

COUNCIL AGENDA

Council Meeting

Notice is hereby given pursuant to the provisions of the Local Government Act, 1999, that the next Meeting of Unley City Council will be held in the Council Chambers, 181 Unley Road Unley on

Monday 24 October 2016

for the purpose of considering the items included on the Agenda.

Peter Tsokas
Chief Executive Officer

OUR VISION 2033

Our City is recognised for its vibrant community spirit, quality lifestyle choices, diversity, business strength and innovative leadership.

COUNCIL IS COMMITTED TO

- Ethical, open honest behaviours
- Efficient and effective practices
- Building partnerships
- Fostering an empowered, productive culture – “A Culture of Delivery”
- Encouraging innovation – “A Willingness to Experiment and Learn”

ACKNOWLEDGEMENT

We would like to acknowledge this land that we meet on today is the traditional lands for the Kaurna people and that we respect their spiritual relationship with their country.

We also acknowledge the Kaurna people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

PRAYER AND SERVICE ACKNOWLEDGEMENT

Almighty God, we humbly beseech Thee to bestow Thy blessing upon this Council. Direct and prosper our deliberations for the advancement of Thy Kingdom and true welfare of the people of this city.

Members will stand in silence in memory of those who have made the Supreme Sacrifice in the service of their country, at sea, on land and in the air.

Lest We Forget.

WELCOME

ORDER OF BUSINESS

ITEM NO

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Minutes issued separately

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Minutes of the Special Council meeting held on Monday 4 October 2016

Minutes issued separately

ITEM NO**PAGE NO****DEFERRED / ADJOURNED ITEMS**

Nil

PETITION

Nil

PRESENTATION**DEPUTATIONS**

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REPORTS OF COMMITTEES

To receive and adopt or otherwise the reports and recommendations of the undermentioned Committees

Nil

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Establishment of City Strategy and Development Policy Committee	New Committee to be established
Levels of Service for Property, Bridge and Road Asset Classes	This report will allow Council to sign off on the agreed levels of service for the property, bridges and road asset classes.
Variation to Operating Hours Festive Season 2016	To close all Council offices early and vary the operating hours of the Libraries for the Festive Season.
Quarterly Performance Report	

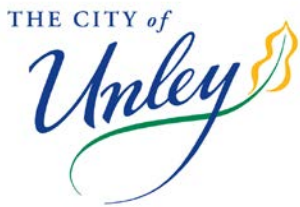
NEXT MEETING

Monday 14 November 2016 – 7.00pm.

CONFLICT OF INTEREST

TITLE:	CONFLICT OF INTEREST
ITEM NUMBER:	625
DATE OF MEETING:	24 OCTOBER 2016
ATTACHMENT:	1. CONFLICT OF INTEREST DISCLOSURE FORM

Members to advise if they have any material, actual or perceived conflict of interest in any Items in this Agenda.



CONFLICT OF INTEREST DISCLOSURE FORM

I, _____ have received a
[insert name]

copy of the agenda for the (Ordinary / Special) **Council / Committee / Board**
[delete that which is not applicable]

meeting to be held on _____
[insert date]

I consider that I have a ***material** conflict of interest pursuant to section 73 / ***actual** or ***perceived** conflict of interest pursuant to section 74 *[*delete that which is not applicable]* of the *Local Government Act 1999* ("the LG Act") in relation to the following agenda item:

[insert details]

which is to be discussed by the ***Council / *Committee / *Board** at that meeting.
[delete that which is not applicable]

The nature of my **material** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why you (or a person prescribed in section 73(1) of the LG Act) stands to obtain a benefit or suffer a loss depending on the outcome of the consideration of the matter at the meeting of the Council in relation to the agenda item described above].*

OR

The nature of my **actual** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why the conflict between your interests and the public interest might lead to a decision that is contrary to the public interest in relation to the agenda item described above].*

I intend to deal with my **actual** conflict of interest in the follow transparent and accountable way *[ensure sufficient detail is recorded as to the manner in which you intend to deal with the actual conflict of interest in a transparent and accountable way]*

OR

The nature of my **perceived** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why you consider that an impartial fair-minded person could reasonably consider that you have a perceived conflict of interest in the matter]*

I intend to deal with the **perceived** conflict of interest in the following transparent and accountable way *[ensure sufficient detail is recorded as to the manner in which you intend to deal with the perceived conflict of interest in a transparent and accountable way]*

Signature

Date

CONFIRMATION OF MINUTES

TITLE: CONFIRMATION OF MINUTES FOR COUNCIL
MEETING HELD ON 26 SEPTEMBER 2016

ITEM NUMBER: 626

DATE OF MEETING: 24 OCTOBER 2016

ATTACHMENTS: NIL

RECOMMENDATION

MOVED:
SECONDED:

That:

1. The minutes of the Council Meeting held on Monday 26 September 2016, as printed and circulated, be taken as read and signed as a correct record.
-

CONFIRMATION OF MINUTES

TITLE: CONFIRMATION OF MINUTES FOR SPECIAL
COUNCIL MEETING HELD ON TUESDAY 4
OCTOBER 2016

ITEM NUMBER: 627

DATE OF MEETING: 24 OCTOBER 2016

ATTACHMENTS: NIL

RECOMMENDATION

MOVED:
SECONDED:

That:

1. The minutes of the Special Council Meeting held on Tuesday 6 October 2016, as printed and circulated, be taken as read and signed as a correct record.
-

DEPUTATION

TITLE:	DEPUTATION FROM MS MARY KOLUSNIEWSKI
ITEM NUMBER:	628
DATE OF MEETING:	24 OCTOBER 2016
ATTACHMENTS:	NIL

The Mayor has received a request from Ms Mary Kolusniewski to make a deputation at the Council meeting to be held on 24 October 2016. The deputation request states:

“The Council authorised the felling of a large gum tree, situated in front yard of Unley Community Childcare Centre, 42 Arthur Street Unley.”

The Mayor has refused the request of the deputation on the grounds that this decision was a DAP decision and not a decision of the Council, and there is no report on the felling of a tree, in the Council Agenda.

The Elected Members have the option of overriding this decision and allowing Ms Kolusniewski to make a deputation.

ITEM 629

MOTION OF WHICH NOTICE HAS BEEN GIVEN

NOTICE OF MOTION FROM COUNCILLOR HUGHES RE EQUITABLE DISTRIBUTION OF UNLEY LIFE MAGAZINE

Councillor Hughes has given notice of intention to move the following motion at the Council meeting to be held on Monday 24 October 2016:

1. That prior to the distribution of the next edition of Unley Life, staff make contact with all Retirement Homes, Aged Care facilities etc within the City to ensure that reliable distribution systems are in place to ensure that:
 - All ratepayers in such facilities receive their own individual copy,
 - Other residents either receive their own individual copy, or at the least, have freely available access through multiple copies being provided to the facility.

Supporting Comments from Councillor Hughes

Council's distribution system is to individual letter boxes. Many of the above facilities are secure facilities and if they have resident letter boxes, they are not accessible for the distribution of such materials.

My personal experience suggests that many facility residents either are not aware of the publication, do not receive it, or only receive it very occasionally. Living Choice at Fullarton is one such facility. There are now approximately 95 apartments sold and each owner is an individual rate payer to the City of Unley. They do not receive Unley Life.

Our aim should be for an equitable distribution to all residents. Aged residents in particular have more time to read and may well be much more interested in stories, images and coming events that are published. Unley Life may well be a stimulus.

Page 2 of each edition states 'Unley Life is distributed to homes and businesses in the Unley area', unfortunately my experience suggests this is not the case.

A bulk delivery to the Facility Manager or Lifestyle Co-ordinator could help achieve this.

Officer's Comments

We have already made arrangements for Living Choice at Fullarton and will also make contact with retirement homes and aged care facilities to make similar arrangements prior to delivery of the summer edition.

ITEM 630

NOTICE OF MOTION FROM COUNCILLOR KOUMI RE ROAD CLOSURE OF KING WILLIAM ROAD ON SUNDAYS

Councillor Koumi has given notice of intention to move the following motion at the Council meeting to be held on Monday 24 October 2016:

That:

The Administration prepare a report on the cost and requirements of closing King William Road as a thoroughfare to vehicles between Mitchell and Bloomsbury Streets, or similar, on Sundays during the warmer months of the year for the purpose of on street outdoor dining, trade and entertainment.

This report be prepared in time for consideration in the 2017/18 budget.

Comments from Councillor Koumi

This proposal is highly aligned with the objectives of our 4 year plan (see attachment).

Goal 1 Emerging – our path to a future city,

Objective 1.1 A thriving and prosperous business community

But, more so

Goal 2 Living – Our path to a vibrant city

Objective 2.1 Highly desirable and diverse lifestyle

And, most particularly

Objective 2.2 Activated places

Officer's comments

There is some merit in exploring this opportunity.

However, to action this initiative we will need to confirm the legality of closing the street every week, and the process required to be undertaken for this to occur. We will also need to consider a re routing of buses that currently use the route, and examine the impact on parking for those businesses in the closure zone.

The estimated cost to engage a traffic control company to install and man road closure from 9am to 6pm would be \$1,500 per day.

The estimated cost of additional sweeping/cleaning of the street after the event would be around \$400.

ITEM 631

MOTION ON NOTICE FROM COUNCILLOR PALMER RE LANE COVE STYLE DELIBERATIVE POLLING

Councillor Palmer has given notice of intention to move the following motion at the Council meeting to be held on Monday 24 October 2016:

That:

- 1 The Administration prepare a report advising Council on how the Lane Cove style Deliberative Polling could assist Council in achieving the Goals of our Community Plan.
- 2 The report be presented to Council no later than the March Council meeting of 2017.

Preamble to Motion

At our recent visit to Lane Cove earlier this year those Management and Elected Members present were introduced to a concept that the Lane Cove Council had employed recently with great success. The concept of Deliberative Polling.

Lane Cove Council felt that deliberative polling was an integral part of the success of rolling out various property redevelopment, all of which enabled them to meet their community service obligations. Whilst acquainted with the concept to those of us who visited NSW the concept was not fully explained.

My understanding is that it is a unique form of political consultation that combines techniques of public opinion research and public deliberation to construct hypothetical representations of what public opinion on a particular issue might look like if our ratepayers were given a chance to become more informed.

As Council develops and embraces our next 4 Year Plan, indeed as Council starts to develop a Strategic Property Policy, I believe it prudent we consider this form of public engagement. To do so we need, as a Council, to understand the concept and how it can be used. In other words, we need to become knowledgeable as a Council of the Deliberative Polling Opportunity so we can determine if, when and how it may be used.

Alignment with the objectives of our 4-year plan

Goal 1 Emerging-Our Path to a future city,

1.3 A dynamic mix of uses and activities in selected precincts.

The City's development is consistent with community expectations.

The City of Unley is well positioned to accommodate population growth.

Goal 2-Living-Our Path to a vibrant city

2.1 Highly desirable and diverse lifestyle

The diverse lifestyle needs of our residents are met.

Our community villages are thriving

2.5 Collaborative and engaged community

Thriving community spirit and a strong sense of belonging and connection

Individuals and groups have access to meaningful community engagement opportunities, and use them

Goal 5-Organisational Excellence-Our Path to a robust and sustainable organisation.

5.3 Good governance and legislative framework

Ensure decision making is ethical, informed and fully considers the views of the community

Ensure Council structures and decision making forums are inclusive of gender, age, ability and diversity

Ensure governance practices encompass integrity, transparency, statutory and ethical approach.

5.7 Uphold the reputation of the City of Unley

Ensure effective and timely communications with all internal and external stakeholders.

It can be a method used to address any initiative to meet any of our objectives.

Officer's Comments

As part of the development of their Major Projects Strategic Management Plan 2007-2016, Lane Cove Council engaged a research consultant (IRIS Research) to undertake a Deliberative Poll of 400 residents to ascertain the level of community support for their proposed development initiatives.

Deliberative polling, or deliberative opinion polling, is an engagement technique which attempts to gauge public opinion through seeking the views of a random, representative target on a matter. The first stage of a deliberative poll is to administer a questionnaire (usually online and/or telephone) to determine a baseline response. This is then followed by a focus group process undertaken with a smaller, well informed sample of those who participated in the first stage of the poll to discuss the issues in more detail.

In terms of strengths, the benefit of this technique is that the responses provided are considered to adequately advise decision makers on what the general public would think if they had enough time to consider the issue properly.

There are limitations of this technique, particularly it may not provide opportunities for those outside the process who wish to express an opinion, or have their views considered and can result in frustrations with community members not feeling properly consulted on a matter. Additionally it requires participants to be fully informed of the matter in order to effectively contribute, particularly in undertaking the secondary focus group process. Deliberative polling processes are usually best undertaken by independent research consultants, who provide the key findings to the decision maker for consideration. As such the costs involved to administer these processes can be high.

If Council require further information a report can be provided, which can fully consider how this technique may assist with the development of a Strategic Property Policy

DECISION REPORT

REPORT TITLE: PROPOSED CHANGES OF DOG OFF-LEASH
HOURS IN PARKS

ITEM NUMBER: 632

DATE OF MEETING: 24 OCTOBER 2016

AUTHOR: LUKE MANUEL

JOB TITLE: TEAM LEADER REGULATORY SERVICES

EXECUTIVE SUMMARY

The purpose of this report is to provide a summary of the community engagement undertaken in August 2016 and to seek Council endorsement on the proposed changes to dog off-leash hours in associated City of Unley parks.

At the meeting of 27 June 2016, Council endorsed a Motion on Notice for consultation to be undertaken to explore a proposal to extend the dog off-leash times outside of daylight saving hours in 12 of our local parks, which already accommodates time-prescribed dog off-leash provisions.

This community engagement initiative commenced on Thursday 11 August 2016 and concluded on Wednesday 31 August 2016. The engagement was widely promoted online, in the local media, as well as via information posters displayed in Council's parks and community facilities.

During this time, a total of 127 residents provided feedback, with the majority of respondents (79.4%) indicating their preference for earlier off-leash times outside of daylight saving, from 4pm to 10am from 1 April to 30 September each year.

All feedback has now been considered with the recommendation presented to Council consistent with the preferences of the community.

RECOMMENDATION

That:

1. The report be received.
2. The results of the community engagement be noted.
3. The off-leash hours for the existing time prescribed off-leash parks within the City of Unley be amended to between 4pm and 10am from 1 April to 30 September only, with the off-leash times for 1 October to 31 March remaining as 5pm to 10am. The parks to include:
 - Forestville Reserve (Forestville)

- Everard Park Reserve (Everard Park)
 - Fraser Reserve (Myrtle Bank)
 - Fullarton Park (Fullarton)
 - Heywood Park (western sector)
 - Howard Florey Reserve (Parkside)
 - McLeay Park (Unley)
 - Page Park (Clarence Park)
 - Scammell Reserve (Myrtle Bank)
 - Soutar Park – open play area and south of east west path (Goodwood)
 - Village Green (Unley)
 - Wayville Reserve (Wayville)
4. In accordance with Section 238(3) of the *Local Government Act 1999*, signage be erected setting out the effect of the above changes in Council By-Law No. 5 – Dogs.
5. In accordance with Section 246(4a) of the *Local Government Act 1999* (as amended), the determinations made above be published in the Government Gazette and on the Council website, and a notification of the fact of publication of the notice in the *Eastern Courier* newspaper.
-

1. RELEVANT CORE STRATEGIES/POLICIES

1.1 Council's 4 Year Plan Goals:

Goal 2.4: Healthy and Active Community Living
Goal 5.2: A Customer-Centric Approach
Goal 5.3: Good Governance and Legislative Framework

1.2 Animal Management Plan 2016-2020

1.3 Council's By-Law 5 – Dogs

2. DISCUSSION

Background

At the Council meeting on 27 June 2016, a Motion on Notice (Item 507) was endorsed directing the Administration to undertake community consultation on extending the off-leash times in the following parks:

- Forestville Reserve (Forestville)
- Everard Park Reserve (Everard Park)
- Fraser Reserve (Myrtle Bank)
- Fullarton Park (Fullarton)
- Heywood Park (western sector)
- Howard Florey Reserve (Parkside)
- McLeay Park (Unley)
- Page Park (Clarence Park)
- Scammell Reserve (Myrtle Bank)
- Soutar Park – open play area and south of east west path (Goodwood)
- Village Green (Unley)
- Wayville Reserve (Wayville)

The options for community consideration were as follows:

1. Make no changes to the off-leash hours in the parks listed (i.e. off-leash hours to remain 5pm to 10am).
2. Amend the off-leash hours in the parks listed to off-leash between 4pm and 10am from 1 April to 30 September only, with 1 October to 31 March to remain 5pm to 10am.
3. Amend the off-leash hours in the parks listed to: off-leash between 4.30pm and 10am from 1 April to 30 September only, with 1 October to 31 March to remain 5pm to 10am.

This motion was presented in response to a deputation to Council on 26 April 2016 (Item 435) in relation to a petition from the community about the dog exercise area hours at Page Park. The request by the community was to consider extending hours for off-leash times for the months April to September when it is darker earlier.

Community Engagement

Community engagement commenced on Thursday 11 August and concluded on Wednesday 31 August 2016 and was extensively promoted including via:

- A press release in local print media
- Promotional posters in parks
- Feedback forms and further information included on the *Your Say Unley* online engagement hub
- Information placed on the front page of Council's website
- Social Media broadcast when engagement is live
- Promotional posters in council buildings.

All questions were targeted at determining the views of the community on the proposed changes to dog off-leash times. The engagement program was aimed at all residents of the City of Unley and users of reserves.

Community Engagement Results & Findings

In summary, 127 people participated in the engagement initiative and provided valuable feedback and insight. Overall, there was a high level of support for the proposed changes with option 2 *"Amend the off-leash hours in the parks listed to: off leash between 4pm and 10am from 1 April to 30 September only, 1 October to 31 March to remain 5pm to 10am"* being the preferred option indicated by 79% of respondents.

The main advantages identified by respondents favouring the time changes were as follows:

- Allowing for exercise in daylight during the winter months
- Extra time provides more opportunity for owners to exercise their dog/s
- Maintaining the current time during summer during daylight saving
- Maintaining safety of using the park during daylight hours

The main disadvantages identified by respondents in favour of the other two options were as follows:

- Extending the times further could cause more dogs at the parks earlier and for longer periods, which may cause additional conflict with other park users. The safety of children was raised by several respondents.
- Parking congestion problems around parks may occur earlier in the day.
- It may result in a potential increase in (nuisance complaints) barking dogs earlier in the day.

Additional comments were also provided in regard to out of scope issues such as park lighting, the need for a dedicated dog park, fencing play grounds in off-leash areas, amending off-leash hours to all year round, additional enforcement and pruning of trees.

Other considerations

The cost of the new signage is estimated at \$3,000 and will be absorbed within the current Regulatory Services operating budget.

The work-plans and routines of the General Inspectors will be modified for the months of April to September to ensure monitoring in the parks is in line with the new times.

The Administration does not foresee that this change will result in any major implications for Council.

ANALYSIS OF OPTIONS

Option 1:

1. The off-leash hours for the existing time prescribed off-leash parks within the City of Unley be amended to between 4pm and 10am from 1 April to 30 September only, with the off-leash times for 1 October to 31 March to remain as 5pm to 10pm. The parks to include:
 - Forestville Reserve (Forestville)
 - Everard Park Reserve (Everard Park)
 - Fraser Reserve (Myrtle Bank)
 - Fullarton Park (Fullarton)
 - Heywood Park (western sector)
 - Howard Florey Reserve (Parkside)
 - McLeay Park (Unley)
 - Page Park (Clarence Park)
 - Scammell Reserve (Myrtle Bank)
 - Soutar Park – open play area and south of east west path (Goodwood)
 - Village Green (Unley)
 - Wayville Reserve (Wayville)
2. In accordance with Section 238(3) of the *Local Government Act 1999*, signage be erected setting out the effect of the above changes in Council By-Law No. 5, Dogs.
3. In accordance with Section 246(4a) of the *Local Government Act 1999* (as amended), the determinations made above be published in the Government Gazette and on the Council website, and a notification of the fact of publication of the notice in the *Eastern Courier* newspaper

Advantages:

This option was the preferred option that received 79.4% support from the community consultation. This extension will enable dog owners to exercise their pets one hour earlier during non-daylight saving months when there is still sufficient day light, while still maintaining the existing times in the summer months during day light savings. The changes during winter months will resolve perceived issues around safety of exercising dogs in the dark.

Disadvantages:

Minor implications include the cost to change signage (approximately \$100 per sign x 30 signs) and the need to re-educate the community on the new times.

Option 2 – Make no changes to the off-leash hours in the parks listed: off-leash hours to remain 5pm to 10am.

Advantages:

No additional cost to Council to change signage and our community is already well educated on the existing arrangements.

Disadvantages:

This option only received 18.3% support from the community consultation and does not address the concerns raised by the community around exercising their animals in winter when it is darker earlier.

Option 3 – Amend the off-leash hours in the parks listed to: off-leash between 4:30pm and 10am from 1 April to 30 Sept only, 1 October to 31 March to remain 5pm to 10am.

Advantages:

To a lesser degree, the half hour change of time in winter will partially address the safety concerns expressed by the community. This option will still maintain the existing times during the summer months with daylight saving.

Disadvantages:

This option received only 2.4% support from the community consultation and does not fully address the preferences expressed for more time to exercise their animals off-leash in winter when it is darker earlier. The additional 30 minutes is not considered to be a sufficient time increase and one hour was preferred. Additionally the cost to change signage and the need to re-educate the community on the new times is the same as Option 1.

4. RECOMMENDED OPTION

Option 1 is the recommended option.

5. POLICY IMPLICATIONS

5.1 *Financial/budget*

There are 30 signs that will need to be replaced at a cost of \$100 each. The total financial cost of this project will be \$3,000. There will also be additional costs of up to \$1,000 for publishing the changes in the Government Gazette and in the *Eastern Courier*. These costs will be absorbed within current operating budgets.

5.2 *Staffing/Work Plans*

The enforcement in the parks will increase from April until September in line with the new times. This will be absorbed within current work plans. It is not anticipated there will be major implications on staff workload or on regular enforcement.

5.3 Environmental/Social/Economic

This initiative has been driven by the community, it will address perceived issues around safety of exercising dogs in the dark and it will encourage healthy and active lifestyle.

5.4 Stakeholder Engagement

As outlined in this report, community engagement has been undertaken to inform Council's decision making process in relation to the proposed changes of dog off-leash hours in associated parks. The community will be notified of Council's decision through *Your Say Unley* and any changes will be published in the Government Gazette and the *Eastern Courier* newspaper.

6. REPORT CONSULTATION

Celine Luya, Manager Community Services

7. REPORT AUTHORISERS

<u>Name</u>	<u>Title</u>
Megan Berghuis	General Manager Community

DRAFT DECISION REPORT

REPORT TITLE: CONSERVATION GRANTS POLICY REVIEW
ITEM NUMBER: 633
DATE OF MEETING: 24 OCTOBER 2016
AUTHOR: PAUL WEYMOUTH
JOB TITLE: MANAGER DEVELOPMENT

EXECUTIVE SUMMARY

The purpose of this report is to seek Council's endorsement for the revised Conservation Grant Policy.

Revisions have been made to the Conservation Grants Policy to:

- enable equitable funding assistance for the owners of State Heritage Places, and
- improve the quality of information provided by applicants.

The revised Policy should assist to encourage residents with the appropriate maintenance of the City's heritage places (and historic contributory items) and significant trees.

This policy has also been updated to the revised policy template.

RECOMMENDATION

That:

1. The report be received.
 2. Council endorse the revised Conservation Grants Policy Attachment 2 to Item 633/16.
-

1. RELEVANT CORE STRATEGIES/POLICIES

Goal 5.3: Good governance and legislative framework.

2. DISCUSSION

Background

The City of Unley Conservation Fund encourages and assists residents with the appropriate maintenance of the City's heritage places (and historic contributory items) and significant trees. The budget for the Fund is \$50,000 per financial year.

The Conservation Fund provides funding of up to 50% of the total cost of works with a maximum amount of \$1,000 for significant trees (advice, retention and maintenance pruning) and \$5,000 for local heritage buildings/contributory items restoration and maintenance.

Review

The Conservation Grants Policy was last reviewed in May 2012 and is now brought to Council as part of the policy review process. The review considered:

- Providing equitable funding assistance for the owners of State Heritage Places, and
- Improving the quality of information provided by applicants.

Since the last review in May 2012, the State Government has withdrawn its support for the funding of State Heritage Places. The current Policy indicates that State Heritage Places are generally not eligible for the Conservation Fund unless they have been unsuccessful in obtaining funding through a recent State or National heritage funds scheme. As these schemes have been discontinued the Policy has been amended to place State and Local Heritage Places and Contributory Items on an equal footing.

There remains flexibility within the Policy to enable Council to allocate additional funding outside the framework of the Policy if an application demonstrates special merit.

Administration has also sought to improve the quality of the applications presented to Council by more clearly specifying the level of information to be provided to Council within the revised Policy.

3. ANALYSIS OF OPTIONS

Option 1 – Council endorse the revised Conservation Grants Policy

The revised Policy will provide improved guidance with respect to:

- funding assistance for the owners of State Heritage Places, and
- improving the quality of information provided by applicants.

Option 2 – Council retains its existing Conservation Grants Policy

The existing Policy does not take into account that the State Government has withdrawn its support for the funding of State Heritage Places and potentially disadvantages State Heritage Place owners. The policy would still be required to be updated to the revised policy template.

4. RECOMMENDED OPTION

Option 1 is the recommended option.

5. POLICY IMPLICATIONS

5.1 *Financial/budget*

- There is a budget allocation of \$50,000 in the current budget. There will be no impact on the budget as a result of the revised Policy.

5.2 *Environmental/Social/Economic*

- The adoption of this revised Policy will ensure that the Council maintains its assistance to residents for the appropriate maintenance of the City's heritage places (and historic contributory items) and significant trees.

5.3 *Stakeholder Engagement*

- There is no legislative requirement to consult as part of the revision of this Policy

6. REPORT CONSULTATION

Council's Heritage Advisor and the Group Manager Governance and Risk.

The policy was distributed to the elected Member Policy Working Group comprising of the Mayor and Councillors Schnell, Hughes, Palmer and Koumi, on the 19 September for their review. No feedback was received.

7. ATTACHMENTS

1. Conservation Grant Policy (Outdated)
2. Conservation Grant Policy (Revised)

8. REPORT AUTHORISERS

<u>Name</u>	<u>Title</u>
Peter Tsokas	Chief Executive Officer

Conservation Grants

Policy Type:	Council Policy
Reference Number:	COU 19
Responsible Department:	Corporate Services
Responsible Officer:	General Manager
Legislation	Development Act, 1993
Relevant Delegations:	N/a
Related Policies and Procedures	N/a
Community Goal	3.1 Ensure that urban development and infrastructure meet the changing needs of the community whilst maintaining the City's heritage, amenity and character.
Council Resolution:	Policy Adoption 23 August 2004 Item 397 Policy Amendment 22 November 2004 Item 476 CS&P 17 May (319/10) C 24 May (665/10) Item 108 CSP 14 May 2012 Item 420 C 28 May 2012
Date Adopted:	28 May 2012
Review Date:	May 2013

1. POLICY STATEMENT

The purpose of this policy is to provide a framework for the application and operation of two Conservation Funds established to encourage and assist with the appropriate maintenance of the City's private heritage places (and historic contributory items) and significant trees.

The Conservation Funds complement other initiatives operated by Unley Council for many years including the free Heritage Advisory service.

2. PRINCIPLES

Unley's vision is to become the 'City of Villages'; proud of its history, built character, landscaped environment and community well-being while ensuring sustainability into the future by responding to the need and expectations for

Deleted: State Heritage Places attract their own funding assistance from State and National Government grants and so are generally not eligible for the Conservation Fund. If a State Heritage Place has been unsuccessful in receiving funding through a recent State or National heritage funds scheme then it may be eligible for the Conservation Fund.¶

change. The important valued features need to be retained and conserved to provide the context and foundation to build upon.

Unley's history, built and natural character are reflected in the extensive presence of early buildings and mature landscaping. The most notable examples have been specifically recognised by designation as heritage places, contributory items within historic areas and significant trees to ensure their protection.

Retention, care and pride are generally evident in these features by owners but they are also often appreciated by the wider community for their contribution to Unley's unique character. Appropriate maintenance can sometimes involve greater or ongoing costs. Council acknowledges their special recognition and value to the community by offering additional support, including the Conservation Funds to subsidise conservation advice and work, together with other initiatives.

The Council operates an annual budget and review of allocations for the Local Heritage Places (and Historic Contributory Items) and Significant Trees Conservation Funds. The provision of subsidies in accord with the procedures detailed in this policy are dependent upon the Council's budget at any given time, and the availability of funds.

A clear and comprehensive framework and set of procedures is required to manage the Conservation Funds, guide eligibility for assistance and manage associated resources fairly, responsibly and effectively.

3. POLICY OBJECTIVES

The policy aims to:

- support Council's vision, strategic plans and policies for preservation of the City's heritage places (and historic area contributory items) and significant trees;
- encourage and assist private owners to manage recognised valued buildings and trees by subsidising the conservation of the long term heritage value of the place and its contribution to historic streetscape character;
- encourage and assist private owners to manage significant trees by subsidising their management or maintenance in a safe sound and aesthetically pleasing condition;
- complement other support initiatives;
- provide a clear framework for the operation of the Conservation Funds in an equitable, transparent and accountable manner.

4. DEFINITIONS

For the purposes of this policy the following definitions are to be applied:

“Significant Tree” has the same meaning and criteria as are currently applicable under the Development Act 1993 and associated Regulations, as amended.

As at February 2012 , this means having a trunk circumference of three (3) metres or more – or, in the case of trees with multiple trunks, a total circumference of three (3) metres or more and an average circumference of 625mm or more – measured one metre above natural ground level.

Significant Trees as identified in Table Un9_v of the Unley (City) Development Plan are eligible for priority consideration under this policy.

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State Heritage Place means State Heritage Places as identified in Table Un/3_v of the Unley (City) Development Plan.

Deleted: t

“Local Heritage Place” means Local Heritage Places as identified in Table Un/4_v of the Unley (City) Development Plan.

Deleted: 3

“Contributory Heritage Items” means Contributory Items as identified in Fig Un/(RHC)/1to 7 in the Unley (City) Development Plan.

“Privately owned” means not in government ownership i.e. residents, businesses, incorporated bodies etc. are all considered to be “private owners” for the purposes of this policy.

5. REFERENCES

Development Plan Unley (City)

Policy 4.4.07 – Conservation Funds (adopted 23 August 2004 and amended 22 November 2004).

6. PROCEDURES

6.1 Eligibility

(a) Conservation grants may be considered in relation to significant trees, state and local heritage places and contributory items as defined in this policy.

_v(b) A significant tree, heritage place or contributory item which is the subject of an application for conservation funding must be privately owned and must be situated within the City of Unley.

Deleted: (b) . Owners of State Heritage Places who have been unsuccessful in receiving State or National Heritage Funding for the same project may be considered for the City of Unley Conservation Fund.¶

(c) Applications will be accepted only from the owner(s) of a significant tree/place/item.

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Deleted: d

(d) Properties that have previously received the maximum available funding will not be eligible to apply for funds for a period of five (5) years from the date that the maximum amount of funds has been received.

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(e) Work that has already commenced will not be eligible for funding assistance unless the work has been undertaken for urgent structural

Deleted: f

reasons and advice has been sought from a Council officer prior to undertaking the work.

6.2 What types of projects will be considered?

The following types of projects will be considered, provided that as much of the original building fabric as possible is retained:

- external structural repairs;
- conservation works to the exterior of the building, including those that restore, conserve, enhance or reinstate heritage features to the front facade, walls, verandah, windows and/or roof of the building including:
 - ☐ re-pointing or repair of stonework;
 - ☐ removal of non-original paint and/or plaster;
 - ☐ painting external timber elements;
 - ☐ salt damp treatment; and
- repairs to or reinstatement of original front fencing based on historic or archival records (or side and/or rear fencing if such fencing is specifically listed as part of a Local Heritage Place).

Please note: Internal works will only be considered where deemed essential to the structural stability of the building.

6.3 What doesn't the Grant Scheme cover?

Applications for the following works will not be considered:

- buildings owned or leased by a Council or Government Agency;
- conservation work with a value of less than \$1,000;
- work already commenced or previously completed, except in instances where emergency repair work is required, at the discretion of Council;
- routine maintenance such as termite treatment, pest control;
- electrical or plumbing work (unless it relates directly to improving the building's structural soundness or public appearance);
- internal works (unless required for structural stability of the building);
- side or rear boundary fencing (unless such fencing is specifically listed as part of a State/Local Heritage Place);
- the purchase of a building or site;
- construction of additions or outbuildings;
- relocation of a heritage building.

