successful in achieving the stated outcome/s – includes both qualitative and quantitative measures.	10%
7	The situation is urgent due to structural and safety concerns.	10%
Total		100%

6. Accountability

City of West Torrens will reimburse successful applicants at the completion of works, after an inspection is conducted and proof of expenditure is received. All successful applicants will be required to provide photographic evidence and a short written report of all outcomes of the project funded by Council.

Reports must be accompanied by a copy of the invoice for services and relevant receipts.

7. General requirements

- In the event that a project does not go ahead for whatever reason, grant funding is required to be returned to council.
- Applicants may only receive one type of grant funding per financial year. Individuals and organisations that have not fulfilled reporting obligations on grants provided through Council's other grants programs may be rendered ineligible for Heritage Conservation Grants.
- Financial remittance forms must be completed within six weeks of the building work being completed unless otherwise negotiated.
- Applicants must ensure that tradespersons undertaking the work hold a current ABN and relevant insurances.
- Applications must be completed in full or they will not be accepted.
- Applications will be called for at least once a year, and applicants will be advised of the outcome of their application within 16 weeks of the advertised deadline for submissions.
- Council will not be responsible for any expenses incurred by an applicant in preparing their application or as a result of an applicant anticipating approval of their application.
- Approval of applications is subject to annual budgetary limitations.

8. Grant amounts

- A project must cost more than \$2,000 to be eligible for a Heritage Conservation Grant. A minimum of two quotes from suitably qualified tradespersons must be provided to verify the estimate.
- A maximum grant of up to 50% of the cost of the work will be available, up to \$2,000 per eligible property. For example, a project that costs \$3,000 will be eligible to receive a grant of up to \$1,500. Projects that costs more than \$4,000 are eligible to receive a grant of up to a maximum of \$2,000.

9. Further information

For further information or assistance, please contact:

City Strategy Team
Phone: 8416 6333

17.4 External Audit Tender Evaluation Panel

Brief

This report provides details on an Evaluation Panel being established to assess tenders for the provision of external audit services to the Council.

RECOMMENDATION(S)

It is recommended to Council that Cr be included as a member of the External Audit Tender Evaluation Panel.

Introduction

Details on the establishment of an External Audit Tender Evaluation Panel are provided in this report.

Discussion

An Evaluation Panel is being established to assess tenders for the provision of external audit services to the Council. These services were last offered via a tender process in 2010 and it is appropriate that this now occur again. A selective tender is planned for which a specification document is in the process of being prepared.

The appointment of our current external auditor (BDO) ends at the conclusion of the audit for the 2016/17 financial year.

It is intended that the Panel have the following membership:

- Bill Ross, General Manager, Corporate and Regulatory;
- Norm Biggs, Manager, Financial Services;
- Elizabeth Moran, Independent Audit and Risk Committee Member;
- Cr ; and
- David Hope, Independent Advisor.

Mr Hope is well qualified to support Council in this matter, being the principal of Skilmar Systems Pty Ltd. He is CPA qualified and holds an MBA from the University of Adelaide. He occupied the Chief Financial Officer position at Marion Council and has been a trustee of the Local Government Finance Authority. His consulting experience is wide-ranging and includes work for the LGA and SA Grants Commission.

The proposed Panel will meet after tenders close in order to assess tenders and in turn provide a report recommending the preferred provider to the Audit and Risk Committee on 10 October 2017. This Committee is required to recommend the appointment to Council subsequently pursuant to Section 128(2) of the *Local Government Act 1999*.

Conclusion

Details on the establishment of an External Audit Tender Evaluation Panel are provided in this report.

Attachments

Nil

17.5 Fees & Charges Changes - Food Inspection Fees

Brief

This report seeks Council's endorsement of proposed increase of inspection fees for food businesses as outlined in the new Food Regulations 2017.

RECOMMENDATION

It is recommended to Council that the Fees and Charges Register for 2017-2018 be amended to reflect the maximum fee for inspection of food businesses as contained in the Food Regulations 2017.

Introduction

The Food Regulations 2002 were recently reviewed and redrafted and will be replaced by the Food Regulations 2017. These new Regulations will be in place from 1 July 2017. The new Regulations increase the maximum fee that may be charged for inspection of food businesses therefore there is a requirement to amend the Fees and Charges Register for 2017-2018.

The City of West Torrens set fees for the inspection of food businesses in accordance with the Food Regulations. These fees are reviewed annually and recorded in the City of West Torrens Fees and Charges Register. The new Food Regulations 2017 contains changes that increase the maximum fee that may be charged for inspection of food businesses.

Discussion

The fees for food business inspections are imposed for inspections that are routinely carried out by authorised officers to assess compliance with food safety requirements and are charged on the basis of the size of the business. In accordance with the Council Policy, Food Act Inspections and Auditing Fees, inspection fees are not imposed for community and charitable groups and a reduced rate is imposed for nominal risk food businesses

The fees were initially set in 2002 and have only recently increased in line with normal CPI. The current fees are therefore out of line with other similar regulatory fees. The new Food Regulations 2017 increase the maximum fee as below:

	Old maximum fee	New maximum fee
Small business (<20FTE*)	\$85.50	\$118
Large business	\$214	\$294

*FTE = full time employees

Conclusion

Changes to the inspection fee for food business will impact on Councils budget for 2017-2018 and requires changes to the Fees and Charges Register if endorsed.

Attachments

Nil

17.6 2017 LGA Roads and Works Conference

Brief

The 2017 Local Government Association Roads and Works Conference will be held at Northern Festival Centre in Port Pirie on Thursday 17 and Friday 18 August 2017.

RECOMMENDATION

It is recommended to Council that:

1. Subject to confirmation, Council approves the attendance of Cr/sat the Local Government Association Roads and Works Conference being held in Port Pirie on 17 and 18 August 2017 at Northern Festival Centre.
2. Expenses be reimbursed in accordance with Council policy.
3. Subject to their confirmation, Council approves the attendance of the spouses/partners of attending Elected Members and further, consistent with Council policy, that costs, other than air fares or other travel costs, be met by Council.

Or

The report be received.

Introduction

The 2017 Local Government Association (LGA) Roads and Works Conference will be held Thursday 17 and Friday 18 August at Northern Festival Centre in Port Pirie.

Discussion

The LGA Roads and Works Conference is held in South Australia every year.

The topics for discussion include:

- Social Media
- Asset Management (New NAMS)
- Bitumen Treatments
- My Local Services App
- Flood Damage Assistance
- Installing security bollards
- AccessCONNECT Portal

The draft Program is attached for Members' information (**Attachment 1**).

The total conference package is \$450 + GST and includes the Pre Conference Reception (Wednesday 16 August 2017) at the Port Football and Community Sporting Club, morning teas, lunches and the official Conference Dinner (Thursday 17 August 2017) at the Northern Festival Centre.

Travelling to Port Pirie from Adelaide is approximately 2.5hrs by driving via Port Wakefield Rd and accommodation is approximately \$160 to \$200 per night with early booking to secure the best available rooms and rates.

Attachments

1. 2017 LGA Roads and Works Conference Draft Program

2017 LGA Roads and Works Conference Draft Program

Northern Festival Centre, 106 Gertrude St, Port Pirie

Day 1 - Thursday 17 August	
8.30am	Registrations open
8.50am	Official opening of the 2017 Conference David Hitchcock
9.00am	Welcome to Port Pirie Mayor John Rohde
9.10am	LGA President's Welcome Mayor Lorraine Rosenberg, LGA President and Mayor of City of Onkaparinga
9.20am	Keynote presentation From paddock to port – the importance of infrastructure An industry perspective Viterro
10.10am	Redeveloping Port Pirie Dr Andrew Johnson, Port Pirie Regional Council
10.40am	Premium Day Sponsor
10.45am	Morning tea
11.15am	Major Sponsor
11.20am	New GIS system & the sanctity of permanent marks Bradley Slape and Doug Roberts, DPTI
11.50am	Ticking the boxes - Producing successful grant applications Colin Steele, Section51
12.30pm	Major sponsor
12.35pm	Lunch
1.10pm	Major Sponsor
1.15pm	Asset Management (New NAMS) John Comrie
1.45pm	Bitumen treatments Is there more to the black stuff than meets the eye? Facilitated panel session led by Rod Ellis
2.45pm	Major Sponsor
2.50pm	Afternoon tea
3.15pm	Major Sponsor



Local Government Association
of South Australia

The voice of local government.

3.20pm	My Local Services App - utilising location technology on your smart phone Simon McMahon, Local Government Association
3.40pm	Planting the right species in your road reserves Speaker TBC
4.00pm	Site tour - Sports Centre Construction Zone Port Pirie Council
5.00pm	Close

Day 2 - Friday 18 August	
8.30am	Registrations open
9.00am	Welcome to day 2 David Hitchcock
9.10am	ALGA National Update
9.40am	Is social media a threat? Sarah Bishop, Activate Consulting
10.20am	Premium Day Sponsor
10.25am	Morning tea
10.55am	Major Sponsor
11.00am	Flood damage assistance Roy Yates, Department of Treasury and Finance Getting flood damage assessment right – experiences from the field Alexandrina Council
11.30am	The AccessCONNECT Portal Todd Wellard, NHVR
11.50am	Public place security bollards Mark Toohey, City of Adelaide
12.15pm	Business card draws
12.25pm	Official close of the 2017 Conference
12.30pm	Lunch



The voice of local government.

Additional Information

Pre Conference Reception

When: Wednesday 16 August
Where: Port Football and Community Sporting Club, Wandearah Road, Port Pirie
Time: 6.00pm till 9.00pm

Conference Dinner

When: Thursday 17 August
Where: Northern Festival Centre, 106 Gertrude Street, Port Pirie
Time: 6.30pm till 10.30pm

LGA Members Registration costs

Full Conference Pass (both days and evening functions) - \$450 + GST
Day 1 (Thursday) - \$210 + GST
Day 2 (Friday) - \$130 + GST
Pre Conference Reception (Wednesday) - \$95 + GST
Conference Dinner (Thursday) - \$130 + GST

To register and for more information please go to www.lga.sa.gov.au/roadsandworks

The 2017 LGA Roads and Works Conference is a local government event for attendance by Council and State Government representatives only.

If you have any questions please contact Rebecca Wake on (08) 8224 2047
or rebecca.wake@lga.sa.gov.au



17.7 Norman Waterhouse Lawyers Local Government Conference 2017

Brief

This report provides notice of the 2017 Norman Waterhouse Lawyers Local Government Conference to be held at Adelaide Oval on Friday 11 August 2017.

RECOMMENDATION

It is recommended to Council that:

1. Subject to their confirmation, Council approves the attendance of Cr/s.....at the Norman Waterhouse Lawyers Local Government Conference to be held at Adelaide Oval on Friday 11 August 2017.
2. Expenses be reimbursed in accordance with Council policy.

Introduction

The 2017 Norman Waterhouse Lawyers Local Government Conference (the Conference) will be held on 11 August 2017 at Adelaide Oval. The full program for the conference is attached for Members' information (**Attachment 1**).

Discussion

This Conference will provide attendees with the latest updates on the most important legal issues for Councils along with an opportunity to network with key decision makers from the Local Government sector.

The Conference will feature three concurrent streams (Stream A, Stream B and Stream C) from a range of keynote speakers.

The main sessions will include:

- Planning, Development, Infrastructure...It's a Brave New World
- Better by Design
- Planning & Compliance Case Law Update
- Has the Dust Settled? - update on the Local Nuisance and Litter Control Act 2016
- Governance & Probity in Procurement: What are the Issues?
- Transforming Land Transactions
- Conflict of Interest for Employees
- The Fast Money - series of updates on hot topics, legislative changes and industry trends
- Rate Capping - Postcards from Victoria
- The Normans Confessional

The total cost of the Conference is \$420 (excluding GST) for a full day registration which includes morning and afternoon teas, lunch and the cocktail networking function.

Cr Mangos has expressed his interest in attending the Conference.

Conclusion

The 2017 Norman Waterhouse Lawyers Local Government Conference (the Conference) will be held on 11 August 2017 at Adelaide Oval.

Attachments

1. **2017 Norman Waterhouse Local Government Conference Program**

Norman Waterhouse Local Government Conference 2017

South Australia's leading law conference for local government since 1989

Friday 11 August | Adelaide Oval

Session Time			
8:30am - 9:15am	REGISTRATION		
9:15am - 9:20am	INTRODUCTION & WELCOME		
9:20am - 10:20am	<p>Planning, Development, Infrastructure.....It's a Brave New World</p> <p>Planning, Development, Infrastructure, Engineering, Governance, Community engagement, Public realm, Information systems: no part of local government is unaffected by sweeping changes as the new PDI system rolls out.</p> <p>Don't miss this important address by <i>Inaugural Chair of the State Planning Commission, Tim Anderson QC</i>, who will speak about the early work of the Commission and its committees; his approach to the new role and future governance arrangements; and provide his observations on the role of local government in transitioning to the new PDI system.</p> <p>Better by Design</p> <p>Hot on the Commissioner's heels, the dynamic duo driving the reform agenda - <i>Sally Smith, General Manager, Planning & Development, DPTI</i> and <i>Anita Allen, Manager, Planning Reform, DPTI</i> – will speak about the brave new world of performance based planning and the development of the planning and design code, important tools that will shape the form and feel of our communities and public spaces for generations to come.</p> <p>Stay ahead of the game; hear it from the horse's mouth!</p>		
10:20am - 10:25am	SESSION BREAK		
	STREAM A	STREAM B	STREAM C
10:25am - 11:00am	<p>Planning & Compliance Case Law Update</p> <p>For your essential, annual update on all the significant decisions of the Supreme and ERD Courts concerning merit appeals, review applications and prosecutions.....</p> <p>Join <i>Claire Ryan, Jo Clare</i> and <i>Aden Miegel</i> in this double session as they review the full spectrum of important decisions on topics including student accommodation, joinder applications, time extensions, categorisation challenges, tourist accommodation, variations and regulated trees.</p>	<p>Has the Dust Settled?</p> <p>With the Local Nuisance and Litter Control Act 2016 now fully commenced, <i>Paul Kelly</i> and <i>Dale Mazzachi</i> will workshop the last 8 months of case studies under the new provisions. When coupled with significant powers under the South Australian Public Health Act 2011, this interactive session will reflect on what we have lost, what we have gained, and what might be yet to come.</p>	<p>The Normans Confessional</p> <p>Have a question you're too afraid to ask? Need a steer on a sticky issue? Didn't seek permission and now you need forgiveness? Or you just want to chat about a dog?</p> <p>Throughout the day, our experienced practitioners will be available to provide advice (and dispense aims) across all areas of local government.</p> <p>To book a 10 minute session, please contact Leah Fingleton, on 8217 1320 or by emailing rsvp@normans.com.au or turn up at the confessional box on the day!</p> <p>Sitting 1: Property & Infrastructure</p>
11:00am - 11:20am	MORNING TEA		
11:20am - 11:50am	<p>Planning & Compliance Case Law Update (cont)</p>	<p>Governance & Probity in Procurement: What are the Issues?</p> <p>A governance and probity framework for procurement activities is critical in ensuring that Councils comply with their obligations under the Local Government Act 1999. Join <i>Felice D'Agostino</i> and <i>Mabel Tam</i> as they discuss how to achieve commercial and strategic outcomes within the confines of a governance and probity framework.</p>	<p>The Normans Confessional</p> <p>Sitting 2: Employment & Governance</p>
11:50am - 11:55am	SESSION BREAK		
11:55am - 12:25pm	<p>Transforming Land Transactions</p> <p>Not to be undone, the Lands Titles Office is also undergoing once-in-a-generation reforms to its processes and procedures. E-conveyancing has arrived and Councils are affected in all sorts of ways, from routine sale and purchase of land, to easement consents required for third party land divisions.</p> <p>This session, presented by <i>Michael Ryan</i> and <i>Yari McCall</i>, will provide practical guidance to assist planners, property/project officers and everyone else involved in land transactions, navigate the new requirements and prepare for the future.</p>	<p>Conflicts of Interest for Employees</p> <p>The magnifying glass remains firmly on local government. Public scrutiny to maintain the highest level of accountability and transparency whilst obtaining the best results for ratepayers, is at an all time high.</p> <p>And yet the "rules" are not always clear. In this session, <i>Sathish Dasan</i> and <i>Felice D'Agostino</i> will address the complicated issue of conflicts of interest for Council employees, analysing whether the "rules" actually promote transparency or whether they are just another bureaucratic exercise.</p>	<p>The Normans Confessional</p> <p>Sitting 3: Environment & Planning</p>

Session Time	STREAM A	STREAM B	STREAM C
12:25pm - 1:20pm	LUNCH		
1:20pm - 2:05pm	The Fast Money Time is money. Money is scarce. And so we bring you the "Fast Money": a series of rapid-fire updates on hot topics, legislative change and industry trends. Crown Land Changes to the Crown Land Management Act will require custodian Councils to make decisions about the suitability and impacts of granting leases over Crown land, including impacts on Native Title rights. Lisa Hubbard and Nick Llewellyn-Jones will update you on the critical changes, with a focus on Native Title rights. Retirement Villages Recent amendments to the Retirement Villages Act will affect all Councils that provide aged accommodation. Lisa Hubbard will slice and dice the changes and how they may affect your Council. Don't Dig Yourself Into a Hole: Control & conduct of mining by Local Government Increasingly, mining operators are looking to undertake exploration activities on Council-owned or managed land, including public roads, reserves and other public places. In this session, Nick Llewellyn-Jones and Chris Alexandrides will outline the rights and obligations conferred on Councils under the Mining Act.		The Normans Confessional Sitting 4: Regulatory Services & Rating Innovation in Rating With the prospect of rate capping looming large after the 2018 State election, the ability to be innovative in the rating space has never been more important. Dale Mazzachi will lead a discussion focusing on Councils' use of the rating provisions of the Local Government Act 1999 to fund projects in non-traditional ways. Are Enterprise Agreements Sending Your Council Broke? Sathish Dasan will discuss the impact of unproductive enterprise agreements on the Council's bottom-line and what Councils should be doing about it. Future Proofing Learn what Local Government Professionals SA members are doing and thinking about the sector's future. CEO Taryn Sexton will share her observations on what professionals are seeking from their leaders and how they want to shape the future. Hear about network projects and agendas, the Australasian LG Performance Excellence Program, the Leadership Capability Framework and more.
2:05pm - 2:10pm	SESSION BREAK		
2:10pm - 3:10pm	Rate Capping – Postcards from Victoria Rate capping is now firmly on the local government agenda in SA. And even if the "against" campaign is successful, in tight economic times, Councils will be under increasing pressure to cap rates voluntarily. To provide some insight into how the Victorians are faring under their rate capping regime, we have invited CEOs from two Victorian Councils to speak about their experiences, the challenges and the opportunities. Kelly Grigsby, CEO at Wyndham City Council and Peter Harriott, CEO Greater Shepparton City Council		
3:10pm - 3:30pm	AFTERNOON TEA		
3:30pm - 4:20pm	Get Me the Wolf! What does local government have in common with Quentin Tarantino's classic film "Pulp Fiction"? Obviously, when difficult problems need solving, or when innovative solutions are required, you call in "The Wolf". In this session, Norman Waterhouse Chairman of Partners Sean Keenihan will invite a group of senior local government managers to share how they worked with the team at Normans to overcome big problems in tight timeframes and lived to tell the story. Sean will also explore how, in the process, they channelled Harvey Keitel's classic portrayal of Winston "The Wolf" Wolfe.		
4:20pm - 6:00pm	COCKTAIL NETWORKING FUNCTION		

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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 24 and 25.

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 24 & 25



Local Government Association of South Australia

25.1 2018 Local Government Elections – Workshop Thursday 13 July 2017

Save a Date - LG Elections Workshop to get the details on the LGA's planning/programming for the 2018 Local Government Elections.

24.1 Consultation on changes to council music licensing obligations

OneMusic Australia is seeking input from South Australian councils on a proposal to simplify music licensing, allowing councils to meet their licensing obligations under the Copyright Act (1968). This Circular provides more information on how councils can provide submissions directly to the consultation process.

24.2 Consultation on possible amendments to telecommunications carrier powers and immunities

The Australian Government is seeking comments on possible amendments to telecommunications carrier powers and immunities.

24.3 LGA Procurement Newsletter

LGA Procurement utilises an online newsletter to communicate news, advice, contractual updates and upcoming collaboration opportunities with the sector. Further details can be found in this Circular.

24.4 Major enhancements to My Local Services App for 2017

The My Local Services App delivers location based information to communities statewide. Participating councils will benefit from a number of planned upgrades that have been confirmed as part of the product's ongoing development.

24.5 Procurement of Electricity for 2018 and Beyond

LGA Procurement has received advice from SA councils to once again act on their behalf in procuring their electricity requirements for 2018 and beyond. Further details can be found in this circular.



Local Government Association of South Australia

- 25.2 Nominations for the 2018 Australia Day Public Service Medal are now open.**
Public Service Medal – Australia Day Honours 2018.
- 25.3 Special prices for LGA members at 2017 UDIA State Conference in July**
The Urban Development Institute of Australia is holding their 'Urban Futures' conference in the Barossa on 13 July 2017.
- 25.4 Revised – Internal Review of Council Decisions Procedure**
The LGA, with the assistance of Tanom Legal, has revised its model procedure for internal review of council decisions as required under section 270(1) of the Local Government Act. It is available in this circular.
- 25.11 Reminder - Expressions of Interest for future LGA Roads and Works Conference**
Expressions of interest for councils to host future Roads and Works Conference's close Friday 30 June. Further information can be found in this Circular.
- 25.6 Further Information to Circular 23.3 – New Council Development Assessment Panel Requirements**
The LGA has received legal advice for councils viewing on the draft Code of Conduct and Regulations for assessment panels under the PDI Act 2016.
- 25.5 SEGRA Conference 24-27 October 2017**
The Sustainable Economic Growth for Regional Australia (SEGRA) 2017 Conference will be held 24-27 October in the Upper Spencer Gulf region of South Australia. Registration and accommodation information is contained within this Circular.
- 25.7 2017 South Australian Tourism Awards**
Celebrate your success and showcase your achievements by nominating for the 2017 South Australian Tourism Awards.
- 25.8 LGA Comparative HR Metrics Project - Register for 2017**
Understanding the make-up and "pulse" of the workforce contributes to effectively managing council finances. Registrations are now open for all SA Councils to join the 2017 HR Metrics Project, seeking to develop a standardised comparative reporting regime.
- 25.9 Reminder to Register - National Local Government Human Resources Conference - 15 to 17 November 2017**
Register early to secure the Early Bird Special! Themed 'Brave New World' the 2017 National Local Government Human Resources Conference is for all HR professionals interested in the people issues facing local governments across Australia.
- 25.10 2018 Local Government Elections – Workshop Thursday 13 July 2017**
LG Elections Workshop to get the details on the LGA's planning/programming for the 2018 Local Government Elections.
- 26.1 Inquiry into the Australian Government's Role in the Development of Cities Invitation to make a Submission**
The House Standing Committee on Infrastructure, Transport and Cities has commenced a new inquiry into the Australian Government's role in the development of cities. It will examine city planning and development to accommodate a growing Australian population with a dual focus on transitioning existing capital cities, and growing new and existing regional centres.

19 MEMBER'S BOOKSHELF

- South Australian Multiple Land Use Framework Booklet
- Adelaide Sailing Club Annual Report 2016/17 & Financial Statements

RECOMMENDATION

That the additions to Members' bookshelf be noted.

20 CORRESPONDENCE

20.1 Adelaide and Mount Lofty Ranges Natural Resources Management Board Minutes

Correspondence has been received from the Adelaide and Mount Lofty Ranges Natural Resources Management Board regarding the minutes of the Board meeting held on Thursday 27 April 2017 (**Attachment 1**).

20.2 Process for Amending Aircraft Noise Management Land Use Planning Policy

Correspondence has been received from the Deputy Premier and Minister for Planning, the Hon John Rau MP, regarding the process for amending aircraft noise management land use planning policy (**Attachment 2**).

20.3 Proposed NRM Levy for 2017/18

Correspondence has been received from the Regional Director of the Adelaide and Mount Lofty Ranges Natural Resources Management Board, Mr Brenton Gear, acknowledging Council's letter dated 5 May and 14 June 2017 regarding the 2017-18 Adelaide and Mount Lofty Ranges Natural Resources Management Board levy (**Attachment 3**).

20.4 Local Nuisance and Litter Control Act 2016

Correspondence has been received from the Chief Executive of the Environment Protection Authority, Mr Tony Circelli, regarding the commencement of the nuisance provisions of the Local Nuisance and Litter Control Act 2016 (**Attachment 4**).

20.5 New Food Regulations 2017

Correspondence has been received from the Director of the Food and Controlled Drugs Branch of SA Health, Dr Fay Jenkins, regarding changes to the Food Regulations 2017 which will replace the current Food Regulations 2002 and commence 1 July 2017 (**Attachment 5**).

RECOMMENDATION

That the correspondence be received.

Attachments

- 1. Adelaide and Mount Lofty Ranges Natural Resources Management Board Minutes**
- 2. Process for Amending Aircraft Noise Management Land Use Planning Policy**
- 3. Proposed NRM Levy for 2017/18**
- 4. Local Nuisance and Litter Control Act 2016**
- 5. New Food Regulations 2017**

ADELAIDE AND MOUNT LOFTY RANGES NATURAL RESOURCES MANAGEMENT BOARD

MINUTES OF MEETING NO 129

**held from 8.30 am to 9.45 am
on Thursday 27 April 2017
at AMLR NRM Board Office,
205 Greenhill Road, Eastwood**



**Government
of South Australia**

Adelaide and
Mount Lofty Ranges
Natural Resources
Management Board

PRESENT:

Chair: Chris Daniels

Members: Alexandra Kentish
Belinda Bramley
Mark Searle
Rachael Siddall
Rob Lewis
Peter Pfennig
Trevor Bennett

APOLOGIES:

Russell Johnstone
Allison Bretones
James Crocker
Julia Grant

IN ATTENDANCE:

Brenton Grear, Regional Director
Lisien Loan, A/Manager Parks & Sustainable Landscapes
Mary-Anne Healy, Manager Planning & Evaluation
Marguerite Swart, Manager Business Support
Michaela Heinson, A/Manager Land Marine and Biodiversity Services
Steven Gatti, Manager Water Projects
Kim Krebs, Manager Community Engagement
Judy Borlase, Minute Secretary

270417-129-1.0 MEETING PROCEDURE

270417-129-1.1 Welcome

The Chair opened the meeting and acknowledged that it was taking place on Kurna land and the Aboriginal peoples' ongoing and deep connection with the land. He welcomed all attendees to the meeting.

270417-129-1.2 Apologies

Apologies have been received from Russell Johnstone, Allison Bretones, James Crocker, and Julia Grant.

270417-129-1.3 Declarations of Interest

There were no additional declarations of interest declared.

270417-129-1.4 Consent Schedule

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

CARRIED

270417-129-1.5 Minutes of Previous Meeting

*The Board **confirms** the minutes of meeting number 128 held on 23 March 2017 as a true and accurate record.*

CARRIED

270417-129-1.6 Matters Arising from Previous Meetings

The Board noted advice from the Audit Finance and Risk Committee and agreed to adopt with current changes noting seeking opportunity to review and discuss at future meeting.

*The Board **notes** the matters arising.*

CARRIED

270417-129-1.7 Resolution Register

*The Board **notes** the resolution register.*

CARRIED

270417-129-2.0 PRESENTATION

There is no presentation for the April meeting.

270417-129-3.0 BOARD MATTERS**270417-129-3.1 Scoping a new Community run Natural Resource Centre**

The Board welcomed Manager Communities to the meeting for an update on the scoping of a new Community Natural Resource Centre (NRC). The development of this paper is an outcome from the 27 October 2016 meeting following a presentation on the Adelaide and Mount Lofty Ranges Community NRCs.

The Board noted that the current community NRCs program is at funding capacity but would like further exploration of community and stakeholder requirements for another urban NRC using a different model or approach, and maybe more coastal orientated.

The Board:

3.1.1 endorses progressing external consultation for a coastal and urban based community Natural Resource Centre or equivalent.

CARRIED

270417-129-3.2 Discovery Circle Partnership

The Manager Community Engagement provided the board with an update on the project, this was initially called Biophyllic Cities through Citizen Science, and has been receiving funds from the Board since July 2014.

The Board notes the excellent work that this program has achieved, noting that they would like to receive a report which provides funding and outcomes (graphs & data) of the program, in particular relating to the science of what they program is trying to accomplish.

The Board:

- 3.2.1 **endorses** a contract variation of \$55,000 with Discovery Circle (UniSA) to extend its funding support until June 2018.
- 3.2.2 **requests** a report including funding and outcomes particular in respect to the science
- 3.2.3 **requests** involvement in the discussion on where to next with this project.

CARRIED

270417-129-3.3 Review of the Wilding Olive Policy

The Board:

- 3.3.1 **endorses** the draft Wilding Olives policy and reply letter to Dr John Virtue
- 3.3.2 **notes** that following endorsement from all eight regional NRM boards, the next step is for the Minister for Sustainability, Environment and Conservation to consider adoption of the Wilding Olive policy.

CARRIED

270417-129-3.4 Intermediate Target Reports – recalibrating the targets for two years

The Board:

- 3.4.1 **approves** the 12 recalibrated *intermediate* targets implemented for the period 1 July 2016 and 30 June 2018. The recalibrated targets are:
 - i1 - 22,000 people participate in Natural Resources Management programs by June 2018.
 - i2 - Greater than 70% participants in Natural Resources Management Programs exhibit desired NRM actions or behaviours.
 - i3 - 9 industries receive continued support to develop and implement management systems that improve sustainable land management practices.
 - i4 - Complete feasibility assessment for the optimisation of 3 alternative water schemes by June 2018.

- i5 - Stormwater management plans are being developed for 60% of the urban area.
- i6 - Stormwater quality control devices capture silt and debris from 20,000ha of urban and semi-rural catchments.
- i7 - 2,400ha of land managed for water quality improvement.
- i8 - 100% of water allocated and managed in prescribed areas is below or at sustainable limits.
- i9 - Action undertaken to support the recovery of 41% of threatened and/or declining species.
- i10 - Existing native ecosystems being actively improved across 33% of their area equating to an additional 12,215ha in the next two years.
- i11 - 10,760ha of native ecosystems constructed and subsequently managed (to meet pre-determined biodiversity conservation goals).
- i12 - 80% of Coastal Action Plan regional recommendations (where NRM is identified as a key player) being implemented.

CARRIED

270417-129-3.5 NRM Education Service Level Agreements

The Manager Education provided the Board with an overview of the program. The Board notes the work of the NRM Education team and the growing diverse skills and demands on their time from Carbon Neutral Adelaide through to Adelaide International Bird Sanctuary.

The Board discussed the understanding of the value of the work and what we create through this program, and how to get better value for money for the service provided.

The Board discussed the need to ensure that all relevant delegations were met in approving the SLA's, including the Minister where required.

The Board:

- 3.5.1 **notes** the three-year service level agreements and costs that will enable the continued delivery of the NRM Education program.
- 3.5.2 **requests** investigation of other financial options for the longer term.

CARRIED

270417-129-3.6 Mining Act 1971 review

The Board:

- 3.6.1 **notes** the intentions of the proposed revisions and the opportunities for greater influence on environmental

outcomes, if DEWNR and AMLR comments are accommodated.

CARRIED

270417-129-3.7 Confirmed minutes Audit Finance & Risk Committee

The Board:

3.7.1 **notes** the confirmed minutes from the December 2016 Audit Finance and Risk Committee

CARRIED

270417-129-3.8 Edible Adelaide Trial

The Board:

3.8.1 **notes** the tabling of the report;

3.8.2 **endorses** release of the report via the Board's website.

CARRIED

270417-129-4.0 WATER PLANNING AND MANAGEMENT MATTERS

270417-129-4.1 Five Year Work Plan for Water Resource Management

The Board:

4.1.1 **notes** the five year work plan for water resource management: annual review and update 2016 including the amended timeframes for the development of the Adelaide Plains Water Allocation Plan.

CARRIED

270417-129-5.0 FINANCE REPORT

The Manager Business Support provided the Board with an overview of the current financial schedule, noting that the Finance team working with Project Managers to notify on funding available for the remainder of the financial year.

The Board:

5.0.1 **accepts** the financial reports for the financial period ending 31 March 2017

CARRIED

270417-129-6.0 REGION'S MONTHLY REPORT

270417-129-6.1 Monthly Report by Division

The Board:

6.1.1 **notes** the region's monthly report

CARRIED**270417-129-7.0 PAPERS TO NOTE****270417-129-7.1 Register of Interests****270417-129-7.2 Common Seal Usage**

*The Board **notes** information papers 7.1 and 7.2.*

CARRIED**270417-129-8.0 OTHER BUSINESS****270417-129-8.1 Passing of Barb St John**

The Board noted with sadness the passing of Barb St John. Barb was the District Ecologist based out of the Region's Willunga Office. Deepest sympathy was passed onto her family.

270417-129-9.0 MEETING CLOSED

There being no further business, the Chair declared the meeting closed at 9.45 am.

The next Board meeting will be held on Thursday 25 May 2017 at Board Office, 205 Greenhill Road, Eastwood.

Chris Daniels
Presiding Member

 Date: 25 / 5 / 2017

The Hon John Rau MP

17PLN0296

20 June 2017

Mr Terry Buss
Chief Executive Officer
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

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GPO Box 464
Adelaide SA 5001
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Fax 08 8207 1736

Dear Mr Buss

Process for amending aircraft noise management land use planning policy

Thank you for your letter regarding the process for amending aircraft noise management land use planning policy and how Council can work in partnership with the Department of Planning, Transport and Infrastructure (the Department).

The Department is currently preparing the code writing framework and this will provide a basis for how various theme specific policy will be written.

Prior to the commencement of preparing the Planning and Design Code, the Department will work in partnership with all councils to identify what they will need to do in order to transition to the new planning system.

Through engagement with councils, the Department will establish an agreement on how this will be achieved. This will provide councils with an opportunity to work in partnership with the Department in transitioning to the new planning system.

Specifically, the Department and Council will need to:

- Agree on Council's Development Plan Amendment (DPA) schedule for any live DPAs;
- Identify any research that may inform topic specific research and/or discussion papers;
- Outline how Council can assist in the identification of appropriate policy to inform the content of the Planning and Design Code;
- Identify the composition of Council's Development Assessment Panel; and
- Identify e-Planning requirements.

It is envisaged that this process will commence early in the new financial year.

For more information, please contact Daniel Clapp – Principal Planner, Planning Reform on 7109 7015.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Rau', with a stylized flourish at the end.

John Rau
Deputy Premier
Minister for Planning

**Government of South Australia**Adelaide and Mount Lofty Ranges
Natural Resources Management Board**Eastwood Office**205 Greenhill Road
Eastwood SA 5063Tel 08 8273 9100
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Our ref: F000096201



19 June 2017

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

Dear Mr Buss *Terry***Re: Proposed NRM Levy for 2017/18**

Thank you for your letter dated 5 May and 14 June 2017 regarding the 2017-18 Adelaide and Mount Lofty Ranges Natural Resources Management Board (the Board) levy.

The Adelaide and Mount Lofty Ranges (AMLR) Natural Resources Management (NRM) Board Business and Operational Plan 2016-17 to 2018-19 was adopted on 6 April 2016 after extensive community consultation, and details an annual NRM levy increase of 6 per cent in each of the three years covered by this plan to meet a range of increased costs. These include the partial recovery of costs for water planning and management, along with the AMLR NRM Board having new responsibilities for the management of the Patawalonga Gates System.

The percentage of the levy to be raised in a given local government area is equal to the total capital value of all properties in that area as a proportion of the total value of all properties in the Adelaide and Mt Lofty Ranges region. As the basis is capital value there will inevitably be variations in the levy share above or below the regional average.

Contributions to the NRM levy made by ratepayers across the region support the Board to effectively invest with partners and stakeholders to sustainably manage our soils, water, and plant and animal biodiversity. The value of this investment extends across council boundaries and is inclusive of both the metropolitan and rural areas. It contributes to assets that the majority of people across our region benefit from, for example, ensuring the sustainability of food production in the Northern Adelaide Plains, Barossa Valley, Adelaide Hills and Fleurieu Peninsula and protecting the quality of water harvested in the Adelaide Hills for the city's water supply.

The City of West Torrens benefits significantly from NRM investment through a range of projects and programs that focus on water management, coastal protection, education and urban sustainability. The following investment was made in the City of West Torrens boundary during 2016-17:

- o Spend of \$260,000 on removing waste from the Watson Ave and Sir Donald Bradman Drive Gross Pollutant Traps and sediment basin to improve river and sea water quality;

- A further \$25,000 was invested in for weed management and revegetation along the Torrens River;
- Provided ongoing in-kind support on technical and project steering committees for the Brownhill Keswick Creek Stormwater Management Plan;
- Provided financial and in-kind support for the City of West Torrens and other catchment councils to produce a Stormwater Management Plan for the Lower Sturt River catchment area.
- Investment in on-ground coastal NRM works at West Beach including the creation of a coastal garden at the West Beach Surf Life Saving Club;
- Funded nine professional development events for 115 staff, 65 students and 59 guardians from 10 schools in the catchment area including teacher professional development for 55 educators at Lady Gowrie Child Centre.
- Thirty-four instances of assistance was provided (site visits, planning meetings, resources provided) to 68 staff and 15 students from 12 schools including supporting student leaders at Lockleys Primary School to plan a butterfly garden development;
- Supporting the City of West Torrens partnership with the Obesity Prevention Programme to run training for teachers to increase skills in food gardening and linking with the curriculum; and
- Invested \$5000 towards a partnership with the Greening Australia Community through a planting event on council land on the banks of the River Torrens in Lockleys during 2016 with 100 community members participating and planting 4500 seedlings. This event will be held again this year.

The Presiding Member of the Board and/or staff from the Region would be pleased to come and discuss with you and your Council the range of NRM programs and future opportunities to partner with the City of West Torrens.

Should you have any further concerns please contact Brenton Gear at Natural Resources AMLR on 82739100

Yours sincerely



Brenton Gear
REGIONAL DIRECTOR

Environment Protection Authority
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Country areas 1800 623 445

EPA CE-17-0246

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



Terry
Dear Mr Buss,

Commencement of the nuisance provisions of the *Local Nuisance and Litter Control Act 2016*

The *Local Nuisance and Litter Control Act 2016* (the Act) establishes a more consistent approach to the management of local nuisances across South Australia, providing the community with a more effective and local service for the management of litter and nuisance issues. The Act will also benefit the community through the availability of modern regulatory tools that can be used to improve broader local amenity issues, particularly with regards to litter and illegal dumping.

The nuisance provisions of the Act come into operation on 1 July 2017. From this date, local government will be responsible for administering those provisions in addition to the litter provisions that commenced on 1 February 2017.

The Environment Protection Authority (EPA) has been working closely with the Local Government Association (LGA) for the preparation and delivery of training to council staff across the state to assist with transitional arrangements. Two hundred council staff from 55 councils participated in training in relation to the litter provisions, and 320 council staff from 61 councils attended training in relation to the nuisance provisions. A total of 25 information sheets, guidelines and standard operating procedures designed to assist councils have also been prepared and made available via the LGA web site.

Whilst significant efforts have been made to date to facilitate these provisions to local government, the EPA remains committed to assisting local government post 1 July 2017. We will continue to provide technical assistance and further information in response to feedback from council staff.

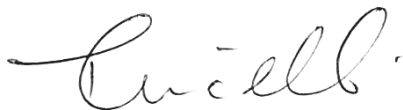
On 13 June, the EPA and the LGA formalised our working relationship through the signing of the Heads of Agreement document. The agreement relates to matters in which the EPA and the LGA can work together to contribute to the efficient delivery of services and information associated with environment protection. I believe that the LGA has recently provided you with a copy of the Heads of Agreement document.

One key aspect of moving forward from 1 July 2017 will be working together to continue improving communication processes between individual councils and the EPA in relation to environmental nuisance or harm issues reported by members of the community.

I look forward to further strengthening our regulatory partnership approach through the sharing information, knowledge and service provision between our organisations.

If you have any comments or enquiries in relation to any aspect of transitional arrangements, please do not hesitate to contact Monica Bosco, coordinator local Government Services on 8204 2053 or monica.bosco@sa.gov.au

Yours sincerely



Tony Circelli
CHIEF EXECUTIVE
ENVIRONMENT PROTECTION AUTHORITY

Date: 26 June 2017



Government of South Australia
SA Health

Ref: 2016-07638/1

27 June, 2017

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ABN 97 643 356 590
www.sahealth.sa.gov.au

RE: REVIEW OF THE FOOD REGULATIONS 2002

Dear Chief Executive Officer,

I am writing to inform you of upcoming changes contained in the Food Regulations 2017, which will replace the current Food Regulations 2002 (the Regulations) under the *Food Act 2001* (the Act). These new Regulations will be in place from 1 July, 2017.

The Regulations were recently reviewed and redrafted including two operational changes. As part of the review, consultation was undertaken with Councils, business groups and the community. The changes are set out below.

1. Increasing the maximum Inspection Fee (Regulation 11)

The Regulations increase the maximum fee that may be charged for inspection of food businesses. These inspections are routinely carried out by Councils in their areas and SA Health in unincorporated areas.

The inspection fees were set in 2002 and have only recently increased in line with normal CPI. They are therefore out of step with other similar regulatory fees. The new Regulations increase the maximum fee as below:

	Old maximum fee	New maximum fee
Small business (20> FTE*)	\$85.50	\$118
Large business	\$214	\$294

*FTE = Full time employees

2. Definition of game meat (Regulation 12)

The Regulations change the definition of 'game meat' to align with the definition in the Australia New Zealand Food Standards Code (the Code) and simplify business operations across state boundaries. Regulation 12 adopts the definition in the Code as below:

Old definition of game meat in <i>Food Regulations 2002</i>	New definition of game meat in <i>Food Regulations 2017</i>
Goat, rabbit, hare, kangaroo, wallaby or bird that has not been confined or husbanded in any way. Meat is defined as the flesh of an animal.	The whole or part of the carcass of any bird, buffalo, camel, deer, donkey, goat, hare, horse, kangaroo, rabbit, pig, possum or wallaby that has been slaughtered in the wild state, but does not include avian eggs, foetuses, parts of foetuses or pouch young.

Consultation occurred on the Regulations incorporating the above changes from December, 2016 to February, 2017. A number of submissions were received on both proposed changes. As a result of the consultation, no changes were made to the Regulations.

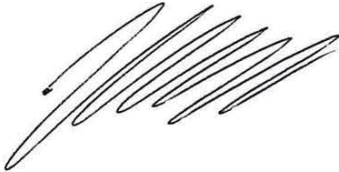
As I understand that changes to the inspection fee for food businesses will impact on Councils' budgets for 2017-2018, I am endeavouring to give you as much notice of the changes as possible.

Please note that the inspection fees set in the Regulations are the *maximum* permitted. Councils are therefore free to set fees for their businesses up to this amount. Councils may also choose to implement new fees in a staggered fashion, or in line with the risk classification of the food business.

SA Health has also informed the Local Government Association (SA) and relevant business groups of the changes.

Thank you for your interest in this matter. Please contact me or my team on 8226 7100 if you require further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dr Fay Jenkins', with a stylized, cursive script.

Dr Fay Jenkins
Director, Food and Controlled Drugs Branch

For Official Use Only- I1-A1

21 CONFIDENTIAL

Nil

22 MEETING CLOSE

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1 MEETING OPENED**2 PRESENT****3 APOLOGIES****4 DISCLOSURE STATEMENTS**

Committee Members are required to:

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

5 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the meeting of the Urban Services Committee Meeting held on 6 June 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 URBAN SERVICES DIVISION REPORTS

11.1 Oakmont Crescent Reserve, Novar Gardens - Update on Proposed Upgrade of Reserve

Brief

This report provides Members' with further information and outcomes regarding the consultation with the community and provides a recommendation for the proposed upgrade of the Oakmont Crescent Reserve, Novar Gardens.

RECOMMENDATION

The Committee recommends to Council that the upgrade of the Oakmont Crescent Reserve, Novar Gardens, proceed as detailed in the landscape concept plan, Rev M, dated 9 June 2017.

Introduction

This report provides Members' with further information and outcomes regarding the consultation with the local ward Councillors, community representatives and targeted consultation with individual households that front Oakmont Crescent Reserve, Novar Gardens.

Background

At Council's meeting held on 18 October 2016, a report was provided to Council for the upgrade of Oakmont Crescent Reserve, Novar Gardens (the Reserve), to seek direction from Council to proceed with the upgrade given the differing views of the community in the vicinity of the Reserve.

At this meeting Council resolved in part, that:

"Local ward councillors and staff conduct a meeting with community representatives with varying views from around Oakmont Reserve to reach a negotiated compromise regarding the reserve's redevelopment and further, that the outcomes of the meeting be referred back to Council for a final decision on the reserves future development."

The full meeting report is attached from Members' information, **(Attachment 1)**.

Deputations from two community representatives were also heard at Council's meeting held on 18 October 2016.

A meeting was held on 29 November 2016 between the local ward Councillors, community members (who had previously provided their views in writing) and the Administration as per the Council resolution of 18 October 2017.

Following this meeting, the Administration was unable to develop a satisfactory compromised plan for the upgrade of the Reserve which meets the views of the surrounding community. To achieve a compromised plan to develop the Reserve, it was agreed with the local ward Councillors that targeted consultation be undertaken by the Administration with individual households that front the Reserve. This was undertaken to obtain individual views and expectations of this project.

A copy of the letter provided to residents (14 March 2017) explaining the consultation process is included for further information **(Attachment 2)**.

As part of the consultation process, a questionnaire was provided to the residents requesting feedback on the following:

- Are you supportive of Council's proposed upgrade of Oakmont Reserve?
- What design elements of Council's proposal (Concept Plan Rev D) do you like / don't like?
- How do you or your family use Oakmont Reserve?
- Residents can't agree on a design for the upgrade including the removal of the pine trees. What do you believe would be a compromise to Council's proposal which would enable the reserve development to be achieved?

Discussion

The Administration surveyed a total of twenty-six (26) residential properties with frontage to the Reserve. Of the twenty-six (26) residential properties surveyed, twenty-three (23) residential properties provided comments to the survey and three (3) properties were not contactable or did not respond to the Administration.

The following information provides an overview of the twenty-three (23) residential property responses:

- Nineteen (19) - Expressed support of Council's proposed upgrade of Oakmont Reserve, either as a partial / complete upgrade,
- Fifteen (15) - Supported the total removal of the pine trees,
- Four (4) - Expressed that they did not want any of the pine trees removed,
- Two (2) - Expressed they are not supportive of Council's proposed upgrade of Oakmont Reserve,
- One (1) - Provided no comment,
- Residents expressed an almost equal response as to whether they supported / did not support the installation of shelters and seating within the Reserve.

The feedback provided to the Administration generally included:

- Support of a compromised plan from the residents to develop the Reserve,
- Varying stages of tree removal from complete removal of the trees to no tree removal on the Reserve,
- New irrigated turf areas with screening plantings and mounding,
- Linkage pathway along the Reserve,
- New appropriate species of trees.

A tabulated summary of the responses from the residents is provided for further reference (**Attachment 3**).

The feedback provided by the twenty-three residents (23) assisted the Administration to develop a further revised concept plan for the Reserve, Rev M, dated 9 June 2017 (**Attachment 4**).

The Administration considers this concept plan option as a suitable compromise to all the feedback received through the various consultation processes considering alternatives in layout of the Reserve. The Administration's compromise has either been for a staged tree removal or removal of some selected trees, (and then to determine which trees should remain or be removed).

The concept plan developed by the Administration provides for the following:

- Tree (pine) removal on the western side of the Reserve
- New tree plantings, screening plantings, and retaining the two (2) existing Eucalyptus trees
- New irrigated turf to the western side of the Reserve
- New pathway linking Miller Court to Oakmont Crescent
- Maintenance tree pruning to the existing pine trees on the eastern side of the Reserve

This project was originally budgeted in 2014 / 2015 with additional funds provided for the 2015 / 2016 period. Funds are allocated within the Open Space Reserve Program. The expected program of works is expected to commence in the coming months with the aim to have the Reserve completed by December 2017.

Conclusion

This report provides Members' with further information and outcomes regarding the consultation with the local ward Councillors, community representatives and targeted consultation with individual households that front the reserve.

The Administration is seeking approval from Council to proceed with the upgrade to Oakmont Reserve, Novar Gardens based on the concept plan, Rev M, dated 9 June 2017.

Attachments

- 1. Previous Council Report 18 October 2016**
- 2. A copy of the letter provided to residents 14 March 2017**
- 3. A tabulate summary of the resident responses**
- 4. Revised concept plan- Rev M dated 9 June 2017**

17 REPORTS OF THE CHIEF EXECUTIVE OFFICER

17.1 Oakmont Crescent Reserve, Novar Gardens - Proposed Upgrade

Brief

This report provides Members with information on the options for the proposed works to upgrade the Oakmont Crescent Reserve, Novar Gardens and seeks direction from Council to proceed with the upgrade as recommended given the differing views of the community in the vicinity of the Reserve.

RECOMMENDATION(S)

It is recommended to Council that:

1. The Report be received.
2. The proposed Concept Plan Rev D (Attachment 3) be implemented to upgrade Oakmont Crescent Reserve, Novar Gardens.

Introduction

This report provides Members with an update on the current status of the proposed works for the Oakmont Crescent Reserve, Novar Gardens. The project to upgrade the Reserve has been subject to consultation with the Community to ascertain options for the future use of the Reserve.

Site History

The Oakmont Crescent Reserve, in the 1960s was part of the Lightburn factory property. The current Reserve area was located approximately 250m from the original factory site. This area was not part of the factory's fenced property and it appeared to be open paddocks. The Lightburn staff undertook tree planting in the late 1960's and early 1970's around the boundary and throughout the factory site. The main species that were planted were Aleppo Pine (*Pinus halepensis*) and Athel Pine (*Tamarix aphylla*). These species are not native to Australia, but these species were commonly used as wind breaks in the 1960s because they were easy to propagate, grew quickly and provided some respite from the sun, wind and dust. These two species later became pest trees as they easily spread from seed and smothered other vegetation underneath them from the debris, (i.e. pine needles). These two tree species are now declared pest plants by Biosecurity SA, (PIRSA).

The pine trees on Oakmont Cres Reserve were planted in approximately the mid 1970's (the aerial photography indicates in 1969 no trees were present and in 1979 the trees with some maturity). These pine trees are planted very close together and now grow into one another shading almost all other plant growth below the trees. Housing on the northern side of Oakmont Crescent was developed in the late 1960s however the housing south of the Oakmont Crescent Reserve, Miller Court and Marsh Court was not developed until the late 1980s.

Background

In 2015 / 2016 funds were provided in the budget to upgrade the Reserve. The budget funds for this project were allocated within the Capital Works Recreation Program for Reserve upgrades.

In September 2015, the Administration distributed a letter to residents with an initial concept plan and survey form (**Attachment 1**).

The original concept design intent for the Reserve upgrade was to remove some of the pine trees on the eastern end of the Reserve, establish an area of irrigated open space for residents and establish more appropriate tree species and other vegetation to beautify the Reserve. This design was to demonstrate that the Reserve could be more usable for residents, improve the overall aesthetics of the Reserve and enable the establishment of more appropriate trees with the view to upgrading the whole Reserve if the first stage was deemed successful.

A summary of the feedback (table) and survey forms received is provided in **Attachment 2**. A total of 65 properties were provided with letters and the Administration received 22 responses. The majority of feedback received for this first concept design was positive, (11 responses) although there were some resident's comments stating the whole Reserve should be upgraded, (5 responses). Feedback from residents also identified they believed that tree removal was unnecessary, (6 responses).

In May 2016 an update letter and amended concept plan (Rev D) was provided to the residents (**Attachment 3**). The Administration proposed to residents a second concept design taking into account the feedback received from residents on the initial design. The updated concept design proposed increasing the pine tree removal and increasing the area of green open space. This updated design gave relief to the highly impacted residents adjacent the southern boundary and also provided screening plantings along the fence line for residents on the northern side of the Reserve. They had raised previously that when the trees were removed the iron fences would be unsightly. This design also proposed a footpath linking the east and west of the Reserve and additional tree planting, which over time would replace the screening of the pine trees.

The divided feedback received from residents from the concept plan (Rev D) placed a hold on the project until such time a report could be prepared and presented to Council to seek direction on the options to upgrade the Reserve.

An additional concept plan (Rev E) (**Attachment 4**), was also prepared after a meeting held with the Ward Elected Members (Cr M Hill and Cr G Demetriou) in July 2016 to further provide options for the residents. The concept plan (Rev E) proposes to remove the majority of the pine trees on the western side of the Reserve and keep the existing pine trees on the eastern side of the Reserve. This proposal also includes an area of irrigated turf, a walkway through the Reserve, a shelter, trees and screen plantings. This concept plan (Rev E) has been developed as a further option for consideration in this report.

A petition regarding the upgrade of the Reserve has been subsequently received by the Administration from Mr Neil Robjohns of 13 Miller Court, Novar Gardens, on behalf of twenty-two residents (**Attachment 5**). The petition strongly requests the Council not to proceed with the redevelopment of Oakmont Crescent Reserve, Novar Gardens, but retain the Reserve in its current form as a large biomass / buffer zone. The petition does highlight opportunity for a compromise plan for the upgrade of the Reserve.

Discussion

The proposed upgrade to Oakmont Crescent Reserve, Novar Gardens, has caused some considerable angst with the community. There is a clear conflict between the members of the community advocating either tree removal (partial or all trees) or keeping the trees on the Reserve.

The investigations undertaken by the Administration for residents who live on the immediate southern boundary of the Reserve (19 Miller Court, 8 and 9 Marsh Court and 1 Jacklin Road) are greatly impacted by these pine trees. The pine trees are directly north of these four properties therefore they receive very little sunshine during the winter months because of the shading from the trees. These properties are also impacted by the pine needle debris continuously falling onto their roofs and into their gutters and yards.

The Administration, through the general direction from Council by the yearly budgetary processes, has been proactively upgrading Council reserves to provide more useable open space areas for the community to use. This has been initiated by providing funds within the Capital Works, Recreation Program to replace and upgrade the Council's open space assets, (i.e. irrigation, new irrigated turf, pathway, reserve furniture, trees and screen / biodiversity plantings, etc.).

In consideration of these factors to promote and improve the use of all Council's open space areas, the Administration will recommend to proceed with the Concept Plan Rev D, (**Attachment 3**).

Conclusion

This report provides the Members with information on the options for the proposed works to upgrade the Oakmont Crescent Reserve, Novar Gardens. The Administration now seeks direction to proceed with the upgrade of the Reserve given the differing views of the community in the vicinity of the Reserve.

Attachments

1. **Attachment 1**
2. **Attachment 2**
3. **Attachment 3**
4. **Attachment 4**
5. **Attachment 5**

Council

Item 17.1- Attachment 1



21 September 2015

TO THE RESIDENT / RATEPAYER

Dear Sir/Madam

Resident survey - Oakmont Crescent, Novar Gardens.

The City of West Torrens is conducting a survey of residents in Oakmont Crescent, Miller Court, Marsh Court & Jacklin Road, Novar Gardens, regarding the redevelopment of Oakmont Crescent Reserve.

Currently Oakmont Crescent Reserve is predominately an avenue of Aleppo pines with some Eucalyptus trees.

A preliminary concept plan of the proposed works has been developed which includes removal of some of the trees, the planting of new trees, the creation of an area of irrigated open space and the installation of a park bench.

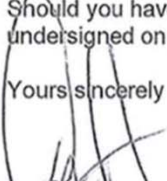
To assist the City of West Torrens with the redevelopment of this area we are seeking feedback from local residents on the attached concept plan.

Due to the position, size and shape of the reserve there is limited opportunity for infrastructure such as playgrounds, public toilets, tennis courts or other large structures to be included in any future works.

It would be appreciated if you could return your completed Survey Form to Council by close of business, Wednesday 7 October 2015 via the enclosed reply paid envelope or by email csu@wtcc.sa.gov.au. At the conclusion of the survey period, Council will review the feedback from residents and then make informed decisions regarding the development of Oakmont Crescent Reserve.

Should you have any further queries on this matter please do not hesitate to contact the undersigned on 8416 6301.

Yours sincerely


Dean Ottanelli
Manager City Works

Enc Survey Form, Reply Paid Envelope & Concept Plan
Cc Morphett Ward Councillors Cr G Demetriou & Cr M Hill

Printed on Envi Recycled, 50/50 which is certified Carbon Neutral and Australian Made.

Survey**Oakmont Crescent Reserve**

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

**Personal details****First Name:****Surname:****Address:****Post code:**

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.



