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23 January 2014

NOTICE OF COUNCIL AND COMMITTEE MEETINGS

NOTICE IS HEREBY GIVEN that in accordance with Sections 83 and 87 of the *Local Government Act 1999* that an **Ordinary Meeting of Council** of the City of Onkaparinga will be held on **Tuesday 28 January 2014** at the Council Chamber at the Civic Centre, Ramsay Place, Noarlunga Centre at 7pm for the purpose of considering the items included on the attached agenda.

We recognise that the land on which we meet has considerable natural and cultural heritage, including thousands of years of traditional ownership by Kaurna.

A blue ink signature of Steve Mathewson, consisting of a stylized, flowing line.

Steve Mathewson
Chief Executive Officer (Acting)

Disclaimer: Please note that the contents of the Council Agendas have yet to be considered by Council and recommendations contained herein may be altered or changed by the Council in the process of formally making decisions of Council.



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City of Onkaparinga
Agenda for the Council meeting
to be held on 28 January 2014

Venue: Council Chamber, Civic Centre
Ramsay Place, Noarlunga Centre

Meeting commenced:

Present:

Apologies:

Leave of absence:

Absent:

Pledge:

We recognise this City's considerable natural and cultural heritage, including thousands of years of traditional ownership by Kurna, and the more recent contribution from people either born here or who have migrated here. As we meet together, we build on this heritage by respecting and listening to each other, thinking clearly, being receptive to new ideas, speaking honestly, and deciding wisely for the current and future well-being of those we serve.

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1. Opening of meeting

2. Confirmation of minutes of the Council meeting held on Tuesday 10 December 2013.

3. Adjourned business

Nil.

4. Leave of absence

Nil.

5. Mayor's communication

5.1 Mayor's Report 28 January 2014

Happy New Year!

I sincerely hope you had a relaxing and enjoyable Christmas break and are ready for the coming year. The break is an opportunity to reflect on our City and all we have achieved, but also to reflect on the importance of Local Government in general.

When I look back over the past year, I conclude it was a very busy and successful one. On your behalf I wish to thank our staff at the City of Onkaparinga for what they contribute to the success. I also thank the volunteers, service clubs and organisations for all they contribute.

I feel that business success has been patchy after last year and hope sincerely we see a better 2014 for all our businesses.

I think it is worthwhile to note some of the key achievements for 2013.

- Finalised Community Plan 2035, Tourism Strategy and Bulky Goods Development Plan Amendment
- Finalised Stage II of Water Proofing the South, capturing three billion litres of stormwater
- Completion and celebration of milestones for Port Noarlunga RSL Memorial Gardens, Minkarra Dog Park, Traffic Education park at Reynella and the update of the Noarlunga Aquatic Centre
- Foreshore upgrades
- Huge number of events in November
- Changes to the waste program with an \$8 million improvement to our bottom line over seven years
- Awards for Planning and Tourism
- Continuation of service reviews for improved efficiency.

While reflecting on the past break period I note with deepest regret the passing of a colleague and workmate, Brian Greig. Many of us attended his funeral and we will miss him around the council office and outer buildings. Our best wishes are extended to Julie, Ryan and Daniel and to the extended family. May he rest in peace.

Since the last meeting of Council there have been a few issues worth noting here.

Citizenship

We held two Citizenship Ceremonies in December 2013. One was held at the Moana Surf Life Saving Club on the grounds to the south of the building. The club members and nippers took part in the ceremony in various ways and for those of council who attended, we were impressed with both the venue and the participation of the club. Thanks to all for your contribution.

Local Excellence Program

As the Local Government Association's Acting President I held a forum on 12 December 2013 to launch the final recommendations by the Hon Greg Crafter (Chair of Local Excellence Panel) of the 'Council of the Future' report. This report is just that, a series of recommendations for Local Government to consider, discuss, debate and decide to either accept, reject or amend. A copy can be viewed at <http://lga.sa.gov.au/page.aspx?u=2936>.

At the same forum, I hosted the Planning Reform panel, set up by the Hon John Rau, Minister for Planning. The document produced 'What we have heard on Planning Reform' was released. Go to www.thinkdesigndeliver.sa.gov.au for subscription to the report.

Local Government Association New Zealand Study Tour update

As detailed in previous Mayor's Reports it was expected that various members of the study tour would write parts of the report so it could be collated into one final document. To date, the report is in draft and has not been tabled with the Local Government Board (host of the study tour). When it has been adopted by the Local Government Association Board, I will be happy to report further.

China Delegation

We were asked to host another China delegation from Luzhou (pronounced Loo Joe) on 19 December 2013. This delegation was in Adelaide to sign a contract with Shottesbrooke Wines.

Elected Member representation, 4 December 2013 – 21 January 2014

I thank the following Elected Members who have represented me over this period:

Deputy Mayor Gail Kilby

- McLaren Vale Business Showcase - 4 December 2013
- 40 Army Cadet Unit end of year parade - 7 December 2013

EM Briefings/Workshops from 4 December 2013 to 21 January 2014

16 December 2013 – Budget Process

21 January 2014 – Seaford District Centre

Mayor's calendar

My activities from 4 December 2013 to 21 January 2014 are reflected in Attachment 1.

Thank you

A handwritten signature in black ink that reads "Lorraine Rosenberg". The signature is written in a cursive style with a large initial 'L' and 'R'.