6.4 Information to be provided

Heritage Place or Contributory Item

- Detailed description of the work
- Site plan identifying the location of the work
- Detailed drawings or photos as necessary to clearly define the scope of work
- Relevant plans and specifications prepared by suitable person or company
- Photos of relevant part of building
- Methodology or specification notes to detail the materials and techniques to undertake the works
- Two written quotes from suitable persons or companies based on the agreed scope of works

Significant Tree

- Expert or technical report from a qualified arborist on the maintenance pruning proposed
- Two quotes from tree pruners
- Recent photos of the proposed maintenance pruning required

Applications that are submitted and not accompanied by the appropriate level of documentation (as detailed above) will be considered ineligible and will be returned to the applicant.

6.5 Grant Conditions

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- (a) Grants are available only for the costs of expert advice, conservation and restoration of heritage places or contributory items to conserve original elements or reinstate the original appearance and the maintenance and management of eligible trees. All conservation work funded by a Council grant must be undertaken by suitably qualified and licensed contractors. Funding is not available for the removal of trees or for inappropriate lopping, pruning or “tree damaging activity” as defined by the Development Act 1993.
- (b) When a conservation grant is made the applicant must accept the Council’s right to photograph the subject trees, property and/or items, before and after conservation work. The applicant must also provide Council with photographic documentation of building work prior to and after completion.
- (c) Any liabilities arising from conservation work that is financially supported by the Council shall attach to the grant recipient and not to the Council.
- (d) All trees/places/items which are the subject of applications for conservation funds must be assessed by suitably qualified specialists in the relevant field ie an arboriculturalist for a tree; or an architect/contractor specialising in building conservation for a building. The reports of such assessments must be made available to the Council and its delegates to assist in allocating grants.

- (e) Conservation grants are available for up to 50% of the total cost of a single grant application:
 - (i) of a significant tree up to a maximum amount of \$1,000 per application; and
 - (ii) of a heritage place and/or contributory item(s) up to a maximum of \$5,000.

Where the scope of the conservation work or the circumstances of the applicant warrant further consideration outside this framework, the request may be presented to the Council for determination of any special merit for additional funding.

- (f) A successful applicant must sign an agreement setting out the terms of a conservation grant which must include a time limit (maximum of 12 months) for the completion of any works funded with Council's assistance.
- (g) Grants will be provided only while conservation funds remain in the budget allocated by Council for the relevant financial year.
- (h) Payment of grants is to be made only following inspection of the satisfactorily completed conservation work, by a Council officer. Grant recipients are to provide receipts and detailed invoices before payment is made. Where residents have particular cash flow difficulties, some provision may be made with the approval of the relevant senior manager. The Council preserves the right to withhold payment of allocated grants if conservation work does not meet appropriate standards and/or differs from the work that was proposed in the application.

6.6. Administration

Deleted: 5

- (a) The Council Administration will receive and assess applications in accordance with this Policy, and make recommendations for the Council's consideration on the allocation of grants. The Administration will oversee the inspection of conservation work which is assisted by the Council through this funding scheme.
- (b) The availability of conservation funds (when allocated in the Council's budget) is to be advertised to the community within three months of the declaration of the budget and again, later in the financial year, if funds remain unallocated.



CONSERVATION GRANTS

Policy Type:	Council Policy
Responsible Department:	City Services
Responsible Officer:	Manager Development
Related Policies and Procedures	N/A
Date Adopted:	23 August 2004 Item 397
Last Council review:	26 September 2016
Next review date:	September 2019
ECM Doc Set ID:	

1. POLICY STATEMENT

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The Conservation Funds complement other initiatives operated by Unley Council for many years including the free Heritage Advisory service.

2. COMMUNITY GOAL

- 3.1 Ensure that urban development and infrastructure meet the changing needs of the community whilst maintaining the City's heritage, amenity and character.

3. POLICY OBJECTIVES

The policy aims to:

- support Council's vision, strategic plans and policies for preservation of the City's heritage places (and historic area contributory items) and significant trees;
- encourage and assist private owners to manage recognised valued buildings and trees by subsidising the conservation of the long term heritage value of the place and its contribution to historic streetscape character;
- encourage and assist private owners to manage significant trees by subsidising their management or maintenance in a safe sound and aesthetically pleasing condition;
- complement other support initiatives;

- provide a clear framework for the operation of the Conservation Funds in an equitable, transparent and accountable manner.

4. PRINCIPLES

Unley's vision is to become the 'City of Villages'; proud of its history, built character, landscaped environment and community well-being while ensuring sustainability into the future by responding to the need and expectations for change. The important valued features need to be retained and conserved to provide the context and foundation to build upon.

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5.1. Eligibility

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Significant Trees as identified in Table Un9 of the Unley (City) Development Plan are eligible for priority consideration under this policy.

State Heritage Place means State Heritage Places as identified in Table Un/3 of the Unley (City) Development Plan.

“Local Heritage Place” means Local Heritage Places as identified in Table Un/4 of the Unley (City) Development Plan.

“Contributory Heritage Items” means Contributory Items as identified in Fig Un/(RHC)/1to 7 in the Unley (City) Development Plan.

“Privately owned” means not in government ownership i.e. residents, businesses, incorporated bodies etc. are all considered to be “private owners” for the purposes of this policy.

7. LEGISLATION/REFERENCES

Development Act, 1993

8. POLICY DELEGATIONS

Nil Applicable

9. ROLES/RESPONSIBILITIES

- General Manager City Services
- Manager Development

10. AVAILABILITY

The policy is available for public inspection during normal office hours from;

Civic Centre
181 Unley Road
Unley SA 5061

A copy may be purchased for a fee as determined annually by Council.

It is also available for viewing, download and printing free of charge from the Council's website, www.unley.sa.gov.au

11. DOCUMENT HISTORY

Date:	Council/Committee/Internal	Comment:
	Committee item / year	
	Council item / year	

INFORMATION REPORT

REPORT TITLE:	DEVELOPMENT ASSESSMENT PANEL ANNUAL REPORT 2015/16
ITEM NUMBER:	634
DATE OF MEETING:	24 OCTOBER 2016
AUTHOR:	PAUL WEYMOUTH
JOB TITLE:	MANAGER DEVELOPMENT SERVICES

EXECUTIVE SUMMARY

The purpose of this report is to provide an Annual Report for the City of Unley Development Assessment Panel (DAP).

The DAP is required by its terms of reference to report annually in respect of the following matters:

1. the use of the provisions of Section 56A(12) of the *Development Act 1993* (exclude the public);
2. disclose by Panel Members of interests pursuant to Section 56A(7) of the *Development Act 1993* (direct or indirect personal or pecuniary interest);
3. resignation of a Panel Member;
4. the incidence of items deferred by the Panel;
5. the adjournment of consideration of development applications;
6. any matter that would improve the effectiveness of, or expedite the decisions of the Panel; and
7. any other matters upon which the Panel is required to report to the Council or thinks fit to report.

The attached Annual Report was adopted by the DAP on 16 August 2016.

RECOMMENDATION

That:

1. The report be received.
-

1. RELEVANT CORE STRATEGIES/POLICIES

The DAP is established under Section 56A of the *Development Act 1993*.

Goal 5.3: Good governance and legislative framework.

2. DISCUSSION

The functions of the City of Unley Development Assessment Panel (DAP) are:

- to act as a delegate of the Council in accordance with the requirements of the Act and any relevant instrument of delegation;
- to provide advice and reports to the Council as it thinks fit on trends, issues and other matters relating to planning or development that have become apparent or arisen through its assessment of applications under the Act; and
- to perform other functions (other than functions involving the formulation of policy) assigned to the DAP by the Council.

The DAP is required by its terms of reference to report annually in respect of the following matters:

1. the use of the provisions of Section 56A(12) of the *Development Act 1993* (exclude the public);
2. disclose by Panel Members of interests pursuant to Section 56A(7) of the *Development Act 1993* (direct or indirect personal or pecuniary interest);
3. resignation of a Panel Member;
4. the incidence of items deferred by the Panel;
5. the adjournment of consideration of development applications;
6. any matter that would improve the effectiveness of, or expedite the decisions of the Panel; and
7. any other matters upon which the Panel is required to report to the Council or thinks fit to report.

The report indicates in summary:

- That 89 applications were considered by the Panel for the financial year. This compared to 104 the previous year.
- Of the 89 applications 62 decisions were carried unanimously and the DAP concurred with officers recommendations on 72 occasions.
- There were 5 ERD Court and appeals during the year of which 1 was withdrawn and 4 compromises were achieved.

- DAP requested that council investigate the following policy matters;
 - car parking requirements for educational establishments
 - overlooking provisions
 - on street car parking requirements and
 - setback requirements for secondary road frontages.

The attached DAP Annual Report 2015/16 reports on the above matters and was endorsed by the DAP on 16 August 2016.

Attachment 1

CITY OF UNLEY

DEVELOPMENT ASSESSMENT PANEL

ANNUAL REPORT 2015/2016

BACKGROUND

The functions of the City of Unley Development Assessment Panel (DAP) are:

- to act as a delegate of the Council in accordance with the requirements of the Act and any relevant instrument of delegation;
- to provide advice and reports to the Council as it thinks fit on trends, issues and other matters relating to planning or development that have become apparent or arisen through its assessment of applications under the Act; and
- to perform other functions (other than functions involving the formulation of policy) assigned to the DAP by the Council.

The DAP's meetings are held in public each month.

TERMS OF REFERENCE

The terms of reference for the DAP require that it reports annually to Council in respect of the following matters:

1. the use of the provisions of Section 56A(12) of the Act;
2. disclosure by DAP Members of interests pursuant to Section 56A(7) of the Act;
3. resignation of a DAP Member;
4. the incidence of items deferred by the DAP;
5. the adjournment of consideration of development applications;
6. any matter that would improve the effectiveness of, or expedite the decisions of the DAP; and
7. any other matters upon which the DAP is required to report to the Council or thinks fit to report.

This report is submitted in accordance with these requirements.

DISCUSSION

Membership

The current DAP was appointed for a term of two years commencing on 17 March 2015. The members of the DAP are:

Brenton Burman (Presiding Member)
Roger Freeman (Deputy Presiding Member)
Ann Nelson
Barbara Norman
Cr Jennifer Boisvert
Cr Rufus Salaman
Cr Rob Sangster

Inner Metropolitan Development Assessment Committee – IMDAC

On 22 April 2016 Council resolved that Mr Brenton Burman be nominated as the Member and Mr Roger Freeman be nominated as the Deputy Member as the City of Unley nominee for the 2016 – 18 term of the IMDAC.

No decisions have been made by IMDAC in relation to the City of Unley in the past 12 months.

The following information is provided in response to Items 1 to 7 in the DAP Terms of Reference:

Items 1 to 6

A summary of matters 1 to 6 is provided in Table 1 (refer attached)

Item 7 (other matters)

Other matters upon which the Development Assessment Panel is required to report to Council

July 2015

The Panel requested that Council review the car parking requirements for educational establishments in the Council area. Currently, the requirements only takes in to consideration staff members and visitors but not students.

March 2016

The Panel recommends Council undertake a review of the overlooking provisions in the Development Plan as part of any general review of Council Development Plan Policies.

April 2016

The Development Assessment Panel request that Council review whether there is a need for development to provide on street car parking as part of the Development Plan requirements.

May 2016

That Council review the Development Plan setback requirements for carports/garages on secondary road frontages.

Appeals

Table 2 provides a summary of appeals for the previous financial year as well as a graph showing historical comparisons.(refer attached). The number of appeals lodged was 5 in 2015/2016 compared with 7 in 2014/2015. Of the 5, 1 was withdrawn, 4 were compromised.

Applications and meetings data

Table 3 provides a summary of the number of applications considered by the DAP, concurrence with officers' recommendations, meeting attendance, site meetings and special meetings as well as a summary for the previous financial year for comparison purposes.

Overall 89 applications were considered by the Panel for the financial year compared to 104 the previous year. Of the 89 applications, 62 decisions were carried unanimously.

Table 1

2015-2016	Use of the provisions of Section 56A(12) of the Development Act 1993 (Considered in Confidence)	Disclosure by Panel Members of interests pursuant to Section 56A(7) of the Development Act 1993	Resignation of a Panel Member	Incidence of items deferred by the Panel	Adjournment of consideration of development applications	Other matters upon which the DAP is required to report to the Council or thinks fit to report
July	0	0	0	0	0	1
August	0	0	0	0	0	0
September	0	0	0	1	0	0
October	0	0	0	1	0	0
November	0	1	0	1	0	0
December	0	0	0	0	0	0
January	1	0	0	0	0	0
February	1	0	0	2	0	0
March	0	0	0	1	0	1
April	0	0	0	0	0	1
May	0	0	0	0	0	1
June	1	1	0	2	0	0
Total	3	2	0	8	0	4

Table 2

Summary of appeals

APPEALS							
YEAR	LODGED	Upheld	Dismissed	Withdrawn	Compromise	Ongoing	Total
2015/16	5			1	4		5

(* Please note that the number of finalised appeals include appeals lodged in previous periods)

Comparison with previous financial years.

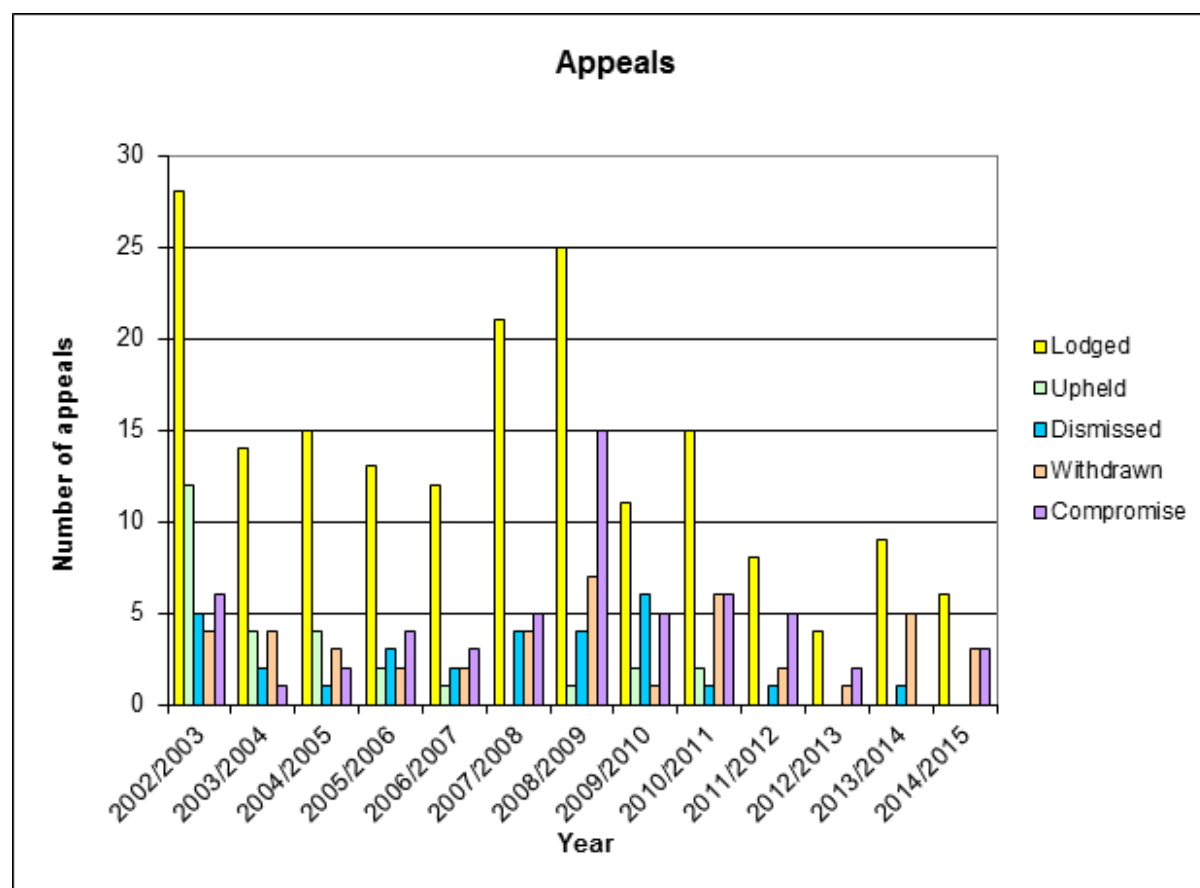


Table 3

Year	Month	No. of applications	No. where DAP concurred with Officer's Recommendation	Meeting Attendance	Site Meetings	Special Meetings
2014	Jul	9	9	7	0	0
	Aug	8	7	7	0	0
	Sep	10	8	5	0	0
	Oct	12	9	7	0	0
	Nov	6	5	7	1	0
	Dec	8	8	7	0	0
2015	Jan	5	4	7	1	0
	Feb	9	8	6	0	0
	Mar	6	5	6	0	0
	Apr	7	6	6	0	0
	May	10	6	6	1	0
	Jun	14	14	5	0	0
Total		104	89 (85.6%)		3	0
Average		8.7	7.4	6.3		

Year	Month	No. of applications	No. where DAP concurred with Officer's Recommendation	Carried Unanimously	Meeting Attendance	Site Meetings	Special Meetings
2015	Jul	14	14	10	7	2	0
	Aug	3	2	2	7	1	0
	Sep	8	6	4	7	1	0
	Oct	7	6	4	7	0	0
	Nov	12	9	7	6	0	1
	Dec	9	8	7	6	0	0
2016	Jan	5	4	4	5	0	0
	Feb	8	4	5	6	1	0
	Mar	4	3	2	7	0	0
	Apr	3	3	2	7	0	0
	May	5	5	5	7	0	0
	Jun	11	8	10	6	1	0
Total		89	72 (80.9 %)	62 (69.7%)		6	1
Average		7.4	6	5.2	6.5		

DECISION REPORT

REPORT TITLE:	ESTABLISHMENT OF STRATEGIC PROPERTY COMMITTEE
ITEM NUMBER:	635
DATE OF MEETING:	24 OCTOBER 2016
AUTHOR:	SUE BAYLY
JOB TITLE:	GOVERNANCE OFFICER

EXECUTIVE SUMMARY

At its meeting of 22 August 2016, Council resolved C567/16;

“That Council establishes a Section 41 Committee to investigate and make recommendations to Council on Strategic Property acquisition and divestment.”

The Committee is being established to assist Council to investigate and make recommendations to Council on strategic opportunities for property acquisition or divestment to support Council's Community Plan. A Terms of Reference for the Committee has been drafted and is attached for consideration and adoption by Council.

Elected Members are asked to nominate (up to 5) Members, and then Council is required to appoint a Presiding Member from those Members appointed.

RECOMMENDATION

That:

1. The report be received.
2. Council establish the Strategic Property Committee in accordance with Section 41 of the Local Government Act 1999.
3. Council adopt the Terms of Reference at Attachment 1 to report ...
4. Membership of the Committee comprises (number) Elected Members with the Mayor *ex officio*.
5. Councillor be appointed Presiding Member of the Committee for a period commencing until the end of the current term of Council unless revoked earlier by Council.

6. Councillors be appointed to the Committee for a period commencing until the end of the current term of Council unless revoked earlier by Council.
-

1. RELEVANT CORE STRATEGIES/POLICIES

Goal 2.2; Activated places

Goal 3.1; Equitable parking throughout the City

Goal 5.3; Good governance and legislative framework

Goal 5.5; A financially sustainable approach to business and planning activity.

2. DISCUSSION

A Strategic Property Acquisition Group has been meeting informally since 2015 with the aim of scoping out the criteria for any property acquisitions and testing some examples. The membership of this group included the Mayor, Councillors Hughes, Koumi and Palmer, Council staff and one of the Independent Members of the Audit and Governance Committee. The Group has identified the need to structure their role and activities more formally and establish a reporting line to Council. Section 41 of the Local Government Act 1999 (the Act) provides that Council may establish committees to assist in the performance of its functions, inquire into and report matters, and provide advice to Council.

Subsequently, at its meeting of 22 August 2016, Councillor Hughes put forward a Notice of Motion (C567/16) by which Council unanimously resolved;

“That Council establishes a Section 41 Committee to investigate and make recommendations to Council on Strategic Property acquisition and divestment.”

A Terms of Reference (TOR) has been developed for consideration and adoption by Council.

Attachment 1.

Council needs to consider the number of Elected Members to sit on the Committee. In accordance with section 41(4) of the Act, Council must appoint the Presiding Member, or include provision in the TOR for the Committee to make that appointment.

The Committee quorum is set by the Act and Regulation 26 of the Local Government (Procedures at Meetings) Regulations 2013, that is, half plus one of the membership, or a number determined by the Council. (If Council would like to determine a quorum number, the recent Code of Practice Procedures at Meetings will be required to be brought back for endorsement). If the Mayor is appointed *ex officio* he is not counted in the quorum unless he is in attendance at the meeting.

At the recent briefing the question of quorum was raised in relation to the ignoring of the fraction resulting from dividing of the number of council members by 2. Confirmation was sought from other councils and with no agreed response, legal advice was sought. It was confirmed that ‘ignoring the fraction’ means to disregard it completely which has the effect of rounding the number

down to the next whole number. For a committee of 5 members, this will result in a quorum of 3.

The Committee is not eligible to be designated a “prescribed committee” as defined in the Remuneration Tribunal Determination No. 7 of 2014, Allowances for Members of Local Government Councils, as published in the Government Gazette on 31 July 2014. An allowance of \$150-00 per meeting attended limited to an aggregate of \$900-00 per annum is payable.

The Committee is required to apply Part 2 of the Local Government (Procedures at Meetings) Regulations 2013 as resolved by Council. The Committee must provide Notice of Meetings at the Civic Centre and on the Council website. Members of the public are able to attend unless prohibited by an order under Section 90 of the Act to consider an item in confidence.

Rather than have an Independent Member sitting permanently on the Committee, advice may be sought on a case by case basis from a relevant specialist (eg. Lawyer, probity advisor, land economist, property valuer). This provides flexibility for the Committee and contains the membership to a manageable number. The Administration may also seek advice from external experts and circulate that advice as part of the Agenda papers prior to a meeting so that members have time to consider the information.

3. ANALYSIS OF OPTIONS

Option 1 – Council establish the Strategic Property Committee in accordance with Section 41 of the Local Government Act 1999.

Council adopt the Terms of Reference at Attachment 1.

Membership of the Committee comprises 5 Elected Members with the Mayor *ex officio*.

A Councillor be appointed Presiding Member of the Committee for a period until the end of the current term of Council unless revoked earlier by Council.

Council has recognised the need to establish a formal Section 41 Committee in relation to strategic property matters.

The structure around a section 41 committee provides safeguards for Council as the reporting mechanism and meeting procedures are prescribed by the Act and set down in the TOR. This includes the mechanism for considering confidential material in closed session, the duration of a confidential order, and the obligation on Committee members and staff to comply with the order. The Register of Interests and conflict of interest provisions are applicable.

Option 2 – Council establish the Strategic Property Committee under Section 41 of the Act and adopt the TOR with amendments

Council may wish to amend the Terms of Reference.

4. RECOMMENDED OPTION

Option 1 is the recommended option.

5. POLICY IMPLICATIONS

5.1 *Financial/budget*

The Councillor who is appointed as Presiding Member of this Committee is entitled to a payment of \$150-00 per meeting attended up to an aggregate total of \$900-00 per annum.

An external specialist may charge a fee for attendance at a meeting, research or provision of a written report.

5.2 *Legislative/Risk Management*

As discussed above, there are risks associated with conflict of interest and confidentiality. Committee members are required to maintain confidentiality and complete the Register of interests and that provides some transparency and accountability.

The declaration of a material conflict of interest by a Committee member(s) has potential to disrupt meetings through lack of a quorum.

The Committee does not have any delegated authority from Council and all final decisions are to be made by Council.

5.3 *Staffing/Work Plans*

As this is a new Committee, it is difficult to predict the impact on staff work load, or which department's skills and knowledge will be required to assist the Committee. However, a representative from the Governance Unit and Finance Unit of the Administration will be present as required.

5.4 *Environmental/Social/Economic*

It is intended that the criteria to assess property will support Council's Community Plan.

5.5 *Stakeholder Engagement*

Stakeholder engagement is not necessary to set up the Committee, but may be required for some types of property acquisition or divestment.

Notice of Meetings of a Section 41 committee must be on display at the Civic Centre and the Council website. Meetings are open to the public except when an item is declared confidential under Section 90 of the Act.

6. ATTACHMENTS

- 1) Terms of Reference for the Strategic Property Committee.

7. REPORT AUTHORISERS

<u>Name</u>	<u>Title</u>
Peter Tsokas	Chief Executive Officer
Rebecca Wilson	Group Manager Governance and Risk

STRATEGIC PROPERTY COMMITTEE

TERMS OF REFERENCE

1. ESTABLISHMENT

- 1.1. The Council has established the Strategic Property Committee (referred to in these Terms of Reference as "the Committee") pursuant to Section 41 of the *Local Government Act 1999* ("the Act").
- 1.2. These Terms of Reference were adopted by Council on 24 October 2016.
- 1.3. The Committee may be wound up at any time by resolution of the Council.
- 1.4. The Committee is not established as a "prescribed committee" defined in the Remuneration Tribunal Determination No. 7 of 2014, Allowances for Members of Local Government Councils, as published in the Government Gazette on 31 July 2014.

2. OBJECTIVES

- 2.1 The Committee is established to assist Council to investigate and make recommendations to Council on strategic opportunities for property acquisition or divestment to support Council's Community Plan.
- 2.2 For purposes of the Committee's role, "property" may include civic buildings, open space, sport and recreation facilities, car parking, residential, industrial and commercial land and buildings.
- 2.3 "Community land" as recorded in Council's Community Land Management Plan must be managed in accordance with the Act.

3. MEMBERSHIP

- 3.1. The Committee will comprise up to 5 members as follows:
 - (i) 5 Elected Members nominated by the Council;
 - (ii) The Mayor *ex officio*.
- 3.2. A member of the Committee holds office at the pleasure of Council [S.41(5)].

- 3.3. The current members of the Committee are listed at Schedule 1 to these Terms of Reference.
- 3.4. Subject to clause 1.3 of these Terms of Reference, membership of the Committee is as listed on Schedule 1 *unless* a member resigns or is otherwise incapable of continuing as a member or is removed from office by the Council.
- 3.5. The Committee may, by a vote supported by at least half plus one of the members of the Committee, make a recommendation to the Council to remove a member of the Committee from office where a member has failed (without the leave of the Committee) to attend three consecutive meetings of the Committee.
- 3.6. Members of the Committee are eligible for re-appointment at the expiration of their term of office up to a maximum of two consecutive terms of the Committee.
- 3.7. The Committee may be re-established by the Council after each Council periodic election.

4. **PRESIDING MEMBER**

- 4.1. The Council will appoint the Presiding Member of the Committee.
- 4.2. The Council authorises the Committee to determine if there will be a Deputy Presiding Member of the Committee and, if so, authorises the Committee to make the appointment to that position for a term determined by the Committee.
- 4.3. If the Presiding Member of the Committee is absent from a meeting the Deputy Presiding Member (if such position exists) will preside at that meeting. Where there is no position of Deputy Presiding Member, or both the Presiding Member and the Deputy Presiding Member of the Committee are absent from a meeting of the Committee, a member of the Committee chosen from those present will preside at the meeting until the Presiding Member (or Deputy Presiding Member, if relevant) is present.
- 4.4. The role of the Presiding Member includes:
 - 4.4.1 overseeing and facilitating the conduct of meetings in accordance with the *Local Government Act 1999, the Local Government (Procedures at Meetings) Regulations 2013*;
 - 4.4.2 ensuring all Committee members have an opportunity to participate in discussions in an open and encouraging manner; and
 - 4.4.3 where a matter has been debated significantly and no new information is being discussed to call the meeting to order and ask for the debate to be finalised and the motion to be put.
- 4.5. In accordance with clause 3.3.2 of the Remuneration Tribunal Determination No. 7 of 2014, where an Elected Member is appointed by Council as the Committee's Presiding Member, he/she is entitled to an allowance of \$150-00 per meeting attended to an aggregate amount of allowance of \$900-00 per annum.

- 4.6. The term of Presiding Member will be from date of appointment until the end of the current term of Council unless otherwise decided by Council.

5. OPERATIONAL MATTERS

- 5.1. The Council has not delegated any of its powers to the Committee. Accordingly, all decisions of the Committee constitute recommendations to the Council.
- 5.2. The Committee has no delegated power to expend Council funds or contract external parties.
- 5.3. For the purposes of section 41(8) of the Act, the Council's reporting and other accountability requirements are satisfied by the delivery of a copy of the minutes of each meeting of the Committee to each Elected Member of the Council and the inclusion of those minutes in the agenda papers for the next ordinary meeting of the Council.
- 5.4. The Committee shall meet on an as needs basis.
- 5.5. The Committee will meet at a time decided by the Committee.
- 5.6. If after considering advice from the CEO or delegate, the Presiding Member of the Committee is authorised to cancel the respective Committee meeting, if it is clear that there is no business to transact for that designated meeting. Members are to be advised at least 3 clear days before the scheduled meeting. Advice of the same will also be posted on Council's website.

6. NOTICE OF MEETINGS

- 6.1. Notice of the meetings of the Committee will be given in accordance with sections 87 and 88 of the Act. Accordingly, notice will be given:-
- 6.1.1 to members of the Committee by email or as otherwise agreed by Committee members at least three clear days before the date of the meeting; and
- 6.1.2 to the public as soon as practicable after the time that notice of the meeting is given to members by causing a copy of the notice and agenda to be displayed at the Council's offices and on the Council's website.

7. PUBLIC ACCESS TO MEETINGS

- 7.1. The Committee shall meet at the Offices of the Council located at 181 Unley Road, Unley SA 5061.
- 7.2. Members of the public are able to attend meetings of the Committee, unless prohibited by resolution of the Committee under the confidentiality provisions of Section 90 of the Act.

8. MEETING PROCEDURE

- 8.1. The Council has resolved to apply Part 2 of the *Local Government (Procedures at Meetings) Regulations 2013* to this Committee.
 - 8.2. Insofar as the Act, the Regulations, the Code of Practice for Meeting Procedures or these Terms of Reference do not prescribe the procedure to be observed in relation to the conduct of a meeting of the Committee, the Committee may determine its own procedure.
 - 8.3. Subject to clause 8.4 of these Terms of Reference, all decisions of the Committee shall be made on the basis of a majority of the members present.
 - 8.4. A quorum is ascertained by dividing the total number of Committee members by two, ignoring any fraction resulting from the division, and adding one.
 - 8.5. If the Mayor attends a meeting of the Committee as ex-officio, the Mayor's attendance will be included in the calculation of quorum.
 - 8.6. Any Elected Member who is not a member of the Committee is able to address members of the Committee and provide contribution at any Committee meeting of which they are not a member in accordance with the Code of Practice - Meeting Procedures, Clause 44.
 - 8.7. All members of the Committee must (subject to a provision of the Act or Regulations to the contrary) vote on any matter arising for decision at a meeting of the Committee.
 - 8.8. Every member of the Committee has a deliberative vote only. In the event of a tied vote the person presiding at the meeting does not have a second or casting vote.
 - 8.9. The format of the agenda for all meetings of the Committee is as set out at Schedule 2 to these Terms of Reference.
 - 8.10. The agenda and reports for all meetings of the Committee must be delivered to members of the Committee at least three clear days before the meeting.
 - 8.11. Any decision of the Committee which does not arise from a recommendation of a Council officer must be supported in the minutes of the meeting by clear reasons for the decision.
 - 8.12. The Council will provide a support officer for the purposes of co-ordination and preparation of agendas and reports for and minutes of Committee meetings and as a point of contact for all Committee members.
-

Responsible Officer: General Manager City Development.

Attendance by: Chief Executive Officer and Executive (as required)

MEMBERSHIP

1. Presiding Member: Cr.
2. Members of the Committee:

Cr.
Cr.
Cr.
Cr.

The Mayor *ex officio*.
3. Term: from date of appointment until the end of the current term of Council (unless such appointment is revoked by the Council).

Term commences; 24 October 2016.

NAME OF COMMITTEE

A G E N D A

Meeting to be held
(Date and Time)
Civic Centre
181 Unley Road, Unley SA 5061

MEMBERS:

Presiding Member
Committee Members

REPORT TO COUNCIL:

ACKNOWLEDGEMENT (Optional)

We acknowledge that the land we meet on today is the traditional land of the Aboriginal people and that we respect their spiritual relationship with their country.

We also acknowledge that the Aboriginal people are the custodians of the Adelaide region and that their cultural and heritage beliefs are still important to the living Aboriginal people today.

APOLOGIES:

CONFIRMATION OF COMMITTEE MINUTES:

CONFLICT OF INTEREST:

DEPUTATIONS:

REPORTS OF OFFICERS:
ITEM NO.

PAGE No:

1.

NEXT MEETING:

CRITERIA

DRAFT

DECISION REPORT

REPORT TITLE:	FLYING OF LATVIAN FLAG FOR NATIONAL DAY
ITEM NUMBER:	636
DATE OF MEETING:	24 OCTOBER 2016
AUTHOR:	SUE BAYLY
JOB TITLE:	GOVERNANCE OFFICER

EXECUTIVE SUMMARY

Council has received a request from the Chairman of the Latvian Co-operative to fly the Latvian National flag at the Unley Civic Centre on Latvia's Proclamation Day which is the 18 November.