Council

Item 17.1- Attachment 2

OAKMONT RESERVE
RESIDENTIAL SURVEY
SUMMARY AND GENERAL COMMENTSPROJECT: 15-1192
DATE: 29/02/2016

RESIDENTS ADDRESS	ALEPPO PINE TREE REMOVAL			GENERAL COMMENTS	RECOMMENDATIONS	QUESTIONS TO BE ADDRESSED BY COUNCIL (NOT RELATED TO SCORE)
	FOR	NEUTRAL	AGAINST			
1 13 Miller Court				1 Strongly opposed, lives adjacent reserve, trees have historical significance, has biomass and habitat properties. Not supportive of turf due to environmental/maintenance concerns.	Serious pruning of trees, not removing all entire trees. Understands compromise. Remove every second tree as possible	
2 15 Miller Court				1 Strongly opposed. Trees have historical significance, aircraft and noise reduction qualities, similar opinions as above. Not supportive of turf due to environmental/maintenance concerns.	Some thinning of trees (especially at no. 16) Particular trees that are thin/ poor form and advised to remove are 4, 8, 12, 16 (starting at 1 from eastern end)	
3 22 Graham Crescent				1 Does not like gum trees being planted due to mess, pine trees are great to look at.		
4 4 Jacklin Road				1 Does not agree top turf being only installed at one end, should be continued through reserve	Installed a paved path along south of trees in shade, as this is where people walk currently.	
5 5 Marsh Court				1 Don't remove particular pine tree (one on lean know as "Fairy Tree"). Resident is offended the 'wealthy' side of park gets improvements, and 'poor' housing trust people get nothing.	Lighting for safety	
6 12 Oakmont Crescent				1 Preserve more trees.	New turf along whole reserve. Footpath along whole reserve. Lighting along path. Remove trees along road/kerb that damage kerb.	
7 17 Miller Court			1	Supports plan regarding more diversity and amenity. Aware that pines are declared weed and is supportive of council's decision to remove some. Good to retain some for heritage/cultural value. Will allow other trees to grow	Concern of retained gum trees and the form they will take when given space to thrive. Needs monitoring in future years.	
8 24 Oakmont Crescent	1			Suffers allergies to pine trees/hay fever and Aleppo Pines in reserve is a significant problem to resident. Hard to walk in currently. Disappointed turfpath not extended throughout. Fence eyesore on south side of reserve, screen with native plants.		
9 7 Miller Court	1			Fully supports.		
10 1 Marsh Court		1		Does not understand why Pines need to be removed.	Plant Bottlebrush trees in Marsh Court.	Resident asks Council how much it would cost for 1 or 2 native trees/shrubs installed in her front lawn.
11 29 Oakmont Crescent			1	Disappointed with design that does not include second half of reserve.	Requests pathway through entire reserve, linking Marsh Court to Miller Court also. Elderly walk to St Andrews Crescent bus stop through here.	
12 10 Oakmont Crescent	1			In favour of plan but wants additional features for community activation/enjoyment. Would like to see full reserve turfed.	Requests a table tennis and interesting seats be placed at seat location. Like to see deciduous trees (ash, Claret ash, Chinese pistachio, ornamental pear) be mixed with gums. Bird attracting plants like Grevillea near seating area.	
13 4 Oakmont Crescent			1	Concept plan looks good.	Another bench installed eastern side.	
14 19 Miller Court	1			Lives adjacent/under trees and has root problems, pine needle problems and loss of sun in winter. Highly supports their removal.		
15 27 Oakmont Crescent			1		Turf to be extended entire area.	Large gum tree needs to be removed at corner of Jackie/Oakmont as poses 'significant threat to residents'. This appears to be in front of this residents house.
16 9 Miller Court	1			Pleased with removal of majority of trees.		
17 11 Miller Court	1			Thinks 1 park bench is 'slingy'	Remove the poor form gum trees that are too close to Oakmont Crescent. Remove and replaced. Add in bin. Have a 'theme' to area (resident has no recommendations although of what theme.)	
18 20 Oakmont Crescent	1			Extremely disappointed. Believes the plan suggests a 'class discrimination' due to difference of the works proposed for each half of reserve.	Needs a path for elderly to travel to St Andrews Crescent. Remove trees at Western end (light for residents and relieve pollen problems) Tree screening at end of Marsh Court. Recommend Crepe Myrtle and Manchurian Pear trees.	
19 22 Oakmont Crescent	1			Very disappointed with design that does not include second half of reserve. Pine trees cause bad pollen allergies. Long time resident and rate payer, expects all reserve turfed. Feels discriminated against. Footpath leads to nowhere.	Remove all pine trees. Turf all reserve. Add footpath from Marsh Court across reserve. Screen end of Marsh court as unsightly views.	
20 14 Oakmont Crescent	1			Supports plan and use of indigenous trees.		
21 16 Oakmont Crescent	1			Disappointed with design that does not include second half of reserve. Expresses distaste on the upgrade appearing to only benefit Miller Court residents. Feels discriminated against.	Turf all of reserve. Remove future footpath 'to nowhere'. Need screening of Marsh Court (trees, hedging or fence with pedestrian access.)	
22 9 Oakmont Crescent	1			Supports plan.	Retain particular tree closest to residents house (great summer shade). Ensure there is space for children to play and kick ball between new tree planting.	
TOTAL	11	5	6			

Survey

Oakmont Crescent Reserve

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



Personal details

First Name: LESLEY & NEIL Surname: ROBJOHNS

Address: 13 MILLER COURT

NOVAR GARDENS Post code: 5040

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

PLEASE ATTACHED SHEET - 2 PAGES

Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

Survey

Oakmont Crescent Reserve

Personal details:

Lesley & Neil Robjohns

13 Miller Court

Novar Gardens SA 5040

Phone: 0408 804 537 Email: agmine@internode.on.net

Comments on preliminary concept plan for Oakmont Crescent Reserve

We have reviewed the Oakmont Crescent Concept Design plan provided by the Council and wish the following comments to be considered in creation of the final plan;

- 1 We are totally opposed to the removal of 32 of the 37 pine trees from the reserve.

The information provided by the Council gives no explanation as to why there is a need to remove these trees. We have lived in Miller Court for 25 years, during this period there has never been a major branch fall, so these trees cannot be deemed as a danger.

With the exception of one house in Miller Court (No. 19) none of the trees are sufficiently close to the houses to cause any interaction.

The trees are some 60 years old, are of historical significance in that they are the only remaining trees that originally formed the boundary of the Lightburn factory.

The trees are a considerable "biomass", providing dampening of noise and wind. While we accept native birds do not nest within the trees, native birds often use the trees. Each year migrating white cockatoos often use these trees as a staging area.

While Concept Design talks about replacing the pine trees with "new gum trees" any replacement tree will take decades to even approach creating a similar biomass. In recent years there has been two similar size pine trees removed from Miller Court, these 30 metre trees have been replaced with trees less than a metre high. A similar program of cutting down large pine trees in Morphett Road has resulted in the planting of low ground cover and very small trees.

We would have hoped the Council was in favour of maintaining and increasing the "green appearance" of the landscape not cutting down 32 significant trees.

Within the last few years a minor program of "cleaning up" the pine trees was undertaken, this process included removal of dead branches and cutting down of a small amount of the dead pine cones, we suggest funding would be better spent on carrying a "serious cleaning" campaign rather than undertaking some of the work suggested in the Concept Design.

- 2 In discussion with some of our neighbours in Miller Court it would appear not all hold the same view as us, therefore some compromise may well be the best outcome.

The residents of No. 19 certainly are most impacted by the pine trees and as such there is a reasonable case for removing the trees immediately next to their residence.

The Concept Design calls for the retention of 5 pine trees at Jacklin Boulevard end of the reserve. If trees can be retained at one end of the reserve then there is no reason why some pine trees cannot be retained along the entire length of reserve.

We would like to suggest that ever second pine tree be kept, if this thinning retained the most easterly pine tree and then every second tree was retained, by chance this strategy removes the trees which are less well developed. We are suggesting this strategy applies along the length of Miller Court, residents at the other end of the reserve should be allow to determine what feels best suits them.

- 3 Retaining of the gums trees is a good idea, although we are unsure how the plan determined there are two rows of gums trees. Inspection of the reserve only indicates one row of gum trees.
- 4 Removal of the pine rail fence is a good idea, this structure is well past it useful life.
- 5 Planting turf may sound like a good thing to do however the following should be considered. (1) when we moved into Miller the reserve had irrigated turf which was well maintained by the Council in terms of watering and mowing. Once we moved into a long term drought the irrigation was abandoned and the turf left to slowly die, the Council reducing maintenance to near zero only cleaning up when the weeds became a complete eyesore. & (2) we have ample turf areas within walking distance, we thought that as a low rainfall state we are being asked to reduce water consumption not increase by the planting of high water consumption turf areas.
- 6 We feel that placement a seat and pathway would be an enhancement

In summary, we accept that the pine trees cause a mess for a short period each year when the pollen is released and the old needles fall, but this is a small price to pay to have such a substantial grove trees in the middle of our city. There is no justification to remove these trees, the land is not required for housing or infrastructure development.

We would very much appreciate feedback and supply of the final design plan.

We accept than compromise will be required, but compromise that includes retention of a significant number of the pine trees along the full length of the reserve is a much better outcome than the near wholesale denuding of the reserve.



Lesley Robjohns

7 October 2015



Neil Robjohns

Council

Item 17.1- Attachment 2

Page 1 of 2

From: Wooldridge [dkmh@adam.com.au]
Sent: Wednesday, 14 October 2015 11:16:08 PM
To: Council Enquiries
Subject: Resident Survey - Oakmont Crescent, Novar Gardens

To Dean Ottanelli, Manager City Works.

Regarding the survey of Oakmont Crescent reserve, Novar Gardens, we apologise for the lateness of this response, however we have been away and thus missed your correspondence.

However, here is our response:

Our Personal Details are: Denis & Kathryn Wooldridge
Address: 15 Miller Court, Novar Gardens, SA, 5040. Phone: 8295 1035; email dkmh@adam.com.au

Comments on the preliminary concept Plan for Oakmont Cres Reserve:

1. At the outset we are NOT in favour of the wholesale removal of the pine trees that are outlined for removal in the plan. The pine trees, whilst they are not natives, provide a considerable benefit to the amenity of our small community. In particular, their size, and accumulated mass, provides considerable noise abatement from aircraft noise, and more especially protection from strong hot northerly winds in summer. Replacement with natives will as likely take a generation, to approach anything near the protection currently afforded.
2. I have lived here for nearly 30 years. These pines of some 60 years of age plus, are the last remaining evidence of the northern boundary of Lightburns, a significant part of the district's history. The avenue on Immanuel College's northern side was Lightburn's southern boundary. Surely the historical significance of the Oakmont Crescent pines can be appreciated?
3. We accept that our neighbour at no. 19 does endure considerable discomfort with the loads of pine needles his property is subjected to, and we understand that a thinning of the trees immediately adjacent to that property is warranted.
4. We fail to see why trees at our end of the reserve are for removal whilst at the other end, Jacklin Blvd., are to be retained. Surely those trees, have no more significance than those at the eastern end of the reserve? What we do agree to is the retention of the current gumtrees, however many of these are of poor stature and health. Compare this to the majority of the pines.
5. Some thinning of the pines may be achieved by removal of those that are less dense in foliage, or less developed. We have looked at the grove and starting with tree no.1 at the very eastern end, thinning trees numbered 4, 8, 12, 16, seems to achieve this.
6. Council installed irrigation many years ago but ceased same when water restrictions were enforced. Retention of mature trees requires much less irrigation, and rather than the planting of turf, that an alternate less water hungry ground cover be landscaped, with spin off benefits in reduced mowing and water costs – a better outcome for all ratepayers.
7. We feel that continuation of the pathway from the existing eastern end is a positive concept.
8. Inclusion of park benches and removal of current pine log fencing is supported

To conclude, we feel there is more to be lost, with the removal of these pine trees than any minor inconvenience they cause. They are significant in size, provide considerable environmental benefit in wind and noise buffering and do provide a roost and food source for migrating white cockatoos. Magpies benefit from them also as do many smaller birds who feed from the insects who inhabit the pine bark. We also feel strongly that replacement will involve considerable capital expenditure and a disproportionate continuing annual cost in full implementation of the Concept Plan, when compared to the costs as at present. As a rate payer, we feel this is unwarranted.

We, like other residents in this street, would like feedback, and to be provided with any amended concept plan before any implementation. We note that council has today, engaged contractors to install

file:///C:/DataWrks/temp/3782241/dwa58CB.htm

15/10/2015

Page 2 of 2

a watering panel on the reserve. We trust that this is not a sign of Council acting in anticipation of residents providing "blanket approval" of the concept plan – I trust you will see from the forgoing that we , at least , are looking at a compromise.

Denis Wooldridge and Kathryn Wooldridge
14 October 2015

file:///C:/DataWrks/temp/3782241/dwa58CB.htm

15/10/2015

Survey

Oakmont Crescent Reserve

Received
22-SEP-2015
City of West Torrens
Information Management

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



Personal details

First Name: Mary Surname: Clark

Address: 22 Graham Crescent Noar gdr

Post code: 5040

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

In reply I think your ideas are wrong.
As I have one of these gum trees on my verge.
These gum trees are messy, drop branches, gum nuts,
leaves everywhere.
Those existing pine trees are lovely, nice view from
back yard and make little mess.
Gum trees I feel would be wrong there totally.

Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

Council

Item 17.1- Attachment 2

Survey

Oakmont Crescent Reserve

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



Personal details

First Name: CAT Surname: SELTH

Address: 4 JACKLIN RD, NOVAR GARDENS. SA

Post code: 5040

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

I WOULD ASK THAT THE ALGERIA PINES BE LEFT AS THEY ARE,
AS THEY PROVIDE MUCH NEEDED SHADE; A HOME FOR BOTH
NATIVE & INTRODUCED BIRDS; A CORRIDOR & RESTING PLACE FOR A KOALA
& POSSUMS.

THE PLANTING OF NEW TREES WILL TAKE 10-20 YEARS TO PROVIDE
SHADE AND A HAVEN FOR WILDLIFE.

THE PINES HAVE BEEN THERE FOR DECADES AND HAVE NOT
CAUSED ANY PROBLEMS & RARELY DROP BRANCHES. - NO SIGNIFICANT
SIZED ONES AT LEAST.

I ALSO OBJECT TO ONLY THE EASTERN END OF THE RESERVE
BEING IRRIGATED, TURF LAID & PARK BENCH INSTALLED. THIS
SHOULD BE EXTENDED THE LENGTH OF THE RESERVE.

FINALLY I THINK A PAVED PATH WOULD BE BETTER PLACED
ON THE SOUTHERN SIDE OF THE TREES, SO PEOPLE CAN WALK
IN THE SHADE, - THIS IS WHERE MOST PEOPLE WALK AT PRESENT.

Only one response per property will be accepted - if you do not complete the survey, your views will
not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au
by 5pm on Wednesday 7 October 2015.


Received
14 OCT 2015
City of West Torrens
Information Management

SORRY FOR THE LATENESS. PLEASE CONSIDER ANYWAY.
 1 month late (too late?)
 will be considered.

Received
 6 NOV 2015

City of West Torrens
 Information Management
 Civic Centre
 165 Sir Donald Bradman Drive
 Hilton, SA 5033
 Tel (08) 8416 6333
 Fax (08) 8443 5709
 Email csu@wtcc.sa.gov.au
 Website westtorrens.sa.gov.au

Survey
Oakmont Crescent Reserve



Personal details

First Name: LEONIE Surname: YOUNG
 Address: 5 MARSH CT. NOVAR GDN'S SA
 Post code: 5040

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve:

PLEASE DO NOT get rid of the pine tree that is on a lean. For over 30 years it has been referred to as 'The Fairy Tree' by the local children (and even adults!) and this tradition along with the fairy tales associated with the tree have been passed down generations and along to new residents.

It is an icon. Please consider preserving it. Think about the displacement of dozens of fairies. OH! And thank you so much for giving the wealthy end of the park new turf, irrigation and a bench (and removing that ugly fence) whilst the "poor" Raising Trust end is left virtually untouched. TYPICAL.

Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

And with all the new trees making it darker and more dense, are you going to provide appropriate lighting for those who have to journey through the park from the bus, shops, etc. at night?

Council

Item 17.1- Attachment 2

Survey

Oakmont Crescent Reserve

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Tel (08) 8416 6333
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Email csu@wtcc.sa.gov.au
Website westtorrens.sa.gov.au



Personal details

First Name: Helena

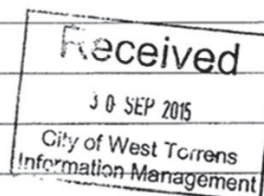
Surname: Walasek

Address: 12 Oakmont Crescent, Nova Gardens

Post code: 5040

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

- New turf and irrigation along whole reserve not half
- Footpath along whole reserve
- Lighting along path
- Preserve more of the original pine trees
- Remove trees along road/kerb as they damage existing kerbing



Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

Council

Item 17.1- Attachment 2

Survey

Oakmont Crescent Reserve

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Fax (08) 8443 5709
Email csu@wtcc.sa.gov.au
Website westtorrens.sa.gov.au



Personal details

First Name: STEPHEN & LINDA Surname: BLIGHT

Address: 17 MILLER COURT

NOVAR GARDENS Post code: 5040

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

PLEASE REFER TO ATTACHED RESPONSE (2 PAGES)

Received

7 OCT 2015

City of West Torrens
Information Management

Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

Resident Survey – Oakmont Cres Novar Gardens

Attn: Dean Ottanelli, Manager City Works, City of West Torrens

Thank you for the opportunity to respond to the Oakmont Crescent Concept Design. We offer the following comments for your consideration.

General comment

The design offers a timely revision of a concept which was put in place several decades ago, and which now, in a different era, no longer serves its original purpose. The new concept design has incorporated features which 'modernise' the amenity whilst maintaining some of the original features providing a link to past work undertaken on the roadside reserve.

Positive features

The implementation of the design:

- offers a **diverse range of amenity** compared with the existing design which is essentially just rows of trees
- offers a more diverse ecology which will capitalise and probably **expand the existing range of bird life and micro-fauna**
- **invites human interaction** on, and within, the reserve from a range of age groups. At present young people wouldn't be attracted to the reserve because it is not conducive to 'play' activities
- offers something different from, yet **complementary to, facilities and activities offered by other reserves in close proximity** (particularly given the anticipated developments in the Graham Crescent Reserve).
- is cognisant of the **limitations of, and problems associated with, plantings of the Aleppo pine** which is a declared plant under the NRM Act (2004) and
 - is consistent with the pine being declared a managed weed within the Adelaide and Mt Lofty Ranges NRM region
 - retains some individual specimens for those residents who see some heritage or cultural value in the Aleppo pine
- is **consistent with removal of similar plantings** on Morphett Road (near Stonehouse Ave intersection), and on individual properties within the precinct
- is **consistent with the action of other councils** regarding plantings of Aleppo pines
- allays the concern of the resident (my neighbour) at number 19 Miller Court who has previously expressed concern regarding the **perceived dangers of the pine plantings** adjacent to his house

Page 1 of 2

- reflects awareness of issues identified in the **Declared Plant Policy (July 2014)** which states re Aleppo pines;
 - *Shedding of the needle-like leaves forms a thick layer of mulch, which has allelopathic effects and inhibits germination of many other species. The pines also present a fire hazard, with flammable cones and dead lower branches often retained on the trees for many years.*
- will allow the recent plantings of **Bradford callery pear** on the northern side of Miller Court to thrive. These currently show the ill-effects of competing with the pines for light and water compared with identical plantings further around the Crescent which are not adjacent to the pines
- provides the roadside reserve with **recognition of the importance of the asset which is presently abused** by some passers-by and residents who use it as a dumping area for household lawn cuttings, excess soil/material and household organic material.
- represents a **fair and reasonable compromise** between those views which support change and those which advocate status quo.

Aspects of the Design which may require further consideration at a future date

The design suggests retaining the two rows of eucalypts on the northern side of the reserve. In itself this is a fine suggestion but **may require some reconsideration in years to come** as the eucalypts may thrive without the light/water/nutrient competition which presently exists with the pines. This may or may not become an issue if the eucalypts attain the dimensions of the gum tree presently on the footpath/private property at the western end of the Oakmont Cres Reserve (in Jacklin Rd). Perhaps an issue to be monitored in future years.

Opposition

It would be surprising if there weren't opposition to the concept design, but like all proposals which have a visionary element, it is often the case that once the design is implemented the 'nay sayers' see and understand the **positive outcomes of change**.

Opposition to such initiatives also tends to focus on 'my backyard', rather than the total package of what a **design initiative such as this offers the whole precinct** and hence should be considered within a **wider neighbourhood context**.

Conclusion

The work of the responsible elected members and Council staff on developing this project is to be commended. We wish you well in its implementation.

Stephen & Linda Blight
17 Miller Court, Novar Gardens, SA 5040
Ph 0401 123 196
07 October 2015

Council

Item 17.1- Attachment 2

5th October 2015

Mr Dean Ottanelli
Manager City Works
City of West Torrens
165 Bradman Drive
HILTON SA 5033

RE: Oakmont Crescent Reserve, Novar Gardens

Dear Mr Ottanelli,

When I was first advised of the possible landscaping on the above mentioned reserve I was very excited about the prospect. However what has been proposed is disappointing in fact I am quite upset that more will not be done at the western end (Closest to Jacklin Boulevard).

I understand that the reserve is narrow and it would not suit play equipment, however why not continue the grass area the whole length or even add a footpath. My family often walks the length of Oakmont crescent to Morphett road, however we do not walk on the reserve as it is uneven, prickly and hazardous. I have two small children who would love to walk under trees on a summers day or even kick a ball.

The current reserve is dusty, weed ridden, a trip hazard, and a large cause of hay fever (hay fever hell). I suffer from Asthma and allergies to pine and latex. I have had 3 sinus surgeries, and am on antihistamines morning and night to try and help deal with the havoc these pine trees give all year round. If I dust my house and open the windows, within half hour I will have to dust again. My Five year old daughter also struggles with hay fever and is yet to be diagnosed with Asthma. The weeds that are also carried across to my yard from the reserve are a nightmare to manage.

Many elderly people walk through the reserve from Marsh court to St Andrews to catch the bus or the other way to the shops (IGA). If it's a struggle for me and my 2 children, I'd hate to think what it may be like for them.

The Southern fence on the reserve is also an eyesore with graffiti that has been painted over and/or repaired. It would be advantageous to have a screen of native plants along the southern side to give privacy to the other homes. This Screen would also help limit the light coming from vehicles turning in Marsh Court.

Many of us on Oakmont Crescent have spoken together of our concerns and thoughts; we hope these matters will receive consideration.

Kind Regards,

Mrs Catherine Easson
24 Oakmant Crescent
Novar Gardens SA 5040

Page 1 of 1

From: Catherine Easson [catherine.easson@hotmail.com]
Sent: Tuesday, 6 October 2015 10:01:35 PM
To: Council Enquiries
CC: mercer.catherine@hotmail.com; brenteasson@hotmail.com
Subject: Response to concept plans for Oakmont Crs, Novar Gardens

Mr Ottanelli,

Please find attached my response regarding the preliminary concept plan for Oakmont Crs Reserve, Novar Gardens.

Feel free to contact me via this email address or my mobile phone.

Kind Regards,

Catherine Easson
0417 841 914

Council

Item 17.1- Attachment 2

Survey**Oakmont Crescent Reserve**

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

**Personal details**

First Name: *Malcolm* Surname: *Morrison*

Address: *7 Miller Court*

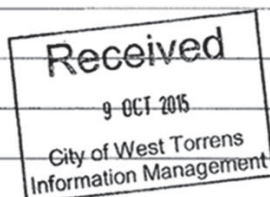
Post code: *5040*

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

*My wife and I fully support the
concept plan.*

[Signature]

Pam Morrison



Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

Council

Item 17.1- Attachment 2

Page 1 of 1

From: Susan Callaghan [susimcall@gmail.com]
Sent: Monday, 21 September 2015 6:41:06 PM
To: Council Enquiries
Subject: MARSH COURT, NOVAR GARDENS + OAKMONT RESERVE

1. I am happy with the proposed new trees for Oakmont Reserve as mentioned in the Survey letter.

I agree with any native trees being added to the area.

(But what was wrong with the Aleppo pines - are they sick?)

2. Why weren't Bottlebrush trees planted in Marsh Court when Graham Crescent was done?

Would it be possible for them to be planted now?

3. How much would it cost for me to have one or two native trees or shrubs planted on my front lawn by the Council?

The Housing Trust pulled down my original tree and side fence years ago due to termite infestation.

I cannot afford to have it done privately as I am a pensioner with a lot of health problems.

Kind regards,

SUSAN CALLAGHAN
1 Marsh Court
NOVAR GARDENS SA 5040

Sent from Samsung Mobile

file:///C:/DataWrks/temn/3760148/dwa21A.htm

22/09/2015

Survey

Oakmont Crescent Reserve

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



Personal details

First Name: Peter Surname: Murphy

Address: 29 Oakmont Crescent

Novar Gardens Post code: 5040

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

We are disappointed with the proposed plan for the adjacent reserve to Oakmont Crescent (Although pleased that some renovation to the reserve is proposed). We would appreciate a pathway that traverses the full length of the park linking Marsh Cr and Miller Cr. As it is a well walked trail as people use it to access Novar Gardens Shopping Centre or traversing the other way to access the bus route that travels on St Andrews Crescent.

We are also disappointed that the proposed lawned area is at the top end without any regard for people at the other end of Oakmont Crescent.

Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

Received

23 SEP 2015

City of West Torrens
Information Management Unit

City Of West Torrens Council

Email: csu@wtcc.sa.gov.au

RE: Survey Response Oakmont Crescent Reserve

FROM: Resident Christine Schutz 10 Oakmont Cres Novar Gardens SA 5040.

1. Concept Design:

I am in favour of the new concept design and agree that the pine trees as suggested be removed.

My 3 priorities for this park are:

1. To make it a place of beauty, bird attracting and focus which is sustainable.

I would be in favour of a table and interesting seats being placed at the seat location as described.

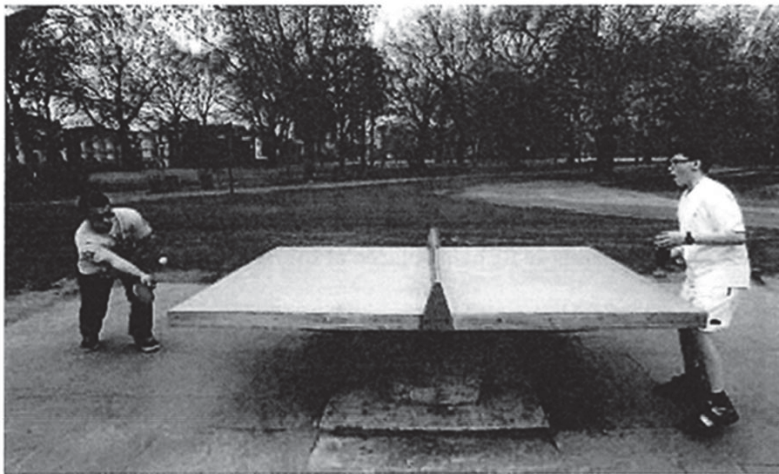
The table I think would add interest and be used such as the picture attached...

Tables as suggested I have seen all over parks in Sydney and the parks are used... The table becomes a place which has several functions... can be used to play games ie table tennis, a place to set up games and talk etc. The Oakmont residents use to hold Pot luck lunches and events at special times of the year and to have a table and interesting seating would encourage activity and communal enjoyment. Too often we see our parks unused so there needs to be a small focus.

2. Irrigation of the turf as described is a good one and hope that the whole reserve may one day have the turf extended. I understand there use to be an underground watering system in the past and operated by solar panels so I hope that option can still be explored.
3. My experience of using gum trees is that they are ok if not mixed with pine trees and that they are indispersed with other types of trees like mountain ash, Claret Ash, Chinese Pistachio, Ornamental Pear. Having all gums can be problematic with limb loss etc and better to have more safe trees in parks indispersed with native Flowering gums of the area.

4. I enjoy the bird life that this small park brings and any small native bird attracting plants I would encourage... eg Grevillia or smaller bird attracting plants near the seating area.

5. Image of table attached...



I hope these suggestions may assist in the planning as It would be nice to have this park used and be a place of beauty and bird life and an area of relaxation and communal enjoyment.

Kind regards

Christine Schutz.

10 Oakmont Cres, Novar Gardens SA 5040.

cschutz@woc.com.au

phone contact 0439899590.

From: Research [cschutz@woc.com.au]
Sent: Friday, 25 September 2015 12:53:26 PM
To: Council Enquiries
Subject: RE Oakmont Crescent novar gardens Park Concept Survey Answers

Hello,
I am a resident of 10 Oakmont Cres Novar gardens and would like to add my comments regarding the concept plan for the park in Oakmont Cres. Please see attached.
Kind regards
Chris.

Chris Schutz
Wakefield Orthopaedic Clinic
Clinical Research Coordinator
2nd Floor 270 Wakefield St, Adelaide SA 5000
Email: cschutz@woc.com.au
Mobile: 0439899590
Office: 0882364128

Survey

Oakmont Crescent Reserve

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



Personal details

First Name: Charles Surname: Mallia

Address: 4 Oakmont Crescent

Novar Gardens. Post code: 5040.

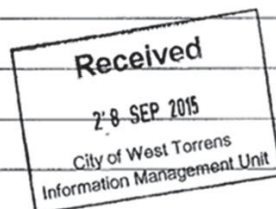
Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

Concept plan looks good.

Bench seat is a good idea, maybe add 1 more seat further East.

Well done W/T Council. We are lucky with open space in this area.

L.A. Mallia.



Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

Survey

Oakmont Crescent Reserve

Civic Centre
165 Sir Donald Bradman Drive
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Fax (08) 8443 5709
Email csu@wtcc.sa.gov.au
Website westtorrens.sa.gov.au



Personal details

First Name: Reg Surname: SKIRTON
Address: 19 Miller Court Rowat Gardens
Post code: 5040

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

Dear Sir

I am writing to you to thank you for such a good concept, I think it will really open up the tired area.

I'm probably biased because I live almost under the trees, I have lost my garden to the roots of the trees, and the snow in winter, plus gutters are full with pine needles when there's a northerly wind.

all I can say is I hope your plan is successful and the 2 trees go.

Received

29 SEP 2015

City of West Torrens
Information Management

Ph = 82944810

Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

Survey

Oakmont Crescent Reserve

Received

29 SEP 2015

City of West Torrens Civic Centre
 655 St Donald Bradman Drive
 Information Management Unit
 Hilton, SA 5033
 Tel (08) 8416 6333
 Fax (08) 8443 5709
 Email csu@wtcc.sa.gov.au
 Website westtorrens.sa.gov.au



Personal details

First Name: Matt

Surname: Jordan Jones

Address: 27 OAKMONT CRES

Post code: 5040

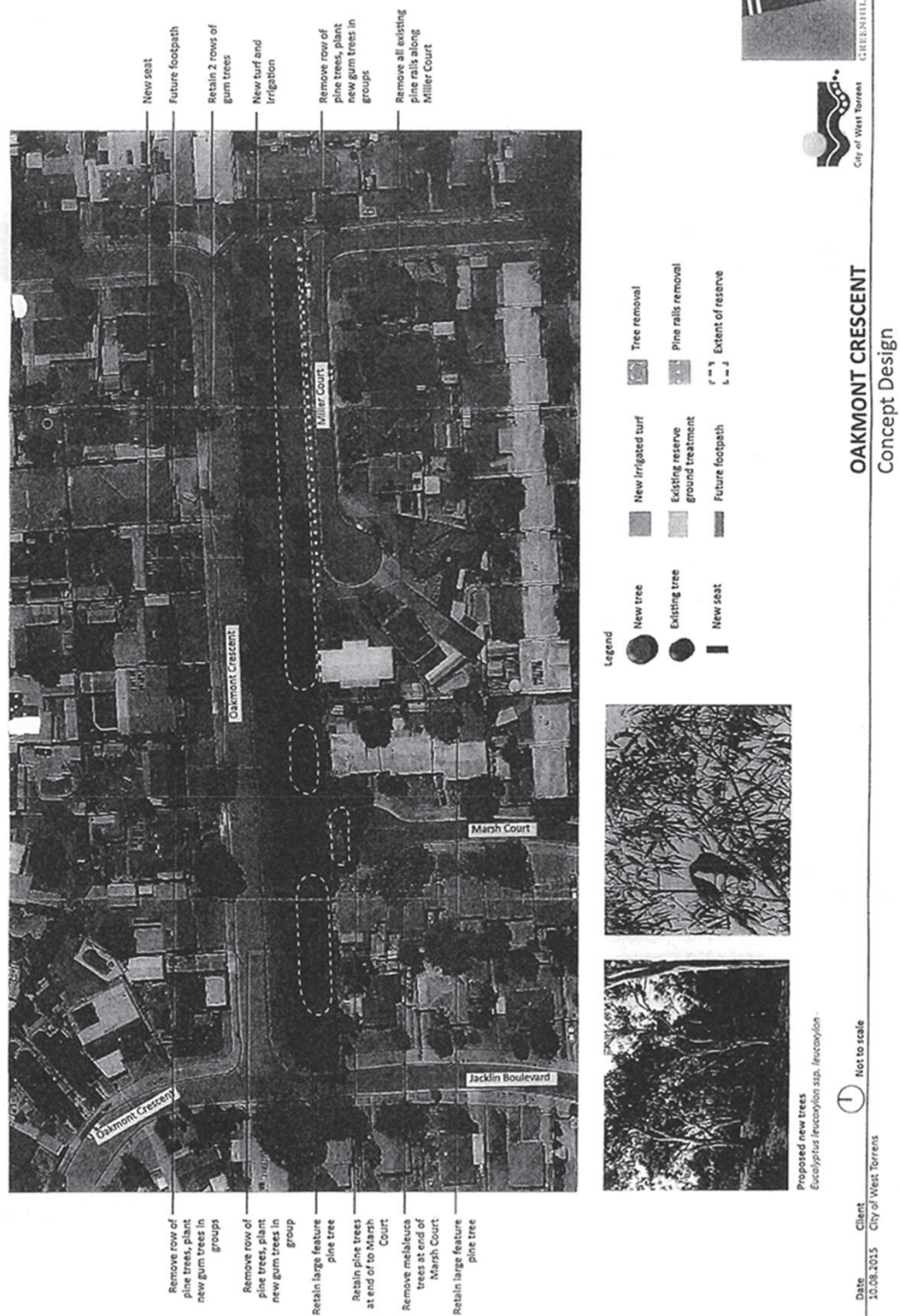
Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

New turf needs to be extended the entire length of
 Reserve

large gumtree that poses a significant threat to residents
 at ~~end~~ end of Jacklin/Oakmont should be removed
 while other trees are being Planted - See mark on
 map

Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.



Survey

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Email csu@wtcc.sa.gov.au
Website westtorrens.sa.gov.au



Personal details

First Name: Stephan Shann Surname: Aimann

Address: 9 Miller Court

Water Gardens

Post code: 5040

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

Plan sounds great. Very pleased the majority of pines are being removed. They are very tall and worry us when we have a lot of rain and strong winds.

Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

Survey

Oakmont Crescent Reserve

Received

30 SEP 2015

City of West Torrens
Information ManagementCivic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel (08) 8416 6333
Fax (08) 8443 5709
Email csu@wtcc.sa.gov.au
Website westtorrens.sa.gov.au

Personal details

First Name: DAVID + JUNE Surname: HAWKER

Address: 11 MILLER COURT, NOVAR GARDENS

Post code: 5040

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

We agree entirely with removal of as many pine trees as possible.

Please leave newly planted trees on northern side of Miller Court.

We assume new grass will cover out to kerb on northern side of Miller Court ??

There are some gum trees on Oakmont cres that are too close to road / and are 'scrappy' & should be replaced while this work is being completed.

Hard to tell but appears only 2 park benches - a little stringy we think.

A couple of garbage bins should be provided within / near grassed area

Should there be some 'theme' to the area? we have no idea what though.

Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

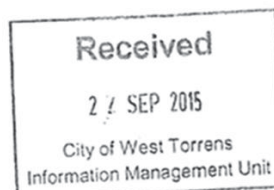
Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

Council

Item 17.1- Attachment 2

21st September 2015.

Mr. Dean Ottanelli
Manager City Works
City of West Torrens
165 Bradman Drive
Hilton. SA. 5033.



Dear Mr. Ottanelli,

Re: Oakmont Crescent Reserve, Novar Gardens.

In April when you advised the residents of Oakmont Crescent the City of West Torrens planned to landscape the Oakmont Crescent reserve, I promptly responded commending your proposed actions and making some suggestions which hopefully would be incorporated. My response was acknowledged and went further to say Council may be in touch with me regarding proposed tree species.

Today we have received your "Resident survey – Oakmont Crescent, Novar Gardens". In April I was extremely positive towards your planned actions. Today, on receipt of the concept design I am extremely disappointed and dismayed. Why? Not one of the suggestions has been adopted. I have attached my original letter for further consideration – especially the first point referring to respiratory problems suffered not only by me, but also others in the vicinity and, the screening of car lights from Marsh Court shining directly into our home.

Further, I make the following observations of the concept plan:-

- The "Plan" suggests a class discrimination. The privately built homes in Miller Court – the eastern end of the reserve – have all pines removed and replaced with the new preferred species along with a nicely grassed reserve. This makes the area more useable – as per the original advice. At the western end, adjacent to the Housing Trust homes (all of which have been purchased and are privately owned), pine trees are retained and according to the plan and notes, the surface remains as dirt and spreading weeds. Why the discrimination?
- No consideration has been displayed for the residents traversing the park to access the bus stop in St. Andrews Crescent. On more than one occasion I put forward suggestions a path be built to assist these "mainly elderly" people who will be forced to continue walking through the uneven dirt and obstructions. I note the concept plan shows a future footpath at the eastern end accessing Miller Court. Maybe just another class discrimination.
- I have included a printed photo showing Marsh Court directly opposite our home. As you will see the pine trees provide zero screening from car lights at any hour of the night. This is a significant disturbance to us and the photo shows why I plea for your assistance and consideration to incorporate some sort of tree screening in the redevelopment plan.

I sincerely hope these matters will receive consideration and be incorporated into the plan.

With kind regards,

A handwritten signature in black ink, appearing to read "John C F Stone".

John C F Stone.
20 Oakmont Crescent
Novar Gardens. SA. 5040.

Survey

Oakmont Crescent Reserve

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



Personal details

First Name: JOHN Surname: STONE

Address: 20 OAKMONT CRESCENT

NOVAR GARDENS Post code: 5040

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

PLEASE CONSIDER THE SUGGESTIONS IN MY CORRESPONDENCE
DATED 30.4.15 - ATTACHED ALONG WITH MY LETTER
TO MR OTTANELLI DATED 21.9.15 - ATTACHED ALONG
WITH THE PHOTO - ATTACHED - LOOKING FROM OUR
HOME DIRECTLY INTO MARSH COURT. WE EARNESTLY
REQUEST SOME SCREENING BE INCORPORATED INTO
THE REDEVELOPMENT TO BLOCK CAR LIGHTS SHINING INTO
OUR HOME AT ALL HOURS OF THE NIGHT.
THIS PHOTO ALSO SHOWS WHERE A PATH IS NECESSARY
FOR ELDERLY PEOPLE TO TRAVERSE THE PATH TO
ACCESS THE BUS STOP IN ST ANDREWS CRESCENT

Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

Council

Item 17.1- Attachment 2

30th April 2015.

Mr. Dean Ottanelli
Manager City Works
City of West Torrens
165 Bradman Drive
Hilton. SA. 5033.

Dear Mr. Ottanelli,

Re: Oakmont Crescent Reserve, Novar Gardens.

I wish to commend you, the Council and those involved with the decision to upgrade and renew the lineal reserve on the southern side of Oakmont Crescent, Novar Gardens. You may be aware I have written on many occasions regarding this reserve and I am now delighted a rejuvenation plan is proposed. We look forward to viewing the concept plan.

As you can see, our address is 20 Oakmont Crescent – directly opposite Marsh Court. May I be so bold as to suggest:-

- It would be ideal to see all the pine trees removed from at least the western end of the reserve. This will provide some natural light to the adjoining homes and relieve us of the annual pollen infestation of our home – as well as easing the respiratory problems caused. Further, it will remove any fire danger to those adjacent properties.
- No doubt the Council has well qualified arborists who can suggest suitable tree / shrub plantings. If possible could the design incorporate suitable trees which will block car lights from Marsh Court shining into our bedroom – this is a problem at all hours of the night.
- As many residents from the estate south of Oakmont Crescent use the access from Marsh Court across the reserve to the bus stop in St. Andrews Crescent, may I suggest a paved path be incorporated into the plan to provide a safe access across the reserve. Many of those residents are elderly and are reassured with secure footing. (Not to mention their fear of passing the residence at 9 Marsh Court.)
- Whilst recognising they are deciduous trees, copse plantings of Crepe Myrtle and Manchurian Pear trees, I feel would be sensational. This would allow for grass to grow in the area and provide a useful overall environment. The dropping leaves would be far more acceptable than the present pine needles and cones with the terrible pollen from the pine trees in spring. Eucalypts also would be good; I believe.

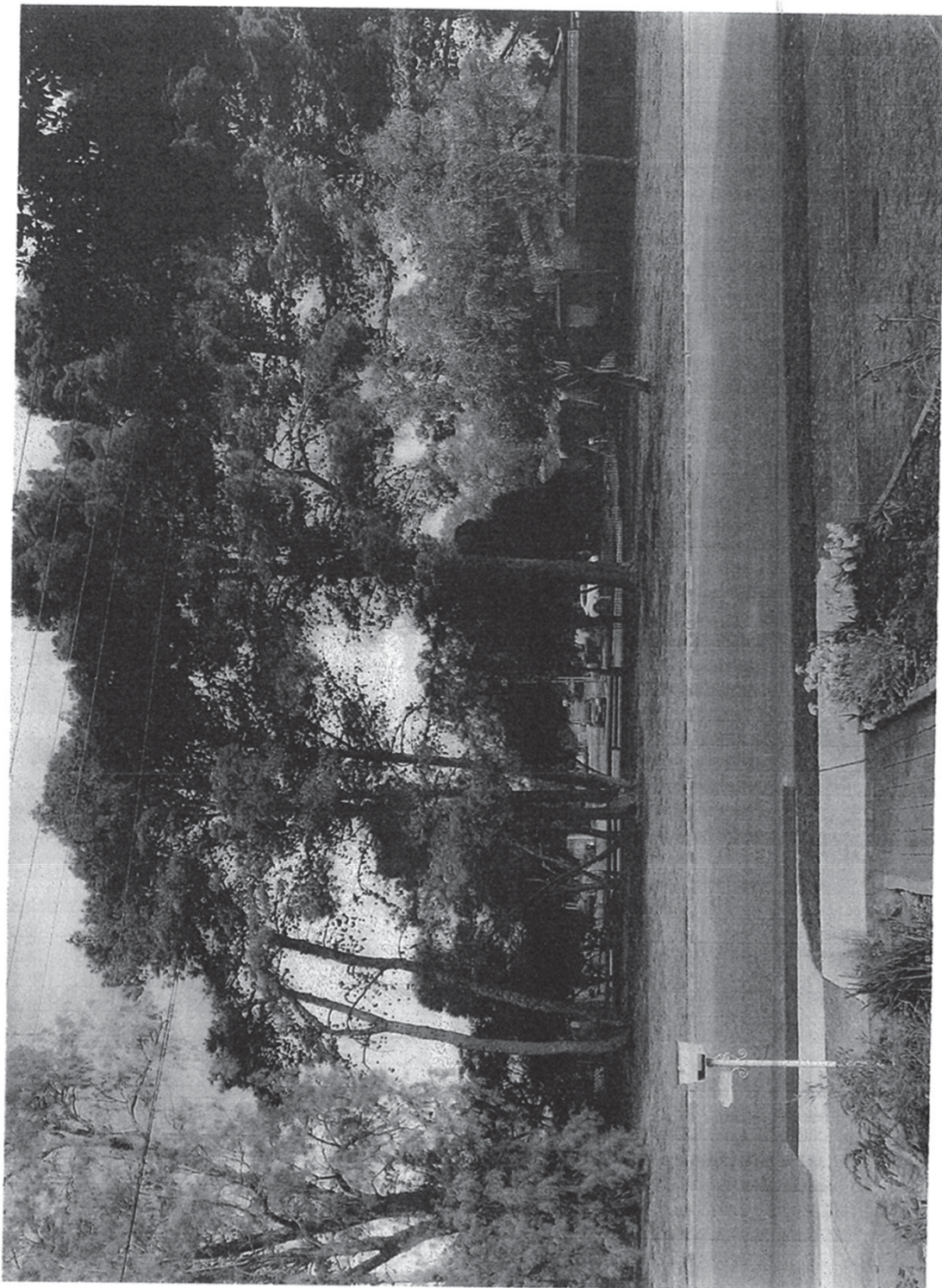
Again I say well done on this positive move and I look forward to seeing the concept plan.

With kind regards,



John C F Stone.

20 Oakmont Crescent
Novar Gardens. SA. 5040.



Oakmont Crescent Reserve



City of West Torrens
Between the City and the Sea

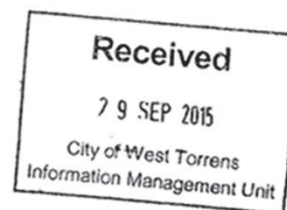
First Name: Reginald Bruce Surname: Lawson
Address: 22 Oakmont Crescent
Newar Garden Post code: 5040

Please see attached
Letter

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

28th September, 2015.

Mr. Dean Ottanelli
Manager City Works
City of West Torrens
165 Bradman Drive
Hilton. SA. 5033.



Dear Mr. Ottanelli,

Re: Oakmont Crescent Reserve Upgrade.

Earlier this year your Council advised us of your intentions to landscape our Reserve; which at the time I thought was a great idea as it has become a complete "eyesore" and provides absolutely no useful purpose.

However, having received your resident survey and concept plan, you have let me and others down. I was under the impression the whole reserve was to be upgraded to the same standard; from the plan this seems not to be so!!!

The concept plan shows the eastern end receiving a complete upgrade with all pine trees removed then replaced with new plantings of suitable trees and turfed areas, whilst the western end has some pine trees removed some new plantings with the existing dustbowl remaining. This is completely unacceptable.

On that basis I am asking for your favourable consideration to:-

1. Remove all the pine trees on the reserve. The existing trees create a huge mess and are a genuine health hazard – their pollen causing severe hay-fever and requiring house windows to remain closed at this time of year (we don't want the pollen and dust inside). We do like fresh air but can not get it at the moment.
2. As a long time ratepayer (since 1966) I ask you to re-turf the entire reserve. In the early days of this reserve, we were able to mow the grass and use the area for "street get-togethers" and BBQs. I understand an irrigation system remains along the entire reserve and I would like to see the entire reserve again be "useable" for all residents – not just for those at the eastern end. I do feel discriminated against.
3. Your concept plan shows a footpath – leading to nowhere – at the eastern end. Please can you give some thought to the mainly elderly residents from the area south of the reserve and provide a path from the end of Marsh Court to allow these residents to safely cross the reserve to reach the bus stop in St. Andrews Crescent.
4. Can we please have a reserve which has a use and will enhance the area. Marsh Court has become a shanty town (we accept we are not all equal but we own our homes and keep them tidy) so some screening from that area would be welcome.

Hoping the concept plan can be reviewed and my suggestions incorporated to create a reserve which we will all be able to use and enjoy.

I remain,

Bruce Lawson.

A handwritten signature in dark ink, appearing to read "Bruce Lawson". The signature is written in a cursive, slightly slanted style.

22 Oakmont Crescent, Novar Gardens.

Survey

Oakmont Crescent Reserve



Personal details

First Name: Tony

Surname: Lewis

Address: 14 OAKMONT CRESCENT

NOVAR Gdns.

Post code: 5040

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

This plan has had a lot of effort put into it - well done
 so long as it doesn't take too long to do so as not to
 destroy natural habitat for birds & wildlife
 The residents here used to maintain the watering years
 ago until...??

Please use indigenous trees as planned & No Jackarandabs
 beautiful - Not indigenous - messy.

We neighbour maintain & sweep gutters etc as needed
 constantly -

Will be lovely to see this area maintained.

yours Sincerely

Tony Lewis.

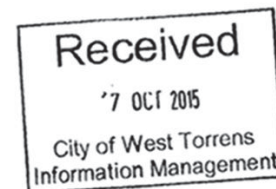
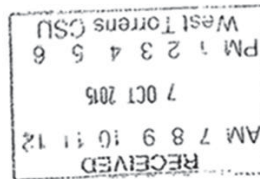
ps. then I will develop my front yard.

Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

Council

Item 17.1- Attachment 2



Dear Mr Ottanelli,

Re: Oakmont Crescent Reserve, Novar Gardens.

As a resident of Oakmont Crescent for the past 27 years, we were excited on receiving the letter of planned landscaping of Oakmont Crescent Reserve.

On receiving the concept plan I was quite disappointed to see all major improvements being on the eastern end adjacent to Miller Court. It appears to me that this proposed landscaping is for the benefit of the residents in Miller Court. Maybe it should be retitled " Miller Court Reserve Upgrade."

Residents of the western end of Oakmont Crescent all of whom own their Housing Trust Built homes are seeing no improvement. We will still have the same outlook, with only the removal of some trees which is long overdue! It seems the same groundcover of spreading weeds and dirt will remain.

It has been suggested over the years the fence on Oakmont Reserve be extended to close of Marsh Court but was always rejected as council saying " the residents require access to public transport" It is now more than ever we require screening from Marsh Court, be it with trees, hedging or a fence with pedestrian access as it looks like the "Wingfield Tip" Now would be a good opportunity for council to fix this problem as all residents have the same opinion. It can be very embarrassing when having visitors over.

Only a third of the residents in Oakmont Crescent will benefit from this upgrade. Maybe scrap the "Future Footpath" to nowhere and turf the entire reserve, putting the irrigation system to use, which has laid dormant for the last five plus years!

As the Concept Plan stands I do feel I'm being discriminated against.

Regards,
Philip Gennoe
16 Oakmont Crescent.

Survey

Oakmont Crescent Reserve

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



Personal details

First Name: GAVIN

Surname: BOWDEN

Address: 9 OAKMONT CRESCENT NOVAR GARDENS

Post code: 5040

Please provide your comments on the preliminary concept plan for Oakmont Cres Reserve

Thank you for the opportunity to respond regarding the proposed development in Oakmont Cres Reserve. We like the proposed concept plan but just have two points that we ask that you please consider:

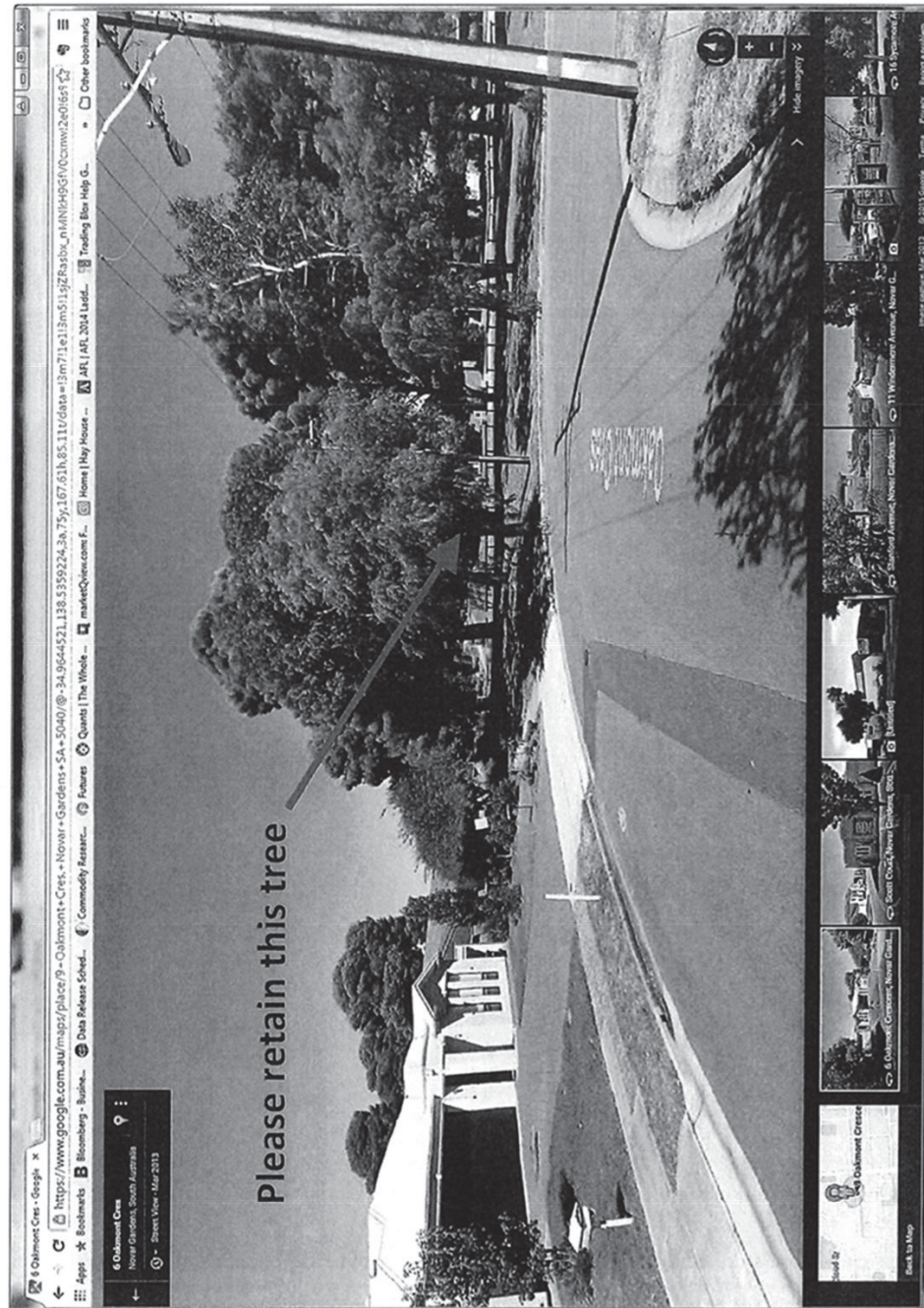
1.) Retain the small tree in front of 9 Oakmont Crescent as we currently get excellent shade from the hot, westerly sun during the summer months. The concept plan does not seem to include its removal but we just ask if you could please ensure it stays. We have identified it in the attached PDF document.

2.) When planting the new trees, could you please ensure there is enough open space for children to play cricket or kick a ball.

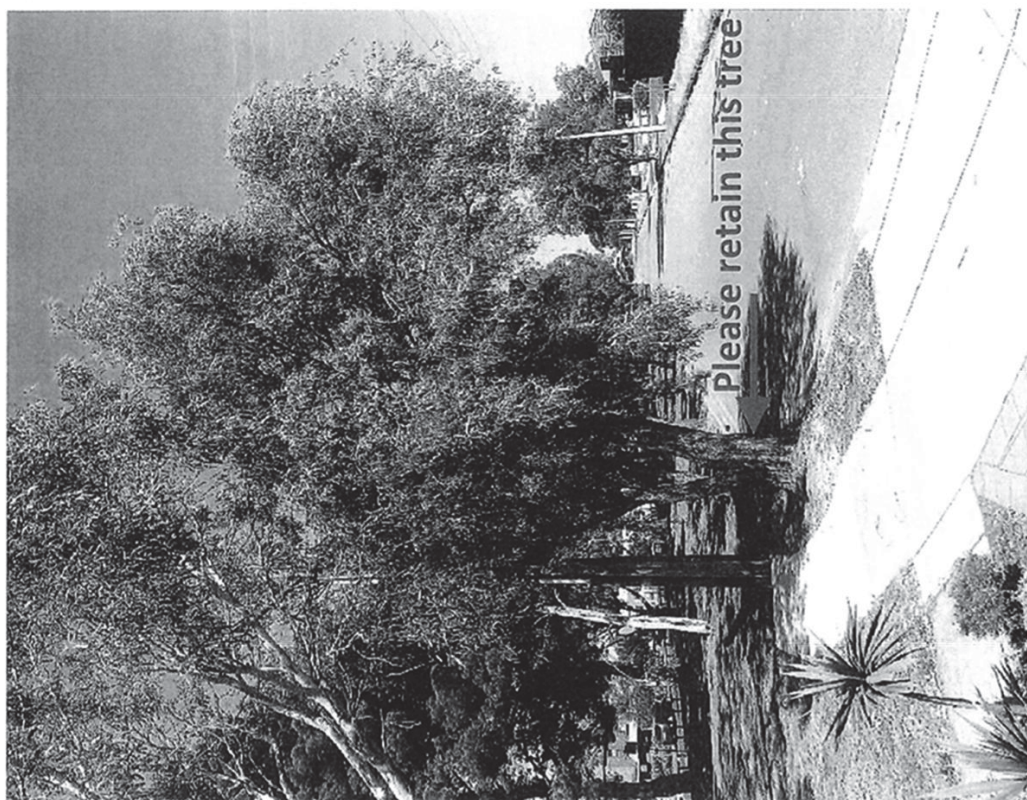
Only one response per property will be accepted - if you do not complete the survey, your views will not be considered.

Please return the completed survey form in the reply paid envelope or by email csu@wtcc.sa.gov.au by 5pm on Wednesday 7 October 2015.

Tree in front of 9 Oakmont Crescent



Tree in front of 9 Oakmont Crescent



Council

Item 17.1- Attachment 3



10 May 2016

TO THE RESIDENT / RATEPAYER

Dear Sir/Madam

Oakmont Crescent Reserve consultation update May 2016

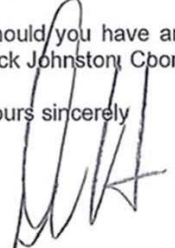
The City of West Torrens wishes to provide an update on the proposed upgrade of Oakmont Crescent Reserve, further to our letter dated 21 September 2015, seeking feedback from local residents on the proposed concept plan.

In November 2015, the original concept plan was withdrawn in consideration of the feedback received during the consultation process. Subsequently, Council has developed another concept plan based on the feedback for the park design.

Council is planning to undertake the works associated with the reserve upgrade early in the new financial year, with an expected completion date in late September. Enclosed for your reference is the concept plan for Oakmont Crescent Reserve.

Should you have any further queries on this matter please do not hesitate to contact Rick Johnston, Coordinator Horticulture Services, on 8416 6333.

Yours sincerely


Dean Ottanelli
Manager City Works

Enc Concept plan
cc Morphett Ward Councillors Cr George Demetriou & Cr Megan Hill

Printed on Envi Recycled, 50/50 which is certified Carbon Neutral and Australian Made.



OAKMONT CRESCENT

Concept Design
Revision D

Date: 06.05.2015
Client: City of West Torrens
Not to scale

Date 12/07/2016 Client City of West Torrens



Not to scale

- Notes:
- Concept design to address identified issues raised by the community which include:
- Residents complaining of allergies coming from the pine trees.
 - Removing many of the trees due to lack of form created from large pine trees.
 - Improve access around and throughout the site.
 - Inclusion of both turf & planting to complement the surrounding streetscape.
 - Existing trees damaging residents property.
 - Adjacent residents complaining of heavy shading during winter.

- Legend
- | | | | | | |
|--|--------------------|--|--------------------|--|-----------------------------|
| | New tree | | New irrigated turf | | Shelter with picnic setting |
| | Existing pine tree | | Extent of reserve | | Pine rails removal |
| | Existing tree | | Footpath | | Paving |
| | New seat | | | | |



OAKMONT CRESCENT

Concept Design

Revision E



Petition: Retain Oakmont Cres. Reserve as large Biomass/Environmental buffer - not turfed reserve

PETITION

To the Mayor and Councillors of the City of West Torrens

Part 1.

Petition contact person: Neil Robjohns

Telephone number: 0408 804 537

Address: 13 Miller Court - Novar Gardens SA 5040

Email: agmine@internode.on.net

Part 2.

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

Residents that have a property boundary that faces the Oakmont Crescent Reserve

Part 3.

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

The residents signing this Petition find the Council's Oakmont Crescent Reserve upgrade "Concept Design" Revision D, dated 6 May 2016, [16] unacceptable and seek that the Council work with the residents in drafting a "compromise plan". [1]

Part 4.

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

The signatories below strongly request the Council not proceed with redevelopment of the Oakmont Crescent Reserve, but retain the Reserve in its current format as a large biomass/buffer zone. This requested is premised on the benefits stated in the Council's Urban Tree Management policy [15] – "These trees provide many social and environmental benefits. They beautify and soften streetscapes, provide wildlife habitat and play a significant role in determining the urban character of our city. Trees are critical in the maintenance of a healthy urban environment as they produce oxygen, trap airborne pollutants and absorb carbon dioxide".

The reserve also acts a buffer against noise, wind and inclement weather, while providing measurable cooling in summer [17]. All these benefits will be severely diminished under the proposed redevelopment plan.

The importance of the decision the elected Council members are going to make cannot be understated, it has taken 45 years to acquire this, the largest Council owned stand of trees and it can be destroyed in a week with chainsaws.

The Councillors are respectfully requested to read, as a minimum, pages 5 to 9 of this Petition, these pages attempt to summarise the gravity of the decision.

However it would be much appreciated if you could read all the additional sheets, i.e. pages 10 to 53 inclusive, these pages provide factual information obtained from experts, government authorities, by observations within the City of West Torrens and by the use of historical information supplied by the Council administration.

[#] refers to section numbers in the "additional sheets" to this petition – contains support information

Ref petition v1- 19oct16
Head Petitioner: Neil Robjohns
13 Miller Court, Novar Gardens
Mobile 0408 804 537 – email: agmine@internode.on.net

Page 1 of 57

22 Sep. 16

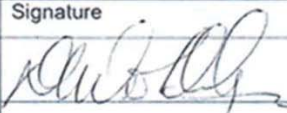
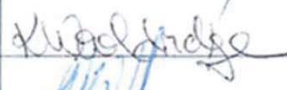
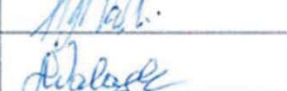



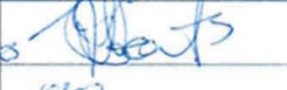
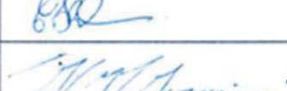
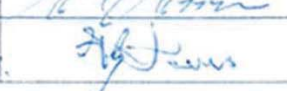



Petition: Retain Oakmont Cres. Reserve as large Biomass/Environmental buffer - not turfed reserve

Part 5.