Lorraine Rosenberg

Mayor

Attachment 1

Meetings and events attended by the Mayor 4 December 2013 – 21 January 2014	
December 2013	
4	LGA Acting President - media interview
	UDIA Major Luncheon
	Cardijn College Community Services Award
5	LGA Acting President Volunteering Strategy for South Australia
	Fleurieu Natural Resources Management Board end of year workshop
6	Presentation of Award at Tatachilla Lutheran College
	Meeting of CEO Performance Management Committee
	Mayor's Christmas Business Function
7	Homegrain Bakery 2 year celebration
	Morpett Vale Youth Club - Annual Gymnastics demonstration
8	1000 Butterflies walk
	Rotary Noarlunga 47 birthday Christmas luncheon
	Open the McLaren Region Community Carols
9	LGA Acting President - meeting with Minister
	Citizenship Ceremony
10	LGA Acting President - meetings x 4
	LGA Acting President - media interviews x 5
	Meeting of Council
11	Meeting with Director Group
	LGA Acting President – media interview
	Book launch Radio Goolwa
	Rotary Flagstaff Hill Christmas dinner
12	Coast FM Radio interview
	LGA Acting President - Local Excellence Expert Panel
	LGA Acting President - SACOME luncheon
	LGA Acting President – Planning Reform Expert Panel
	LGA Acting President - media interview
	Citizenship Ceremony
	Mayor's Christmas Lights Display judging
13	LGA Acting President - media interview
	Elected Member Christmas Breakfast - Field Operations
	McLaren Vale Willunga Probus Club Christmas meeting
	Launch Surf Art Exhibition
14	Mayor's Christmas Luncheon
	Open Carols in the Piazza
15	Pre Christmas function Pengilly
	Carols in the Park (Neighbourhood Watch) Woodcroft
	Southern Community Christmas Carols
16	Meeting of Audit, Risk, Value and Efficiency Committee
	Christie Downs Community House Christmas luncheon
	Natural Resources Adelaide and Mt Lofty Ranges presentation to Alexandrina Council
	Elected Member Workshop
17	LGA Acting President - meeting
	LGA Acting President - media interview

	Meeting with Deputy Mayor
	Meeting with residents
	Meeting with staff
	Meeting of Community Civic and Australia Day Awards
18	LGA Acting President - SA Centre for Economic Studies
19	LGA Acting President - media interview
	China Delegation visit
	Coast FM end of year interview
	Meeting of Local Government Association Management Group
20	Elected Member Breakfast – Noarlunga office
	Cherry Church Christmas Carols
21	City of Onkaparinga Pipe Band Christmas evening
23	Presentation - Mayor's Christmas Lights Display Competition
28	LGA Acting President - 177 th Proclamation Day Commemoration
	January 2014
8	LGA Acting President - media interview
	LGA Acting President - meetings
9	LGA Acting President - media interview x 2
10	Southern Tennis Junior Tournament Presentations
13	LGA Acting President - media interview
14	LGA Acting President - media interview x 2
15	Willunga Farmers Market Young Farmers Scholarship presentation
16	LGA Acting President - media interview
	Launch Harvest Art Exhibition
17	Harvest Feast Gala Dinner
18	Official opening Harvest Festival
	Cake cutting Reynella Community Childrens Centre 25th Birthday
	STAYG25's High School Musical
19	AGM Friends of Port Willunga
	LGA Acting President - media interview
20	LGA Acting President – media interview
21	Meeting with staff and organisations
	Meeting with staff x 3
	Meeting with Deputy Mayor
	Meeting of Strategic Directions Committee
	Elected Member workshop

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6. Presentation

Nil.

7. Deputation

Nil.

8. Presentation by Committee Chairpersons and reports to Council by Council Committees.

8.1 Strategic Directions Committee minutes

This is a regular or standard report.

Director: Donna Barchiesi, Director People, Governance and Regulatory Services

Report Author: Matthew Lawrence, Governance Officer

Contact Number: 8384 0126

Attachments: 1. Minutes of the Strategic Directions Committee meeting held 21 January 2014 (4 pages)

A meeting of the Strategic Directions Committee was held on 21 January 2014.

There are no items that require a resolution of Council.

The minutes of the Strategic Directions Committee meeting, as attached to the agenda, are for noting by Council.

Attachment 1

City of Onkaparinga

**Minutes of the Strategic Directions Committee meeting
held on 21 January 2014**

Venue : Civic Area, Civic Centre
Ramsay Place, Noarlunga Centre

Meeting commenced : 7.01pm

Present : Mayor L F Rosenberg
Cr M Bray
Cr J Gunn
Cr W Jamieson
Cr G Kilby
Cr C Knight
Cr H Merritt
Cr S Nash
Cr W Olsen (7.03pm)
Cr D Parslow (Chairperson)
Cr K Richardson (7.17pm)
Cr P Sutherland
Cr N Swann
Cr Webster

Apologies : Cr R Brown
Cr S Brown
Cr D Chapman
Cr H Greaves
Cr P Schulze
Cr Y Wenham

Leave of absence :

Absent : Cr R de Jonge

City of Onkaparinga
Minutes of the Strategic Directions Committee meeting held on 21 January 2014

1. **Opening of meeting**

Cr Parslow officially declared the meeting open at 7.01pm.

2. **Confirmation of minutes of the Strategic Directions Committee meeting held on Tuesday 3 December 2013.**

Cr Merritt *MOVED* that the Minutes of the proceedings of the Strategic Directions Committee meeting held on 3 December 2013 be received and confirmed as an accurate record of those proceedings.

Seconded by Cr Gunn.

CARRIED

Cr Olsen entered the meeting at 7.03pm.

3. **Adjourned business**

Nil.

4. **Chairperson's report**

Nil.

5. **Presentation**

Nil.