Under the conditions of Council's Flag Policy, a resolution of Council is needed to fly the flag of other nations on any Council flag pole and the protocols from the Department of Prime Minister and Cabinet are to be followed.

The request from the Latvian community meets those requirements.

RECOMMENDATION

That:

1. The report be received.
 2. Council approve the request to fly the National flag of Latvia at the Unley Civic Centre on Latvia's Proclamation Day which is 18 November.
-

1. RELEVANT CORE STRATEGIES/POLICIES

Goal 2.3; Cultural and artistic diversity

Goal 5.3; Good governance and legislative framework

2. DISCUSSION

A request has been received from the Mr Andis Berzins, Chairman of the Latvian Co-operative to fly the Latvian National flag at the Unley Civic Centre on Latvia's Proclamation Day. The day celebrates the foundation of the Republic of Latvia on the 18 November 1918.

Council's Flag Policy specifies that a resolution of Council is needed to fly the flag of other nations on any Council flag pole.

The policy also specifies that the protocols from the Department of Prime Minister and Cabinet (DPMC) are to be followed. The Administration sought advice from the Commonwealth Flag Officer at the DPMC and has confirmed that Latvia is a country officially recognised by the Australian Government. Diplomatic protocols therefore allow for the Latvian National flag to be flown from Government buildings (which includes local government premises).

The Latvian community have been active in Unley since 1955 when a house at the corner of Clark Street and Rose Terrace, Wayville was purchased through donations and converted into a cultural and social support centre. The Latvian Hall was established in 1966 on adjacent land and continues to be a much enjoyed venue.

3. ANALYSIS OF OPTIONS

Option 1 – That Council approve the flying of the Latvian National flag

The request to fly the Latvian National flag on Latvian Proclamation Day falls within the allowed protocols of DPMC and the Council's Flag policy. The Latvian community has a long established presence in the Unley community, and approval of this request supports cultural diversity and recognition.

The flag will be provided by the Latvian community. It will be displayed in the protocol order from the DPMC "Australian Flags" booklet, that is, between the Australian National flag and the State flag.

Option 2 – That Council does not approve the flying of the Latvian National flag

Not approving this request would go against Council's strategic goals of cultural diversity and so option 2 is not recommended.

4. RECOMMENDED OPTION

Option 1 is the recommended option.

5. ATTACHMENTS

Nil.

6. REPORT AUTHORISERS

<u>Name</u>	<u>Title</u>
Peter Tsokas	Chief Executive Officer
Rebecca Wilson	Group Manager Governance and Risk

INFORMATION REPORT

REPORT TITLE: FINANCE PERFORMANCE REPORT FOR THE
QUARTER ENDED 30 SEPTEMBER 2016

ITEM NUMBER: 637

DATE OF MEETING: 24 OCTOBER 2016

AUTHOR: MIKE CAREY

JOB TITLE: MANAGER FINANCE

1. **EXECUTIVE SUMMARY**

The report highlights the year to date financial position as at 30 September 2016.

Council's overall result is favourable to budget by \$622k, with minor variances in projects (Operating and Capital) relating to timing.

A positive cash flow of \$3.9m has been realised year to date. This has resulted in an increase in Cash & Short Term Investments of \$2.9m, a repayment of \$1.0m of the Short Term Draw Down Facility and fixed term principal repayments of \$0.5m. The borrowing liability has reduced by \$1.5m for the quarter.

2. **RECOMMENDATION**

That:

1. The report be received.
-

1. RELEVANT CORE STRATEGIES/POLICIES

- Organisational Strategy/Goal
 - 5.3 Good Governance and Legislative Framework
 - 5.5 A financially sustainable approach to business and planning activity

2. DISCUSSION

Funding Result compared to budget

	Actual YTD \$'000	Budget YTD \$'000	YTD Variance Fav/(Unfav) \$'000	Full Year Revised Budget \$'000
Operating income	40,344	40,164	180	45,632
Operating expenditure	9,885	10,336	451	41,867
Funding surplus before Projects	30,459	29,827	631	3,765
Net expenditure - Operating projects	141	142	1	1,489
Operating Surplus after Projects	30,318	29,685	632	2,276
Net expenditure - Capital projects	939	928	(11)	14,804
Net Lending / (Borrowing) for Financial Year	31,107	30,485	622	(5,617)

Operating income and expenditure are favourable to budget to the end of September 2016. Further discussion on these items is included in Attachments 1 of the report.

There are no budget concerns for both Operating and Capital projects at this time. The minor variations relate to timing. This will be considered as part of the 1st Budget Review which is currently underway.

Statement of Financial Position

	Sept 2016 \$'000	June 2016 \$'000	Movement \$'000
Assets	601.2	576.0	25.2
Liabilities - Borrowings	(6.1)	(7.6)	1.5
Other Liabilities	(6.3)	(9.9)	3.6
Net Assets (Liabilities)	588.7	558.5	30.2

The small movement in the Statement of Financial Position represents:

- an increase in Assets due to a higher Accounts Receivable balance;
- an overall reduction in borrowings of \$1.5m, largely as a result of rate receipts; and
- the decrease in Other Liabilities, being the payment of creditors that were outstanding at the end of June.

Cash Flow

	Sept 2016 \$'000
Net Flows from Operating	5,290
Net Flows from Investing Activities	(938)
New Flows from Financing Activities	(472)
Net Change in Cash Position	3,880

A positive cash flow of \$3.9m has been realised year to date. As noted above this has reduced borrowings by \$1.5m and increased Cash & Short Term Investments by \$2.9m.

Operating Result

How well are we managing our Operating Income compared to Budget	On track
How well are we managing our Operating Expenditure compared to Budget	On track

Attachment 1

Operating Projects

How well are we managing our Operating Projects?	In Progress
--	-------------

Capital Works Projects

Overall, how well are we managing our Capital Works?	On track
--	----------

Overall Funding Statement

Attachment 2

The figures in this report have been rounded and consequently individual sub-totals, whilst being correct, may differ slightly from the sum of the rounded amounts

3. ATTACHMENTS

1. Operating Result (Excluding Projects).
2. Overall Funding Statement.

4. **REPORT AUTHORISERS**

<u>Name</u>	<u>Title</u>
Nicola Tinning	General Manager Business Support & Improvement (Acting)
Peter Tsokas	Chief Executive Officer

OPERATING RESULT (excluding Projects)

Attachment 1

How well are we managing our Operating Income compared to Budget?

On track

	Actual YTD \$'000	Budget YTD \$'000	YTD Variance Fav/(Unfav) \$'000	Full Year Revised Budget \$'000
Operating income				
Rates	38,541	38,546	(5)	38,625
Statutory income	508	506	3	1,389
User charges	327	315	13	1,608
Grants, subsidies and contributions	646	642	4	3,442
Income - Other	321	155	166	569
Total Operating Income	40,344	40,164	180	45,632

Year to Date Result

Income is favourable by 0.4% compared to budget year to date. Contributing factors include:

User Charges \$13k favourable to budget

- Reserves Maintenance (hiring of reserves) \$5k and Street Banner income \$4k contribute to the favourable user charges variance.

Income – Other \$166k favourable to budget

- \$133k belongs to a favourable variance in relation to invoices issued for Damage to Council Infrastructure.
- The remaining favourable variance relate to smaller variances across services.

Forecast

Budget Review 1 will be presented to Council in November 2016.

OPERATING RESULT (excluding Projects) Attachment 1

How well are we managing our Operating Expenditure compared to Budget?

On track

	Actual YTD \$'000	Budget YTD \$'000	YTD Variance Fav/(Unfav) \$'000	Full Year Revised Budget \$'000
Operating expenditure				
Total Employment costs	4,287	4,469	182	17,661
Materials, contracts and other expenses	3,678	3,921	243	16,579
Depreciation and amortisation	1,728	1,728		6,912
Finance costs	192	218	26	716
Total Operating Expenditure	9,885	10,336	451	41,867

Year to Date Result

A favourable expenditure variance (4.4%) compared to budget year to date.

Employment costs, the favourable variance relates to vacancies in the areas of Depot, Human Resources and ICT. Recruitment is under way.

The favourable variance for Materials, contracts and other expenses relates to timing in waste (\$60k) and cleaning (\$24k) contracts, power (\$40k), and water \$20k. There is also a favourable variance of \$34k in insurance costs.

The favourable variance for finance costs is due to the 30 June 2016 borrowing balance being nearly \$6m less than expected. This has resulted in finance costs for both the cash advance facility and fixed term borrowings being much less than anticipated.

Forecast

Budget Review 1 is currently underway and will be presented to Council at the November Meeting.

Depreciation will be reviewed as part of the first budget review with the possibility of an increase as a result of assets completed in 2015-2016 and the revaluation of Traffic Assets.

The City of Unley

Overall Funding Statement

for the year to date ended September 2016

	Actual YTD \$'000	Budget YTD \$'000	YTD Variance Fav/(Unfav) \$'000	Full Year Revised Budget \$'000
Operating income				
Rates	38,541	38,546	(5)	38,625
Statutory income	508	506	3	1,389
User charges	327	315	13	1,608
Grants, subsidies and contributions	646	642	4	3,442
Income - Other	321	155	166	569
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Materials, contracts and other expenses	3,678	3,921	243	16,579
Depreciation and amortisation	1,728	1,728		6,912
Finance costs	192	218	26	716
Total Operating Expenditure	9,885	10,336	451	41,867
Funding surplus/(deficit) before Projects	30,459	29,827	631	3,765
Project Summary				
Operating projects				
Income	12	5	7	66
Expenditure	153	147	(6)	1,550
Net expenditure - Operating projects	141	142	1	1,484
Capital projects				
Income	39	33	5	433
Expenditure	978	962	(16)	15,184
Net expenditure - Capital projects	939	928	(11)	14,751
Total Operating projects and capital works program (net)	1,080	1,070	(10)	16,236
Depreciation and amortisation	1,728	1,728		6,912
Net Lending / (Borrowing) for Financial Year	31,107	30,485	622	(5,559)
Operating Surplus after Projects	30,318	29,685	632	2,281

The figures in this paper have been rounded and consequently individual sub-totals, whilst being correct, may differ slightly from the sum of the rounded amounts.

DECISION REPORT

REPORT TITLE: REVIEW OF DRAFT 30-YEAR PLAN FOR
GREATER ADELAIDE 2016 UPDATE

ITEM NUMBER: 638

DATE OF MEETING: 24 OCTOBER 2016

AUTHOR: DAVID BROWN

JOB TITLE: PRINCIPAL POLICY PLANNER

1. **EXECUTIVE SUMMARY**

- 1.1 The State Government released the draft '*30-Year Plan for Greater Adelaide 2016 Update*' on the 25 August 2016 to outline the updated policy themes and targets.
- 1.2 In response, the Local Government Association (SA) has liaised with practitioners is preparing a draft response on behalf of members.
- 1.3 Community and industry feedback is sought to contribute to shaping the future of Greater Adelaide towards 2045.
- 1.4 A briefing for Elected Members on the 4 October, and a circulated draft response to allow Member feedback, has contributed to the attached response for Council's consideration.
- 1.5 The nominated submission date was the 21 October 2016 (8 weeks) but an extension to the 25 October 2016 has been confirmed to allow Council to consider the draft submission before forwarding to the Department of Planning Transport and Infrastructure (DPTI) to assist with the review of the draft '*30-Year Plan for Greater Adelaide 2016 Update*'.

2. **RECOMMENDATION**

That:

1. The report be received.
 2. The response contained in Attachment 1 to this report be submitted to the Department of Planning Transport and Infrastructure (DPTI) to assist with the review of the draft '*30-Year Plan for Greater Adelaide 2016 Update*'.
 3. A copy of the response to the draft '*30-Year Plan for Greater Adelaide 2016 Update*' be forwarded to the Local Government Association (SA).
-

1. **RELEVANT CORE STRATEGIES/POLICIES**

3.1 Unley Community Goals

Goal 1 Emerging – Our Path to a Future City

1.1 A thriving and prosperous business community

1.2 Emerging Technology is embraced

1.3 A dynamic mix of uses and activities in selected precincts

Goal 2 Living – Our Path to a Vibrant City

2.1 Highly desirable and diverse lifestyle

2.2 Activated places

2.3 Cultural and artistic diversity

2.4 Healthy and active community

2.5 Collaborative and engaged community

Goal 3 Moving – Our Path to an Accessible City

3.1 Equitable parking throughout the City

3.2 An integrated, accessible and pedestrian-friendly City

3.3 Alternative travel options

Goal 4 Greening – Our Path to a Sustainable City

4.1 Renowned for its lifestyle and environmental balance

4.2 Leaders in waste reduction

4.3 Functional open-green-space throughout the City

- 2.1 The State Planning Strategy, which the 30-Year Plan for Greater Adelaide is one volume, is created pursuant to the Development Act (1993) Part 3 Division 1, and required to be reviewed every 5 years.

- 3.3 The Development Plan created pursuant to the Development Act (1993) Part 3, Division 2 must align with the State Planning Strategy.

- 3.4 The new Planning, Development and Infrastructure Act will recognise such strategies as the 30-Year Plan for Greater Adelaide as a Regional Plan and create a new Planning and Design Code to replace the Development Plan.

2. **DISCUSSION**

The State Government pursuant to the Development Act 1993 is responsible for preparing the State Planning Strategy. The '*30-Year Plan for Greater Adelaide*' forms a volume of the Planning Strategy and was prepared in 2010 as a key framework for its future planning.

The State Government pursuant to the Development Act 1993 is also responsible to review the Planning Strategy every five (5) years (although there is no penalty for not doing so or there being a delay as in this case). Consequently it has prepared the '*30-Year Plan for Greater Adelaide 2016 Update*'.

The '*30-Year Plan for Greater Adelaide 2016 Update*' was released on the 25 August 2016 with responses requested by the 21 October 2016 (8 weeks). Confirmation has been received from the Department of Planning Transport and Infrastructure (DPTI) affording an extension of the submission date until the 25 October 2016 for the City of Unley to allow Council to consider the matter at its meeting on the 24 October 2016.

The Administration Principal Policy Planner has contributed to workshops with the Local Government Association (LGA) in their continued activity in coordinating and collaborating on such matters with DPTI and liaised directly with DPTI officers. A range of pertinent officers of the Administration have attended and contributed to workshops conducted by DPTI in relation to issues, challenges and opportunities framed around the proposed six (6) target areas.

The '*30-Year Plan for Greater Adelaide 2016 Update*' has been reviewed in regard to implications for Unley. A presentation and outline of key issues was reviewed at an Elected Members briefing on the 4 October. A preliminary draft response was prepared and circulated to Elected Members to allow further feedback. The Administration and Elected Members reviews have contributed to the draft response for Council's consideration as contained in Attachment 1 (to Item 638/16).

Attachment 1

The '*30-Year Plan for Greater Adelaide 2016 Update*' promotes laudable aims and is generally supported. However, some elements are considered to require greater recognition in the Unley context. Many will require refinement and careful application through the local area planning phase to achieve mutually successful outcomes. It is evident there will be a significant amount of further work involved and Local Government and Unley should be at the forefront of collaborating with DPTI to achieve the appropriate implementation of the aims of the Update Plan.

Links to the DPTI '*Living Adelaide*' web-page, '*30-Year Plan for Greater Adelaide 2016 Update*', and previous '*30-Year Plan for Greater Adelaide 2010*' are set out below:

- <https://livingadelaide.sa.gov.au/>
- https://livingadelaide.sa.gov.au/content/uploads/2016/08/DPTI-30-Year-Plan_150dpi.pdf
- https://livingadelaide.sa.gov.au/content/uploads/2016/08/The_30-Year_Plan_for_Greater_Adelaide_compressed.pdf

DPTI have endeavored to engage with the broader community through traditional and social media, web-site and public displays at major shopping centres. However, it is a difficult challenge to generate engagement in such high level visions and strategies. It is critical to do so though, as the Plan sets the foundations for the future long-term growth, transition and change of the form of the city and region. Broader, deeper, innovative and longer engagement would be desirable to genuinely engender wide and passionate debate given its fundamental importance.

3. **ANALYSIS OF OPTIONS**

Option 1 – Receive '30-Year Plan for Greater Adelaide 2016 Update' and make a response in accord with Attachment 1.

The '30-Year Plan for Greater Adelaide 2016 Update' outlines issues and proposals for the long-term transition to a new urban form of Greater Adelaide.

The Objectives, Principles and Policy Themes of the Plan are laudable. Based on these and the Targets, Unley is well placed as a diverse, walkable, compact, green and well-serviced area, although it can continue to become better.

There is a range of issues needing further evidence-based justification and resolution of greater detail. There is much more work to be done to refine the proposals and in particular the relative priority of the range of principles through the forthcoming local area planning process. It would be beneficial for Unley, and Local Government generally, to collaborate and input to how the strategy, policy and new system evolve and are applied.

Option 2 – Receive '30-Year Plan for Greater Adelaide 2016 Update' and make a response in accord with Attachment 1 together with further points.

The '30-Year Plan for Greater Adelaide 2016 Update' outlines issues and proposals for the long-term transition to a new urban form of Greater Adelaide.

The Objectives, Principles, Policy Themes and Targets of the Plan are laudable and the attached comments provide a comprehensive synopsis and response.

However, Council may consider some issues need greater reinforcement or there are further matters that need to be included.

Council can specify these points for inclusion in the draft response before it is submitted to DPTI.

Option 3 – Receive '30-Year Plan for Greater Adelaide 2016 Update' and not make a submission.

The '30-Year Plan for Greater Adelaide 2016 Update' outlines issues and proposals for the long-term transition to a new urban form of Greater Adelaide.

If Council is satisfied the proposals are appropriate there is no need for a response.

4. RECOMMENDED OPTION

Option 1 is the recommended option.

5. POLICY IMPLICATIONS

5.1 *Financial/budget*

- There are no immediate budget implications but this would need to be reassessed once the implications of the resultant strategies and policies are known.

5.2 *Legislative/Risk Management*

- Community engagement is critical to disseminating information and hearing all views to arrive at a mutually understood and appreciated system. The State Government needs to do more in this regard. As the implementation evolves Council will also need to become involved in explaining the changes.
- Beyond the foundation framework in the Plan council will be closely involved in the application of the some-times competing priorities and managing the implications of the transition in urban form that could arise.

5.3 *Staffing/Work Plans*

- Monitoring, contribution and review of strategies, policies and targets would be managed within current resources.
- Seeking greater involvement and collaboration with DPTI as they evolve the strategies, resolve the detail and apply local area planning will require shifting of resources from local issues in the short-term for long-term benefit.

5.4 *Environmental/Social/Economic*

- The aims of the Update Plan are laudable but will require clear, robust and refined policy to balance the relative priorities in the local context and to achieve the desired outcomes successfully.

5.5 *Community and Stakeholder Engagement*

- Community and particularly stakeholder engagement was undertaken as part of the release of the Update Plan.
- More comprehensive consultation, in accord with the State Government's promoted new Community Engagement Charter, would be beneficial to fully and properly engage all views and facilitate widespread debate.

6. REPORT CONSULTATION

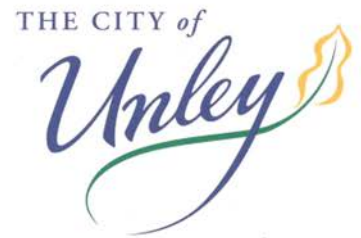
The broad nature and scope of the Plan has led to the involvement of various areas across planning, transport, urban design, assets, environment and community.

7. ATTACHMENTS

1. City of Unley Response to the 30-Year Plan for Greater Adelaide 2016 Update

8. REPORT AUTHORISERS

<u>Name</u>	<u>Title</u>
John Devine	General Manager City Development
Peter Tsokas	Chief Executive Officer



City of Unley Analysis and Response

30-Year Plan for Greater Adelaide Update 2016

Executive Summary

The Objectives, Principles and Policy Themes are laudable. The relationship of these within the Plan and to the 2010 Plan could be made clearer. Also the relationships with other critical strategies could be better integrated.

Based on these and the Targets, Unley is well placed as a diverse, walkable, compact, green and well-serviced area. The Council is keen to make it even better through its current development strategy of focussed growth in strategic locations while maintaining its essence and widespread heritage and character neighbourhood and main street areas. Hidden accessory/laneway/dual occupancy housing can help add diversity to these sensitive neighbourhood areas.

Various issues and opportunities have been identified for Unley:

- The population growth scenarios need more evidence and local interpretation;
- The overall aims are generally sound but 'how' they are to be applied in the regional and local context is critical;
- A healthy city aligns closely with the City of Unley Age Friendly City Strategy;
- Tensions exist between various principles and/or policy themes whereby they will need to be prioritised relative to the local context during future local area planning, eg more directive and prescriptive policy is needed to provide lower building site cover (in traditional neighbourhoods and in larger unit schemes) to enhance the spaces for people, amenity and for trees to help generate opportunities for canopy and green cover;
- The removal of reference to previous Regional Plans and lack of an implementation framework leaves a significant gap for local area planning, approach to transition in form and the appropriate application and adequate scope of development policy tools (eg zones);
- Growth in corridors and strategic locations is supported and positive for underpinning of economy, services and facilities;
- Increased housing diversity is positive for the community to address changing demographics;
- Unley's extensive heritage (and character) neighbourhoods and main streets should have greater regard. Growth aims can be achieved while they are maintained;
- The Targets require significant 'fleshing out' to enable better understanding and resolution of many technical policy and implementation details – eg Greening is more than just the tree canopy, public realm opportunities are limited and the effective contribution from private development will be critical through the Planning and Design Code;
- Major change is also occurring through the roll out of the Planning, Development & Infrastructure Act which all needs careful management, coordination and staging for a successful implementation and outcome;
- Local Government generally, and in particular Unley, would be keen to collaborate and provide input to how the strategy, policy and new system evolve and are applied generally and in the local context.

It is trusted these concerns will be taken on board by the Department of Planning Transport and Infrastructure and State Government, and close collaboration pursued with Local Government and the City of Unley in delivering successful outcomes for local area planning.

3 Objectives of the Plan (unchanged from 2010)

The Plan reinforces three interlocking objectives:

Liveability

- › People spend less time in cars and have more time for leisure.
- › Greater Adelaide has a vibrant arts, cultural and sporting life.
- › The best elements of the past and present are evident in urban design and form.
- › Housing and the cost of living are affordable.

Competitiveness

- › Attract jobs.
- › Keep people in South Australia.
- › Welcome migrants from interstate and overseas.
- › Offer excellent education services.
- › Become one of Australia's most attractive regions for business, and for families to live and work in.
- › Act as a magnet for investment.

Sustainability and climate change resilience

- › The pattern of urban growth is re-engineered towards greater sustainability and climate change resilience.
- › Adaptation means that the region responds to the risks of climate change and massively improves water and energy efficiency.
- › The region preserves the natural environment and maximises its competitive advantage in renewable and clean energy.



14 Principles of the Plan (unchanged from 2010)

The principles seek to underpin the new urban form, respond to challenges and opportunities, and achieve the three interlocking objectives. Each of these principles is supported and promoted by a range of specific planning policies that provide clear guidance for land use at local and regional levels.

Principle 1 - A compact and carbon-efficient city

Create a compact and efficient city capable of supporting population and economic growth without creating an unsustainable demand on infrastructure and natural resources.

Principle 2 - Housing diversity and choice

Ensure there is a mixture and diversity of housing types and promote a high level of choice to cater for the changing needs of new and existing residents.

Principle 3 - Accessibility

Wherever possible, new and existing housing should be located close to transport, jobs and services.

Principle 4 - A transit-focused and connected city

Adelaide should be a transit-oriented city connected by efficient mass transit systems and affordable public transport.

Principle 5 - World-class design and vibrancy

New housing should reflect world-class building and suburb designs to create the sustainable urban character of the future and encourage a vibrant and creative culture.

Principle 6 - Social inclusion and fairness

To promote an inclusive, fair and equitable city where people have access to the services and jobs that they need, wherever they live.

Principle 7 - *Heritage and character*

The existing heritage, history and character of Greater Adelaide should be preserved and enhanced by:

- concentrating housing growth in transit corridors and well planned new suburbs
- driving quality housing designs which complement existing neighbourhood characteristics through incorporating an Urban Design Charter
- increasing density in designated areas with only minor increases required in other localities, thereby taking the pressure off character areas
- confining high-density housing to the central business district and very significant transit-oriented developments.

Principle 8 - *A healthy and safe city*

Promote healthy, connected and safe communities by ensuring new and existing suburbs are walkable neighbourhoods that incorporate Crime Prevention Through Environmental Design principles and contain high-quality, accessible and useable open space and sporting facilities.

Principle 9 - *Affordable living*

Promote an affordable lifestyle for new and existing residents by maintaining competitive house prices, reducing the over-reliance on motor vehicles, and designing housing and suburbs to reduce water and energy costs.

Principle 10 - *Economic growth and competitiveness*

Create the conditions to enable strong economic growth by:

- planning for the number and type of jobs that are likely to be created during the next 30 years
- ensuring the availability of land for the expansion and diversification of industry and business
- improving the access to a wide range of educational institutions
- creating the living conditions to attract and maintain working-age people
- delivering an efficient planning system, consistent with the State Government's Planning Reforms (2008), to ensure that South Australia remains the most competitive place to do business in Australasia.

Principle 11 - *Climate change resilience*

Create the conditions for Adelaide to become resilient to the impacts of climate change by:

- reducing the growth in emissions through a reduction in car dependency and an improvement in the energy efficiency of buildings and neighbourhoods
- improving the liveability of the city to respond to increasing temperatures
- dramatically improving the water efficiency of new buildings and new neighbourhoods
- capitalising on the opportunities for the growth of new green industries.

Principle 12 - *Environmental protection*

Ensure the protection of environmentally significant lands, waterways and marine areas for existing residents and future generations; and to allow native plants and animals to survive, thrive and adapt to climate change. Planning controls protect vital environmental assets through unambiguous mapping and designation of key environmental assets.

Principle 13 – *Natural resources management*

Maintain and improve the health of natural resources by:

- ensuring land is appropriately zoned and sustainably used for current and future generations
- planning to minimise adverse impact and avoid irreversible damage
- considering biodiversity and ecological integrity in land-use decisions.

Principle 14 – *Community engagement*

Provide opportunities for the people of Greater Adelaide to have meaningful input into the planning of changes to and development of their neighbourhoods and the region.

Why the Update

In 2010 a number of assumptions were made based on key data. A number of these have changed.

The population of Greater Adelaide is growing but slower than anticipated. A high growth scenario will continue to be used to account for long lead times and to prepare for the challenges the future might bring. 560,000 extra people were anticipated in 2010 (from 1.29 to 1.84 million) by 2036 whereas in 2016 545,000 extra people are anticipated (from 1.42 to 1.97 million) by 2045.

Household formation continues to change. For example, people over 65 are expected to increase 71% (190,000 to 324,000) and single person households 44% (131,000 to 188,000).

Fringe growth and sprawl has declined and alternative higher density yields increased. This trend needs to continue from 60% in 2010 to 70% in 2016 to 85% in 2045 to create a more compact urban form and protect surrounding landscapes.

Greater density supports public transport investment, less travel and more walkable neighbourhoods. The low carbon economy creates competition for investment and new businesses in productive places. Good design will benefit transition and/or interface to new development and its quality and attractiveness.

Good urban planning with compact urban form and efficient buildings can help reduce Adelaide's greenhouse gas emissions and ability to cope with impacts of climate change.

Unley response – generally supportive

Continuing to facilitate a high growth scenario, in the absence of evidence and pressing need, leads to creating excessive widespread potential where adhoc new buildings may occur.

More selective delivery of strategic areas and a cohesive staged transition and consolidation would be more effective. Further opportunities can be created as demand requires.

14 Policy Themes and 6 Targets (Introduced in Update 2016)

The relationship of Policy Themes and Relevant Targets is set out below:

Policy Themes	Targets					
	1 Protecting our resources	2 Smarter Travel	3 Getting Active	4 Walkable Neighbourhoods	5 A green liveable city	6 Greater housing choice
1. Transit corridors, growth areas and activity centres						
2. Adelaide City Centre						
3. Design Quality (and sustainability ?)					?	
4. Heritage (embedded energy, tourism and skilled jobs ?)	?				?	
5. Housing mix, affordability and competitiveness						
6. Health, wellbeing and inclusion						
7. The economy and jobs						
8. Transport						
9. Infrastructure						
10. Biodiversity						
11. Open Space, sport and recreation						
12. Climate Change						
13. Water						
14. Emergency management and hazards (stormwater ?)					?	

14 Policy Themes of the Plan (consolidated from 16 in 2010)

1. Transit corridors, growth areas and activity centres

The new urban form in metropolitan Adelaide will focus on jobs and services in accessible city, mixed use activity centres and transit corridor locations, supported by rejuvenated neighbourhoods all linked by integrated public transport and cycling networks.

Adelaide's current average density of 1,400 people per square kilometre is low and needs to be at least 3,000 in a more compact form to support investments in public transport. Most new development should occur within existing built-up areas with increased densities within activity centres, transit corridor catchments and other strategic locations where interface with low-density areas can be managed.

Local area planning is to be undertaken to implement the strategic directions and identify opportunities and areas for increased density and renewal.

Unley response – generally supportive

Unley has already adopted a strategy of focussing growth on corridors, activity centres and strategic locations to increase density, population and housing diversity. The current average city density is 2,700 p/km² and with potential increased dwelling opportunities around 3,500 over the next 30 years this density could exceed 3,200. Adjacent to corridors and centres the density could exceed 4,000.

2. Adelaide City Centre

Reinforcement and enhancement of Adelaide's reputation as a liveable and vibrant place is to occur by underlining the importance of the city as the commercial and cultural heart of Adelaide and the State. High density public transport; walking and cycling facilities; Parklands and Riverbank precinct will enhance the city.

Unley response – generally supportive

The connections to the city and through the Parklands are critical. Medium to high-rise mixed use development framing the inner and outer (Greenhill Road) will increase housing diversity and activation of the public realm. Greater involvement of surrounding inner-rim Councils in the Parklands management should be considered.

3. Design Quality

With a focus on urban infill it will be important to facilitate sensitive and good design outcomes and build on the distinctive character and valued heritage of existing neighbourhoods. *"The planning system will facilitate the development of neighbourhoods that reflect local identity and supports decision-making that builds local character"*.

Quality infrastructure, open-space and public realm contributes to pride and investment. High quality and innovative design will create beautiful buildings and public places.

Design guidelines for medium density development are soon to be released. More critical is the determination of suitable locations for medium density, appropriate interface parameters and maintenance of lower density heritage and character areas.

Unley response – generally supportive

The SA Design Review Program can assist building design quality but is only for major developments. The majority of neighbourhood development is smaller scale. The Design Review input should be broadened to assist with the strategic analysis of areas, policy development and public realm criteria to affect the wider development sphere.

The key concern with future local area planning and application of strategies will be the divergence from respecting and building local identity and character given the strengthened State-controlled decision-making established under the Planning, Development and Infrastructure Act.

The added value of efficient and green design features should be reflected by identifying its contribution to Target 5 "A green liveable city".

4. Heritage

The Update will continue to recognise the importance of the sense of place and identity that communities value in its heritage places and areas.

Their appropriate identification and conservation is critical and exactly how this occurs will evolve through the current Heritage Reforms and mechanisms supported in the forthcoming Planning and Design Code (replacement for the Development Plan).

Unley response – requires greater widespread recognition and support

Council has already made it clear from its review of the Heritage Reforms there should be at least as much status and ability to identify local heritage places, heritage areas and character areas as is appropriate in the local context and has been established in the current regime.

The 2010 Plan reinforces the intent to “*focus growth in transit corridors and activity centres leaving about 80 per cent of existing urban character largely unchanged*” - “*Increase density in designated areas with only minor increases in other localities, thereby taking the pressure off character areas*”. Unley’s Development Strategy pursues this approach with approximately 70% of the city desired to be in heritage and character areas and the focus of growth in 15% of corridor and centre areas and 15% suitable strategically located residential areas. A likely growth of 2,500 to 4,000 dwellings can be realised in such an approach, exceeding any quoted or extrapolated proportional growth requirement. This approach should be recognised and supported as delivering growth in a balanced and appropriate way while maintaining the essence and identity of Unley.

Mention is made of the environmental and financial savings in retaining the embodied energy within existing buildings. There are also tourism added value and skilled employment opportunities through retaining important distinct environments (in Adelaide there is a high integrity across large areas of buildings that are unique. The labour input is double for conservation and adaptation compared to new builds for the same expenditure).

The added value to the economy and environment should be reflected by identifying its contribution to Target 1 “Protecting our resources” and 5 “A green liveable city”.

5. Housing mix, affordability and competitiveness

Past development models delivered affordable housing but this is changing. Sprawl is expensive to service and has high operation costs (eg travel). Shifting to primarily developing within the existing footprint can offer more efficient use and access to services and overall a more affordable and quality lifestyle.