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

The signatories below strongly request the Council not proceed with redevelopment of the Oakmont Crescent Reserve, but retain the reserve in its current format as a large biomass/buffer zone. This requested is premised on the benefits stated in the Council's Urban Tree Management Policy – "These trees provide many social and environmental benefits. They beautify and soften streetscapes, provide wildlife habitat and play a significant role in determining the urban character of our city. Trees are critical in the maintenance of a healthy urban environment as they produce oxygen, trap airborne pollutants and absorb carbon dioxide".

The reserve also acts a buffer against noise, wind and inclement weather, while providing measurable cooling in summer. All these benefits will be severely diminished under the proposed redevelopment plan.

Name (print)	Address	Signature
DENIS WOODBRIDGE	15 MILLER COURT	
Kathryn Woodbridge	15 Miller Court	
STAN WALASEK	12 OAKMONT CRESCENT	
Helena Walasek	12 Oakmont Cres	
Anthony Khayes	8 Oakmont Cres	
Maxine Knabich	8 OAKMONT CR	
G. F. Fennie	23/8 Miller Ct	
W. Smith	24/9 Miller Ct	
W. Smith	7 OAKMONT CRESCENT	
CHARE ROBINSON	7 OAKMONT CRESCENT	
Malcolm Morrison	7 Miller Court	
Cony Levan	14 Oakmont Cres	

Head Petitioner: Neil Robjohns
13 Miller Court Novar Gardens 5040
Mobile: 0408 804 537- Email: agmine@internode.on.net

Page 2 of 57

Petition: Retain Oakmont Cres. Reserve as large Biomass/Environmental buffer - not turfed reserve

Part 5 (continued)

The signatories below strongly request the Council not proceed with redevelopment of the Oakmont Crescent Reserve, but retain the Reserve in its current format as a large biomass/buffer zone. This requested is premised on the benefits stated in the Council's Urban Tree Management policy – "These trees provide many social and environmental benefits. They beautify and soften streetscapes, provide wildlife habitat and play a significant role in determining the urban character of our city. Trees are critical in the maintenance of a healthy urban environment as they produce oxygen, trap airborne pollutants and absorb carbon dioxide".

The Reserve also acts a buffer against noise, wind and inclement weather, while providing measurable cooling in summer. All these benefits will be severely diminished under the proposed redevelopment plan.

Name (print)	Address	Signature
Margaret Gennoe	16 Oakmont Cres Novar Gardens	M. Gennoe
Philip Gennoe	16 Oakmont Cres Novar Gardens	P. Gennoe
Matt Jordan-Jones	27 Oakmont Cres Novar Gardens	M. Jordan-Jones
Nathan Pearson	6 Oakmont Cres Novar Gardens	N. Pearson
Lauren Black	6 Oakmont Cres Novar Gardens	L. Black
MAX STUART	8 Oakmont Cres Novar Gardens	M. Stuart
Lesley Robjohns	13 Miller Ct Novar Gardens	L. Robjohns
NEIL ROBJOHNS	13 Miller Ct Novar Gardens	N. Robjohns
SEE ADDITIONAL	SIGNATURES ON	PAGE 4

Petition: Retain Oakmont Cres. Reserve as large Biomass/Environmental buffer - not turfed reserve

Part 5 (continued)

The signatories below strongly request the Council not proceed with redevelopment of the Oakmont Crescent Reserve, but retain the Reserve in its current format as a large biomass/buffer zone. This requested is premised on the benefits stated in the Council's Urban Tree Management policy – "These trees provide many social and environmental benefits. They beautify and soften streetscapes, provide wildlife habitat and play a significant role in determining the urban character of our city. Trees are critical in the maintenance of a healthy urban environment as they produce oxygen, trap airborne pollutants and absorb carbon dioxide".

The Reserve also acts a buffer against noise, wind and inclement weather, while providing measurable cooling in summer. All these benefits will be severely diminished under the proposed redevelopment plan.

[illegible]

Petition: Retain Oakmont Cres. Reserve as large Biomass/Environmental buffer - not turfed reserve

Attached additional sheets:

PETITION – Oakmont Crescent Reserve redevelopment

The “brief overview” of the Petition to the Mayor and Councillors of the City of West Torrens

What we would like to see happen:

- Keep the Reserve in its current format as a large biomass/buffer zone
- Clean-up the existing trees by removal of all dead material
- Replant the turf that previously existed prior to water restrictions
- Replacement of the Reserve's automatic watering system
- Improve the ongoing maintenance to match that at St Andrews Crescent, Lindfield & Graham Crescent Reserves
- Immediate enhancement/replacement of screening on the south side of the Reserve in the area between 19 Miller Court and 9 Marsh Court
- Retention of all trees adjacent to residences 12, 14, 16 & 18 Oakmont to afford maximum screening between the Reserve, residential fencing and Marsh Court
- To accommodate concerns raised by the owners of residence No.19 Miller Court, immediate removal of the 20th Aleppo Pine and subsequent removal of the 19th & 21st Aleppo Pines once replacement screening of an acceptable standard to the residents of 12, 14 & 16 Oakmont is in place.
- Work with the Council administration in the development of a "staged tree replacement compromise plan"

What we do not want:

- The total "clear felling" of the existing trees
- Placement of a covered chair & table set
- Tree removal based unsubstantiated claims or simple hearsay

What we accept:

- There is a range views as to the best format for the Reserve
- Every person's subjective view is just as correct as anybody else's subjective view
- A compromise solution would be best for "everybody"

What we are suggesting:

- A compromise plan to eventually replace the existing 64 trees with trees that fit within the Council's current guidelines
- This plan to see a "staged replacement" program
- Stage 1
 - Clean-up the existing trees and the ground within the Reserve
 - Retain 28 of the 38 Aleppo Pine – remove 26%
 - Retain 20 of the 26 other species trees – remove 23%
 - Clear advice as to the "actual trees" to be removed
 - Replant the turf

Petition: Retain Oakmont Cres. Reserve as large Biomass/Environmental buffer - not turfed reserve

The petition

Circa 1970 the residents of Oakmont Crescent successfully petitioned the West Torrens Council to have an 18 metre wide reserve created on vacant land on the south side of the Crescent. The aim of the new reserve was to create an "environmental buffer zone" between them and future development.

The trees have grown into a substantial biomass over the ensuing 45 years. Currently there are 64 trees, of five different species.

During 2015 & 2016 residents surrounding the Oakmont Crescent Reserve were advised the Council planned to totally "**redevelop**" the Reserve and change it from a large biomass/buffer zone to that of a turfed recreation reserve, this change involved the removal of 63 of the 64 existing trees, planting of turf and 23 new trees. [16] The current design concept would see the biomass reduced from some 17,500 m³ to something in the order of only 40 m³ [3]

The signatories below strongly request the Council not proceed with redevelopment of the Oakmont Crescent Reserve, but retain the Reserve in its current format as a large biomass/buffer zone. This requested is premised on the benefits stated in the Council's Urban Tree Management policy – "These trees provide many social and environmental benefits. They beautify and soften streetscapes, provide wildlife habitat and play a significant role in determining the urban character of our city. Trees are critical in the maintenance of a healthy urban environment as they produce oxygen, trap airborne pollutants and absorb carbon dioxide".

The Reserve also acts a buffer against noise, wind and inclement weather, while providing measurable cooling in summer. All these benefits will be severely diminished under the proposed redevelopment plan.

The residents signing this Petition acknowledge their view is not held by all the impacted residents around the Reserve, some residents have endorsed the Council plan. [16] The petitioning residents truly believe a compromise outcome should be able to be achieved. A compromise by its very nature will only partially satisfy parties with such diverse views as to the ongoing role of the Reserve. [1]

Process concerns

In generating a case to either retain or remove effectively all the trees, two different components come into play, (1) purely subjective, emotional, argument, e.g. you like or dislike the trees & (2) factual based arguments, e.g. the trees are causing *significant damage to property* or *the trees capture carbon dioxide and produce oxygen*. [15] & [16]

In the case of subjective argument, there is no correct or incorrect answer, impacted residents, along with you, the 15 Councillors, most likely hold a full range of subjective views, each being absolutely "correct" in the mind of the individual.

Surely with due concern for any special circumstances, a democratic outcome is the only acceptable solution. In evaluating a democratic outcome the Councillors are requested to take into consideration the Council's stated benefits, "Trees are critical in the maintenance of a healthy urban environment as they produce oxygen, trap airborne pollutants and absorb carbon dioxide". These stated benefits serve the much wider community that just those who look out onto the Reserve. The Reserve, in its present form, will continue to provide these benefits for at least another forty to fifty years. [9]

The greatest concern of residents signing this Petition is that factual based arguments, to justify the removal of 63, forty five year old trees, **should not** be based on unsubstantiated claims, but should be based on expert evidence and/or should take into account actual finding of very similar situations which exist within the City of West Torrens.

Petition: Retain Oakmont Cres. Reserve as large Biomass/Environmental buffer - not turfed reserve

Why retain the current reserve format (large biomass/buffer zone)

The factual reasons are simply as stated in Council's own *Urban Tree Management* policy, approved by Council 4 March 2008. [15]

These trees provide many social and environmental benefits. They beautify and soften streetscapes, provide wildlife habitat and play a significant role in determining the urban character of our city. Trees are critical in the maintenance of a healthy urban environment as they produce oxygen, trap airborne pollutants and absorb carbon dioxide.

Other factual reasons include; longer term residents have noticed, as the trees have grown, there has been a detectable reduction in aircraft and general traffic noise.

The fact that the trees provide shade and cooling during the long hot summer months is a substantial benefit. [17]

The following are some of the subjective reasons for retaining the bulk of the existing trees, (1) people just enjoy living in close proximity to a sizeable grove of large trees, (2) enjoying the bird activities, (3) many consider themselves fortunate not to be living in a normal suburban street where you have uninterrupted views of the houses across the street, (4) the coming and going activities of those around you is dissipated by the trees, (5) many purchased their homes because of the existence of the trees, (6) many feel the trees are helping offset the burning of fossil fuels, (7) they are doing their bit for the environment and (8) we already have 41,000m² of Council reserves, 50% of which is turf, within a five minute walk of the Oakmont Crescent Reserve, it would be preferable to retain the large biomass in lieu of creating another 3,500 m² of turf reserve. [3]

The fact that the trees are of all different shapes and sizes and lack common form is one of the wonders of the natural world, giving welcome contrast from the straight, square lines of modern urban life structures. [16]

You are asked to also take into consideration, the fact that both subjective and purported factual reasons for removing the trees are totally contrary to the Council's *Urban Tree Management policy*. [15]

Why remove all but one of the 64 existing trees

Clearly some residents have strong views that the trees should be removed. In order to formulate a compromise solution, [1] details as to exactly why residents want the trees removed has been sought from the Council administration, however this request was declined until all the documentation is made public.

Justification for tree removal can therefore only be gauged from the Concept Plan dated 6 May16.

The justification falls into the same two categories: (1) **subjective reasons** (a) trees lack form, (b) improved site access, (c) turf & planting complement streetscape and (d) increase sightlines & (2) **factual reasons** (a) increased safety[6], (b) causing allergies[12], (c) weed species[9], (d) causing property damage, and (e) causing heavy winter shading[8].

The handling of purely subjective arguments has already been discussed above

Dealing with the purported factual reasons:

- (a) Increased safety: the Council has a demonstrated risk assessment and risk control protocol for Aleppo Pines, this process has been utilised at both the Poplar Street Reserve & in the St Andrews Crescent Reserve (only 165 metres from Oakmont Crescent Reserve) where children's play equipment has been placed immediately beneath well maintained Aleppo Pines of similar size to those planned for removal [6].
- (b) Causes allergies: this is specifically covered in the *Urban Tree Management* policy. At the time of preparing this Petition the Council administration had advised the medical requirements of the "policy" had not been met, evidence of the existence of over 125 other pine trees, some as close as 50 metres, but all within 500 metres has been provided. In accordance with the *Urban Tree Management* Policy there is insufficient justification to remove the trees based on allergies [12].

Petition: Retain Oakmont Cres. Reserve as large Biomass/Environmental buffer - not turfed reserve

- (c) Weed species: covered in a SA Government document, signed by the Minister, 28 July 2014. True, Aleppo Pine is a weed species, but required controls are being 100% met by the Council, the document unambiguously states that nowhere in SA is the owner of Aleppo Pines required to remove them [9].
- (d) Causing property damage: again at the time of preparing this Petition the Council administration had advised no structural engineer's report or insurance claim has been made to Council in relation to damage from the trees within the Oakmont Crescent Reserve.
- (e) Heavy winter shading: using information from residents and the Council administration it was deduced the reporting of this issue relates only to 19 Miller Court. By observation & recording from within Miller Court and the Reserve (16 July 16) it was observed this residence received a mixture of full and partial sunlight for some 8 hours. It was also observed by the removal one Aleppo Pine and shaping of one other tree, this residence would have received 5.5 hours of full roof sunlight. The hours of direct sunlight will increase as the sun moves towards the summer solstice. However as part of a compromise it suggested that a plan be put in place to see the removal of three Aleppo Pines immediate adjacent to No. 19 Miller Court, this plan must also address issues raised by Oakmont Cres residents. [19] & [20].

It would appear that all the purported factual reasons for wholesale tree removal are not supported by a more comprehensive review of the information, do not comply with the Council **Urban Tree Management** policy or are resolvable, by the removal and shaping of a few trees.

Other reasons put forward during discussion with residents related to:

- a) The needles and pine cones get in my gutters and rainwater tank, these matters are clearly covered by section 5.5 of the Council **Urban Tree Management** policy. The policy states, The fact that a tree species loses leaves, limbs, bark, berries, flowers, needles, fruit or nuts is not to be used as a reason in itself for the removal of any trees. The use of gutter guard, tank inlet filters etc. may provide a solution without the need to remove the trees. The Council's "Home Support Service" is available to assist those unable to carry out gutter cleaning [18].
- b) Nothing will grow under the pine trees. This notion is not supported by observation at St Andrews Crescent Reserve, Immanuel Walkway Reserve and the front garden at 9 Comley Court, Novar Gardens, all these locations have turf and gardens growing immediately below Aleppo Pines. Water restrictions forced the Council to turn off the in-ground sprinkler system at Oakmont Crescent Reserve, up until then, the Reserve had a full covering of turf [5].
- c) The yellow pollen causes a mess, ample evidence exists during spring time most trees and grasses will release pollen, removal of the Reserve trees would remove the pollen from one source but there is no guarantee this will not be replaced by pollen from the replacement plants.

Compromise plan

Councillor Megan Hill demonstrated insight in stating that if we do nothing the situation in 30 to 40 years, as the Aleppo Pines get towards the end of their nature life, will only be worse.

Councillor Hill's suggestion is to have a long-termed staged replacement plan. Remove an agreed block(s) of trees and replant within the Council's "Region Wide Tree Strategy" guidelines, while meeting the requirements of the **Urban Tree Management** policy. When these new trees have grown sufficiently, the next block of trees would be replaced.

This long-termed staged replacement plan has been developed by the Petitioning group and is presented as the foundation of a compromise solution [1] & [19]

As an absolute minimum most residents want the Reserve "cleaned up", the **Urban Tree Management** policy states an objective of ensuring a consistent approach in the management of Council's street and open space trees. The other four reserves that are in close proximity have all had dead material removed from within and below the trees. At these other reserves the large trees have also been "shaped".

The vast majority of residents want the turf that previously existed below the trees, replanted, irrigated and maintained with lawn mowing equipment fitted with catchers, thus removing fallen material and not letting it accumulate as has been the past practice.

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In order to obtain a clear visual separation between the Reserve and normal domestic activities of the houses that actually abut the Reserve, the residents that face Marsh Court want an immediate enhanced screening of the entrance between Marsh Court and the Reserve. This screening will also serve to improve the privacy of the Marsh Court residents. It is recognised this screening will need to include a "personal access opening". Screening will become even more important as the view will be furthered open up by the removal of some of the existing trees.

Above all the residents do not want a table & chair set. [4].

The big picture perspective

- a) As previously noted the advantages stated in the Council's "Urban Tree Management policy" that "**Trees are critical in the maintenance of a healthy urban environment as they produce oxygen, trap airborne pollutants and absorb carbon dioxide**" are of benefit to the much wider City of West Torrens community that just those that live around the perimeter of the Oakmont Crescent Reserve.
- b) As the trees have another 40 to 50 years of life [9], there is an argument that the current residents and you as Councillors, are only short-term custodians of this, the largest stand of trees in the City of West Torrens and therefore an important environmental biomass, and as such do the current custodians have the right to preclude the benefit of these trees for future generations and to the existing wider community.
- c) Use this Reserve redevelopment to foster the Council's commitment to its own aim of being an "environmental improvement leader".

Key Council's policies and plans includes the following points that directly relate to the removal the 63 trees from the Reserve:

- **Natural Environment Policy (July 2013)**

The City of West Torrens will:

2.1.3 reflects community aspirations to **reduce our ecological footprint**, enhance the natural environment and incorporate sustainability principle

5.1.1 work with the community and within its own administrative capacity to encourage compliance with relevant environmental legislation or guidelines and strive to prevent pollution, minimise waste and **promote the conservation** and sustainable use of **natural resources**

5.3.1 recognises the **role of urban biodiversity** in supporting a functioning ecology as well as having intrinsic benefit to the community, **connecting people** and places with the **natural environment**

5.3.2 will work **to protect**, enhance and restore urban **biodiversity assets** such as open space, **significant trees**, and streetscapes so that they may be retained, connected and expanded throughout the local area

- **Open Space and Public Place Plan (September 2013)**

3.3 Biodiversity

An important function of open space is biodiversity conservation and enhancement. Urban areas can support a diversity of plant and animal species, and **provide essential links between otherwise isolated ecological communities.**

3.6 Climate Change Adaptation

The potential impacts of Climate change upon the City of West Torrens include; Sea level rises and potential loss of coastal reserves and inundation of low lying areas, reduced rainfall resulting in reduced amenity, maintenance and loss of flora and fauna,.....The Council's Community Plan endeavours to actively respond to the challenges of climate change; and a range of strategies and actions are being implemented through Climate Change Action Plan. Open space and public place will help serve **to mitigate and manage climate change affects**, by providing sites that allow for the management of resources including flora, fauna, stormwater.....

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Supporting documentation

The following attachments detail the "compromise plan" and provide supporting documentation for all information provided as part of this Petition.

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Oakmont Crescent Reserve – Suggested Compromise Upgrade Plan

Executive Summary

As two concept plans have already been distributed, neither of which appears to offer any form of compromise, the Petitioning group have derived this plan. The plan is based on an idea put forward by Councillor Megan Hill. The plan calls for a "staged removal" of the existing trees, replacing blocks of trees so as to retain the environment benefits while moving towards the use of trees that fit within the Council's 2016 "Region Wide Tree Strategy" guidelines.

Key features of this plan include:

- All upgrade work in accordance with the Council "Urban Tree Management" policy. (First Issued/Approved: 15 May 2007, Amended: 4 March 2008) [15]
- Clean up all the existing trees, remove dead material from within the canopy, remove dead material from the ground area throughout the entire Reserve
- Retain 28 of the existing 38 Aleppo Pine trees, i.e. remove 26% as a compromise plan [19]
- Retain 20 of the existing 26 other species, i.e. remove 23% as a compromise [19]
- Have a "staged approach" for replacement of the Aleppo Pines and the other trees within the Reserve, as opposed to a "clear fell" approach.
- Upgrade should be aimed at retaining the large biomass/buffer zone not creating a fifth turf/amenities reserve similar to the existing four reserves all that are less than a 5 minute walk from Oakmont Crescent Reserve
- Undertake adequate soil preparation, install irrigation, replant turf and appropriately maintain
- Respond as much as possible to legitimate Resident concerns, while staying within the requirements of "Urban Tree Management" policy.
- Utilise qualified arborist to control tree shaping and tree planning processes.
- Clearly identify by a number system and tree marking of each tree within the Reserve, to prevent "accidental" cutting activities by contractors

Basis of the compromise plan.

- This plan is based on achieving a compromise between the desire of some residents to have all but a few of the existing trees removed and those residents that want the vast majority of the trees retained.
- The concept put forward by Councillor Megan Hill is to have a "staged approach" for the replacement of all the trees is the corner stone of the suggested plan. [19]
- Assuming a "staged approach" is the accepted strategy, this suggested plan recommends the Aleppo Pines of the "poorest" quality be removed first. It would seem an inappropriate approach to remove good structured, healthy trees, while leaving pines that are in much poorer condition.
- Due to the close proximity to the Aleppo Pines, it is further suggested that a second block of three Aleppo Pines be removed immediately adjacent to No. 19 Miller Court. However as part of the compromise, it is further suggested that a plan be put in place for these tree removals, this plan will then address issues raised by Oakmont Crt. residents in relation to the loss of screening. [19] & [20].
- Many of the residents simply want the existing Reserve "cleaned up" and for there to be ongoing maintenance for all the trees and for the ground area of the entire Reserve.

Existing Trees

The existing stand of trees consists of 38 Aleppo Pines, 15 gum trees, 10 Western Australian Peppermints and 1 Athel Tree.

For all correspondence to the Council a tree numbering system has been adopted that commences as No 1 at the east end of the Reserve, increasing in number as you move west along the Reserve. The Aleppo Pines are numbered AP1 to AP38, the gum trees are numbered GT1 to GT15, the Western Australian Peppermints are numbered WP1 to WP10 and the Athel tree AT1

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In discussions with Dean Ottanelli, Dean indicated, that under a "staged approach" the Council had a preference to remove blocks of trees to allow substantive numbers of replacement trees to be planted and grow. Once a block of replacement trees were well established a subsequent block of trees would be removed and the tree replacement program would continue.

This suggested plan has identified ten Aleppo Pines (26% of the existing Aleppo Pines), and 6 of the other species for removal as the first stage of tree replacement within the Oakmont Crescent Reserve. [19]

The plan calls for removal of four consecutive pines (AP26 to AP29), combined with GT14 & GT15 and the Athel Tree, thus meeting the Council preference for "a large block tree replacement".

This block of seven trees also are immediately adjacent to the only two residents that want all the trees removed and that lived in Oakmont Crescent prior to the existing trees being planted in circa 1971.

Due to the close proximity to the Aleppo Pines, it is further suggested that a second block of three Aleppo Pines be removed immediately adjacent to No. 19 Miller Court. However as part the compromise, it is further suggested that a plan be put in place for these tree removals, this plan will then address issues raised by Oakmont Crt. residents in relation to the loss of screening. [19] & [20]. Further justification for the removal AP20 is it is badly leaning and also comes into contact with overhead wiring.

The comparison of the success replanting of one "large block" and one "small block" will allow further block sizes to be assessed.

The remaining four trees suggested for removal are AP6, AP12, AP14 and WP8 are at the eastern end of the Reserve. These are all of very poor structure, their removal would balance the initially upgrading without major impact on the biomass.

Clean up of the existing Aleppo Pines and ground throughout the Reserve.

Many residents believe the Reserve would be enhanced by the removal of the bulk of the dead pine cones and any dead tree branches.

The Council has undertaken this clean-up work at the St Andrews Crescent Reserve and the Poplar Street Reserve. The Council has proudly detailed the success of the upgrade of these two reserve, both of which have seen retention of Aleppo Pines, in recent newsletters sent out to West Torrens residents [6].

Residents have also suggested maintenance of the ground cover growth, fallen pine cones and pine needles by a lawn mower fitted with a catcher in lieu of the present practice of mowing and leaving the material on the ground would go a long way to enhancing the Reserve.

Reserve Ground Cover.

A majority of residents have requested the replanting of turf within the Reserve while retaining the bulk of the existing trees.

A view that "nothing" will grow below Aleppo Pines has been put forward by different persons.

The validity of this view is worthy of being explored in light of past experience within the Oakmont Reserve and existing evidence at reserves within 500 metres of the Oakmont Crescent Reserve.

The longer term residents, which look out onto the Reserve, all remember that the entire ground area of the Reserve was covered in turf, the Council provided an automatic watering system and regular mowing of this turf.

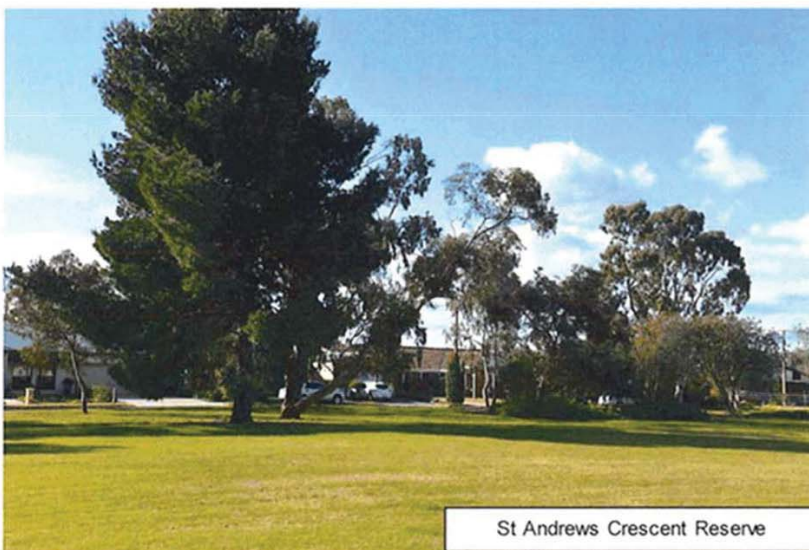
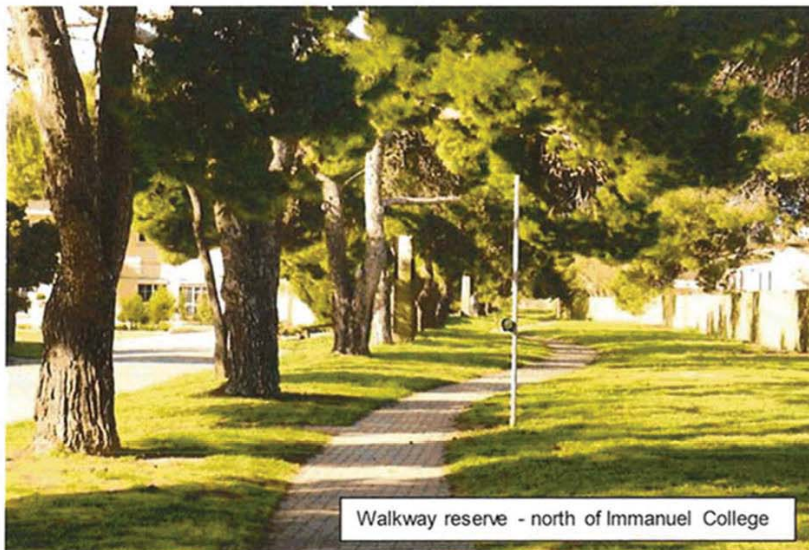
When the automatic water system was inoperable the Council provided water outlet taps, hoses and large sprays which residents would operate.

The turf die when strict water restrictions were applied, not because of the pine trees.

Turf is currently growing extremely well in the St Andrews Crescent Reserve and the walkway reserve north of Immanuel College. This turf grows right up to the base of large Aleppo Pines.

Attached are photos of this turf growing below large Aleppo Pines

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Matters requested "not to occur"

Two key matters are requested not to occur irrespective of what is the final upgrade plan.

- a) No table & chairs or covered area.

Graffiti is an ongoing problem in the Oakmont Crescent Reserve and other similar suitable graffiti canvas environments in the immediate vicinity [4]

Tables and chairs would provide an enhanced environment for graffiti vandals and potential for unwanted noise after dark

- b) The tops to be cut from the Aleppo Pines.

Any concept of reducing the height of the Aleppo Pines should be totally rejected, this work has been conducted in the walkway reserve north of Immanuel College, the outcome is most undesirable, the photo below shows the damage to the structure and appeal of the trees.



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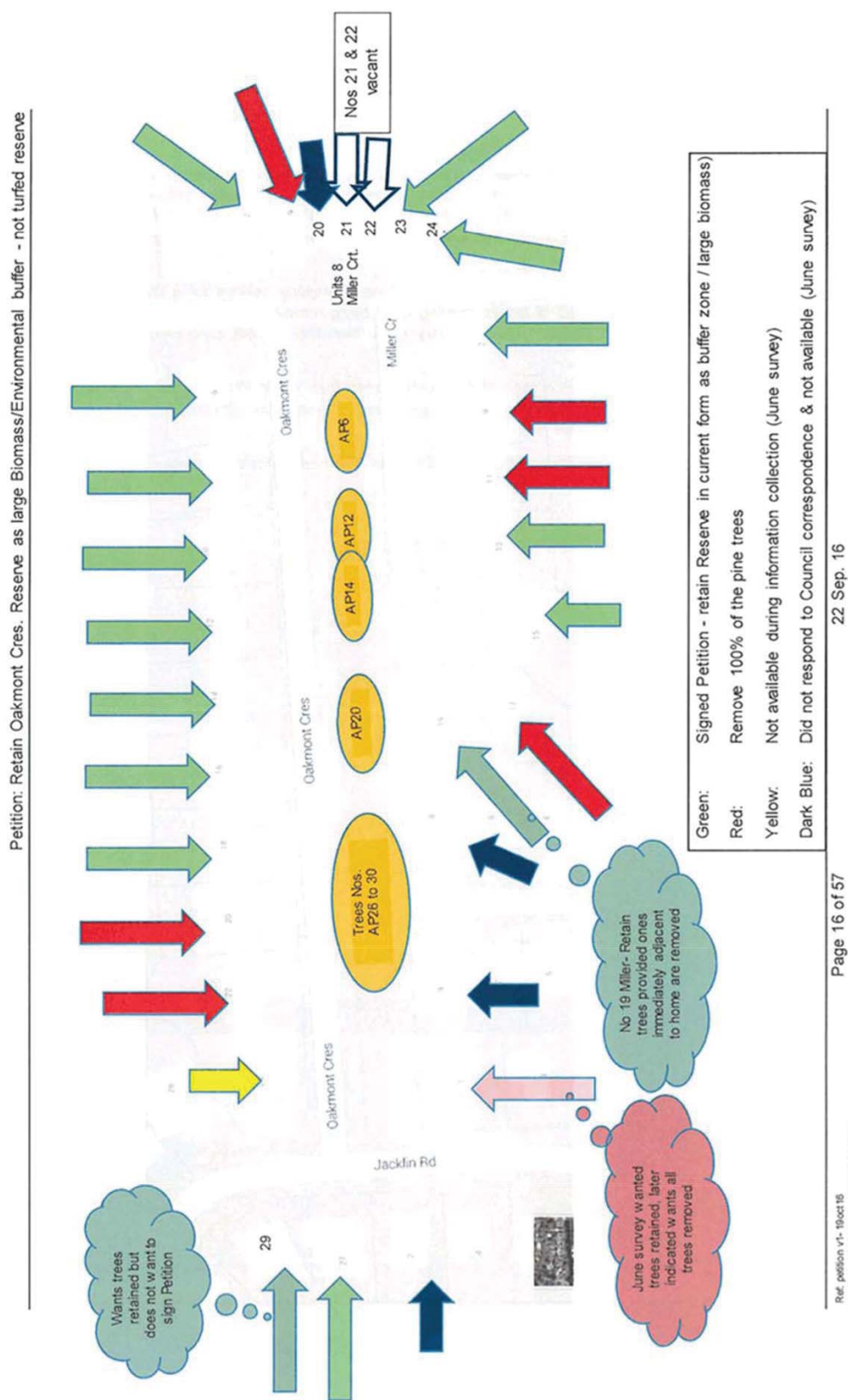
1. Resident's view on Concept Design (Revision D) Plan

During the period 17 – 23 June 2016 all 30 residents that have a property that outlooks onto the Reserve were attempted to be contacted to gauge their view of the Concept Design (Revision D) plan [16]. At this time two residences were vacant, of the remaining 28, twenty three were contacted. Subsequently the Council administration advised that of the five residents that were not contacted, only one had responded to any of the correspondence from the Council.

All residents contacted indicated they were aware the Council was reviewing options for a reserve upgrade. When asked if they were in favour of 63 of the 64 existing trees being removed many said that they had not realised that was what was planned. Several indicated they would then change their mind from what they had advised the Council in 2015.

All residents were then asked what percentage of the existing trees they would like retained and what other specific requires would they like to see included as part of any redevelopment work. Specific requirements have been included in Petitioner's compromise plan.

The attached diagram is a visual indication of the resident's views and comments at the time of signing of the Petition.



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2. Biomass / Buffer Zone verses another turfed reserve

The West Torrens Council provides four other reserves within less than a 5 minute walk (285 meters walking distance) from the Oakmont Crescent Reserve. Over the last couple of years the Council has undertaken substantial upgrades to each of these four reserves.

The total area of the four reserves is 41,243 m², with a total mowed turf area of some 20,000 m².

Three of the reserves have children's play equipment, all four have covered table and chair sets, two have sporting equipment and one has a BBQ.

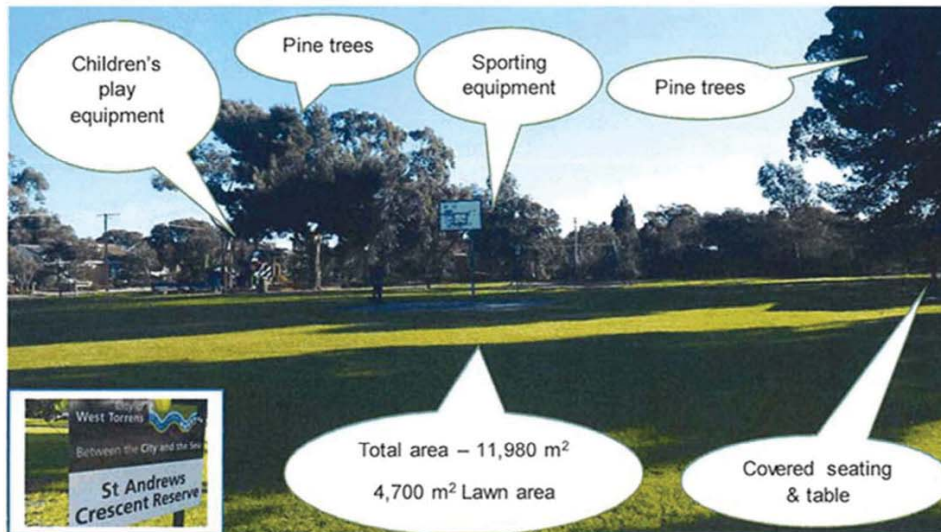
It would appear the Council has been very considerate in providing this area of Novar Gardens with such a comprehensive range of reserve facilities, which are available to residents of Oakmont Crescent and Miller Court by only having to walk between 140 and 285 metres.

It is therefore strongly requested that Oakmont Crescent Reserve be retained as a substantial biomass, noise buffer and fulfilling the Council's "Urban Tree Management" policy in that *"trees are critical in the maintenance of a healthy urban environment as they produce oxygen, trap airborne pollutants and absorb carbon dioxide"*

Conversion of Oakmont Crescent Reserve from substantially a tree based reserve to a turf based reserve would only add an addition 3,568 m² or 8.6% to existing turf based reserves that are within a short walk from the Oakmont Crescent Reserve.

The following photographs show the existing four reserves that are all in close proximity to the Oakmont Crescent Reserve.

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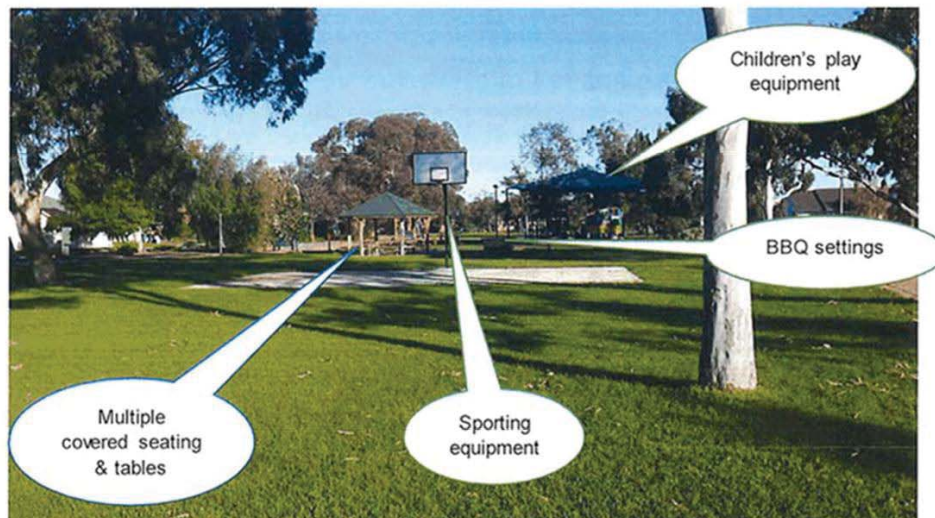


St Andrews Crescent Reserve (Asset # 306) – 165 metre walk from Oakmont Crescent Reserve



Irwin Court/Graham Court Reserve (Asset # 311) – 140 metre walk from Oakmont Crescent Reserve

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Lindfield Reserve
(Asset # 303) – 285
metre walk from
Oakmont Crescent
Reserve



Montreal Reserve
(Asset #s 307 &
406) –145 metre
walk from Oakmont
Crescent Reserve

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3. Table & chair set – link to graffiti vandalism

Residents are totally opposed to the installation of a covered table and chair set as part of any the Reserve redevelopment. This concept would provide an enhanced environment for graffiti vandals and potential for unwanted noise after dark

Graffiti is an ongoing problem in the Oakmont Crescent Reserve and other similar suitable graffiti canvas environments in the immediate vicinity.

Below are examples of the current graffiti problem.



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1 Jacklin Road



6 Links Road



North fence –Immanuel College painted 13 July 16

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4. Screening and enhanced privacy

Of major concern to residents in the mid-section of Oakmont Crescent is the removal of trees, which now afford them some screening from the view of vast expanses of metal and wooden side fencing of the houses directly across the Reserve. The fencing is of different colours, different materials and of different construction quality.

It is also requested that enhanced screening be placed where Marsh Court abuts the Reserve. This enhanced screening would serve three purposes: (1) would provide the residents of Marsh Court privacy, currently persons walking in the Reserve pass within metres of these residents' front doors, the residence have no privacy within their front yards, (2) would provide a clear visual separation between the Reserve and normal domestic activities of the houses that actually abut the Reserve & (3) reduce vehicle headlight glare in Oakmont Crescent homes from vehicles driving in Marsh Court.

It is recognised this screening will need to include a "personal access opening".

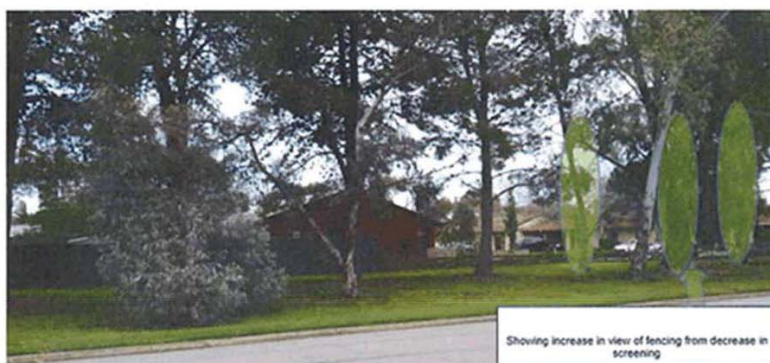
The impacted residence strongly request the retention of trees that do provide some screening. These trees are detailed section 20

Due to the significant impact on the residents of 12, 14 & 16 Oakmont Crescent, they request an "acceptable level of screening" be put in place prior to the removal of the trees that are currently providing screening.

Loss of screening as viewed from Nos 14 & 16 Oakmont Crescent homes



Loss of screening as viewed from No 16 Oakmont



Other images of the varying quality of fencing can be seen in Section 7 – Storm Damage

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5. Impact of Aleppo Pines on residents gardens

Residents seeking the removal of the existing trees from the Reserve sight that the Aleppo Pines are severely impacting the growth of their gardens.

By observation, there appears considerable evidence that factors, other than the Aleppo Pines, maybe impacting garden growth.

Soil Preparation ahead of garden planting

Anecdotal information is that the area which was developed as Miller Court was originally a bitumen road, clear evidence of this roadway has been found by residents undertaking gardening in Miller Court. The ground profile consists of approximately 200mm of top soil, followed by broken up bitumen sitting above some 300mm of heavily compacted road base. Below the road base are metres of beach sand. It has been found that unless a suitable excavation to remove the broken bitumen and road base and replace this material with a good quality garden soil, larger plants will only grow well for a few years before seriously declining in health.

If this same ground profile extends to other resident's yards and to areas of street scape planting within Miller Court, then the pine trees may not be the major cause of "gardening challenges".



Example of broken bitumen and road base removed ahead of garden planting



Example of the soil profile, showing bitumen and compacted road base in Miller Court garden. Material requiring complete removal and soil replacement ahead of planting

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New tree planting close to Oakmont Crescent Reserve

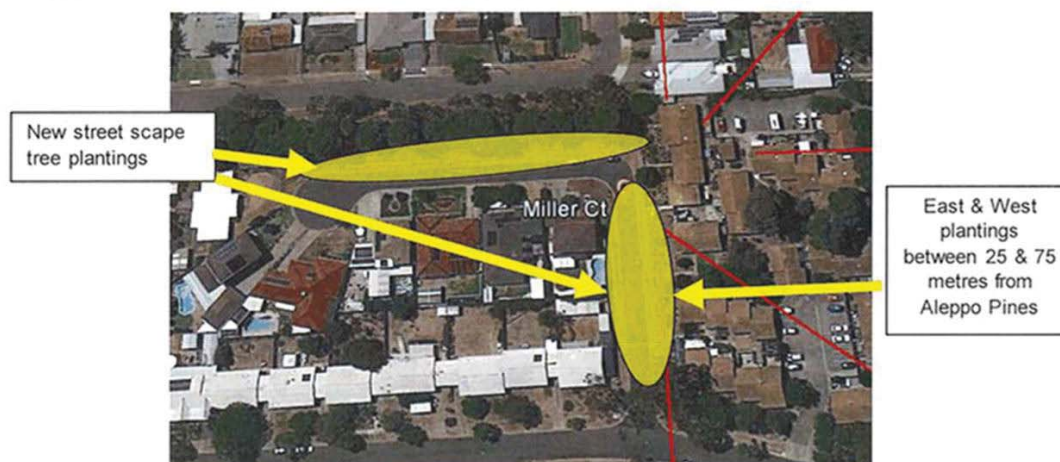
Approximately two years ago the West Torrens Council undertook a streetscape planting within Miller Court, residence were asked if they wanted trees planted in front of their homes.

It would appear no residents between 9 & 19 Miller Court requested streetscape tree plantings.

Trees were planted on the northern side of Miller Court and on both the eastern & western sides of Miller Court (where it leaves Graham Crescent – running north south)

Some justification for the removal of the Aleppo Pines has been that they are inhibiting the growth of these newly planted trees.

The validity of this has to be questioned in that the trees in first section of Miller Court appear to have grown to a similar height and canopy size as that those in closer proximity to the Aleppo Pines. In fact all but 3 trees on the eastern side of Miller Court have died and subsequently been removed.



The attached photos show effectively same growth of the trees immediately adjacent to the Oakmont Crescent Reserve and those up to 75 metres from the Reserve.

All the trees shown were planted, watered and maintained by the Council.

Information relating to the existence of buried bitumen & some 300mm deep, buried road base and the need for proper soil preparation prior to any large tree planting have already been put forward.

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New tree planting close to Oakmont Crescent Reserve (continued)

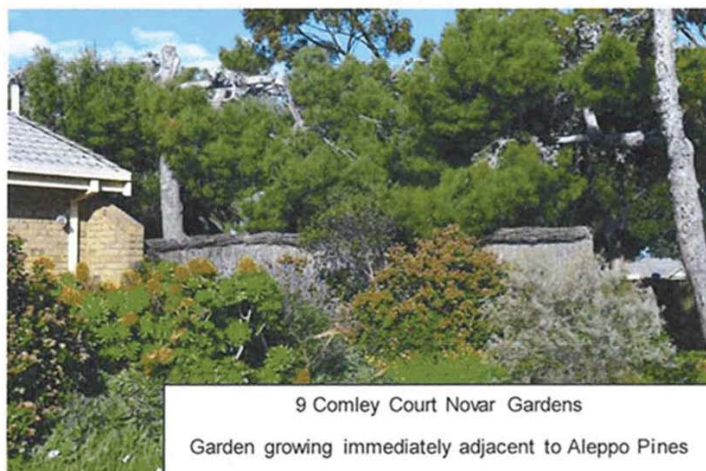


Trees on eastern side of Miller Court – poor condition or died & removed.
Location + 30 metres from Aleppo Pines

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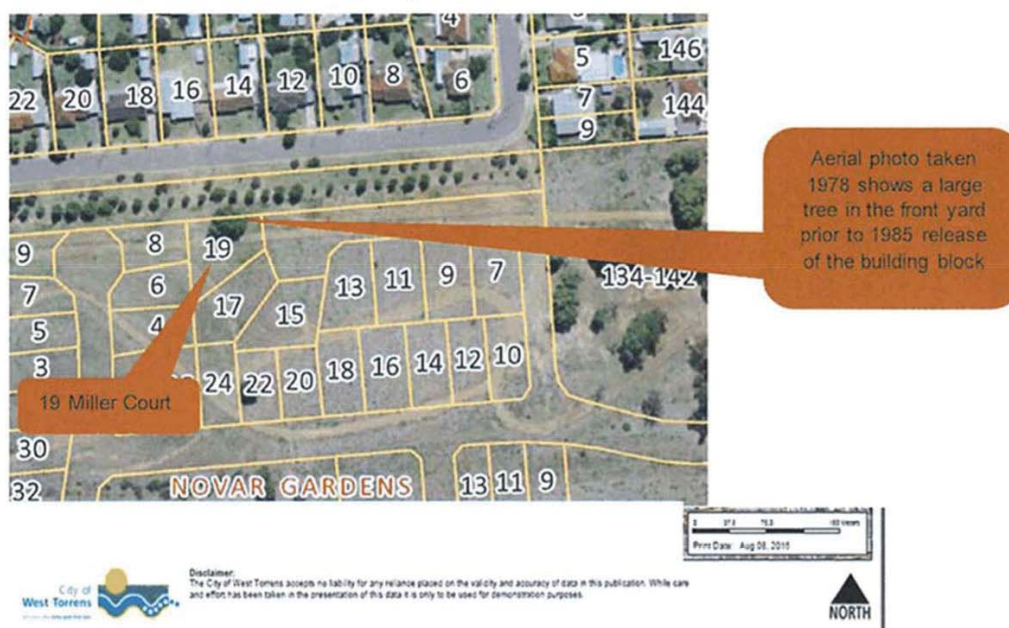
Observation of gardens growing immediately below Aleppo Pines

Within the Novar Terraces housing area gardens can be observed growing abundantly, immediately adjacent (within 4 metres) of large Aleppo Pines.



Existence of large tree prior to Miller Court subdivision

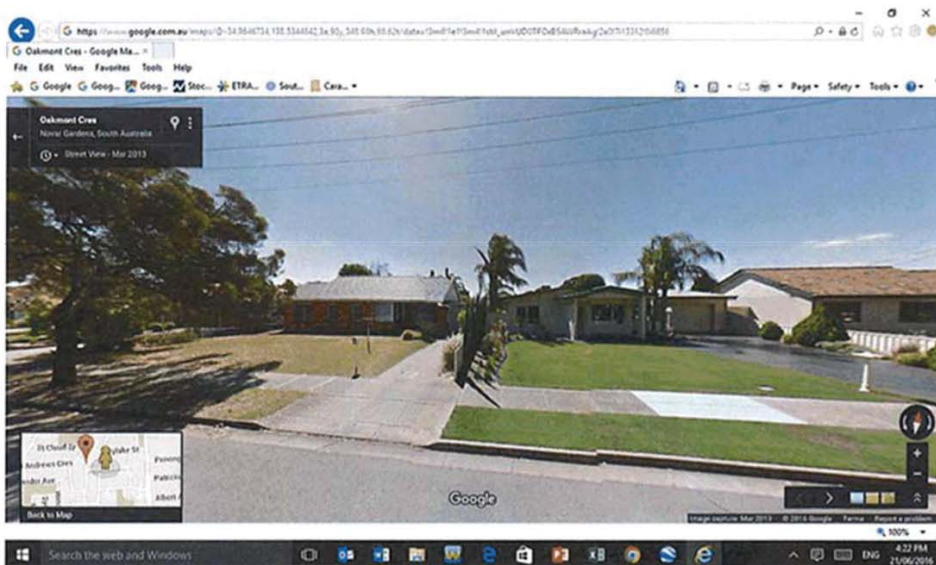
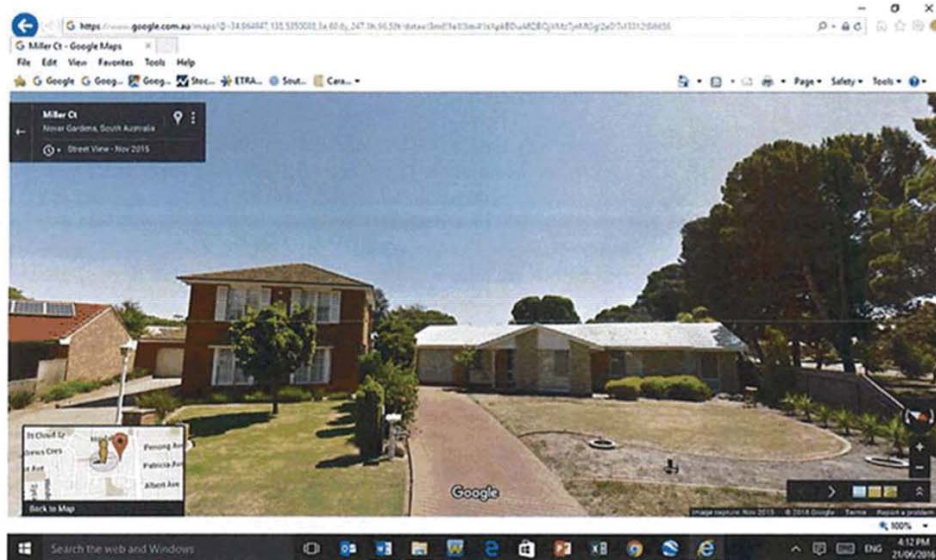
Historical aerial photograph indicate the existence of a large tree in the front yard prior this block being sub-divided. This tree was removed has part the sub-division development in circa 1984. The remaining root structure and depletion of soil quality caused by this large tree may be a contributing factor resulting variation in the subsequent garden success.



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Variation in garden appearance despite similar proximity to Aleppo Pines

Images extracted from Google Street View clearly show that gardens of adjoining neighbours have different appearances, from these Google images it would appear the pine trees may not be the only factor in determining a garden's appearance.



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6. Claim that removal of existing trees will "increase safety"

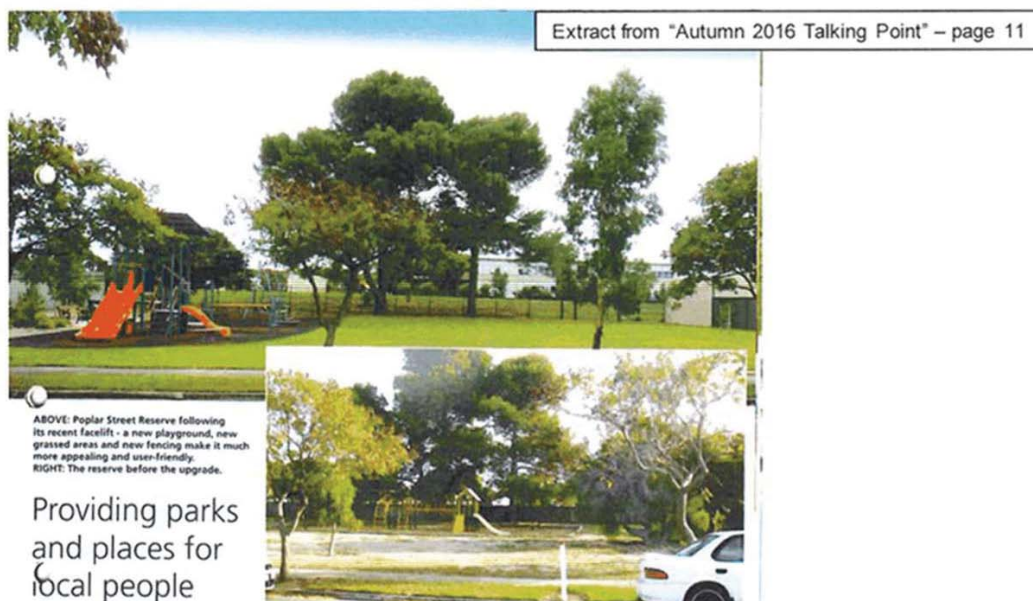
Contained within the Council Concept Design D (dated 6 May 2016) [16] is the claim that removal of the existing trees will increase safety.

The Council has a demonstrated risk assessment and risk control protocols for Aleppo Pines, this process has been utilised at both the Poplar Street Reserve & in the St Andrews Crescent Reserve (only 165 metres from Oakmont Crescent Reserve).

Effectively all human activities are dangerous, every day activities such as travelling in a motor vehicle is dangerous, approximately 100 people are killed in motor vehicle accident each year within SA. It is not the fact these activities are dangerous, the important factor is what controls we put in place to reduce the risk to an acceptable level that we are willing to undertake the activity.

In the case of motor vehicles some of the controls include: (1) vehicles are only designed & manufactured by highly qualified persons, (2) we have a strict set of traffic laws that are rigidly enforced by police officers and (3) drivers are required to be adequately trained and tested on their ability to safely drive each class of vehicle. With all these controls in place we consider the "residual risk" to be at an acceptable level that we are willing to travel on the roads.

In the Council's "Autumn 2016 Talking Point" they proudly show the upgrade of the Poplar Street Reserve, clear evidence of the application of new "controls" by the shaping of the existing Aleppo Pines can be seen. Other "controls" such as consultation with the school that abuts this reserve are also stated. It would appear that the Council then considered the "residual risk" acceptable to both place new children's play equipment immediately below the existing Aleppo Pines and to allow the pines to overhang the adjoining school playground.



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Claim that removal of existing trees will "increase safety" – (continued)

Poplar Street Reserve



Poplar Street existing Aleppo Pines with "risk controls" in place as part of the recent upgrade.

The placement of children's play equipment immediately beneath the trees can also be seen

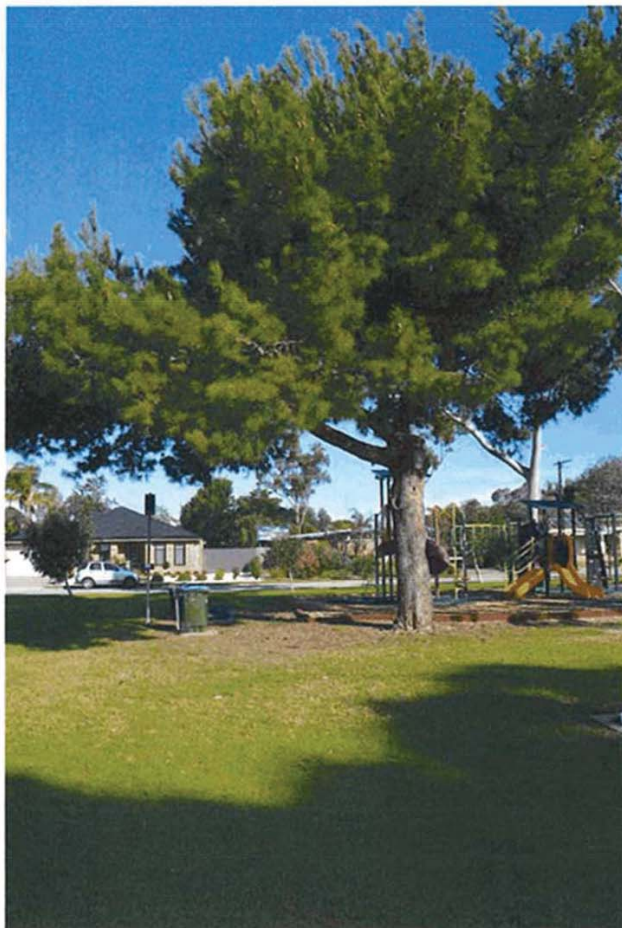


Poplar Street Reserve showing proximity of Aleppo Pines to children's play equipment and West Beach Primary School playground

Petition: Retain Oakmont Cres. Reserve as large Biomass/Environmental buffer - not turfed reserve

Claim that removal of existing trees will "increase safety" – (continued)

The Council's use of the same Risk Management process can also be observed at St Andrews Crescent Reserve where 'risk controls' have been put in place for the Aleppo Pines, with the residual risk be at an acceptable level to place children's play equipment below a large Aleppo Pine.



St Andrews Crescent Reserve existing Aleppo Pines with "risk controls" in place as part of the recent upgrade.

The placement of children's play equipment immediately beneath the trees can also be seen

Risk assessment consistency

The Council's Urban Tree Management policy states the policy is for *"Ensuring a consistent approach in the management of Council's street and open space trees"*.

The Petitioners simply ask for this consistency to be applied in relation to the risk management of the Aleppo Pines in the Oakmont Reserve. If adequate "controls" can be put in place in other reserves to allow the installation of children's play equipment immediately below large Aleppo Pines surely the same "risk controls" can be used in the Oakmont Crescent Reserve.

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Storm Damage

Some residents have made statements that there is a likelihood the Aleppo Pines will fall onto their homes during strong winds.

The long-term residents believe that during the entire life of the Reserve there has never been any large limbs fall from the Aleppo Pines.

The Australian Federal Government "Caring for Our Country" fact sheet details that due to the strong structure of the Aleppo Pines they were actually originally planted as windbreaks.

NRM Plan

CONTACT

Main Office
Northern and Yorke NRM Board
PO Box 175
41-43 Eyre Road
Crystal Brook, SA 5523
Ph: (08) 8636 2361
Fic: (08) 8636 2371
www.nym.sa.gov.au

Aleppo pine (Pinus halepensis)

Reducing its impact in the Northern and Yorke NRM Region

Description of this weed

Aleppo pine is an evergreen tree up to 20 metres in height from the Mediterranean. It is common throughout South Australia as it has widely been planted as windbreaks.

The Aleppo pine has an extensive root system with the main taproot extending many metres into the ground. The single trunk divides into several main branches to form an open, round-topped crown. The

Why is it a weed and what is the impact?

Aleppo pine is scattered throughout the northern agricultural districts and the Yorke Peninsula and is more common in higher rainfall areas. Aleppo pine is adapted to dry, rocky limestone soils, but will grow in other well-drained soils. It is drought tolerant and can persist in low rainfall areas but will thrive in higher rainfall areas.

On the 12 July 2016 a major weather event occurred across SA, the wind speed at the Adelaide Airport reached 93 kph, the highest wind speed for the previous 14 months.

The attached photographs (taken 13 July 16) show the insignificant amount of debris that fell from the Aleppo Pines. The Council garden maintenance crew had to clean-up and remove low trees from the entrance to Marsh Court, all of which suffered substantial damage from the high winds.