6. **Deputation**

Nil.

7. Reports of officers

7.1 Hackham South East Summary of Consultation and Proposed Amendments Report

MOVED Cr Nash.

That the Strategic Directions Committee:

1. *notes the 'Summary of Consultations and Proposed Amendments' report as attached to the agenda.*
2. *approves The Amendment – Hackham South East Development Plan Amendment, as attached to this agenda report for submission to the Minister of Planning (for his preliminary consideration only) on the basis that any decision to approve The Amendment pursuant to Section 25(15)(c) or (d) of the Development Act 1993 be deferred until such time as the Minister has received written notice from council that the following conditions precedent to the progression of the Amendment have been met:*
 - a. *an associated Infrastructure Agreement and Land Management Agreements have been entered into and, as relevant, the Land Management Agreements noted against the relevant instruments of title, and/or*
 - b. *rates and/or charges have been imposed on the land the subject of The Amendment for the provision of local infrastructure and/or services, and/or*
 - c. *that the Affected Area is declared a Precinct pursuant to the Urban Renewal Act (yet to come into operation).*
3. *notes that The Amendment will not be formally submitted by council to the Minister for final approval until either 2a, b or c be entered into or imposed.*
4. *delegates to the Chief Executive Officer, or his nominee, the authority to make any necessary changes to 'The Amendment – Hackham South East Development Plan Amendment' in order to obtain the approval of the Minister of Planning, providing the policy intent is not altered and the changes are minor, but subject to Recommendation 2 above.*

Seconded by Cr Merritt.

Cr Bray *MOVED an AMENDMENT.*

That the Strategic Directions Committee:

1. *notes the 'Summary of Consultations and Proposed Amendments' report as attached to the agenda.*
2. *That a further report be presented on the impacts of council mandating that a minimum of 10% of dwellings in each area be on allotments of 800m² or larger.*

Seconded by Cr Sutherland.

Cr Richardson entered the meeting at 7.17pm.

The AMENDMENT was PUT and LOST.

The original MOTION was PUT and CARRIED.

City of Onkaparinga
Minutes of the Strategic Directions Committee meeting held on 21 January 2014.

7.2 Updated Work Program

Cr Parslow declared an interest as a member of City of Onkaparinga's Development Assessment Panel.

MOVED Cr Nash.

That the Strategic Directions Committee note the Work Program as attached to this agenda report, updated for the next 12 months (incorporating any amendments resolved by the Strategic Directions Committee).

*Seconded by **Cr Kilby.***

CARRIED

8. Questions on notice

Nil.

9. Motions

Nil.

10. Petitions

Nil.

11. Urgent business

Nil.

12. Confidential items

Nil.

13. Closure

Cr Parslow officially declared the meeting closed at 7.56pm.

Certified CorrectChair

/ /2014

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8.2 Audit, Risk, Value and Efficiency Committee minutes

This is a regular or standard report.

Director: Donna Barchiesi, Director People, Governance and Regulatory Services

Report Author: Matthew Lawrence, Governance Officer

Contact Number: 8384 0126

Attachments: 1. Minutes of the Audit, Risk, Value and Efficiency Committee meeting held 16 December 2013 (7 pages)

A meeting of the Audit, Risk, Value and Efficiency Committee was held on 16 December 2013.

There are no items that require a resolution of Council.

The minutes of the Audit, Risk, Value and Efficiency Committee meeting, as attached to this agenda report, are for noting by Council.

City of Onkaparinga

Minutes of the Audit, Risk, Value and Efficiency Committee meeting held on 16 December 2013

Venue : Civic Area, Civic Centre
Ramsay Place, Noarlunga Centre

Meeting commenced : 10.01am

Present : Mayor Rosenberg
Cr J Gunn
Cr S Nash
Mr A Bolaffi (Acting Chairperson)

Apologies : Mr D Powell

Leave of absence :

Absent :

City of Onkaparinga
Minutes of the Audit, Risk, Value & Efficiency Committee meeting held on 16 December 2013.

1. **Opening of meeting**

Mr Bolaffi officially declared the meeting open at 10.01am.

2. **Confirmation of minutes of the Audit, Risk, Value and Efficiency Committee meeting held on Monday 4 November 2013.**

Cr Nash *MOVED* that the Minutes of the proceedings of the Audit, Risk, Value and Efficiency Committee meeting held on 4 November 2013 be received and confirmed as an accurate record of those proceedings.

Seconded by Mayor Rosenberg.

CARRIED

3. **Adjourned business**

Nil.

4. **Chairperson's report**

Audit Risk Value and Efficiency Committee – Chairperson's report

I am pleased to provide my third Presiding Member's report.

The Audit, Risk, Value and Efficiency Committee has met on seven occasions since the previous report and has covered the following activities:

Financial Statements 2013

The Audit, Risk, Value and Efficiency Committee has fulfilled its duties in line with Section 126 of the *Local Government Act 1999* and have reviewed the annual financial statements to ensure that they present fairly the state of affairs of the Council. In reviewing the financial statements the Committee has provided feedback to the administration, reviewed relevant adjustments, judgements, reporting issues, accounting policies and practices and undertaken a confidential meeting with the external auditors (Dean Newberry and Partners).

On the 4 November 2013 the Committee resolved that it is satisfied that the financial statements comply with the requirements of the legislation and the accounting standards and that they present fairly the state of affairs of council for the year ended 30 June 2013. As such I commend the financial statements for noting at your meeting tonight.

The following has been covered in Committee meetings in the past 12 months.