There needs to be a strong focus on providing affordable and diverse housing choices for our different household types and lifestyles. A range of housing types beyond current options (‘Missing Middle’) needs to be explored to enhance affordability and well located new housing opportunities.

Unley response – generally supportive

Unley currently enjoys a good diversity of housing, with 41% medium to high density non-detached dwellings versus Adelaide’s 25% but would benefit from more. Alternative options (eg ‘Next-Gen’ six-pack flats, Terrace Apartments, Courtyard Housing) would work in certain limited locations that would need sensitive selection. Unley is seeking to introduce flexible policy for ‘ancillary or laneway housing’ and dual occupancy in its current General DPA which would be a more sensitive and appropriate form of alternative housing in the broader heritage and character areas. Alternative options should be concentrated to suitable and strategic locations beyond the heritage and character neighbourhoods. Unley’s development strategy illustrates its current approach can deliver more than is needed.

The type of dwellings and level of supply will be determined by the market. A major element of current demand is about what people feel they ‘want’ rather than what they

may actually ‘need’. Policy would need to become more directive and prescriptive to drive genuine alternative smaller and different types to align more with ‘need’.

The housing provision should, in addition to being affordable, be universally designed to support ‘ageing in place’ and ‘adaptability’ to reflect the changing needs of the community.

6. Health, wellbeing and inclusion

Healthy neighbourhoods promote cycling, walking and accessibility to a wide range of housing, services and facilities; ie quality open-space, shops, schools and public transport etc. A compact mixed use community (‘the new urban form’) is required to afford this diversity, proximity and network of services and facilities.

Unley response – generally supportive

This is ‘back-to-the-future’ for Unley as the city affords all these things.

Wellbeing and inclusion align closely with the City of Unley Age Friendly City Strategy and desire to increase liveability for all, including the increasing aged community.

No mention is made of the planning for public infrastructure and services, eg schools, to provide for increased capacity or sites to address the increased demand from the promoted population growth.

Crime Prevention Through Environmental Design (CPTED) principles should apply equally in conjunction with biodiversity opportunities in parks and corridors. Sport and recreation facilities should be multi-use and adaptable. Continuity of linkages across Council boundaries should be facilitated.

A better model for, and access to, the ‘Planning and Development Fund’ land division contributions is required to facilitate investment in the public realm and facilities to support compact walkable neighbourhoods.

7. The economy and jobs

Patterns of production and employment are changing with new sectors emerging. The planning system is integral to providing attractive and flexible policy for investment.

Unley response – generally supportive

Part of facilitating investment would be clear guidelines to shape appropriate development and avoid challenges. A well resolved and applied strategy, a spatial plan with clear principles and design criteria will be pivotal to this. Providing certainty while allowing scope for innovation is a difficult balance.

Tourism across Adelaide and the region is significantly enhanced by its widespread, distinct and high-integrity of heritage and character areas and buildings in neighbourhoods and main streets. This should not be lost with new development.

Unley has a large and strong business economy that would be enhanced by increased population and density to underpin its ongoing viability and attraction for investment.

8. Transport

The aim is to deliver a more connected and accessible city by focusing on transit-focussed principles and adequate transport infrastructure to move people and goods.

The State ‘Integrated Transport and Land Use Plan (ITLUP)’ is important to recognise and balance the various objectives. The ‘Link and Place’ model is a process to balance the transport movement priority with the people place priority for a given context. Often it maybe a relatively even balance with a range of functions, eg Unley Road as a main street but with a high traffic function.

Unley response – generally supportive but needs more attention

There are clear tensions in many cases and the ITLUP and GA30 Strategy have as yet not adequately resolved the priority in many cases, eg Glen Osmond Road which is to be a major traffic, freight and public transport route while suggesting transit-orientated housing, main street place and walking priorities. Not all functions can always be

reasonably accommodated and a decisive choice should be made, so transport or land-use policy can be adjusted accordingly.

9. Infrastructure

The continued coordination of strategic infrastructure and improved investment decision-making will ensure more efficient use of public and private resources. Urban infill development should include appropriate community and green infrastructure.

Unley response – generally supportive

Green infrastructure for water (and flood) management, energy efficiency, biodiversity and recreational opportunities is beneficial. Greater integration and rigor in urban design policy, and in particular private development forming the majority of development, is required through the Planning and Design Code to support necessary improvements.

10. Biodiversity

Protecting and re-establishing biodiversity in key eco-areas will help maintain a healthy, biologically diverse environment.

This will generally require spatial separation of sensitive areas. In developed areas, any future development needs to complement and enhance the associated natural areas and 'greenways' opportunities (linear parks, waterways, coast and strategic locations). More pedestrian and bike linkages across the city will also offer opportunities to provide greening, eg Charles Walk in Unley and Windsor Street in Fullarton.

Unley response – generally supportive

Opportunities to protect remaining biodiversity are limited in Unley, however the use and re-establishment of local indigenous species and corridors where possible in greening opportunities contributes to urban biodiversity outcomes while also complementing the related health, water, climate change and open space policy themes.

11. Open Space, sport and recreation

The role and value of a diverse range of quality public open space and places is increasingly important to the new urban form with greater density of living.

Unley response – generally supportive

Spaces in the urban environment and the public realm are also important places and will help complement the soft green spaces. All opportunities to increase the amount and/or quality of open-space will need to be explored in areas of low provision and/or increasing population growth. The upgrade and revitalisation of the use of the Parklands will be key to the planned increased development along its edges, ie Greenhill Road. Greater involvement of surrounding inner-rim Councils in the Parklands management should be considered.

Also the Adelaide Showgrounds could be regarded as a major indoor/outdoor sport/event space (viz Map 11).

Policy 99 refers to 'passive recreation' whereas suggest better term would be 'unstructured recreation' to avoid implying sedentary activity.

The catchment criteria, eg 400metres, and nature of spaces needs further discussion in the context of new higher density urban form.

It is recognised the current model of open space with land divisions (Planning and Development Fund) needs to address alternative approaches to better link with the new urban form and increased density.

12. Climate Change

Future prosperity and liveability will depend on how effectively measures are taken to mitigate against and adapt to a changing climate. A more compact urban form, reduced travel, public transport, cycling, protection of natural features and green environments will be critical in this.

Unley response – generally supportive

'Green' development incorporating energy efficiency, green roofs, increased planting, water sensitive urban design and necessary hazard protections will be fundamental for the future. The new Planning and Design Code and rigor of 'green' policy standards will be the major contributor to change. These principles are regularly incorporated into public investment but are slow to be forced and adopted in private development.

13. Water

Water resources need to be secured by incorporating water sensitive urban design techniques and protecting water supply catchment from inappropriate development. Addressing stormwater capture and re-use will be critical.

Unley response – generally supportive

Increased water sensitive urban design (WSUD) priority is positive but requires much more serious attention with new urban development. Increased investment in stormwater infrastructure is required to recognise increased intensity of rain events, infill run-off, urban pollution and to reduce flooding and waste of this critical resource.

14. Emergency management and hazards

Planning and managing the reduction of exposure to hazards and disasters will help reduce impacts and build resilience.

Hazards will be mapped as overlays in the Planning and Design Code and a consistent policy response relative to risk included.

Unley response – generally supportive

This is a critical further step but significant local knowledge and experience will need to be involved to realise effective and pragmatic identification and policy responses.

Targets

Target 1: Protecting our resources

85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045.

Currently this rate is 70%, rising from 60% in 2010. DPTI will measure progress by annual dwelling count data. A more compact urban form utilise resources more efficiently.

Unley response – generally supportive

While an important measure, it fails to recognise the resource savings from retaining and adapting existing buildings (savings on existing embedded energy and providing new materials). This dovetails with maintaining important areas of heritage and character suburbs.

Target 2: Smarter Travel

60% of all new housing in metropolitan Adelaide is built within close proximity to current and proposed fixed line and high frequency bus routes.

The current baseline for the last 5 years is 41%. This will be measured by State Valuer-General new dwelling data in defined catchments as a portion of total new dwellings.

Unley response – generally supportive but needs greater investment

Unley is bisected by several main high frequency train, tram and bus corridor routes meaning over 90% of housing is currently within close proximity of public travels options. Further, the proximity to the Adelaide CBD and number of well-developed cycle routes, leads to high levels of cycling and walking.

The integrated approach and target for transport and smarter travel is supported. The execution of the policy will be fundamental to the success of the Plan. To this end, the State Government is encouraged to prioritise infrastructure (particularly public transport and alternative modes of transport) and elevate funding priority to support the focus on higher

density areas, public transport, alternative modes and moving away from a car priority in inner areas like the City of Unley.

Target 3: Getting Active

Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 25% by 2045.

Active transport includes walking, cycling and public transport. This will be measured by journey to work Census data. The Inner Metro area share in 2011 was reported as 24% and a 25% increase would seek a rise to 30%.

Unley response – generally supportive but needs refinement

Unley enjoys high levels of active transport use of 19.1% compared to 11.9% for Adelaide. The difference in the DPTI measure is not yet known but in any event Unley is well placed. Further investment in cycling, public transport by the State and living on corridors will be important to improving participation. The Plan appears to focus on active transport as a key opportunity for physical activity, but does not make reference to sport and recreation space and opportunities, which are a major part of encouraging physical activity and social interaction for communities.

Target 4: Walkable Neighbourhood

Increase the percentage of residents living in walkable neighbourhoods in Inner and Middle Adelaide by 25% by 2045.

Walkable neighbourhoods are defined by close access to three of open-space, primary schools, frequent bus services and shops. The current baseline for the Inner Metro is 72% and a 25% increase would seek a rise to 90%.

Unley response – generally supportive but needs refinement

Unley is already a compact urban form with a close network of centres, schools, open-space (albeit limited larger spaces) and major corridors with high frequency bus services. In Unley currently around 90% fits the walkable neighbourhoods definition. The criteria and measurement of the various parameters need further exploration. The catchments are generally accepted but could vary for capture of the different scale and level of facilities. Enhanced services, living on corridors and ease of accessibility will help improve walkability.

Target 5: A green liveable city

Tree canopy cover is increased by 20% across metropolitan Adelaide by 2045.

Currently Unley has a tree canopy of 26%. This is measured by the i-Tree Canopy software by the University of Technology Sydney and drawn on by DPTI. A 20% increase would seek to raise this level to 31% by 2045.

It is recognised that other shrub and irrigated grass sub-targets make an important contribution to how 'green' an urban area is and will be measured in the future and the revised i-Tree Canopy assessment scheduled for release in February 2017 is anticipated to have this extra detail to allow for a finer grained baseline.

Unley response – generally supportive but needs refinement

Having such a target is a positive initiative for the Greater Adelaide strategy to recognise the multiple benefits of trees and green infrastructure. The tension with a more compact urban form, increased density and particularly comprehensive infill in neighbourhoods creates challenges for maintaining and increasing green cover.

Many opportunities can be explored in the public realm in open-spaces and streets, but the vast majority of the urban area is in private land. Focussed higher density development in corridors and strategic areas utilises already highly urban areas. If sites can be aggregated it can create consolidated spaces for meaningful plantings. Larger developments also have greater opportunity for 'green roofs' etc. Maintaining lower density and building site coverage in the majority of neighbourhoods will be important to maintaining the overall 'urban forest' of trees.

The incorporation of ‘green’ cover in private development will require comprehensive and rigorous policy in the new Planning and Design Code to create opportunities and implement provision.

Target 6: Greater Housing Choice

Increase housing choice by 25% to meet changing household needs in metropolitan Adelaide by 2045.

The predominant housing built in Adelaide has been detached dwellings. Currently it averages 75% over the last 5 years. DPTI will measure progress by annual dwelling count data. Changing demographics with growth in smaller households and people over 65 requires more diversity in housing, ie smaller and alternative options, in good well-serviced locations that are more affordable.

Unley response – generally supportive

Unley’s original historical and post war infill development has led to a diversity of housing. Detached dwellings comprise around 60%. With future focussed corridor mixed use development and other alternatives like accessory and laneway dwellings the level of detached dwellings would reduce further in the longer-term to around 50%.

This existing housing diversity is a positive position for current neighbourhoods in Unley. Increased diversity and affordable options can be supplemented by further alternative dwelling types in corridor and strategic locations near services and sensitive in-fill with accessory dwellings in heritage and character areas.

Conclusion

The Objectives, Principles and Policy Themes are laudable. The relationship of these within the Plan and to the 2010 Plan could be made clearer. Also the relationships with other critical strategies could be better integrated.

Based on these and the Targets, Unley is well placed as a diverse, walkable, compact, green and well-serviced area. The Council is keen to make it even better through its current development strategy of focussed growth in strategic locations while maintaining its essence and widespread heritage and character neighbourhood and main street areas. Hidden accessory/laneway/dual occupancy housing can help add diversity to these sensitive neighbourhood areas.

Various issues and opportunities are evident for Unley:

- The population growth scenarios need more evidence and local interpretation;
- The overall aims are generally sound but ‘how’ they are to be applied in the regional and local context is critical;
- A healthy city aligns closely with the City of Unley Age Friendly City Strategy;
- Tensions exist between various principles and/or policy themes whereby they will need to be prioritised relative to the local context during future local area planning, eg more directive and prescriptive policy is needed to provide lower building site cover (in traditional neighbourhoods and in larger unit schemes) to enhance the spaces for people, amenity and for trees to help generate opportunities for canopy and green cover;
- The removal of reference to previous Regional Plans and lack of an implementation framework leaves a significant gap for local area planning, approach to transition in form and the appropriate application and adequate scope of development policy tools (eg zones);
- Growth in corridors and strategic locations is supported and positive for underpinning of economy, services and facilities;
- Increased housing diversity is positive for the community to address changing demographics;

- Unley's extensive heritage (and character) neighbourhoods and main streets should have greater regard. Growth aims can be achieved while they are maintained;
- The Targets require significant 'fleshing out' to enable better understanding and resolution of many technical policy and implementation details – eg Greening is more than just the tree canopy, public realm opportunities are limited and the effective contribution from private development will be critical through the Planning and Design Code;
- Major change is also occurring through the roll out of Planning, Development & Infrastructure Act which all needs careful management, coordination and staging for a successful implementation and outcome;
- Unley, and Local Government generally, would be keen to collaborate and input to how the strategy, policy and new system evolve and are applied.

City of Unley
October 2016

DECISION REPORT

REPORT TITLE:	AGE FRIENDLY FOOTPATH REPLACEMENT IMPLEMENTATION ISSUES
ITEM NUMBER:	639
DATE OF MEETING:	24 OCTOBER 2016
AUTHOR:	BRENTON CURTIS
JOB TITLE:	MANAGER STRATEGIC ASSETS

1. EXECUTIVE SUMMARY

The purpose of this report is to make Council aware of the decision making process behind the scope of works for various footpath replacement projects, and to seek its endorsement of the recommended treatments on seven of the streets on this year's footpath replacement program.

The City of Unley is known for its tree lined streets. This is the result of a Council initiative in the late 1970's and early 1980's to ensure all streets across the City had trees planted in the verges. Many of these trees are now mature and at times restrict the amount of clear width available for users of the footpath.

In 2011 Council endorsed a program to replace the City's bitumen footpaths with 1.2m wide paved footpaths, over an 8 year period. Generally this program worked around the trees meaning that at times existing squeeze points remained.

In 2015 Council endorsed its Active Ageing Strategy which seeks to ensure that the City is accessible for everyone, promotes health and wellbeing, and provides opportunities for connection, inclusion and contribution.

Last month Council endorsed its Environmental Sustainability Strategy which in part seeks to ensure that there is an increased greening of our street networks, and retention of the existing tree canopy.

In the context of an existing developed urban environment, the adoption of these strategies means that there will be conflicts and challenges within the existing streetscapes to achieve the, at times, competing outcomes. This results in trade- offs being made as the optimal fit for purpose solution for each street is sought. Competing interests include such elements as road width, verge width, services, trees, lighting and fencing.

Council's footpath renewal and replacement programs are at the forefront of these competing requirements. The characteristics of each street are considered when balancing the various objectives for the footpath, along with the available funding. A best fit solution is determined, often requiring a solution

that does not mean desirable accessibility standards along the full length of the footpath.

A number of Councillors have sought for improved accessibility outcomes as a result of the footpath replacement and renewal programs, and questioned the outcomes that will be delivered on some of the streets in this financial year's program.

This report is tabled to highlight some of the issues in relation to its 2016/17 footpath program and seeks Council's endorsement of the proposed treatment options on a number of the streets.

2. RECOMMENDATION

That:

1. The report be received.
 2. Council endorses the recommended treatments to seven streets as outlined in Table 1 of this report, in the 2016/17 footpath replacement program.
-

1. RELEVANT CORE STRATEGIES/POLICIES

The relevant strategies include:

- Council's Active Ageing Strategy
- Environmental Sustainability Strategy (including Tree Strategy)
- Long term financial plan and financial sustainability
- Strategic and individual asset management plans which set the replacement and renewal programs for all Councils assets and facilities.

2. BACKGROUND

During the late 1970's and into the 1980's, Council resolved to ensure that every street in the city of Unley had street trees. This initiative has led to the City of Unley being recognised today by its tree lined streets. Unfortunately this initiative has also resulted in a less than desirable clear pathway width along many of the City's footpaths.

Earlier in 2016, Council endorsed its Environmental Sustainability Strategy which amongst other objectives sets out Council's desire to increase the level of greening and maintain the City's canopy cover.

At the end of 2011, Council endorsed bringing forward the replacement of the bitumen footpath network over an eight year period, including reducing the average footpath width for this work from 1.8m to 1.2m. The roll out of this program is almost complete.

During this same period, the Council has been taking a leading role in becoming an age friendly city and has developed an active ageing strategy. The focus of the strategy is to support people to live independently in their homes for as long as possible. This is to be achieved through a combination of services and initiatives. One of the key enablers to support people to live in their homes is accessibility and mobility, and our footpath network is a key component of that. Since the adoption of the Age Friendly Strategy, opportunities to increase the width to better provide a clear, unrestricted pathway have been taken. Typically this has resulted in an increase in pathway to 1.5m where possible, or to the back of the kerb where width is limited. In general, the footpath replacement program does not involve the removal of verge trees or the realignment of kerb lines.

Over the last 12 months, a number of Councillors have raised the question of the limited accessibility of many of the City's footpaths, and challenged the work being completed in the footpath replacement program; specifically if the *Discrimination Disability Act 1992* (DDA) requirements are being considered when undertaking this program.

Work is nearing completion on identifying key pedestrian links and generators (e.g. schools, retail precincts) and this will then guide the development of a framework around footpath levels of service in terms of width, clear pathway areas and maintenance regimes. Some decisions will need to be made by

Council in terms of achieving a balance between street tree coverage and clear pathway width. While it is not practical to achieve clear pathway widths of 1.5m throughout the whole city, consideration should be given to providing this where possible in identified key pedestrian areas.

This work is expected to be completed by the end of this calendar year and will provide a strategic framework for Council to make decisions and to guide future footpath programmes.

In the current 2016/17 Annual Business Plan, Members have been provided with a list of the streets on this year's footpath replacement program. Some of these streets have footpaths well below a desirable width of 1.5m, with a number of isolated spots below 1.2m. This is typical of the challenges to be faced in future programs and in the absence of a strategic framework, a decision needs to be made on the priority of requirements along some of these footpaths to help guide administration on the extent of works required.

DISCUSSION

Council has a desire to provide both an Age Friendly City and an Environmentally Friendly City. The desire to achieve both in an already developed urban environment is a challenge and often means that there is a conflict within the existing streetscape for competing elements. This in turn results in trade-offs in order to achieve a balanced, cost effective and sustainable solution. The replacement of a footpath is an example of this, as there is often limited width between the property boundary and the kerb line, yet there are demands for a clear pathway of acceptable width, green verges, and trees. The dilemma is often exacerbated due to obstacles such as trees or stobie poles creating squeeze points.

Many residents regard the tree lined streets of Unley as an important element of the ambience of the city and are against the removal of trees in their street. This is particularly relevant in a number of narrow, short streets where there is little pedestrian or road traffic and people are accustomed to using the roadway when required rather than sacrificing trees. If trees are to be removed along a street Council policy requires residents in the close proximity of the affected tree(s) to be consulted.

In relation to the DDA and the Australian Human Rights Commission objectives, a footpath is covered under section 23 of the DDA which at this stage only applies to buildings. As such, there are no mandatory minimum technical compliance standards under the DDA that can be referred to in relation to footpaths. The Australian Human Rights Commission does indicate that it can provide advice but would only be drawing from information in Australian Standards 1428 parts 1&2. This standard does indicate that the minimum width required to allow two wheelchairs to pass each other is 1.8m.

The Commission also goes on to say that it "*notes, however, that topographical issues, historical practices and local conditions will affect the*

capacity of local government to achieve this level of good practice in all circumstances”.

The Commission also “encourages local government authorities with responsibility for footpaths to develop policies that reflect this good practice, however, individual authorities must make their own decisions on how to proceed based on the needs of the local communities, local conditions, historical practice and any unique heritage or environmental issues”.

In addition the above, new laws allowing cyclists to ride on footpaths has added another consideration into what needs to be provided on our footpaths. One way of dealing with this matter would be to provide extra width, such as DPTI which for new designs provide an additional 0.3m width to accommodate cyclists.

A draft set of guidelines, using the Australian Standard as a reference, has been developed to identify some of the minimum requirements Unley would be expecting to find in an age friendly streetscape, including a preferred footpath width of 1.8m (but minimum 1.5m). Other elements included in these requirements are DDA compliant ramps, vegetation clearance, lighting, seating and signage.

The current 2016/17 footpath renewal program is a good example of the difficulty faced when endeavouring to meet the above requirements, and competing objectives, when delivering works programs.

In the current footpath program six out of 21 streets identified as renewal projects require a trade-off between Age Friendly and Environmental objectives, with two being of a minor nature and the other four having significant impact on the existing streetscape. There is one other street where the existing width between the boundary and the kerb is too narrow to provide a footpath meeting our desirable requirements above.

The table below highlights the streets where the conflicts arise, provides options, and indicates what is considered to be the preferred fit for purpose solution to meeting Council’s objectives in each case.

Table 1

Street Name	Conflict	Option 1	Option 2	Option 3
Restormal St Fullarton	Kerb & water table	Shift kerbline on southern side and widen footpath to 1.8m	Shift kerb on both sides and widen footpaths to 1.8m road changed to one-way	Modify roadway to a shared zone and also modify Fullarton Rd Junction
High St Unley Park	Trees	Leave trees and replace like for like and still have squeeze points of approx. 0.9m at each tree	Remove approx. 36 trees on one side to achieve 1.8m footpath, leave the other side as like for like	Remove approx. 72 trees to achieve 1.8m footpath both sides
Enterprise St	Trees	Remove approx.8	Remove approx. 17	Leave trees and

Hyde Park		trees from one side and achieve 1.5m footpath, leave the other side as like for like.	trees to achieve 1.5m footpath both sides	replace like for like and still have squeeze points of 0.9m at each tree
Dollman St Goodwood	Trees	Remove approx. 4 trees from one side and achieve 1.8m footpath, leave the other side as like for like.	Remove approx. 8 trees to achieve 1.8m footpath both sides	Leave trees and replace like for like and still have squeeze points of 0.9m at each tree

Beaconsfield St Fullarton	Trees	Leave trees and replace like for like and still have squeeze points of 0.9m at each tree	Remove approx. 12 trees from one side and achieve 1.5m footpath, leave the other side as like for like.	Remove approx. 31 trees to achieve 1.5m footpath both sides
Barrow St Unley	Trees (Minor Conflict)	Retain trees and pave one side to achieve min 1.5m footpath, leave the other side as like for like.	Remove 3 trees to achieve 1.5m footpath both sides	
Blacket St Goodwood	Trees (Minor Conflict)	Retain trees and pave one side to achieve min 1.5m footpath, leave the other side as like for like.	Remove 3 trees to achieve 1.5m footpath both sides	

Note: The highlight paragraphs are the recommended options

In general, the options available to administration when implementing the footpath replacement program and faced with competing objectives or requirements are:

- Seek to achieve maximum width where possible between existing property boundary and kerb line, without moving the kerb, or affecting trees or other obstacles; accepting that this might create some squeeze points
- Remove trees, or obstacles to provide maximum width possible, or 1.5m as a minimum. This could be on one or both sides of a street.

The balancing of at times conflicting requirements is a matter that Administration deals with on a regular basis. Adjacent land use; the status of the street in the road hierarchy; pedestrian movements; condition, type and useful residual life of the trees; and other obstacles in the footpath are all considered in determining the best fit for purpose solution. This at times results in footpaths that do not meet Unley's desired requirements for either an age friendly footpath, or for an environmentally friendly footpath, but this is the nature of working in an already built environment. Generally a fit for purpose solution can be achieved which satisfies the large majority of residents while ensuring that environmental, age friendly and financial objectives are considered. When considered necessary due to the difficulty of achieving an

acceptable outcome these matters are brought to Council for a decision on the option to deliver.

A set of photographs showing each of the listed sites will be available in the elected member's room which, due to the file size, have not been attached to this report.

3. **ANALYSIS OF OPTIONS**

Option 1 –

- Council endorses the recommended treatments to seven streets as outlined in Table 1 of this report, in the 2016/17 footpath replacement program.

Option 1 provides fit for purpose solution in relation to trying to balance the conflicts associated with delivering an Age Friendly Footpath network within an existing developed urban environment. The options recommended are able to be delivered without having an adverse impact on the existing 16/17 annual budget.

Option 2 – Council endorses alternative treatments to the footpaths in various streets

Option 2 recognises that Council may prefer to select different options to those proposed by administration. This options may impact on the 2016/17 budget and footpath program depending on the work and the amount of consultation required.

4. **RECOMMENDED OPTION**

Option 1 is the recommended option.

5. **POLICY IMPLICATIONS**

The relevant Objective in the Council's Strategic Plan "Community Plan 2033" regarding an Age Friendly City is outlined in "***Living our path to a vibrant City***" and also supports Council's Active Ageing Strategy by ensuring "the City is accessible for, everyone, promotes health and wellbeing and provides opportunities for connection, inclusion and contribution".

A core objective of Council's Environmental Sustainability Strategy is to improve and maintain Unley's urban forest. This includes targets focused on maintaining the City's tree canopy cover and increasing the number of planted street verges.

In relation to asset management the relevant objective is outlined in "***Emerging our path to a future City***" with Council's, Strategic Asset Management Plan goal is to facilitate the delivery of legislated and/or desired level of service for

both the present and future community via the provision and management of physical assets in a cost effective and sustainable manner.

Council is required to be financially sustainable, and in the 2016/17 Annual Business Plan has set an asset sustainability ratio target of greater than or equal to 100%. The footpath replacement program affecting this target and has been developed to ensure both financial and asset sustainability for the Council.

The recommended option aims to deliver a fit for purpose solution on our streets balancing these strategic objectives.

5.1 Financial/budget

The project is funded by the current annual business plan and long term financial plan through the asset replacement and renewal programs. The recommended options are consistent with the current budget.

5.2 Legislative/Risk Management

The Local Government Sector in South Australia is self-insured through the LGAMLS, which has stipulated that all Councils in South Australia must put in place appropriate management strategies to reduce the sector's public liability risks.

5.3 Environmental/Social/Economic

A more accessible City will have direct and indirect impacts on health and wellbeing, of the community and provide opportunities for connection, inclusion and contribution across the City. However, this might come at the cost of reducing the greening objectives of the Council.

The recommended options balance these at times competing objectives.

5.4 Stakeholder Engagement

There has been no external stakeholder engagement. Residents are engaged as appropriate when work is to occur in their street.

6. REPORT CONSULTATION

Consultation with key stakeholders within Council is on an as needs basis but includes Finance, Traffic, and other departments of Assets and Environment.

7. REPORT AUTHORISERS

<u>Name</u>	<u>Title</u>
John Devine	General Manager, Assets & Environment
Peter Tsokas	CEO

INFORMATION REPORT

REPORT TITLE: COUNCIL ACTION RECORDS
ITEM NUMBER: 640
DATE OF MEETING: 24 OCTOBER 2016
AUTHOR: CAROL GOWLAND
JOB TITLE: EXECUTIVE ASSISTANT TO CEO & MAYOR

EXECUTIVE SUMMARY

To provide an update to Members on information and actions arising from resolutions of Council.

RECOMMENDATION

MOVED:
SECONDED:

That:

1. The report be noted.
-

COUNCIL ACTION REPORTS - ACTIONS TO October 2016

Meeting	Item	Subject and Council Resolution	Resp.	Status/Progress
DSP	3	Draft General Development Plan - 2. Do not endorse the draft General DPA in its current form. 3. An opportunity be provided for the scope, nature and timetable of the DPA to be revised to address the issues of concern of the Committee. 4. A further report be provided to the Committee in June 2015.	General Manager Economic Development & Planning	Progress delayed due to priorities with other Council DPA's and responding to Minister's DPA's. Activity Centres Ministerial DPA approved in April 2016 whereby scope and nature of policy in General DPA required major review, in addition to DSPC revisions. Currently revised draft DPA with DPTI seeking feedback before reporting to Council.
COUNCIL	316	Notice of Motion from Councillor Boisvert re Pedestrian Safety on Shared Pathways - 1. Investigate the risks associated with cyclists and pedestrians travelling along shared pathways in the same direction on the same side of the path; 2. Consider whether there is a need to change the laws to make it common practice to have contra flow lanes operating on shared pathways, with cyclists travelling on the left hand side and pedestrians the right hand side.	General Manager Economic Development and Planning	DTPI response is awaited, Administration has followed up the matter with Office of Walking and Cycling, DPTI.
	373	Notice of Motion from Councillor Hewitson re amendments to endorsed plans for Rugby/Porter Cycleway -	General Manager Economic Development and Planning	Community consultation completed. Council will be updated on the results of community consultation and DPTI funding contribution in November 2016.
	443	Update on Library Service Review - 2. The update on the progress of the Library Service Review recommendations be noted. 3. Council endorse the Administration to proceed with a community engagement program on the redistribution of existing opening hours for Unley and Goodwood libraries. 4. A report with the outcomes of community engagement will be presented to Council in October 2016 for further consideration.	General Manager Community	Report will be presented to Council in November 2016.

COUNCIL ACTION REPORTS - ACTIONS TO October 2016

Meeting	Item	Subject and Council Resolution	Resp.	Status/Progress
	467	Resilient East Climate Change Adaptation Plan - 2. Council gives in principle endorsement of the Resilient East Regional Climate Change Adaptation Plan (Attachment 1). 3. Council endorses Adelaide City Council's continued involvement in the Resilient East Regional Climate Change Adaptation project partnership. 4. Council notes that the Resilient East Project Steering Group will continue to oversee the project and develop recommendations for the ongoing governance and implementation framework for project partners, including councils and State Government. 5. A subsequent report be presented to Council outlining the priority projects, partners, and funding expectations included in the Resilient East Regional Climate Change Adaptation Plan.	General Manager Assets and Environment	It is anticipated that a report would be submitted to Council for consideration late 2016 or early 2017.
COUNCIL	490	Rugby/Porter Streets Bikeway - Design and Community Engagement - 1. The report be received. 2. Concept designs outlined in Attachment 1 to Item 490/16 be endorsed. 3. Community engagement be undertaken on the matter and a funding application be made to DPTI for co-contribution towards the project. 4. If there is significant opposition to any proposed changes, further guidance be sought from Council.	General Manager Economic Development & Planning	Community consultation completed. Council will be updated on the results of community consultation and DPTI funding contribution in November 2016.
	493	Greening Opportunities - Leader Street Streetscape Project - The Leader Street Streetscape design includes the removal of 10 car parking spaces to incorporate the installation of raingardens.	General Manager Assets and Environment	Leader St is currently out to tender with estimated construction start date Jan 2017.