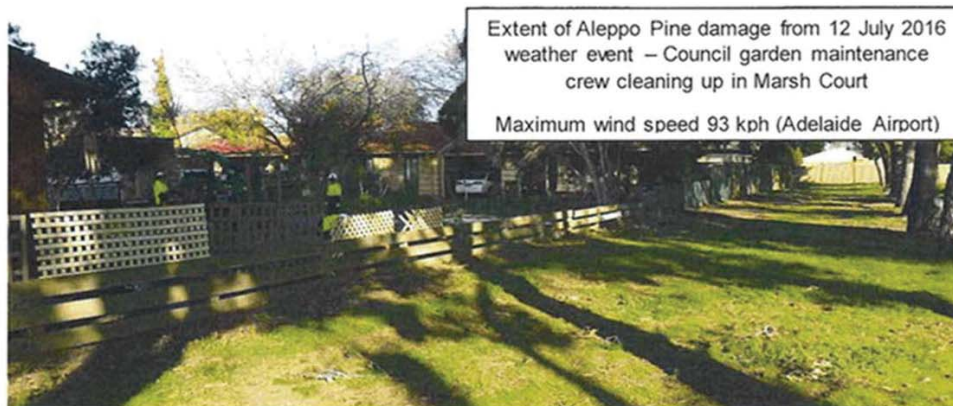


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Data from Australian Bureau of Meteorology web site

Month	Date	Day	Temps		Rain	Evap	Sun	Max wind gust		
			Min	Max				Dir	Speed	Time
			°C	°C	mm	mm	hours	km/h		local
Aug-16	9	Tu	13	18.5	0.2	6.8	2.8	W	76	14:16
Aug-16	18	Th	13.4	25.4	0	4.4	6.3	N	76	11:31
Jul-16	12	Tu	7.8	11.7	3	3.2	3.8	WSW	93	12:07
Jun-16	24	Fr	8.2	13.1	14	5.2	6.7	W	80	0:36
May-16	9	Mo	13.6	18.7	0.2	1.8	0.1	NW	87	14:18
Apr-16	30	Sa	13	26.2	0	2.2	9.7	WNW	76	21:36
Mar-16	18	Fr	16.5	20.8	9	10.2	8.3	WSW	72	2:05
Feb-16	2	Tu	18.8	24.9	10.8	11.6	3.1	NE	61	7:50
Jan-16	22	Fr	21.5	28.7	6.6	7.8	9.7	WSW	89	13:25
Dec-15	6	Su	21.5	38.2	0	14.2	7	ESE	65	22:14
Nov-15	25	We	15.9	31	0	7.4	2.6	N	67	10:27
Nov-15	26	Th	13.1	19.2	0.4	8	12.9	SW	67	0:45
Oct-15	3	Sa	14.3	32.9	0	7.2	11.3	NNW	59	11:29
Sep-15	6	Su	10.8	16.4	0.2	3.2	4.5	WNW	61	11:01
Aug-15	12	We	8.9	14.3	5.4	3.8	7	SW	65	9:49
Jul-15	11	Sa	5.9	12.6	12.6	3.6	4.2	SW	78	21:09

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7. Trees (and the Reserve) are "messy"

In discussions with residents who want the bulk of the existing trees removed, a key justification is that the trees are messy, "needles get in my gutter" or "needles block my rainwater tank inlet", "the white cockatoos drop cones in my gutters" and the yellow pollen is a terrible problem". The solution they support is remove all the trees, plant other trees and turf and the problem will be solved.

The Council's Urban Tree Management very specifically deals with this issue. The policy states: Section **"5.5 The fact that a tree species loses leaves, limbs, bark, berries, flowers, needles, fruit or nuts is not to be used as a reason in itself for the removal of any trees."** [15]

In order to survive, all plants need to shed bark, leaves, seeds, pollen and flowers. Removing one species of trees and replacing them with other species will not eliminate the maintenance work associated with living with plants.

All plants require maintenance, the Council already provides extensive assistance with the maintenance tasks associated with the Reserve. This assistance includes: (1) regular street sweeping by machine, (2) cutting of the "weeds" that have replaced the turf that previously provided ground cover for the Reserve, (3) regular inspection, clean up and material removal by the Council garden maintenance crew, (4) subsidised assistance with gutter cleaning for persons physically unable to carry out their own maintenance [18] and (5) provision of addition green bins for resident that wish to carry their own Reserve clean-up.

Despite adverse comments about the Reserve's general condition, the Council appears to maintain the Reserve in a hygienic condition, examples being: (1) rapid response to a complaint the Reserve was being used a dumping area for dog faeces and (2) regular clean-up of any dead native animal life.

Within one kilometre from the Reserve numerous occurrences of "messy" trees have been observed, some on public land, some within private property.

Some maintenance resulting from living with trees and bushes is always going to be required, removing the existing trees will not eliminate this requirement.

The following are example of messy trees, where maintenance (cleaning) is awaiting to happen.



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8. Heavy shading during winter

Shading 19 Miller Court – 16 July 2016

To determine the reduction in shading of residence 19 Miller Court if some of the Aleppo Pine trees were removed, information was collected on 16 July 2016 (25 days after the Adelaide winter solstice).

It was found the front roof of residence No.19 received its first direct sunlight at 9:00am, the rear roof received its first direct sunlight at 10:00am.

The rear roof was in full sunlight at 11:00 am, with the front roof receiving full sunlight cover at 12:00pm

Both the front and rear roofs were in full shade at 3:00 pm

Tracking of the sun position relative to the various Aleppo Pine trees was also conducted, the sun was tracked from a position on the ground immediately adjacent to roof hip of residence No. 19. This sun tracking is shown in figure 1, it indicates that (at the date of information collection) removal of Aleppo Pine AP20 and lower branch shaping of Aleppo Pine AP 21 should provide full sunlight on the roof of residence No 19 for the period from around 10:00am to 3:30 pm.

As the date moves away from the winter solstice the number of hours of direct sunlight will increase. The SunCalc website has been used to assess at what dates residence No. 19 could expect full sunlight on its roof.

Screen dumps from SunCalc are included in figure 2

The resident of No. 19 has requested that Aleppo Pines AP19, AP20 & AP21 all be removed to minimise the impact on their house and garden. The removal of these three Aleppo Pines is included in the compromise plan.



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Photograph taken 7:00am 27Aug16

Very much as predicted by the SunCalc model, the residence received its first sunlight immediately the sun rose above the horizon

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Plot of sun position relative to Aleppo Pine trees when view of ground location immediately adjacent to the roof hip of residence 19 Miller Court



Figure 1. Sun tracking summary

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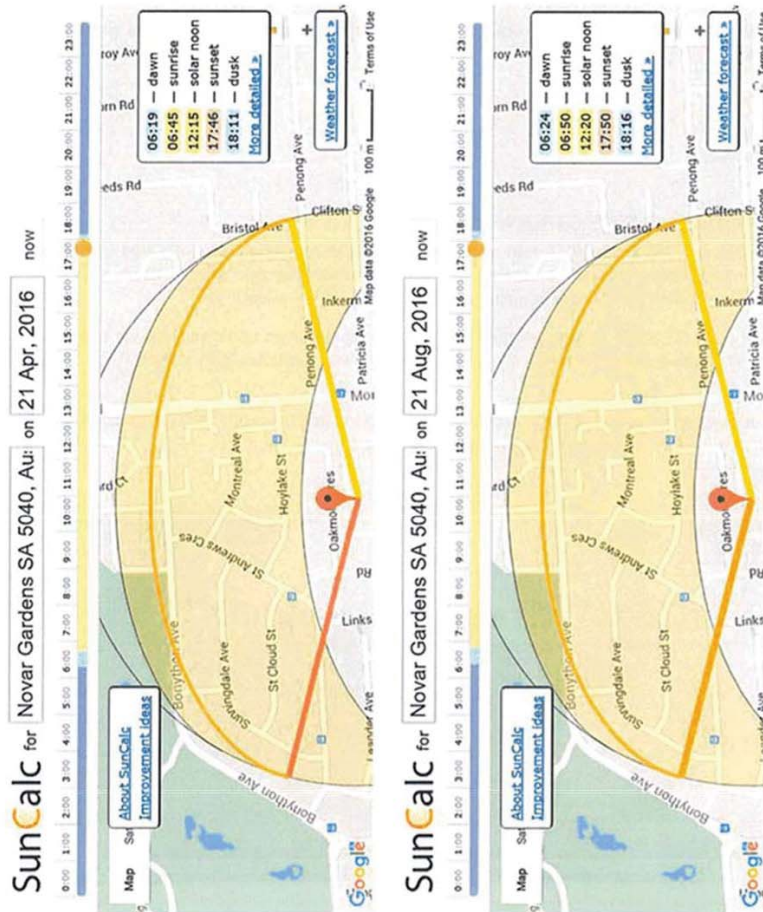


Figure 2

Data taken from the SunCalc web site shows residence 19 Miller Court would receive direct sunlight at both sunrise and sunset between 21 August and 21 April each year.

The removal of Aleppo Pine No 20 and the shaping of Aleppo Pine No 21 should ensure a significant increase in amount of direct sunlight between April and August each year

Petition: Retain Oakmont Cres. Reserve as large Biomass/Environmental buffer - not turfed reserve

9. Aleppo Pines - weed species

Concept Plan (dated 6May16) point (b) states Pine tree is declared a weed species of South Australia. This statement is correct, the matter is covered in the Natural Resources Management Act 2004, Declared Plant policy, signed by the Minister for Sustainability, Environment and Conservation – 28 July 2014.

The policy divides the state into land areas and provides directive as to what landowners are required to do in relation to managing Aleppo Pines.

For the Adelaide & Mt Lofty Ranges the following information is provided:

- Prohibiting movement (of the plants) on public roads
- Prohibiting sale of the plant
- Landowners to control the plant on their properties
- Recovery of control costs on adjoining road reserves

It would appear the Council is 100% compliant with these requirements.

The policy specifies precludes the requirement for "Landowners to destroy the plant on their properties"



Aleppo Pine
Declared Species.pdf

10. Reduction in tree canopy volume

In progressing with the Concept Design (Revision D) reserve redevelopment, it would see a massive reduction in tree canopy volume, a combination of actual measures and best available estimates has been used to calculate an order of magnitude reduction in canopy volume [10].

If it is assumed all 63 of the existing 64 trees are replaced with 23 trees of a similar size of those recently planted in Montreal Avenue Reserve, the canopy volume would reduce from some 17,500 m³ to only 40 m³. [10]

The loss of oxygen to the atmosphere and additional gain in carbon dioxide will be significant and in no way assist the Council in achieving its own greenhouse gas reduction target.



Lost canopy volume
26Aug16.xlsx



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11. Loss of wildlife habitat

One of the key factual benefits listed in the Council's Urban Tree Management policy is "provide wildlife habitat". The reduction in canopy volume will have a direct impact on providing this benefit.

28 bird species and four different animal species have been observed residing in the Reserve.

While all bird life is an addition to the urban environment, of particular significance is that the trees form part of the migration route for both white and Black Cockatoo (yellow tailed). The Australian Museum website states: "*The Yellow-Tailed Black-Cockatoo is one of six species of Black-Cockatoo in Australia. In recent years it has been in rapid decline because of native habitat clearance, with a loss of food supply and nest sites*".

Below is the list of all wildlife utilising the Reserve and its trees.

Birds and animal utilising Oakmont Crescent Reserve

Birds
Adelaide Rosella
Australian Magpie
Australian Raven
Barn Owl
Black Bird
Black Cockatoo - yellow tailed
Corella - little
Crested Pigeon
Eastern Spinebill
Feral Pigeon
Galah
Honeyeater - New Holland
Honeyeater - Red-gaped
Honeyeater - White plumed
Ibis - Australian White
Magpie Lark
Musk Parrot
Noisy Minor
Peaceful Dove
Rainbow Lorikeet
Seagull
Starling
Sulphur Crested Cockatoo
Swallow
Tawny Frogmouth
White-faced Heron
Maned Duck - Wood Duck
Willy Wagtail

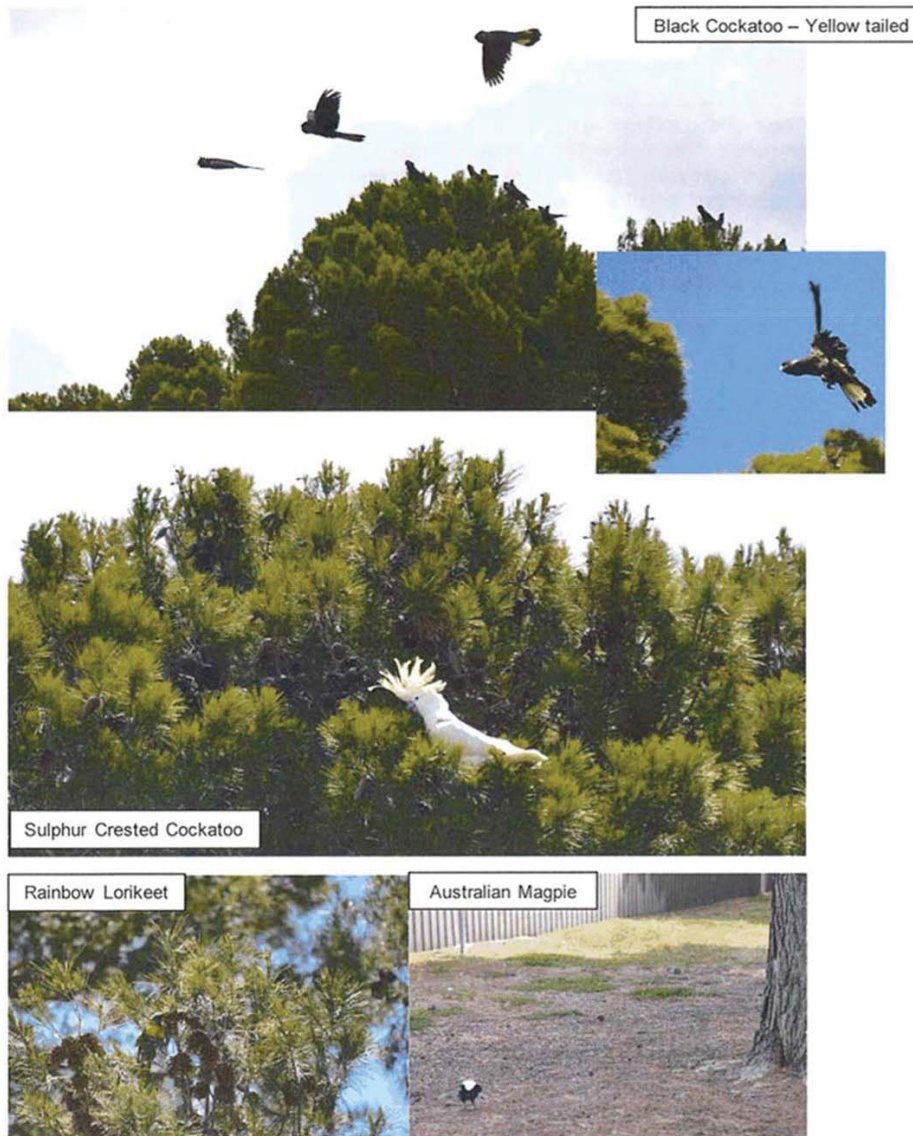
Number = 28

Animals
Koala
Brush-tail Possum
Shingle Back lizard
Blue Tongue lizard

Number = 4

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Examples of some of the native birds utilising the Reserve habitat, all these photos were taken within the Reserve, at different times since September 2015.



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12. Allergic reaction to pine trees

One of the reasons stated in the Council's Concept Plan provided 10 May 2016 for removal of the Aleppo Pines was that some residents were suffering from allergic reactions associated with living in proximity to the pine trees.

This matter is specifically covered by the Council "Urban Tree Management policy" section 5.6.

The policy requires (1) "evidence from a medical specialist stating the persistent allergic reaction is to the particular species, (2) alternate options for management have been investigated and determined to be unfeasible".

While it would not be expected the Council administration would disclose any personnel or confidential information relating resident's medical conditions, at the time of preparing this Petition the Council administration had advised the medical requirements of the "policy" had not been met.

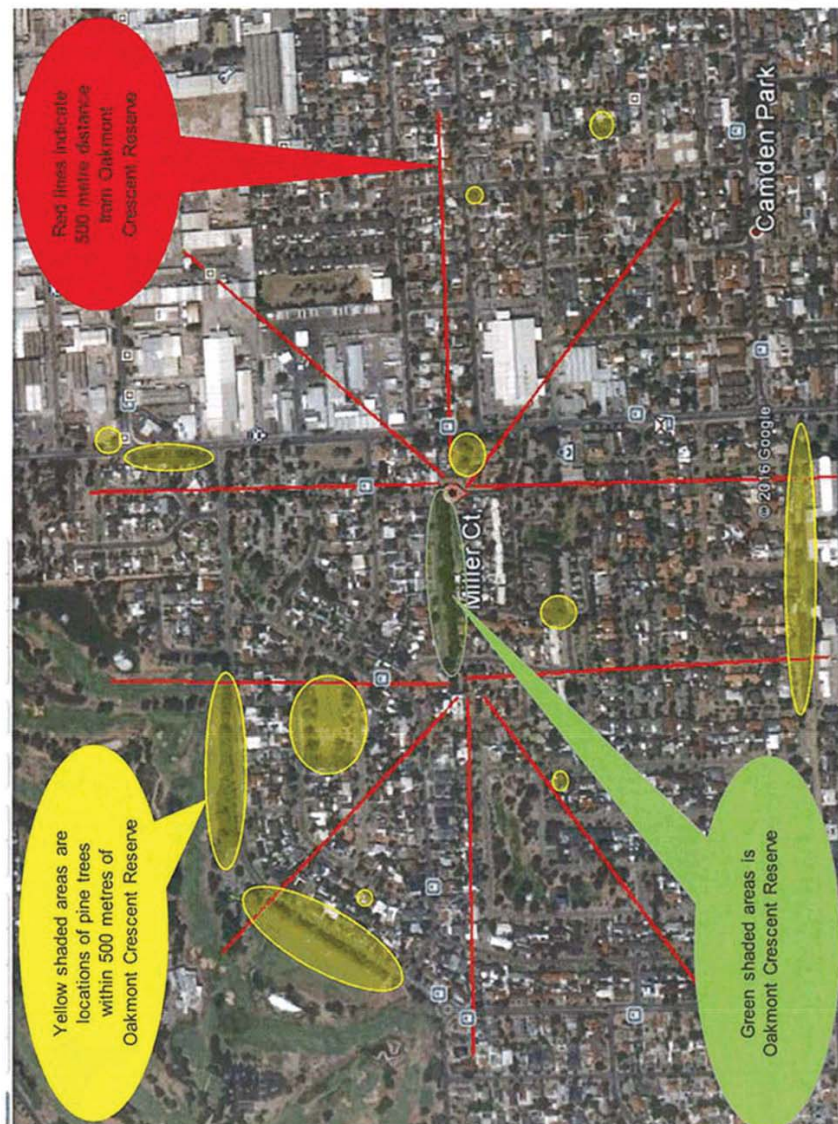
The third point of the policy states "***that species is uncommon in the vicinity of the applicant's residence***"

A count of the number of pine trees within a 500 metre radius of Oakmont Crescent Reserve was commenced, the count was suspended when the number of trees counted exceed 125.

At distances 50, 70 & 140 metres from the Reserve there are pine trees of similar size to those planned for removal, this trees are all located on non-council owned land.

The attached figure shows the distribution of pine trees within a 500 metre radius of the Oakmont Crescent Reserve

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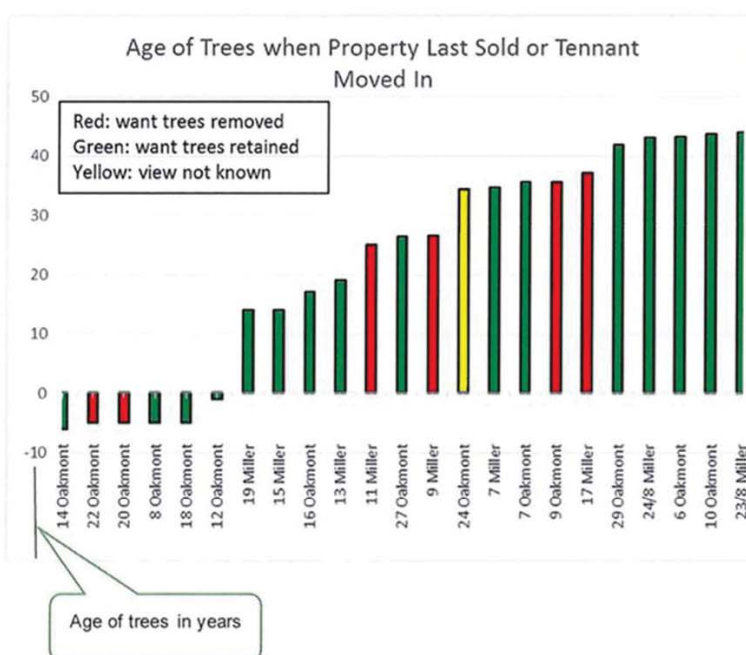
13. The airport phenomena

This is an issue the Council will know well, if you buy a home near an operating airport then don't complain about the noise!!!!

Many of the longer term residents have raised varying "levels of discomfort" with the fact they are having to defend the retention of the Oakmont Crescent Reserve because other residents have purchased home immediately adjacent to the Reserve when the trees it contains were either 25 or 35 years old. These residents accept that the two residences have a legitimate case in that they purchased their home prior to the creation of the Reserve.

While this issue is very subjective the Council is requested to give it appropriate inclusion in their decision making process.

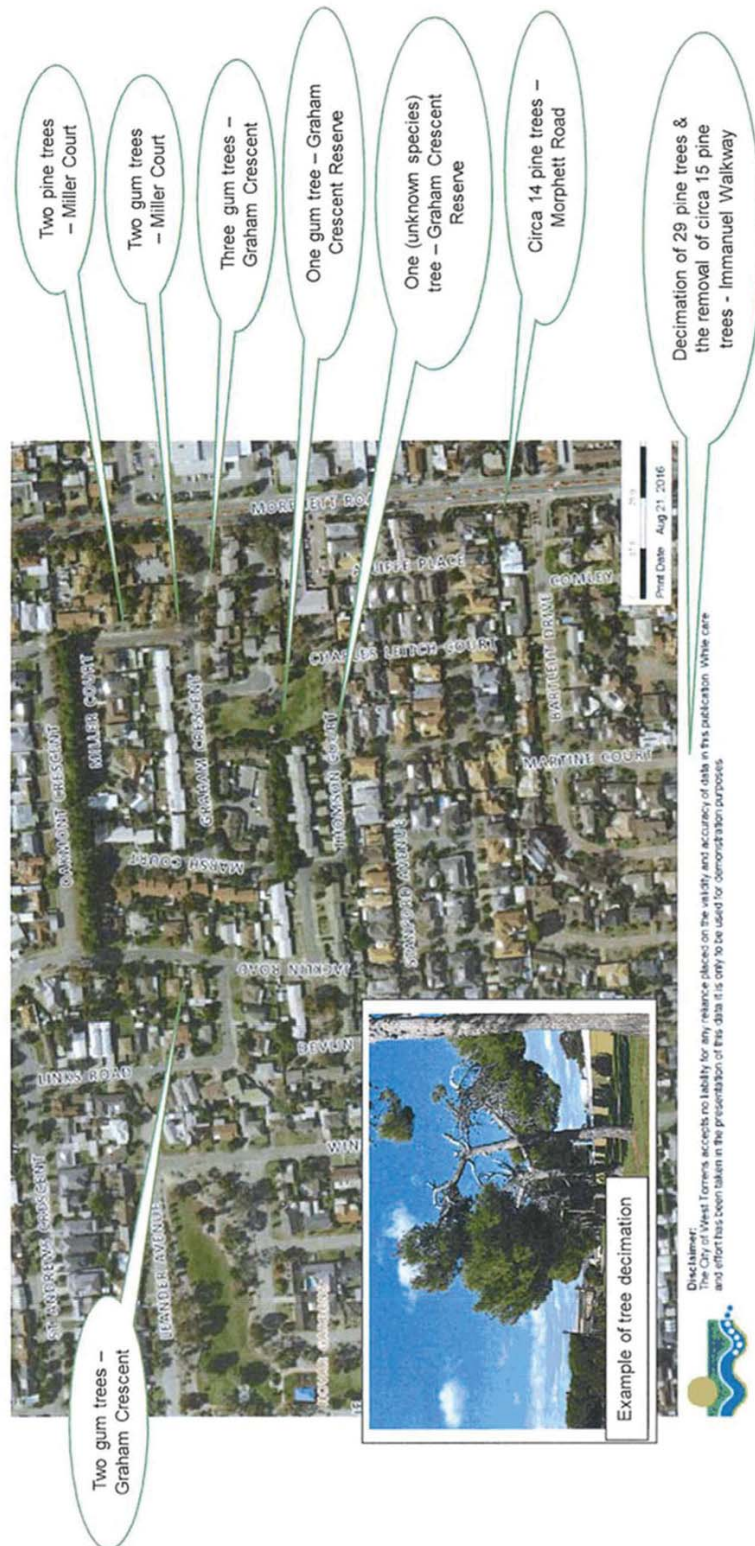
A study using a combination of the publicly available "RP Data" website and information supplied by long-term residents, has been used to derive the information provided below:



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14. Large trees lost in the last 4 years – within 500 metres of Oakmont Crescent

Something in the order of 69 very large trees have been lost or decimated in only the last four years, surely we do not need to lose another 63



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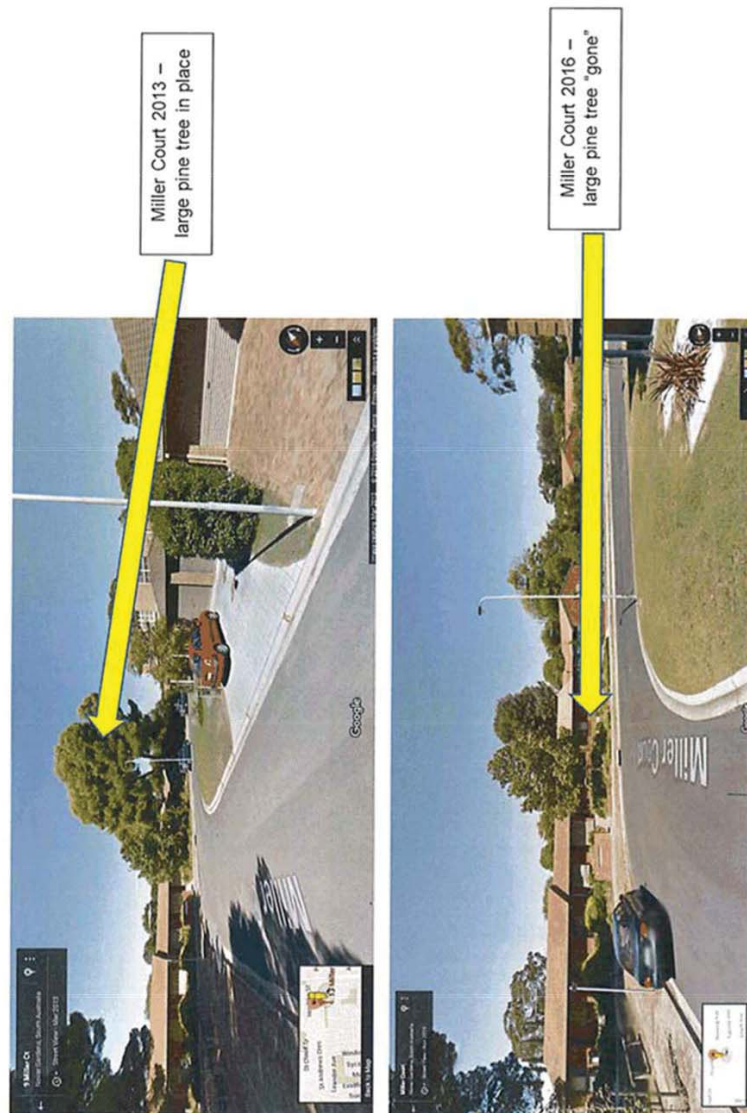
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Large trees lost in the last 4 years – within 500 metres of Oakmont Crescent (continued)

Miller Court example



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Large trees lost in the last 4 years – within 500 metres of Oakmont Crescent (continued)

Miller Court example



Miller Court 2015 – two large gum trees in place



Miller Court 2016 – large gum trees "gone"

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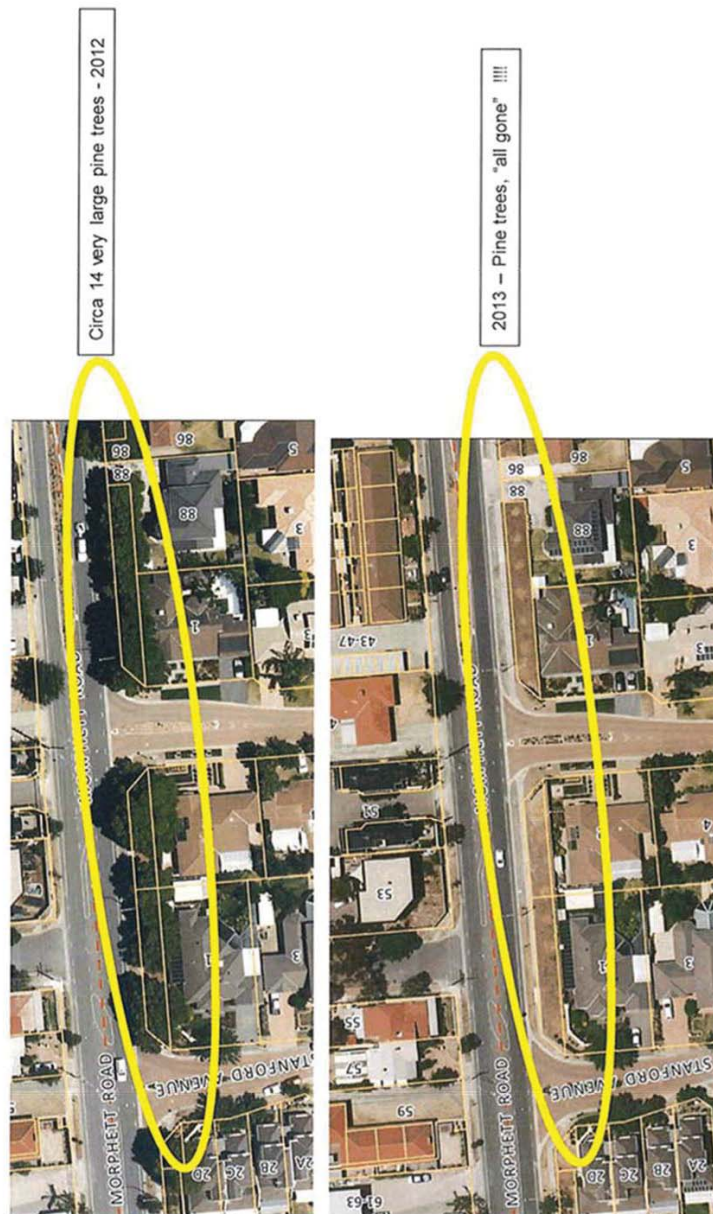
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Large trees lost in the last 4 years – within 500 metres of Oakmont Crescent (continued)

Morphett Road example



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15.City of West Torrens Urban Tree Management policy



16.Oakmont Cres. Concept Design (Revision D) – 6 May16



17.Heat mapping by ArborCarbon – Environmental Consultants



ADVERTISER.COM.AU TUESDAY AUGUST 2 2016

The heat is on, on the streets

TEMPERATURES across Adelaide on a typical hot day can vary from 7°C to 70°C, according to a heat mapping survey that shows households in hot spots likely face higher power bills.

The mapping by four southern suburbs councils, with support from the State Government, pinpointed regional hot spots where the pavement temperatures reach up to 70°C.

A plane equipped with thermal imaging technology mapped more than 500sq km in Adelaide's south on one of the city's hottest days earlier this year. To identify the areas most affected by the extreme heat.

Huge variations in the surface temperature across the metropolitan area means where you live helps determine how hard it is to keep your home cool, even compared with your neighbours. **SHERADYN HOLDERHEAD** discovers the location of Adelaide's hot spots and cool zones.

Some streets in Highgate, Mytle Bank and Torrens Park recorded surface temperatures of almost 70°C, while along the Holdfast Bay shoreline surface temperatures were still a chilly 7.38°C, despite the mercury soaring to 39.5°C at Adelaide airport that day.

Environment Minister Ian Hunter said this was the type

of knowledge which would help Adelaide achieve its goal of becoming the world's first carbon-neutral city because naturally cooling an area would reduce reliance on power-based climate control.

"Understanding hot spots in our local communities helps us to target green infrastructure to reduce these hot spots,

"Doing so is a win for communities as it creates more liveable communities, helps property values and helps reduce emissions in our communities," Mr Hunter said.

Key results included:

■ **LOWEST** temperatures were confined to coastal and inland water bodies.

■ **VEGETATED** and irrigated reserves were also relatively cool.

■ **AGRICULTURAL** fields with dry stubble or exposed soil tended to be warm to hot.

■ **HOT** spots were common around commercial centres.

The information would be used to help councils decide where to put new parks and where that was not possible, consider installing green walls, more trees and plants along the street or on rooftops.

Dr Paul Barber, managing director of ArborCarbon environmental consultancy which conducted the project, said the



results highlight the great benefits of trees and vegetation in urban areas.

"There was a very noticeable difference in surface temperatures between the newer developments lacking trees and vegetation, compared to older developments with more tree canopy and green space," he said.

MARION
The sea breeze appears to be beneficial in cooling suburbs closest to the coast, while those northern and north-eastern suburbs further inland are hotter. Surface temperatures ranged from 15.37°C to 57.35°C, with a mean of 31.88°C.

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Council

Item 17.1- Attachment 5

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18. Council – Home Support program



24 June 2016

Tuesday 19th July.

Mr Tony Lewis
14 Oakmont Terrace
NOVAR GARDENS SA 5040

Dear Mr Lewis

**Re: City of West Torrens Home Support Programme
Gutter Clean Service**

I am writing to confirm the arrangements for a gutter clean, which is provided by the Home Support program at the City of West Torrens.

A person from Orana will contact you shortly to make a mutually acceptable time to provide the gutter clean. Please be aware that the contractors can only provide a basic clean and are not allowed to access the roof, due to WHS policy.

Your contribution of **\$15.00** for the service (or part thereof if exceeding one hour) is payable to the contractor on the day of the visit and you will be provided with a receipt.

Please note: A callout fee may apply if a contractor visits your home and you are not there on the date and time arranged.

We endeavour to provide a quality service therefore, if you have any concerns regarding the service you receive, or have any questions or feedback about the Home Support Program, please feel free to contact our office on 8416 6251.

Yours sincerely

Glenys O'Brien
Home Support Services Officer

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19. Compromise plan – Stage 1 - tree plan

Oakmont Crescent Reserve Compromise Plan Tree Status

Existing: 38 Aleppo Pines, 15 gum trees, 10 WA Peppermints & 1 Athel tree
Remove: 10 Aleppo Pines (26%), 4 gums, 1 WA Peppermint & the Athel (23%)



Compromise plan -
trees status 31Aug16

Tree Number Counting from east end of reserve	Common name(s)	Compromise plan	Botanical name
AP01	Aleppo Pine	Retain	Pinus halepensis
GT01	Yellow gum	Shape away from electrical wires	Eucalyptus leucocorydon
WP01	Western Australian peppermint, Swan River peppermint or willow myrtle	Retain provides shade to 9 Oakmont - resident request	Agonis flexuosa
AP02	Aleppo Pine	Retain	Pinus halepensis
WP02	Western Australian peppermint, Swan River peppermint or willow myrtle	Retain provides shade to 9 Oakmont - resident request	Agonis flexuosa
AP03	Aleppo Pine	Retain	Pinus halepensis
GT02	Yellow gum	Retain	Eucalyptus leucocorydon
WP03	Western Australian peppermint, Swan River peppermint or willow myrtle	Retain	Agonis flexuosa
AP04	Aleppo Pine	Retain	Pinus halepensis
WP04	Western Australian peppermint, Swan River peppermint or willow myrtle	Retain	Agonis flexuosa
GT03	Yellow gum	Retain	Eucalyptus leucocorydon
AP06	Aleppo Pine	Remove	Pinus halepensis
AP05	Aleppo Pine	Retain	Pinus halepensis
AP07	Aleppo Pine	Retain	Pinus halepensis
WP05	Western Australian peppermint, Swan River peppermint or willow myrtle	Retain	Agonis flexuosa
AP08	Aleppo Pine	Retain	Pinus halepensis
GT04	Yellow gum	Remove - poor condition	Eucalyptus leucocorydon
WP06	Western Australian peppermint, Swan River peppermint or willow myrtle	Retain	Agonis flexuosa
AP09	Aleppo Pine	Retain	Pinus halepensis
WP07	Western Australian peppermint, Swan River peppermint or willow myrtle	Retain	Agonis flexuosa
GT05	Yellow gum	Retain	Eucalyptus leucocorydon
AP10	Aleppo Pine	Retain	Pinus halepensis
GT06	Yellow gum	Retain	Eucalyptus leucocorydon
AP11	Aleppo Pine	Retain	Pinus halepensis
GT07	Yellow gum	Retain	Eucalyptus leucocorydon
WP08	Western Australian peppermint, Swan River peppermint or willow myrtle	Remove - Residents No. 10 Oakmont they would like to use Reserve for family events	Agonis flexuosa
AP12	Aleppo Pine	Remove	Pinus halepensis
WP09	Western Australian peppermint, Swan River peppermint or willow myrtle	Retain	Agonis flexuosa
AP13	Aleppo Pine	Retain	Pinus halepensis
AP14	Aleppo Pine	Remove	Pinus halepensis
AP15	Aleppo Pine	Retain	Pinus halepensis
GT08	Yellow gum	Retain	Eucalyptus leucocorydon
AP16	Aleppo Pine	Retain	Pinus halepensis
AP17	Aleppo Pine	Retain	Pinus halepensis
AP18	Aleppo Pine	Retain	Pinus halepensis
GT09	Yellow gum	Remove - poor condition	Eucalyptus leucocorydon
AP19	Aleppo Pine	Removal requested by No. 19 Miller Ct - remove only after replacement screening acceptable to the residents of 12, 14 & 16 Oakmont Crescent is in place	Pinus halepensis
GT10	Yellow gum	Retain for screening benefit - request Nos. 12, 14 & 16 Oakmont	Eucalyptus leucocorydon
AP20	Aleppo Pine	Remove - request No. 19 Miller Ct Making contact with phone lines	Pinus halepensis
WP10	Western Australian peppermint, Swan River peppermint or willow myrtle	Retain for screening benefit - request Nos. 12, 14 & 16 Oakmont	Agonis flexuosa
AP21	Aleppo Pine	Removal requested by No. 19 Miller Ct - remove only after replacement screening acceptable to the residents of 12, 14 & 16 Oakmont Crescent is in place	Pinus halepensis
GT11	Yellow gum	Retain for screening benefit - request Nos. 12, 14 & 16 Oakmont	Eucalyptus leucocorydon
AP22	Aleppo Pine	Retain for screening benefit - request Nos. 12, 14 & 16 Oakmont	Eucalyptus leucocorydon
GT12	Yellow gum	Retain for screening benefit - request Nos. 12, 14 & 16 Oakmont	Eucalyptus leucocorydon
AP23	Aleppo Pine	Retain for screening benefit - request Nos. 12, 14 & 16 Oakmont	Eucalyptus leucocorydon
GT13	Silver-topped Ginkgo	Retain for screening benefit - request Nos. 12, 14 & 16 Oakmont	Eucalyptus camphora
AP24	Aleppo Pine	Retain for screening benefit - request Nos. 12, 14 & 16 Oakmont	Eucalyptus leucocorydon
AP25	Aleppo Pine	Retain for screening benefit - request Nos. 12, 14 & 16 Oakmont	Pinus halepensis
GT14	Yellow gum	Remove as part of first stage block tree replacement	Eucalyptus leucocorydon
AP26	Aleppo Pine	Retain for screening benefit - request Nos. 12, 14 & 16 Oakmont	Pinus halepensis
AT1	Athel tamarisk, Athel tree, Athel pine, and saltcedar	Remove as part of first stage block tree replacement	Tamarix aphylla
AP27	Aleppo Pine	Remove as part of first stage block tree replacement	Pinus halepensis
AP28	Aleppo Pine	Remove as part of first stage block tree replacement	Pinus halepensis
GT15	Yellow gum	Remove as part of first stage block tree replacement	Eucalyptus leucocorydon
AP29	Aleppo Pine	Remove as part of first stage block tree replacement	Pinus halepensis
AP30	Aleppo Pine	Remove as part of first stage block tree replacement	Pinus halepensis
AP31	Aleppo Pine	Retain	Pinus halepensis
AP32	Aleppo Pine	Retain	Pinus halepensis
AP33	Aleppo Pine	Retain	Pinus halepensis
AP34	Aleppo Pine	Retain	Pinus halepensis
AP35	Aleppo Pine	Retain	Pinus halepensis
AP36	Aleppo Pine	Retain	Pinus halepensis
AP37	Aleppo Pine	Retain	Pinus halepensis
AP38	Aleppo Pine	Retain	Pinus halepensis

Ref: petition v1- 19oct16
Head Petitioner: Neil Robjohns
13 Miller Court, Novar Gardens
Mobile 0408 804 537 Email: agmine@internode.on.net

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22-Sep-16

Petition: Retain Oakmont Cres. Reserve as large Biomass/Environmental buffer - not turfed reserve

20. Resident feedback correspondence



Ref: petition v1- 19oct16
Head Petitioner Neil Robjohns
13 Miller Court, Novar Gardens
Mobile 0408 804 537 Email: agmine@internode.on.net

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Council

Item 17.1- Attachment 5

Petition: Retain Oakmont Cres. Reserve as large Biomass/Environmental buffer - not turfed reserve

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Ref: petition v1- 19oct16
Head Petitioner Neil Robjohns
13 Miller Court, Novar Gardens
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22-Sep-16

Petition: Retain Oakmont Cres. Reserve as large Biomass/Environmental buffer - not turfed reserve

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22-Sep-16

14 March 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



TO THE RESIDENT / RATEPAYER

Dear Sir / Madam,

Update - Oakmont Crescent Reserve Upgrade Project

The City of West Torrens wishes to provide an update to residents on the project to upgrade the Oakmont Crescent Reserve, Novar Gardens.

At Council's meeting held on 18 October 2016, it was resolved in part, that:

"Local ward councillors and staff conduct a meeting with community representatives with varying view from around the Oakmont reserve to reach a negotiation compromise regarding the reserve's redevelopment and further, that the outcomes of the meeting be referred back to Council for a final decision on the reserves future development".

Deputations from two community representatives were also heard at Council's meeting held on 18 October 2016.

Subsequently, a meeting was held on 29 November 2016 with local councillors, Council staff and community members who had previously provided their views in writing to Council regarding the Reserve upgrade.

At present, the Council Administration has been unable to develop a satisfactory comprise plan for the upgrade of this Reserve that meets both opposing views of the surrounding community.

In order for a possible compromise plan to be developed for the Reserve upgrade, Council seeks to schedule further targeted consultation with individual households that front the Reserve to obtain individual views and expectations of this project. The information obtained together with the views previously expressed, will help the Council Administration formulate a fair and detailed analysis of what can be implemented on this Reserve.

Should you not wish to be involved in an individual meeting process, please advise Council on (08) 8416 6333, via email csu@wtcc.sa.gov.au or via mail to Dean Ottanelli, 165 Sir Donald Bradman Drive, Hilton, SA, 5033.

It is expected Council staff will contact you over the next few weeks to arrange a suitable time to meet.

Should you wish to view the Council report and minutes of the Council meeting 18 October 2019, please refer to the following link:

www.westtorrens.sa.gov.au/Council/Meetings/Agendas_and_Minutes

Should you have any further queries on this matter please do not hesitate to contact the undersigned on (08) 8416 6333 or csu@wtcc.sa.gov.au.

Yours sincerely

Dean Ottanelli

Manager City Works

cc Morphett Ward councillors Cr George Demetriou & Cr Megan Hill

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Oakmont Reserve Upgrade Consultation - Individual Resident Meeting Summary - June 2017					
Name	Street	Upgrade? yes/no	Concept 'D' design elements like/dislike?	Use of Oakmont Reserve?	What is a compromise?
Max Stuart	18 Oakmont Cres	yes	Like - Some tree removal, make area nice		Some removals ok
Catherine Easson	24 Oakmont Cres	yes	Like - Tree removal - health reasons, path, mounding & garden plantings. Dislike - shelter/gazebo	Don't use very much, the children would like to kick balls.	Staged removals. Keep the gums, remove pines at western end. Path OK.
Heleen & Stan Walasek	12 Oakmont Cres	yes	Like - path, mounding, Dislike - total tree removal, gazebo, may attract drug users.	used to play cricket & football. Walking.	keep all pines just thin out. Plant some deciduous trees.
Mr Jones	27 Oakmont Cres	yes	Like - Tree removal, Council's proposal.	Walk the dog.	Keep larger gums.
Housing Trust - resident	1 Jacklin Rd	yes	Like - Tree removal, shade structure, path, mounding garden bed & colour on mound.	Walking.	Retain pines at eastern end.
Tony Lewis	14 Oakmont Cres	yes	Like - High mounding, walkway to side street, native trees, retain some trees. Dislike total tree removal, shelter, seating & path.	used to play cricket & walk the dog.	Some tree removals ok
Philip & Margi Gennoe	16 Oakmont Cres	yes	Like - mounding, screening & tree replanting like Morphet Rd. Dislike - total tree removal, shelter, seating, BBQ.	Walk the dog. BBQ's & xmas show.	Retain gums & some healthy pines. With screen planting trees in front of #16 can be removed.
Reg Skilton	19 Miller Crt	yes	Like - Tree removal, mound garden bed, shelter & general design. Green grass	Not used currently. Would like to use after upgrade	Remove trees near my property.
Steven Blight	17 Miller Crt	yes	Like - Tree removal, path, shelter, multifunctional area. Provided additional information supporting plan D	Little - walk through, kick footy, picnic.	Plan D - remove all pines.
Mr & Mrs Stone	20 Oakmont Cres	yes	Like - Tree removal, Plan D, less trees more grass, screen vehicle lights, mounding garden bed, shelter, provided extra supporting document.	BBQ, ball sport, drinks & nibbles.	Keep tallest trees from western end to Miller Crt. Leave healthy gums.
Mr & Mrs Lawson	22 Oakmont Cres	yes	Like - Tree removal, general concept. Dislike - gazebo	used to BBQ, cricket, football.	50% tree removal at western end.
Ms Robinson	7 Oakmont Cres	yes	Like - Tree removal, path, shelter, mound, planting. Dislike - leaning gum tree	Walk dog.	Remove unhealthy gums, keep some trees but remove some for pathway.
Peter Murphy	29 Oakmont Cres	yes	Like - Tree removal, path, shelter, mound, planting.	Picnics, football.	Remove most, keep some at eastern end.
Mrs Morrison	7 Miller Crt	yes	Like - Tree removal, more grass.		Don't mind either way.
Mr & Mrs Schulz	10 Oakmont Cres	yes	Like - Tree removal, paths, shelter/table, garden beds, grass areas.	Walk through.	Leave a few trees.
Mr & Ms Hawkes	11 Miller Crt	yes	Like - Tree removal, path, mounding, garden beds, shelter, tree planting. Must be done all together	Not used currently, too many hazards, would like to use in future	1 pine tree either end could stay.
Rodney Knaggs	8 Oakmont Cres	No	Like - mounds, keep as is. Dislike - tree removals, path, shelter		Keep as is. Remove bent gums and willows
Steve & Sharon Almann	9 Miller Crt	yes	Like - Tree removal health reasons, plan D, paths, shelter, gardens	Not used currently.	Remove pines.
Pierson / Black	6 Oakmont Cres	yes	Like - Tree removal, grass, path, mounding. Dislike - Gazebo/shelter.	Walk the dog.	Remove some trees, happy to keep some for development to proceed.
Dennis Woodbridge	15 Miller Crt	No	Dislike - Doesn't like much of plan D, tree removal, shelter, path, garden, leave as is	Walk the dog.	Thinning of the pine trees, 1/3 removal
Neil & Lesley Robjohns	13 Miller Crt	yes	Like - Grass. New trees Dislike - Plan 'D' Tree removals, path, shelter. Provided documentation rejecting total tree removal	Walk the dog.	Compromise, possibly remove every second pine tree, everyone to have a say.
Housing Trust - resident	9 Marsh Crt		Like - Tree removal		Remove trees near my property.
	5 Oakmont Cres		No response		
Housing Trust - resident	8 Marsh Crt		No response		
Housing Trust - resident	2 Jacklin		No response		
	9 Oakmont Cres		No comment		



DRAWING NOT TO SCALE

Key Features:

- 1 New irrigated turf area
- 2 New native garden bed to provide biodiversity and landscape enhancement to the reserve
- 3 New tree planting to provide seasonal shade and amenity

Legend:

- New tree
- Retain existing tree
- New native garden bed
- New paved footpath
- Proposed new fence to match existing
- New irrigated turf

Level 1, 64 Hindmarsh Square
Adelaide SA 5000
08 8406 1300
www.greenhillaustralia.com.au

GREENHILL

City of West Torrens

PROJECT		
OAKMONT CRESCENT RESERVE		
DRAWING		
LANDSCAPE CONCEPT		
PROJECT NUMBER	DATE	REVISION
15-1192	09.06.17	M

11.2 Parliamentary Inquiry into the Regulation of Parking and Traffic Movement in South Australia

Brief

To provide Council with a report sought by the Local Government Association's calling for submissions to the Parliamentary Inquiry regarding parking and traffic issues in South Australia (LGA Circular 23.11).

RECOMMENDATION

The Committee recommends to Council that the Administration's report be forwarded to the Local Government Association as the City of West Torrens' submission to the Parliamentary Inquiry into the regulation of parking and traffic movement in South Australia.

Introduction

The Parliament of South Australia's Legislative Review Committee is undertaking an Inquiry into the Regulation of Parking and Traffic Movement in South Australia. A public call for submissions was made on Saturday 20 May 2017.

By Circular 23.11, the Local Government Association (LGA) is inviting submissions from councils to make contributions to the submission that the LGA is preparing to the Legislative Review Committee. The closing date for contributions to the LGA for the submission is Friday 7 July 2017. The closing date for direct submissions to the Legislative Review Committee is Friday 21 July 2017.

Discussion

The terms of reference for the Inquiry are as follows:

1. *The regulation by local government of parking and traffic movement in South Australia.*
2. *Options to improve the efficiency, efficacy or transparency of the regulation by local government of parking and traffic movement in South Australia.*
3. *How any parking and traffic management scheme might best contemplate current and projected population densities within local government boundaries.*
4. *How any parking and traffic management scheme might best contemplate developments of a scale likely to require special management of parking and traffic movement.*
5. *How any parking and traffic management scheme might best contemplate dangerous parking or traffic management conditions.*
6. *Any other relevant matter as the Committee sees fit.*

The LGA 'Local Roads' current policy positions are as follows:

- Local, state and federal governments should contribute to the development and maintenance of Australia's local road system (including roads, footpaths and cycle tracks).
- Local government has a right and responsibility to construct, develop and maintain local roads and in doing so is entitled to an equitable share of federal and state funds (including user charges) for the purposes of developing and maintaining roads under the control of Councils.
- Local, state, and federal governments should agree on an appropriate classification system for South Australia's local road network. The classification system should give recognition to relevant planning and road access issues including relevant classes of vehicles.
- Local government must have full control of all traffic calming measures placed on local roads. Relevant measures must comply with appropriate Australian standards.
- State government should be responsible for all road infrastructure where a State Government road is located on a Council road reserve.

- Councils must be provided with State or Federal government assistance where a change in State or Federal government policy results in increases to vehicle and traffic volumes on local roads.

As Members' would be aware, Council adopted its Transport Plan, "*Transportation for the next generation 2025*", in 2009. It is a forward planning document covering all aspects of transport-related matters and opportunities that may affect the City of West Torrens between now and 2025. Since its adoption, this document has served and continues to serve as a practical and forward planning guide in assisting Council in making decisions relating to transport.

In the area of Local Area Traffic Management (LATM) and other traffic and parking investigations, which the Parliamentary Inquiry focusses on, Council has been proactively undertaking LATM investigations for a number of years, based on a priority ranking system that was endorsed by Council several years ago.

The use of all parking and traffic control devices in South Australia is regulated by the *Manual of Legal Responsibilities and Technical Requirements for Traffic Control Devices*, which is in two parts: *Part 1 Legal Responsibilities* and *Part 2 Code of Technical Requirements*.

Part 1 lists the legal requirements associated with the installation, maintenance, alteration, operation and removal of traffic control devices, the Ministerial delegation to councils, the approval process, requirement for a Traffic Impact Statement and record keeping.

Part 2 lists the devices that are permitted for use in South Australia, the design requirements associated with each device and the references to other relevant Australian Standards and variations from the relevant Australian Standards that are specifically applicable to South Australia.

The implementation of parking controls is a significant responsibility of Council. Parking controls are governed by the *Australian Road Rules*.

The Administration's response to the terms of reference is as follows.

1. The regulation by local government of parking and traffic movement in South Australia.

The more specific regulatory requirements governing traffic management and parking management, which are two of the key responsibilities of local government, are the *Manual of Legal Responsibilities and Technical Requirements for Traffic Control Devices* and the *Australian Road Rules*.

In addition to the above regulatory requirements, Council also have policies that deal with consultation with the local communities, which is an essential part of undertaking LATM, traffic and parking investigations.

From time to time, there are other regulations relating to parking or traffic movements that councils have an input into, for example, the National Heavy Vehicle Regulation, which regulates access in local roads by standard and restricted access vehicles.

One of the current parking issues which local government is dealing with is parking on verges. The LGA is currently seeking comment from councils in relation to the issue of parking on verges and whether and how amendments to the Australian Road Rules should be considered to deal with this issue in the South Australian context.

2. Options to improve the efficiency, efficacy or transparency of the regulation by local government of parking and traffic movement in South Australia.

Options to address some issues that the City of West Torrens is aware of should include:

- Ability and more flexibility to amend regulations to suit the local conditions and local requirements in South Australia for parking, eg the current LGA consideration for parking on verges.
- Ability for local government to limit speed of cyclists on footpaths - many footpaths are located adjacent to property boundaries where sight distance for a vehicle reversing out from a residential property is limited by boundary fences. Limiting speeds of cyclists would be consistent with that of the regulations covering motorised scooters.
- Better co-ordination between Government and local government in dealing with heavy vehicle access issues and requirements where local roads are involved.
- DPTI to implement a library of traffic control devices, including innovative devices that may have been approved for use in some council areas, which could be a useful resource for other councils. For example, a council that may be contemplating the installation of a mini-roundabout could simply look up a library of previous approval by DPTI (with design plans), which would greatly assist that council in the design of such a device. An on-line library would be very useful in this regard.

3. How any parking and traffic management scheme might best contemplate current and projected population densities within local government boundaries.

Zoning changes is a key driver of increased activities, which in turn lead to increased population densities.

For councils instigating zoning changes, any proposed zoning change is undertaken via a Development Plan Amendment process. A traffic impact analysis is normally carried out as part of this process, which takes into account current road conditions and future road requirements that may be necessary to accommodate those changes.

The Government's approach to rezoning land along major road corridors into the new Urban Corridor Zones, which permit higher densities and lower parking provision, is one example where the impacts of such a significant change have not been considered from a local government perspective. For example, many parcels of land affected are too small to enable efficient parking layouts and servicing of these developments to be reasonably accommodated. The lowered parking rates mean that, in the absence of public transport improvements or increase in public transport usage, these zoning changes merely allow developers to provide less parking, create more parking problems in the council streets, which ultimately becomes a cost to councils, by having to develop strategies to deal with the issues.

Another common problem that the councils have to deal with is refuse servicing of high rise residential apartments that are increasingly being developed in the Urban Corridor Zones. Many of these land holdings are too small to accommodate on-site refuse servicing. As a consequence, there is no option but to allow on-street servicing to occur. These problems could have been somewhat avoided if at the time that the Urban Corridor Zones are contemplated, some guidelines regarding servicing of small sites were developed to assist local government in dealing with this issue.

For changes that are within Council's control, a detailed analysis is normally undertaken so that future parking and traffic management schemes can be put in place to meet future requirements in a planned manner.

For changes that are driven by Government, Council has limited input. While it is recognised that Government needs to take a metropolitan-wide approach, sometimes local conditions would suffer irrevocably as a result of the Government's decisions.

One of the most significant impact by the Urban Corridor Zoning change is the lowering of the parking rates applicable to developments within these zones. Having a simple single rate of 3 spaces per 100m² minimum means that the traditionally high parking generating developments like supermarkets would fall within this category. The use of such a low parking rate requirement is based on the expectation that public transport usage or shared trips would increase so significantly over a short period of time so as to lower the parking demand. Until such time that this occurs, and if it indeed occurs, councils are left to deal with the parking issue.

4. *How any parking and traffic management scheme might best contemplate developments of a scale likely to require special management of parking and traffic movement.*

Zoning changes by Government would usually be of a scale that would significantly affect parking and traffic movements in a local government area. More detailed analysis of these impacts should be undertaken by Government prior to these zoning changes occurring.

The issue of infrastructure requirements and upgrades should form part of the analysis of the zoning changes that may be contemplated by Government. These would include upgrade of local roads to accommodate the anticipated increases in traffic flows and parking demands and funding to allow these upgrades to occur in a planned manner. User-pay, developer levies or Government funding should form part of this consideration to assist councils in meeting their obligations to the local community. A common metropolitan-wide process should be developed for such funding arrangements.

Major developments that are facilitated through Government, such as the Development Assessment Commission (DAC), also would have significant impacts in the local government area. Often council requirements (through feedback to the DAC) appear not to have been given reasonable weight and the traffic and parking issues inevitably become council's problems after the development is completed. Council's concerns should be afforded more weight.

Upgrade of the public realm for these large developments is also an issue that warrants consideration by Government. This obligation is generally left to councils, however, it is suggested that the major development is the driver of the change to the public realm and hence the developer should also be responsible for these improvements. A mechanism should be in place to reinforce developer responsibility for upgrade of the public realm as part of the major development.

The recent tram extension experience shows that park and ride areas should be provided at key tram stops as part of the design development process by Government, including potential land for purchase or to be set aside for such car parks. Otherwise, these tram users would choose to park in the adjacent local streets, to the detriment of local residents and businesses. This has been the experience of the City of West Torrens in the Thebarton suburb when the tram extension was completed to the Entertainment Centre.

The Adelaide Airport is a major land use in the City of West Torrens. For many years, Council have advocated that the developments within the Airport area should fall within State Planning regulations rather than Federal Planning regulations, for example in the area of parking requirements, where overflow parking onto local council areas would be one consequence of not applying State Planning parking requirements for these (often) large scale developments.

5. *How any parking and traffic management scheme might best contemplate dangerous parking or traffic management conditions.*

Permitting all cyclists to ride on footpaths is one safety issue that may arise in the future, including safety between cyclists and pedestrians along the narrow footpath, safety between cyclists using the footpath and vehicles reversing out from residential driveways where sight distances are restricted by boundary fences, the speed of cyclists using the footpath etc. This aspect should be reviewed by Government since the introduction of this rule several years ago to see if there has been safety issues arising from this change.