Financial Reporting and Sustainability

- Long term financial plan forecast economic indicators
- Draft Annual Business Plan

- Quarterly financial management updates
- End of financial year reporting timetable and process
- Draft 2012/13 Financial Statements
- Final 2012/13 Financial Statements
- Draft 2012/13 Annual Report.

Internal Controls and Risk Management Systems

- Quarterly Risk Management Plan updates
- Control Track updates
- Half-yearly Financial Management Framework updates
- Placement of Council's insurances for 2012–13
- Results of the annual LGA Mutual Liability Scheme risk management review
- External auditor's report regarding Section 129 of the *Local Government Act 1999*.

Internal Audit

- Quarterly Internal Audit Progress Reports, including implementation of internal audit recommendations
- Internal Audit Charter review
- Internal Audit Plan review
- Internal financial control (Control Track) audit
- Meeting with Internal Auditor.

External Audit

- Balance date audit management letter
- External audit interim management letters
- Implementation of external audit 'actions progress report'
- Review of auditor independence/legislative compliance
- Meeting with external auditors.

Presentations

- Team Leader Organisational Development presentation on the Service Review Framework.

Other

- Whistleblowers Protection Procedure review
- Audit Committee self-assessment review
- Draft work plan and reporting schedule
- Revised Terms of Reference of the Audit, Risk, Value and Efficiency Committee.

City of Onkaparinga
Minutes of the Audit, Risk, Value & Efficiency Committee meeting held on 16 December 2013.

Thank you for the opportunity to serve the Council in this way. We would welcome you visiting one of our meetings next year.

David Powell
Presiding Member

5. Presentation

Nil.

6. Deputation

Nil.

7. Reports of officers

7.1 Tenders, Contracts and Contract Management internal audit report

Ms Madeleine Vezis, BDO Senior Manager Advisory, answered questions from Members of the Audit, Risk, Value and Efficiency Committee in relation to this report.

*MOVED **Cr Gunn.***

That the Audit, Risk, Value and Efficiency Committee:

- 1. notes the findings of the Tenders, Contracts and Contract Management internal audit and the actions to be undertaken by the Administration in response to the recommendations.*
- 2. is provided with an update on the progress of implementation of actions through the quarterly internal audit actions update report.*

*Seconded by **Cr Nash.***

CARRIED

7.2 Risk Management Review - Data and Profile Report 2013

Mr Victor Di Maria, LGA Mutual Liability Scheme, answered questions from Members of the Audit, Risk, Value and Efficiency Committee in relation to this report.

*MOVED **Cr Nash.***

That the Audit, Risk, Value and Efficiency Committee note the Local Government Association Mutual Liability Scheme Risk Management Review Data and Profile Report 2013 included as attached to the agenda.

*Seconded by **Cr Gunn.***

CARRIED

7.3 External Audit Actions Update Report

*MOVED **Cr Nash.***

That the Audit, Risk, Value and Efficiency Committee note the progress in the implementation of actions being undertaken for items identified in external audit reports as outlined in this report and attached to this agenda.

*Seconded by **Mayor Rosenberg.***

CARRIED

7.4 Financial Management Framework

*MOVED **Cr Gunn.***

That the Committee note the current status and progress of work in relation to the Financial Management Framework as outlined in this report and the Financial Management Framework Schedule and the Financial Planning Timetable 2014–15 as attached to the agenda.

*Seconded by **Mayor Rosenberg.***

CARRIED

7.5 Balance Date Audit Management Letter Report

*MOVED **Mayor Rosenberg.***

That the Audit, Risk, Value and Efficiency Committee note:

- 1. the 2012–13 external audit Section 129 Report and Independent Auditor's Report as attached to the agenda.*
- 2. the 2013 external audit Balance Date Management Letter and the response to the auditors findings and recommendations, as attached to the agenda.*

*Seconded by **Cr Nash.***

CARRIED

7.6 Risk Management Plan Update

*MOVED **Mayor Rosenberg.***

That the Audit, Risk, Value and Efficiency Committee note this report.

*Seconded by **Cr Gunn.***

CARRIED

City of Onkaparinga
Minutes of the Audit, Risk, Value & Efficiency Committee meeting held on 16 December 2013.

7.7 General Ledger Maintenance and Security internal audit report

MOVED Cr Nash.

That the Audit, Risk, Value and Efficiency Committee:

- 1. notes the findings of the General Ledger Maintenance and Security internal audit and the actions to be undertaken by the administration in response to the recommendations.*
- 2. is provided with an update on the progress of implementation of actions through the quarterly internal audit actions update report.*

*Seconded by **Mayor Rosenberg.***

CARRIED

7.8 Audit, Risk, Value and Efficiency Committee draft 2014 work plan

MOVED Cr Nash.

- 1. That the Audit, Risk, Value and Efficiency Committee approve the draft 2014 work plan, as attached to the agenda, noting that meeting dates may be subject to amendment from time to time and additional meetings may be scheduled to ensure that Council meets the statutory reporting requirements relating to the preparation of the 2015 Budget and Annual Business Plan.*
- 2. That an amended work plan be included in the Agenda for each meeting of the Audit, Risk, Value and Efficiency Committee.*

*Seconded by **Cr Gunn.***

CARRIED

7.9 Audit, Risk, Value and Efficiency Committee annual performance review report

MOVED Cr Nash.

- 1. That the 2013 Audit, Risk, Value and Efficiency Committee annual performance review be undertaken as a group discussion at the meeting.*
- 2. That the review be undertaken without staff present, with the exception of the Manager Risk and Compliance to facilitate the discussion.*
- 3. That the results of the review be provided to Council as an attachment to the minutes of the meeting.*

*Seconded by **Cr Gunn.***

CARRIED

8. Questions on notice

Nil.