COUNCIL ACTION REPORTS - ACTIONS TO October 2016

Meeting	Item	Subject and Council Resolution	Resp.	Status/Progress
	522	Parkside on Street Parking - 2. Subject to approval from DPTI of the concept, community engagement on (pay for use) parking bay indentation along Greenhill Road be supported. 3. Further investigation into the introduction of Smart Parking technology occur, and if the proposal looks to have promise, a report be provided to a future meeting regarding a trial in the Parkside area. 4. A report outlining the outcome of the above community engagement be presented to Council as soon as the results are available.	General Manager Economic Development & Planning	Community engagement and design works are scheduled for commencement in late 2016 with a view to provide a further report to Council in mid-2017 on this matter.
	523	Walking and Cycling Plan Review - 2. The draft Walking and Cycling Plan 2016-2021 be adopted to provide a plan to guide future works, and the implementation of projects not completed in the 2016/17 year be considered in future budgets to allow further information regarding those projects to be provided. 3. The projects identified from the Walking and Cycling Plan that are proposed for implementation in 2016/17 be approved, noting the issues relating to extending Mike Turtur bikeway to Greenhill Road, and Administration be authorised to change the scope of works if necessary, when detailed costs are known, to keep the works within the approved budget. 4. A future report be presented to Council discussing the impacts of projects completed in the first year, and funding options for the remaining projects.	General Manager Economic Development & Planning	The works to be undertaken in FY 16/17 as per Council endorsement with an update report to be provided in mid-2017.
	544	Petition re Parking Poles - The principal petitioner be notified of Council's proposed actions.	General Manager Economic Development & Planning	Letter sent to principal petitioner. COMPLETED

COUNCIL ACTION REPORTS - ACTIONS TO October 2016

Meeting	Item	Subject and Council Resolution	Resp.	Status/Progress
	564	<p>Motion of Notice from Councillor Salaman re Rescission Motion. 2. Council determines not to sell the land at the rear of 75 King William Road.</p> <p>3. A fence be erected on the actual boundary at Council's cost.</p> <p>4. Council advise the owners of 2, 4, 4a, 6 and 8 Cleland Avenue of Council's decision.</p> <p>Cleland Avenue</p> <p>2. Council determines not to sell the land at the rear of 75 King William Road at this point in time.</p> <p>3. Residents be offered continuing use of the land at a peppercorn rental (of \$10.00 per annum, per property) for a period of 5 years, or less if required by Council.</p> <p>4. A legally binding agreement between the residents and the Council, which includes acknowledgement of Council's ownership, the liability issues, be prepared and signed by Council and the owners of 2, 4, 4a and 8 Cleland Avenue.</p> <p>5. The cost of the legal agreement be borne by the owners of 2, 4, 4a and 8 Cleland Avenue.</p> <p>6. The existence of the encroachments and Lease be noted on the Property Files of Nos 2, 4, 4a & 8 and (Section 7 Statements).</p> <p>7. Council advise the owners of 2, 4, 4a, 6 and 8 Cleland Avenue of Council's decision.</p> <p>8 Council authorise administration to undertake any necessary action to protect Council's interest in the land abutting No. 6 Cleland Avenue.</p>	Group Manager Governance and General Manager Assets & Environment	<p>Draft License Agreement drafted by Norman Waterhouse and distributed to Cleland Ave residents on 18 September. The Agreement has been accepted by the Residents and final formal copies have now been distributed.</p> <p>Administration is seeking finalisation of all agreements during October 2016.</p>
	549	<p>Unley Central Precinct Development Plan Amendment - Release for Public Consultation - 2.</p> <p>The draft Unley Central Precinct Development Plan Amendment be endorsed as suitable for release for public consultation.</p> <p>3. The agency and public consultation of the draft Unley Central Precinct Development Plan Amendment be conducted in accord with statutory requirements, the endorsed Community Engagement Plan and outlined in this report.</p>	GM Economic Development & Planning	<p>DPA released for public and agency consultation from 21 September 2016 until 18 November 2016.</p> <p>Public meeting to hear personal presentations on 6 December 2016 before City Strategy and Development Committee.</p> <p>Summary of Consultation and Proposed Amendments Report to be prepared for Council consideration in early 2017. Thereafter finalised DPA to be submitted for approval by the Minister for Planning by mid 2017.</p>

COUNCIL ACTION REPORTS - ACTIONS TO October 2016

Meeting	Item	Subject and Council Resolution	Resp.	Status/Progress
	554	<p>Review of Council Committee Structure - 2. Council disband the Community & Culture, Infrastructure & Sustainability and Development Strategy & Policy Committees and replace these with a City Strategy and Development Committee effective from 30 September 2016.</p> <p>3. The City Strategy and Development Committees will also meet as the Development Strategy and Policy Committee to satisfy the requirements of Section 101A of the Development Act, 1993.</p> <p>4. The Chief Executive Officer write to the Independent Members of Council's Community & Culture, Infrastructure & Sustainability and Development Strategy & Policy Section 41 Committees thanking them for their contribution and advising of the dissolving of the Committees effective as of 30 September 2016.</p> <p>5. A further report be submitted to Council in October 2016, outlining the membership and terms of reference for the City Strategy and Development Committee.</p>	Group Manager Governance	<p>All independent members of the Section 41 Committees listed have been written to advising them of Council's decision and thanking them for their contribution.</p> <p>A further report will be submitted in November regarding the proposed City Strategy and Development Committee.</p>
	567	Motion on Notice re Section 41 Committee - Council establishes a Section 41 Committee to investigate and make recommendations to Council on Strategic Property acquisition and divestment.	Group Manager Governance	Report to Council in this agenda.
	582	Petition re Road Closures - The principal petitioner be notified of Council's proposed actions.	GM Economic Development & Planning	Letter sent to principal petitioner. COMPLETED
	584	Millswood Sporting Complex Detailed Design		This matter has been 'laid on the table'.
	585	<p>Hire of Community Centres and Town Hall Fee Discount Policy - 2. The Hire of Community Centre Policy (Attachment 1 to Item 585/16) and the Hire of Civic Centre and Town Hall Policy (Attachment 2 to Item 585/16) be revoked.</p> <p>3. The Hire of Community Centres and Town Hall Fee Discount Policy (Attachment 3 to Item 585/16) be adopted.</p>	GM Community	Policies revoked and new policy on Council web site. COMPLETED

COUNCIL ACTION REPORTS - ACTIONS TO October 2016

Meeting	Item	Subject and Council Resolution	Resp.	Status/Progress
	586	Unley, Goodwood and Wayville Local Area Traffic Management - LATM 1 - The final LATM Plan for Unley, Goodwood and Wayville be noted and the High priority actions outlined in Attachment 2 to Item 586/16, be endorsed for implementation. 3. The Medium and Low priority actions outlined in Attachment 2 to Item 586/16 be considered as part of the budget process for the 2017/18 financial year. 4. The community be notified of the Council's decision by direct mail-out to those originally consulted in the community, publicity in the Eastern Courier Messenger and on the Council Website.	GM Economic Development & Planning	The notification letter is scheduled to go out to all the originally consulted community in Oct 2016. Works to be undertaken following the detailed designs as endorsed by Council.
	587	Issue of New Licence to B&M Glass - Portion of Charles Walk - 2. Council Administration undertake public consultation in accordance with Council's Community Engagement and Public Consultation Policy, regarding issuing a new licence to B & M Glass. If no objections are received during the public consultation process regarding the issuing of the licence to B&M Glass, Administration proceed to issue a new licence to B&M Glass for a period of 5 years with the terms of the licence to be substantially the same as the licence issued in 2006. The Licence Fee however, be adjusted to the rental fee of \$75 per annum (plus GST).	GM Assets & Environment	Public Consultation is underway and will be completed at the end of October.
	599	Deferred Item 553 - Review of Code of Practice for Procedures at Meetings - 1. The report be received. 2. Council endorse the updated "Code of practice for procedures at meetings" as amended under Section 36. "Where a meeting continues to 11pm..."	Group Manager Governance	Policy Manual, ECM and website updated. COMPLETED
	603	Local Heritage Reform Discussion Paper - Council endorse the covering letter and submission contained in Attachment 1 to this report and submit to the DPTI to assist with the review of the proposed local heritage reforms.	GM Economic Development & Planning	Covering letter and submission sent to DPTI following Council meeting on 26 September 2016. Reiterated interest in contribution and collaboration to assist with the reforms. COMPLETED

COUNCIL ACTION REPORTS - ACTIONS TO October 2016

Meeting	Item	Subject and Council Resolution	Resp.	Status/Progress
	604	Proposed Renaming of Portion of Public Lane Located on the corner of Park Lane and Irwin Place Unley - 2. In accordance with the City of Unley's Naming of Roads and Council Assets Policy, the laneway that is located on the corner of Park Lane and Irwin Place Unley, be renamed to 'Chances Lane' and any key stakeholders be informed of this decision.	GM Assets & Environment	Public notification process to commence mid October with formalisation likely in early November.
	605	SSRF Licensing and Immunisation - 2. The current contract for immunisation services with the Eastern Health Authority (EHA) be extended for a further three years, ending on 31 December 2019. 3. The EHA contract for SRF functions be discontinued effective 31 December 2016, with the existing budget utilised to undertake the SRF functions in- house, commencing 1 January 2017.	GM Community	3 year licence with EHA currently being finalised and the handover of SRF functions from EHA has commenced in preparation for 1 January 2017. COMPLETED.
	606	Memorials Policy - 2. The "Memorials" policy be adopted. 3. The amended "Naming of Roads and Council assets" policy be endorsed. 4. The Chief Executive Officer, or person acting in the position of Chief Executive Officer, be given delegation under the "Memorials" policy to approve the installation of and wording on memorial plaques and the scattering of ashes on local government land. The Chief Executive Officer may assign further sub-delegation under the policy.	Group Manager Governance	Policy Manual, ECM and website updated. Copy of policy emailed to relevant staff. COMPLETED.

COUNCIL ACTION REPORTS - ACTIONS TO October 2016

Meeting	Item	Subject and Council Resolution	Resp.	Status/Progress
	607	<p>Delegations Update - 2. Delegations made under Local Government Act 1999;</p> <p>2.1 In exercise of the power contained in Section 44 of the Local Government Act 1999 the powers and functions under the following Acts and specified in the proposed Instruments of Delegation contained in Attachments 2 – 5 to Item 607/16 (each of which is individually identified as indicated below) are hereby delegated this 26th day of September 2016 to the person occupying the office of Chief Executive Officer subject to the conditions and or limitations specified herein or in the Schedule of Conditions in each such proposed Instrument of Delegation:</p> <ul style="list-style-type: none"> • Local Government Act 1999 (Attachment 2 to Item 607/16) • Road Traffic Act 1961 (SA), Road Traffic (Miscellaneous) Regulations 1999 and Road Traffic (Road Rules – Ancillary and Miscellaneous Provisions) Regulations 1999 (Attachment 3 to Item 607/16) • Real Property Act 1886 (Attachment 4 to Item 607/16) • Electronic Conveyancing National Law (South Australia) Act 2013 (Attachment 5 to Item 607/16). <p>2.2 Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Sections 44 and 101 of the Local Government Act 1999 as the Chief Executive Officer sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in each such proposed Instrument of Delegation.</p>	Group Manager Governance	Delegations register has been updated. COMPLETED
	608	<p>Local Government Finance Authority Board Member Ballot - 1. The report be received.</p> <p>2. Council vote for (1) Councillor Rabbitt (2) Colin Davies as representative members on the Local Government Finance Authority Board.</p>	Group Manager Governance	Voting papers signed by Mayor and forwarded to LGA on 28/9/16. COMPLETED

COUNCIL ACTION REPORTS - ACTIONS TO October 2016

Meeting	Item	Subject and Council Resolution	Resp.	Status/Progress
	615	Notice of Motion from Councillor Schnell re Buying Local - 1. A report be prepared to provide options on formulating a 'Buy Local in Unley' campaign, targeting residents. 2. The report considers applicability of such a campaign to purchases made by Council. 3. The report be presented to Council within two months.	Group Manager Governance	Report will be provided to Council in December 2016.

ITEM 641

QUESTIONS ON NOTICE FROM COUNCILLOR KOUMI RE FLOODING

The following Questions on Notice have been received from Councillor Koumi and the answers are provided:

Questions

1. During the storm events in October 2016 there was some minor flooding in the City of Unley.

What flooding, if any, occurred along:

- Brown Hill Creek between Cross Road and the High Flow Weir near Victoria Street Goodwood?
- Arundel Avenue,
- Goodwood Road,
- Vardon Terrace,
- Malcolm Street,
- Wood Street,
- Northgate Street,
- Grove Street,
- Nanthea Terrace North and,
- Nanthea Terrace South.

Answers

The following information is in addition to an email already provided to Elected Members from Manager Operations regarding 14th September flood event.

On 14th September a storm event which was the result of a 12 hour rainfall event from 7am to 7pm over the rural catchment of Brown hHill Creek resulting in a flow equivalent to a 1 in 35 year ARI flood event which was slightly lower than a similar 2005 event.

This resulted in the flood event hitting the Unley area at around 9.00pm causing the flooding of a number of properties in the Unley area.

The Bureau of Meteorology stream gauging indicated that there was no significant input into the flood event from the urban catchment as the major flood flow in the creek did not increase from the peak flow recorded at the Scotch College gauge.

This is consistent with general observations from Council staff and residents who only reported minor localised flood at known trouble spots in the street network.

The damaged that occurred was as a result of water spilling out of Brown Hill Creek at a number of locations between Cross Road and Anzac Highway.

“What flooding, if any, occurred along:”

- Brown Hill Creek between Cross Road and the High Flow Weir near Victoria Street Goodwood?
 - *There was a break out at 23 Victoria Street where a vacant allotment's boundary fence collapsed and allowed flow to spill out into Victoria Street and adjacent streets.*
- Arundel Avenue
 - *No reports of damage provided to Council*
- Goodwood Road,
 - *There was flooding at the junction of Goodwood Road and Mitchell Street.*
- Vardon Terrace,
 - *The open drain in the rail corridor adjacent to Vardon Terrace most likely overtopped but was not reported to Council.*
- Malcolm Street,
 - *Yes there was flooding along Malcolm Street.*
- Wood Street,
 - *Yes there was flooding along Wood Street*
- Northgate Street,
 - *Yes there was flooding along Northgate Street*
- Grove Street,
 - *Yes there was flooding along Grove Street*
- Nanthea Terrace North
 - *No reports of damage provided to Council*
- Nanthea Terrace South.
 - *No reports of damage provided to Council*

The next major storm event that occurred on the 28th September which was a significant rain event but was spread more evenly across both the urban and rural catchment areas for Brown Hill Creek.

This resulted in minor flood flows in Brown Hill Creek but did not cause any overtopping or breakouts from the creek and there was only minor local flooding within the Unley urban areas.

In general Council's stormwater network coped with the rainfall event reasonably well.

ITEM 642**QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN****QUESTIONS ON NOTICE FROM COUNCILLOR KOUMI RE 4 YEAR PLAN**

The following Questions on Notice have been received from Councillor Koumi and the answers are provided:

Questions

1. Unley is about to review its 4 year plan.
Which elements of the current four year plan:
 - have been completed
 - are currently in progress and partially completed
 - have been abandoned (or have become redundant)
 - are incomplete as they are ongoing

An answer in the form of a table is preferred.

Answer

See table attached.

PRIORITY PROJECTS / ACTIONS 2013 – 2016

YEAR ONE	
Explore alternate public lighting options across the City	Audit of street lights was undertaken in 2014; Business Case considering alternatives completed; Project commenced with ERA to explore options underway
Develop a Youth Development Strategy	Completed
Develop a Public Arts Strategy	Completed
Complete review of Community Assets	Completed
Review and update Unley Road upgrade plan	Not undertaken by DPTI
Develop a program of local area traffic management studies	Underway; City split into 6 study areas. 3 LATMs completed.
Introduce a new waste management contracts for public, hard waste and domestic collections	Completed
Consolidate and optimise existing strategies relating to the City's tree and vegetation stocks, including the planting of indigenous species	Completed
Develop principles and guidelines for the Pocket Park program	Completed
Implement a booking system for Council facilities	Completed
Introduce a Corporate Performance management framework and data reporting tools	Completed
Complete planning for Unley Central Precinct	Commencing final stages of DPA for District Centre Zone to complete planning work
Complete the delivery of Unley Main Street Digital Economy Strategy	All Elements now delivered
Implement Economic Development Strategy 2012-15	Most components of Theme 1 complete. Little progress on Theme 2, re Building the Home Based business sector. Theme 3 generally complete.
Develop concepts for better pedestrian connectivity across Unley Road	Walking and Cycling Plan completed and adopted by Council
Facilitate the 2014 Council election	Completed
Undertake website development	Completed
Implement an asset management system (Process Y1 and	Completed

implement Y2)	
Define service level standards across all assets	Underway. Council discussions well advanced on key public assets
Develop King William Road Master Plan	Completed
Undertake concept and detailed design for the Unley Oval Master Plan	Completed
Develop and implement the Public Health Plan	Completed
Actively participate in the Collaborative Research Centre (CRC) for Healthy Ageing	Completed
Implement the Age-Friendly Cities Strategy, including Unley's Ageing Strategy and Disability Discrimination Act	Completed
Redevelop major parks and reserves	Ongoing
Undertake the master Planning of Goodwood and Millswood Ovals	Completed
Showcase the City of Unley through major events including Unley Gourmet Gala and Tour Down Under	Completed
Coordinate and facilitate a place activation program	Completed
Implement the Library Strategy	Completed
Implement outcomes of 2012-13 local area traffic management studies	Completed
Complete upgrades of major bike routes	Underway
Commence creek stormwater management plan	Completed - BHKC
Develop and implement the Environment and Sustainability Plan to reduce Council's environmental impact	Completed
Continue to undertake service reviews and implement identified improvements	Ongoing; Most service reviews have been completed. (Final ones underway – community transport, depot admin services and civil maintenance.)
YEAR TWO	
Develop a property acquisition and divestment strategy	Underway
Develop and implement a new resident's welcome pack	Not undertaken. (Unfunded)
Review the Unley Integrated Transport Strategy (UITs)	Underway

Refine an induction program for elected members	
Introduce a works management system	Completed
Implement a 'way-finding' strategy for Goodwood Road	Incorporated into Streetscape Upgrade. Completed
Investigate the provision of 'digital information hubs' including provision of WiFi to all community facilities	Underway. Mainstreets, libraries UCC.
Implement Road Frequency Identification in Library Centres to improve service delivery and access	Completed
Develop a new Sport and Recreation strategy	Completed
Undertake review and update of Council's Development Plan	Ongoing – delayed due to State Government priorities
Review on-street parking controls within the City	Being reviewed as part of LATM process
Introduce digital technology to the outside workforce	Completed
Review and refine administrative processes to facilitate attraction of businesses and investors to the City	Ongoing
Prepare and implement Glen Osmond Master Plan (for section Greenhill Rd – Fullarton Rd) following Power Line Environment Committee (PLEC) objectives	Road changed to Goodwood Road as priority & upgrade underway
Implement recommendations from completed Community Centre review	Completed
Implement community asset review	Completed – part of Property Asset Plan
Develop and implement an active and Health Community Programs	Completed
Commence implementation of key projects in the Unley Central Precinct, including Memorial Gardens	Ongoing
Implement Glen Osmond creek linear trail strategy	Completed
Implement the Regional Community Passenger Network Project	Completed
Implement food security strategy	Included in Environmental Sustainability Strategy & on-going
Develop and implement a new Open Space strategy	Completed
YEAR THREE	
Develop a Cultural Development Strategy	Not commenced
Develop a new Animal Management Plan	Completed
Review Asset Management Plans including the swim centre	Underway

Develop a flood mitigation strategy	Completed - BHKC
Develop a capacity and awareness of community greening and sustainability initiatives	Underway
Implement Unley Oval Master Plan	Underway
Investigate opportunities to maximise east – west city transport connectivity	Underway as part of Unley Integrated Transport Strategy
Consolidate and optimise HR modules	Commenced
YEAR FOUR	
Establish City of Unley Food Trail that supports the promotion of locally grown and produced food and community gardens	Incorporated within the Environment and Sustainability Plan
Develop next 4 Year Plan	Commenced
Position the organisation of achieve business excellence award	<p>Ongoing –</p> <ul style="list-style-type: none"> • Emerging Leader/Individual Commitment to Local Excellence in Public Works Management • King William Road Master Plan and Planning for the Living City • Open Space Strategy • SA Tourism Award – Double Shot Coffee Fiesta – Silver Medal • Find Your Everything – Bronze Medal for Destination Marketing • Winner of the Category Civil Project over \$1m and a High Commendation for the EAM Asset Management Project • LG Professionals award – age friendly communities and for our work on developing an active ageing strategy

KEY:

EMERGING

LIVING

MOVING

GREENING

ORGANISATIONAL EXCELLENCE

QUESTIONS WITHOUT NOTICE

TITLE: QUESTIONS WITHOUT NOTICE
ITEM NUMBER: 643
DATE OF MEETING: 24 OCTOBER 2016

Mayor to ask the Members if there are any questions without notice.

CORRESPONDENCE

TITLE: CORRESPONDENCE
ITEM NUMBER: 644
DATE OF MEETING: 24 OCTOBER 2016
ATTACHMENTS: 1. CORRESPONDENCE RECEIVED

The correspondence from

- Deputy Chief Executive Resources and Energy
- National Trust
- City of Norwood Payneham & St Peters
- Office of the Lord Mayor City of Adelaide
- Minister for Volunteers
- Sturt Football Club
- City of Salisbury

be noted.

Ref Number: 2016D003371

12 September 2016

Mayor Lachlan Clyne
City of Unley
PO Box 1
Unley SA 5061

Dear Mayor Clyne,

Following stakeholder engagement on a draft *South Australian Multiple Land Use Framework* and the release of the 'What we heard' Report on 8 April 2016, the cross-agency Reference Group has now published two new reports.

The 'Submission Recommendations and Response to Comments' and 'Response to South East Submissions' Reports summarise recommendations from submissions regarding proposed changes to the draft Framework and provide responses to the key questions and concerns raised by individuals and organisations.

Both reports are available for download from the yourSAy website at yoursay.sa.gov.au/decisions/yoursay-engagements-south-australia-s-multiple-land-use-framework/about.

The Reference Group will continue to work through submission recommendations and make relevant changes to a revised draft *South Australian Multiple Land Use Framework*, with the aim of seeking Cabinet's consideration of the Framework by the end of 2016.

If you have any questions about the Framework, please contact Steve Campbell on 08 8463 4334 or email DSD.MultipleLandUseFramework@sa.gov.au.

Yours sincerely



Dr Paul Heithersay
DEPUTY CHIEF EXECUTIVE RESOURCES AND ENERGY

Development Plan Report	
Doc No.	3 20.2
Date	16 SEP 2016
Class.	ALLING
Level 4, 11 Waymouth Street, Adelaide SA 5000 GPO Box 320, Adelaide SA 5001 DX541	
08 8463 4334 yoursay.sa.gov.au ABN 83 524 915 929	

NATIONAL TRUST of South Australia

ABN 45 432 652 725

14 September 2016

Mr Peter Tsokas
Chief Executive Officer City of Unley
PO Box 1
UNLEY SA 5061



NATIONAL TRUST

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Patron-in-Chief
His Excellency
The Honourable Hieu Van Le AO
Governor of South Australia

Dear Mr Tsokas

You will be aware that the Department of Planning, Transport and Infrastructure (DPTI) has initiated discussions leading to legislation that will fundamentally transform the way Local Heritage Places are identified, protected and managed. You can find a copy of that paper at https://dpti.sa.gov.au/data/assets/pdf_file/0006/272931/Local_Heritage_Discussion_Paper_final_consultation_version_10.8.16.PDF

The National Trust is not convinced that wide-ranging changes are needed or wanted by the community. We believe that the time period for public consultation should be extended by at least six months. Many more local community organisations need to have their voices heard.

We suspect that your council will not want to have oversight of local heritage transferred to the Department of Planning. Some councils will want to do more with local heritage, others will want to do less and some will be satisfied with the status quo.

Your council will want to make up its own mind on these issues. Before you do so, I urge you to read the National Trust position paper which I attach.

Sincerely,

Professor Norman Etherington AM
President

3-20-2 (P)

Subject	PLANNING SYSTEM REFORM		
Priority/Street	HERITAGE REGISTER		
Application No.	REVIEW PROCESS		
Doc. No.	19 SEP 2016	Class.	ACU
For Info/Action	CGOWLAND		

OUR MISSION: TO BE AN INDEPENDENT MEMBERSHIP ORGANISATION,
COMMITTED TO THE CONSERVATION OF OUR NATURAL AND CULTURAL HERITAGE

File Number: S/2802
Enquiries To: Mario Barone
Direct Telephone: 8366 4539



**City of
Norwood
Payneham
& St Peters**

26 September 2016

Mayor Lachlan Clyne
City of Unley
PO Box 1
UNLEY SA 5061

**CHIEF
EXECUTIVE'S
OFFICE**

Dear Mayor Clyne

LOCAL HERITAGE DISCUSSION PAPER

Please find enclosed for your information, a copy of this Council's submission on the Local Heritage Discussion Paper - *'Heritage Reform - An exploration of the opportunities'*.

Should you require any further information or wish to discuss the Council's submission, please do not hesitate to contact me on 8366 4539 or email mbarone@npsp.sa.gov.au.

Yours sincerely


Mario Barone, PSM
CHIEF EXECUTIVE OFFICER

175 The Parade,
Norwood SA 5067

PO Box 204
Kent Town SA 5071

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8366 4555

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8332 6338

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Recycled Paper

Subject - LIAISON NORWOOD		
Property/Street		
Application No.		
Doc. No.	29 SEP 2016	Class.
For Info/Action		
C. Goulding		

File Number: S/2802
Enquiries To: Carlos Buzzetti
Direct Telephone: 8366 4501

23 September 2016

The Hon John Rau MP
Deputy Premier
Minister for Planning
GPO Box 464
Adelaide SA 5001

And by email: planningreform@sa.gov.au

Dear Minister

LOCAL HERITAGE DISCUSSION PAPER

Thank you for the opportunity to respond to the Local Heritage Discussion Paper titled *'Heritage Reform - An exploration of the opportunities'*.

The matters raised in the Discussion Paper are of particular interest and importance to the City of Norwood Payneham & St Peters. This Council has significant experience and success in the preparation of heritage policies through a number of Local Heritage Place and other associated Development Plan Amendments and through the careful and practical application of policy through the Development Assessment process.

In terms of process, the Council wishes to raise significant concerns with the limited consultation process associated with the Discussion Paper, notwithstanding the fact that the consultation period was subsequently extended. In terms of background, initial advice which was received from Department staff, was that the Discussion Paper was not prepared for broad community consultation, but rather was released for targeted consultation with heritage experts and practitioners with an interest in heritage and it was disappointing that initial requests from the Council for an extension of time to enable the Council to consider and provide an informed submission, were denied by Department staff. Notwithstanding this, the Council is pleased that the consultation has since been broadened and that an extension of the consultation period has been agreed to.

In light of the consultation process which has been adopted at its meeting held on 5 September 2016, the Council resolved that a letter be sent to all property owners within the City, advising of the Discussion Paper and of the Council's key concerns regarding the proposed reforms.

The Council has considered the Discussion Paper and has resolved to advise you that it strongly objects to the strategic direction which is being pursued in respect to Local Heritage and associated planning policy and processes, for the reasons detailed in this submission.

The Council is supportive of a general review of the matters addressed in the Discussion Paper and in fact, reviews aimed at improving processes are always welcomed. Contrary to the negative issues highlighted in the Discussion Paper, this Council's experience with built heritage has been generally positive, with the current framework widely understood, accepted and valued by many citizens in our community, but most importantly by those owners of Local Heritage Places.



**City of
Norwood
Payneham
& St Peters**

**CHIEF
EXECUTIVE'S
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Cultural Vitality
Economic Prosperity
Environmental
Sustainability

Whilst several aspects of the heritage reform ideas contained in the Discussion Paper are supported, there are a number of suggested reforms which have the potential for significant negative impacts on the ongoing protection of heritage buildings and Historic (Conservation) Zones within the City of Norwood Payneham & St Peters. Indeed, there is a risk that the dismantling of controls will have a significant and irreversible impact on South Australia's built form history. This can be managed however if the Government undertakes a more comprehensive and holistic review of local heritage, rather than taking a piecemeal approach which appears aimed at resolving issues which have not been clearly identified and articulated and removing what are perceived impediments to urban infill, development generally and adaptive re-use of buildings.

To this end, the rationale for the partial pursuit of reforms set out in the South Australia's *Expert Panel The Planning System We Want* (December 2014), is not articulated in the Discussion Paper and as such, it presents an unbalanced and incomplete review of the heritage policy regime. The reforms are addressed only in part as highlighted below:

- 8.1 *Heritage laws should be consolidated into one integrated statute (this reform is not addressed in the Discussion Paper)*
- 8.2 *Terminology for heritage should be reviewed and updated as part of this new statute (this reform is partially addressed in the Discussion Paper)*
- 8.3 *There should be an integrated body, replacing existing multiple bodies. It should include links to the state's cultural institutions (this reform is not addressed in the Discussion Paper)*
- 8.4 *The new body should administer a single integrated register of heritage sites, including state and local listings, and have the power to add special landscapes and historic markers to the register (this reform is not progressed in the Discussion Paper)*
- 8.5 *Legislation should provide for a heritage code of practice to outline how listed properties should be described, maintained and updated (this reform is addressed in the Discussion Paper)*
- 8.6 *The legislation should allow accredited heritage professionals (similar to private certifiers) to provide advice and sign-off on changes to listed properties that are consistent with the code of practice (this reform is addressed in the Discussion Paper)*
- 8.7 *Existing heritage listings should be audited to accurately describe their heritage attributes (this reform is addressed in the Discussion Paper)*
- 8.8 *Financing of heritage should be placed on a stable, long term footing, with discounts on property related taxes and a heritage lottery providing the basis for heritage grants. (this reform is not addressed in the Discussion Paper)*

This analysis reveals that the Discussion Paper has a very narrow focuss and does not align with the broader scope of the *Expert Panel's* recommendations. In addition, this does not reflect the State Government's response (made in March 2015) to the *Expert Panel's* Final Report, which outlined that the 'difficulty in coordinating heritage management across State and local jurisdictions' will be addressed with the 'closer integration of heritage listing and management regimes as an integral part of the planning system so that our important built heritage can be preserved for future generations'.

The reasons for not addressing all of the *Expert Panel's* recommendations has not be provided and is fundamental to progressing any reforms.

NPSP's Heritage and Historic Fabric

The City of Norwood Payneham & St Peters has a longstanding commitment to preserving the City's rich history and heritage and recognises that heritage conservation is about making the most of the City's built and natural 'inheritance'. The Council has worked hard and remained committed to these values over many decades, using a range of legislative and incentive measures to conserve and enhance these valued assets, whilst at the same time, providing substantial growth opportunities in

suitable locations across the Council area. The City of Norwood Payneham & St Peters Development Plan contains:

- 73 State Heritage Places;
- 664 Local Heritage Places;
- 2 Historic (Conservation) Zones with 26 differentiated Policy Areas based on Statements of Historical Significance; and
- 1475 Contributory Items.

These listings and policies have all been approved by successive Ministers.

This comprehensive approach to recognising and protecting "layers" of the City's built form, has been the subject of expert heritage advice through heritage surveys and implemented using the legislative tools, criteria and State policy (administered by the State Government) which was applicable and sanctioned at the time. The implementation of the current Planning Policy framework, particularly in relation to the creation of new or extended Historic (Conservation) Zones, has become less clear in recent times, due to the changing position on proposed Development Plan amendments which has been taken by the Department, without explanation.

The Discussion Paper generally paints a negative picture of the current state of South Australia's heritage conservation framework and its application across the State. There is no discussion around the positive contribution which heritage makes to our society in terms of culture, lifestyle, tourism, sustainability, "sense of place", economic development etc. Nor is there much narrative or justification about why the current system is faulty or deficient and needs to be replaced. Discussions with staff from other Councils, suggests that the current heritage framework, whilst not perfect, has generally been positive and effective and is not as inadequate as the Discussion Paper suggests or implies. Of course, the development industry may have different perceptions.

There are no positive references to heritage as a valued component of the State's broader planning system contained in the Discussion Paper. This presents a skewed argument that the system is 'broken' (without any supporting data), causing rising conflict and leading to poor decision making. The Discussion Paper, at the very least, should provide a balanced discussion of the challenges of the system with the positive and objective message that heritage conservation is a largely well-regarded foundation of public decision making. In short, there is no evidence provided in the Discussion Paper and conclusions and strategies are not based on evidence.

Built heritage identification and management is at times, a sensitive issue and with a variety of experiences and understandings within levels of government, the development and design sectors, the community and property owners. As one of its key guiding tools, the *Expert Panel's* recommendation for the establishment of a Community Engagement Charter is being progressed by the State Government. The intent of such a Charter is to foster well considered engagement processes to enable different views to be aired and considered and potentially resolved.

The initial method of releasing the Discussion Paper with targeted consultation to heritage experts and practitioners as the only level of discourse and debate prior to the release of a Heritage Related Bill, was frankly inadequate, not 'best practice' and not in keeping with the intent of a Community Engagement Charter that seeks to foster input 'early on' in the process.

It is recommended that the current process be augmented with a further consultation process that fosters wider input on the issues and implications which needs to be canvassed, including all of the areas identified by the *Expert Panel*, prior to the drafting of legislation to enshrine the proposals set out in the Discussion Paper. Irrespective of the intentions which have been adopted in respect to the Discussion Paper, the consequences (either wittingly or unwittingly) are that the progression to a Bill appears to be a fait accompli.

Updating the current Local Heritage Listing Criteria

The rationale for reform of the Local Heritage Place listing criteria seems to be the inconsistent application of the criteria across the state and the fact that the South Australian criteria do not have consistency with interstate criteria.

A comparison of the (current) Section 23(4) criteria contained in the *Development Act 1993*) and the proposed criteria is set out in Table 1 below.