Conclusion

The Administration have reviewed LGA Circular 23.11 and have identified a number of issues relevant to the Parliamentary Inquiry. The Administration's submission on the matter is detailed in this Council report.

Attachments

Nil

11.3 Urban Services Activities Report

Brief

To provide Elected Members' with information on activities within the Urban Services Division.

RECOMMENDATION

The Committee recommends to Council that the Activities Report be received.

Discussion

This report details the key activities of the City Assets, City Development and City Works Departments.

Special Project Work	
New Drainage System - Lockleys Catchment May Terrace Stage 3	<p>Remaining works on this project will be undertaken upon completion of the Henley Beach Road crossing at Rutland Ave.</p> <p>This is scheduled to be commenced and completed during July/August 2017.</p>
New Drainage System - Lockleys Catchment Henley Beach Road Crossings - Stage 4a Rutland Ave	<p>The main programmed works associated with this project are progressing to schedule and are due to be complete by early July 2017.</p> <p>A gas service conflict was encountered early in the works, within Rutland Ave, which may delay the finalisation of the project and reopening of Rutland Ave. Although Council has been working with the relevant gas authority since the identification of the conflict, at the time of writing this report, the gas authority is still unable to commit to a date for undertaking of the necessary alteration.</p>
New Drainage System - Lockleys Catchment Henley Beach Road Crossings - Stage 4b May Terrace and Rowells Road	<p>Detail design of this next stage of the greater Lockleys Drainage Upgrade has been completed.</p> <p>Tender and contract documents are currently being finalised and the call of tender for these civil works is scheduled for August 2017.</p>
West Beach Drainage System - Flood Wall	<p>Joint sealing maintenance works associated with this project are continuing.</p> <p>Council has also commenced a joint investigation with Adelaide Airport Limited (AAL) in relation to the flow performance of the drainage line downstream of West Beach Road, through Remnant Patawalonga Creek, on land which is under the control and maintenance of AAL.</p>
George Street, Thebarton Stormwater Drainage Upgrade and Road Reconstruction	<p>Tender documentation for this project is being developed.</p> <p>It is currently scheduled that these works will be tendered during July 2017.</p>
Dew Street and Maria Street, Thebarton, Stormwater Drainage Upgrade	<p>These works have been detail designed in association with the George Street road and drainage upgrades and will also be tendered in association with George Street works in July 2017.</p>

George Street and Dew Street, Thebarton, New Roundabout	The proposed roundabout in this location was identified as part of the LATM plan for the district. Further to this some Black Spot funding was allocated to this project to develop the design and advance works for the project. The new roundabout that required land acquisition has been detail designed and is being included in the package of works associated with the George Street road and drainage upgrades. As such these works are also due to be tendered in July 2017.
River Torrens Bank Repairs - Thebarton	These works have been successfully completed and section of amenity pathway reopened.
River Torrens Linear Park, (Pedestrian Light Project)	The River Torrens Linear Park Pedestrian Lighting Project (Stages 6 and 7) from Henley Beach Road to Tapleys Hill Road, Lockleys / Fulham, for both sides of the river has been complete.
Westside Bikeway, Moss Ave - Pedestrian Lighting	The 2016/17 stage of pedestrian lighting on the Westside Bikeway, from Barwell Ave to Richmond Road, Marleston has been completed.
Coast Watchers Reserve - Pedestrian Lighting	The upgrade of the pedestrian lighting on Coast Watchers Reserve on the pathway from Henley Beach Road to Ashburn Avenue, Fulham has been completed.
Footpath/Kerb and Gutter condition audit.	Contractors are currently undertaking the audit assessment of the condition of the footpath/kerb and gutter network. This project is scheduled to be completed by the end of July 2107.

Capital Works

Road Reconstruction Works	<p>The following is an update on roadworks occurring in our City:</p> <p>2015/16 Program</p> <ul style="list-style-type: none"> - West Beach Road - detailed concept design works are completed and the Administration are continuing to work with the City of Charles Sturt to identify funding opportunities. - Norma Street, Mile End - Reconstruction complete. - Military Road, West Beach - complete. - Tennyson Street, Kurralta Park - Reconstruction complete; some minor defect works are currently being undertaken. <p>2016/17 Program</p> <ul style="list-style-type: none"> - North Parade (Clifford St to Stephens Ave) - complete. - Birdwood Tce (Keith Ave to Murdoch Ave) - complete - Beauchamp St - complete. <p>Design and documentation are currently being undertaken for the following roads:</p> <ul style="list-style-type: none"> - Aldridge Tce (Richmond Rd to St Anton St) - Mortimer St (Gray St to Grassmere St) - West Thebarton Road / Phillips Street - consultation done and detailed design underway.
---------------------------	---

Road Reconstruction Works (<i>continued</i>)	<p>George St (South Rd to Dew Street) - detailed design and tender documentation are completed. The calling of Tenders is scheduled during July 2017.</p> <p>Pavement designs have been completed for the above list of roads.</p>
Undergrounding of Power West Thebarton Rd / Phillips St, Thebarton	<p>Power pole and cabling works are ongoing. SA Power Networks (SAPN) have finalised replacement of contractors to complete the civil works for undergrounding of the power lines. Due to contractual issues, SAPN have now advised that the completion date for the project would be December 2017.</p>
Kerb & Watertable and Road Reseal Program for 2016/17	<p>The following is a list of the streets allocated for kerb and watertable works in 2016/17. The streets have been divided into six (6) stages of equal duration.</p> <p>Stage 1: program of works:</p> <ul style="list-style-type: none"> - Alexander Av - (Marleston Av to Day Av) - kerbing completed, the pavement to be scheduled - Clifton St - (Stonehouse Av to Carlton Rd) - complete - Cromer St - (Bourlang Av to Patricia Av) - kerbing complete; pavement to be scheduled - Patricia Av - (Clifton St to Cromer St) - complete - Patricia Av - (Cromer St to Whelan Av) - complete - Warwick Av - (Daphne St to Cross Tce) - complete - Coulter St - (Allchurch Av to Galway Av) - complete - Mackay Av - (Edward Davies St to Laverack Rd) - complete - Mackay Av - (Mackay Av to Mackay Av) - complete - Park Tce - (Allchurch Av to Talbot Av) - complete - Talbot Av - (Marion Rd to Wyatt St) - complete - Talbot Av - (Packard St to Park Tce) - complete - Talbot Av - (Park Ter to Birdwood Tce) - complete - Talbot Av - (Wyatt St to Packard St) - complete <p>Stage 2: program of works:</p> <ul style="list-style-type: none"> - Somerset Av - (Davenport Tce to Sir Donald Bradman Dr) - to be scheduled - Verran Av - (Sir Donald Bradman Dr to Davenport Tce) - works underway - Albert St - (Milner Rd to Martin Av) - complete - Arthur St - (Arthur Street to Shaw Av) - complete - Arthur St - (Brooker Tce to Arthur Street) - complete - Davenport Tce - (Martin Av to Milner Rd) - complete - Davenport Tce - (South Rd to Martin Av) - ongoing - Lucas St - (Bartholomew St to Chambers Av) - complete - Lucas St - (Marion Rd to Sanders St) - complete - Lucas St - (Sanders St to Bartholomew St) - complete

<p>Kerb & Watertable and Road Reseal Program for 2016/17 (<i>continued</i>)</p>	<p>Stage 3: program of works:</p> <ul style="list-style-type: none"> - Mallen St - (Sir Donald Bradman Dr to Burt Av) - kerbing complete; pavement to be scheduled - Darebin St - (Ebor Av to Falcon Av) - complete - Ebor Av - (Tarragon St to Cowra St) - complete - Lurline St - (Bagot Av to Ebor Av) - kerbing complete; pavement to be scheduled - Norma St - (South Rd to Falcon Av) - scheduled - Victoria St - (Henley Beach Rd to Hughes St) - ongoing <p>Stage 4: program of works:</p> <ul style="list-style-type: none"> - Dew St - (Kintore St to George St) - scheduled - Dew St - (Rose St to Kintore St) - scheduled - School L - (Taylors L to Rose St) - scheduled - Cawthorne St - (End to Smith St) - scheduled - James St - (Phillips St to Smith St) - complete - Smith St - (Dew St to Holland St) - complete - Walsh St - (Anderson St to Phillips St) - scheduled - Clifford St - (North Pde to Carlton Pde) - complete - East St - (Carlton Pde to Henley Beach Rd) - kerbing completed; pavement to be scheduled - Hayward Av - (End to North Pde) - kerbing completed; pavement to be scheduled - Jervois St - (Carlton Pde to North Pde) - complete - Jervois St - (Henley Beach Rd to Carlton Pde) - complete - Northcote St - (Henley Beach Rd to Carlton Pde) - kerbing completed; pavement to be scheduled - Sherriff Ct - (Sherriff St to End) - ongoing <p>Stage 5: program of works:</p> <ul style="list-style-type: none"> - Bedford St - (Pine St to Wakefield Pl) - complete - Bedford St - (Wakefield Pl to End) - complete - Frank St - (Property #1 to Airport Rd) - kerbing completed; pavement to be scheduled - James Av - (Western Pd to Press Rd) - scheduled - Pine St - (Allen Av to Bedford St) - ongoing - Rushworth Av - (Lipsett Ter to Sir Donald Bradman Dr) - To be scheduled - Stott Cr - (Marshall Ter to End) - kerbing completed; pavement to be scheduled - Western Pd - (Carnarvon Ave to Everett St) - scheduled - Acacia Av - (End to Willingale Av) - scheduled - Acacia Av - (Willingale Av to End) - scheduled - Franciscan Av - (Property #5 to Arcoona Av) - scheduled - Fulham Park Dr - (Arcoona Av to Corona Av) - scheduled - Noble Av - (Torrens Av to Kenton St) - scheduled - Rostrata St - (End to Willingale Av) - scheduled - Torrens Av - (End to Dartmoor St) - scheduled - Rankine Rd - (Property #22 to Hounslow Av) - complete - Oakington St - (Elizabeth St to Henley Beach Rd) - kerbing completed; pavement to be scheduled - Torrens St - (Wilton Ter to Ferris St) - complete - Wilton Tce - (Elizabeth St to Hopson St) - complete
---	---

<p>Kerb & Watertable and Road Reseal Program for 2016/17 (<i>continued</i>)</p>	<p>Stage 6: program of works:</p> <ul style="list-style-type: none"> - Fitch Rd - 3900 (Halsey Rd to Good St) - ongoing - Good St - 4330 (Good St to Good St) - complete - Hadley St - 4540 (Ashburn Av to Henley Beach Rd) - scheduled - Halsey Rd - 4560 (Halsey Rd to City Boundary) - scheduled - Halsey Rd - 4560 (Halsey Rd to End) - scheduled - Huntington Av - 4990 (Ayton Av to La Jolla Ave) - scheduled - Huntington Av - (Henley Beach Rd to Ayton Av) - scheduled - Huntington Av - (La Jolla Ave to Riverside Dr) - scheduled - Layton St - (Henley Beach Rd to Ashburn Av) - scheduled - Raikoff Ct - (Kandy St to End) - scheduled - Samuel St - (Mackirdy St to Weetunga St) - scheduled - Sherwin Ct - (Henley Beach Rd to Henley Beach Rd) - scheduled - Susan St - (Ayton Av to Henley Beach Rd) - scheduled - Warramunga St - (Halsey Rd to End) - scheduled - Burbridge Rd (Service Road) - (Davis St to City Boundary) - scheduled - Charles Veale Dr - (Mountbatten Gv to Tapleys Hill Rd) - scheduled - Charles Veale Dr - (Windsor Ter to Mountbatten Gv) - scheduled - Toledo Av - (Property #27 to Swan Av) - complete - Toledo Av - (Swan Av to Property #36) - complete
<p>Footpath Program 2016/17</p>	<p>The following is a list of the streets allocated for footpath works in 2016/17:</p> <p>Renewal Footpath Program:</p> <ul style="list-style-type: none"> - Ballantyne Street (Lowe Street to South Road) - to be scheduled - Henley Beach Road (Lisa Court to Tapleys Hill Road) - ongoing - Tapleys Hill Road (Henley Beach Road to City Boundary) - ongoing - Darebin Street (Falcon Avenue to South Road) - complete - King Street (Claremont Street to South Road) - complete - King Street (Victoria Street to Claremont Street) - complete <p>New Footpath Program:</p> <ul style="list-style-type: none"> - Horsley Street (Frontage Road to Durham Avenue) Wider resident consultation for this proposal to be undertaken. - Reese Avenue (Deacon Ave to Kingston Ave) - complete - Eringa Avenue (Fulham Park Drive to End) - complete - Hayward Avenue Extension (End to Ashwin Parade) - complete - Neptune Crescent (Ingerson Street to End) - Resident consultation underway. - Orana Avenue (Iluka Street to City Boundary) - complete - Rostrata Street (End to Willingale Avenue) - scheduled - Wakefield Place (Bedford Street to End) - complete - Willingale Avenue (Henley Beach Road to Rostrata Street) - scheduled - Willingale Avenue (Rostrata Street to Acacia Avenue) - scheduled - Walter Street (Ralph Street to Trennery Street) - complete

Bicycle Management Schemes	Works complete for the shared use path installation along Beare Avenue, north of Watson Avenue.
Playground Upgrade 2016/2017	<p>The following is an update on the program of works:</p> <ul style="list-style-type: none"> – Memorial Gardens, Hilton - Draft concept / draft plans are currently being reviewed / updated by the Administration. Further details will be provided to Elected Members on completion of the concept / draft plans. – Kesmond Reserve, Surrey Rd, Keswick - Playground works are completed. Currently additional improvements works are underway to upgrade the reserve area. – Camden Oval, playground by bowling / tennis club - completed. New shade structure scheduled for completion by end of June 2017. – Lyons Street Reserve, Brooklyn Park - Works are currently in progress, expected by completion by end of July 2017. – Joe Wells Reserve, Netley - Development of updated concepts plans are continuing with the Netley Kindergarten. – Kings Reserve, Torrensville - Draft concept plans have commenced together with the development of the site Masterplan for the Kings Reserve. The project will include the expansion of the existing skate bowl and development of a larger playground facility aimed at older children.
Reserve Irrigation Upgrades 2016/17	<p>The following is a status update on the current program of works:</p> <ul style="list-style-type: none"> – Carolyn Reserve, Fulham - complete – Kings Reserve, Torrensville (staged project) - In progress – Richmond Oval, Richmond - Complete – Golflands Reserve (western section), Glenelg North - Complete – Tyson Avenue (wide verge area), Ashford - Complete – Frank Norton Reserve, Torrensville - In progress – East Parkway Reserve, Fulham - In progress
Parking and Traffic Management	
Torrensville/Thebarton LATM	<p>Detailed development of the following projects is continuing:</p> <ul style="list-style-type: none"> • North Parade and Shipster Street kerb extension • George Street and Albert Street intersection • Concept plan development for Ashley Street (between Holbrooks Rd and Hayward Avenue) <p>The following projects are underway:</p> <ul style="list-style-type: none"> • North Parade and Wainhouse Street kerb extension - Works underway • Hardys Road and Ashley Street roundabout (Black Spot funding received - \$79,950) - Detailed design complete and works awarded. Works are scheduled to commence during July 2017. • Ashwin Parade and Hardys Road intersection realignment has commenced with the relocation of services currently being scheduled.

Novar Gardens/Camden Park LATM	LATM questionnaires for Novar Gardens/ Camden Park were distributed on 1 June 2017. Turning movement counts have been undertaken. Working Party meeting soon to be convened.
Richmond/Mile End LATM	Baseline traffic data is currently being collected.
Cowandilla Primary School & Jenkins Street precinct	<p>Conceptual design of children crossing changes has been developed. The Administration has met with the school governing council to review the concept design. Consultation is to commence within the local area.</p> <p>Jenkin St (Koala crossing) - works are underway and are scheduled to be completed during the month of July 2017.</p>
Parliamentary Inquiry into the Regulation of Parking and Traffic Movement in South Australia	A report has been submitted to Urban Services Standing Committee meeting to be held on 4 July 2017 for approval as the City of West Torrens' submission to the Parliamentary Inquiry.
Parking on Verges - Feedback to LGA regarding proposed amendments to the Australian Road Rules 1999	Correspondence detailing Council's feedback as per Council's resolution adopted on 6 June 2017 was provided to the LGA on 28 June 2017. P123
Property and Facility Services	
Weigall Oval	Council has been advised that its grant application (SGLIP Grant) has been successful. Additional funding commitment requires Council consent. Awaiting receipt of funding document for a report to be presented to Council. Tender documentation for Stage 1 is currently being prepared and tenders will be invited in late July 2017.
Lockleys Oval Masterplan	<p>A report was provided to Elected Members' at the Community Facilities Committee meeting held on 23 May 2017 updating Members' on the status of the Lockleys Oval project as well as a recount and clarification of a number of relevant matters relating to the project.</p> <p>Ongoing meeting with consultants in regard to detailed design plans are taking place and there will be an increased focus on Lockleys Oval as works on Apex Park commence and progress.</p>
Apex Park Masterplan	<p>A report was provided to Elected Members' at the Community Facilities Committee meeting held on 23 May 2017 updating Members' on the status of the Apex Park project as well as a recount and clarification of a number of relevant matters relating to the project.</p> <p>Tendering for Apex Park and Non wetland works is scheduled for July 2017.</p>

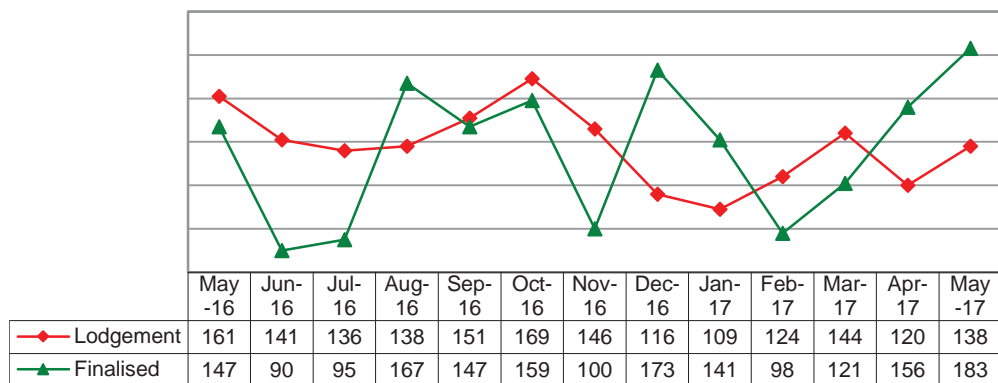
Camden Oval Masterplan	<p>A report was provided to Elected Members' at the Community Facilities Committee meeting held on 23 May 2017 updating Members' on the current status of this project.</p> <p>Ongoing meetings with architect to progress design of clubroom facilities with feedback being sought from tenants. Meeting has occurred with Planning Consultant regarding Olive Grove.</p>
Kings Reserve Masterplan	<p>A report was provided to Elected Members' at the Community Facilities Committee meeting held on 23 May 2017 updating Members' on the current status of this project.</p> <p>A community Consultation Plan is being developed and implementation will begin in August 2017. A report will be presented to Council with the results of the consultation later in the year.</p>
Cummins House	<p>State Government have committed to extend the Council's lease for Cummins House until December 2018. During the lease period, negotiations will continue in order to determine whether a long term lease (20 years) agreement will be effected or whether Council will acquire Cummins House from the State Government.</p> <p>The Cummins Society and Caretakers have been informed of the lease extension.</p>
Torrensvile Bowling Club	<p>Lease negotiations completed. Public consultation closed on 31 May 2017 with no comments received. The final Lease is being prepared for signing.</p>
Craig St road closures	<p>No response has been received from adjoining owners in regards to possible purchase of portion of roadway by required expiry date. Preliminary documentation has been lodged with Surveyor-General's Office. Once preliminary plan number has been provided, public consultation will commence.</p>
Packard/Allchurch road closures	<p>Preliminary plan signed for lodgement with the Surveyor-General.</p> <p>Public consultation to commence shortly.</p>
Thebarton Theatre Complex - Fire Safety	<p>The final two stages (Stages 3 & 4) of the fire building and compliance works for the theatre are completed.</p>
Star Theatre Complex	<p>The works program for the staged program is continuing to be finalised in consultation with the tenant and a detailed design is underway. The program of works will be delivered to ensure minimal impact on the Theatre's schedule of events.</p>
Camden Community Hall	<p>Works to replace the existing roof-mounted air-conditioning system with a wall-mounted (evaporative) system, along with replacement of the existing roof sheeting on the hall are completed.</p>

Thebarton Community Centre	<p>A report was provided to Elected Members' at the Community Facilities Committee meeting held on 28 March 2017 to address the matters raised regarding the building functionality. As recommended, the Administration is continuing to develop a detail design and technical specification for this project.</p> <p>A further report will provided back to the Community Facilities Committee on completion of this stage.</p>
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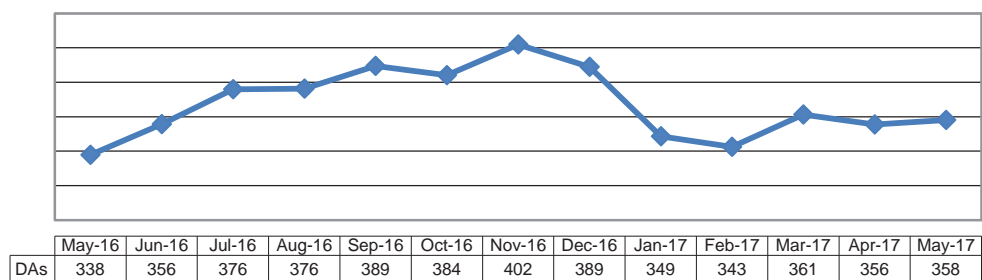
Civil and General Maintenance				
Monthly Update	Concrete, Block Paver & Asphalt Footpath/Dr Crossover		1,008m2	
	Kerbing & water table / Invert		32m	
	Road Repairs		20m2	
	Line marking - Traffic Management		1,218m	
	Line marking - Parking Control		63m	
	Graffiti Removal	Council property	10 locations (87m2)	
		Private property	37 locations (228m2)	
		Bus stops	6 locations (17m2)	
	Signage	Regulatory	96	
Street nameplates		4		
Drainage and Cleansing Services				
Monthly Update	Pump Station inspections	Chippendale	Completed	
		Shannon	Completed	
		Riverway	Completed	
		West Beach	Completed	
		Duncan - Laneway (Lockleys)	Completed	
	Illegal rubbish dumping		5.7t	
	Road Sweepers		190.7t	
Horticulture Services				
Monthly Update	Trees Pruned		1064	
	Removals		41	
	Weed Control (Reserves, Verges, Traffic Islands)		622L	

Development Assessment

Development Applications

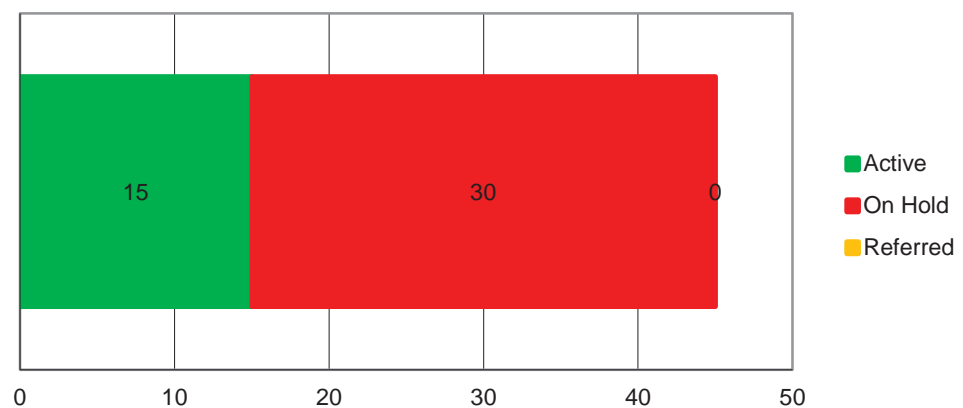


Active files - Development Approval



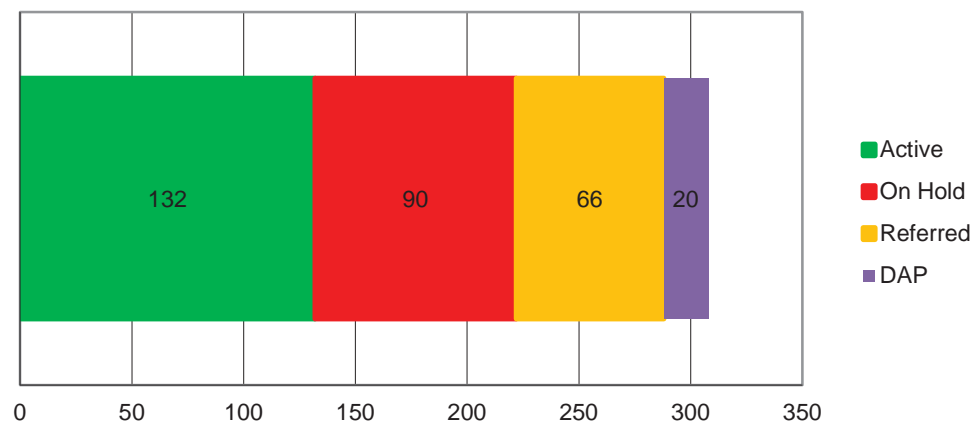
Active files shows all development applications that have been lodged with Council but are yet to receive a decision, it includes applications for Development Plan Consent, Building Rules Consent and Land Division Consent.

Current Applications - Building Rules Consent



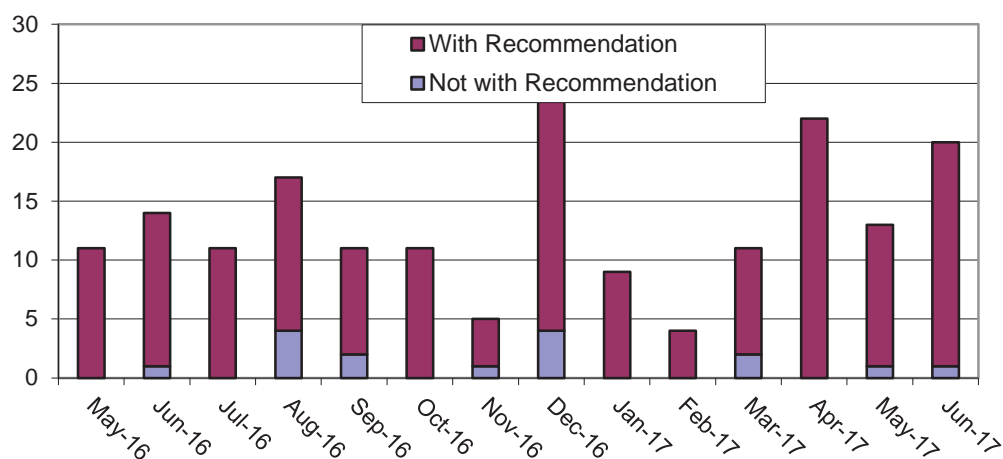
Building Rules Consent, is the process where applications are assessed against the Building Code of Australia (BCA), not all applications are assessed against the BCA (e.g. land divisions, tree removals) and some are only assessed against the BCA.

Current Applications - Development Plan Consent

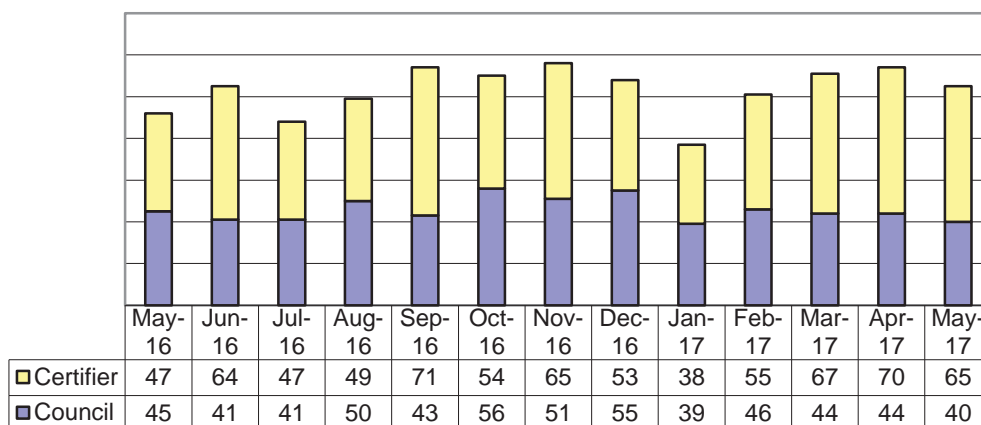


Development Plan Consent, is the process where applications are assessed against the City of West Torrens Development Plan (DP) not all applications are assessed against the DP (e.g. Residential Code and Building Rules only) and some are only assessed against the DP (eg land divisions, tree removals).

Development Assessment Panel Decision

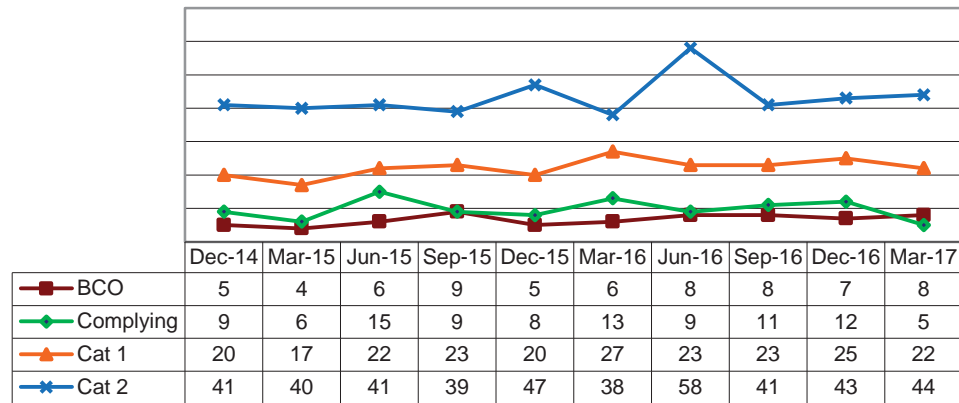


Building Rules Consent issued



Not all Building Rules Consents are assessed by Council, about half are assessed by private assessors known as Private Certifiers, these privately certified assessments still need to be registered and recorded with Council.

Median Assessment Timeframes



Maximum Statutory Timeframes are as follows:

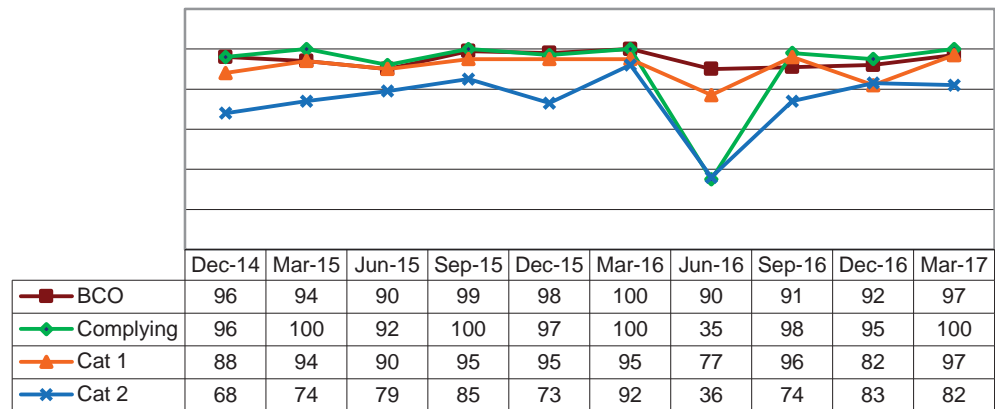
Building Code Only (BCO) - 20 days

Complying - 30 days

Category 1 - 60 days

Category 2 - 60 days

Percentage of DAs that met Statutory Timeframes



Maximum Statutory Timeframes are as follows:

Building Code Only (BCO) - 20 days

Complying - 30 days

Category 1 - 60 days

Category 2 - 60 days

Compliance

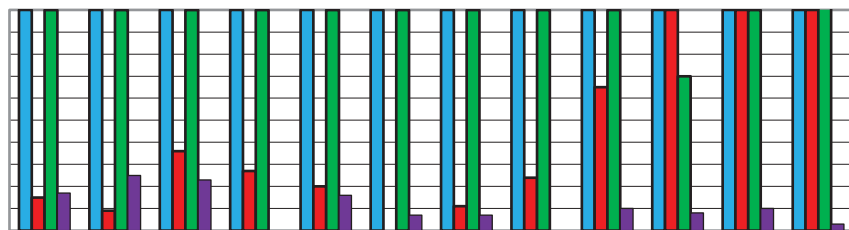
Month/ Year	No of Actions Received	Actions Resolved within the month	Actions Resolved from previous months	Total Ongoing Actions	Section 84 Issued	Section 69 Issued	New Actions with ERD Court	Resolved Actions with ERD Court	Total ongoing Actions with ERD Court	Section 51 Clearances
May 16	17	7	21	74	2	-	1	-	3	8
Jun 16	16	9	3	78	3	-	-	-	3	9
Jul 16	16	13	14	67	-	-	-	-	3	8
Aug 16	16	8	19	56	-	-	-	-	3	14
Sep 16	19	19	12	44	-	-	-	-	3	6
Oct 16	16	13	1	46	-	-	-	-	3	8
Nov 16	20	16	7	43	1	-	-	-	3	13
Dec 16	16	8	0	51	3	-	-	1	2	9
Jan 17	19	14	0	56	1	-	-	-	2	11
Feb 17	11	7	0	60	-	-	-	-	2	5
Mar 17	27	24	8	55	-	-	-	-	2	10
Apr 17	10	5	7	53	-	-	-	-	2	7
May 17	13	9	10	47	1	-	-	1	1	18

Compliance actions include investigating potential use of properties for activities that haven't been approved, buildings being constructed without the required approvals, checking of older buildings that may be becoming structurally unsound.

Sec 84 notices are the first stage of prosecution for unapproved development.

Sec 69 notices are the first stage of prosecution for unsafe buildings.

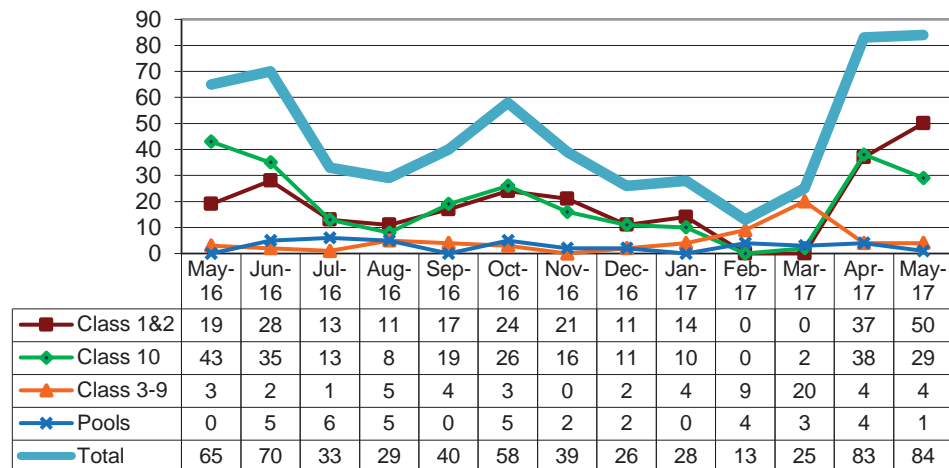
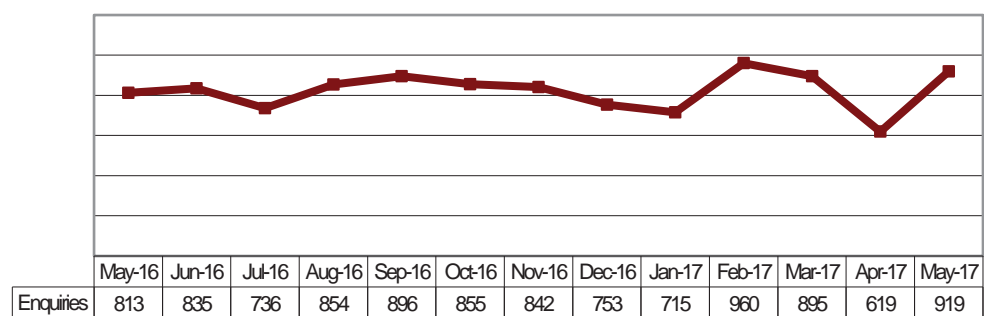
Sec 51 clearances, refers to the final check of properties with approval to subdivide, this is where we give the all clear for new Certificates of Title to be issued.

Building
Inspections

	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17
■ Class 1&2	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
■ Class 3-9	15%	9%	36%	27%	20%	0%	11%	24%	65%	100%	100%	100%
■ Class 10	100%	100%	100%	100%	100%	100%	100%	100%	100%	70%	100%	100%
■ Pools	17%	25%	23%	0%	16%	7%	7%	0%	10%	8%	10%	3%

The Development Act and Council's Building Inspection Policy requires that a minimum number of approved buildings are inspected for compliance with their associated Development Approval documentation. In addition there is a requirement to undertake a pool safety inspection upon all swimming pools approved for construction. Class 1 & 2 refers to houses and units, Class 3-9 refers to commercial, industrial and community buildings, Class 10 refers to verandahs, sheds, fences etc. Where 100% of inspections have not been met in a month the requirement is rolled over to the next month until all required inspections have been undertaken.

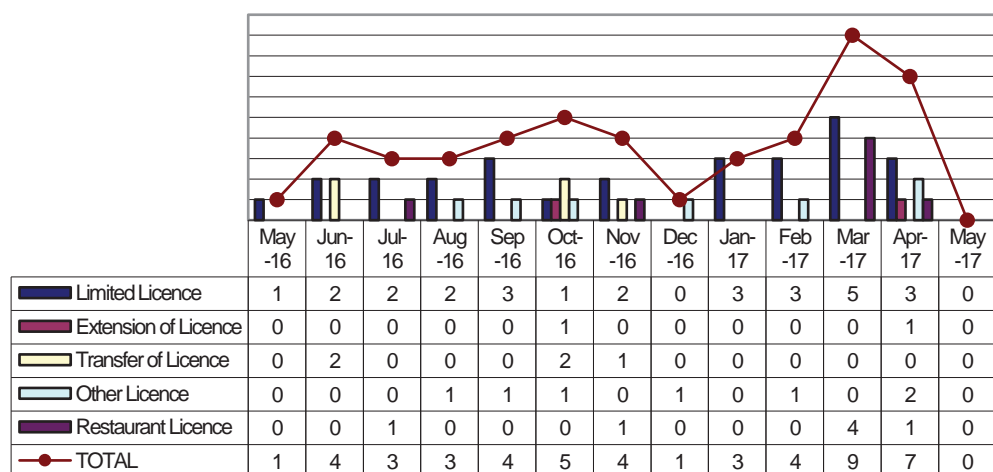
NOTE: Only successful inspections are recorded, failed inspections are listed for re-inspection

Actual
Satisfactory
Building
Inspections
UndertakenePathway
Development
Application
Enquiries

Since 2011, people have been able to check the progress of their own development applications or check the history of development applications on an allotment via the internet on Council's website.

Since 2013, the department has been adding historic applications to this system with the aim of creating a database where all of the area's application history can be accessed electronically; we expect this project to be completed by mid-2017.

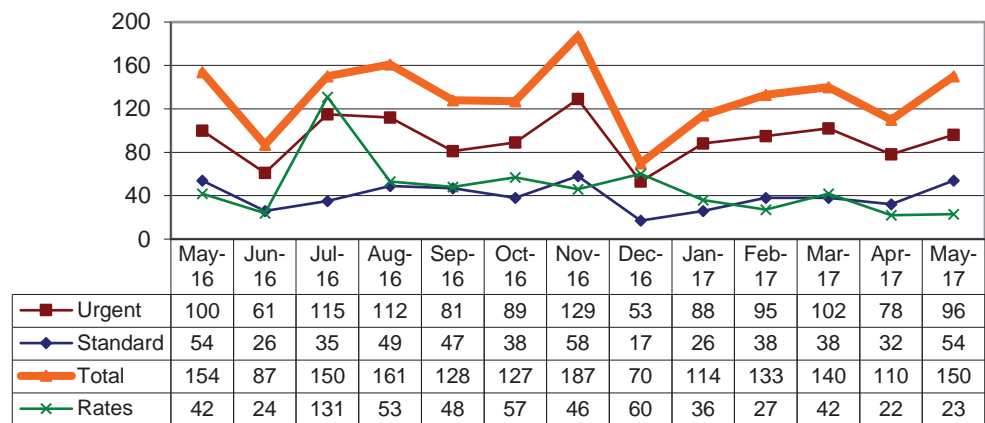
Liquor Licence

Licence
Applications

When an application is lodged with the State Government's Office of Liquor & Gambling (OLG), it is also required to be referred to Council for our comment. The proposals are handled in accordance with our Liquor Licensing Policy, and Limited Licence applications are referred to the relevant Ward Councillors for their comment prior to feedback being sent to the OLG.

Section 12 Searches

Section 12 Searches



When a property is purchased, the purchasers are provided with a Form 1 (commonly known as cooling off paperwork) Council contributes to this Form 1 with a Section 12 Certificate, the certificate provides the potential purchaser with all relevant known history for the property. Prior to settlement on the property the relevant Conveyancer will also request a Rates statement from Council to ensure the appropriate rates payments are made by the purchaser and the vendor (seller).

Attachments

Nil

12 MEETING CLOSE

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	Nil	
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12	Meeting Close	9

1 MEETING OPENED**2 PRESENT****3 APOLOGIES****4 DISCLOSURE STATEMENTS**

Committee Members are required to:

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

5 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the meeting of the Governance Committee Meeting held on 6 June 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 GOVERNANCE REPORTS

11.1 South Australian Planning Reform Implementation Progress Report - July 2017

Brief

This report presents the July 2017 update on the status of the implementation of the South Australian Planning Reform, including the transition from the *Development Act 1993* to the *Planning, Development and Infrastructure Act 2016* (Act), and the implementation of associated legislation and statutory planning documents.

RECOMMENDATION(S)

The Committee recommends to Council that the South Australian Planning Reform Implementation Progress Report - July 2017 be received.

Introduction

A report is presented to each meeting of the Governance Committee detailing the progress of the various elements of the implementation of the 'South Australian Planning Reform' incorporating the implementation of the Act, the staged proclamation of specific sections as well as related legislation and statutory planning documents prepared under the Act or by the Department of Planning, Transport and Infrastructure (DPTI).

Discussion

Staged proclamation of the Act and Regulations

Planning, Development and Infrastructure Act 2016 (the Act)

No further sections of the Act have been proclaimed since the last implementation progress report.

Planning, Development and Infrastructure Regulations

No further regulations relating to Act have been proclaimed since the last monthly report.

DPTI Council Roadshow

The Administration attended the DPTI Council Roadshows on the Planning Reform held in June 2017.

The Roadshow covered a range of topics including the reform program, state planning policies, ePlanning Portal, joint planning boards, 30-year plan and the transition to regional plans, community engagement charter, council assessment panels, accredited professionals, infrastructure schemes and the planning and design code.

A summary of the information provided by DPTI on the next phase of the Planning Reform will be provided at the Elected Member Workshop on Thursday 6 July.

Ministerial Advisory Committees

On 30 May 2017, the Minister for Planning appointed three Ministerial Advisory Committees in accordance with the *Planning, Development and Infrastructure Act 2016*. The committees are the:

- Local Government Advisory Committee,;
- Development Industry Advisory Committee; and the
- Community Participation and Sustainability Advisory Committee.

Ms Hannah Bateman, nominated by Council at its 17 January 2017 meeting, has been appointed to the Local Government Advisory Committee.

Statutory Planning Documents

DPTI Planning Documents

The Administration will present a summary and draft feedback on the Ministerial Inner Middle Metropolitan Corridor Infill (Design) Development Plan Amendment for Consultation, Ministerial Inner Middle Metropolitan Corridor Infill (Sites) Development Plan Amendment for Consultation and Draft Design Quality and Housing Choice Design Guidelines for consideration at the 18 July 2017 meeting of Council.

Acts, Regulations and Statutory Planning Documents previously reported on where status remains unchanged

- Local Heritage Reform Bill.

Council Of West Torrens Administration PDI Working Groups

Online Lodgement Electronic Processing

The development of an online lodgement solution for development applications received by the City of West Torrens is progressing and is on target to be in place by the end of July 2017.

Policy Research and Advocacy

Research relating to the future of employment lands in the City of West Torrens has been commissioned. The Administration is also conducting research on the other priority policy themes and preparing submission on the recently announced draft DPAs and draft Design Guidelines.

Council Assessment Panels

The Administration is preparing for the recently announced 1 October 2017 commencement date for the new Council Assessment Panel (CAP) requirements. The Administration has sought points of clarification regarding the implementation of the CAP from the Local Government Association and the Department of Planning, Transport and Infrastructure.

An Elected Member Workshop on the implementation of the CAP will be held on Thursday 6 July to which the independent members of the current Development Assessment Panel have been invited.

Community and Stakeholder Engagement

A community and stakeholder engagement plan is currently under development and will be informed by recent DPTI announcements regarding timing and process for the implementation of the Planning Reform. The aim of this is to provide information and engage with the community and other stakeholders in relation to the Planning Reform and its impacts.

The winter edition of Talking Points will contain an article on the Planning Reform.

Conclusion

The June 2017 Planning, Development and Infrastructure Act 2016 implementation report is current as at 26 June 2017.

Attachments

Nil

11.2 Legislative Progress Report - June 2017

Brief

This report provides an update on the status of proposed legislative changes affecting local government either dealt with in Parliament, by the Local Government Association or contained in the Government Gazette during the preceding month.

RECOMMENDATION(S)

The Committee recommends to Council that the 'Legislative Progress Report - June 2017' be received.

Introduction

This report provides a monthly update on the progress of Bills through Parliament, using Parliament's defined stages, as well as items contained within the Government Gazette that relate to the City of West Torrens. It also contains information provided by the Local Government Association (LGA) relating to proposed amendments to legislation or other relevant matters.

Discussion

Summary of Proposed Amendments to Legislation

Industry Advocate Bill 2017

The *Industry Advocate Bill 2017* was received in Legislative Council on 21 June 2017 and adjourned at its second reading.

The Bill proposes that the Minister establishes and maintains a *South Australian Industry Participation Policy* (SAIPP) relating to industry participation in government contracts to promote value for money government expenditure that results in economic development for South Australia. The proposed SAIPP will be accompanied by an appointment of an Industry Advocate with statutory powers and functions to assist South Australian businesses to participate in Government contracts and resolve complaints.

Further information can be found on the South Australian Legislative Tracking website.

Electoral (Miscellaneous) Amendment Bill 2017

On 22 November 2016, the *Electoral (Miscellaneous) Amendment Bill 2017* was introduced into the House of Assembly. The Bill was received in the Legislative Council on 1 December 2016 and referred to the Committee of the Whole on Clauses on 1 June 2017. On 20 June 2017 the Bill was assented to but is yet to be proclaimed.

The Bill proposes various amendments to the *Electoral Act 1995* and to make a related amendment to the *Local Government Act 1999*. These amendments respond to recommendations made by the former Electoral Commissioner, in her report on the 2014 state election, seeking to curb the increase in pre-poll voting.

The related amendment to the *Local Government Act 1999* refers to s226(3)(c) stipulating that a person may place and maintain a moveable sign on a road without authorisation if the sign is related to a State or Commonwealth election and is displayed during the period commencing at 5pm on the day before the day of the issue of the writ or writs for the election and ending at the close of polls on polling day.

Independent Commissioner Against Corruption (Serious or Systemic Misconduct or Maladministration) Amendment Bill 2017

On 31 May 2017, the Minister for Education and Child Development (Hon Close) introduced the *Independent Commissioner Against Corruption (Serious or Systemic Misconduct or Maladministration) Amendment Bill 2017* and moved that Standing Orders be suspended.

The Bill was received in Legislative Council on 21 June 2017 and adjourned at its second reading.

The Bill seeks to amend the investigative functions and transitional provisions in the *Independent Commissioner Against Corruption Act 2012*.

Further information can be found on the South Australian Legislative Tracking website.

Disability Services (Inclusion and Monitoring) Amendment Bill 2016

On 10 March 2016, Dr McFetridge introduced the *Disability Services (Inclusion and Monitoring) Amendment Bill 2016* where it was adjourned at its second reading on 23 June 2016.

The Bill proposes improved access and inclusion for South Australians with disabilities to ensure that all citizens are able to participate fully in their communities. Under the proposed Bill, all State Government departments, statutory authorities and councils will be required to prepare a Disability Access and Inclusion Plan (DAIP) every four years in consultation with people with disability. It would also be a requirement to report on the progress of DAIPs on an annual basis.

The LGA encourages councils to make their own submissions as part of the consultation process and to send copies of their submissions to the LGA. Based on council submissions, the LGA will consider if it would be beneficial to provide a high level sector response as part of the consultation.

Further information can be found in the LGA Circular 23.4

Bills previously reported on where the status has changed

Local Government (Mobile Food Vendors) Amendment Bill 2016

The *Local Government (Mobile Food Vendors) Amendment Bill 2016* was debated and adjourned in the Legislative Council at its second reading on 1 June 2017.

Further information can be found on the South Australian Legislative Tracking website.

Local Government (Boundary Adjustment) Amendment Bill

The *Local Government (Boundary Adjustment) Amendment Bill* was passed in the House of Assembly on 18 May 2017 and received in the Legislative Council on 30 May 2017.

Further information can be found on the South Australian Legislative Tracking website.

Bills previously reported on where the status remains unchanged

- *Whistleblowers Protection (Miscellaneous) Amendment Bill 2016* was received by the House of Assembly on 22 September 2016. The *Whistleblowers Protection Act 1993* will be repealed once the *Public Interest Disclosure Bill 2016* comes into effect.
- *Liquor Licensing (Small Venue Licence) Amendment Bill 2016* was adjourned in the Legislative Council at its 2nd reading on 27 July 2016.
- *Tobacco Products Regulation (Cigarette Regulation) Amendment Bill 2017* was adjourned in the House of Assembly at its second reading on 18 May 2017.
- *Liquor Licensing (Liquor Review) Amendment Bill 2017* (the Bill) was adjourned in the Legislative Council after its second reading on 18 May 2017.
- *Public Interest Disclosure Bill 2016* was adjourned with the House of Assembly requesting a conference be granted in respect to certain proposed amendments. The conference is yet to be agreed to
- *Local Government (Members Contesting State Elections) Amendment Bill 2017* was adjourned in the House of Assembly at its second reading on 18 May 2017.

Further information can be found on the South Australian Legislative Tracking website.

Acts Assented to but Not Yet Commenced

- The *Dog and Cat Management (Miscellaneous) Amendment Act 2016* was proclaimed on 19 April 2017 and has a staged commencement. The first section of provisions will come into operation on 1 July 2017 with the remaining sections commencing on 1 July 2018.
- The *Independent Commissioner Against Corruption (Miscellaneous) Amendment Act 2016* was assented to on 29 November 2016 but is yet to commence.
- The *Local Nuisance and Litter Control Act 2016* was Proclaimed on Thursday 21 July 2016 for staged commencement; the litter provisions came into effect of 1 February 2017 and the local nuisance provisions will come into effect on 1 July 2017.
- *Local Government (Building Upgrade Agreements) Amendment Bill* was assented to on 11 February 2016 and is yet to be proclaimed.
- *Road Traffic (Roadworks) Amendment Bill 2017* was assented to on 9 May 2017 and is yet to be proclaimed.

Further information can be found on the South Australian Legislative Tracking website.

Matters being considered by the Legislative Review Committee**Parking and Traffic Movement**

The Parliament of South Australia's Legislative Review Committee (Committee) is undertaking an Inquiry into the Regulation of Parking and Traffic Movement.

The Terms of Reference for the Committee is to inquire into and report on:

- The regulation by local government of parking and traffic movement in South Australia.
- Options to improve the efficiency, efficacy or transparency of the regulation by local government of parking and traffic movement in South Australia.
- How any parking and traffic management scheme might best contemplate current and projected population densities within local government boundaries.
- How any parking and traffic management scheme might best contemplate developments of a scale likely to require special management of parking and traffic movement.
- How any parking and traffic management scheme might best contemplate dangerous parking or traffic management conditions.
- Any other relevant matter as the Committee sees fit.

A public call for submissions was published in The Advertiser on Saturday 20 May 2017.

The LGA will be preparing a submission in consultation with member councils that focusses on the terms of reference.

Further information can be found in the LGA Circular 23.11

Graffiti Control Act

The *Graffiti Control (Miscellaneous) Amendment Act 2013* (the Act) came into operation on 3 August 2013 amending the *Graffiti Control Act 2001* by enacting new offences, sentencing options (including increased penalties), and providing for the seizure of graffiti implements.

Section 14 of the Act stated that as soon as practicable after 3 years from the commencement the Act, the Legislative Review Committee (Committee) must inquire into, consider and report on the operation and impact of this Act, including the effectiveness of reducing offending of graffiti offences.

In February 2017, the Committee requested that the Office of Crime Statistics and Research provides information with regard to graffiti offences finalised from 2011 to 2016, this report was provided to the Committee in May 2017.

Further information can be found on the South Australian Legislative Tracking website.

Return to Work Act and Scheme

On 31 May 2017, the Hon Stephanie Key introduced an interim report to the House of Assembly into the referral for an inquiry into the Return to Work Act and Scheme.

Further information can be found on the South Australian Legislative Tracking website.

Conclusion

This report on legislative amendments is current as at 21 June 2017. Information on the status of all Bills and Act is available on the South Australian Legislative Tracking website at <https://www.parliament.sa.gov.au/Legislation/BillsMotions/SALT/Pages/default.aspx>.

Attachments

Nil

12 MEETING CLOSE

CITY OF WEST TORRENS



ATTACHMENT UNDER SEPARATE COVER

Council

4 July 2017

Item 17.1 Adoption of the Budget and Annual Business Plan
and Declaration of the Rates for 2017/18

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Attachment 1 2017/18 Recommended Budget and Annual Business Plan 1

City of
West Torrens
Between the City and the Sea



2017/18

Recommended budget and annual business plan

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Executive Summary

Introduction

This Budget and Annual Business Plan for 2017/18 is in a form adopted by Council on 13 December 2016. Key aspects of the combined budget and annual business plan include:

- An 'executive summary' to explain key aspects of the document and a 'glossary of terms';
- Strategic fundamentals that underpin the budget, including information from Council's community plan;
- Forward estimates and the ten year financial plan of the Council;
- A capital budget, including commentary and detailed information on the full capital works program;
- Operational budget information, including divisional level commentary, financial details and information on objectives, key activities, performance measures and budget highlights;
- Information on rates and rate modelling;
- Summary financial statements, including those specified in Regulation 5 of the Local Government (Financial Management) Regulations 2011.

The document is based on the divisional structure of the Council and meets all requirements of the Local Government Act 1999 and the Local Government (Financial Management) Regulations 2011.

A profile of the City of West Torrens is included in the appendix of this document.

Strategic Fundamentals

The *Towards 2025 Community Plan* was adopted in September 2014, and subsequently updated in May 2017, it provides the strategic focus for the budget, annual business plan and long term financial plan of the Council. It has six broad themes, as follows:

- Community life;
- Natural environment;
- Built environment;
- City prosperity;
- Financial sustainability;
- Organisational strength.

Key influences on this budget and annual business plan of the Council are the themes of financial sustainability and the built environment, in particular:

- Sustainability;
- Asset management;
- Stormwater flood mitigation.

These strategic fundamentals provide the basis for forward estimates and Council's long term financial management plan which show:

- An ongoing operating surplus and a positive operating surplus ratio;
- A projected sustainability ratio which is favourable;
- A manageable level of debt;
- Favourable cash and cash reserve projections.

Budget and Annual Business Plan

Executive Summary

Rate increases of 2.7 per cent are projected from 2019/20 to address fully Council's strategic priorities, in particular sustainability, asset management and stormwater flood mitigation. It is assumed for the purposes of Council's forward estimates that rate capping will not be introduced in the next 10 years. A substantial review of the estimates, including future expenditure commitments, will need to be undertaken if this is not the case.

A Balanced Budget

Council's operating statement in the proposed 2017/18 budget projects a surplus from operations of \$10,020,416 as follows, based on a 2.2 per cent rate increase:

	\$
Income	63,766,245
Expenditure	53,745,829
	<hr/>
Operating Surplus	10,020,416
	<hr/>

Note that the surplus above is an indicator of operating performance, including the funding of asset depreciation, not an indicator of the cash surplus of the Council. Capital expenditure referred to on the next page is not included in the expenditure above.

The proposed rate increase is marginally lower than projected in last year's budget, and is proposed on the basis of forward estimates and the strategic fundamentals of the Council.

After adjusting for reserve movements, a nominal cash surplus of \$12,283 is also projected.

Debt Free

As in 2016/17, no loan repayments of principal or interest are being budgeted, following a Council decision to use part proceeds from the sale of St Martins to pay out all debt.

Operational Expenditure

Operational costs across all areas of the Council are increasing by 4.6 per cent as shown, the key increases being:

- Employment costs have increased by \$1,364,049 or 6.3 per cent over the original budget estimates for 2016/17 (\$799,020 or 3.8 per cent last budget), with FTE's increasing net by 5.7. This is further explained later in this commentary under the heading "Employment Costs".
- Waste to landfill costs has been increased by \$320,000 or 25.6 per cent to \$1,570,000, largely because of waste levy increases imposed by the state government.
- Depreciation is set to increase by \$303,510 or 2.8 per cent based on current assets values and the impact of ongoing capital expenditure programs.
- Additional community program funding includes \$41,735 in partnership grants, \$40,000 for the summer festival and \$35,000 for the arts prize program.

Budget and Annual Business Plan

Executive Summary

- The NRM levy is being increased by \$122,925 or 9.8 per cent to \$1,383,061 and a new state government levy of \$36,000 is being introduced to help fund implementation of PDI legislation.
- Council power costs are budgeted to increase by \$74,011 or 14.7 per cent to \$578,832.

Staff numbers have been increased by 5.7 full time equivalents (FTEs), which includes 3.0 FTEs in Community Development, all the subject of Council decisions involving OPAL, the Home Advantage program and Community Development. FTE numbers were increased by 3.8 in 2016/17, which included two new Council approved positions in Compliance, following an increase of 0.9 in 2015/16.

Capital Expenditure

Key aspects of the budget include:

- The capital budget for 2017/18 totals \$28,515,427, with rate funded capital expenditure increasing by \$426,685 or 2.1 per cent to \$21,096,959. The increase includes a rate funded capital works increase of \$316,315, or 2.1 per cent, to \$15,391,089, along with a capital budget increase of \$110,370 or 2.0 per cent to \$5,705,870.
- \$3.25 million is being budgeted as part funding for the upgrade of Lockleys Oval, based on grant funding from the federal government.
- Rate funded capital expenditure proposed in 2017/18 includes amounts of \$1.5 million for the redevelopment of Weigall Oval, \$1.44 million for Apex Park and \$850,000 in support of the Torrensville Bowling Club upgrade.
- An amount of \$2.55 million being committed to drainage and related construction, with \$1.99 million budgeted to undertake detailed design / documentation and construction of Lockleys catchment drainage.
- \$4.39 million for the recreation program (\$3.55 million in 2016/17), an increase of 23.6 per cent. It includes \$620,000 for the ongoing playground upgrade program, \$645,000 for reserve irrigation, \$650,000 for Thebarton Oval / Kings Reserve, \$590,000 for the Linear Park.
- \$11.9 million for the transport program, which includes expenditure on roads and footpaths (\$13.0 million in 2016/17).
- An amount of \$565,917 for the replacement, remediation and construction of footpaths and pathways (\$677,359 in 2016/17).
- Rate funded expenditure on plant, equipment and furniture of \$1.401 million (\$1.516 million in 2016/17).
- Capital funded by grants of \$5.433 million (\$2.341 million in 2016/17).