9. Motions

Nil.

City of Onkaparinga
Minutes of the Audit, Risk, Value & Efficiency Committee meeting held on 16 December 2013.

10. Petitions

Nil.

11. Urgent business

Nil.

12. Confidential items

Nil.

13. Closure

Mr Bolaffi officially declared the meeting closed at 10.57am.

Certified CorrectChair

/ /2014

9. Reports of officers

9.1 Monthly financial report for November 2013

This report presents the monthly financial results for the period ending 30 November 2013, noting our financial position and performance measured against the approved budget.

This is a regular or standard report.

Director: Steve Mathewson, Director Finance and Commercial

Report Author: Sonia Sghendo, Team Leader Financial Accounting

Contact Number: 8384 0613

Attachments: 1. Monthly financial report (2 pages)
2. Inventory of funds (1 page)

1. Recommendation

That the financial reports for November 2013 be received and noted.

2. Background

This report presents the monthly financial reports for the period ending 30 November 2013, noting our financial position and performance measured against the approved budget.

This report forms part of our corporate reporting framework and provides details on our current financial position compared to the approved 2013-14 Budget for review and consideration.

3. Financial Implications

This report provides an overview of the financial performance and position for 2013-14.

4. Risk and Opportunity

Key risk/opportunity	Details and analysis
Nil	

5. Discussion

The monthly financial information is presented in Attachment 1 (Monthly Financial Report) and Attachment 2 (Inventory of Funds). The following sections provide an outline of the monthly financial report and information on relevant variations and issues.

The approved budget for 2013-14 incorporates:

- the 2013-14 Budget as adopted by Council at its meeting on 9 July 2013
- the 2012-13 Carry forwards being those amounts unspent in the previous financial year that are required to complete approved projects within the current financial year (adopted by Council on 15 October 2013)
- the 2013-14 Budget Review 1 as adopted by Council at its meeting on 10 December 2013.

Monthly financial report (Attachment 1 and 1(a))

Attachment 1 contains the following:

- actual financial activity compared to budget for Operating, Project and Capital Works, Major Projects Fund, Climate Change Response Fund and other non-operating income and expenditure
- a summary of costs that have been committed (ie where a purchase order has been raised but the goods or services have not yet been received) to provide an indication of the annual budget still available
- a graph of the cumulative expenditure variation.

This graph details cumulative actual expenditure (operating and capital but excluding depreciation) compared to cumulative budgeted expenditure to provide a year to date variation. This key performance indicator (KPI) gives an indication of the projected end of year expenditure position.

An acceptable year to date variation of +/-5% has previously been established for this KPI.

As at 30 November 2013 the actual year to date expenditure of \$56 million was 6.3% (or \$3.8m) below the budgeted year to date expenditure of \$59.9 million. The variance reflects budgeted expenses that were timed to occur prior to and including November. As the variance exceeds the 5% KPI established a comprehensive review of budget expense timings and the projected year end expenditure position will be performed as part of Budget Review 2. The outcomes of which will be presented to Council on 11 March 2014.

- a graph of the cumulative income variation

This graph details cumulative actual income (operating and capital) compared to cumulative budgeted income to provide a year to date variation. This KPI gives an indication of the projected end of year income position.

An acceptable year to date variation of +/-5% has previously been established for this KPI.

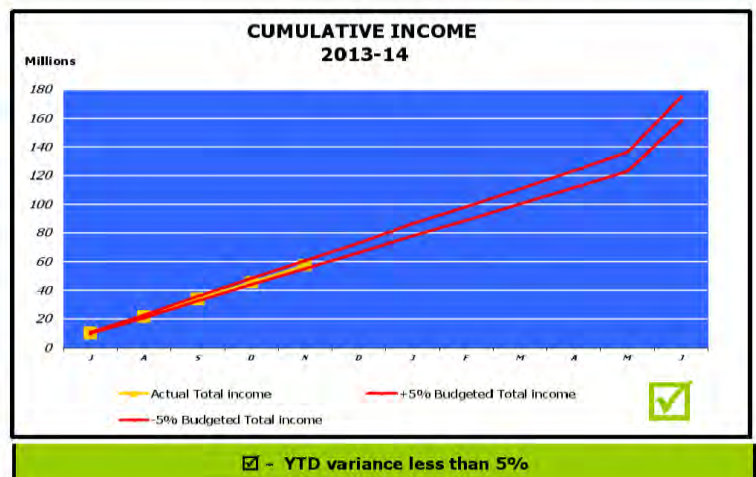
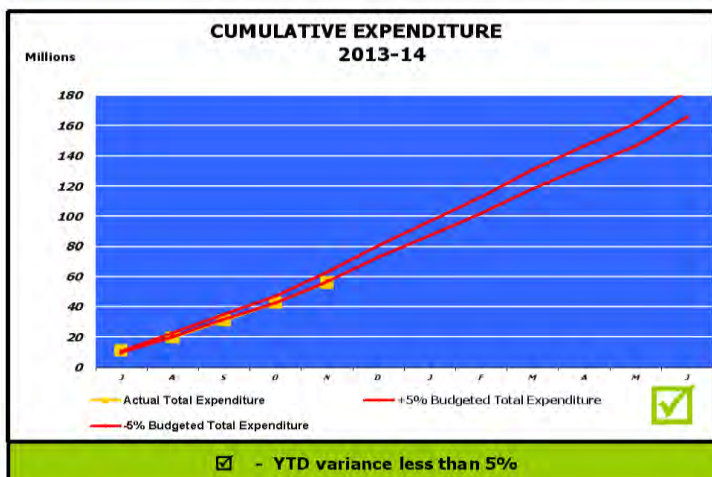
As at 30 November 2013 the actual year to date income of \$57.9 million was 0.19% (or \$109K) above the cumulative budgeted year to date income of \$57.8 million.