TABLE 1: COMPARISON OF EXISTING AND PROPOSED LOCAL HERITAGE CRITERIA

Section 23 (4) Local Heritage Value criteria	Proposed Local Heritage criteria
(a) it displays historical, economic or social themes that are of importance to the local area	(a) it is important in demonstrating themes in the evolution or pattern of <u>local</u> history
(b) it represents customs or ways of life that are characteristic of the local area	(c) it may yield important information that will contribute to an understanding of <u>local</u> history, including its natural history
(c) it has played an important part in the lives of local residents	(g) it has a special association with the life or work of a person or organisation or an event of local historical importance
(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area	(e) it displays particular creative, aesthetic or technical accomplishment, endemic construction techniques or particular design characteristics that are important to demonstrating local historical themes
(e) it is associated with a notable local personality or event	(g) it has a special association with the life or work of a person or organisation or an event of local historical importance
(f) it is a notable landmark in the area	No equivalent criteria
(g) in the case of a tree ... – it is of special historical or social significance within the local area	(b) it has qualities that are <u>locally</u> rare or endangered
No equivalent criteria	(d) it is comparatively significant in representing a class of places of local significance
No equivalent criteria	(f) it has strong cultural or spiritual association for a local community

The proposed new Local Heritage listing criteria have been adapted directly from the criteria applying to State Heritage Places contained in the *Heritage Places Act 1993*. The criteria generally replaces the words of State significance with local significance. The need for this uniformity has not been clearly articulated. Local Heritage is "Local" and State Heritage is of a higher order. This has always been the understanding. Whilst it remains unclear, pursuing uniformity in the form of the criteria could lead to many existing and proposed Local Heritage Places either being removed or potentially never being able to meet the criteria.

Whilst changes are always possible, the reason for this change has not been provided. Clearly, there is not an understanding of the hierarchy and why the hierarchy is necessary.

With the consistency in State criteria which is now proposed, it is not clear in the Discussion Paper why the recommendation to consolidate heritage laws into one integrated statute (Reform 8.1) and a single integrated register (Reform 8.4) have not been pursued. This is a deficiency in the scope of the Discussion Paper, which states as one of its objectives, the need to have clarity of criteria within a recognised hierarchy of heritage values (National, State, Local).

In addition to the criteria, it is recommended that the State Government should give consideration to other relevant definitions. For example, it is important that new legislation does not restrict Local

Heritage to just buildings or groups of buildings. The rich fabric of local heritage value in the City of Norwood Payneham & St Peters includes fences, bridges, objects, landmarks and structures. The items considered for inclusion should be consistent with the broader definition of "place" applying to State Heritage as set out in the *Heritage Places Act 1993*. Such consistency would be realised through a combined statute as recommended in Reform 8.1, which as the Council understands it, is not being advanced through this Discussion Paper.

A comparison shows a high degree of similarity in the language and scope between the current and the proposed criteria. Notable exceptions are that trees are not specifically referenced (although proposed criteria (b) recognises items that are locally rare or endangered) and the new criteria encompass the representation of a class of places (criteria (d)) and cultural and spiritual association (criteria (f)).

Both the existing and the draft new criteria require an assessment to be made which is both qualitative and subject to judgment and interpretation. As occurs in current practice, such interpretation would be based on the advice of qualified professionals. In considering the reforms, reliance should not be placed on the proposed new criteria alone in eliminating variation in interpretation, application or reducing conjecture around listing proposals. The use of accompanying practice notes in a Practice Direction that sets out, with examples, how the criteria are to be applied, is considered a useful tool of clarification.

The revised criteria are therefore supported with the caveat that proposed criteria (d), which states:

(d) it is comparatively significant in representing a class of places of local significance;

be of equal and optional status as the other criteria – rather than representation of a class of places being a "higher" test for each of the criteria. Representation of a class of places implies a "Noah's Ark" approach of accepting the listing of only limited examples of a class of places (eg "best" representative example of a 1890s symmetrical cottage) and should not become a further test, in conjunction with the threshold test that is proposed in legislative reforms (discussed further below).

The Council's support for new criteria being introduced, should not be at the future opportunity cost of fewer listings, than would otherwise be made under the application of existing criteria.

Implementing a framework document and 'practice direction'

As for any complex legislation, the use of complementary tools to assist in understanding and application of the legislation, is useful for both practitioners and the community. It is understood that under the new *Planning Development and Infrastructure Act*, Practice Directions will be produced by the State Government.

The Planning Bulletin – Heritage, last published by the Department for Transport, Urban Planning and the Arts in October 2001, performed a similar role. Whilst now dated, this Bulletin provided significant additional context for the listing of Local Heritage Places, the creation of Historic (Conservation) Zones and inclusion of Contributory Items within Development Plans. It is timely that such practice notes be updated, particularly given the shifting political landscape of heritage policy over the last decade.

The Discussion Paper refers to the benefits of having a 'thematic framework' to provide the local or regional context to assess the suitability of Local Heritage Places. This conceptual framework includes the notion of thematic guidance, thresholds and the concepts of 'under and over-representation' of themes.

The application of the proposed framework has not been fully explained in the Discussion Paper, but refers to City of Port Adelaide Enfield and interstate usage of thematic frameworks. Generally speaking, a document which enhances the understanding of heritage listing processes and heritage attributes and themes in particular areas, is welcomed.

The use of threshold tests (or numeric quotas) within the criteria and listing process, needs to be more fully explained and understood as there is a risk that its application could be used to reduce the overall ability to list important places. The case for this approach has not been made. The concept of "how many" buildings are listed, has not been a criteria to date, however, it is clear that it has been used

over the last couple of years and based upon the Minister's comments, only buildings of State significance or the "odd building" in the suburbs, will be listed. Given that the *Planning Development and Infrastructure Act* claims to preserve the central role of Local Government in maintaining the planning rules for their boundaries, there should be autonomy given to Local Government in setting the relevant thresholds of representation, if this path is to be pursued. This is particularly so for those Councils such as the City of Norwood Payneham & St Peters, whose strategic objectives and community values, place a high value on heritage recognition and protection.

For example, if it were deemed that the housing patterns of early 1900s settlement were of particular thematic relevance to the City of Norwood Payneham & St Peters, it should follow that the Council could set the threshold number (or quota) compared to a later-settled area which may value a higher quota of examples of the theme of austerity building patterns. The arbitrary allocation of quotas based on a comparison to other Councils or within regions should not be supported. In short, the numeric threshold tests illustrate that the concept of heritage and its relevance to sensitive infill development is not clearly understood. Perhaps discussions with Local Government practitioners would provide valuable insight into how the balance between heritage infill and development generally, is being discussed.

The Council notes that the recent heritage listing process which it undertook, to address the underrepresentation of the theme of inter-war housing in the City was declined by the Minister for interim operation. The advice received from the Minister was that the current criteria had resulted in uncertainty with little justification and evidence for the listing process.

This appears inconsistent, given that the Inter-War Heritage Survey received approval from the Minister to proceed (though the Statement of Intent process) and with the recommended twelve (12) Local Heritage Places having been reviewed by the Council's Heritage Advisor, Mr David Brown, as having been the finest examples of this era of housing following an identification and initial review of 142 dwellings built between 1915-1945 across the City. This process shows the balanced approach this Council has taken with judicious and practicable use of the criteria, to put forward only those dwellings for listing, which clearly meet the criteria and which address a demonstrated under-representation of this era throughout the City.

The Discussion Paper's suggested notion of limiting the number of listed properties through use of terms such as 'over-representation' and posing the question 'how many are too many?' is pejorative and devalues the significant contribution that heritage conservation policy makes to our society, neighbourhoods and urban form. In short, this approach is not logical and displays a lack of understanding of the concept of built heritage and its contribution to character.

Whilst it is clear that the concept of over-representation could be applied to rationalise listings, the Discussion Paper should provide more context for themes found to have an under-representation (such as the Inter War example described above). For instance, a Local Government Area with a lack of recognition of the theme of early 20th Century industrial developments, could be provided with funding assistance to commission heritage surveys examining this. Equally, if a Council demonstrated that Italian migrants were important to its cultural identity, could support be offered to examine this cultural history theme?

Department staff have advised that while all existing Local Heritage Places will be "grandfathered" across in the new framework, future listing proposals for additional heritage places would be assessed in the context of existing lists – that is, thresholds and under/ over-representation tests would be applied to the relevant "themes" of listing. In other words, a rationalisation of existing heritage listings would be needed, in order to consider future listings. Such a rationalisation of existing heritage listings for a Council that has extensive heritage listings, which have already been surveyed and documented against statutory criteria, would be a costly and time consuming exercise and would erode the heritage and character value of suburbs. In short, the real objective of introducing arbitrary thresholds has not been clearly articulated by the *Expert Panel*, nor in the Discussion Paper.

It is understood that the proposed framework intends that a State-level theme be developed, regional themes (potentially for the Eastern Region of Adelaide) and local thematic frameworks (which would be prepared by Councils). Proposed new listings in each theme, would then be measured against threshold tests to determine if listing is warranted on the basis that it is currently under-represented.

The use of a Practice Direction document to provide a broader understanding, documentation and communication of the context of local heritage, is a positive addition to the decision making framework. Whilst different terminology is set out in the Discussion Paper, the review by heritage professionals of a certain type of building era of development or cultural association has been standard practice for most Councils for the past two (2) decades. The new elements of thresholds should not replace current arrangements with a system based on quotas. Heritage recognition and conservation should not be about numbers, it should be about conservation of valued built history which provides long term cultural, social and economic benefits for the community and South Australia.

Streamlining the listing process

The notion of simplifying the listing process for Local Heritage Places is supported. Currently, to list a Local Heritage Place within a Development Plan, a Council must undertake a Development Plan Amendment (DPA) process, with special legislative processes and governance bodies (Local Heritage Advisory Committee) dedicated to this process.

The Discussion Paper envisages a streamlined process as part of the yet to be drafted, Planning and Design Code. It is suggested that this would enable more flexible listing processes to add to the Planning and Design Code heritage overlay without a DPA-type process. This means the process could become more responsive to requests, which do arise from time to time, (but are not common) for properties to be heritage listed. This aspect of the proposed system measures is supported, provided the streamlining is not at the expense of obtaining appropriate professional advice and community input into the listing process. Again, to be useful, the Discussion Paper could put forward some options in respect to how a new streamlined process, including the opportunity to object and challenge proposed Listings could be achieved. Aside from the process associated with the preparation of a Development Plan Amendment, the listing process and review by an "independent body" such as the proposed Commission, would still be required as part of any new process.

The Discussion Paper suggests that *'Separate from a new process for listing, there could also be the opportunity to review existing statements of heritage value and descriptions of the listed elements of the place within a future set timeframe'*. This type of review would require careful consideration regarding the scope, purpose, cost and resourcing. To retrospectively alter the details applying to existing listings needs to consider that many buildings have been bought and sold based on those listings and owners have worked within grant opportunities and heritage advisory frameworks. A retrospective audit has the potential to undermine work that the Council has publically funded to conserve the documented built form fabric.

The substantial change from the current standard process under the *Development Act 1993*, is the shift to early engagement with owners of properties which have been reviewed for potential listing. The early engagement with the community through the initial phases of heritage surveys is supported, as it may give rise to broader nominations and provides greater community knowledge of and appreciation for, the context of local heritage.

The transparency of early consultation however, needs to be carefully balanced against not undermining the listing process through the risk of demolition applications being lodged whilst listing processes are under consideration.

The Discussion Paper's assertion that objection rates to proposed listings are as high as 70%, is questioned and is certainly not borne out in this Council's experience (with over 2,000 Local Heritage Places and Contributory Items). During the 2005 heritage listing process undertaken by the Council, the recorded rates of initial objection were 18% (St Peters Plan Amendment Report) and 30% (Payneham Plan Amendment Report). Subsequent clarifications and engagement with property owners, discussions, further independent review processes, were then able to resolve a significant number of those objections. Similarly, the stated 1% "objection rate" where early engagement processes are undertaken, is also questioned. In this respect, the Discussion Paper lacks details and the conclusions and assumptions are not substantiated with research or data. In short, it is not evidence based. A Discussion Paper should contain all of the supporting documentation so that the reader and the community can understand the reasons for any proposed strategies and changes to existing processes.

The question of heritage listing will always attract challenges, as with any process that seeks to act in the public interest, where individuals are affected. This in part, led to the Council's commitment of \$442,000.00 over the period 2006 – 2014 toward a Heritage Incentives Package (including a free Heritage Advisory Service, a generous grant scheme and the waiving of Development Application fees). This was undertaken at the time of progressing the 2005 Heritage Plan Amendment Reports to form part of a wider package of benefits of heritage listing.

The Council's grant funding generated approximately \$2.5million worth of building work, incorporating renovation to heritage listed buildings, including Contributory Items.

In addition, millions of dollars annually is spent in this City on purchasing heritage listed properties and in turn millions of dollars annually is spent on renovating and constructing alterations and additions to existing heritage listed buildings – including Contributory Items. The economic impacts of this part of the housing market cannot and should not be under exaggerated.

A significant shortcoming of the current reform agenda, is progressing heritage related legislative controls, without the corresponding foundation of funding support mechanisms recommended by the *Expert Panel* (property tax discounts and grants generated by a heritage lottery). The details of Reform 8.8, in terms of timing and responsibilities for these heritage funding measures, need to be outlined to current and future owners of Local Heritage Places and to the broader community before any legislation is progressed.

Omission from the Discussion Paper of key pillars of governance and funding, increase the chances of the proposed new system not being supported by the community. As recognised by the *Expert Panel* in its final report, these financial support measures would "place heritage on a stable, long-term footing". To progress and release a Discussion Paper in the absence of the development of these concepts is clearly driven by legislative reform priorities and risks such stability and long-term foundations for broader heritage appreciation.

Improving how heritage places are recorded

The Discussion Paper advances the online accessibility of heritage information which is an excellent initiative. In 2006, Council staff worked with DPTI staff to spatially record and check all of the Local Heritage Places and Contributory Items in a digital database. Extending this concept further to include Heritage Identification Sheets would assist with the many requests which the Council receives for this information.

It is this Council's standard practice to include the "Description of Place of Value" of proposed Local Heritage Places in compliance with the template in the Heritage Bulletin (2001). It is considered essential during the subsequent Development Assessment processes, that the description is clearly documented to enable appropriate consideration of adaptive re-use of building extension proposals. Given the age of the Heritage Bulletin (2001), it is timely that the template for the description of Local Heritage Places be updated and listing sheets be made available electronically.

This proposed reform of online access and detailed description of the elements of listed heritage value is therefore supported.

Clarifying the difference between 'Character' and 'Heritage'

In recent years, there has been increasing confusion amongst practitioners regarding the ability to introduce new Historic (Conservation) Zones and the status of Contributory Items within Council Development Plans. There has long been a call for a greater range of tools for character protection. This Discussion Paper does not clarify the policy options which are available. Nor does it provide the much needed detail upon which to make an assessment and informed comment on what is being proposed.

The Discussion Paper is not definitive on how the process of assessment or transitioning across of existing Historic (Conservation) Zones will occur within the, yet to be drafted, Planning and Design Code. It appears that existing Historic (Conservation) Zones and Contributory Items, will either be tested against the new Local Heritage criteria or introduced as Character Overlays, where individual

building recognition (akin to Contributory Items) will be lost and character based policy will guide replacement infill development in such locations.

It is not the expectation of this Council that Historic (Conservation) Zones become "watered down" to layers of character policy, as implied in the Discussion Paper. Through the 2015 *Residential Development (Zones and Policy Areas) DPA*, the Council introduced the Residential Character Zone and the Residential Character (Norwood) Zone, based on the South Australian Planning Policy Library module and direction from the Department on behalf of the Minister. It was not the intention that this policy would become interchangeable with current Historic (Conservation) Zone policy which has current legislative applicability and identification of individual buildings (Contributory Items) as relevant at the time of inclusion.

As an inner-metropolitan Local Government area with two Historic (Conservation) Zones, 26 unique Policy Areas within those two Zones and 1475 Contributory Items, it is unclear how, when (and who) will determine how Contributory Items and Historic (Conservation) Zones will carry over into a new planning system.

The Discussion Paper does not recognise the importance and value of protecting areas, which through the quality of the historic building stock and public realm and their collective contribution to the amenity and "sense of place" of an area and warrant a stronger level of protection than can be provided by form-based character zones. As described in the 2001 Heritage Bulletin, Contributory Items are the "surviving examples of a particular period and its character", with policies to be aimed at preserving the historic elements including the retention of Contributory Items. Contributory Items therefore comprise the 'building blocks' of Historic (Conservation) Zones and if not treated in a policy sense as the surviving elements, it is difficult to determine how the policy can be reframed to support widespread replacement of building stock.

Amendments to the Planning Development and Infrastructure Act, which is not explained in the Discussion Paper, state that there will also be a majority landowner support test for such a transition process. As such, an area cannot be designated a heritage character or preservation zone or subzone unless, following consultation under the Community Engagement Charter, 51% of landowners within the relevant area agree. (*Planning Development & Infrastructure Act Preliminary Implementation Program 2016*).

The Council has noted the Minister's objection to this provision of the Act, as stated at the recent Local Government Heritage Forum and would support the Minister in pursuit of its removal.

The Final Report of the Expert Panel suggests that form-based zoning reforms and new tools to use design to enhance neighbourhood character, will partially address this concern. Without outlining these other transition processes, the Discussion Paper does not provide sufficient context to disentangle heritage and character.

The Discussion Paper states:

"In Historic Conservation Zones and Policy Areas; the confusion of heritage and character could be addressed by their translation into the Planning and Design Code as either character sub zones or heritage overlays. This process could be substantially determined by current Development Plan Policies. Distinctions would need to be made based upon the existing policies that seek to conserve buildings (heritage) as compared with other policies that seek to continue prevailing neighbourhood characteristics (character)".

The above text implies an approach of assessing existing Historic (Conservation) Zones to determine how many Local Heritage Places exist within them, to then determine whether these can be translated over to 'Local Heritage Areas' within the Planning and Design Code. Very few Historic (Conservation) Zones would meet this test, as this imposes a higher test than the original (building blocks) test when these areas were established through Development Plan Amendments.

This lack of detail in the Discussion Paper around future processes for the transitioning of Historic (Conservation) Zones is a key detail required for the clarification between heritage and character. This aspect of the paper is therefore not supported and is particularly concerning in light of this

Council's commitment to heritage conservation, which aligns with local and wider community expectations.

Streamlining the Development Assessment Processes

The Discussion Paper makes reference to opportunities to improve the assessment of Development Applications affecting Local Heritage Places and to streamline minor, low risk works to Local Heritage Places.

The Discussion Paper suggests re-classification of some minor works as 'exempt', or as needing Building Rules Consent only. This may be appropriate for some works, (similar to that for non-heritage properties), however, care will need to be taken in determining the list of exempt works to ensure that aspects of unique local heritage will not be lost. Again, if this is an issue better articulation and data is needed before progressing to a solution.

The Paper suggests that demolition of Local Heritage Places be 'on merit'. There is some confusion in the community regarding the meaning of this statement. It is assumed that the term 'on merit' used in the Discussion Paper, refers to 'merit assessment', (as distinct from complying development or non-complying development) and is not a general reference to a subjective assessment of whether a property has merit or not (which would be subjective and open to potential abuse). 'On merit' assessment is already in place in many Councils, including the City of Norwood Payneham & St Peters and control of the demolition of Local Heritage Places, is governed by the strength of the accompanying Development Plan policy. It is therefore imperative that councils retain the ability to incorporate sufficiently strong policy into the Development Plan, coupled with a rigorous heritage assessment process, to prevent the unwarranted loss of listed items. If this is not in place, then the whole system of Heritage Listing would be undermined.

The Discussion Paper suggests an increase in the role of heritage professionals, both in the listing and the assessment processes. It is important, however, that any increase in the role of heritage professionals should not usurp the current authority of councils. Heritage professionals should however maintain an advisory role to councils, and not act as an authority in their own right. This is particularly important in relation to the question of demolition.

Conclusion

In conclusion, the scope, strategic intent and extent of community engagement associated with the current reform process, raises significant concerns for this Council and Local Government generally. While there are several aspects of the proposed changes to heritage policy that would provide better clarity and understanding for all parties, many of these are administrative and could be made within the existing framework without the need for whole sale change.

Long term changes to the way heritage is recognised and valued in South Australia, must be approached more cautiously, comprehensively and in a balanced manner to ensure that the positive aspects of the current system are not undermined or lost. To only partially progress the reforms set out in the *Expert Panel's* report does not assist with placing heritage on renewed foundations or on a "stable, long-term footing."

The submission outlines a number of deficiencies of the proposed heritage reform process and calls upon the State Government to work collaboratively with Local Government and other stakeholders, to ensure a successful implementation of these reforms to the planning system.

Built heritage must be viewed and respected as part of South Australia's urban form. If viewed as an integral and important component of what makes South Australia unique then any new system or policy framework would take on a different form than what has been articulated in the Discussion Paper. If however, heritage is viewed as an impediment to development then any new system will significantly compromise what has been achieved over many decades.

The listing of buildings as Local Heritage Places and Contributory Items and the policy base of the Council's Development Plan, has not in the Council's experience, been a barrier to infill development or the re-development of heritage listed properties.

Together with a robust policy base, the Council has in place a very robust Development Assessment process, which incorporates professional advice from a substantially qualified Architect with heritage experience.

The outcomes and outputs of this Council's implementation of this strategic approach is clearly evident when driving through suburbs such as Norwood, Kensington, Kent Town, College Park, St Peters, Maylands, Stepney, Evandale and so on.

This Council agrees with other Councils on the need to get this issue right. However, the process of reviewing and progressing to a "better system", must be evidence based and must be founded on clear objectives, including what problems are being sought to be resolved.

As evidenced by its submission, the Council has a longstanding and successful history of delivering contemporary approaches to policy and importantly, the application of the policy in the Development Assessment process. As such, the Council would welcome the opportunity to work with you in ensuring that a well-founded and robust policy approach is put in place and looks forward to that opportunity.

If you have any questions in relation to Council's submission or require clarification, please do not hesitate to contact me on 8366 4539 or the Council's General Manager Urban Planning & Environment, Carlos Buzzetti on 8366 4501.

Yours sincerely



Mario Barone, PSM, FPIA
CHIEF EXECUTIVE OFFICER

All State MP's
Matt Pinnegar, LGASA
Darren Peacock, National Trust SA
Helen Wilmore, Community Alliance SA
All Adelaide metropolitan councils



OFFICE OF THE LORD MAYOR

Subject: <i>Liaison City Adelaide</i>		
Property/Status		
Application No.		
Doc. No.		Class. <i>Adm</i>
For Information <i>10 OCT 2016</i>		
<i>C. Gould</i>		

File ACC2016/176580

Mayor Lachlan Clyne
City of Unley
181 Unley Road
UNLEY SA 5061

Dear Mayor

LOCAL HERITAGE DISCUSSION PAPER

Please find attached a copy of Council's submission regarding the State Government's Local Heritage Discussion Paper.

Council unequivocally views built heritage as supporting multiple strategic goals around liveability, culture, tourism, growth and sustainability.

The State Government's invitation to engage in discussions on heritage reform before proceeding to introduce draft legislation into the Parliament of South Australia is welcomed.

The Discussion Paper provides a starting point for dialog on this important community matter, however it does lack key information on a strategic framework, and clarity of detail on the various ideas and questions canvassed.

The limited scope of the Discussion Paper to 'local heritage' matters is at odds with the Expert Panel's recommendations (and the State Government's response) for an integrated State and Local heritage system, statutory body and register.

Council has recently held a Local Government Heritage Forum in partnership with LGA SA, with over 150 attendees from the local government and industry sectors, as well as a community town hall meeting, with over 300 community members attending.

These recent forums have underscored the importance communities and stakeholders hold for built heritage as an integral part of their futures, this importance being held equally for State and Local heritage places. In both forums, it was highlighted that there is a strong community desire for the opportunity of further broad community participation on this matter before a Bill is introduced into Parliament.

Broad community participation could form an exemplary model of participatory engagement, and demonstrate delivery of the principles for the community engagement charter that is in the *Planning, Development and Infrastructure Act 2016*.

Adelaide City Council has requested that further engagement will be the next step in the reform process, with the preparation of an Issues and Options Paper by an independent reference group.

Council has valued the ability to partner with other council's through the Local Government Association and other mechanisms.

I look forward to these ongoing partnerships and discussions providing a forum for local government to continue to consider and shape any reforms regarding the role of built heritage in the future of our communities.

Yours sincerely



Martin Haese
LORD MAYOR

6 October 2016

Enclosure: City of Adelaide Submission to Local Heritage Discussion Paper



CITY OF ADELAIDE SUBMISSION TO LOCAL HERITAGE DISCUSSION PAPER

27 SEPTEMBER 2016



Council has a firm and well established position on the real and intrinsic value of built heritage to our City's liveability, prosperity and character. This submission is made to support and enable further discussion on reforms to the management of heritage in South Australia's planning system.

The Local Heritage Discussion Paper was released by the Department of Planning, Transport and Infrastructure (DPTI) in early August. Submissions are due to DPTI by 7 October 2016.

This submission contains discussion on:

1. Context of the Local Heritage Discussion Paper
2. Comments on the Local Heritage Discussion Paper
3. Suggested Approach to Engagement
4. Built Heritage has an Economic Value
5. Built Heritage contributes to a Liveable City
6. Built Heritage is Sustainable
7. Built Heritage enabling Population Growth

The Local Government Association Local Heritage Forum hosted by Adelaide City Council was held on 21 September 2016. The Notes of this Forum and expert presentations made are contained within **Attachment 1**.

The Heritage Community Forum hosted by Adelaide City Council was held on 26 September 2016. The Notes of this Forum (which also contain the written feedback provided at the Forum) and presentation made is contained within **Attachment 2**.

This submission was adopted by Adelaide City Council on 27 September 2016.



1. CONTEXT OF THE LOCAL HERITAGE DISCUSSION PAPER

In its final report (December 2014), the Expert Panel for Planning Reform made eight recommendations on heritage reform. These recommendations were supported in-principle by the State Government (March 2015).

The following table identifies how DPTI's August 2016 Local Heritage Discussion Paper responds to the Expert Panel's final report recommendations on heritage:

Recommendation of the Expert Panel	Response in Discussion Paper
(8.1) Heritage laws should be consolidated into one integrated statute	Not proposed or canvassed
(8.2) Terminology for heritage should be reviewed and updated as part of new statute	Identifies topic for discussion
(8.3) Integrated statutory body, replacing existing multiple heritage bodies, with links to state's cultural institutions	Not proposed or canvassed
(8.4) New body to administer a single integrated heritage register, including state and local, and have power to add special landscapes and historic markers to register	Not proposed or canvassed
(8.5) Heritage code of practice to outline how listed properties should be described, maintained and adapted	Identifies topic for discussion
(8.6) Allow accredited heritage professionals to provide advice and sign-off on changes to listed properties consistent with the code of practice	Identifies topic for discussion
(8.7) Existing heritage listings should be audited to accurately describe their heritage attributes	Identifies topic for discussion
(8.8) Financing placed on stable, long-term footing, with discounts on property-related taxes and a heritage lottery	Not covered in paper. Some commentary made that these matters are outside of the planning system.

By being confined to local heritage matters only, the Paper progresses only some of the Expert Panel's recommendations. Limited information is provided in the Paper in support of this approach, however Council seeks further information and discussion on the decision for not progressing with the balance of recommendations.

2. COMMENT ON THE LOCAL HERITAGE DISCUSSION PAPER

Notwithstanding the scope of the Discussion Paper, the following provides Council's comments under the subject headings as they appear in the Discussion Paper.

Topic in Discussion Paper	Council Comment
<p>Why focus on Local Heritage?</p>	<ul style="list-style-type: none"> • The basis put forward for the exclusive focus on local heritage is unclear, given the recommendations of the Expert Panel to consider State and local heritage on a holistic basis. • The Expert Panel's recommendations for an integrated heritage system, statutory body and register and the State Government's flagged intent for closer integration between the current Heritage Places Act 1993 and the Development Act 1993 is not canvassed in the Discussion Paper. There may be sound reasons for this and it would be appropriate for a process with further steps to facilitate a conversation on this topic. • As this Paper has commenced a discussion on legislative reform options for heritage, further information should be provided and discussion enabled to consider the full range of options around the scope of reform to heritage legislation and practice.
<p>Updating current local heritage listing criteria</p> <p>Question in paper:</p> <p><i>"Should our local heritage criteria be replaced to better match national best practice?"</i></p>	<ul style="list-style-type: none"> • Council's adopted position (September 2014) is that a review of criteria should not raise the threshold for statutory recognition. Raising the threshold for recognition would erode the statutory basis of current properties that are listed. <p>September 2014 – Council resolution on Heritage Places and Character</p> <p>Council's minimum position in relation to heritage is that any changes in relation to arrangements for the listing of State or local heritage places and areas should:</p> <ul style="list-style-type: none"> • not involve any changes to the existing listing criteria for State or local items which would make it more difficult to obtain listing and protection of the State's valued heritage whether of State or local significance; • permit the listing of local character items and areas to reflect the importance which local character items and areas have to local communities, the broader community and tourists; • not result in the delisting of any existing item of State or local heritage; and • not change or diminish the central role which Council's and their elected members have in relation to the listing of local heritage items or areas or local character items or areas. • The Paper identifies the listing of local heritage places will also need to be considered in balance with the broad strategic objectives of the State. This consideration occurs in the State heritage listing process, but its applicability is questioned for local heritage listings. The impact of extending this approach

<p>Updating current local heritage listing criteria (continued)</p>	<p>to local heritage listing considerations is not explained in the Paper. Assessment of local heritage values should occur independently of other influences.</p> <ul style="list-style-type: none"> • The Paper raises many questions that require further discussion around how new criteria reflect community values of heritage and the role of local government (as the level of government closest to the community) in the listing process. • In addition to current statutory heritage designation underway, Council has sought particular statutory heritage recognition that has not been able to be progressed regarding: <ul style="list-style-type: none"> – The Adelaide Park Lands – Various Adelaide buildings supported in the City Heritage Survey 2008 by Donovan and Associates – Various Park Lands structures supported in the Adelaide Park Lands and Squares Cultural Landscape Assessment Study 2007 by Dr David Jones • On local heritage criteria (a) and (d) that use the word 'has', substitute the word 'displays'.
<p>Implementing a framework document and practice direction</p> <p>Question in paper:</p> <p><i>"Should local heritage criteria be supported by the more sophisticated forms of guidance found interstate?"</i></p>	<ul style="list-style-type: none"> • Uniform and clear guidance for consistent decision making is supported, the detail of which would require further analysis and resolution including ensuring local values are incorporated in the development of broader themes. • The current system is lacking in guidance material to promote consistent practice and evidence based decision making. Changes in administrative practice, separate to changes to local heritage criteria, could address many of the issues identified as problematic with the current arrangements. The Paper has not identified or explored this as a potential option.
<p>Streamlining our listing processes</p> <p>Questions in paper:</p> <p><i>"The listing process can give rise to conflict within communities, and between landowners and technical experts. Are there ways this can be improved?"</i></p> <p><i>"Should the recognition of heritage value be undertaken by accredited professionals? If so, who should have the final decision?"</i></p> <p><i>"Is a traditional local heritage register required?"</i></p>	<ul style="list-style-type: none"> • Greater transparency, consistency, timeliness, and quality of information as inputs into decision making and interpretation of criteria would be positive. • The proposed approach outlined in the Paper raises many questions around the effectiveness of proposals to protect heritage assets. <p>Engagement Practices</p> <ul style="list-style-type: none"> • The basis of commentary in the Paper that improved early engagement with owners on proposed heritage listings will reduce the number of objections to as low as 1% is lacking any evidentiary proof. • The City of Adelaide has provided a high level of customer service to owners around proposed heritage listing of their building. This has occurred on a one on one basis, and integrated within well considered and executed informal and formal consultation processes. The processes used have assisted owners increase clarity around why the property is proposed for listing and what it means, as well as how they

Streamlining our listing processes (continued)

can participate in the process. Whilst not formally evaluated, this practice has probably reduced the concerns expressed via submissions.

- The proposition that there is 'serious doubt of the need for interim operation' based on successful interim engagement is questioned. It would be imprudent for a guideline to 'rule out' the use of interim operation for heritage listing. The legal basis and purpose for effecting interim control is to prevent unwarranted development (demolition) whilst consultation occurs on a policy proposal. A successful early engagement process is a separate discussion point that should not be confused with the conversation about not using interim control to protect heritage assets whilst consultation on a policy change occurs. Not doing so risks demolition that is the opposite outcome of the proposal to list heritage assets. In any event, the legal basis for use of interim control mechanisms is one that is well established in environmental law as a fair and reasonable statutory lever to prevent damage or loss.

New Listing processes

- The idea of accredited professionals to survey and identify possible buildings of heritage value underscores sound practice if accompanied by the requisite opportunities for review and comment.
- Regarding the 'existence' of an expert heritage committee of the Planning Commission, further information is sought, such as its Terms of Reference, governance structure and the like, in order to understand how such a committee will support progression of the Expert Panel's Recommendations, including its relationship to authorities established under the Heritage Places Act.
- The Paper is silent on the role of local government in the process for identification of new local heritage places. As the level of government closest to the community, Council's expectation is that local government is central to the process for identification of new local heritage places.