No allowance has been made in this budget for a strategic depot acquisition, but adjustments will occur via the budget review process if decisions are taken along these lines.

Rating in 2017/18

An overall average rate increase of 2.2 per cent excluding growth is proposed for 2017/18, 0.4 per cent lower than foreshadowed in the forward estimates of last year's budget. It is not proposed that more of the rate burden be moved to minimum rated and non-residential ratepayers this year, with the following movements recommended:

Residential	:	Up 2.2%
Non-Residential	:	Up 2.2%
Minimum Rate	:	Up 2.2%
Overall Increase	:	Up 2.2%

Valuation volatility is relatively low again this year, reflecting current economic circumstances, and this will result in much lower rating volatility. Rate rebate and remission policies are in place to assist ratepayers affected by hardship or disproportionate rate increases, and rate postponement for seniors is now mandatory in certain circumstances under Local Government Act provisions.

Budget and Annual Business Plan

Executive Summary

Strategic Fundamentals

Introduction

The *Towards 2025 Community Plan* was adopted in September 2014, and subsequently updated in May 2017, it provides the strategic focus for the budget, annual business plan and long term financial plan of the Council.

The community plan is structured into six broad themes, four community focused and two corporate focused, as follows:

- Community life;
- Natural environment;
- Built environment;
- City prosperity;
- Financial sustainability;
- Organisational strength.

Community Life

Long term strategies for community life are as follows:

- Aspiration: A community that embraces diversity
 - Recognise and celebrate our diverse community and facilitate opportunities for community connection.
 - Instil a sense of identity and pride within the West Torrens community.
- Aspiration: Active, healthy and learning communities
 - Encourage all members of the community to pursue active and creative lifestyles.
 - Facilitate life-long learning.
 - Encourage community awareness of services and resources so they can make informed life choices.
 - Foster health, wellbeing and safety within the community.
- Aspiration: An engaged community
 - Encourage the community to participate in opportunities to influence Council's decision making.

Natural Environment

Long term strategies for the natural environment are as follows:

- Aspiration: Reduction of our ecological footprint
 - Facilitate the minimisation of waste production and maximise resource recovery.
 - Progress towards a water-sensitive city.
 - Prepare for and respond to the challenges of a changing climate.

- Aspiration: Enhanced natural environment
 - Protect and enrich local biodiversity, waterways and the coast.

Built Environment

Long term strategies for the built environment are as follows:

- Aspiration: A well-designed built environment
 - Facilitate development that meets the needs of the community.
 - Facilitate retail, commercial and industrial activity that is compatible with neighbouring land uses.
 - Foster well-being and safety within the built form.
 - Minimise the risk of flooding to existing communities and future developments.
- Aspiration: An appealing and valued open space network
 - Develop a network of open spaces across the city, based on a balance of environmental, social and economic factors.
- Aspiration: Accessible and reliable transport infrastructure
 - Facilitate the healthy, safe and effective movement of people through the city.

City Prosperity

Long term strategies for city prosperity are as follows:

- Aspiration: A thriving business environment
 - Encourage economic growth and productivity.
- Aspiration: A vibrant city
 - Foster a vibrant and inviting city.

Financial Sustainability

Long term strategies for financial sustainability are as follows:

- Aspiration: Sustainable financial management
 - Employ sustainable financial management principles.
- Aspiration: Proactive asset management
 - Ensure assets are utilised and maintained at their optimum.

Organisational Strength

Long term strategies for organisational strength are as follows:

- Aspiration: Strong partnerships and working relationships
 - Foster strong partnerships and working relationships with other organisations.
- Aspiration: Leading governance and technology
 - Adopt leading governance and information technology systems and practices.

Key Influences

Key influences on the budget and annual business plan of the Council are the themes of financial sustainability and the built environment, in particular:

- Sustainability;
- Asset Management;
- Stormwater Flood Mitigation.

Sustainability refers to Council's ability to manage its finances so it can meet spending commitments, both now and in the future, and ensure future generations of taxpayers do not face an unmanageable bill for services provided to the current generation.

Asset management refers to a systematic, structured approach to the maintenance, upgrade and operation of assets, on a whole of life basis, combining engineering principles with sound business practice and economic rationale, and providing the tools to facilitate a more organised and flexible approach to making decisions necessary to meet community expectations.

Stormwater flood mitigation refers to measures aimed at minimising the impact of floods in the West Torrens' community, including mitigation works associated with Brown Hill and Keswick Creeks.

Rationale for the Focus on Asset Management and Sustainability

Concerns continue to be raised in local government circles about the capacity of councils to be financially sustainable. It has been reported that:

- The financial sustainability of councils is vital to the interests of ratepayers, the community and the state, and is an important pillar of efficient and effective local government;
- Not all councils have the types of policies and practices in place that lock-in their financial sustainability;
- Not all councils in South Australia are financially sustainable, as evidenced by their high operating deficits and substantial infrastructure renewal and replacement backlogs;

Budget and Annual Business Plan

Strategic Fundamentals

- Unless the spending of unsustainable councils is cut or other governments come to the rescue, substantial rates increases are inevitable. The current or prospective financial performance and position of councils has been assessed as being not strong enough to absorb likely future developments and unanticipated financial shocks;
- More strategic expenditure decisions by local government – and more rigorous funding policies – must be pursued by local government.

Being a financially viable and sustainable Council received the strongest of all responses in a budget related Community Panel survey in December 2012 involving 181 respondents.

The sustainability challenge for local government has not been helped by a federal government decision to freeze financial assistance grants in 2014/15 for a three year period. This freeze is reported to have cost South Australian councils around \$90 million, with an Australia wide impact of around \$1 billion. No firm commitment has yet been given to reinstate indexation in 2017/18.

Rationale for the Focus on Flood Mitigation

The 2016 Stormwater Management Plan (SMP) for the Brown Hill Keswick Creek (BHKC) catchment was approved by the Stormwater Management Authority (SMA) and subsequently gazetted on 7 March 2017. Based on the current modelling associated with this plan, it is estimated that damage across the whole catchment from a 100 year average recurrence interval flood will cost \$122 million and affect 2,077 properties in the absence of flood mitigation action being taken.

Cost estimates associated with the flood mitigation required were reduced following a revision of the hydrology in 2013 from an estimate of \$160 million to \$140 million, with the City of West Torrens' share now being in the vicinity of \$23.3 million, based on both federal and state funding being provided. A commitment by the commonwealth has yet to be secured for the project.

There are a number of other flooding risks that exist within the city that are not associated with the BHKC catchment. These are the subject of ongoing assessment, with the implementation of flood mitigation systems intended.

Implications for the City of West Torrens

The key influences of sustainability, asset management and stormwater flood mitigation need to be viewed in terms of the following:

- Council has management responsibility for community assets valued at \$884 million;
- Accumulated depreciation on Council assets totals \$301 million, being 45.2 per cent of all depreciable assets, and it is not funded by specific cash reserves;
- West Torrens has asset renewal and maintenance backlogs, most recently demonstrated to Council in reports on the condition of Council owned buildings;
- West Torrens Council has significant new capital expenditure needs, particularly in relation to drainage infrastructure;

Budget and Annual Business Plan

Strategic Fundamentals

- The most recent cost estimates associated with the BHKC system mitigation works are in the region of \$140 million;
- A capital renewal expenditure spike could occur sometime into the future, possibly around the year 2050.

Legislative Changes

Legislative changes followed reports on financial sustainability in local government, and they incorporated the need for councils to:

- Address issues of sustainability, and prepare long-term asset and financial management plans;
- Prepare annual business plans that report on budget parameters, rating structures and policies, strategic plans, and Council's long-term asset and financial management plans;
- Report on financial indicators, including indicators of financial sustainability;
- Establish Audit Committees, and more rigorous and transparent processes of internal review;
- Consult with the community on budget and rating proposals prior to budgets being adopted and rates being declared.

The Local Government (Stormwater Management) Amendment Act 2007 has also passed through the parliament, and it has established a Stormwater Management Authority with responsibilities that include planning and undertaking stormwater management works on behalf of councils.

Emerging Financial Issues

Council has responded strongly to the asset management and sustainability agenda, with work undertaken to revisit and update asset data, including condition assessment information, particularly in relation to infrastructure assets. This work is substantially completed for Council's road and footpath network, and building assets, with work in progress on drainage and land improvements.

Emerging issues for Council to consider from this and other work undertaken include:

- Drainage mitigation, including the need to commit at least \$23.3 million to BHKC drainage works within the next 20 years;
- Projections in the asset management plans of the Council that \$103.1 million needs to be committed over the next ten years to road, kerbing and footpath maintenance and remediation works;
- Projections that up to \$23.6 million needs to be committed by Council to building maintenance and remediation works over the next ten years, based on current property holdings;
- The need to fund further community facility developments from 2017/18 totalling \$16.8 million (Lockleys Oval, Mellor Park, Apex Park and Weigall Oval);

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Strategic Fundamentals

-
- Local drainage works, still being assessed by Council's asset management staff, may require expenditure totalling \$80 million over the next 30 years;
 - The need to commit increasingly to initiatives associated with water management, renewable energy, energy efficiency and reducing carbon emissions.

Budget and Annual Business Plan

Strategic Fundamentals

Forward Estimates

Introduction

The strategic fundamentals described in this document provide the basis for the forward estimates and Council's long term financial plan. They are prepared pursuant to the requirements of the Local Government Act 1999 and the Local Government (Financial Management) Regulations 2011.

Key assumptions made in compiling these forward estimates and Council's long term financial plan are discussed in this section, along with summary projections and key financial indicators.

Detailed information, including long term financial statements, is provided in the 'Ten Year Financial Plan' section of this document.

Forward Capital Expenditure Estimates

Key assumptions made in relation to capital budget estimates include the following:

- \$9.1 million is committed to drainage works for the Brown Hill Keswick Creek (BHKC) project over a ten year period from the 2017/18 financial year, in addition to \$3.8 million already committed, most of which is to be funded from the loan program.
- Council commits to rate funded capital works totalling \$103.1 million over a ten year period commencing in 2017/18 to fund road and footpath works identified in the infrastructure and asset management plans of the Council.
- Council commits to rate funded capital works for road construction and other capital works, totalling \$7.1 million in the 2017/18 budget, and that a level of funding is to be continued into the future.
- Council has rate funded local drainage commitments of \$570,000 from the 2017/18 financial year, with indexed increases annually thereafter.
- Loan funded capital drainage works, excluding BHKC, will be \$1.99 million in the 2017/18 budget, with indexed increases annually thereafter.
- Roads to recovery funding will be continued at \$436,688 in 2018/19 (\$873,376 in 2017/18), but cease thereafter.
- Capital expenditure on Council owned buildings, excluding hub and related developments, will be \$1.33 million in the 2017/18 budget, and \$1.8 million indexed per annum thereafter.
- An amount of \$12.0 million will be committed to community facility redevelopments, including redevelopments at Lockleys Oval, Apex Park and Weigall Oval, in the six year period from the 2018/19 financial year, none of which is asset sale related.
- The capital budget for the replacement of plant, furniture and equipment will be \$1.4 million in 2017/18, and it has been indexed to cover estimated depreciation levels into the future.
- No allowance has been made for a strategic depot acquisition, but adjustments will occur via the budget review process if decisions are taken along these lines.

Budget and Annual Business Plan

Forward Estimates

Expenditure projections for 2017/18 and each of the next three years based on these assumptions are as follows:

	2017/18	2018/19	2019/20	2020/21
	\$	\$	\$	\$
Rate Funded Infrastructure	14,821,089	15,250,793	16,101,933	16,645,959
Rate Funded Local Drainage	570,000	578,550	587,228	596,037
Loan - Local Drainage	1,985,900	2,025,618	2,066,130	2,107,453
Loan - BHKC	0	949,762	964,008	978,468
Grants	1,484,866	1,060,408	636,194	648,918
Facility Developments	4,750,000	2,510,000	2,510,000	2,510,000
Building Other	3,180,000	1,800,000	1,939,192	2,089,148
Plant, Furniture & Equipment	1,400,870	1,428,887	1,457,465	1,486,614
Library Capital	322,702	329,156	329,156	335,739
Total	28,515,427	25,933,174	26,591,307	27,398,337

Forward Revenue Estimates

Forward revenue estimates have been extrapolated from an assessment of historical revenue movements, and what is expected to arise into the future. Key assumptions include the following:

- Rate capping will not be introduced over the 10 year forecast period.
- Council is prepared to increase rate revenue by 2.2 per cent plus growth in 2017/18, 2.6 per cent plus growth in 2018/19, and by 2.7 per cent plus growth annually thereafter.
- Rate equivalent payments by Adelaide Airport Limited will increase in line with the above rate increases.
- Statutory charges, which include parking, animal management and Development Act income, will increase by 2.0 per cent each year.
- User charges, which include property related income and transfer station royalties, will increase by 2.0 per cent each year.
- Grant income will increase by 2.0 per cent, with the exception of roads to recovery funding by the Commonwealth Government, which is expected to be \$873,376 in 2017/18 and \$436,688 in the following year, but not occur thereafter.
- Other income, excluding investment income, will increase by 1.8 per cent each year from 2017/18.

Council's forward estimates will need to be adjusted if rate capping is introduced, particularly in respect of revenue and capital expenditure commitments.

Budget and Annual Business Plan

Forward Estimates

Forward revenue estimates are as follows:

	2017/18	2018/19	2019/20	2020/21
	\$	\$	\$	\$
Rates	50,343,061	52,286,688	54,357,600	56,509,892
Rate Equivalents	5,180,000	5,367,827	5,567,886	5,775,401
Statutory Charges	2,293,100	2,338,962	2,385,741	2,433,456
User Charges	1,242,429	1,267,278	1,292,623	1,318,476
Grant & Subsidies	3,614,949	3,233,092	2,852,333	2,909,379
Other Income	1,092,706	1,112,860	1,126,272	1,147,046
Total	63,766,245	65,606,707	67,582,455	70,093,649

Forward Operational Expenditure Estimates

Operational expenditure increases have been extrapolated from an assessment of historical cost movements, and what is expected to arise into the future. Key assumptions include:

- Employee cost increases of 6.3 per cent in 2017/18 and 3.5 per cent thereafter, with a modest allowance for the addition of new staff.
- Contract and material expenditure increases of 2.4 per cent each year in support of Council's maintenance works program, including building and infrastructure maintenance. This includes an allowance for an increase in waste related charges.
- A depreciation expense increase of up to 3.1 per cent based on projected asset value movements.
- Finance charges include interest repayments on loans taken, and are estimated on the basis of loans projected to be taken using borrowing rates ranging between 4.75 and 5.25 per cent.

Forward operational expenditure estimates are as follows:

	2017/18	2018/19	2019/20	2020/21
	\$	\$	\$	\$
Employee Costs	22,988,300	23,792,891	24,625,642	25,487,539
Contractual Services	7,392,620	7,683,102	7,855,306	8,031,511
Materials	962,700	981,954	1,001,593	1,021,625
Finance Charges	150,900	238,224	367,796	493,306
Depreciation	11,245,000	11,576,888	11,918,742	12,270,865
Other Expenses	11,006,309	11,275,207	11,551,096	11,835,697
Total	53,745,829	55,548,266	57,320,175	59,140,542

Budget and Annual Business Plan

Forward Estimates

Forward Loan Estimates

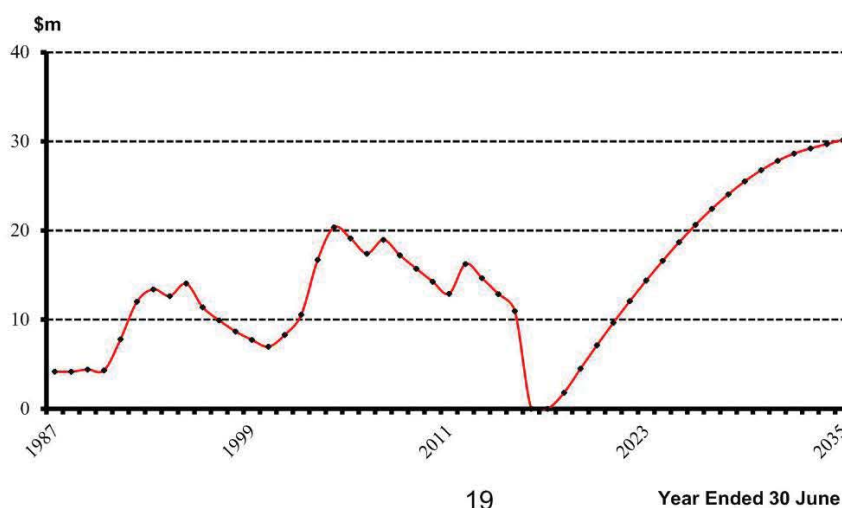
A loan program of \$28.85 million is projected in future dollar terms over the next ten years (down from \$44.75 million last budget), as follows:

	\$m
Local drainage	21.75
BHKC project	9.08
Works overhead	(1.98)
Total	28.85

This comprises the following:

Financial Year	Local Drainage \$	BHKC Drainage \$	Works Overhead \$	Total Loans \$
2017/18	1,985,900	0	(180,536)	1,805,364
2018/19	2,025,618	949,762	(184,147)	2,791,233
2019/20	2,066,130	964,008	(187,830)	2,842,308
2020/21	2,107,453	978,468	(191,587)	2,894,335
2021/22	2,149,602	993,145	(195,418)	2,947,329
2022/23	2,192,594	1,008,042	(199,327)	3,001,310
2023/24	2,236,446	1,023,163	(203,313)	3,056,296
2024/25	2,281,175	1,038,511	(207,380)	3,112,306
2025/26	2,326,798	1,054,088	(211,527)	3,169,359
2026/27	2,373,334	1,069,900	(215,758)	3,227,476
Total	21,745,051	9,079,087	(1,976,823)	28,847,316

It is anticipated that cash reserves of the Council will be used in lieu of loans being taken in the 2017/18 financial year. The indebtedness trend of the Council is projected on the basis of this information as follows:



Budget and Annual Business Plan

Forward Estimates

Council was debt free at end of the 2015/16 financial year and will be debt free at the end of 2016/17, but indebtedness is projected to then increase, peaking at just over \$30 million in the mid to late 2030's. This scenario will obviously change if loans taken from 2017/18 are other than those currently planned.

Loan Repayments

Loan repayments to service projected loans, based on borrowing rates of 4.75 per cent until 2021/22 and 5.25 per cent thereafter, will be as follows:

Year	Projected Repayments \$	Increase/ (Decrease) \$
2017/18	0	0
2018/19	169,650	169,650
2019/20	431,941	262,292
2020/21	699,032	267,091
2021/22	971,013	271,980
2022/23	1,247,973	276,960
2023/24	1,539,565	291,592
2024/25	1,836,499	296,934
2025/26	2,138,875	302,376
2026/27	2,446,794	307,919

Council's current and projected loan program will impact loan repayments most after the 2019/20 financial year, but these increases are more than manageable within the framework of the ten year financial plan.

Loan repayments as a percentage of rates is the industry accepted benchmark to assess a Council's relative indebtedness. The percentages for West Torrens based on the actual and projected loan program are as follows:

Year	Loans % of Rates
2017/18	0.0
2018/19	0.3
2019/20	0.8
2020/21	1.2
2021/22	1.7
2022/23	2.0
2023/24	2.4
2024/25	2.8
2025/26	3.1
2026/27	3.4

These percentages are extremely low by local government standards, with up to 25 per cent considered manageable.

Budget and Annual Business Plan

Forward Estimates

Key Financial Indicators

The forward financial estimates of the Council have provided the basis of key financial indicator projections in relation to Council's:

- Operating result;
- Sustainability;
- Loan servicing capacity;
- Liquidity.

(a) Operating Result

An operating surplus represents the extent to which operating income exceeds operating expenditure, including depreciation, and is projected each year, as follows:

Financial Year	Operating Surplus \$	Operating Surplus Ratio %
2017/18	10,020,416	15.7
2018/19	10,058,441	15.3
2019/20	10,262,280	15.2
2020/21	10,953,108	15.6
2021/22	11,683,828	16.1
2022/23	12,469,484	16.6
2023/24	13,284,768	17.0
2024/25	14,160,213	17.5
2025/26	15,085,499	17.9
2026/27	16,078,514	18.4

A strong ongoing operating result is a positive indicator of financial viability for the City of West Torrens. LGA Information Paper 9 *Financial Indicators* (May 2015) suggests an operating break even position, or better, over time and an operating surplus ratio of between zero and 10 per cent on average. It is a positive that West Torrens is projected to operate beyond this range, demonstrating a strength in capital expenditure programs.

Note that the surpluses above are not cash surpluses and do not take capital expenditure programs into account.

(b) Sustainability

The sustainability ratio shows the extent to which capital expenditure on the renewal and replacement of assets matches the rate at which these assets are used or consumed, with the amount spent divided by the total depreciation expense. Achieving a break even result of 100 per cent or better demonstrates that the cost of consumption of assets in any one year is being met by current rates and current ratepayers.

Budget and Annual Business Plan

Forward Estimates

Financial Year	Capital Expenditure \$	Depreciation Expense \$	Sustainability Ratio %
2013/14	11,140,894	10,860,076	102.6
2014/15	11,999,041	11,065,000	108.4
2015/16	11,445,535	10,987,000	104.2
2016/17	11,000,000	10,943,590	100.5
2017/18	11,498,624	11,245,000	102.3
2018/19	11,979,369	11,576,888	103.5
2019/20	12,000,537	11,918,742	100.7
2020/21	12,420,758	12,270,865	101.2
2021/22	12,939,051	12,633,569	102.4
2022/23	13,441,129	13,007,176	103.3
2023/24	14,018,994	13,392,017	104.7
2024/25	14,618,202	13,788,434	106.0
2025/26	15,272,787	14,196,780	107.6
2026/27	15,908,410	14,617,417	108.8

A sustainability ratio which is greater than 90 per cent but less than 110 per cent is the benchmark used in local government. This was achieved or is projected to be achieved in all years.

LGA Information Paper 9 suggests the same ratio range when benchmarking capital expenditure incurred against capital expenditure outlays in Infrastructure and Asset Management Plans (IAMP's), rather than depreciation. Forward capital estimates are matched over the ten year forecast period to the IAMP's adopted by Council, as shown in the table that follows.

Program	IAMP Amount \$m	10 Year Plan \$m	% Met
Roads Program			
Reseal / Maintenance	29.721	29.721	100
Reconstruction Renewal	27.993	27.993	100
Kerb & Gutter	32.571	32.571	100
Footpath Program			
Renewal	3.913	3.913	100
Construction	8.933	8.933	100
Building Program			
Renewal Expenditure	23.557	23.557	100

Budget and Annual Business Plan

Forward Estimates

Additional amounts are included in the ten year financial plan to cover drainage and other infrastructure renewal works, along with new capital works. There is little need for renewal expenditure on stormwater assets over the next ten years, although Council is currently developing a stormwater masterplan that will clarify future capital expenditure requirements. During the 2016/17 financial year Council staff also commenced a more detailed assessment of assets covered by the recreation program.

(c) Loan Servicing Capacity

To meet a structured long term asset renewal and replacement program, Council will need to commit to a loan program that will result in loan liabilities increasing from zero to \$22.45 million in 2026/27 - a sizeable but manageable increase as demonstrated below. Borrowing interest rates ranging from 4.75 to 5.25 per cent have been estimated, along with a 15 year borrowing term.

Loan repayments as a percentage of rates is the industry accepted benchmark to assess a Council's relative indebtedness. The percentages for West Torrens based on the actual and projected loan program are as follows:

Financial Year	Projected Loan Repayments	Loans to Rates
	\$	%
2017/18	0	0.0
2018/19	169,650	0.3
2019/20	431,941	0.8
2020/21	699,032	1.2
2021/22	971,013	1.7
2022/23	1,247,973	2.0
2023/24	1,539,565	2.4
2024/25	1,836,499	2.8
2025/26	2,138,875	3.1
2026/27	2,446,794	3.4

A percentage between zero and 25 per cent would normally be considered as being reasonable.

Budget and Annual Business Plan

Forward Estimates

(d) Liquidity

Based on the assumptions used, a relatively balanced budget is achieved in each year for the next ten years in terms of the projected cash flow of the Council, net of cash reserves, as follows:

Financial Year	EOY Cash Estimate	Net Reserves	Surplus/ (Deficit)
	\$	\$	\$
2017/18	14,241,891	14,229,606	12,283
2018/19	14,465,184	14,447,332	17,852
2019/20	14,538,399	14,613,330	(74,931)
2020/21	14,813,947	14,792,661	21,286
2021/22	15,783,089	15,807,946	(24,857)
2022/23	16,830,534	16,782,950	47,584
2023/24	18,590,780	18,532,466	58,313
2024/25	21,351,029	21,296,554	54,475
2025/26	24,019,527	24,059,638	(40,111)
2026/27	26,838,661	26,837,966	695

Capital Budget

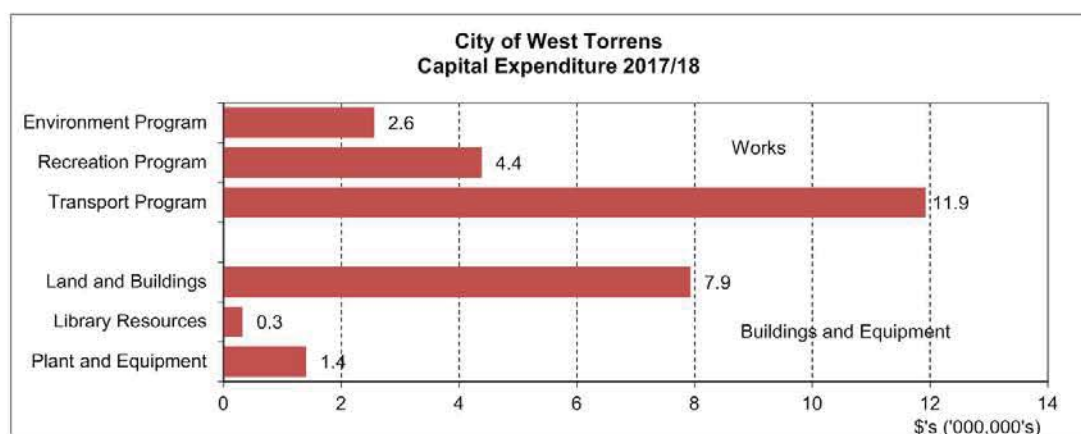
Budget and Annual Business Plan

Capital Budget

Introduction

The capital budget for 2017/18 totals \$28,660,527 as follows:

	\$
Capital Works	
Environmental Program	2,555,900
Recreation Program	4,386,900
Transport Program	11,919,055
Sub Total	18,861,855
Capital	
Land and Building Works	7,930,000
Library Resources	322,702
Plant, Equipment & Furniture	1,400,870
Sub Total	9,653,572
Total	28,515,427



Rate funded capital expenditure has been increased by \$426,685 to \$21,096,959, an increase of 2.1 per cent, as shown in the table that follows. The increase includes a capital works increase of \$316,315, or 2.1 per cent, to \$15,391,089.

	Budget 2016/17 \$	Budget 2017/18 \$	Variance \$
Rate Funded			
City Works Funds	15,074,774	15,391,089	316,315
Plant and Equipment	1,515,500	1,400,870	-114,630
Land and Buildings	4,080,000	4,305,000	225,000
Sub Total	20,670,274	21,096,959	426,685

Budget and Annual Business Plan

Capital Budget

Other Funded

Grants	2,340,863	5,432,568	3,091,705
Reserves / Asset Sales	0	0	0
Loans	2,903,000	1,985,900	-917,100

Sub Total	5,243,863	7,418,468	2,174,605
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Total Capital Budget	25,914,137	28,515,427	2,601,290
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Capital funding from other than rates totals \$7,418,468, as shown in the following table:

	\$
Lockleys Oval / Apex Park redevelopment (grant)	3,250,000
Lockleys catchment drainage stage 3 (loan)	1,985,900
Roads to recovery grant	873,376
Urban local road grant	611,490
Torrensville Bowling Club contribution to Thebarton Oval (grant)	375,000
Library grant	322,702
Total	7,418,468

Environment Program

The drainage budget comprises the following:

- \$300,000 for minor drainage upgrades and replacement works, including the following:
 - Replacement / upgrade of side entry pits and junction boxes, minor pipe replacements and upgrades due to damage and/or failure;
 - Stormwater pump station improvements;
 - Asset conditioning and minor investigations and planning into the current drainage network;
 - Refurbishment of existing rain gardens sites.
- \$1,985,900 in loan funding to undertake detailed design / documentation and construction for Lockleys catchment drainage - stage 4 (upstream of Henley Beach Road).
- \$175,000 for repairs to the concrete channel of Brown Hill Creek downstream of South Road and the realignment of Brown Hill Creek near Gray Street, Plympton.

Budget and Annual Business Plan

Capital Budget

- \$50,000 for a basin upgrade and drainage improvements for Plympton Green, Plympton.
- \$45,000 for detailed design for a refurbishment of the Shannon Avenue stormwater pump station.

Recreation Program

Recreation works include the following:

- \$620,000 for new, replacement and upgraded playgrounds, based on a program developed in response to an audit report undertaken in 2013 for playground safety. Nominated playgrounds for 2017/18 are:
 - Montreal Avenue Reserve, Novar Gardens;
 - East Parkway Reserve, Fulham;
 - Jubilee Park Reserve, Glandore;
 - Dove Street Reserve, Thebarton;
 - Shade sail shelters (sites to be confirmed);
 - Additional gym equipment, selected locations;
 - Minor playground equipment;
 - Playground safety barrier fencing.
- \$330,000 for reserve upgrades, including:
 - Chippendale Avenue Reserve, Fulham;
 - St Georges Avenue Reserve, Glandore, (stage 2);
 - Streetscape upgrade - Henley Beach Road (staged);
 - Streetscape upgrade - Sir Donald Bradman Drive (staged);
 - Streetscape upgrade - Morphett Road, Novar Gardens / Camden Park;
 - Upgrades to pedestrian lighting on reserves;
 - Minor reserves upgrades;
 - Ongoing gazebo upgrades and replacements;
 - Various fencing and bollard replacements on reserves;
 - Turf replacement and sundry reserve pathway upgrades;
 - Staged yearly program to install new wheelie bin surrounds to litter bins.
- \$560,000 for projects along the River Torrens Linear Park, including:
 - Continuation of a staged pedestrian upgrade / replacement lighting project (LED) to meet Australian standards and improve safety for users;
 - Selected areas of re-vegetation;
 - Path upgrades / reconstruction;
 - General fencing and the installation of retaining walls and barrier protection.
- \$30,000 for the ongoing reseal of various pathway sections along the River Torrens Linear Park in order to meet the current path width standard.

Budget and Annual Business Plan

Capital Budget

- \$645,000 for irrigation system upgrades for the following reserves:
 - Westside Bikeway, Marleston / Plympton (staged project, selected areas within the linear park);
 - Thebarton Oval, Torrensville;
 - Mile End Common Reserve, Mile End;
 - Jubilee Park Reserve, Glandore;
 - Apex Park Reserve, West Beach;
 - General irrigation equipment, including controllers, with upgrade to network and backflow meter equipment.
- \$60,000 for the staged resealing and reconstruction of various sections of city bikeways, a program that will be ongoing, subject to annual funding provision.
- \$50,000 for the general upgrade of tennis courts, including fencing.
- \$1,441,900 for Apex Park Reserve, West Beach, stage 2, to upgrade and improve the wetlands and landscaping. This is part of the sport facilities project and will continue into 2018/19.
- \$650,000 for Thebarton Oval/Kings Reserve, stage 1. Funding to implement program of works identified in the project masterplan.

Transport Program

Funding totals \$11,919,055 (\$13,021,327 in 2016/17) as follows:

	\$
Road maintenance program	4,994,270
Road reconstruction program	5,218,868
Other road works	1,140,000
Footpath program	565,917
Total	11,919,055

Road Maintenance Program

In order to ensure that the Council manages its road assets (surface, pavement and kerb and gutter) in a manner most appropriate for the community, a commitment has been made to a road Infrastructure Asset Management Plan, which ensures adequate provision is made for existing and future infrastructure so that assets are fully utilised, i.e. their design life is achieved in a cost effective manner.

This years' capital works program for roads has been based on an updated and Council adopted Infrastructure and Asset Management Plan for roads, which took into consideration the strategic report *City of West Torrens Transport Strategy - Transportation for the Next Generation 2025*. The schedule of capital works for roads is based on the principles / methodologies developed in the implementation of a ten year capital works program following a condition audit of Council's network undertaken in 2015 upon which Council's current long term financial plan is based. The schedule of works also considers customer requests.

Budget and Annual Business Plan

Capital Budget

This year Council has modelled a 10 year renewal program that includes road surface rejuvenation treatments and a kerbing program that provides for kerb and gutter work to be undertaken the year prior to the seal resurfacing.

This year's capital works program for road maintenance totals \$4,994,270 as follows:

	\$
Reseal / road maintenance program	2,796,748
Kerb and gutter program	2,197,522
Total	4,994,270

Details are provided on pages 35 to 36, and include works from customer requests and a recent reconditioning audit of the road network.

Road Reconstruction Program

Council's road reconstruction program totals \$5,218,868 and comprises the following:

- White Avenue, Lockleys (Garden Terrace to Tracey Crescent);
- Aldridge Terrace, Marleston (St Anton Street to Lucknow Street);
- Birmingham Street, Mile End South (South Road to Pymbrah Road);
- St Andrews Crescent, Novar Gardens (Sunningdale Avenue to Hoylake Street);
- Phillips Street, Thebarton (James Street to Port Road);
- Wainhouse Street, Torrensville (Ashley Street to Carlton Parade);
- Cambridge Avenue, West Beach (Toledo Avenue to Simcock Street);
- Toledo Avenue, West Beach (Property No 36 to Siesta Avenue);
- Britton Street, West Richmond (Marion Road to Norwich Street);
- Localised road failure and rehabilitation work.

This schedule of works provides a balanced approach to assist renewal and maintain strategic roads to an acceptable level whilst managing the expectations of the community and road users.

Other Road Works

Other road works total \$1,140,000 and comprises:

- \$150,000 for the ongoing installation and upgrade of public bus shelters at identified sites.
- \$280,000 for the ongoing implementation of local area traffic management in precincts 9 and 10, Thebarton / Torrensville, along with minor traffic management work at identified locations, including pavement bar layouts, pedestrian kerb ramps and stop and give way signage, with associated line marking.
- \$300,000 for bicycle management schemes, including the upgrade and renewal of the Reece Jennings and Captain McKenna shared paths.
- \$50,000 for preliminary design for the realignment of Daly Street and Watson/Beare Avenue Road Bridges.

Budget and Annual Business Plan

Capital Budget

- \$250,000 to continue the staged upgrade of pedestrian lighting of the Westside Bikeway through Marlestone / Plympton / North Plympton.
- \$60,000 to design and document new pedestrian lighting for the Captain McKenna shared pathway (Watson Avenue to Tapleys Hill Road), planned for the 2018/19 financial year.
- \$50,000 for minor street lighting upgrades throughout the city.

Footpath Program

A condition assessment of Council's 626 kilometres of footpaths was undertaken in mid-2011 and it provided the basis for the forward renewal and maintenance program.

Concurrently with this assessment, Council developed an *Installation of New Footpath Priority System* report to determine the order in which new footpaths are installed within Council. The installation of new footpaths applies to:

- Local roads that do not have a footpath on either side of the road;
- Collector and arterial roads that do not have footpaths on both sides of the road; and
- Local roads when a footpath is required on both sides of the road due to high pedestrian demand, such as occurs in areas adjacent to bus routes, schools, shopping centres and nursing homes.

It is a Disability Discrimination Act requirement that there be a footpath on one side of all roads, for the safety and accessibility of pedestrians. Local and major collector roads which carry over 3,000 vehicles per day and are defined in Council's transport's strategy should have a footpath on both sides of the road for the safety of pedestrians, along with areas that have high pedestrian demand.

The findings of the above formed the basis of the updated *Footpath Infrastructure and Asset Management Plan* that was last adopted in November 2012. The objective of the plan is to provide a safe and practically manageable footpath and cycle / shared path network with an emphasis on the reduction in risk as opposed to aesthetics, and set priorities for the renewal and provision of new footpaths and cycle / shared paths. The functional level of service for footpaths has and will continue to consider community expectations, legislative compliance and future demand needs.

A further review of the risks associated with our footpath assets was undertaken in 2013/14 and confirmed a high risk along arterial roads. Council in past budgets has allocated funds to commence risk mitigation works, and it is proposed that this be continued with a budget allocation to city wide footpaths for upgrades to occur at various locations.

The footpath schedule of works this year is made up of \$168,056 for footpath renewal, \$197,861 for new footpath construction and \$200,000 for footpath remediation. The following work is proposed:

Footpath Renewal Program \$168,056

- Delray Street, Fulham (Gault Avenue to Crispian Street);
- Tapleys Hill Road, Lockleys (Chippendale Avenue to Sir Donald Bradman Drive);
- August Street, Thebarton (Neville Road to South Road);
- Warwick Avenue, Kurralta Park (Mortimer Street to Anzac Highway).

Budget and Annual Business Plan

Capital Budget

New Footpath Construction Program \$197,861

- Clifford Street, Brooklyn Park (Lipsett Terrace to Sir Donald Bradman Drive);
- Airport Road & Lipsett Terrace, Brooklyn Park (Southern Centre Island);
- Clyde Avenue, Lockleys (Frontage Road to Castlebar Road);
- Queen Street, Thebarton (Reid Street to West Thebarton Road);
- Broughton Avenue, West Beach (Tennyson Street to Clifford Street);
- Ingerson Street, West Beach (Tapleys Hill Road to Davis Street).

Footpath Remediation Program \$200,000

- City wide footpath remediation - upgrade to arterial road footpaths at street tree locations.

This footpath program is subject to change, but details will be provided to Council if this occurs.

Land and Buildings

The capital expenditure budget for land and buildings totals \$7,930,000 (\$4,080,000 in 2016/17) and comprises:

- \$25,000 for upgrades of Council owned facilities to meet Disability Discrimination Act (DDA) requirements, as identified in Council's Building Asset Management Plan (2013).
- \$30,000 for asbestos removal as part of an on-going program of minor works involving Council owned buildings that have been identified in Council's Building Asset Management Plan (2013).
- \$25,000 for fire system upgrades, as part of an on-going program of minor works to bring Council owned buildings up to current building rules standards, as identified in Council's Building Asset Management Plan (2013).
- \$25,000 for on-going electrical compliance minor upgrades of Council owned facilities in accordance with current electrical compliance regulations, as identified in Council's Building Asset Management Plan (2013).
- \$200,000 for on-going building compliance upgrades of Council owned facilities as identified in Council's Building Asset Management Plan (2013), with projects to include:
 - Plympton Community Centre - development of a master plan / design, with options to upgrade the existing community centre facility;
 - Civic Centre Complex - upgrades to mechanical services;
 - Public toilet facilities - upgrades to existing toilet facilities located on reserves;
 - Richmond Oval grandstand - development of a master plan / concept plan to repair and upgrade the facility;
 - National Services Association Building, Keswick - repair works to the building structure;
 - Other building and compliance works as identified.

Budget and Annual Business Plan

Capital Budget

- \$200,000 to fund the upgrade of the continuing, (second stage), upgrade of the Star Theatre complex, as identified in the Forward Maintenance Plan report presented to council on 2 February 2016. Works are as detailed in the ten year maintenance plan.
- \$3.25 million to fund work associated with the upgrade of Lockleys Oval and Apex Park stage 1, as resolved by Community Facilities Committee on 24 March 2015 and subsequently endorsed by Council.
- \$1.5 million (in addition to the \$1 million allocated via a budget review in 2015/16) for staged upgrade and improvement of the sports field and reserve area at Weigall Oval. The project as detailed in the Master Plan (June 2015), with works including new open space facilities - playground, tennis courts, pathway linkages, lighting improvements to the sports fields / turf areas, etc. Further stages of the project will include the development of a new building facility for the sporting clubs.
- \$250,000 to fund further upgrade work at Thebarton Theatre, which includes electrical wiring and power supply replacements over a four year staged program, commencing in 2017/18. These are essential works that have been identified as part of the fire compliance upgrade building works.
- \$50,000 to fund the design of a building upgrade of the Peake Gardens Riverside Tennis Club building facility. New building works are proposed from 2018/19.
- \$500,000 to fund the upgrade and improvements to Kings Reserve, stage 1. The project is the continual design development of a Master Plan, which will include the staged upgrade and improvements works as follows:
 - Playground and skate park facility;
 - Facilities for users;
 - Linkages with the community centre;
 - New shared pathway linkages, with lighting improvements for pedestrians;
 - Reserve irrigation and water feature;
 - Improvements to the sports fields and reserve, including garden beds, etc;
 - Linkages with the Thebarton Oval / bowling club;
 - Car parking.
- \$500,000 to fund the continuing building work associated with the Thebarton Community Centre. Works include building improvements and upgrade to facilities to ensure the centre functions appropriately.
- \$1.225 million contribution to Torrensville Bowling Club for the interface works and car parking for Kings Reserve / Thebarton Oval. This will be part of the bowling club development, which will include a new building and indoor bowling facility.
- \$150,000 to fund the upgrade of the Bluestone cottage located at 185-187 Sir Donald Bradman Drive, Cowandilla.

Plant, Equipment and Furniture

The capital budget for plant, equipment and furniture totals \$1,400,870 (\$1,515,000 in 2016/17) and comprises:

- \$122,500 for the replacement of 12 motor vehicles in the Council fleet, including light commercial vehicles.

Budget and Annual Business Plan

Capital Budget

- \$49,670 for furniture and equipment, including community resources for council events, buildings and the library. This also includes \$15,000 for replacement of the library's technological devices including licences.
- \$240,000 for IT hardware and infrastructure replacement (\$270,000 in 2016/17), including PC's, tablets and laptops (\$65,000), multi-function devices (\$50,000), the replacement of network switches (\$25,000) and the rollout of mobile technology in City Works aimed at improving customer request processes (\$100,000).
- \$166,000 for the programmed replacement of four specialised turf ride-on mowers (\$142,500) and two mowing trailers (\$23,500). These are high use operational machines that require regular replacement to ensure a suitable residual value and low yearly maintenance costs.
- \$308,000 to replace / upgrade / purchase four tipper trucks, all of which are used in the general civil, horticultural and city clean maintenance areas. The trucks being replaced range in loading capacity from three to ten tonne and age from eight to ten years.
- \$211,000 for the programmed replacement of the front end loader (\$141,000) and the associated skid steer loader / bobcat (\$70,000). The loaders are used across all works areas of Council.
- \$72,000 for the programmed replacement of the wood chipper unit used by the arboriculture team.
- \$114,700 for various items of City Works' plant and equipment, including new 150mm water pump - trailer mounted (\$40,000), replacement of a tipper body (\$14,000), replacement electronic message board trailer (\$21,500), a vacuum unit for concrete cutting (\$12,500), and road cutting equipment, concrete footpath grinder, minor power and mechanical tools, (\$26,700).
- \$105,000 to purchase portable closed circuit television (CCTV) equipment to provide an additional security presence in required locations.
- \$12,000 to purchase a new Community bus trailer and PA systems (2) for Community Development.

Library Resources

An amount of \$322,702 is being budgeted (\$299,310 in 2016/17) and it comprises the following:

- State resources \$207,742;
- Local resources \$114,960.

Budget and Annual Business Plan

Capital Budget

Road Reseal / Rehabilitation and Kerb and Gutter Program

Street Name	Suburb
Bedford St -(Pine St to End)	Brooklyn Park
Clifford St - (Oscar St to Lipsett Ter)	Brooklyn Park
Thanet St - (Henley Beach Rd to Marshall Ter)	Brooklyn Park
Clifton St - (Stonehouse Av to Carlton Rd)	Camden Park
Patricia Av - (Clifton St to Whelan Av)	Camden Park
Rankine Rd - (Property No 24 to Hounslow Av)	Cowandilla
East Pkwy - (Riverside Dr to Hughes Av)	Fulham
Fitch Rd - (Halsey Rd to Good St)	Fulham
Hadley St - (Ashburn Av to Henley Beach Rd)	Fulham
Halsey Rd - (Halsey Rd to Property No 101)	Fulham
Huntington Av - (Henley Beach Rd to Riverside Dr)	Fulham
La Jolla Av - (Huntington Av to Ayton Av)	Fulham
Layton St - (Henley Beach Rd to Ashburn Av)	Fulham
Mackirdy St - (Weetunga St to Samuel St)	Fulham
Samuel St - (Mackirdy St to Weetunga St)	Fulham
Susan St - (Ayton Av to Henley Beach Rd)	Fulham
Warwick Av - (Daphne St to Cross Ter)	Kurralt Park
Acacia Av - (End to End)	Lockleys
Franciscan Av - (Property No 3 to Arcoona Av)	Lockleys
Fulham Park Dr - (Arcoona Av to Corona Av)	Lockleys
Kellett Av - (Kenton St to Torrens Av)	Lockleys
Lorraine Av - (Anthus St to Grallina St)	Lockleys
Noble Av - (Torrens Av to Kenton St)	Lockleys
Rostrata St - (Willingale Av to End)	Lockleys
Torrens Av - (End to Dartmoor St)	Lockleys
Moss Av - (Richmond Rd to Commercial St)	Marleston
Reade Lane - (Coneybeer St to Major Av)	Marleston
Darebin St - (Ebor Av to Falcon Av)	Mile End
Dew St - (Rose St to George St)	Mile End
Ebor Av - (Darebin St to Tarragon St)	Mile End
Norma St - (South Rd to Falcon Av)	Mile End
Coulter St - (Allchurch Av to Galway Av)	North Plympton
Laverack Rd - (Birdwood Ter to Marion Rd)	North Plympton
Mackay Av - (Edward Davies St to Laverack Rd)	North Plympton

Budget and Annual Business Plan

Capital Budget

Road Reseal / Rehabilitation and Kerb and Gutter Program

Mackay Av - (Mackay Av to Mackay Av)	North Plympton
Park Ter - (Allchurch Av to Talbot Av)	North Plympton
Talbot Av - (Marion Rd to Birdwood Ter)	North Plympton
Ayliffe Pl - 0465 (Property No 1 to End)	Novar Gardens
Bonython Av - (Pine Av to Morphett Rd)	Novar Gardens
Sunningdale Av - (Muirfield St to St Andrews Cres)	Novar Gardens
Mcarthur Av - (Glenburnie Ter to Long St)	Plympton
Tilden St - (James St to Gray St)	Plympton
Albert St - (Milner Rd to Martin Av)	Richmond
Arthur St - (Brooker Ter to Shaw Av)	Richmond
Davenport Ter - (South Rd to Milner Rd)	Richmond
Cawthorne St - (End to Smith St)	Thebarton
James St - (Phillips St to Smith St)	Thebarton
Randolph St - (Dew St to Neville Rd)	Thebarton
Smith St - (Dew St to Holland St)	Thebarton
Walsh St - (Anderson St to Phillips St)	Thebarton
Jervois St - (Henley Beach Rd to North Pde)	Torrensville
Torrens St - (Wilton Ter to Ferris St)	Torrensville
Wilton Ter - (Elizabeth St to Property No 19)	Torrensville
Sherriff Ct - (Sherriff St to End)	Underdale
Burbridge Rd (Service Road) - (Davis St to Property No 687)	West Beach
Charles Veale Dr - (Windsor Ter to Tapleys Hill Rd)	West Beach
Road Rejuvenation	Various Locations

Budget and Annual Business Plan

Capital Budget

ORIGINAL BUDGET 2016/17	REVISED BUDGET 2016/17	DESCRIPTION	2017/18 BUDGET
<u>CAPITAL WORKS</u>			
<u>Environment Program</u>			
<i>Stormwater & Drainage</i>			
365,000	365,000	Minor Drainage Upgrades and Replacement Work	300,000
0	144,181	Mile End Cowandilla Catchment	0
2,322,000	3,962,755	Lockleys Catchment	1,985,900
100,000	100,000	Ashley St (West St to Hayward Ave)	0
80,000	80,000	Henley St Drainage	0
0	7,837	Maria Street Drainage	0
0	0	BHKC - Down Stream South Rd and Gray St Bend	175,000
0	0	Plympton Green	50,000
0	0	Shannon Ave Pump Station	45,000
<i>Other Environment</i>			
581,000	81,000	Brown Hill and Keswick Creeks	0
0	197,251	Glenelg Adelaide Pipeline (GAP)	0
3,448,000	4,938,024	Program Total	2,555,900
<u>Recreation Program</u>			
<i>Parks & Gardens</i>			
665,000	641,992	Playground Upgrade	620,000
350,000	701,478	Reserve Developments - Various	330,000
565,000	779,345	River Torrens Upgrade	560,000
30,000	48,141	River Torrens Path Upgrades	30,000
0	0	Memorial Gardens	0
640,000	985,287	Reserve Irrigation Upgrades	645,000
600,000	598,688	Additional Open Space Amenity Initiatives	0
0	159,072	Urban Forest James Congdon Drive	0
60,000	60,000	Bikeway Path Upgrade and Reseal	60,000
<i>Sports Facilities</i>			
40,000	185,478	Tennis Court Upgrades	50,000
500,000	500,000	Apex Park	1,441,900
50,000	50,000	Airport Rd	0
50,000	4,500	Memorial Gardens	0
0	0	Thebarton Oval Kings Reserve	650,000
3,550,000	4,713,981	Program Total	4,386,900

Budget and Annual Business Plan

Capital Budget

ORIGINAL BUDGET 2016/17	REVISED BUDGET 2016/17	DESCRIPTION	2017/18 BUDGET
<u>Transport Program</u>			
		<i>Roads Sealed</i>	
9,311,915	10,932,842	City Funds/ULRG Funds/Carryovers	9,339,762
1,442,053	1,009,044	Roads to Recovery Grant Funds	873,376
		<i>Other Transport</i>	
0	0	Roundabouts / Minor Road Rehabilitation	0
200,000	241,825	Bus Shelters	150,000
505,000	427,105	Traffic Management	280,000
115,000	201,765	Bicycle Management Schemes	300,000
670,000	1,034,438	Public Lighting	360,000
0	0	Corporate Branding - Signage	0
0	223,763	Bio-Science Precinct Works	0
		<i>Bridges</i>	
100,000	208,145	Bridge Ancillary Works (as per Bridge Audit)	50,000
		<i>Footpaths</i>	
239,508	261,330	Footpath Renewal Program	168,056
237,851	237,854	Footpath Construction Program	197,861
200,000	200,000	Footpath Remediation Program	200,000
13,021,327	14,978,111	Program Total	11,919,055
20,019,327	24,630,116	TOTAL - CAPITAL WORKS	18,861,855

Budget and Annual Business Plan

Capital Budget

ORIGINAL BUDGET 2016/17	REVISED BUDGET 2016/17	DESCRIPTION	2017/18 BUDGET
<u>OTHER CAPITAL EXPENDITURE</u>			
<u>Land and Buildings</u>			
25,000	25,000	DDA Upgrade Program	25,000
120,000	120,000	DDA Upgrade Program - Reedbeds Community Centre	0
0	69,667	DDA Upgrade Program - Lockleys Oval Satterly Hall	0
110,000	110,000	DDA Golflands Complex Building	0
25,000	35,565	Asbestos Removal Program	30,000
25,000	25,000	Fire Systems Upgrade	25,000
25,000	53,803	Electrical Compliance Upgrade	25,000
0	6,136	Roof Access safety systems	0
215,000	215,000	Building Compliance Upgrade	200,000
0	503,617	Lockleys Oval Concept Design	0
150,000	710,672	Thebarton Theatre fire safety	0
100,000	100,000	Camden Hall - Roof & Airconditioning replacement	0
150,000	142,000	Richmond Oval - Toilet Facilities	0
0	250,000	Camden Oval - Public Toilet Facilities (DDA)	0
85,000	85,000	Civic Centre - Internal Foyer Access	0
0	7,500	Kandahar - Picture Rails	0
0	16,318	Richmond Oval - DDA Shelter (Grant)	0
0	75,000	Security Key System - Council Buildings	0
0	1,567,813	Brickworks' kiln upgrade	0
25,000	0	Depot Upgrade - Marion Rd, Brooklyn Park	0
0	746,464	Civic Office - Upgrade 173 Sir Donald Bradman	0
0	0	Demolition of 10 Somerset Ave	0
200,000	214,250	Star Theatre - Building Compliance work	200,000
0	98,686	Purchase of Gray St Land	0
0	5,493,658	Camden Oval Community Facility - Other	0
0	25,000	Lockleys Senior Citizens - Mellor Park - New RC A/C	0
0	80,000	RSL Hilton - New RC A/C	0
2,500,000	2,550,000	Upgrade Lockleys Apex	3,250,000
325,000	325,000	Community Hub & Related Facilities	0
0	991,712	Weigall Oval Stage 1	1,500,000
0	0	Thebarton Theatre Complex -Structural/Electrical Works	250,000
0	0	Peake Gardens Riverside Tennis Clubrooms	50,000
0	0	Thebarton Community Centre U/G Stage 2	500,000
0	0	Kings Reserve- U/G Stage 1	500,000
0	0	Torrensville Bowling Club	1,225,000
0	0	Bluestone Cottage- Sir Donald Bradman Dr	150,000
4,080,000	14,642,861	Total Land and Buildings	7,930,000

Budget and Annual Business Plan

Capital Budget

ORIGINAL BUDGET 2016/17	REVISED BUDGET 2016/17	DESCRIPTION	2017/18 BUDGET
<u>Plant, Equipment and Furniture</u>			
189,500	186,624	Motor Vehicle Replacements	97,000
226,600	121,236	Furniture and Equipment	49,670
270,000	465,500	IT Hardware & Infrastructure Replacement	140,000
0	0	City Works Mobility Initiative	100,000
73,000	89,276	Library Radio Frequency Identification System	0
25,000	39,000	Purchase and Fitout of Caravan	0
41,900	41,900	Minor Depot Plant and Equipment	64,700
138,000	138,000	Replace Mowers (2016/17 x 2; 2017/18 x 4)	142,500
62,000	62,000	Replace Linemarkers (2016/17 x2; 1 x trailer)	0
332,000	471,200	Replace Trucks / Tippers (2016/17 x 4; 2017/18 x 4)	308,000
0	0	Replace Bobcat	70,000
0	0	Replace Front End Loader	141,000
70,000	70,000	Replace Woodchipper	72,000
16,500	16,500	Replace Mowing Trailers	23,500
71,000	71,000	Replace Cherry Picker	0
0	-41,957	Replace Tipper Body	14,000
	150,000	Replace Roadsweeper	0
	65,200	Replace Existing Depot and Workshop Facilities	0
0	0	Water Pump Trailer Mounted	40,000
0	0	Replace Electronic Message Board	21,500
0	-9,552	Mobile Library	0
0	0	Portable CCTV equipment	105,000
0	0	Community Bus Trailer / PA Systems	12,000
1,515,500	1,935,927	Total Plant, Equipment and Furniture	1,400,870
<u>Library Resources</u>			
185,110	205,685	Library Resources - Central	207,742
114,200	114,200	Library Resources - Local	114,960
299,310	319,885	Program Total	322,702
5,894,810	16,898,673	TOTAL - OTHER CAPITAL	9,653,572
25,914,137	41,528,789	TOTAL ALL CAPITAL EXPENDITURE	28,515,427

Operational Budget

Budget and Annual Business Plan

Operational Budget

Summary

Council's operating statement in the 2017/18 budget projects a surplus from operations of \$10,020,416, as shown below, based on a 2.2 per cent rate increase. This rate increase is marginally lower than the increase endorsed in the long term financial plan of the Council in 2016/17.

Income	\$
Rates and Rate Equivalents	55,523,061
Statutory Charges	2,293,100
User Charges	1,242,429
Grants and Subsidies	3,614,949
Sundry Income	1,092,706
Total Income	63,766,245
Expenditure	
Employee and Related	22,988,300
Material and Contract	8,355,320
Finance Costs	150,900
NRM Levy	1,383,061
Depreciation	11,245,000
Other	9,623,248
Total Expenditure	53,745,829
Operating Surplus	10,020,416

Note that the surplus above is an indicator of operating performance, including the funding of asset depreciation, but is not an indicator of the cash surplus of the Council. Capital expenditure covered in the previous section of this document is not included in the expenditure above.

After adjusting for reserve movements, a small cash surplus of \$12,283 is projected.

Operational Expenditure

Operational expenditure has increased by \$2,354,257 or 4.6 per cent, relative to the original 2016/17 budget.

All other operational expenditure, before depreciation, has increased by \$2,050,747 or 5.1 per cent, relative to the original 2016/17 budget (\$455,108 or 1.1 per cent last budget), as follows:

Budget and Annual Business Plan

Operational Budget

	Budget 2016/17	Budget 2017/18	Variance	Variance
	\$	\$	\$	%
Employee Costs	21,624,251	22,988,300	1,364,049	6.3%
Building, Equipment and Related	1,842,070	1,837,900	-4,170	-0.2%
General Expenses	4,035,339	4,114,579	79,240	2.0%
Bank and Finance Charges	153,900	150,900	-3,000	-1.9%
Council Related Expenses	2,099,347	2,085,938	-13,409	-0.6%
Contract and Material Expenses	7,953,400	8,355,320	401,920	5.1%
NRM Levy	1,260,136	1,383,061	122,925	9.8%
Occupancy and Property Costs	1,566,639	1,669,831	103,192	6.6%
Internal Charges / Recoveries	-85,000	-85,000	0	0.0%
Sub Total	40,450,082	42,500,829	2,050,747	5.1%
Depreciation	10,941,490	11,245,000	303,510	2.8%
Total	51,391,572	53,745,829	2,354,257	4.6%

Key Expenditure Movements

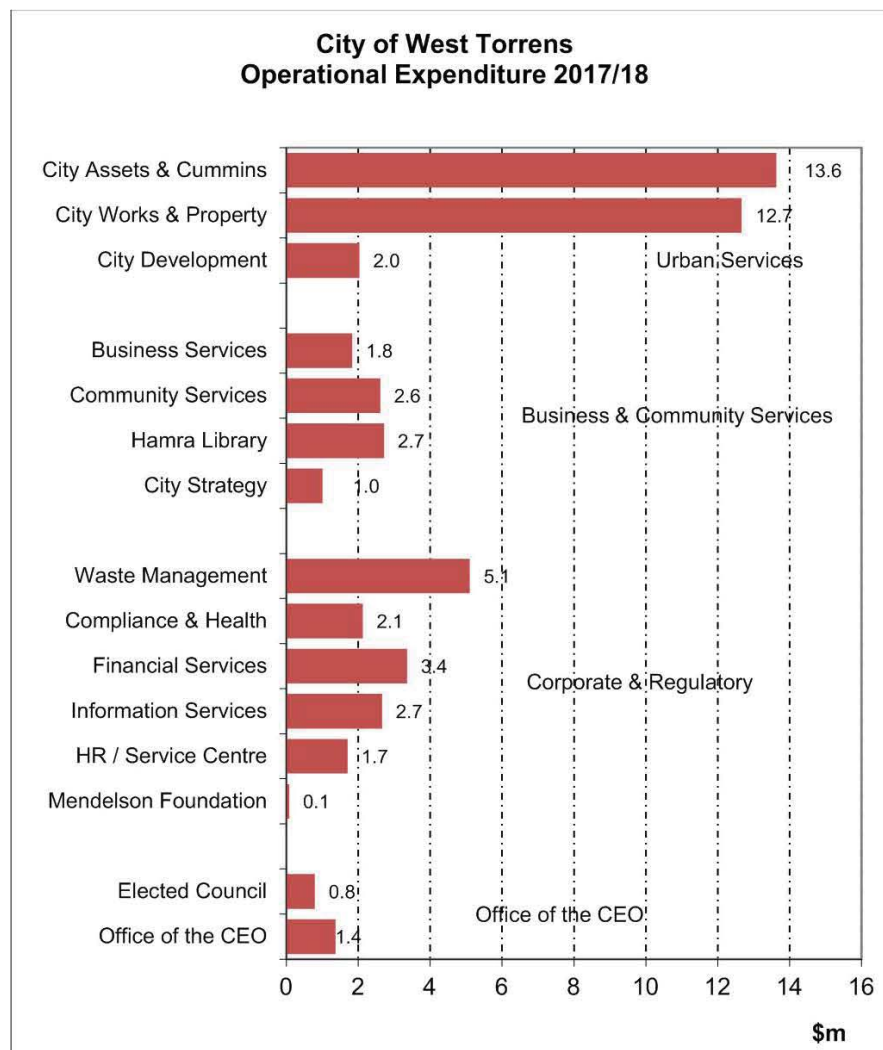
Operational costs across all areas of the Council are increasing by 4.6 per cent as shown above, the key increases being:

- Employment costs have increased by \$1,364,049 or 6.3 per cent over the original budget estimates for 2016/17 (\$799,020 or 3.8 per cent last budget), with FTE's increasing net by 5.7. This is further explained later in this commentary under the heading "Employment Costs".
- Waste to landfill costs has been increased by \$320,000 or 25.6 per cent to \$1,570,000, largely because of waste levy increases imposed by the state government.
- Depreciation is set to increase by \$303,510 or 2.8 per cent based on current assets values and the impact of ongoing capital expenditure programs.
- Additional community program funding includes \$41,735 in partnership grants, \$40,000 for the summer festival and \$35,000 for the arts prize program.
- The NRM levy is being increased by \$122,925 or 9.8 per cent to \$1,383,061 and a new state government levy of \$36,000 is being introduced to help fund implementation of PDI legislation.
- Council power costs are budgeted to increase by \$74,011 or 14.7 per cent to \$578,832.