- Significant items contributing to these variations are listed within Attachment 1(a).

Inventory of funds (Attachment 2)

This attachment details the balances as at 30 November 2013 of invested funds (including our general bank account), debenture loans and funds drawn down on short term cash advance facilities.

Original adopted budget		Approved budget	Cumulative		Variance YTD Fav./Unfav.	Variance YTD %	Notes	Total committed
			Actual YTD	Budget YTD				
Operating income								
16,067,204	Grants, subsidies and contributions	11,919,404	5,226,169	5,212,056	14,113	0.3%		0
3,510,446	Statutory income	3,501,031	1,868,753	1,860,740	8,013	0.4%		0
5,632,552	User charges	5,628,552	1,344,020	1,298,279	45,741	3.5%		0
109,484,576	Rates income	109,484,576	44,880,931	44,850,608	30,323	0.1%		0
1,265,890	Reimbursements	1,277,390	1,166,902	903,927	262,975	29.1%	1	0
117,420	Investment income	117,420	40,931	48,910	(7,979)	-16.3%		0
356,038	Other income	365,038	210,353	219,160	(8,807)	-4.0%		0
136,434,126	Total Operating Income	132,293,411	54,738,060	54,393,680	344,380	0.6%		0
Operating expenditure								
53,010,301	Employee costs	53,177,395	21,396,269	21,791,381	395,112	1.8%		0
27,575,407	Contractual services	29,063,597	10,816,232	11,968,234	1,152,003	9.6%	2	7,306,620
12,515,929	Materials	12,801,287	4,969,333	5,333,869	364,536	6.8%	3	1,028,754
26,072,900	Depreciation	26,072,900	10,863,660	10,863,660	0	0.0%		0
4,637,186	Finance charges	4,637,186	2,242,267	2,242,267	0	0.0%		0
11,257,988	Other expenses	11,289,476	5,266,290	5,276,966	10,675	0.2%		781,041
135,069,711	Total Operating Expenditure	137,041,841	55,554,051	57,476,377	1,922,326	3.3%		9,116,415
1,364,415	Funding surplus/(deficit) from operations	(4,748,430)	(815,991)	(3,082,697)	2,266,705			(9,116,415)
Project and Capital Works expenditure								
4,397,180	Project expenses	7,211,100	1,299,257	1,777,329	478,072	26.9%	4	910,620
21,517,290	Project capital	32,464,642	5,986,457	6,472,292	485,835	7.5%	5	8,035,989
4,947,640	Capital	5,548,116	1,301,662	2,112,690	811,028	38.4%	6	1,464,213
30,862,110	Total Project and Capital Works	45,223,858	8,587,376	10,362,311	1,774,935	17.1%		10,410,822
Funding								
825,000	Project income	1,704,582	349,440	404,122	(54,682)	-13.5%	7	0
2,030,850	Capital income	3,685,139	658,015	767,992	(109,977)	-14.3%	8	0
2,009,560	Sale of plant and equipment	2,009,560	555,499	837,317	(281,818)	-33.7%	9	0
4,865,410	Total Funding	7,399,281	1,562,953	2,009,431	(446,478)	-22.2%		0
(25,996,700)	Net expenditure - Project and Capital Works	(37,824,577)	(7,024,423)	(8,352,880)	1,328,457			(10,410,822)
Major Projects Fund								
12,728,894	MPF - expenditure	14,734,456	2,196,186	2,303,386	107,200	4.7%		1,137,667
2,270,000	MPF - income	1,640,752	414,804	396,189	18,615	4.7%		0
(10,458,894)	Net expenditure - Major Projects Fund	(13,093,704)	(1,781,383)	(1,907,197)	125,814			(1,137,667)
Climate Change Response Fund								
350,000	CCRF - expenditure	678,492	254,884	238,214	(16,670)	-7.0%		333,721
0	CCRF - income	0	58,164	0	58,164	0.0%		0
(350,000)	Net expenditure - Climate Change	(678,492)	(196,720)	(238,214)	41,494			(333,721)
Other								
1,915,675	Transfer from reserves	20,191,317	0	0	0	0.0%		0
(2,675,243)	Appropriations to reserves	(3,915,571)	0	0	0	0.0%		0
12,598,744	Loan principal drawdowns	23,914,645	0	0	0	0.0%		0
0	Less: undrawn loans from prior years	(12,965,901)	0	0	0	0.0%		0
(3,020,896)	Loan principal repayments	(3,020,896)	(337,912)	(337,912)	0	0.0%		0
26,072,900	Depreciation	26,072,900	10,863,715	10,863,715	0	0.0%		0
550,000	Other	1,478,231	1,093,328	958,761	134,567	14.0%		0
0	Add: surplus/(deficit) brought forward - including financial assistance grant in advance in 2012-13	4,590,478	4,590,478	4,590,478	0	0.0%		0
35,441,180	Net other	56,345,203	16,209,609	16,075,042	134,567			0
0	Funding surplus/(deficit)	0	6,391,093	2,494,054	3,897,038			(20,998,625)