Review of existing listings

- The Paper suggests that 'separate from a new process for listing, there could also be the opportunity to review existing statements of heritage value and descriptions of the listed elements of the place within a future set timeframe.'
- Any such work would require careful consideration as to scope, purpose, benefit and cost. Some of the factors that should be considered include:
 - Work done over time that has led to existing listings.
 - That existing listed properties have been bought and sold based on those listings.
 - Within the City, listed properties over 25 years have received public funds through the Heritage Incentive

Streamlining our listing processes (continued)

Scheme and adjusting a listing to not include conserved fabric through part public funding would not be supported.

- A new, audited register, with better heritage identification and designation' is a sound idea, but a complete audit is probably beyond the resources of any one body.
- Revisiting the status of existing local heritage lists has the potential to destabilise property values and lead to economic uncertainty for owners and occupiers of these assets.

Local Heritage Register

- The new portal with an integrated heritage register is welcomed, and Council would be comfortable in working towards its establishment and successful operation to improve customer service, and business and administrative efficiency.
- By way of an improved register, Council recommends that listings that apply to particular land parcels (be they State or Local heritage places or other forms of site specific policy), should reference plan and allotment numbers rather than Certificate of Title references numbers which can be subject to change, resulting in listing property details being out of date. Plan and allotment numbers always remain the same.

Clarifying the difference between 'character' and 'heritage'

Question in paper:

"Do you agree that there is confusion between heritage and character? If so, how can this be addressed?"

- Council supports the need for improved clarity in the use of these terms; however the Paper does not aid improving this clarity and much more discussion on this topic is necessary.
(Note: the draft update to the 30 Year Plan on consultation does not assist to clarify this.)
- Where a heritage character or preservation zone or sub zone is proposed, Section 67 (4) and (5) of the Planning Development and Infrastructure Act requires 51% of property owners to agree.
- In February 2016 associated with SA Parliament's consideration of the draft PDI Bill, Council conveyed to the Minister and all SA Parliamentarians it was unconvinced of the merit or application of the 51% proposal by Dennis Hood MP.
- The intent of affected parties being involved and supportive of the proposal through a robust engagement process is appropriate. However a viable area or sub-area of historic character may be compromised by requiring a prescriptive engagement standard. Noting the PDI Act establishes a community engagement charter to guide engagement around area based proposals, Council seeks that this 51% aspect of the PDI Act should be removed.
- Character properties should be formally acknowledged as an additional tier of heritage to meet community expectation and be referred to as 'Historic Character' for clarity of intent and to afford demolition protection to historic properties in Historic Conservation Zones that do not meet Local Heritage criteria.

Streamlining our development assessment processes

Questions in paper:

"Do you agree that descriptions of heritage value and physical description of listed elements for each place should be kept up-to-date?"

"Subject to specified criteria, what types of minor works could be become exempt, accepted or even 'deemed-to-satisfy'?"

"Should a demolition proposal be able to be more robustly argued for consideration on its merits?"

"Using accredited professionals to assist statutory functions is envisaged by provisions of the PDI Act. But to what extent could they provide advice or even heritage approvals?"

- The scaling of complexity of a development assessment pathways to the impact of a development on a heritage place is a reasonable approach.
- A planning application for the full demolition of a heritage place should continue to be subject to rigorous assessment and detailed checks and balances (at the same level as the current non-complying process). This rigorous assessment provides assurance about the protection of the heritage value and like other planning controls, provides certainty for the economy and investment. This rigorous assessment also provides assurance that the cultural value from the past represented by the built fabric is maintained for the future, this being a key observation from recent Forums.
- The suggestion that some alterations to a Local heritage place could be classed as not being development is questioned and is open to significant interpretation.
- Council has strong reservations about the use of private certification in heritage development assessment decisions and expects it will lead to inconsistent, convenient or inconclusive advice on applications involving heritage. The well-regarded heritage advisor system is recognised as independent best practice.
- The methods used to accredit and review accreditation of professionals is open to question and without any clear framework in place, has the potential to be open to abuse.





3. SUGGESTED APPROACH TO ENGAGEMENT

The process by which comments have been invited on the Discussion Paper and the time provided to make submissions has been subject to much discussion since its initial release.

It is understood the State Government's intended next step is to introduce a Bill into Parliament on heritage matters.

The Planning, Development and Infrastructure Act 2016 includes a set of principles to guide the development of a new community engagement charter. The intent is to raise the level of community involvement 'early on' in planning decisions with an emphasis on the 'front end' planning decisions.

The engagement process to date around 'front end' heritage reforms does not adhere to these principles to enable reasonable, timely and meaningful opportunities to gain access to information about reform ideas and to enable full participation in the process.

The Local Government Association Local Heritage Forum and the Council Heritage Community Forum have underscored the importance communities, industry and peak bodies attach to heritage that tells the story of the past and how it is managed now for the future.

The Forums have affirmed the need for an ongoing conversation to consider the nature of reform and that people with different perspectives need to be able to interact around identifying the 'issue' to be fixed as well as 'options' to address those 'issues'.

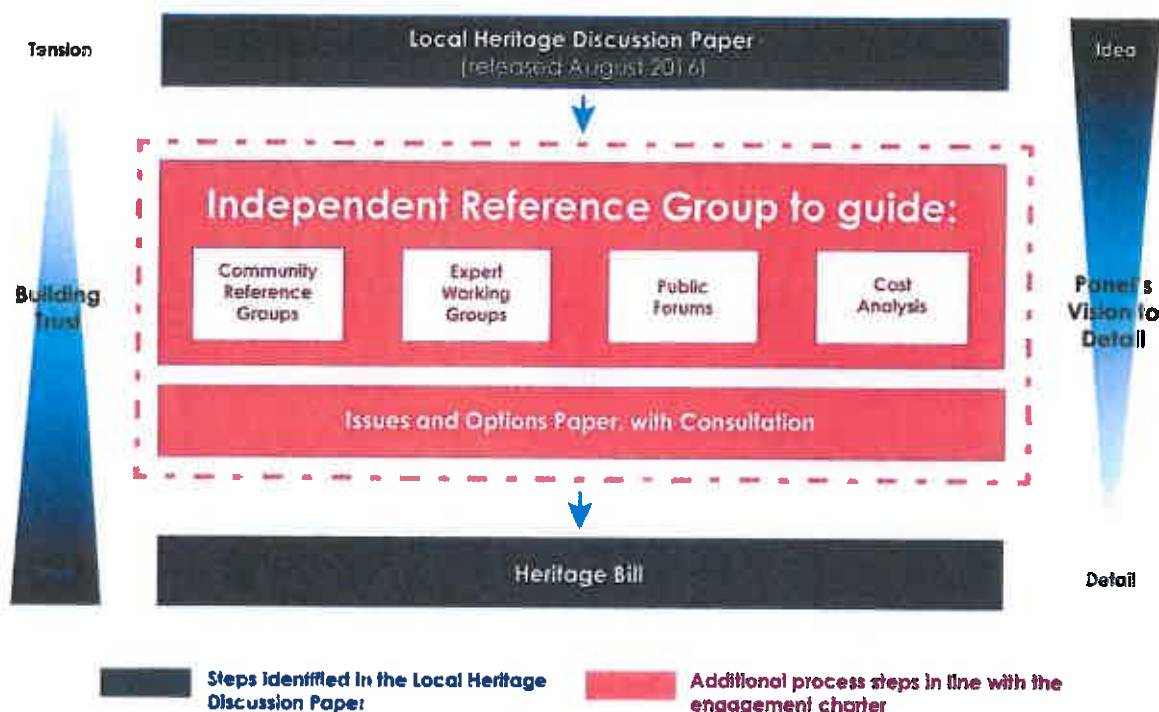
The presentations and outcomes of both Forums are within Attachments 1 and 2.

Whilst there is no particular issue with DPTI officers advising the Minister after 7 October, it is suggested that such advice encapsulate engagement methodologies, frameworks and specialist engagement advice that enables ordered, multisector discussion. We do not support the next engagement step being commenting on a Bill by itself.

It is suggested that a more detailed issues and options paper be prepared which can build on the issues and options canvassed through various submissions.

It is suggested that additional steps are undertaken to enable further discussion and agreement on a future system in advance of a new Bill being tabled in Parliament.

The approach detailed below is suggested as a more appropriate and robust engagement framework and process that has the potential to facilitate further discussion to work towards agreement and greater trust in future system arrangements.



These additional steps will assist people from a variety of perspectives to understand how they can participate, how their input may shape a future Bill; and reduce uncertainty which has the potential to lead to speculation and distrust about the future of valued heritage and character.

Council has an expectation that further engagement will be the next step in the reform process, with the preparation of an Issues and Options Paper overseen by an Independent Reference Group.

It has also been observed that some matters in the Paper are technical and specialised, which non specialists don't readily understand. This underscores the need for easy to understand information to be prepared to help interested non-specialists understand what changes are and what they would mean in a future system.

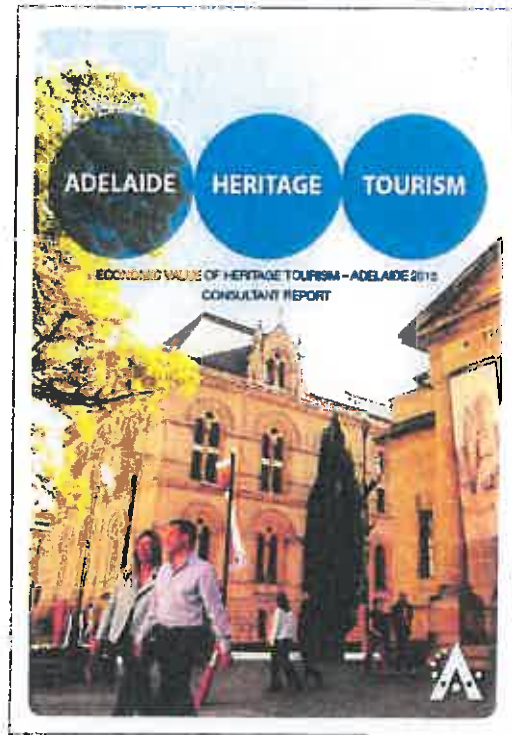
4. BUILT HERITAGE HAS AN ECONOMIC VALUE

The study 'Economic Value of Heritage Tourism -- Adelaide 2015' by Dr Jack Carlsen for the City of Adelaide addressed an information gap in relation to the tourism benefits of cultural heritage in the City of Adelaide.

Dr Carlsen's study identified the potential for cultural heritage to attract tourists to the City of Adelaide. The study measured the value of expenditure by visitors to the City of Adelaide where the city's significant cultural heritage is a factor. The study identified that:

- Based on the results of a visitor survey in the City of Adelaide, the upper bound value of annual direct tourist expenditure attributable to cultural heritage places is estimated to be in the order of \$375 million.
- The amount of annual direct tourist expenditure that would be lost if the heritage tourism places in the City of Adelaide did not exist is estimated to be in the order of \$111 million. This represents a lower bound value of heritage places for tourism in the City of Adelaide.

The United Kingdom publication 'Power of Place' found that for a renovation, 60-70% of the dollar spend in construction was employment compared to only 30-40% for a new build.



Dr Carlsen presented at the Local Government Association Local Heritage Forum on 21 September. Dr Carlsen outlined:

- That an average of 32% of all visitors to Adelaide undertakes cultural heritage activities.
- Various methods are used to measure the economic value of built heritage.
- Built heritage has a range of 'use and non-use' values.

USE AND NON-USE VALUES OF BUILT HERITAGE

• USE/utility/monetary VALUES

- Heritage values
- Research values
- Rarity values
- Tourism values
- Economic values
- Financial values
- Property values

• NON-USE/intrinsic/non-monetary VALUES

- Cultural values
- Aesthetic values
- Option values
- Bequest values
- Existence values
- Hierarchical values
- Environmental values
- Conservation values

Courtesy of Dr Jack Carlsen

Dr Carlsen's 2015 study is available via www.adelaidecitycouncil.com/planning-development/city-heritage/resources/

A video and copy of Dr Carlsen's presentation is available at:

yoursay.adelaidecitycouncil.com/SA-planning-and-heritage-system-changes/news_feed/project-update-22-september-2016

In the 2010 study 'Heritage Australia: A review of Australian Material regarding the economic and social benefits of heritage property' - P Wills and C Eves for the NSW Heritage Office, March 2010, concluded:

- Although some participants in the market may tend to shy away from heritage listed property, they wrongly perceive that such properties have inherent economic and restrictive problems, whereas there is a **distinct and lucrative value added market that can be accessed.**
- That conservation can and does create employment. There are **costs associated with conservation** but these **are more than offset by the economic, social and psychological benefits.** Precinct and area conservation helps people maintain their socio-cultural identity which would more than likely be lost through large scale demolition and redevelopment. Conservation does sometimes appear in the short term to come at a cost, but the long term benefits to the owner of the property and the community as a whole outweigh this cost. **When carried out properly the heritage listing of a stand-alone or isolated properties can benefit the owner as well as those in the immediate vicinity.**

The 2005 'Valuing the priceless: The value of Historic Heritage in Australia (research report 2)' report by the Allen Consulting Group for the Heritage Chairs and Officials of Australia and New Zealand, assessed several Australian studies which collectively **demonstrated that property values are either neutrally or positively impacted by a heritage listing.**

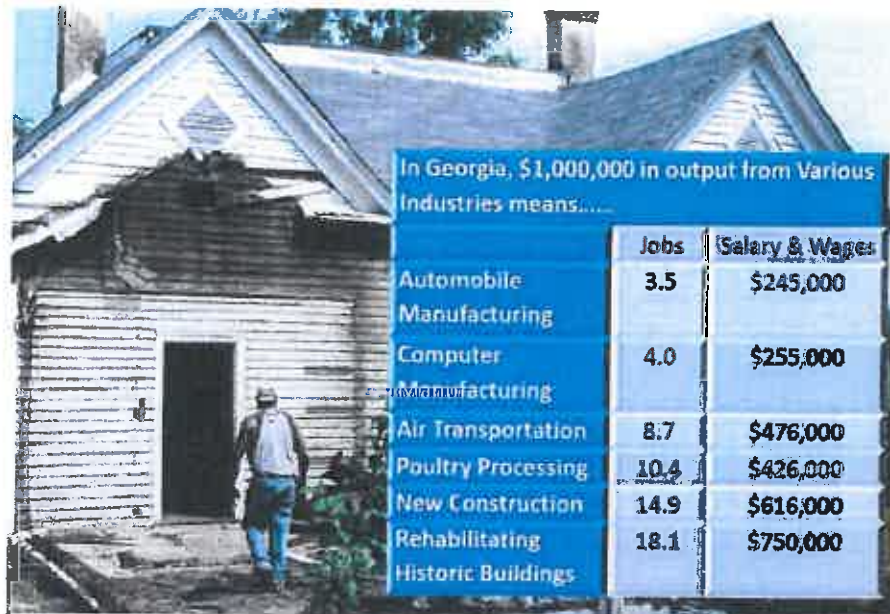
A national survey undertaken in the 2005 Allan Report revealed that **93% of the community see heritage as forming part of Australia's identity and that heritage places are important to protect.** The survey also found that **80% strongly agreed or agreed that the historic houses in my area are an important part of the area's character and identity.**

This importance mirrors the **high level of care communities place on the historic environment** as found in the United Kingdom 'Power of Place: The future of the historic environment' report by English Heritage.



Donovan Rypkema presented at the Local Government Association Local Heritage Forum on 21 September. Donovan outlined:

- The positive job creation role of built heritage conservation in comparison to new construction.
- The less infrastructure costs for built heritage conservation in comparison to new suburban development.
- The operational carbon efficiency of older buildings when compared to newer construction.
- The role of heritage conservation in fostering city competitiveness, culture and entrepreneurship.



Courtesy of Donovan Rypkema

A video and copy of Donovan Rypkema's presentation is available at: yoursay.adelaidecitycouncil.com/SA-planning-and-heritage-system-changes/news_feed/project-update-22-september-2016

5. BUILT HERITAGE CONTRIBUTES TO A LIVEABLE CITY

The City of Adelaide is active in supporting the successful contemporary use and reuse of its post 1836 settlement cultural and architectural legacy.

The City of Adelaide has over 2000 buildings designated as 'heritage places' and a number of residential areas that are designated 'conservation' areas.

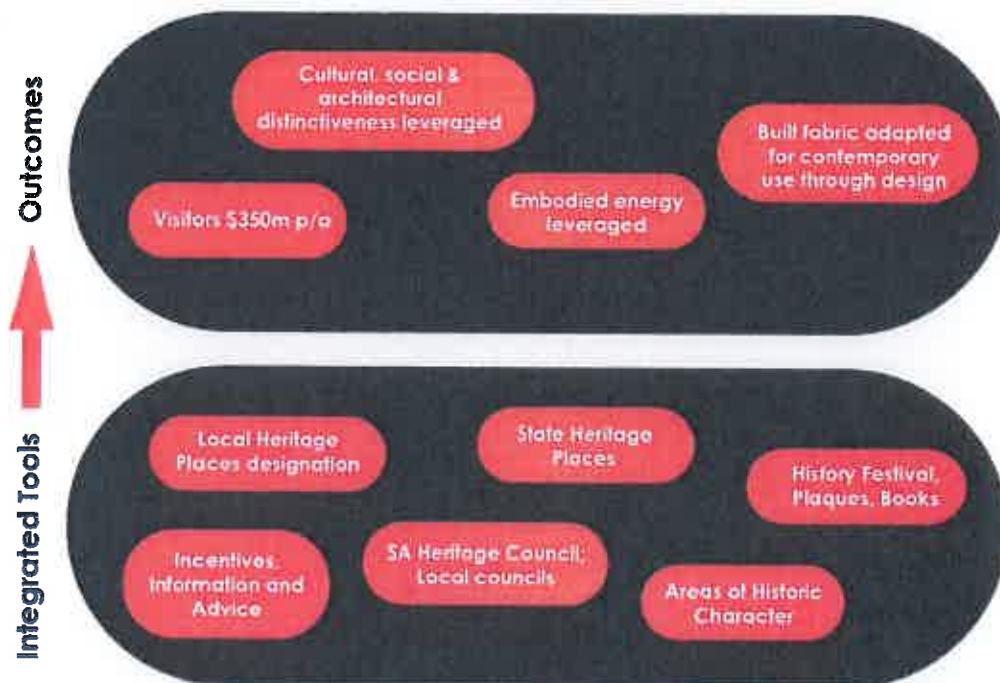
Since the early 1980's, Council has adopted an integrated approach comprising:

- statutory mechanisms
- planning controls
- promotion
- expert advice
- financial incentives to support owners with conservation works to their buildings.

This integrated approach has assisted create the City that is ranked amongst the most liveable in the world.

Many landowners – both residential and business – are proud of the story, history and intrigue represented by the building they own.

HOW BUILT HERITAGE CONTRIBUTES TO 5TH MOST LIVEABLE CITY



Landowners are mostly not experts in buildings and Council's built heritage management program (with its flagship heritage incentives scheme now in its 25th year and the largest local government support scheme in Australia) has both contributed to the City as it is today and supported innumerable owners in the practical 'conservation' of the heritage fabric on their buildings.

Buildings designated as heritage places in the City of Adelaide comprise 536 State Heritage Places, 1846 local Heritage places and two Historic (Conservation) Zones.

Council's Heritage Incentives Scheme and Heritage Advisory Service has an annual (2016/17) expenditure of \$1.389M. Council is also trialling a Mainstreet Historic Buildings Facade Improvement Scheme for "non-listed" historic buildings.

The examples following are of recently completed conservation projects to heritage fabric that illustrate the contribution of an integrated approach to built heritage management in the City.

MAJOR FAÇADE CONSERVATION PROJECTS

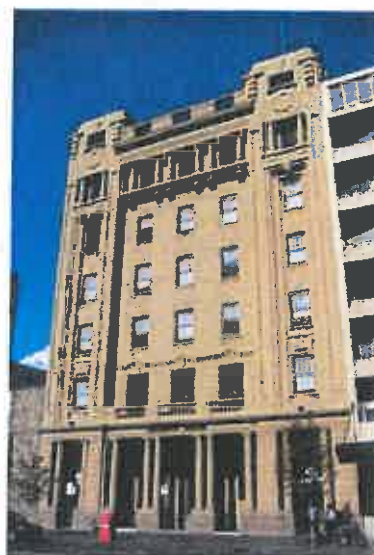
This long established integrated approach underscores the Expert Panel's recommendations for an integrated approach to successfully supporting built heritage into the future.



Garko House, 41 Rundle Mall



Peel Chambers, 23 Peel Street



Security House, 234 North Terrace



Before



After

214 & 216 Jeffcott Street, North Adelaide

Noting there are over 2000 buildings designated as heritage places in the City, arising from the integrated support:

- Around 200 development applications are undertaken on these sites per annum, this meaning 1 in every 10 heritage listed buildings has development approved to be undertaken on it every year.
- Since 2010, the total annual value of development applications on heritage sites has varied from between \$50M to approximately \$300M.

- The vast majority of development undertaken is to alter or add to the building.
- Development on heritage sites represent around a quarter of all development applications undertaken in the City.

These statistics illustrate:

- The ability of owners to be able to adapt, modify and add to their buildings for modern day use.
- The flexibility of the system to support such changes.
- That owners of heritage listed buildings are doing work to their buildings.

6. BUILT HERITAGE IS SUSTAINABLE

The 2010 'Historic Dwelling Improvement Design and Resources Audit' by H Bennetts and S Pullen for the City of Unley identified the sustainability and carbon reduction benefits of retaining heritage fabric. The study identified that:

- Historic houses provide an important contribution to urban design and streetscapes and also **represent significant resources in terms of materials and energy.**
- When the addition to the renovated villa, and the new building have the same materials, **retaining the villa results in savings of up to 43 tonnes CO₂-e** of greenhouse gases. These saving are increased to 58 CO₂-e tonnes if the construction of the renovated villa is improved to 6 stars in line with the new dwelling and to comply with the forthcoming 6 star energy efficiency requirements in the Building Code of Australia.
- If the greenhouse gas savings are extrapolated Unley-wide the potential savings through renovating existing historic houses rather than demolishing and re-building, equate to over half a million Tonnes of greenhouse gases.

Donovan Rypkema outlined at the Local Government Association Local Heritage Forum on 21 September that older buildings are more operationally carbon efficient when compared to newer construction.



Courtesy of Donovan Rypkema

A video and copy of Donovan Rypkema's presentation is available at: yoursay.adelaidecitycouncil.com/SA-planning-and-heritage-system-changes/news_feed/project-update-22-september-2016

7. BUILT HERITAGE: AN ENABLER FOR POPULATION & ECONOMIC GROWTH

Built heritage is a critical part of Adelaide's lifestyle, economy, beauty and population growth into the future.

Ensuring the City's ability to accommodate envisaged population growth is important to Council and the State Government.

Ensuring the ability to accommodate population growth over a 30 year timeframe was investigated as part of the Minister's 2012 Capital City Development Plan Amendment. The investigations took into account the existence of heritage buildings and the zoning heights being proposed in the then Capital City Amendment.

These investigations identified that the City – with a Development Plan amended by the Capital City DPA – had ability well above (almost double) that needed to meet the 2010 30 Year Plan targets. More information is in 'Adelaide: One City, Many Places - A Spatial Vision for the Future of the City – 2014 – adopted by Council 11 June 2013.

Since these investigations, the City's residential and business population has continued to grow. Other amendments to the Development Plan have contributed in carefully considered ways to the ability to accommodate population growth.

Noting that the existence of heritage buildings are considered in changes to the Development Plan, the City is well placed to continue with its heritage fabric being part of a City with ongoing population growth.

This demonstrates growth and built heritage are complementary, not opposed.

The proposition that freeing up heritage listing processes will assist the community to prosper by releasing development potential lacks any research base. The City is concerned that the changes to listing processes and demolition controls has the potential to result in economic uncertainty, by allowing a greater degree of speculation in the development industry. The lack of clarity around demolition controls could result in listed properties being subject to speculative development where land price is driven up by development potential as a result of demolition being of a merit assessment process. Such speculation not only destabilises heritage lists, but also erodes the economic value of existing or planned projects on non-listed sites. The fiscal consequences of a deregulated heritage framework has been insufficiently understood by the Discussion Paper.



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ATTACHMENTS

Attachment 1 – Local Government Association Local Heritage Forum – 21 September 2016 – Forum Notes and Presentations

Attachment 2 – City of Adelaide Heritage Community Forum – 26 September 2016 – Forum notes (including written submissions received) and presentation



**Government
of South Australia**

**Minister for Communities and
Social Inclusion
Minister for Social Housing
Minister for the Status of Women
Minister for Ageing
Minister for Multicultural Affairs
Minister for Youth
Minister for Volunteers**

Level 12 South
1 King William Street
Adelaide SA 5000
GPO Box 2832
Adelaide SA 5001
DX 115
Tel 08 8463 6560
Fax 08 8463 4480
dcsi.ministerbettison@sa.gov.au

16TDCSI/3315

Mr Lachlan Clyne
Mayor
City of Unley
PO Box 1
UNLEY SA 5061

Dear Mayor

I am pleased to announce that the 2016 Community Voices Program will open for applications on 10 October 2016.

The Community Voices Program is an exciting initiative that provides a unique opportunity for up to 10 community organisations to develop either a short documentary or online video advertisement to be used for promotion, training, education and recruitment of volunteers.

Further information and examples of videos produced through the Community Voices Program can be found at www.youtube.com/user/CommunityVoicesSA.

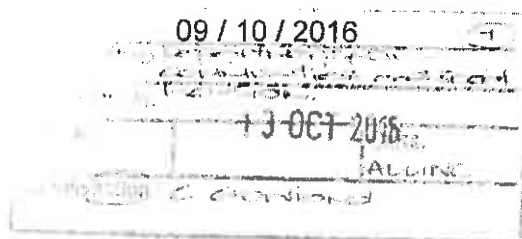
Community Voices Program guidelines and online application form are available from the Office for Volunteers website at www.ofv.sa.gov.au/programs. I encourage you to ensure that as many volunteer-involving organisations as possible are made aware of the program.

The closing date for applications is Friday 11 November 2016.

Further information on the Community Voices Program can be obtained from the Office for Volunteers by telephoning 1300 014 712.

Yours sincerely

Hon Zoe Bettison MP
MINISTER FOR VOLUNTEERS



STURT FOOTBALL CLUB INC.

Administration 39 Oxford Terrace Unley, SA 5061
PO Box 10 Unley SA 5061

P 08 8271 4611 www.sturtfc.com.au

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October 12, 2016

City of Unley
Attn: Mr. Peter Tsokas
PO Box 1
Unley SA 5061

Dear Peter,

On behalf of the Board and Management of Sturt Football Club we would like to thank City of Unley for the support the club has received pre and post this season's SANFL IGA Grand Final series.

All activations highlighted the great relationship the Club shares with the Council and community. These activities included but were not limited to:

- Lighting of Town Hall in the Club's colours
- Raising of Sturt flag outside the Town Hall
- Supply and distribution of double blue balloons to schools, kindergartens and businesses in the Unley area
- Reception for players hosted by City of Unley

We truly appreciate the unique relationship and look forward to working with City of Unley in Season 2017.

Kind regards,

Sue Dewing
General Manager Business
Sturt Football Club



City of Salisbury
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TTY 08 8406 8596
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www.salisbury.sa.gov.au

12 October 2016

Mayor Lachlan Clyne
City of Unley
PO Box 1
UNLEY SA 5061

Dear Mayor Clyne

Re: Nomination of Mayor Gillian Aldridge to the Local Government Association Board

At its meeting on Monday 26 September 2016, Council resolved to nominate Mayor Gillian Aldridge as a member of the Local Government Association Board representing the Metropolitan Local Government Group.

Mayor Aldridge has a wealth of Local Government experience having served as an Elected Member of the City of Salisbury since 1988, Mayor since 2008, Deputy Mayor from 1997 to 2007 and Councillor prior to that.

As past Member and currently Deputy Member of the LGA Board and current member of the Metropolitan Local Government Group, Mayor Aldridge has served the Association well and with dedication. She is a strong advocate of Local Government is passionate about furthering the relationship between Government of all levels and the residents within our communities.

Mayor Aldridge has extended her work in Local Government by being a past member of various associations within the community and as Council representative on the Mawson Lakes Community Trust Fund and Reconciliation Action Plan Working Group. She is also strongly involved in the development of the Northern Economic Plan, an initiative aimed at creating jobs and empowering local communities.

I commend Council's nomination of Mayor Aldridge as a MLGG representative on the LGA Board to you and seek your support in placing her at the highest order on your ballot, second only to any representative you may have nominated.

Yours sincerely

John Harry
Chief Executive Officer
Phone: 08 8406 8212
Email: jharry@salisbury.sa.gov.au

Subject - <i>Warran Gery Salisbury</i>	
Priority/Contact	
Application No.	
Doc. No.	<i>17 OCT 2016</i> Class.
For Information	
<i>C. Gough</i>	

MAYOR'S REPORT

TITLE: MAYOR'S REPORT FOR MONTH OF OCTOBER 2016
ITEM NUMBER: 645
DATE OF MEETING: 24 OCTOBER 2016
ATTACHMENTS: 1. MAYOR'S REPORT

RECOMMENDATION

MOVED:
SECONDED:

That:

1. The report be received.
-

MAYOR'S FUNCTIONS ATTENDED – 19 SEPTEMBER – 23 OCTOBER 2016

MONTH	DATE	FUNCTION
September		
	19	<ul style="list-style-type: none"> Fish Tank – Concordia College EM Presentation
	20	<ul style="list-style-type: none"> Opened the Age Friendly Cities Forum – City of Unley Attended 67th Anniversary of the founding of the People's Republic of China
	21	<ul style="list-style-type: none"> Hosted a lunch with Mayor's and CEO of the SANFL to discuss councils and SANFL clubs
	22	<ul style="list-style-type: none"> PLEC Meeting
	24	<ul style="list-style-type: none"> Officially opened the Eyebrow Salon on Unley Road
	25	<ul style="list-style-type: none"> Attended the SANFL Grand Final luncheon and match at Adelaide Oval
	27	<ul style="list-style-type: none"> Attended the Annual Dinner of the Rosefield Uniting Church – Gil Hicks speaker
	29	<ul style="list-style-type: none"> Reception for Sturt Football Club – SANFL Premiers 2016
October		
	2	<ul style="list-style-type: none"> Adelaide Showground Farmer's Market – Birthday Celebrations
	4	<ul style="list-style-type: none"> Special Council Meeting Elected Member Briefing
	6	<ul style="list-style-type: none"> 36th South Australian Prayer Breakfast Don't Forget Me Cobber – Luncheon
	8	<ul style="list-style-type: none"> Attended the Capri Cinema's 75 years birthday celebration
	9	<ul style="list-style-type: none"> Supporters Day – Sturt Football Club
	10	<ul style="list-style-type: none"> Speaker at the Unley Probus Club Elected Member Briefing
	13	<ul style="list-style-type: none"> MLGG Economic Development Think Tank luncheon
	14	<ul style="list-style-type: none"> Clarence Park Community Centre School Holiday Program 'Emergency, Emergency!'
	15	<ul style="list-style-type: none"> Opening for Millswood Lawn Tennis Club
	17	<ul style="list-style-type: none"> MLGG Executive Committee Meeting
	21	<ul style="list-style-type: none"> LGA Annual General Meeting
	23	<ul style="list-style-type: none"> 60th Anniversary of 1956 Uprising in Hungary
In addition to the above I also met with Elected Members, staff and various representatives from outside bodies.		

DEPUTY MAYOR'S REPORT

TITLE: DEPUTY MAYOR'S REPORT FOR MONTH OF OCTOBER 2016

ITEM NUMBER: 646

DATE OF MEETING: 24 OCTOBER 2016

ATTACHMENTS: 1. DEPUTY MAYOR'S REPORT

RECOMMENDATION

MOVED:
SECONDED:

That:

1. The report be received.
-

DEPUTY MAYOR'S REPORT

Issues discussed with residents have related to trees, residential developments, post storm clearance and support for Council's policy on temporary memorials.

Functions Attended:

21 September

Local Government Heritage Planning Forum

I attended this Forum as did Cr Palmer, GM Devine and Mr Brown, Principal Policy Planner.

Of those who spoke, the consensus was of no support for State Government interference in Local Heritage matters.

Tree Planting at Princess Margaret Playground

I was late arriving at this event, but Cr Hughes and Ms Ryan, Coordinator Environmental Projects & Strategy provided a 'tour' of the work that has been undertaken at this location and the variety of trees planted.

Cancer Care AGM

I represented the Mayor at this AGM.

The organisation acknowledged the support they receive from Council and values our relationship.

25 September

SANFL Grand Final

Along with over 30,000 other football supporters, I was delighted to see Sturt take out the SANFL 2016 Premiership.

I received numerous favourable comments about local businesses showing pride in our football club with Double Blue decorations along Unley Road.