Budget and Annual Business Plan

Operational Budget

Operational expenditure, based on business functions of the Council, is as follows:



Employment Costs

Employment costs have increased by \$1,364,049 or 6.3 per cent over the original budget estimates for 2016/17 (\$799,020 or 3.8 per cent last budget), with the increase attributable to the following:

- An estimated \$520,000 for negotiated enterprise bargaining increases.
- An increase of 3 FTEs in Community Development following decisions by Council to extend the OPAL program, provide additional funding for aged care via the home advantage program and report on an additional Community Development Officer position being created.
- The Information Services Team is being increased by the introduction of one new team member to support the City Works' mobility initiative aimed at improving processes associated with the management of customer requests. This is in conjunction with a \$100,000 capital submission for mobility and related devices to be provided.

Budget and Annual Business Plan

Operational Budget

- One additional FTE is being added in the City Management Division for additional administrative support to be provided to the Elected Council and the Office of the Mayor and CEO.

The replacement of staff on leave is largely unfunded in the budget, apart from direct service providers such as the library and the Service Centre. A sufficient level of saving during the course of the year is expected to occur within the budget to fund any staff replacements that may be required.

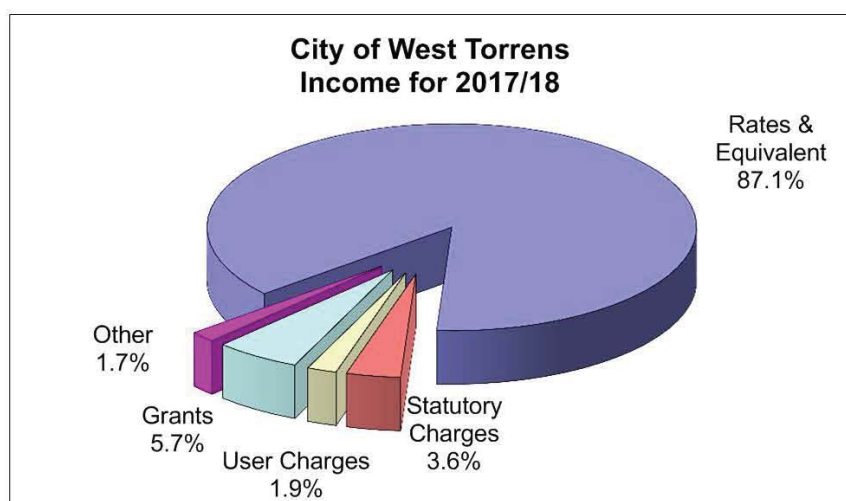
Income

All income is budgeted to increase by \$1,504,504 or 2.4 per cent over 2016/17 budget as follows:

	Budget 2016/17	Budget 2017/18	Variance
	\$	\$	\$
Rates & Rate Equivalents Payments	53,390,136	55,523,061	2,132,925
Statutory Charges	2,199,580	2,293,100	93,520
User Charges	1,285,357	1,242,429	-42,928
Grants - General Purpose Grant	1,200,000	1,204,000	4,000
Grants - Other	2,982,023	2,410,949	-571,074
Sundry Income	1,204,645	1,092,706	-111,939
Total	62,261,741	63,766,245	1,504,504

Rate Income

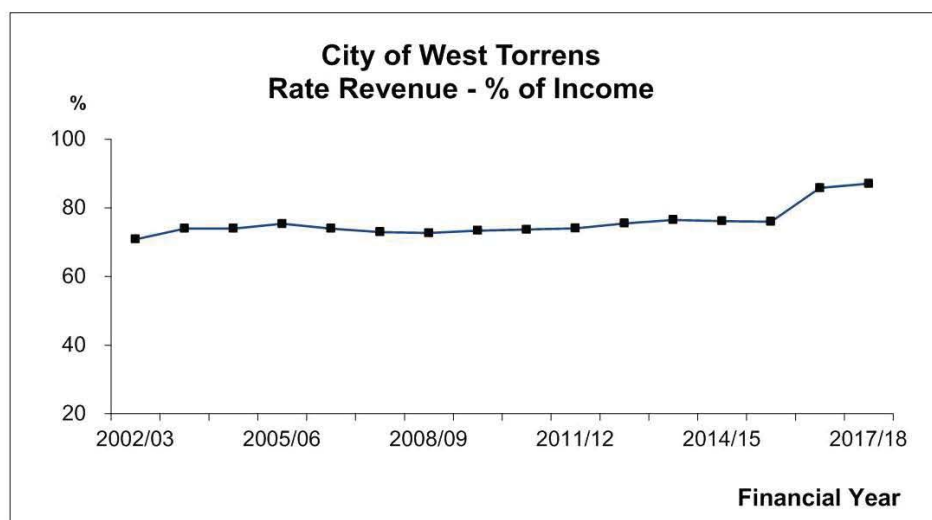
87.1 per cent of the income budgeted by Council is derived from rates and rate equivalent payments, as follows:



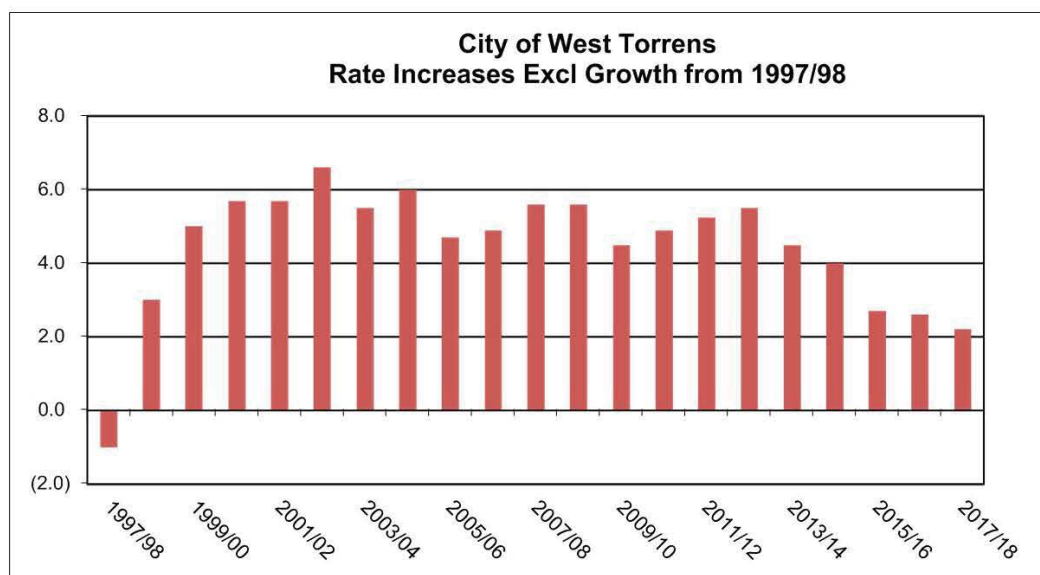
Budget and Annual Business Plan

Operational Budget

As can be seen in the following graph, Council's dependency on rate revenue continues to be significant due to the reduction in other forms of income, notably the general purpose grants (refer next section). While Council can obtain grants for specific purposes, substantially increased general purpose grants are unlikely to be obtained in the foreseeable future.



Council has endeavoured to limit increases in rates and since 1997/98 has achieved an average increase of 4.5 per cent (excluding natural growth), as shown in the chart that follows:



Budget and Annual Business Plan

Operational Budget

Rate Calculation

Rates in 2017/18 are determined on the following basis:

	\$
Rate Income 2016/17	47,904,285
Add Natural Growth @ Net 1.2%	574,851
	<hr/>
Rates Prior to Rate Increase	48,479,136
	<hr/>
Add Net Rate Increase @ 2.2%	1,070,864
	<hr/>
Rates Raised (excluding fines)	49,550,000
	<hr/>

Rate equivalent payments by Adelaide Airport Limited are excluded from the above rate calculations, along with NRM levies, rebates and remissions.

Minimum Rates

A minimum rate of \$889 is proposed for 2017/18 (\$870 in 2016/17), an increase of \$19 or 2.2 per cent.

This rate is expected to result in substantially less than 35 per cent of West Torrens Council properties being minimum rated and ensure compliance with Section 158 of the Local Government Act 1999.

West Torrens had the third lowest minimum rate in metropolitan Adelaide in 2016/17 at \$870. Minimum rates in metropolitan Adelaide average \$962 and range between \$758 (Unley) and \$1,133 (Walkerville).

Rate Movements

It is proposed that rates be increased as follows:

Minimum Rate	:	Up 2.2%
Non-Residential	:	Up 2.2%
Residential	:	Up 2.2%
Overall Increase	:	Up 2.2%

Rates Comparison with Other Councils

A comparison of rates with other metropolitan councils reveals that West Torrens Council's average rates of \$1,605 are low. The information is based on an LGA survey and is considered a reliable indicator of Council's rating effort.

Using West Torrens as the base, the ratio indicates the factor by which other council rates compare. For example, the average rates of Walkerville Council are 1.3 times higher than those of West Torrens.

Budget and Annual Business Plan

Operational Budget

Rates per Rateable Assessment 2016/17

Council	Average Rates \$	Ratio %
Walkerville	2,061	1.3
Unley	2,026	1.3
Prospect	1,954	1.2
Playford	1,894	1.2
Charles Sturt	1,780	1.1
Tea Tree Gully	1,764	1.1
Mitcham	1,737	1.1
Burnside	1,706	1.1
Marion	1,696	1.1
Norwood, Payneham	1,662	1.0
West Torrens	1,605	1.0
Holdfast Bay	1,591	1.0
Onkaparinga	1,561	1.0
Pt Adelaide Enfield	1,544	1.0
Salisbury	1,535	1.0
Campbelltown	1,491	0.9
Average	1,725	1.1

Source: LGA Survey

Another view of Council's rating is based on average residential rates, details which follow. It is worth noting that generally councils with differential rates, like West Torrens, move to a lower range to reflect the lower residential rate in the dollar charged.

Council	Average Rates \$	Ratio %
Walkerville	1,963	1.7
Prospect	1,732	1.5
Unley	1,729	1.5
Burnside	1,661	1.4
Mitcham	1,614	1.4
Tea Tree Gully	1,535	1.3
Norwood, Payneham	1,491	1.3
Holdfast Bay	1,487	1.3
Onkaparinga	1,469	1.3
Campbelltown	1,466	1.3
Playford	1,465	1.3
Marion	1,427	1.2

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Charles Sturt	1,333	1.2
Salisbury	1,267	1.1
West Torrens	1,150	1.0
Pt Adelaide Enfield	994	0.9
Average	1,486	1.3

Source: LGA Survey

Rate Modelling

More detailed rate modelling information, prepared pursuant to the requirements of Section 123 of the Local Government Act 1999, is included in section 7 of this document.

Grant Income

Grant income budgeted in 2017/18 totals \$3,614,949 (\$4,182,023 in 2016/17) as follows

	Budget 2016/17	Budget 2017/18	Variance
	\$	\$	\$
General Purpose Grant	1,200,000	1,204,000	4,000
Road Grants	599,500	611,490	11,990
Library	416,500	420,339	3,839
HACC / CHSP	468,700	468,744	44
Special Road Grants	1,442,053	873,376	-568,677
Sundry Grants	55,270	37,000	-18,270
Total	4,182,023	3,614,949	-567,074

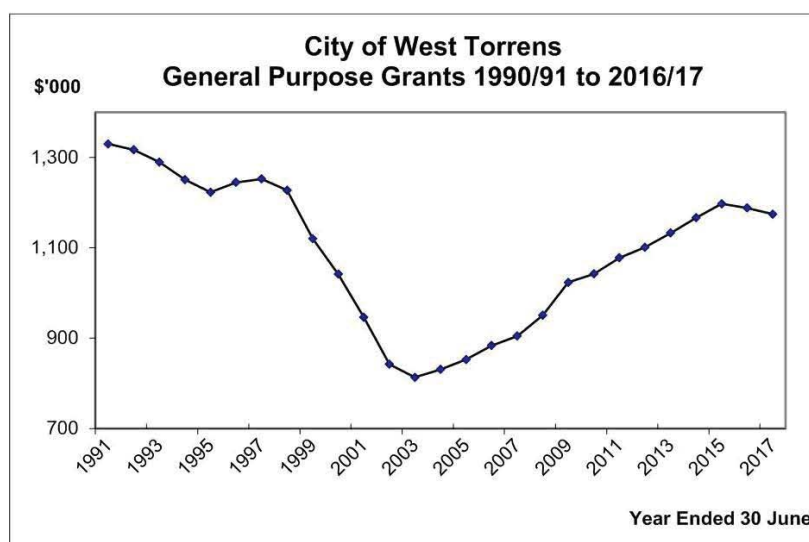
Budget and Annual Business Plan

Operational Budget

General Purpose Grant

The following table shows Council's general purpose grants from the South Australian Grants Commission since 1997/98. The decline reflects the impact of a methodology review by the Commission.

Year	Grant \$
1997/98	1,227,343
1998/99	1,120,333
1999/00	1,041,549
2000/01	945,960
2001/02	841,960
2002/03	812,887
2003/04	830,499
2004/05	852,368
2005/06	883,464
2006/07	904,395
2007/08	950,786
2008/09	1,023,275
2009/10	1,042,136
2010/11	1,077,916
2011/12	1,101,163
2012/13	1,132,555
2013/14	1,166,532
2014/15	1,197,284
2015/16	1,188,191
2016/17	1,174,563



Budget and Annual Business Plan

Operational Budget

User Charges

User charges can be distinguished from taxes because they can be avoided by a ratepayer's decision not to use the good or service in question. The basis for raising general rates from ratepayers is to pay for the goods and services that a local government provides to its community. However, there are certain goods and services that the Council provides which are available specifically to individuals or groups and for which a user charge is appropriate. Councils already have a number of user charges e.g. library charges, hall hire, tennis court hire, community centre fees, etc.

User charges can help to reduce the rate burden on ratepayers.

User charges budgeted in the 2017/18 financial year totals \$1,242,429 (or 1.9 per cent of all Council's income). They comprise the following:

	Budget 2016/17	Budget 2017/18	Variance
	\$	\$	\$
Waste Royalties / Lease Fees	177,757	164,314	-13,443
Hall and Theatre Hire / Rent	228,401	244,233	15,832
Library Income	40,000	40,000	0
Ovals Rents, Fees & Related	144,777	111,488	-33,289
Home Support Charges	139,300	135,000	-4,300
House Rent & Related	32,764	36,814	4,050
Sundry User Charges	522,358	510,580	-11,778
Total	1,285,357	1,242,429	-42,928

All user charges are reviewed annually by Council.

Statutory Charges

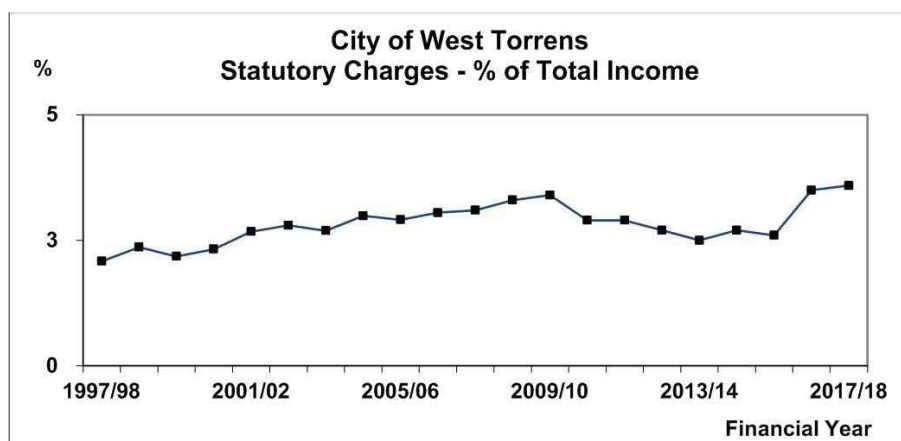
Statutory charges are substantially set by the State Government on regulatory services provided by local government, such as dog registration fees, building and planning fees, and parking fines. They comprise the following:

	Budget 2016/17	Budget 2017/18	Variance
	\$	\$	\$
Parking Income	1,045,000	1,100,000	55,000
Development Act Fees	650,000	670,000	20,000
Animal Control Income	289,980	299,900	9,920
Property Search Fees	110,000	115,000	5,000
Sundry Statutory Charges	104,600	108,200	3,600
Total	2,199,580	2,293,100	93,520

Budget and Annual Business Plan

Operational Budget

Statutory fees play an important role in enabling Council to provide a range of specific services and community facilities. However, these fees and charges make a relatively modest contribution to the overall budget. In the 2017/18 budget, statutory charges total \$2,293,100 or 3.6 per cent of all Council income (excluding capital revenues). The trend since 1997/98 has been as follows:

**Other Income**

Other income of the Council includes investment income, an insurance bonus and reimbursements, and comprises 1.7 per cent of all income budgeted in 2017/18 (excluding capital revenues).

	Budget 2016/17	Budget 2017/18	Variance
	\$	\$	\$
Investment & Related Income	444,000	349,000	-95,000
Reimbursement Income	247,345	233,206	-14,139
Insurance Bonus	302,227	300,000	-2,227
Sundry Income	211,073	210,500	-573
Total	1,204,645	1,092,706	-111,939

Loan Program 2017/18

Council's loan program for 2017/18 totals \$1,805,364 (\$2,691,909 in the 2016/17 original budget). The loan is to fund Lockleys catchment drainage

Budget and Annual Business Plan

Operational Budget

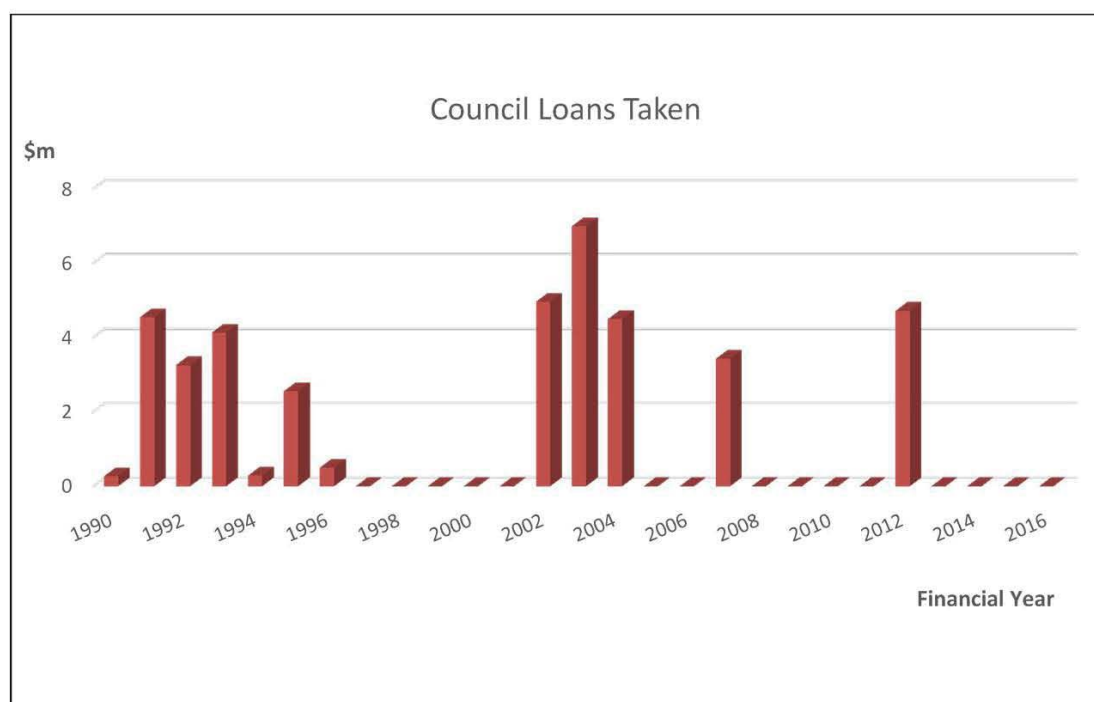
Historical Perspective on Loans

New loans taken by the Council since 1 July 1989, including those of both Thebarton and West Torrens Councils prior to amalgamation in 1997, are as follows:

Year Ended 30 June	Loans Taken		Year Ended 30 June	Loans Taken
1990	265,000		2004	4,497,337
1991	4,549,390		2005	0
1992	3,260,000		2006	0
1993	4,135,600		2007	3,430,000
1994	281,550		2008	0
1995	2,557,965		2009	0
1996	500,000		2010	0
1997	0		2011	0
1998	0		2012	4,721,455
1999	0		2013	0
2000	0		2014	0
2001	0		2015	0
2002	4,964,000		2016	0
2003	7,000,000		2017	0

Council has opted for some years now to use cash reserves, rather than borrow, given the margin between borrowing and investment interest rates, and this has progressively reduced its level of indebtedness.

Loans taken are shown graphically as follows:



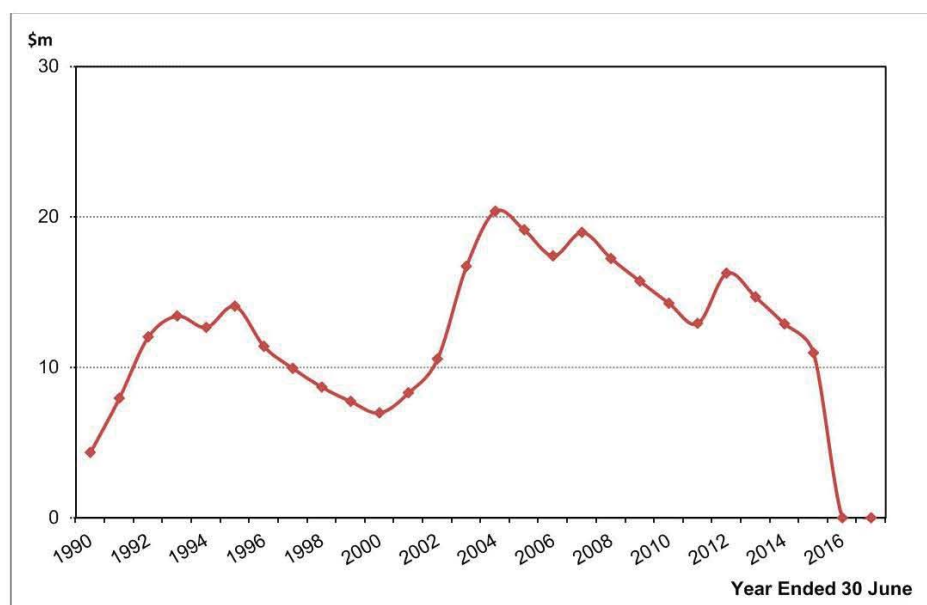
Budget and Annual Business Plan

Operational Budget

The indebtedness of the Council over the same period has been as follows:

Year ended 30 June	Loan Liability		Year ended 30 June	Loan Liability
1990	4,332,500		2004	20,374,509
1991	7,952,591		2005	19,129,976
1992	12,016,976		2006	17,411,955
1993	13,409,421		2007	18,969,367
1994	12,649,808		2008	17,236,975
1995	14,057,519		2009	15,723,125
1996	11,387,771		2010	14,264,992
1997	9,927,527		2011	12,913,277
1998	8,683,170		2012	16,252,653
1999	7,728,295		2013	14,672,077
2000	6,968,412		2014	12,878,229
2001	8,302,536		2015	10,966,005
2002	10,561,826		2016	0
2003	16,709,425		2017	0

This is shown graphically as follows:



Increased borrowings in the 1991 to 1993 period were largely due to the redevelopment of the Hilton Civic Centre and property acquisitions associated with the Hilton Shopping Centre site.

A sizeable reduction of Council's indebtedness in the 1995 to 2001 period occurred because Council elected to use cash reserves rather than borrowings to fund the budgeted loan program. This has resulted in interest and principal repayments being avoided.

Budget and Annual Business Plan

Operational Budget

More recent loans have been taken to finance redevelopment of the Hilton Library, drainage works, Sir Donald Bradman Drive drainage, and other upgrade and general works.

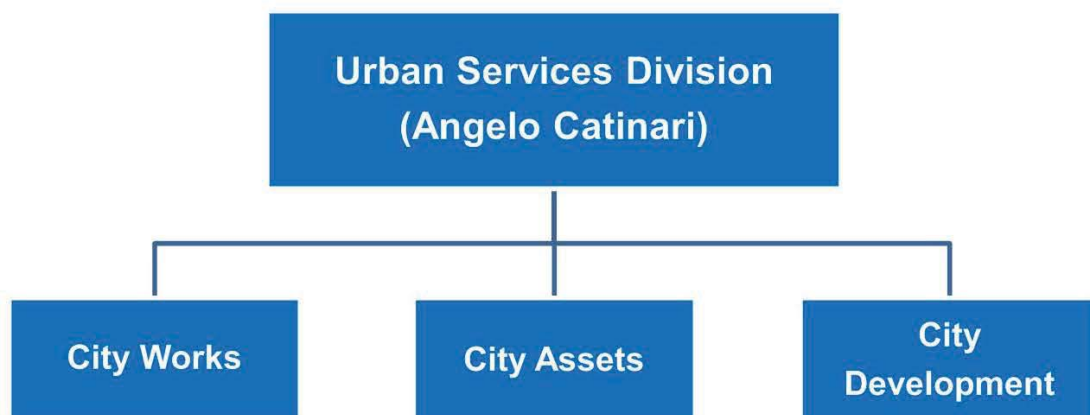
No loan liability in 2016 and 2017 reflects action taken to pay out loans using proceeds from the sale of St Martins.

Budget and Annual Business Plan

Operational Budget

Operational Budgets by Division

Urban Services Division



The Urban Services Division covers a range of service areas responsible for the city's infrastructure as well as the built and natural environment. The division is responsible for the provision of services and resources that enhance life in the city and it plans, manages and reviews the delivery of Council's works, infrastructure, property, land use and planning services.

The Urban Services Division comprises the following:

- City Works (including operational property management);
- City Assets (including strategic property management);
- Property Services (including Cummins House);
- City Development.

Urban Services Division

2017/18 Business Plan and Budget Statement

Objective(s)

Support Council with the provision of a range of urban services, which aim to maintain and improve the city's public infrastructure, amenity and built environment.

Key Activities 2017/18

Key activities include the following:

- Discharge functions and duties under the Development Act 1993 and the Development Regulations 2008;
- Civil construction and maintenance;
- Building and property administration, construction and maintenance;
- Asset management;
- Stormwater management;
- Horticultural services;
- Fleet management;
- Traffic management.

Performance Measures

Performance measures, both financial and non-financial, against which the Urban Services Division will be assessed, are:

- Legal planning obligations are met in an efficient and timely fashion, consistent with the planning framework and policies of the Council;
- Projects are completed on time, on budget and with quality outcomes;
- Stormwater flood mitigation measures are effective throughout the city and meet community expectations;
- Asset management plans are in place and support asset maintenance requirements of the city;
- Traffic management measures that demonstrate safety improvements while providing increased levels of community satisfaction;
- Asset maintenance is timely, cost effective, of a high quality and meets community expectations;
- Service frequencies that meet community expectations, including street sweeping and parks and landscape maintenance;
- High service levels are maintained and key performance indicators are met.

2017/18 Budget Highlights

1. Income

- Urban Services' income is budgeted to decrease by \$568,774 or 14.8 per cent to \$3,285,981;
- Roads to recovery funding of \$873,376 is budgeted in 2017/18, down from \$1,442,053 in 2016/17;
- Council's urban local road grant has been budgeted at \$611,490, based on the grant received for 2016/17 plus a CPI allowance (\$599,500 budgeted originally in 2016/17);

Budget and Annual Business Plan

Operational Budgets by Division

- Royalty payments and lease income associated with the waste transfer station have been decreased by \$13,443 or 7.6 per cent to \$164,314;
- Income from sporting facilities of \$111,488 has been budgeted (\$144,777 in 2016/17);
- Thebarton Theatre income of \$69,168 has been budgeted (\$68,682 in 2016/17);
- Property related reimbursements for utility and related charges (such as water and electricity) of \$191,006 have been budgeted (\$185,345 in 2016/17);
- City Works' income of \$115,000 has been budgeted (\$114,000 in 2016/17) which includes \$35,000 for maintaining selected highway medians on Sir Donald Bradman Drive, Airport Road and Henley Beach Road for the Department of Planning, Transport and Infrastructure;
- Development application fees of \$670,000 have been budgeted (up 3.1 per cent from \$650,000 in 2016/17), based on an anticipated increase in development application numbers;
- Property search fees have been budgeted at \$115,000, based on an increase over 2016/17 in property sales (up \$5,000 or 4.5 per cent on 2016/17).

2. Operational Expenditure

- Operational expenditure (excluding depreciation) has increased by \$331,204 or 1.9 per cent to \$17,984,794;
- Employment expenses have increased by \$299,573 or 3.0 per cent, to \$10,313,118;
- Street lighting expenditure of \$850,000 has been budgeted, which has significantly decreased from \$942,000 budgeted in 2016/17;
- Professional fees have decreased by \$17,500 or 2.9 per cent to \$583,500, to fund the following:
 - \$90,000 for support in City Development, including building surveying, traffic, arboricultural and heritage advice and services;
 - \$80,000 for specialist engineering advice;
 - \$75,000 for the Brown Hill Keswick Creek project (administrative fees contribution);
 - \$60,000 for various consultancy advice;
 - \$50,000 for Stormwater audit work to be undertaken;
 - \$45,000 for Lands Titles Office and topographical surveys;
 - \$30,000 for property and open space related activities, including design investigations and heritage assessments;
 - \$20,000 for the Kings Reserve open space plan - preliminary and detailed design / layout;
 - \$20,000 for the upgrade of median - Sir Donald Bradman Drive / Airport Road - preliminary and detailed design / layout;
 - \$20,000 for risk assessments, auditing and compliance projects and activities;
 - \$20,000 for tree survey works as part of Council's tree strategy and policy;
 - \$20,000 for transport strategy implementation (LATM works);
 - \$20,000 in property related fees;
 - \$20,000 for asset management development;
 - \$7,500 for minor city works fees;
 - \$6,000 for geotechnical testing.
- Depreciation costs have been budgeted to increase by \$315,577 or 3.1 per cent to \$10,346,627;

Budget and Annual Business Plan

Operational Budgets by Division

-
- Contract maintenance expenditure has increased by \$46,500 or 2.1 per cent to \$2,249,500 and includes:
 - \$733,000 for property and facilities related maintenance, servicing and cleaning;
 - \$522,000 for road and footpath maintenance;
 - \$270,000 for tree pruning;
 - \$230,000 for inspection, cleaning and maintaining the drainage network and stormwater pump stations;
 - \$180,000 for weed control;
 - \$108,000 in waste disposal costs, which includes illegally dumped rubbish;
 - \$85,000 for graffiti removal;
 - \$25,000 for irrigation and compliance testing;
 - \$11,000 in sundry expenditure.
 - Material costs for maintenance works have increased by \$15,500 or 1.7 per cent to \$930,500, and include:
 - \$215,000 for road maintenance and concrete material;
 - \$190,000 for the greening program (tree replacement, plantings and biodiversity WSUD plantings);
 - \$148,000 for line marking and signage.
 - Levies and charges have increased by \$36,000 or 53.7 per cent to \$103,000 following the introduction of a state government levy to fund implementation of the new PDI legislation;
 - Plant and equipment costs (excluding plant hire and depreciation) are budgeted to increase by \$10,000 or 1.5 per cent to \$684,350;
 - Water rates have been increased by \$3,923 or 0.6 per cent to \$645,041;
 - Sitting fees for independent members of the Development Assessment Panel of \$27,825 have been factored into the budget, based on allowances set by the SA Remuneration Tribunal.

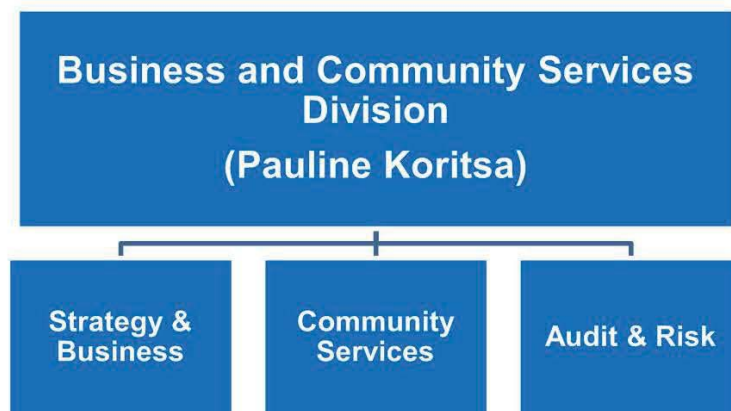
Budget and Annual Business Plan

Operational Budgets by Division

BUDGET 2017/18 URBAN SERVICES DIVISION OPERATIONAL EXPENDITURE & INCOME
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2016/17 BUDGET		DESCRIPTION	2017/18	VARIATION TO	
ORIGINAL	REVISED		BUDGET	2016/17	ORIGINAL
		Income			
765,000	802,887	Statutory Charges	790,000	25,000	3.3%
774,857	742,972	User Charges	733,109	(41,748)	-5.4%
2,077,053	2,889,065	Grants & Subsidies	1,520,366	(556,687)	-26.8%
207,845	209,033	Reimbursements	210,506	2,661	1.3%
30,000	235,354	Other Income	32,000	2,000	6.7%
3,854,755	4,879,311	Total Income	3,285,981	(568,774)	-14.8%
		<i>Less</i>			
		Operational Expenditure			
9,346,422	9,048,466	Staff Costs	9,633,037	286,615	3.1%
667,123	697,570	Staff Related Costs	680,081	12,958	1.9%
1,815,160	1,793,660	Buildings Furniture & Fittings	1,797,606	(17,554)	-1.0%
1,278,540	1,284,490	Plant & Equipment	1,307,894	29,354	2.3%
6,170	6,670	Computer Expenditure	6,177	7	0.1%
7,700,000	7,700,000	Community Assets	8,000,000	300,000	3.9%
1,605,829	1,910,858	General	1,533,510	(72,319)	-4.5%
1,036,825	937,445	Council Expenditure	1,001,258	(35,567)	-3.4%
2,203,000	2,572,909	Contract Expenditure	2,249,500	46,500	2.1%
915,000	815,000	Materials	930,500	15,500	1.7%
1,195,571	1,195,571	Occupancy & Property	1,276,858	81,287	6.8%
(85,000)	(88,541)	Internal - Expenditure Recovered	(85,000)	0	0.0%
27,684,640	27,874,098	Total Operational Costs	28,331,421	646,781	2.3%
(23,829,885)	(22,994,787)	Operational Surplus/(Deficit)	(25,045,440)	(1,215,555)	5.1%

Business and Community Services Division



The Business and Community Services Division is primarily responsible for governance and risk management, media and events, procurement, internal audit, strategic planning, the development of policy and the provision of services to the community as approved in Council's strategic directions and annual budget.

The Business and Community Services Division comprises the following:

- Strategy and Business;
- Community Services;
- Audit and Risk.

Business and Community Services Division 2017/18 Business Plan and Budget Statement

Objective(s)

- Influence the implementation of departmental strategies that are consistent with the aspirations and principles detailed in Council's Community Plan;
- Coordinate high level strategic land use planning policy, corporate planning and environmental services;
- Build stronger relationships and partnerships between Council, the community and state and other local governments, to build the social capital of the local community;
- Deliver responsive services that address health and wellbeing, and the social and educational needs of people of all ages;
- Promote reading by making it easy for people of all ages, cultures and interests to get into reading at all levels and provide free and easy access to information through community responsive library services;
- Deliver the provision of community based support and services for older people, people with disabilities and their carers, and other specifically funded (external and council) target groups;
- Achieve excellence in governance, internal audit, risk management and procurement;
- Deliver high quality media, communication, events and community engagement programs.

Key Activities 2017/18

Key divisional activities include:

- City Strategy, including the coordination of land use planning policy, corporate and strategic planning and performance of the Community Plan;
- Community Services, including the provision of centre and outside based programs and services to people of all ages, mobile and home library services, volunteer, community bus, children and youth programs, and aged support programs;
- Business Services, which includes procurement, internal audit, risk management, governance, media and events.

Performance Measures

Performance measures, both financial and non-financial, against which the Business and Community Services Division will be assessed, include:

- The degree to which Council implements policies, plans, programs, activities and procedures recommended by the division;
- Effective evaluation of progress on implementation of the Towards 2025 Community Plan, in partnership with other departments;
- The degree to which the organisation achieves the objectives and targets set in its key climate change adaptation programs;
- The performance of Council's aged services program against the independently assessed Commonwealth accreditation, validation and certification standards;
- Financial management of all programs within the budgets set and to the standards required by the funding bodies, including Council itself;
- Community participation in the summer festival program.

Budget and Annual Business Plan

Operational Budgets by Division

2017/18 Budget Highlights**1. Income**

- Divisional income is budgeted to decrease by \$37,167 or 2.9 per cent to \$1,250,703;
- Income from library users of \$51,300 has been budgeted (\$51,300 in 2016/17);
- A component of the library budget is externally funded by the state government, and represents 15.5 per cent of the total operational budget of the library. This funding was reduced in 2013/14, and is annually indexed from this lower amount, with the amount budgeted now \$3,839 or 0.9 per cent higher than that budgeted in 2016/17;
- User charges for the Commonwealth Home Support program (CHSP) have been decreased by \$15,300 or 12.2 per cent to \$110,000;
- CHSP grant income is expected to be \$468,744 (\$468,700 budgeted in 2016/17);
- Income of \$196,320 has been budgeted for Community Development, an increase of \$28,320 or 16.9 per cent (\$168,000 in 2016/17);
- Community Development income includes transport fees and charges of \$17,820, Thebarton Community Centre hire charges of \$150,000 (\$135,000 in 2016/17) and fees from Home Advantage Services of \$25,000.

2. Operational Expenditure

- Operational expenditure for the Business and Community Services Division is budgeted to increase by \$676,735 or 9.0 per cent to \$8,173,610;
- Employment expenses have increased by \$452,960 or 9.2 per cent, to \$5,365,134, an increase that includes allowance for three new positions in Community Development, all the subject of a Council resolution, being an Opal Program Officer, a Home Advantage Support Officer and a Community Development Officer;
- \$250,100 has been budgeted for professional fees, up \$6,100 or 2.5 per cent on what was funded in 2016/17. The budget amount includes:
 - \$67,000 for auditing support;
 - \$40,000 for the urban design framework;
 - \$30,000 for the urban open space plan;
 - \$25,000 to update the public health plan;
 - \$25,000 for regional collaboration on adaptation;
 - \$25,000 for regional economic alliance;
 - \$12,000 for the annual service fee for carbon and water monitoring;
 - \$10,000 for the emergency management plan;
 - \$10,000 for an external journalistic support on Talking Points (feature articles);
 - \$6,000 for the legislative review of Council by-laws.
- Community Development expenditure has increased by \$393,132 or 24.0 per cent to \$2,034,319 (\$1,641,187 in 2016/17) and this includes funding for:
 - The summer festival (music, movies and food in the park);
 - Community and celebratory activities and projects e.g. volunteer thank you Christmas lunch, community gardens, and walking and sewing groups;
 - Youth initiatives e.g. after school and school holiday activities, youth expo and Little Day Out events;
 - Community participation and engagement, including disability and volunteer expos, training and support, Anti-Poverty Week, Harmony Day and cultural evenings.

Budget and Annual Business Plan

Operational Budgets by Division

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- An amount of \$181,245 has been budgeted for contractors to provide home support for the aged and disabled - \$102,000 in Community Development and \$79,245 in CHSP (\$143,000 budgeted in 2016/17);
 - Partnership and community grants of \$282,630 are budgeted (\$261,328 in 2016/17);
 - Publications and printing costs of \$133,400 are proposed, including \$58,000 for Talking Points (up \$26,600 or 24.9 per cent);
 - Advertising and publicity costs of \$86,400 are budgeted, including \$56,400 for the Messenger column (\$94,000 budgeted in 2016/17).

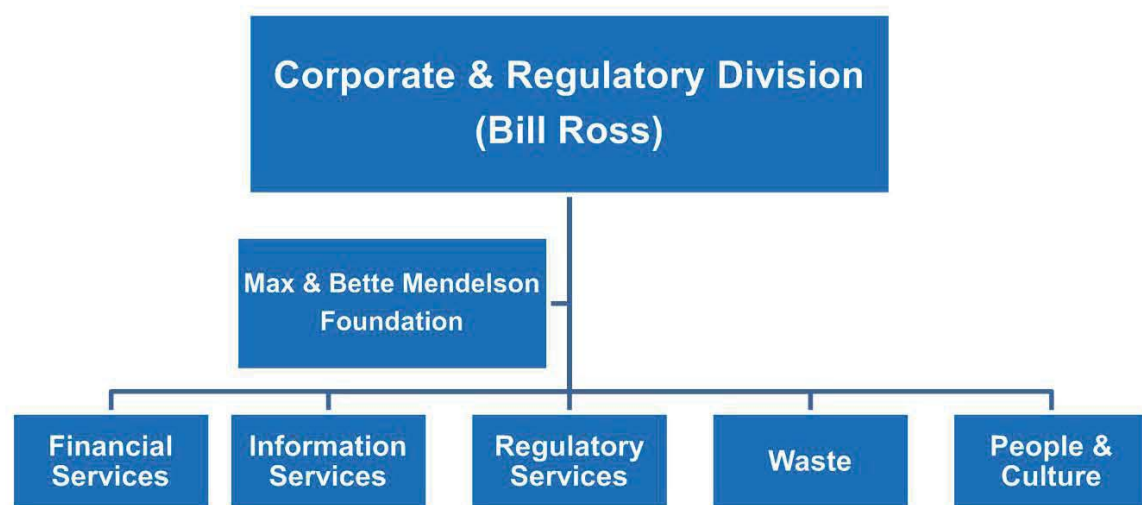
Budget and Annual Business Plan

Operational Budgets by Division

BUDGET 2017/18 BUSINESS & COMMUNITY SERVICES DIVISION OPERATIONAL EXPENDITURE & INCOME

2016/17 BUDGET		DESCRIPTION	2017/18	VARIATION TO	
ORIGINAL	REVISED		BUDGET	2016/17	ORIGINAL
		Income			
1,000	6,000	Statutory Charges	1,000	0	0.0%
372,600	380,326	User Charges	368,620	(3,980)	-1.1%
904,970	938,010	Grants & Subsidies	890,583	(14,387)	-1.6%
0	36,664	Reimbursements	0	0	N/A
9,300	24,332	Other Income	(9,500)	(18,800)	-202.2%
1,287,870	1,385,332	Total Income	1,250,703	(37,167)	-2.9%
		<i>Less</i>			
		Operational Expenditure			
4,610,488	4,615,338	Staff Costs	5,034,610	424,122	9.2%
301,686	328,255	Staff Related Costs	330,523	28,838	9.6%
165,710	184,410	Buildings Furniture & Fittings	168,232	2,522	1.5%
146,830	162,330	Plant & Equipment	152,589	5,759	3.9%
104,590	123,123	Computer Expenditure	149,281	44,691	42.7%
318,000	304,000	Community Assets	315,000	(3,000)	-0.9%
1,034,010	1,095,074	General	1,148,170	114,160	11.0%
2,400	2,400	Bank & Finance	2,400	0	0.0%
325,378	408,234	Council Expenditure	331,880	6,502	2.0%
148,200	222,416	Contract Expenditure	187,245	39,045	0.0%
30,000	30,000	Materials	32,200	2,200	7.3%
309,583	319,479	Occupancy & Property	321,479	11,896	3.8%
7,496,875	7,795,059	Total Operational Costs	8,173,610	676,735	9.0%
(6,209,005)	(6,409,727)	Operational Surplus/(Deficit)	(6,922,907)	(713,902)	11.5%

Corporate and Regulatory Division



The Corporate and Regulatory Division is responsible for the provision of a range of support services across Council and the provision of operational support to the Chief Executive Officer.

The Corporate and Regulatory Division comprises the following:

- The Mendelson Foundation;
- Financial Services;
- Information Services;
- Regulatory Services;
- Waste;
- People and Culture.

Corporate and Regulatory Division 2017/18 Business Plan and Budget Statement

Objective(s)

Support Council with the provision of corporate services, including financial, human resource management and information services, and deliver effective and efficient waste, environmental health, compliance, call centre services to the community.

Key Activities 2017/18

Key activities include the following:

- Finance;
- Human resource management;
- Counter and call centre services;
- Information technology (IT);
- Information management;
- Compliance and environmental health services;
- Waste management;
- Mendelson Foundation administration.

Performance Measures

Performance measures, both financial and non-financial, against which the Corporate and Regulatory Division will be assessed, are:

- The achievement of quality outcomes for the benefit of both Council and the West Torrens' community;
- City of West Torrens remains financially sustainable as an entity;
- The delivery of a high level of financial accountability;
- Compliance with all relevant legislation and regulations;
- High level support in human resource management is provided;
- Quality work health and safety outcomes are achieved;
- High standards of call centre service are maintained;
- A high level of IT network and application availability occurs;
- A policing presence is maintained within the community in parking administration, animal management and general compliance operations;
- Quality immunisation outcomes are achieved;
- Waste to landfill is reduced and recycling increased;
- Ongoing success is achieved with food waste recycling and illegal dumping programs;
- Prudent management of Mendelson Foundation investments occurs.

2017/18 Budget Highlights

1. Income

- Corporate and Regulatory income, which includes rates and rate equivalent payments, has increase by \$2,109,945 or 3.7 per cent, to \$59,225,061;

Budget and Annual Business Plan

Operational Budgets by Division

- Rates have been budgeted to increase by 2.2 per cent, based on the calculation that follows. This represents an increase in income from rates of \$1,645,715 over what was raised in 2016/17:

	\$
Rate Income 2016/17	47,904,285
Add Natural Growth at 1.2%	574,851
Sub Total	48,479,136
Add Rate Increase at 2.2%	1,070,864
Total	49,550,000

- Rate equivalent payments for Adelaide Airport have increased to \$5,180,000, based on growth of 1.0 per cent and a 2.2 per cent increase, as follows:

	\$
Net REP's in 2016/17	5,022,335
Add growth at 1.0%	50,223
Add increase at 2.2%	107,442
Total	5,180,000

- Income from investments has decreased by \$95,000 to \$349,000, based on an assessment of Council's future cash flow position;
- An amount of \$1.2 million is budgeted for Council's financial assistance grant in 2017/18;
- Parking and related fees are being increased by \$55,000 or 5.3 per cent to \$1,100,000, over what was originally budgeted in 2016/17;
- Dog registration and related fees are being increased by \$9,920 or 3.4 per cent to \$299,900, based on fees and charges adopted by Council;
- Environmental health income has increased by \$23,400 or 22.2 per cent to \$129,000, due to funding arrangements in undertaking the MenB immunisation program and increase in immunisations.

2. Operational Expenditure

- Operational costs for the Corporate and Regulatory Division have increased by \$866,163 or 6.1 per cent to \$15,080,447;
- Employment and related costs have increased by \$455,273 or 7.9 per cent, to \$6,240,715, with this increase including the costs associated with a WHS position being transferred to HR from the depot and a new IT position being added in support of mobility and customer service improvement initiatives;
- An amount of \$1,383,061 has been budgeted for the NRM levy, up \$122,925 or 9.8 per cent;
- The budget for rate rebates and remissions for 2017/18 totals \$795,000, an increase of \$75,000 or 10.4 per cent compared to the 2016/17 original budget;
- Valuation charges of the Valuer-General have been budgeted to increase by \$10,000 or 2.5 per cent to \$210,000;
- Bank and finance charges have been budgeted to decrease by \$3,000 or 2.0 per cent to \$148,500 over what was budgeted in 2016/17;
- No change to waste contract collection costs is anticipated in 2017/18, remaining at \$3,300,000;

Budget and Annual Business Plan

Operational Budgets by Division

- The collection budget amount of \$3,300,000 includes an allowance of \$539,000 for the following items (\$564,000 in 2016/17):

	\$
Hard waste	400,000
Hazardous waste collection	25,000
Mattresses	24,000
E-waste collection	10,000
Vouchers - 6 x 4 trailer	80,000
Total	539,000

- The hard waste collection budget is based on at-call arrangements being continued for the whole of the financial year;
- The hard waste collection budget has been reduced by \$14,000 or 3.4 per cent to \$400,000;
- Waste to landfill costs has increased by \$320,000 or 25.6 per cent to \$1,570,000, largely because of waste levy increases imposed by the state government;
- The IT software budget has decreased from \$800,000 to \$720,000;
- The professional fees budget has increased by \$22,680 or 12.7 per cent to \$201,350 and includes:
 - \$64,000 in HR related support, including the provision of pre-employment medicals, security checks, counselling support, WHS and workers compensation assistance and other professional HR support;
 - \$70,000 in debtor management and debt recovery support (offset by income recoveries);
 - \$32,900 for corporate management, software assistance and audit support, including statutory auditing (\$35,000 in 2016/17);
 - \$20,000 for IT support, including the audit of computer security arrangements (\$5,000 in 2016/17).
- Contractor expenses have decreased by \$21,325 or 19.9 per cent, to \$85,875, an amount that largely covers compliance support in animal management and parking, and immunisation administration support;
- Training and development costs have increased by \$7,090 or 6.2 per cent to \$122,090, an amount that includes corporate training and an ongoing focus in 2017/18 on building organisational capability through skill and knowledge development, performance management, customer service and information technology.

Budget and Annual Business Plan

Operational Budgets by Division

BUDGET 2017/18 CORPORATE & REGULATORY DIVISION OPERATIONAL EXPENDITURE & INCOME
--

2016/17 BUDGET		DESCRIPTION	2017/18	VARIATION TO	
ORIGINAL	REVISED		BUDGET	2016/17	ORIGINAL
Income					
53,325,136	53,490,990	Rates	55,453,061	2,127,925	4.0%
1,433,580	1,497,350	Statutory Charges	1,502,100	68,520	4.8%
137,900	120,900	User Charges	140,700	2,800	2.0%
1,200,000	1,174,883	Grants & Subsidies	1,204,000	4,000	0.3%
100,500	203,000	Reimbursements	88,200	(12,300)	-12.2%
918,000	1,159,756	Other Income	837,000	(81,000)	-8.8%
57,115,116	57,646,879	Total Income	59,225,061	2,109,945	3.7%
Operational Expenditure					
5,298,951	5,501,228	Staff Costs	5,725,403	426,452	8.0%
486,491	537,180	Staff Related Costs	515,312	28,821	5.9%
14,360	14,360	Buildings Furniture & Fittings	14,453	93	0.6%
116,300	119,700	Plant & Equipment	117,006	706	0.6%
1,091,100	1,149,725	Computer Expenditure	1,024,512	(66,588)	-6.1%
764,315	838,178	General	798,954	34,639	4.5%
151,500	151,500	Bank & Finance	148,500	(3,000)	-2.0%
1,575,780	1,584,103	Council Expenditure	1,713,341	137,561	8.7%
4,657,200	4,768,558	Contract Expenditure	4,955,875	298,675	6.4%
58,287	58,287	Occupancy & Property	67,091	8,804	15.1%
14,214,284	14,722,819	Total Operational Costs	15,080,447	866,163	6.1%
42,900,832	42,924,060	Operational Surplus/(Deficit)	44,144,614	1,243,782	2.9%

City Management Division



The City Management Division is responsible for the provision of a range of services to elected representatives, the community and the Council.

The City Management Division comprises the following:

- Elected Council;
- Office of the Mayor and CEO.

City Management Division 2017/18 Business Plan and Budget Statement

Objective(s)

The objectives of the City Management Division are to:

- Make responsible and informed decisions in the interests of the community;
- Manage Council operations and the provision of public services and facilities;
- Exercise, perform and discharge the powers, functions and duties of local government under the Local Government Act and other related legislation;
- Represent the interests of the West Torrens' community;
- Encourage and develop community initiatives in order to improve the quality of life for residents;
- Drive innovation and efficiency across the organisation through the lean thinking program;
- Promote and support economic development within the city.

Key Activities 2017/18

Key activities include the following:

- Office of the Mayor and CEO
- Business of the Elected Council;
- Delivery of continuous improvement and economic development initiatives.

Performance Measures

Performance measures, both financial and non-financial, against which the Office of the CEO and Council will be assessed, are:

- Compliance with legislative and good governance responsibilities and obligations;
- Observance of Council policy;
- Evidence of the Council working within a strategic planning framework;
- Proper discharge of powers, functions and duties under the Local Government Act and other related legislation;
- Evidence of timely and responsible decision making;
- Evidence that Council decisions are implemented without undue delay;
- Evidence of open, responsible and accountable government;
- Evidence that the assets and resources of the Council are properly managed and maintained;
- Evidence that an appropriate organisational structure for the Council is established and maintained;
- Attendance at Council meetings, workshops and community forums;
- Active representation of community interests;
- Positive feedback from the community;
- Positive media;
- Responsible management of Council services to the community;
- Unqualified audit report;
- Evidence of steps being taken in relation to sustainable development and the protection of the environment;
- Lean thinking program delivers meaningful and sustainable continuous improvement;
- Activities undertaken in support of economic development within the Council area.

Budget and Annual Business Plan

Operational Budgets by Division

2017/18 Budget Highlights**1. Income**

- Income of \$4,500 is budgeted in 2017/18 (\$4,000 in 2016/17).

2. Operational Expenditure

- Operational expenditure has increased by \$164,578 or 8.2 per cent to \$2,160,351;
- Employment costs have increased by \$156,243 or 17.1 per cent to \$1,069,333, an increase that includes the addition of a new administrative support position;
- Allowances for Elected Members of \$397,520 have been budgeted, based on those adopted by Council and increases anticipated in November 2017 (\$396,500 in 2016/17);
- Annual subscription payments have increased by \$2,200 or 2.2 per cent to \$103,500 to cover memberships that include the LGA, AMAC and the Murray Darling Association;
- The budget for 2017/18 includes a contribution of \$20,000 towards Mendelson Foundation scholarships (\$20,000 in 2016/17);
- Legal costs of Council are substantially budgeted in this business unit, and an amount of \$220,000 has been budgeted, \$5,000 less than the amount budgeted in 2016/17;
- Professional fees have been reduced by \$3,000 to \$54,000, with provision made for the support of continuous improvement programs and advice on property and other strategic initiatives.

Budget and Annual Business Plan

Operational Budgets by Division

<div style="border: 1px solid black; padding: 5px; text-align: center;"> BUDGET 2017/18 CITY MANAGEMENT DIVISION OPERATIONAL EXPENDITURE & INCOME </div>					
2016/17 BUDGET		DESCRIPTION	2017/18 BUDGET	VARIATION TO	
ORIGINAL	REVISED			2016/17 ORIGINAL	
		Income			
4,000	5,000	Reimbursements	4,500	500	12.5%
4,000	5,000	Total Income	4,500	500	12.5%
		<i>Less</i>			
		Operational Expenditure			
816,956	867,347	Staff Costs	950,631	133,675	16.4%
96,134	103,953	Staff Related Costs	118,702	22,568	23.5%
6,770	6,770	Buildings Furniture & Fittings	8,709	1,939	28.6%
18,100	18,100	Plant & Equipment	18,561	461	2.5%
1,930	1,930	Computer Expenditure	2,880	950	49.2%
631,185	636,074	General	633,945	2,760	0.4%
421,500	425,500	Council Expenditure	422,520	1,020	0.2%
3,198	8,198	Occupancy & Property	4,403	1,205	37.7%
1,995,773	2,067,872	Total Operational Costs	2,160,351	164,578	8.2%
(1,991,773)	(2,062,872)	Operational Surplus/(Deficit)	(2,155,851)	(164,078)	8.2%

Rating

Introduction

The City of West Torrens uses capital values as the basis for valuing land within its Council area, with valuations purchased from the Valuer-General on an annual basis and adopted by Council for its use. Council currently adopts a rate in the dollar to apply against each separate valuation to arrive at a property levy (rate).

This simple formula is adjusted by the application of a minimum rate set by Council each year to ensure that all property owners contribute to the cost of services and the maintenance of infrastructure that supports each property. It should be noted that a council cannot apply the minimum rate to more than 35 per cent of properties within its area.

Rate in the Dollar

To determine the amount of rates paid, and in order to share the costs, Council uses a formula that is based on property values as required under the Local Government Act. This formula divides the total amount the Council needs to raise from rates by the total value of all properties in the Council area:

$$\frac{\text{Total rate revenue required}}{\text{Total value of rateable properties}} = \text{rate in the dollar}$$

The determination of a rate in the dollar provides a mechanism to avoid a windfall gain from changes in property values.

The Amount of Rates Levied

Council uses the following formula to determine the amount of rates levied on each property.

Capital value of property multiplied by the rate in \$ = rate levied (subject to minimum rate).

Example 1 - Residential (based on previous year data)

Capital Value = \$400,000
 Rate in the Dollar = 0.00265938
 Minimum Rate = \$870.00
 Rates = Capital Value * Rate in the Dollar

Rates = \$400,000 * 0.00265938
 = \$1,063.75

As this amount is greater than the minimum rate, the rate applied by Council remains at \$1,063.75.