Items contributing to year to date variance

Note	Description	YTD variance favourable/ (unfavourable)	Variance YTD %	Comment
1	Reimbursements	\$262,975	29.1%	
	Budget Review 2	\$ 267,966		The Local Government Schemes Special Distribution 2013 has resulted in Council receiving three special distributions totalling \$267,966. These are contributions from the Local Government Association Workers Compensation Scheme, Mutual Liability Scheme and Asset Mutual fund. Budget adjustments relating to these items will form part of Budget Review 2.
2	Contractual services	\$1,152,003	9.6%	
	Budget timings			The variance reflects budgeted expenses that were timed to occur prior to and including November. After taking into account total expenditure and committed costs at the reporting date no significant variances are projected for the year.
3	Materials	\$364,536	6.8%	
	Budget timings			The variance reflects budgeted expenses that were timed to occur prior to and including November. After taking into account total expenditure and committed costs at the reporting date no significant variances are projected for the year.
4	Project expenses	\$478,072	26.9%	
	Budget timings / Budget Review 2			The variance reflects budgeted expenses that were timed to occur prior to and including November. As noted in the Monthly Financial Report discussion, a comprehensive review of budget expense timings and the projected year end expenditure position will be performed as part of Budget Review 2. The outcomes of which will be presented to Council on 11 March 2014.
5	Project capital	\$485,835	7.5%	
	Budget timings/ Budget Review 2			The variance reflects budgeted expenses that were timed to occur prior to and including November. As noted in the Monthly Financial Report discussion, a comprehensive review of budget expense timings and the projected year end expenditure position will be performed as part of Budget Review 2. The outcomes of which will be presented to Council on 11 March 2014.
6	Capital	\$811,028	38.4%	
	Budget timings/ Budget Review 2			The variance reflects budgeted expenses that were timed to occur prior to and including November. As noted in the Monthly Financial Report discussion, a comprehensive review of budget expense timings and the projected year end expenditure position will be performed as part of Budget Review 2. The outcomes of which will be presented to Council on 11 March 2014.
7	Project income	(\$54,682)	(13.5%)	
	Budget timings / Budget Review 2			The variance reflects budgeted income that were timed to occur prior to and including November and relates to project expenditure above.
8	Capital income	(\$109,977)	(14.3%)	
	Budget timings / Budget Review 2			The variance reflects budgeted income that were timed to occur prior to and including November and relates to project capital expenditure above.
9	Sale of plant and equipment	(\$281,818)	(33.7%)	
	Budget timings / Budget Review 2			The variance reflects budgeted income that were timed to occur prior to and including November and relates to capital expenditure above.

CASH RESOURCES

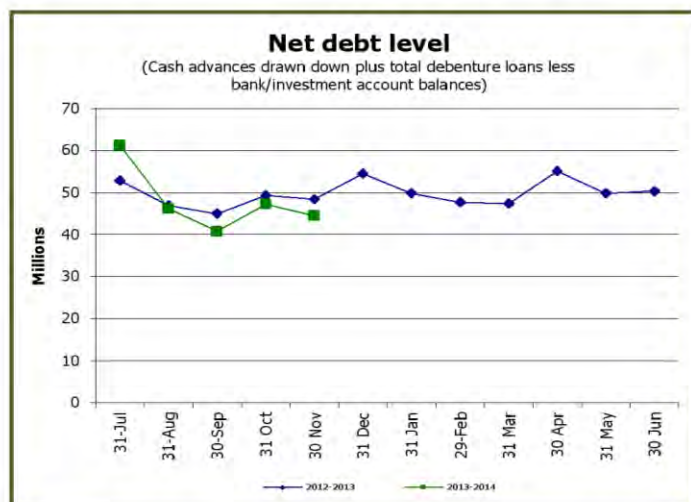
Bank/investment accounts	Rate	Institution	Balance per ledger at 31-Oct-13	Movements Nov-13	Balance per ledger at 30-Nov-13
Operating					
City of Onkaparinga - Municipal account		CBA	457,559	1,664,455	2,122,014
Short-term investment - Municipal	2.50%	LGFA	0	0	0
Dedicated investments					
Hazel McKenzie Complex Carpark	2.50%	LGFA	13,254	0	13,254
Margaret Cutten Library Trust	2.50%	LGFA	61,778	0	61,778
Open Space	2.50%	LGFA	2,248,279	0	2,248,279
Water Proofing the South	2.50%	LGFA	0	0	0
Road remediation funding	2.50%	LGFA	1,033,151	0	1,033,151
Total bank/investment accounts			3,814,021	1,664,455	5,478,476

Cash advances	Current limit	Rate	Institution	Balance per ledger at 31-Oct-13	Movements Nov-13	Balance per ledger at 30-Nov-13
Cash advance debentures	(18,000,000)	4.75%	LGFA	0	0	0
MPF variable rate loans	(26,300,000)	4.75%	LGFA	(13,960,000)	845,000	(13,115,000)
Total cash advance debentures	(44,300,000)			(13,960,000)	845,000	(13,115,000)
Available funds				30,340,000		31,185,000