It was pleasing to see this example of Council, Sturt Football Club and businesses working together to celebrate the event.

29 September

Reception for Sturt Football Club

This was a great opportunity to acknowledge Sturt's victory and was very much appreciated by the Club. The timing of the reception was appropriate – a couple of days after the unveiling of Sturt's colours on the brewery chimney stack and before the team headed off on the post season trip.

6 October

LGA Governance Review

In an effort to gain increased participation, the previous meeting date was rescheduled due to provide multiple dates. However, there were only 3 EMs and 1 CEO (from 3 Councils) at the meeting I attended. I understand there were more in attendance at the earlier meeting on this day and more booked for the next city meeting.

I gained a better appreciation of the issues being addressed in regard to governance of the LGA and look forward to reading the report that will come from this review.

8 October

Unley Central DPA Update

I called in to the Civic Centre to view this presentation. Not a large number of people attended this session and our staff, external consultant and Cr Palmer addressed questions posed by those who did attend.

One issue that continues to be raised is safeguarding the Village Green.

9 October

Sturt Football Club Supporters' Day

This was an opportunity for all Sturt Supporters to celebrate the Club's victory, watch a replay of the game and buy club and Premiership memorabilia.

From the numbers in attendance, I expect the Club would consider the day a great success.

11 October

Unley Business Breakfast

This was my first attendance at one of these functions.

Apart from hearing an interesting presentation from Mr Guy Hedderwick, CEO of the Adelaide 36ers, Adelaide Lightning & Titanium Security Arena, I found it beneficial to meet people from a range of businesses in the City of Unley.

I gained the impression that business personnel were pleased to see EMs (incl. Crs Palmer and Smolucha) attending this function.

13 October

23rd Greek Film Festival

I represented the Mayor at this function, hosted by Mr Bill Gonis.

REPORTS OF MEMBERS

TITLE: REPORTS OF MEMBERS
ITEM NUMBER: 647
DATE OF MEETING: 24 OCTOBER 2016
ATTACHMENTS: 1. MEMBERS' REPORTS

Council to note the attached reports from Members

1. Councillor Palmer
 2. Councillor Hudson
 3. Councillor Hughes
 4. Councillor Schnell
-

REPORTS OF MEMBERS

TITLE

REPORT FROM COUNCILLOR PALMER

(a) **Items of particular interest, concern or urgency**

Community Spirit

Fairmont Tennis Club recently opened their summer “social” tennis season. The day was rained out but this did not stop them. This was clear evidence of the value of non-competition sport using our facilities.

Unley Central DPA

Public input at the recent Unley Central DPA information sessions was encouraging.

In the main my observations of both sessions and one on one conversations outside the forums was that our residents appreciate the work we have done accommodating the Government’s population goals with as little disruption to what is Unley now. Those who have been engaged through the whole process particularly so.

As usual there were those however who simply do not understand our role in this process.

Unley Business Breakfast

The speaker at our recent breakfast was challenged unfortunately by our level of use of technological. This was disconcerting to hear when one of our 4 year goals is to embrace emerging technology. I believe we should look more seriously at our use of technology in our upcoming 4-year plan.

(b) **Functions Attended**

These functions/events are in excess of those I would normally attend.

27 th September	King William Road Traders Association AGM
28 th /29 th Sept	Flood watch, various hot spot locations
29 th September	Reception for Sturt Football Club - SANFL Premiers
3 rd October	Opened summer season for Fairmont Tennis Club
5 th October	Meeting with Mayor
	Unley Central DPA Public Information Session 1
8 th October	Unley Central DPA Public Information Session 2
9 th October	Church service. St George’s Goodwood.

11 th October	Sturt FC supporters function. Unley Business Breakfast Inspect trees at Page Park with Lee Anderson
13 th October	Unley Road Traders Association Small Business & Pride of Workmanship Awards 2016
16 th October	Church Service. St Chad's Fullarton
17 th October	Unley Museum Tin Tin Launch
19 th October	Social Signals event at La Scala
20 th October	LGA Annual Conference (including Dinner)
21 st October	LGA AGM
21 st October	Variety on King William

REPORTS OF MEMBERS

TITLE

REPORT FROM COUNCILLOR HUDSON

(a) **Items of particular interest, concern or urgency**

Something of a milestone month for the Hudson Clan. It's a mere FIFTY years since, accompanied by Her Indoors and one a small son, I stepped off an international flight at Melbourne airport after an horrendously prolonged flight from London. It's a move that I have never once regretted, as was the case when, four years later we crossed the border and took up residence in Eden Hills.

Adelaide has been very good for us, and it with some regret that I will be pulling the plug on an organization which I have been privileged to serve for the past 30 years. The reason? New blood is always welcome, and mine is nearly 80 years old!!!

On a more topical note, this week saw me join Councillors Don Palmer and Peter Hughes at the presentation evening, in the Town Hall, of the Unley Traders organization, with awards presented to a wide range of businesses.

A totally different event a few days later saw Mayor Clyne, (plus his trick-performing pooch), and Councillor Palmer and myself at a preview of the fascinating Unley Museum tribute to the cartoon brilliance of Herge's Adventures of Tin-Tin. A "must".

My "Grumpyinunley" website went into historic overload during the month when I revealed that Council-meeting groupie Mary of the pink hair (not purple, I was corrected) announced that she intended to put her hand up at the next Council elections.

REPORTS OF MEMBERS

TITLE: OCTOBER 2016

REPORT FROM COUNCILLOR

PETER HUGHES

(a) Items of particular interest, concern or urgency

The night time economy in the City of Unley appears to be booming if my experience on Wednesday evening the 12th October is anything to go by.

At home we made an impromptu decision to go out for dinner. We hadn't been to the Arkaba Hotel for many years so went there. Their carpark was full and as it was raining did not want to run too far.

We decided to go to the Leicester Hotel. Their car park was full as were the adjacent parks in Leicester Street.

We decided to go to VINO Ristorante on Unley Road. Fortuitously we found an easy carpark out front. Inside, they had just the one table for two available. We enjoyed excellent service and a good dinner. It is no surprise that they were award winners at the Unley Road Traders' Awards the following night.

Business was booming in our city!

During the month I received a deputation from a ratepayer (speaking on behalf of neighbours) who were voicing their disapproval of the imminent demolition of a 100+ year old Villa.

(b) Functions Attended

Sept 25th - Attended the SANFL Grand Final won by the Sturt Football Club in front of a crowd of 30,000+. I sat in the outer with many true blue supporters who appeared to greatly outnumber the opposition. There was very significant support for Sturt from across the metropolitan area. This suggests that many spectators have probably been to Unley Oval at some stage and have a soft spot for Sturt's success. Later, while discussing Sturt's success with officials I discovered that Sturt attracts tourists to our City. People visit to see the display in the Cambridge Room and wander around the oval often with nostalgic memories. We should acknowledge, support and celebrate this aspect too. Perhaps a re-developed Oxford terrace can add to this experience.

Oct 2nd – Attended the Sturt Football Club's Supporters Appreciation Day at their clubrooms. This was an outstanding success attended by up to a thousand people. Souvenirs were sold, fans lined up for player's autographs and there was very little street parking anywhere nearby. Fans had memorable photos taken with the Thomas Seymour Hill Premiership Cup.

Oct 13th – Attended the Unley Road Traders' / Rotary Club of Unley's '2016 Small Business and Pride of Workmanship Awards' networking function in the Town Hall. It was a very well supported event with approximately 140 in attendance. The Small

Business Commissioner of South Australia, John Chapman was one of the guest speakers and also presented the awards in various categories. Several speakers either acknowledged assistance from the City of Unley or gave thanks to the City.

REPORTS OF MEMBERS

TITLE: OCTOBER 2016

REPORT FROM COUNCILLOR

BOB SCHNELL

(a) Items of particular interest, concern or urgency

The list below mostly excludes events and activities that I would normally attend as an Elected Member eg. Council/Committee meetings, Workshops, Ward and Briefing sessions, discussions with staff and community events.

At all events attended, any expense incurred was funded by myself.

After the big flood along Brownhill Creek, when a second flood was forecast, locals in Forestville who had been affected desperately tried to get sandbags in preparation.

I received several phone calls from residents and I assisted them in having sandbags delivered. The Depot staff did a magnificent job in assisting the residents and inspected the creek to determine if more remedial work could be done to prevent the creek breaking its banks.

The recent flooding highlighted the need for an urgent start of the Brownhill Keswick Creek Stormwater project. The State Labor Government has committed to 50% funding (the Federal Coalition Government has committed to 0% funding) and the 5 Councils have committed to a maximum of 50% funding. Now there needs to be a push to get started and to perform the necessary works along the creek. We need to do what we can to bring the project and its stages forward.

Saturday 01 October

Attended the launch of the Wayville Retro Market @ The Showground.

Fantastic. Heaps of bargains. Worth a visit.

My prized purchase was an antique gnome.

The market is on every Saturday and Sunday.

Saturday 08 October

Visited Tickletank @ Mount Barker; a member of Open Gardens SA Inc.

<http://opengardensa.org.au/open-garden/tickletank-mount-barker-2/>

Extract from the website: "Tickletank, the home and garden of artist and gardener Irene Pearce has delighted and inspired thousands of visitors over many years. This intimate garden is wrapped closely around a number of concrete water storage tanks which Irene herself has transformed into a quirky but comfortable home, decorated with her colourful mosaics and creative artwork made from recycled objects. The garden also features innovative ideas, recycled objects and a marvellous mosaic driveway which adds permanent colour to an already colourful display of hardy cottage perennials and self seeding annuals mixed with Australian native plants and succulents. 450 sq.m (0.1 acre)."

It was a fantastic experience that demonstrated what can be done in landscaping and recycling to create a quirky art influenced environment.
Inside the house (which is inside an old concrete water tank) was literally out of this world.

Saturday 08 October

Attended the Capri Theatre to celebrate the theatre's 75 years.

A fun night of nostalgia.

A huge crowd; barely a spare seat.

Many familiar faces.

The film screened was 'Blossoms in the Dust' (1941); in colour and with sound.

Monday 10 October

A lengthy one-on-one session with Mayor Lachlan Clyne.

Numerous matters of discussion with an emphasis on the future.

Discussions with residents about:

Street trees

Parking restrictions and permits

Flooding in Brownhill Keswick Creeks

Footpaths

Parking and traffic issues associated with The Show

DAP decision to remove a tree

The next Council election; there is growing interest

For more detailed information about my monthly activities, visit my website

<http://bobschnell.blogspot.com.au/>

ITEM 648
UNRESOLVED ITEMS

Meeting Date	Item	Status
Council 12 September 2016	Item 584 Millswood Sporting Complex Detailed Design	The Item remains laid on the table.

DECISION REPORT

REPORT TITLE:	MILLSWOOD SPORTING COMPLEX – DETAILED DESIGN OF BOWLS & CROQUET
ITEM NUMBER:	584
DATE OF MEETING:	22 AUGUST 2016
AUTHOR:	JOHN WILKINSON
JOB TITLE:	SPORT AND RECREATION PLANNER

1. EXECUTIVE SUMMARY

Following the development of the Goodwood Oval and Millswood Sporting Complex Improvement Plan in August 2014, Council endorsed an allocation of \$50,000 in the 2015/16 budget for the detailed design of a revised layout of the bowls and croquet areas, as endorsed in the Improvement Plan.

During the development of the detailed designs, the Millswood Bowling Club withdrew its initial support for the endorsed Improvement Plan, advising that due to recent increased growth at the club, the endorsed plan no longer meets their needs. The position of the Millswood Croquet Club has not changed and they continue to support Council's original layout plan.

Following consultation with the two clubs and a review of possible layout options, a revised layout plan has been developed that complies with the standard playing area dimensions for both sports, as well as providing benefits for the community. However, Millswood Bowling Club still has concerns with this revised plan.

This report presents the revised layout plan to Council; however, through further consultation with both clubs, it has become clear that full agreement on this cannot be achieved. Consequently, it is suggested that the project now focus on building upgrades and leave the existing layout as it is.

2. RECOMMENDATION

That:

1. The report be received.
2. No further action be undertaken at this time regarding changes to the layout of the sports playing areas and recreation areas at Millswood Sporting Complex.
3. Commence design work for upgrades to the existing bowls and croquet buildings (including opportunities for shared facilities) and surrounding areas, based on the current layout of playing areas.

4. Discussions commence with user groups on funding contributions towards any upgrades.
 5. The community and Clubs be advised of the Council's decision.
-

1. RELEVANT CORE STRATEGIES/POLICIES

Undertaking master planning of Goodwood Oval and Millswood Sporting Complex is a specific action within Council's 4 Year Plan and directly aligns to the strategic outcomes of our Community Plan 2033, primarily to support the objectives of the *Living: Our Path to a Thriving City* theme.

The improvement of Council's sport and recreation infrastructure, including Millswood Sporting Complex, is also identified in a number of key Council strategies and plans, including (but not limited to):

- *Living Well* – The Regional Health Plan for the Cities of Unley and Mitcham
- *Living Active*, Sport and Recreation Plan 2015-2020, City of Unley
- Open Space Strategy, City of Unley
- Disability Action Plan, City of Unley
- Asset Management Plans.

2. DISCUSSION

Background

The goal of this project is to enable Council to strategically plan for future improvements at the Millswood Sporting Complex, as well as to seek external funding as opportunities arise. This project is focussed on the bowling and croquet facilities at the complex, and an overview of these groups is as follows:

Millswood Bowling Club

- Established in 1921
- 112 social bowlers (at capacity on Thursday nights during summer season)
- 48 pennant bowlers (Wednesday and Saturday during summer season)
- Approximately 100 people attend social nights every Friday during summer season
- Current lease for the bowling greens and building until August 2019.

Millswood Croquet Club

- Established in 1922
- 76 playing members
- Croquet activities held six days per week during summer and five days per week during winter
- Current lease for the croquet lawns and building until November 2018.

Planning for future improvements at Goodwood Oval and Millswood Sporting Complex has been guided by an Improvement Plan, endorsed by Council in August

2014, along with a Staged Implementation Plan, endorsed in April 2015. As a result of the Staged Implementation Plan, Council recommended the following:

- “3. Detailed designs to support the future facility upgrade requirements for Millswood Bowling Club and Millswood Croquet Club proceed.”*

An amount of \$50,000 was allocated in the 2015/16 budget for undertaking a detailed design, which was based on the layout plan recommended in the Improvement Plan (Attachment 1 to Item 584/16). The original layout plan is included on page 69 of the Goodwood Oval and Millswood Sporting Complex Improvement Plan.

Attachment 1

The existing layout of the croquet and bowls facilities is shown as an aerial image in Attachment 2 to Item 584/16.

Attachment 2

The original layout plan involved the inclusion of a new fourth full-size croquet lawn, responding to the growth in this sport and increasing membership of the Millswood Croquet Club, as well as the installation of a new synthetic lawn bowling green, with a reduction from 14 rinks (currently) to 10 rinks.

The original layout plan was developed in consultation with the sporting clubs located at Millswood Sporting Complex and the local community during early 2014, with both the bowling and croquet clubs providing letters of support for the proposed layout plan. The rationale for the original concept is outlined in further detail in the Improvement Plan on pages 43 to 71.

Subsequently, as the detailed design project progressed, it has become apparent that the Millswood Bowling Club no longer supports the recommendation for a reduction to their existing greens. This is primarily due to a growth in participation and patronage at the club over the past two years.

During these discussions, the Administration reiterated the position of Council and the level of research and consultation that occurred to develop the informed, evidence-based recommendation. However, the club feels that they were consulted when they were experiencing a difficult financial period (March 2014), and have since improved their financial position through increasing patronage in their social bowls and meals programs.

While they were previously supportive of the original layout plan, the bowling club now advise that they require two square greens to be able to sustain their recent growth. They also no longer support a synthetic green, but rather request two natural turf greens.

The position of Millswood Croquet Club has not changed as they are seeking a new fourth full-size lawn as identified in the original layout plan. This position is also supported by the Improvement Plan (2014) and Croquet SA, as the club is growing, and the nearest croquet club's catering for competition play are at Holdfast Bay, Marion and in the CBD (on Hutt Road).

Revised Layout Plan

In order to strengthen future funding opportunities, it is important that the proposal developed is supported by all users and demonstrates maximum community benefit. Therefore, given the bowling club's changed situation, further investigation has been conducted to determine if a compromise could be achieved that would enable the retention of two bowling greens and provision of a new fourth full-size croquet lawn, as well as improvements for public access and recreation.

Following consultation with both clubs and a review of options with the aim of achieving a compromise, a revised layout plan has been developed (Attachment 3 to Item 584/16).

Attachment 3

Bowling Greens

The revised layout plan shows the relocation of the bowling greens to the east, with one green located directly north of the existing building ('A Green') and one to the east of the building ('B Green'). The plan also identifies a fourth full-size croquet lawn located next to the existing lawns, as well as changes to public open space and vehicle and pedestrian access.

Under the revised layout plan, the size of the 'A Green' is not significantly reduced (a small reduction of 150mm to the north-south length and a reduction of 400mm to the east-west length).

The size of the 'B Green' has been reduced by 1.65 metres along the north-south length. There is no change to the east-west length, however this is based on the 'chamfering' of the north-east and south-east corners of this green, which is similar to the existing design of this green. It should be noted that the dimensions shown in the revised layout plan are the maximum permissible within the site if vehicle and pedestrian access to the Belair train line and Millswood Lawn Tennis Club are to be retained, and also to meet disability access guidelines for the bowling and croquet clubs.

Through consultation with the bowling club, both greens have been designed to be square (rather than rectangular), to enable play in both directions (north-south and east-west) with a 200mm width 'ditch' around the perimeter of both greens. At the request of the bowling club, it is proposed that the greens have a natural turf playing surface, rather than synthetic turf.

It is intended that the design of the buildings, recreation areas and vehicle and pedestrian access will be undertaken once a layout plan has been finalised. This will include considerations such as the interaction between buildings and playing areas, disability access, internal building layouts and interactions between vehicles, pedestrians and bowls participants. Consideration will also be given to landscaping to ensure the design addresses principles relating to Crime Prevention through Environmental Design.

Considerations of Revised Layout Plan

The inclusion of a fourth croquet lawn will result in the unavoidable loss of a large Norfolk Island pine tree, as well as approximately five other Jacaranda trees. As part of the upgrades, new vegetation and trees would be planted, in keeping with the site and local streetscape.

The revised layout plan also proposes the relocation of the 'B Green', as well as the shared road and car parking into 1/18A Millswood Crescent, known as 'Millswood Park'. While improved access and public recreation facilities are provided in other areas, this will result in a slight reduction of overall public recreation space at Millswood Sporting Complex. Whilst a detailed study on the use of Millswood Park has not been undertaken, anecdotal evidence suggests it is highly valued by the local community.

The existing shared vehicle and pedestrian access has also been relocated to the south-eastern boundary of the complex, and up to 21 off-street car parks (an increase of 13 car parks) have been provided for. The existing road and pathway also enables public access across the Belair train line and the Administration will liaise with relevant authorities on the further detailed design of these areas.

The Administration is also aware that the resident at 18 Millswood Crescent is concerned with the proposed impact on Millswood Park. It is recommended that consultation with this resident, as well as the broader community, be undertaken as part of any further detailed design.

Club Feedback

Millswood Bowling Club

While the reduction in size of the greens complies with the *Bowls Australia Construction Guidelines (2011)*, feedback from Bowls SA acknowledges that the site is limited in its development potential and that efforts have been made to accommodate user groups. Bowls SA also observes that ideally, the facilities at Millswood Sporting Complex would be co-located together, however the Improvement Plan (2014) indicated that this would be a difficult proposition.

A key observation of both Bowls SA and the Millswood Bowling Club is the impact the revised layout plan would have on current and future participation, as well as the club's ability to attract and host tournaments (at the State, national or international level). A written submission from Millswood Bowling Club is included as Attachment 4 (to Item 584/16).

Attachment 4

The *Bowls SA State-wide Facilities Audit & Master Plan (2014)* identifies a number of facilities as 'metro regional facilities', where investment should be focused to hold regional tournaments. One such facility is the Clarence Gardens Bowling Club, which is located approximately 2km from Millswood Bowling Club. Millswood Bowling Club is identified as a 'district facility' and it could be viewed as unlikely to be a priority venue for future higher level tournaments.

The relocation of 'B Green' is also a matter of concern for the Bowling Club, who have indicated that it would impact the social interaction of participants. While this is a matter for consideration, a review of other facilities in metropolitan Adelaide indicates that this layout is not uncommon.

Millswood Croquet Club

As previously stated, the position of Millswood Croquet Club has not changed and they have also provided feedback on the revised layout plan (Attachment 5 to Item 584/16).

Attachment 5

Feedback from other Clubs and Adjacent Residents

To inform further decisions on the next steps of this project, feedback on the revised layout was requested from other clubs at Millswood Sporting Complex and residents living directly adjacent to the site. A summary of this consultation is provided in Attachment 6 (to Item 584/16).

Attachment 6

At the time this report was written, responses from the other clubs at Millswood Sporting Complex have not been received. Should this project continue, engagement with these clubs and the wider community will continue.

Project Cost

The total estimated cost provided by a Quantity Surveyor (QS) for the original layout plan developed in 2014 was \$3.177m, which does not include improvements to the Millswood Lawn Tennis Club or the South Australian Society for Model and Experimental Engineers facilities.

Whilst project staging opportunities are limited, building and lighting improvements could be undertaken at a later stage, which would further reduce the cost of changes to the playing areas, car parking and pedestrian areas.

A summary of the cost estimates provided by the Quantity Surveyor in 2014 for the original layout plan is as follows:

- Synthetic (10 rink) bowling green - \$540,000
- New (fourth) croquet lawn - \$60,000
- Bowls building upgrade - \$771,000
- Croquet building upgrade (likely to be a new building) - \$126,000
- Community plaza - \$390,000
- Car parking - \$144,000

The Croquet Club has indicated they would be in a position to contribute financially, however formal discussions and agreement on funding contributions have not yet occurred with either club. It is suggested that these discussions now commence.

It should be noted that the proposed upgrade to the building currently leased by the bowling club is one of the more expensive items. The upgrade does however, create opportunities for shared-use (by the croquet club and other groups).

If a shared-use approach cannot be achieved and the main building continues to primarily be used and managed by the lawn bowls club, it is suggested that limited upgrades occur to the building for the short to medium term, such as improvements to kitchen, heating and cooling, and toilet facilities. This will need to be a key consideration if detailed design is to progress on this building.

Construction of turf greens may be more expensive than a new synthetic green, as industry advice has recommended new bowling greens be constructed 'from scratch', to ensure correct levels are obtained and the quality of turf is consistent. Further information from a cost consultant will need to be obtained once further detailed design is undertaken.

Summary

The revised layout meets the requirements for standard playing area dimensions for bowls and croquet. Consequently, an option that meets a range of users needs may attract external funding.

However, after considering the feedback on the revised layout plan from both clubs, it is clear that full agreement on all aspects of the plan has not been achievable, primarily due to the bowling club's desire to grow their social patronage and not impact their capacity to host tournaments in the future. Whilst the club is unlikely to host higher level tournaments, consideration should be given to the overall project cost and benefits for all stakeholders. Nevertheless, it is clear at this stage that a layout cannot be achieved that will satisfy both club's wishes.

Council may therefore choose to retain the current layout of the bowls and croquet playing areas, and focus on other improvements at the complex to benefit the user groups and the wider community, including the buildings, car parking and surrounding areas. There may be an opportunity to revisit the layout of playing fields as part of future lease negotiations. The current budget for the design project can be used to complete this design work, and there are opportunities to investigate shared facilities (such as toilets) in any future building upgrades.

3. ANALYSIS OF OPTIONS

Option 1 – No further action be undertaken at this time regarding changes to the layout of the sports playing areas and recreation areas at Millswood Sporting Complex. Commence design work for upgrades to the existing bowls and croquet buildings and surrounding areas, based on the current layout of playing areas. Discussions commence with user groups on funding contributions towards any upgrades. The community and the clubs be advised of the Council's decision.

This option will result in no further work being undertaken to reconfigure the bowls and croquet playing areas, and will not enable the inclusion of a fourth new croquet

lawn at this time. It should be noted that the revised layout design could be revisited at a future time as opportunities arise.

The project will now focus on design work to improve the existing bowls and croquet buildings, which will include opportunities to increase community usage and improve surrounding areas, access around the buildings as well as car parking. The current budget allocation for the overall detailed design project will be used to focus on the design work. Following the completion of this design work, it would then be brought back to Council for consideration, before further community consultation and detailed design is undertaken.

One of the goals of undertaking this work was to have 'shovel ready' plans if a grant funding opportunity arose. As full agreement from the user groups and residents has not been achieved on the playing area layout, a focus on building upgrades and surrounding areas is a suitable compromise that will benefit both users and position Council to apply for external funding.

A disadvantage is that this option will not enable construction of a fourth croquet lawn at Millswood Sporting Complex.

Option 2 – The original layout plan endorsed in 2014 (recommendation 2 of Item 1217/14) be revoked and the revised layout for the bowling greens and croquet lawns (Attachment 1 to Item 584/26) be endorsed. Discussions commence with user groups on funding contributions towards any upgrades. The community and the clubs be advised of the Council's decision.

Advantages of this option:

This option complies with the playing area guidelines for both bowls and croquet and creates the opportunity for a holistic upgrade of the Millswood Sporting Complex, including:

- Two new bowling greens
- A fourth full-size croquet lawn
- Improvements to the existing bowling club building layout, including improvements to bar, kitchen, dining, storage and toilet areas
- Improved access through the site for both vehicles and pedestrians, as well as improved access for people with a disability
- Increased off-street car parking
- Improvements to public recreation areas (although the details are yet to be determined)

Detailed design will provide further information regarding costs, and will enable applications for external funding. While the Bowling club do not fully support this option, this option provides two greens that comply with standard playing area dimensions, albeit with one green being a slightly reduced area.

The concerns from the Bowling Club regarding their capacity to host future tournaments are noted, but need to be balanced with the fact that other facilities in the area may be better placed to do this.

Disadvantages of this option:

Millswood Bowling Club has expressed that they do not fully support this option. Given the opposition to this plan from the bowling club, Council's ability to attract external funding would be significantly reduced.

While it is minimal, the length of both greens is reduced, with the greatest reduction being 1.65 metres along the north-south length of the 'B Green'. The greens are also not adjacent to one another, which may impact social interaction between participants.

The revised layout plan also has an impact on the vacant land known as Millswood Park, resulting in significant changes to the current configuration of this park. It also results in the loss of five trees.

Option 3 – Do not endorse the revised layout option and continue with the original layout plan identified in the 2014 Improvement Plan.

The original layout plan was developed through community engagement and received support from all user groups, with the exception of the bowling club. This option does not meet the needs of the Bowling club, nor allow for their anticipated growth. Given the opposition to this plan from the bowling club, Council's ability to attract external funding would be significantly reduced.

Option 4 – No further action on this project be undertaken.

As noted in previous reports, this project is envisaged to be progressed at a future time when funding becomes available. It is noted that there may well be a degree of scepticism that funding will ever become available given the current condition of the Federal and State budgets. However, not undertaking any further action is likely to diminish the case for external funding if it becomes available.

4. RECOMMENDED OPTION

Option 1 is the recommended option.

5. POLICY IMPLICATIONS

5.1 *Financial/budget*

Undertaking master planning for the Goodwood Oval and Millswood Sporting Complex Improvement Plan is a specific action within Council's 4 Year Plan. In its Long Term Financial Plan, Council has notionally allocated \$500K in 2019/20 and \$500K in 2020/21 for implementation of the Goodwood Oval and Millswood Sporting Complex Improvement Plan.

To date, approximately \$20,000 has been spent on detailed design in 2015/16, with \$45,000 spent on developing the Improvement Plan in 2013/14. While the development of the revised layout option has added an additional \$5,000 to the budget, the consultant has advised they are confident that the remainder of the detailed design project can be completed within the current budget (depending on Council's preferred direction and the scope of the project). Further community engagement in relation to building upgrades can be undertaken within existing budgets.

It is important to note that some actions may be implemented using planned capital replacement funding, such as playground replacement, and other projects may be completed with combined Club and grant funding, such as internal building improvements. Implementation of the Improvement Plans for both complexes will need to be considered against other Council priorities and as external funding opportunities become available.

As outlined in previous reports to Council regarding sport facility upgrades, there are several precedents and various financial models that have been used for major upgrades at other Council owned facilities (e.g. Unley Oval). These models can vary, but typically clubs contribute up to a third of the total cost.

It is therefore suggested that discussions commence with user groups and other external funding bodies regarding the potential improvements at Millswood Sporting Complex.

Additionally, since the Improvement Plan was endorsed in August 2014, it should be noted that Millswood Croquet Club has invested in various improvements, including new fencing along the western boundary, enabling the provision of a third full-size lawn.

5.2 *Legislative/Risk Management*

Any legislation and risk implications will be considered as part of the development application and construction process. Should Council invest in any building improvements at Millswood Sporting Complex, consideration should be given to planning controls relating to the site.

The site is located within the Residential Historic Conservation Zone where the primary purpose is the retention and conservation of existing contributory dwellings. This zone also recognises the existence of community facilities and there is potential for a reasonable expansion of existing community facilities. Planning considerations will be worked through during further detailed design.

Under the *Local Government Act 1999*, Council may revoke a previous endorsed recommendation (the original layout plan for Millswood Sporting Complex) and endorse an alternative recommendation.

5.3 Stakeholder Engagement

Extensive stakeholder and community engagement was undertaken as part of the development of the Improvement Plan (in 2014) and both clubs have been consulted as part of the development of the revised layout plan.

Consultation with directly affected stakeholders, including other clubs at Millswood Sporting Complex and residents living adjacent to the site, was undertaken during August 2016. It is proposed that community engagement be undertaken as part of any further detailed design; however, consideration must be given to any future changes the project may experience.

6. REPORT CONSULTATION

This report has been developed in consultation with the General Manager Community and General Manager Economic Development and Planning, Group Manager Governance, Manager Finance and traffic staff.

7. ATTACHMENTS

1. Layout plan as shown in the Goodwood Oval and Millswood Sporting Complex Improvement Plan (August 2014).
2. Existing layout of croquet and bowls facilities.
3. Revised layout plan (September 2016).
4. Feedback from Millswood Bowling Club.
5. Feedback from Millswood Croquet Club.

8. REPORT AUTHORISERS

<u>Name</u>	<u>Title</u>
Megan Berghuis	General Manager Community
David Litchfield	General Manager Economic Development & Planning
Peter Tsokas	Chief Executive Officer

DECISION REPORT

REPORT TITLE: CONFIDENTIALITY MOTION FOR ITEM 650 -
BROWN HILL KESWICK CREEK

ITEM NUMBER: 649

DATE OF MEETING: 24 OCTOBER 2016

AUTHOR: KELLEY JAENSCH

JOB TITLE: EXECUTIVE ASSISTANT CITY DEVELOPMENT

PURPOSE

To recommend that Item 650 be considered in confidence at the 24 October 2016 Council meeting and that the Minutes, Report and Attachment remain confidential until the confidentiality order is revoked by the Chief Executive Officer at a future date.

RECOMMENDATION

MOVED:
SECONDED:

That:

1. Pursuant to Section 90(2) and 90(3)(j) of the Local Government Act 1999 the Council orders the public be excluded, with the exception of the following:

Mr P Tsokas, Chief Executive Officer
Ms M Berghuis, General Manager Community
Mr J Devine, General Manager Assets and Infrastructure
Ms R Wilson, Group Manager Governance
Ms N Tinning, General Manager Business Support & Improvement
Ms K Jaensch, Executive Assistant City Development

on the basis that it will receive and consider the report on the Brown Hill Keswick Creek and that the Council is satisfied that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter on the grounds that they contain:

- (j) information the disclosure of which –
 - (i) would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the council, or a person engaged by the council); and
 - (ii) would, on balance, be contrary to the public interest.

DECISION REPORT

REPORT TITLE: CONFIDENTIALITY MOTION TO REMAIN IN
CONFIDENCE ITEM 650 – BROWN HILL
KESWICK CREEK

ITEM NUMBER: 651

DATE OF MEETING: 24 OCTOBER 2016

AUTHOR: KELLEY JAENSCH

JOB TITLE: EXECUTIVE ASSISTANT CITY DEVELOPMENT

PURPOSE

To recommend that the Minutes, Report and Attachment to Item 650 remain in confidence at the 24 October 2016 Council meeting until the order is revoked by the Chief Executive Officer, or the information provided is made public.

RECOMMENDATION

MOVED:
SECONDED:

That:

1. The report be received.
2. Pursuant to Section 91(7) and (9) of the Local Government Act:

2.1 The

- ☒ Minutes
- ☒ Report
- ☒ Attachment

remain confidential on the basis that the information supplied contains information provided on a confidential basis; and would on balance be contrary to the public interest.

- 2.2 The Minutes, Report and Attachment be kept confidential until the item is revoked by the Chief Executive Officer or the documents are made public by the Minister.