Example 2 - Residential with an Adjustment for the Minimum Rate

Capital Value = \$250,000
 Rate in the Dollar = 0.00265938
 Minimum Rate = \$870.00
 Rates = Capital Value * Rate in the Dollar

Rates = \$250,000 * 0.00265938 = \$664.85

Budget and Annual Business Plan

Rating

This is below the minimum rate (of \$870.00) and must therefore be adjusted:

$$\begin{aligned}\text{Rates} &= \$664.85 + \text{Adjustment} \\ &= \$664.85 + \$205.15 \\ &= \$870.00\end{aligned}$$

The rates are adjusted up by \$205.15 and set by Council at the minimum rate of \$870.00.

Council set the minimum rate on 26 per cent of all residential properties in 2016/17 and all were valued at less than \$328,000.

Rating Principles

There are five principles that apply to the imposition of taxes on communities. These principles are:

- Equity - taxpayers with the same income should pay the same tax (*horizontal equity*), while wealthier taxpayers pay more (*vertical equity*);
- Benefit - taxpayers should receive some benefits from paying tax, but not necessarily to the extent of the tax paid;
- Ability-to-pay - in levying taxes, the ability of the taxpayer to pay the tax must be taken into account;
- Efficiency - if a tax is designed to change consumers' behaviour and that behaviour changes, then the tax is efficient (eg: tobacco taxes). If the tax is designed to be neutral in its effect on taxpayers, but it changes that behaviour, then the tax is inefficient;
- Simplicity - the tax must be understandable, hard to avoid and easy to collect.

To some extent these principles are in conflict with each other. Governments must therefore strike a balance between the:

- Application of the principles;
- Policy objectives of taxation;
- Need to raise revenue;
- Effects of the tax on the community.

Council has considered each principle when reviewing the various rating options available.

Alternative Options

There are a number of alternative rating options available under the Local Government Act 1999, including:

- Capital versus site valuation;
- Differential rating;
- Rating without a minimum rate;
- Application and impact of the minimum rate;
- Impact of reducing the minimum rate;
- Fixed charges;
- Service rate or charge;
- Rate capping.

Capital Versus Site Valuation

Local government may adopt one of three valuation methodologies to value the properties in its area. They are:

- *Capital Value* (CV) – the value of the land and all the improvements on the land;
- *Site Value* (SV) – the value of the land and any improvements which permanently affect the amenity of use of the land, such as drainage works, but excluding the value of buildings and other improvements;
- *Annual Value* (AAV) – a valuation of the rental potential of the property.

Capital values have been adopted by Council as its valuation method for rating purposes because this is considered the fairest approach, based on the ability-to-pay principle, with the owners of higher value properties paying higher rates and the owners of lower value properties paying lower rates.

How might this work in practice?

Consider two adjoining properties in a particular council area. Property A is a quarter acre block with a four bedroom house, in ground pool and well developed garden. Property B is a quarter acre block with a three bedroom house and average garden. The following valuations might apply to the two properties:

	Property A	Property B
Capital Value	\$600,000	\$400,000
Site Value	\$200,000	\$200,000
Annual Value	\$36,000	\$30,000

What rates would be paid by the two property owners under the different valuations? Excluding minimum rates or a fixed charge, the tax burden would fall as follows:

- Under *Capital Value*, the owner of Property A would pay 50 per cent more than the owner of Property B;
- Under *Site Value*, the two property owners would pay the same;
- Under *Annual Value*, the owner of Property A would pay 20 per cent more than the owner of Property B.

Which is the fairer valuation system?

In the local government rating context, the high level assumption is that people with more expensive homes are better off than people with less expensive homes and that they have the capacity to shoulder more of the rate burden. However, rebate and remission provisions and the ability of councils to tailor payments and make other administrative arrangements, recognises that some ratepayers need special consideration.

Council is also mindful of the impact and implications of changing to an alternative valuation method.

Budget and Annual Business Plan

Rating

Differential Rating

The Local Government Act allows councils to differentiate rates based on the use of the land, the locality of the land, or the use and locality of the land. Definitions of the use of the land are prescribed by regulation and the current definitions are:

- Residential
- Commercial – Shops
- Commercial – Office
- Commercial – Other
- Industrial – Light
- Industrial – Other
- Primary Production
- Vacant Land
- Other

A significant majority of South Australian councils use differential rates.

West Torrens Council uses two different rates with expected income compared to last year being as follows:

Land Use	Budgeted Income 2016/17	Budgeted Income 2017/18
	\$m	\$m
Residential	31.09	32.33
Non-residential	16.56	17.22

In 2016/17 West Torrens Council had the third highest differential between residential and commercial / industrial properties in the metropolitan area, as follows:

Council	Commercial	Industrial
Playford	6.1	6.1
Charles Sturt	3.1	3.8
West Torrens	2.3	2.3
Unley	2.3	2.0
Pt Adelaide Enfield	2.2	2.2
Mitcham	2.1	2.1
Prospect	2.0	2.0
Marion	1.9	1.7
Holdfast Bay	1.6	1.6
Tea Tree Gully	1.5	1.5
Salisbury	1.5	1.5
Onkaparinga	1.4	1.4
Norwood, Payneham	1.2	1.2
Adelaide Hills	1.2	1.2
Burnside	1.0	1.0
Campbelltown	1.0	1.0
Average	2.0	2.0

Source: LGA Survey

Budget and Annual Business Plan

Rating

This differential is a measure of the extent to which the commercial and industrial rates in the dollar for each council exceed their rates for residential properties.

Charging a differential rate can be justified on the grounds that commercial and industrial users consume a greater proportion of council resources than residential properties, particularly in regard to the use of roads, traffic, parking, stormwater, etc.

The maintenance of city roads, bridges and kerbing infrastructure requires significant planning time and funding from Council. Heavy vehicle movements e.g. semi-trailers, trucks, vans and light commercial vehicles impact on the life of road infrastructure placing an increased burden on the community (ratepayers). Footpaths and walkways are another area, which require ongoing improvement and maintenance by Council, concentrating on high pedestrian traffic areas such as retail and commercial zones. In addition many of the studies and installations required for effective traffic management and control, result from heavy traffic load generated by commercial and industrial zones.

Commercial and industrial properties, because of large buildings and covered ground for car parking, generate a high percentage of the stormwater volume carried by the West Torrens drainage system. Businesses, and in particular industries, are also responsible for many of the gross pollutants that contaminate stormwater and degrade our environment. Council both maintains the stormwater drainage network and works with businesses to lessen the negative environmental effects of their activities.

A differential rating system provides Council with more tools to moderate large movements in valuations that occur periodically in the market.

Without a Minimum Rate

This system is based on the premise of a single rate in the dollar, with all properties paying a rate based directly on the capital value of the property.

The City of West Torrens has one of the lowest minimum rates in metropolitan Adelaide and it would be difficult to justify its removal. 93 per cent of minimum rated properties are flats or units, and a majority, possibly up to 80 per cent, are not owner-occupied.

Application and Impact of the Minimum Rate

The Local Government Act allows councils to impose a minimum rate, which must not apply to more than 35 per cent of rateable properties. Only one minimum rate can be imposed on two or more adjoining properties with the same owner. A minimum rate cannot be used in conjunction with a fixed charge.

The argument in favour of the minimum rate is that in terms of the benefits received by all ratepayers it is appropriate that every ratepayer make a minimum contribution to the cost of the services provided.

Fixed Charge

Under this system a fixed amount is first applied evenly against all ratepayers and the minimum rate is abolished. The only restriction under new Local Government Act provisions is that the rates generated by a fixed charge cannot exceed 50 per cent of all rates revenue raised.

Budget and Annual Business Plan

Rating

The fixed charge may be set at a level designed to ensure everyone pays a fair share of services, with the remaining amount of rate revenue based on the valuation of the property. The introduction of a fixed charge is not favoured as it benefits owners of higher valued property, arguably the more fortunate within our community, and its adverse impacts on large numbers of owners of lower valued property.

Service Rate or Charge

Council could apply a service rate, say \$150.00 for waste management, in addition to raising general rates. Unlike fixed charge arrangements, the minimum rate is not abolished and the rate can only be based on the nature of the service, the level of usage of the service or a combination of the two.

The introduction of a service rate or charge is not favoured because of its adverse impact on the owners of low valued property and the less fortunate within our community.

Rate Capping

Rate capping can be used by Council to limit the magnitude of any rate increase affecting any one ratepayer to a certain percentage in any one year.

Capping has its limitations, but can be used to moderate irregular rate increases brought about by irregular valuation movements. Initial valuations provided for 2017 by the Valuer-General indicate residential property value movements within the West Torrens Council area are as follows:

Suburb	No. of Assessments	Average CV	Increase / (Decrease) \$	Increase / (Decrease) %
Mile End South	12	397,083	35,000	9.7%
Thebarton	656	439,832	37,966	9.4%
Torrensville	1748	499,250	41,481	9.1%
Hilton	373	442,252	34,468	8.5%
Glenelg North	425	544,459	41,423	8.2%
Mile End	1968	494,887	37,311	8.2%
Lockleys	2275	592,015	43,793	8.0%
West Beach	748	584,452	42,494	7.8%
Novar Gardens	879	569,977	39,960	7.5%
Fulham	1141	544,473	36,661	7.2%
Keswick	343	389,810	26,042	7.2%
Netley	747	439,315	28,395	6.9%
Underdale	1007	478,443	30,698	6.9%
Glandore	516	517,384	31,925	6.6%
Richmond	1452	432,106	25,677	6.3%
Cowandilla	548	427,305	24,741	6.1%
North Plympton	1320	434,436	25,114	6.1%
Brooklyn Park	2059	413,369	21,316	5.4%

Budget and Annual Business Plan				Rating
Camden Park	1504	383,083	18,099	5.0%
Kurralta Park	1295	379,371	16,982	4.7%
Marleston	806	388,079	17,144	4.6%
Ashford	450	441,269	19,429	4.6%
Plympton	2201	398,553	17,364	4.6%
West Richmond	438	373,080	4,082	1.1%
Total	24,911	464,002	29,165	6.7%

Valuations increased by 6.7 per cent on average in 2017, ranging from an increase of 1.1 per cent in West Richmond to an increase of 9.7 per cent in Mile End South. Movements in prior years ranged from:

- An increase of 0.8 per cent in Ashford to an increase of 4.0 per cent in Torrensville (2016);
- An increase of 0.4 per cent in Hilton to an increase of 6.3 per cent in Glenelg North (2015);
- A reduction of 0.2 per cent in Keswick to an increase of 3.5 per cent in Richmond (2014).

Capping makes the tax system more complex and less understandable for ratepayers, and this has some effect on the *simplicity* principle. Rate capping has not enjoyed much favour in past years, probably because of the way it compromises the rating process and it is not proposed in 2017/18.

Postponement of Rates for Seniors

Rate postponement for seniors is now mandatory in certain circumstances following amendments to the Local Government Act 1999 and the Local Government (General) Regulations 1999. These changes mandate an entitlement to postponement where:

- The ratepayer holds a state seniors card or has an application pending where an entitlement exists;
- The property in question is the principal place of residence;
- The property is owned by the principal ratepayer or the principal ratepayer and their spouse.

This legislation is available at www.legislation.sa.gov.au. Information can be obtained about Council's administration of these provisions by contacting Council's Service Centre on 8416 6333 or by emailing csu@wtcc.sa.gov.au.

Rate postponement has been available to senior West Torrens Council residents since July 2007, but only three applications have been received, despite publicity about its availability. Other councils that offer policy support for the postponement of rates have likewise experienced few applications for support.

Rate Rebates and Remissions

Chapter 10 of the Local Government Act 1999 (the Act) provides Council with authority to grant the following:

Budget and Annual Business Plan

Rating

-
- Mandatory and discretionary rebates of rates to a person or body (Division 5, Sections 159 to 166 of the Act);
 - Rate remissions (Division 9, Section 182 of the Act).

Council policy [Rate Rebates and Remissions](#) clarifies requirements in the administration of these provisions. It is available on Council's web-site at www.westtorrens.sa.gov.au, or a copy can be obtained by contacting Council's Service Centre on 8416 6333 or by emailing csu@wtcc.sa.gov.au. It deals in detail with:

- Discretionary rebates, in particular what is taken into account in determining applications and rebate amounts;
- The approach taken in deciding vacant land rebates, including rebate amounts;
- Rate remissions available when Council is satisfied on the application of a ratepayer that payment would cause hardship;
- The approach taken in deciding mandatory rebates;
- How to go about applying for a rebate or remission.

Proposed Rate Model

The proposed rate model for 2017/18 is shown on the page following.

Budget and Annual Business Plan

Rating

Rate model yet to be prepared

Summary Financial Statements

Budget and Annual Business Plan

Summary Financial Statements

City of West Torrens

Statement of Comprehensive Income

for the year ended 30 June 2018

\$ '000	Original Budget 2016/17	Original Budget 2017/18
Income		
Rates Revenues	53,390	55,523
Statutory Charges	2,200	2,293
User Charges	1,285	1,242
Grants, Subsidies and Contributions	4,182	3,615
Investment Income	444	349
Reimbursements	217	213
Other Income	543	531
Net Gain - Equity Accounted Council Businesses	-	-
Total Income	62,261	63,766
Expenses		
Employee Costs	21,624	22,988
Materials, Contracts & Other Expenses	18,672	19,362
Depreciation, Amortisation & Impairment	10,941	11,245
Finance Costs	154	151
Total Expenses	51,391	53,746
Operating Surplus / (Deficit)	10,870	10,020
Asset Disposal & Fair Value Adjustments	-	-
Amounts Received Specifically for New or Upgraded Assets	-	3,625
Physical Resources Received Free of Charge	-	-
Net Surplus / (Deficit) ¹	10,870	13,645
Other Comprehensive Income		
<i>Amounts which will not be reclassified subsequently to operating result</i>		
Changes in Revaluation Surplus - I, PP&E	-	-
<i>Amounts which will be reclassified subsequently to operating result</i>		
Nil	-	-
Total Other Comprehensive Income	-	-
Total Comprehensive Income	10,870	13,645

¹ Transferred to Equity Statement**Statement of Comprehensive Income**

Budget and Annual Business Plan

Summary Financial Statements

City of West Torrens

Statement of Financial Position
as at 30 June 2018

\$ '000	Original Budget 2016/17	Original Budget 2017/18
ASSETS		
Current Assets		
Cash and Cash Equivalents	7,701	6,425
Trade & Other Receivables	2,124	2,124
Other Financial Assets	1,185	1,280
Inventories	11	11
Subtotal	11,021	9,840
Non-Current Assets Held for Sale	-	-
Total Current Assets	11,021	9,840
Non-Current Assets		
Infrastructure, Property, Plant & Equipment	570,323	631,889
Other Non-Current Assets	4,238	4,518
Total Non-Current Assets	574,561	636,407
TOTAL ASSETS	585,582	646,247
LIABILITIES		
Current Liabilities		
Trade & Other Payables	6,419	5,034
Borrowings	-	-
Provisions	2,004	3,902
Subtotal	8,423	8,936
Liabilities relating to Non-Current Assets Held for Sale	-	-
Total Current Liabilities	8,423	8,936
Non-Current Liabilities		
Borrowings	2,692	1,805
Provisions	433	300
Total Non-Current Liabilities	3,125	2,105
TOTAL LIABILITIES	11,548	11,041
Net Assets	574,034	635,206
EQUITY		
Accumulated Surplus	58,613	67,481
Asset Revaluation Reserves	500,073	546,856
Other Reserves	15,348	20,869
Total Council Equity	574,034	635,206

Budget and Annual Business Plan

Summary Financial Statements

City of West Torrens

Statement of Cash Flows

for the year ended 30 June 2018

\$ '000	Original Budget 2016/17	Original Budget 2017/18
Cash Flows from Operating Activities		
<u>Receipts</u>		
Rates Receipts	53,390	55,523
Statutory Charges	2,200	2,293
User Charges	1,285	1,242
Grants, Subsidies and Contributions (operating purpose)	4,182	3,615
Investment Receipts	444	349
Reimbursements	217	213
Other Receipts	543	531
<u>Payments</u>		
Payments to Employees	(21,624)	(22,895)
Payments for Materials, Contracts & Other Expenses	(18,613)	(19,362)
Finance Payments	(154)	(151)
Net Cash provided by (or used in) Operating Activities	21,871	21,358
Cash Flows from Investing Activities		
<u>Receipts</u>		
Amounts Received Specifically for New/Upgraded Assets	-	3,625
Sale of Replaced Assets	609	437
<u>Payments</u>		
Expenditure on Renewal/Replacement of Assets	(13,057)	(11,115)
Expenditure on New/Upgraded Assets	(11,699)	(16,123)
Net Cash provided by (or used in) Investing Activities	(24,147)	(23,176)
Cash Flows from Financing Activities		
<u>Receipts</u>		
Proceeds from Borrowings	2,692	1,805
<u>Payments</u>		
Repayments of Borrowings	-	-
Net Cash provided by (or used in) Financing Activities	2,692	1,805
Net Increase (Decrease) in Cash Held	416	(13)
plus: Cash & Cash Equivalents at beginning of period	7,286	6,438
Cash & Cash Equivalents at end of period	7,701	6,425
Total Cash, Cash Equivalents & Investments	7,701	6,425

Budget and Annual Business Plan

Summary Financial Statements

City of West Torrens

Statement of Changes in Equity
for the year ended 30 June 2018

\$ '000	Accumulated Surplus	Asset Revaluation Reserve	Other Reserves	Total Equity
Original Budget 2016/17				
Balance at the end of previous reporting period	58,822	511,652	4,269	574,743
a. Net Surplus / (Deficit) for Year	10,870	-	-	10,870
b. Other Comprehensive Income				
- Gain (Loss) on Revaluation of I,PP&E	-	(11,579)	-	(11,579)
Other Comprehensive Income	-	(11,579)	-	(11,579)
Total Comprehensive Income	10,870	(11,579)	-	(709)
c. Transfers between Reserves	(11,079)	-	11,079	-
Balance at the end of period	58,613	500,073	15,348	574,034
Original Budget 2017/18				
Balance at the end of previous reporting period	53,836	532,344	20,869	607,049
a. Net Surplus / (Deficit) for Year	13,645	-	-	13,645
b. Other Comprehensive Income				
- Gain (Loss) on Revaluation of I,PP&E	-	14,512	-	14,512
Other Comprehensive Income	-	14,512	-	14,512
Total Comprehensive Income	13,645	14,512	-	28,157
c. Transfers between Reserves	-	-	-	-
Balance at the end of period	67,481	546,856	20,869	635,206

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City of West Torrens

Financial Indicators

for the year ended 30 June 2018

	Original Budget 2016/17	Original Budget 2017/18
\$ '000		

These Financial Indicators have been calculated in accordance with *Information paper 9 - Local Government Financial Indicators* prepared as part of the LGA Financial Sustainability Program for the Local Government Association of South Australia.

1. Operating Surplus Ratio

Operating Surplus

Total Operating Revenue

21%

16%

This ratio expresses the operating surplus as a percentage of total operating revenue.

1a. Adjusted Operating Surplus Ratio

In recent years the Federal Government has made advance payments prior to 30th June from future year allocations of financial assistance grants, as explained in Note 1. The Adjusted Operating Surplus Ratio adjusts for the resulting distortion in the disclosed operating result for each year.

21%

16%

2. Net Financial Liabilities Ratio

Net Financial Liabilities

Total Operating Revenue

1%

2%

Net Financial Liabilities are defined as total liabilities less financial assets (excluding equity accounted investments in Council businesses). These are expressed as a percentage of total operating revenue.

3. Asset Sustainability Ratio

Net Asset Renewals

Infrastructure & Asset Management Plan required expenditure

106%

102%

Net asset renewals expenditure is defined as net capital expenditure on the renewal and replacement of existing assets, and excludes new capital expenditure on the acquisition of additional assets.

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City of West Torrens

Uniform Presentation of Finances

for the year ended 30 June 2018

	Original Budget 2016/17	Original Budget 2017/18
\$ '000		
<p>The following is a high level summary of both operating and capital investment activities of the Council prepared on a simplified Uniform Presentation Framework basis.</p> <p>All Councils in South Australia have agreed to summarise annual budgets and long-term financial plans on the same basis.</p> <p>The arrangements ensure that all Councils provide a common 'core' of financial information, which enables meaningful comparisons of each Council's finances.</p>		
Income	62,261	63,766
less Expenses	(51,391)	(53,746)
Operating Surplus / (Deficit)	10,870	10,020
less Net Outlays on Existing Assets		
Capital Expenditure on Renewal and Replacement of Existing Assets	13,057	11,115
less Depreciation, Amortisation and Impairment	(10,941)	(11,245)
less Proceeds from Sale of Replaced Assets	(609)	(437)
Subtotal	1,506	(567)
less Net Outlays on New and Upgraded Assets		
Capital Expenditure on New and Upgraded Assets (including Investment Property & Real Estate Developments)	11,699	16,123
less Amounts Received Specifically for New and Upgraded Assets	-	(3,625)
Subtotal	11,699	12,498
Net Lending / (Borrowing) for Financial Year	(2,336)	(1,911)

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City of West Torrens
KEY ASSUMPTIONS
Forward Estimates for 10 years to 2026/27

Income

Rate Increase 2017/18	2.2%	+ growth
REP Increase 2017/18	2.2%	
Rate Growth - 2017/18	1.20%	
REP Growth - 2017/18	1.00%	
Rate Increases 2018/19	2.6%	+ growth in all years
Rate Growth - All Other Years	1.2%	
REP Increases 2018/19	2.6%	Same as rate increases
Rate Equivalent Growth	1.0%	Cumulative increase
Rate Increases from 2019/20	2.7%	+ growth in all years
Revenue Growth - Parking	2.0%	
Revenue Growth - Animals	2.0%	
Revenue Growth - Dev Apps	2.0%	
Revenue Growth - Waste	2.0%	
W/Comp Refund	1.5%	
Revenue Growth - Other	2.0%	Other - cumulative increase
NRM Levy from 2018/19	5.0%	
Roads to Recovery	-	Funding to continue until 2018/19

Capital Expenditure

Plant, Furniture & Equip	2.0%	Cumulative increase
Building Expenditure	-	Based on asset management plan
Asset Sale Development	-	
Building Escalation	1.5%	Cumulative increase thereafter

Capital Works Expenditure

Brown Hill / Keswick Drnge	-	Based on 49% of 50% of the cost split over 20 years
Brown Hill / Keswick Drnge	1.5%	Cumulative increase
Road Reseal / Maintenance	-	To match AM Plan over 10 years
Footpath Constrn / Recon	-	To match AM Plan over 10 years
Kerb & Gutter	-	To match AM Plan over 10 years
Grant Funded Works	-	Indexed to match grant income
Roads to Recovery	-	Funding to conclude in 2018/19.
Drainage Loan	-	\$3.52 million pa from 2018/19 indexed
Local Drainage Works	1.5%	\$570,000 from 2017/18 indexed

Expenditure - Operational & Maintenance

Wages Growth	6.3%	Based on proposed budget 2017/18
Wages Growth	3.5%	Based on expectation - 2018/19 to 2019/20
Wages Growth	3.5%	Based on expectation - from 2020/21
Waste Contract - Solo	2.0%	Fuel impact + extra services
Waste Disposal 2018/19	10.5%	Includes allowance for solid waste levy
Waste Disposal Otherwise	3.0%	Allowance for modest levy increases
Contract Works	2.0%	
Works Materials	2.0%	
Other Finance Charges	1.7%	Includes banking charges
Depreciation - Buildings	3.0%	Allowance for new assets
Depreciation - Infrastructure	3.1%	Allowance made for new assets
Depreciation Other	2.0%	
Plant Costs	2.0%	
Computer Expenses	1.5%	
Computer Licensing	1.5%	
General Insurance Premium	1.5%	Competitive market
Professional Fees	1.5%	
Street Lighting	2.5%	
Property Costs	4.0%	Utility cost pressures
Other Operating Costs	1.5%	

Sundry

\$m

Asset Sales	0.00	
Debenture Loan Interest Rates	4.75%	From 2017/18
	5.25%	From 2022/23

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Ten Year Financial Plan

City of West Torrens
SUMMARY – ACTUAL & PROJECTED
Forward Estimates for 10 years to 2026/27

ACTIVITIES	NOTE	BUDGET 2016/17		BUDGET 2017/18		ESTIMATES	ESTIMATES	ESTIMATES	ESTIMATES	ESTIMATES	ESTIMATES	ESTIMATES	ESTIMATES	ESTIMATES
		ORIGINAL	REVISED	ORIGINAL	REVISED	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
OPERATING														
Receipts	1	62,261,741	64,074,031	67,391,245	67,391,245	65,606,707	67,582,455	70,093,649	72,694,584	75,401,728	78,206,149	81,124,824	84,148,928	87,297,882
Payments	2	40,016,037	41,082,213	42,028,832	42,028,832	43,482,861	44,895,818	46,346,365	47,835,559	49,364,484	50,949,160	52,575,665	54,245,119	55,958,668
Net Operating		22,245,704	22,991,818	25,362,413	25,362,413	22,123,846	22,686,637	23,747,284	24,859,025	26,037,244	27,256,990	28,549,159	29,903,809	31,339,214
FINANCING														
Principal Receipts - Loan		0	0	1,805,364	1,805,364	2,791,233	2,842,308	2,894,335	2,947,329	3,001,310	3,056,296	3,112,306	3,169,359	3,227,476
Principal Receipts - Overdraft		0	0	0	0	0	0	0	0	0	0	0	0	0
Principal Payments		0	0	0	0	84,891	220,220	364,454	518,068	681,557	850,098	1,029,923	1,221,671	1,426,014
Net Financing		0	0	1,805,364	1,805,364	2,706,341	2,622,089	2,529,880	2,429,261	2,319,753	2,206,198	2,082,383	1,947,689	1,801,462
OTHER														
Asset Sales		0	0	0	0	0	0	0	0	0	0	0	0	0
Receipts - Other		0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditure	3	24,147,016	39,383,178	26,800,713	26,800,713	24,213,595	24,828,445	25,580,304	25,883,085	26,858,232	27,235,825	27,387,827	28,682,612	29,803,642
Net Unspent Funds		0	12,000,000	0	0	0	0	0	0	0	0	0	0	0
Payments - Other		375,000	375,000	380,000	380,000	393,300	407,065	421,313	436,059	451,321	467,117	483,466	500,387	517,901
Net Other		-24,522,016	-27,758,178	-27,180,713	-27,180,713	-24,606,895	-25,235,510	-26,001,617	-26,319,144	-27,309,552	-27,702,942	-27,871,293	-29,182,999	-30,321,543
NET INCREASE/(DECREASE)														
IN CASH		-2,276,313	-4,766,360	-12,936	-12,936	223,293	73,216	275,548	969,142	1,047,445	1,760,246	2,760,249	2,668,499	2,819,133
Add														
OPENING CASH		8,138,321	19,021,187	14,254,827	14,254,827	14,241,891	14,465,184	14,538,399	14,813,947	15,783,089	16,830,534	18,590,780	21,351,029	24,019,527
CLOSING CASH														
		5,862,008	14,254,827	14,241,891	14,241,891	14,465,184	14,538,399	14,813,947	15,783,089	16,830,534	18,590,780	21,351,029	24,019,527	26,838,661
CASH RESERVES:														
Committed		24,179,257	39,814,949	39,907,346	39,907,346	40,075,071	40,241,069	40,420,400	41,435,685	42,410,689	44,160,205	46,924,293	49,687,377	52,465,705
Less Used		18,345,078	25,627,738	25,677,738	25,677,738	25,627,739	25,627,739	25,627,739	25,627,739	25,627,739	25,627,739	25,627,739	25,627,739	25,627,739
Net Cash Reserves		5,834,178	14,187,211	14,229,608	14,229,608	14,447,332	14,613,330	14,792,661	15,807,946	16,782,950	18,532,466	21,296,554	24,059,638	26,837,966
SURPLUS/(DEFICIT)														
		27,830	67,615	12,283	12,283	17,852	-74,931	21,286	-24,857	47,584	58,313	54,475	-40,111	695

Budget and Annual Business Plan

Ten Year Financial Plan

Budget and Annual Business Plan

Ten Year Financial Plan

NOTE 1
City of West Torrens
REVENUE PROJECTIONS
Forward Estimates for 10 years to 2026/27

DESCRIPTION	BUDGET 2016/17 ORIGINAL	BUDGET 2016/17 REVISED	BUDGET 2017/18 ORIGINAL	BUDGET 2017/18 REVISED	ESTIMATES 2018/19	ESTIMATES 2019/20	ESTIMATES 2020/21	ESTIMATES 2021/22	ESTIMATES 2022/23	ESTIMATES 2023/24	ESTIMATES 2024/25	ESTIMATES 2025/26	ESTIMATES 2026/27
Rates													
Rate Revenue	48,370,136	48,533,655	50,343,061	50,343,061	52,286,688	54,357,600	56,509,892	58,748,449	61,075,016	63,494,828	66,009,821	68,625,604	71,344,326
Rate Equivalent Payments	5,020,000	5,022,335	5,180,000	5,180,000	5,367,827	5,567,886	5,775,401	5,990,650	6,213,922	6,445,514	6,685,739	6,934,916	7,193,381
Statutory Charges													
Development Act Fees	650,000	679,272	670,000	670,000	683,400	697,068	711,009	725,230	739,734	754,529	769,619	785,012	800,712
Parking Fines	1,076,000	1,137,714	1,131,000	1,131,000	1,153,620	1,176,692	1,200,226	1,224,231	1,248,715	1,273,690	1,299,163	1,325,147	1,351,650
Dog Fees & Fines	289,980	299,980	299,900	299,900	305,898	312,016	318,256	324,621	331,114	337,736	344,491	351,381	358,408
Other	183,600	189,271	192,200	192,200	196,044	199,965	203,964	208,043	212,204	216,448	220,777	225,193	229,697
User Charges													
Waste Income	177,757	172,617	164,314	164,314	167,600	170,952	174,371	177,859	181,416	185,044	188,745	192,520	196,370
Other	1,107,600	1,071,581	1,078,115	1,078,115	1,099,677	1,121,671	1,144,104	1,166,986	1,190,326	1,214,133	1,238,415	1,263,184	1,288,447
Grants & Subsidies													
FA Grant	1,200,000	1,174,883	1,204,000	1,204,000	1,228,080	1,252,642	1,277,694	1,303,248	1,329,313	1,355,900	1,383,018	1,410,678	1,438,891
UL Road Grants	599,500	592,045	611,490	611,490	623,720	636,194	648,918	661,896	675,134	688,637	702,410	716,458	730,787
Special Road Funding	0	1,250,000	0	0	0	0	0	0	0	0	0	0	0
Roads to Recovery	1,442,053	1,009,004	873,376	873,376	436,688	0	0	0	0	0	0	0	0
Drainage	0	0	0	0	0	0	0	0	0	0	0	0	0
Home Assist	468,700	468,700	468,744	468,744	478,119	487,681	497,435	507,384	517,531	527,882	538,440	549,208	560,192
Library	416,500	416,500	420,339	420,339	428,746	437,321	446,067	454,988	464,088	473,370	482,837	492,494	502,344
Other	55,270	90,826	37,000	37,000	37,740	38,495	39,265	40,050	40,851	41,668	42,501	43,351	44,218
Other Income													
Investment Income	444,000	504,000	349,000	349,000	355,980	355,980	363,100	363,100	370,362	370,362	377,769	377,769	385,324
Reimbursements	247,345	388,697	233,206	233,206	237,870	242,628	247,480	252,430	257,478	262,628	267,880	273,238	278,703
Insurance Premium Refund	320,000	320,000	340,000	340,000	345,100	350,277	355,531	360,864	366,277	371,771	377,347	383,007	390,668
Profit/(Loss) on Sale	0	0	0	0	0	0	0	0	0	0	0	0	0
Sundry	193,300	595,442	170,500	170,500	173,910	177,388	180,936	184,555	188,246	192,011	195,851	199,768	203,763
Sub Total	62,261,741	63,916,522	63,766,245	63,766,245	65,606,707	67,582,455	70,093,649	72,694,584	75,401,728	78,206,149	81,124,824	84,148,928	87,297,882
Less Profit/(Loss) on Sale	0	0	0	0	0	0	0	0	0	0	0	0	0
Add Capital Income	0	157,509	3,625,000	3,625,000	0	0	0	0	0	0	0	0	0
TOTAL	62,261,741	64,074,031	67,391,245	67,391,245	65,606,707	67,582,455	70,093,649	72,694,584	75,401,728	78,206,149	81,124,824	84,148,928	87,297,882

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Ten Year Financial Plan

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NOTE 2
City of West Torrens
OPERATIONAL & MAINTENANCE EXPENDITURE PROJECTIONS
Forward Estimates for 10 years to 2026/27

DESCRIPTION	BUDGET 2016/17 ORIGINAL	BUDGET 2016/17 REVISED	BUDGET 2017/18 ORIGINAL	BUDGET 2017/18 REVISED	ESTIMATES 2018/19	ESTIMATES 2019/20	ESTIMATES 2020/21	ESTIMATES 2021/22	ESTIMATES 2022/23	ESTIMATES 2023/24	ESTIMATES 2024/25	ESTIMATES 2025/26	ESTIMATES 2026/27
Employee Costs													
Other Employee Costs	21,624,251	21,699,337	22,988,300	22,988,300	23,792,891	24,625,642	25,487,539	26,379,603	27,302,889	28,258,490	29,247,537	30,271,201	31,330,693
Contractual Services													
Waste Management - Solo	3,300,000	3,250,000	3,300,000	3,300,000	3,366,000	3,433,320	3,501,986	3,572,026	3,643,467	3,716,336	3,790,663	3,866,476	3,943,805
Waste Management - Disposal	1,358,000	1,508,000	1,678,000	1,678,000	1,854,190	1,909,816	1,967,110	2,026,123	2,086,907	2,149,514	2,214,000	2,280,420	2,348,832
Other Contract	2,350,400	2,805,883	2,414,620	2,414,620	2,462,912	2,512,171	2,562,414	2,613,662	2,665,936	2,719,254	2,773,639	2,829,112	2,885,694
Materials													
Materials	945,000	845,000	962,700	962,700	981,954	1,001,593	1,021,625	1,042,057	1,062,899	1,084,157	1,105,840	1,127,956	1,150,516
Finance Charges													
Interest	0	0	0	0	84,759	211,722	334,578	452,945	566,416	689,467	806,577	917,205	1,020,780
Other Finance Charges	153,900	153,900	150,900	150,900	153,465	156,074	158,727	161,426	164,170	166,961	169,799	172,686	175,622
Depreciation													
Buildings	1,682,190	1,682,190	1,650,000	1,650,000	1,699,500	1,750,485	1,803,000	1,857,090	1,912,802	1,970,186	2,029,292	2,090,171	2,152,876
Plant, Furniture & Equipment	1,241,300	1,257,400	1,280,000	1,280,000	1,305,600	1,331,712	1,358,346	1,385,513	1,413,223	1,441,488	1,470,318	1,499,724	1,529,718
Library Resources	318,000	304,000	315,000	315,000	321,300	327,726	334,281	340,966	347,785	354,741	361,836	369,073	376,454
Infrastructure	7,700,000	7,700,000	8,000,000	8,000,000	8,250,488	8,508,819	8,775,239	9,050,000	9,333,365	9,625,602	9,926,989	10,237,813	10,558,369
Other Expenses													
Plant Related	730,770	755,620	736,050	736,050	750,771	765,786	781,102	796,724	812,659	828,912	845,490	862,400	879,648
Computer Maint & Support	901,400	987,158	882,850	882,850	896,093	909,534	923,177	937,025	951,080	965,346	979,827	994,524	1,009,442
General Insurance Premium	833,577	753,444	777,302	777,302	788,962	800,796	812,808	825,000	837,375	849,936	862,685	875,625	888,759
Professional Fees	1,305,670	1,815,171	1,308,950	1,308,950	1,328,584	1,348,513	1,368,741	1,389,272	1,410,111	1,431,263	1,452,731	1,474,522	1,496,640
Street Lighting	942,000	816,000	850,000	850,000	871,250	893,031	915,357	938,241	961,697	985,739	1,010,383	1,035,642	1,061,534
Rates, Power & Property	1,566,639	1,581,535	1,669,831	1,669,831	1,736,624	1,806,089	1,878,333	1,953,466	2,031,605	2,112,869	2,197,384	2,285,279	2,376,690
NRM Levy	1,260,136	1,260,136	1,383,061	1,383,061	1,453,684	1,526,368	1,602,687	1,682,821	1,766,962	1,855,310	1,948,076	2,045,479	2,147,753
General Operating Costs	3,178,339	3,285,074	3,398,265	3,398,265	3,449,239	3,500,978	3,553,492	3,606,795	3,660,897	3,715,810	3,771,547	3,828,120	3,885,542
Sub Total	51,391,572	52,459,848	53,745,829	53,745,829	55,548,266	57,320,175	59,140,542	61,010,755	62,932,244	64,921,382	66,964,611	69,063,429	71,219,369
Less Depreciation	10,941,490	10,943,590	11,245,000	11,245,000	11,576,888	11,918,742	12,270,865	12,633,569	13,007,176	13,392,017	13,788,434	14,196,780	14,617,417
Leave Provisions	434,045	434,045	471,997	471,997	488,517	505,615	523,312	541,627	560,584	580,205	600,512	621,530	643,283
TOTAL	40,016,037	41,082,213	42,028,832	42,028,832	43,482,861	44,895,818	46,346,365	47,835,559	49,364,484	50,949,160	52,575,665	54,245,119	55,958,668

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NOTE 3
City of West Torrens
CAPITAL EXPENDITURE PROJECTIONS
Forward Estimates for 10 years to 2026/27

ACTIVITIES	BUDGET 2016/17		BUDGET 2017/18		ESTIMATES	ESTIMATES	ESTIMATES	ESTIMATES	ESTIMATES	ESTIMATES	ESTIMATES	ESTIMATES	ESTIMATES
	ORIGINAL	REVISED	ORIGINAL	REVISED	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Road Program													
Reseal / Maintenance	1,809,877	1,809,877	2,022,247	2,022,247	2,190,169	2,372,034	2,569,001	2,782,324	3,013,360	3,263,581	3,534,580	3,828,081	4,145,954
Reconstruction - Renewal	2,693,249	2,790,995	2,675,626	2,675,626	2,702,382	2,729,406	2,756,700	2,784,267	2,812,110	2,840,231	2,868,633	2,897,320	2,926,293
Reconstruction - Upgrade	1,753,750	3,269,516	1,762,510	1,762,510	1,784,116	1,806,043	1,828,297	1,850,883	1,873,807	1,897,074	1,920,691	1,944,663	1,968,998
Roads to Recovery	1,442,053	1,009,004	873,376	873,376	436,688	0	0	0	0	0	0	0	0
Kerb & Gutter	3,654,539	3,654,539	3,490,869	3,490,869	3,436,737	3,383,445	3,330,979	3,279,327	3,228,475	3,178,412	3,129,126	3,080,603	3,032,834
ULRG included Above	-599,500	-592,045	-611,490	-611,490	-623,720	-636,194	-648,918	-661,896	-675,134	-688,637	-702,410	-716,458	-730,787
Footpath / Bikeway Program													
Reconstruction	239,508	261,330	168,056	168,056	197,964	233,194	274,693	323,578	381,163	448,995	528,899	623,023	733,898
Construction	237,851	237,854	197,861	197,861	259,523	340,401	446,483	585,626	768,131	1,007,513	1,321,495	1,733,328	2,273,504
Drainage Program													
Local Drainage Works	2,867,000	4,857,024	2,555,900	2,555,900	2,604,168	2,653,359	2,703,490	2,754,579	2,806,646	2,859,709	2,913,786	2,968,899	3,025,067
Brown Hill / Keswick Drainage	581,000	81,000	0	0	949,762	964,008	978,468	993,145	1,008,042	1,023,163	1,038,511	1,054,088	1,069,900
Other Capital Works													
Other Works	5,340,000	7,251,022	5,726,900	5,726,900	5,927,342	6,509,798	6,737,641	7,273,459	7,528,030	7,941,511	8,219,464	8,507,145	8,404,895
Building Program													
Land & Buildings	4,080,000	8,157,491	7,930,000	7,930,000	4,310,000	4,449,192	4,599,148	3,972,266	4,200,528	3,612,248	2,814,250	3,031,874	3,266,326
Asset Sale Developments	0	6,485,370	0	0	0	0	0	0	0	0	0	0	0
Other Capital Expenditure													
Plant, Furn & Equipment	1,515,500	1,935,927	1,400,870	1,400,870	1,428,887	1,457,465	1,486,614	1,516,347	1,546,674	1,577,607	1,609,159	1,641,342	1,674,169
Library Resources	299,310	319,885	322,702	322,702	329,156	329,156	335,739	335,739	342,454	342,454	349,303	349,303	356,289
Total Capital Expenditure	25,914,137	41,528,789	28,515,427	28,515,427	25,933,174	26,591,307	27,398,337	27,789,644	28,834,285	29,303,861	29,545,488	30,943,212	32,147,338
Less Overheads	1,767,121	2,145,611	1,714,714	1,714,714	1,719,579	1,762,862	1,818,033	1,906,559	1,976,053	2,068,035	2,157,660	2,260,600	2,343,696
TOTAL EXPENDITURE	24,147,016	39,383,178	26,800,713	26,800,713	24,213,595	24,828,445	25,580,304	25,883,085	26,858,232	27,235,825	27,387,827	28,682,612	29,803,642

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Ten Year Financial Plan

Budget and Annual Business Plan

Glossary of Terms

City of West Torrens - Long Term Financial Planning Model**Forecast Statement of Comprehensive Income**

	Year Ended	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
		\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)
Operating Revenue											
Rates - General		50,343	52,287	54,358	56,510	58,749	61,076	63,495	66,010	68,626	71,344
Rates Equivalent - AAL		5,180	5,368	5,568	5,775	5,991	6,214	6,446	6,686	6,935	7,193
Statutory Charges		2,293	2,339	2,386	2,433	2,481	2,531	2,582	2,633	2,685	2,739
User Charges		1,242	1,268	1,293	1,318	1,344	1,371	1,399	1,427	1,456	1,485
Operating Grants & Subsidies		3,615	3,234	2,851	2,909	2,968	3,027	3,088	3,150	3,214	3,278
Investment Income		349	356	356	363	363	370	370	377	378	386
Reimbursements		213	237	242	247	252	257	262	267	272	277
Other Income		531	519	527	537	546	555	564	574	584	594
Total Operating Revenue		63,766	65,608	67,581	70,092	72,694	75,401	78,206	81,124	84,150	87,296
Operating Expenses											
Employee costs		22,988	23,793	24,626	25,488	26,380	27,303	28,259	29,248	30,272	31,332
Materials, contracts & other expenses		19,362	19,938	20,406	20,887	21,382	21,888	22,412	22,949	23,503	24,073
Depreciation, Amortisation & Impairment		11,245	11,577	11,919	12,270	12,634	13,007	13,392	13,788	14,197	14,617
Finance Costs		151	153	368	494	614	730	856	977	1,090	1,197
Total Operating Expenses		53,746	55,461	57,319	59,139	61,010	62,928	64,919	66,962	69,062	71,219
Operating Surplus/(Deficit) before Capital Revenues		10,020	10,147	10,262	10,953	11,684	12,473	13,287	14,162	15,088	16,077
Capital Revenue											
Net Gain (loss) on Disposal or Revaluation of Assets		0	0	0	0	0	0	0	0	0	0
Amounts Specifically for New/Upgraded Assets		3,625	0	0	0	0	0	0	0	0	0
Infrastructure, Property, Plant & Equipment Received FOC		0	0	0	0	0	0	0	0	0	0
Total Capital Revenue		3,625	0	0	0	0	0	0	0	0	0
Operating Surplus/(Deficit) after Capital Revenues		13,645	10,147	10,262	10,953	11,684	12,473	13,287	14,162	15,088	16,077

Budget and Annual Business Plan

Glossary of Terms

City of West Torrens - Long Term Financial Planning Model
Forecast Statement of Financial Position

Year Ended	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)
Current Assets										
Cash & Cash Equivalents	6,425	7,745	7,297	7,754	8,545	9,594	11,262	13,972	16,564	19,312
Trade and Other Receivables	2,124	2,124	2,124	2,124	2,124	2,124	2,124	2,124	2,124	2,124
Financial Assets	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280
Inventory	11	11	11	11	11	11	11	11	11	11
Total Current Assets	9,840	11,160	10,712	11,169	11,960	13,009	14,677	17,387	19,979	22,727
Non-Current Assets										
Financial assets	0	0	0	0	0	0	0	0	0	0
Infrastructure, Property, Plant & Equipment	631,889	644,721	657,824	671,340	684,805	698,881	712,960	728,806	741,550	757,007
Other non-current assets	4,518	4,518	4,518	4,518	4,518	4,518	4,518	4,518	4,518	4,518
Total Non-Current Assets	636,407	649,239	662,342	675,858	689,323	703,399	717,478	731,324	746,068	761,525
Total Assets	646,247	660,399	673,054	687,027	701,283	716,408	732,155	748,711	766,047	784,252
Current Liabilities										
Trade and other Payables	5,034	5,893	5,543	5,786	5,730	5,825	5,845	5,904	5,944	5,996
Borrowings	0	220	364	518	682	850	1,030	1,222	1,426	0
Short-term Provisions	3,902	4,097	4,292	4,497	4,712	4,937	5,173	5,420	5,679	5,950
Total Current Liabilities	8,936	10,210	10,199	10,801	11,124	11,612	12,048	12,546	13,049	11,946
Non-Current Liabilities										
Long-Term Borrowings	1,805	4,376	6,854	9,230	11,495	13,646	15,672	17,562	19,305	22,532
Long-Term Provisions	300	460	386	428	412	425	423	429	431	435
Total Non-Current Liabilities	2,105	4,836	7,240	9,658	11,907	14,071	16,095	17,991	19,736	22,967
Total Liabilities	11,041	15,046	17,439	20,459	23,031	25,683	28,143	30,537	32,785	34,913
Net Assets	635,206	645,353	655,615	666,568	678,252	690,725	704,012	718,174	733,262	749,339
Equity										
Accumulated Surplus	67,481	77,628	87,890	98,843	110,527	123,000	136,287	150,449	165,537	181,614
Reserves	546,856	546,856	546,856	546,856	546,856	546,856	546,856	546,856	546,856	546,856
Other Reserves	20,869	20,869	20,869	20,869	20,869	20,869	20,869	20,869	20,869	20,869
Total Equity	635,206	645,353	655,615	666,568	678,252	690,725	704,012	718,174	733,262	749,339

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City of West Torrens - Long Term Financial Planning Model**Forecast Financial Indicators**

Year Ended	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)
Operating Surplus Ratio	15.7%	15.5%	15.2%	15.6%	16.1%	16.5%	17.0%	17.5%	17.9%	18.4%
<i>This ratio expresses the operating surplus as a percentage of total operating revenue.</i>										
Net Financial Liabilities Ratio	1.9%	6.1%	10.2%	13.6%	15.6%	17.2%	17.7%	16.6%	15.6%	14.3%
<i>This ratio expresses net financial liabilities as a percentage of total operating revenue.</i>										
Asset Sustainability Ratio	102.3%	109.3%	101.6%	110.5%	109.8%	108.7%	107.1%	105.0%	102.3%	99.0%
<i>This ratio expresses net asset renewal expenditure as a percentage of Asset Management Plan required expenditure.</i>										

Budget and Annual Business Plan

Glossary of Terms

City of West Torrens - Long Term Financial Planning Model**Forecast Uniform Presentation of Finances**

	Year Ended	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
		\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)	\$(000)
Operating Revenue		63,766	65,608	67,581	70,092	72,694	75,401	78,206	81,124	84,150	87,296
Less											
Operating Expenses		53,746	55,461	57,319	59,139	61,010	62,928	64,919	66,962	69,062	71,219
Operating Surplus / (Deficit) Before Capital Amounts		10,020	10,147	10,262	10,953	11,684	12,473	13,287	14,162	15,088	16,077
Less Net Outlays on Existing Assets											
Capital Expenditure on the Renewal and Replacement of Existing Assets		11,115	12,233	12,184	12,573	12,989	13,450	13,945	14,494	15,087	15,742
Less Depreciation, Amortisation and Impairment		11,245	11,577	11,919	12,270	12,634	13,007	13,392	13,788	14,197	14,617
Less Proceeds from the Sale of Replaced Assets		437	0	0	0	0	0	0	0	0	0
		(567)	656	265	303	355	443	553	706	890	1,125
Less Net Outlays on New & Upgraded Assets											
Capital Expenditure on New and Upgraded Assets		16,123	11,981	12,643	13,008	12,895	13,408	13,290	12,893	13,595	14,061
Less Grants and Contributions Specifically for New and Upgraded Assets		3,625	0	0	0	0	0	0	0	0	0
Less Proceeds from the Sale of Surplus Assets		0	0	0	0	0	0	0	0	0	0
		12,498	11,981	12,643	13,008	12,895	13,408	13,290	12,893	13,595	14,061
		(1,911)	(2,490)	(2,646)	(2,358)	(1,566)	(1,378)	(556)	563	603	891

Budget and Annual Business Plan

Glossary of Terms

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Amortisation refers to the systematic allocation of the depreciable amount of an asset over its useful life.

Annual business plan refers to a document Council must adopt each year as part of or in conjunction with its budget, pursuant to the requirements of Section 123 of the Local Government Act 1999.

Asset refers to a resource controlled by the City of West Torrens from which future economic benefits, including service potential, are expected to flow.

Asset impairment refers to the situation that occurs when the carrying amount of an asset exceeds its recoverable amount.

Asset management refers to a systematic, structured approach to the maintenance, upgrade and operation of assets, on a whole of life basis, combining engineering principles with sound business practice and economic rationale, and providing the tools to facilitate a more organised and flexible approach to making decisions necessary to meet community expectations.

Asset renewal expenditure refers to expenditure that restores or improves the condition of existing Council assets.

Asset revaluation reserve is the reserve created when Council revalues its assets.

Asset sustainability ratio measures capital expenditure on the renewal and replacement of assets relative to the level of expenditure proposed in Council's infrastructure and asset management plans.

Audit Committee refers to a committee of Council established under Section 126 of the Local Government Act 1999.

Budget refers to a financial document prepared by Council under Section 123 of the Local Government Act 1999.

Capital expenditure refers to expenditure recognised as an asset in the accounts of the Council, rather than being treated as an operating expense, and includes:

- Office furniture and equipment in excess of \$2,000 in value;
- Other plant and equipment in excess of \$2,000;
- Buildings - new construction / extensions - in excess of \$10,000; and
- Infrastructure assets in excess of \$10,000.

Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Cash flow statement refers to a financial statement that shows inflows and outflows of cash and cash equivalents in terms of operating, investing and financing activities.

Comprehensive income statement sometimes referred to as a profit and loss statement, is a financial statement that shows the income and expenditure of the Council, and in turn the operating result, being the difference between the two.

Budget and Annual Business Plan

Glossary of Terms

Depreciable amount refers to the cost of an asset, or other amount substituted for cost, less its residual value.

Depreciation refers to the systematic allocation of the depreciable amount of an asset over its useful life.

Differential rating refers to the power of Council under Section 156 of the Local Government Act 1999 to declare different rates according to use and / or locality of land.

Employee costs refers to staff and related costs, including salaries and wages, superannuation, leave provisioning, fringe benefits tax, training and WHS expenses.

Equity refers to the residual interest in the assets of the Council after the deduction of its liabilities. Often referred to as net assets, it is the difference between total assets and total liabilities.

Expenses refers to a decrease in future economic benefits, effectively meaning the costs incurred by Council in the normal course of its business operations. They include employee costs, material and contractor expenses, finance costs and depreciation.

Finance costs refers to expenses associated with Council's financing activities, including interest on loans and revenue collection charges.

Financial statements comprise a statement of comprehensive income, a statement of financial position, a statement of changes in equity and a statement of cash flows.

Financing activities are activities that result in changes in the size and composition of the contributed equity and borrowings of the entity.

Grants, subsidies and contributions refers to assistance from state and commonwealth governments and other institutions where resources are transferred to Council generally in return for past or future compliance with certain conditions.

Income refers to the gross inflow of economic benefits arising from the ordinary activities of Council when those inflows result in increases in equity. It includes rates, statutory charges, grants, user charges, investment income and reimbursements.

Income statement, sometimes referred to as a profit and loss statement, is a financial statement that shows the income and expenditure of the Council, and in turn the operating result, being the difference between the two.

Infrastructure and Asset Management Plan (IAMP) refers to a plan for the management and development of infrastructure and major assets of the Council that must be developed and adopted for a period of at least 10 years.

Infrastructure asset refers to roads, kerbing, drains, footpaths, cycle paths, land improvements and related assets.

Investing activities are the acquisition and disposal of long-term assets and other investments not included in operating activities.

Investment income refers to income generated by Council from investment activities.

Budget and Annual Business Plan

Glossary of Terms

Liability is an obligation of the Council arising from past events, the settlement of which is expected to result in an outflow of resources embodying economic benefits. Liabilities include provisions and trade and other payables.

Liquidity is a measure of the ability of the Council to pay its debts as and when they fall due.

Loan repayments refers to interest and principal payments made to service Council loans.

Long term financial plan refers to a plan that must be developed and adopted by Council for a period of at least 10 years under Section 122(1a) of the Local Government Act 1999.

Minimum rate refers to the minimum amount payable by a ratepayer which is determined by the Council pursuant to Section 158 of the Local Government Act 1999.

Natural resources management levy (NRM levy) is a separate rate imposed on ratepayers by the state government under Section 95 of the Natural Resources Management Act 2004 and Section 154 of the Local Government Act 1999.

Operating activities are the principal expenditure and revenue-producing activities of the Council and other activities that are not investing or financing activities.

Operating surplus refers to the amount by which operating income exceeds operating expenses, before capital items, the net gain or loss on the disposal or revaluation of assets, and physical resources received free of charge.

Postponement of rates refers to the availability to seniors of an option to delay the payment of rates in certain circumstances under Section 182A of the Local Government Act 1999.

Rate rebates refers to mandatory and discretionary rebates on rates that are available to ratepayers under Sections 159 to 166 of the Local Government Act 1999.

Rate remissions are discretionary concessions available to ratepayers where payment of rates causes hardship.

Rates are a charge against the land levied on ratepayers under provisions of the Local Government Act 1999.

Reserves are a credit balance account forming part of Council equity.

Residual value refers to the value of an asset at the end of its useful life.

Revenue refers to the gross inflow of economic benefits arising from the ordinary activities of Council when those inflows result in increases in equity. It includes rates, statutory charges, grants, user charges, investment income and reimbursements.

Separate rates refer to a rate that may be declared by Council for specific purposes under Section 154 of the Local Government Act 1999.

Service rates or charges may be applied to services such as the collection and disposal of waste under Section 155 of the Local Government Act 1999.

Statement of financial position, sometimes referred to as the balance sheet, is a summary of Council's assets, liabilities and equity at a particular point in time, and provides a snapshot of Council's financial position.

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Glossary of Terms

Statutory charges refers substantially to fees set by the state government on regulatory services provided by local government, such as dog registration fees, building and planning fees, and parking fines.

Stormwater flood mitigation refers to measures aimed at minimising the impact of floods in the West Torrens community, including mitigation works associated with Brown Hill and Keswick Creeks.

Sustainability refers to Council's ability to manage its finances so it can meet spending commitments, both now and in the future, and ensure future generations of taxpayers do not face an unmanageable bill for services provided to the current generation.

User charges refers to fees set by Council for certain goods and services provided, such as library charges, hall hire, tennis court hire and community centre fees.

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Appendix 1: Profile of the City of West Torrens

Profile of the City of West Torrens

The West Torrens region was originally part of the Kaurna territory. The area that was to become West Torrens formed only a small part of the Kaurna homeland, however, it possessed valuable resources in the River Torrens and the Patawalonga River.

West Torrens was among South Australia's first settled regions. Scattered communities developed within the area during the mid-nineteenth century and united to form the District Council of West Torrens in 1853. In 1883, following demands from the residents adjoining Adelaide, the Town of Thebarton was recognised as a separate local government area. The reunification of the local governments of Thebarton and West Torrens occurred on 1 March 1997.

The City of West Torrens now comprises 36 square kilometres of Adelaide's western metropolitan area. It is bounded by the Torrens River to the north; Port Road, James Congdon Drive and the railway line to the east; ANZAC Highway, South Road, the Glenelg tramway and local streets around the Sturt River to the south; and Gulf St Vincent and local streets to the west. The city shares borders with the City of Charles Sturt to the north, the Cities of Adelaide and Unley to the east and the Cities of Marion and Holdfast Bay to the south.



The City of West Torrens includes the suburbs of Ashford, Brooklyn Park, Camden Park, Cowandilla, Fulham, Glandore (part), Glenelg North (part), Hilton, Keswick (part), Kurrallta Park, Lockleys, Marleston, Mile End, Mile End South, Netley, North Plympton, Novar

Budget and Annual Business Plan

Appendix 1

Gardens, Plympton, Richmond, Thebarton, Torrensville, Underdale, West Beach (part) and West Richmond.

The greatest percentage of the land area is dedicated to residential development, while the commercial areas comprise a range of industrial, logistic, distribution and retail establishments. Adelaide Airport Limited is a significant land holder within the city, taking up approximately 20 per cent of the total land area. About six per cent of the total land area within the city is dedicated to public open space, including the River Torrens Linear Park, local and neighbourhood parks, and other public open space such as public ovals and sporting grounds. Council manages and maintains more than 530 km of footpaths and shared paths and some 292 km of road network.

Major features of the city include the River Torrens, River Torrens Linear Park, Adelaide Airport, Santos Stadium, ETSA Park Netball Stadium, Adelaide Shores tourist and recreation precinct, Thebarton Oval, Richmond Oval, Australian National Rail Passenger Terminal and TAFE SA Marleston Campus. Primary shopping centres are located at Kurralta Park, Torrensville and Hilton with other key retail outlets including IKEA, Harbour Town and Mile End Homemaker Centre.

With an estimated resident population of 58,000 the overall picture of West Torrens is of a culturally diverse community with a higher proportion of older residents who are now entering the frail elderly stage. However the community is also undergoing population renewal, with increasing numbers of younger people (predominately young adults in the 20 to 34 year age group) moving in to the area. Recently West Torrens has also seen a small increase in the percentage of children under 4 years, although there are fewer children as a proportion of the population than the Greater Adelaide average.

Reflective of this age distribution is that household types show a large proportion of lone person households and a smaller proportion of family households. In 2011, 23% of West Torrens households were made up of couples with children, compared with 28% in Greater Adelaide.

Approximately 30 per cent of the population of the City of West Torrens was born overseas. More people of non-English speaking ancestry and a larger percentage of overseas arrivals live in West Torrens compared to Greater Adelaide, with the largest groups being those born in the United Kingdom, India, Greece, China and Italy. Many residents of European heritage migrated to Australia in the second half of the twentieth century, whereas the past few years have seen many new migrants from non-European countries such as India, China, the Philippines, Malaysia and Bangladesh.

Council's assets are valued in the order of \$884 million (replacement value). This includes infrastructure such as roads, footpaths and stormwater drainage; land and buildings including the Hamra Centre, Thebarton Community Centre, St Martins, community centres parks, gardens and sporting facilities; and plant and equipment.

Council provides, both independently and in partnership with other government and community organisations, a diverse range of quality services and activities to the community that are continuously improving to meet evolving needs.

Council also remains committed to achieving a sustainable future, balancing environmental, social, cultural and economic goals.