DEBT

Debenture loans	Final payment	Rate	Institution	Balance per ledger at 31-Oct-13	Movements Nov-13	Balance per ledger at 30-Nov-13
(Fixed credit foncier loans)						
No 49	1/05/2018	5.88%	Transport SA	(19,496)	0	(19,496)
ONKA 03	17/11/2018	6.38%	LGFA	(4,308,104)	333,094	(3,975,010)
ONKA 04	15/06/2021	6.75%	LGFA	(1,868,981)	0	(1,868,981)
ONKA 05	15/06/2022	6.92%	LGFA	(4,210,279)	0	(4,210,279)
ONKA 06	16/06/2023	7.82%	LGFA	(2,614,457)	0	(2,614,457)
ONKA 07	16/06/2023	7.88%	LGFA	(1,612,904)	0	(1,612,904)
ONKA 08	15/09/2025	6.20%	LGFA	(173,178)	0	(173,178)
MPF6	15/06/2026	6.90%	LGFA	(9,496,068)	0	(9,496,068)
MPF7	15/06/2027	5.35%	LGFA	(6,603,344)	0	(6,603,344)
MPF8	15/06/2027	5.35%	LGFA	(6,214,912)	0	(6,214,912)
Total debenture loans				(37,121,722)	333,094	(36,788,629)
Plus: cash advances drawn down		4.75%	LGFA	(13,960,000)	845,000	(13,115,000)
Total debt (including working capital requirements)				(51,081,722)	1,178,094	(49,903,629)

(Credit foncier loans have fixed interest rates. Early payout of these loans is a costly exercise given penalty costs incurred.)



Highlights of the month

The rates at the time of writing this report are 4.75% on cash advance debentures and 2.50% on 24 hour call deposits.

The second quarter rate notices fell due for payment on 1 December 2013.

9.2 Clarendon Streetscape Upgrade; Request for Use of the Council Seal

This report seeks Council approval to affix the Council Seal on a State Government Funding Deed for the Clarendon streetscape drainage works.

This is an update on a previously reported subject, concept or issue.

Director: Steve Mathewson, Director Finance and Commercial
Report Author: Debbie Rich, Project Leader
Contact Number: 8384 0562
Attachments: 1. Funding Deed under South Australian Transport System Responsiveness Program (13 pages)

1. Recommendation

That Council approve the Mayor and Chief Executive Officer to affix the Council Seal to and execute the Funding Deed under the South Australian Transport System Responsiveness Program (Installation of Drainage Infrastructure along RN04615 Grants Gully Road, Clarendon), as provided in Attachment 1 to this agenda report.

2. Background

Drainage works have been undertaken along Grants Gully Road as part of the Clarendon streetscape project. A contribution of \$127,495.97 (GST inc) towards these works has been negotiated with the Department of Planning, Transport and Infrastructure. The funding is being provided under a formal Deed of Agreement, which requires execution by affixing the Council Seal.

3. Financial Implications

The funding will be registered as income for the Clarendon streetscape project as part of Budget Review 2 for 2013–14.

4. Risk and Opportunity

Key risk/opportunity	Details and analysis
External income	The successful negotiations have realised a State Government contribution towards the streetscape works.

5. Discussion

The Clarendon streetscape upgrade proposes an exciting new look for the main street of the township while recognising the historical importance of the area.

A concept plan for the upgrade was developed by council in 2008. The plan was informed by previous streetscape planning and an audit that identified a range of

issues and opportunities including improved stormwater management. Drainage works were subsequently completed in 2012–13.

As Grants Gully Road is under State Government care and control, a cost sharing arrangement for installation of the drainage infrastructure has been negotiated with the Department of Planning, Transport and Infrastructure.

The funding has been granted through the South Australian Transport System Responsiveness Program under a formal Deed of Agreement. Council approval is required to delegate authority for the Mayor and Chief Executive Officer to affix the Council Seal to execute the Funding Deed.

Attachment 1

**FUNDING DEED
UNDER
SOUTH AUSTRALIAN TRANSPORT SYSTEM RESPONSIVENESS PROGRAM**
(Installation of Drainage Infrastructure along RN04615 Grants Gully Road, Clarendon)

BETWEEN

COMMISSIONER OF HIGHWAYS
("Commissioner")

AND

THE COUNCIL NAMED IN THE SCHEDULE
("Council")

LM: 108704

SJHOW

DEED dated the day of

PARTIES:

COMMISSIONER OF HIGHWAYS, a body corporate pursuant to the *Highways Act 1926*
.....(**"Commissioner"**)

AND

THE COUNCIL NAMED IN THE SCHEDULE, a body corporate under the *Local Government Act 1999*.....(**"Council"**)

IT IS AGREED:

1. FUNDING

- 1.1 Subject to this deed, the Commissioner will pay the Council up to the amount of money specified in the Schedule ("**Funding**").
- 1.2 The Council must only use the Funding for the "**Purpose**" set out in the Schedule.
- 1.3 For the purposes of this deed, the "**Funding Period**" is the period commencing on the Start Date and, subject to funding being available, will continue until the End Date. The "**Start Date**" and "**End Date**" are set out in the Schedule.
- 1.4 The Funding is payable by way of progress payments in arrears for work undertaken for the Purpose and may also be part payable (if indicated in the Schedule) by way of an initial instalment in advance.
- 1.5 During the Funding Period, the Council is entitled in accordance with the conditions set out in the Schedule:
 - 1.5.1 to invoice the Commissioner for the payment of the amount of any initial instalment in advance set out in the Schedule (if any); and
 - 1.5.2 once the amount of the initial instalment in advance (if any) has been expended on work undertaken for the Purpose, to invoice the Commissioner for progress payment(s) for work undertaken for the Purpose.The total of any initial instalment in advance (if any) and all progress payments must not exceed the amount of the Funding.
- 1.6 At the end of the Funding Period the Council must provide a report on the level of any unexpended Funding.
- 1.7 The Council must repay any part of the Funding which is unexpended at the end of the Funding Period to the Commissioner, unless the Commissioner gives written approval for the Council to retain the money.

2. GST

- 2.1 This clause 3 does not apply if the Funding is an appropriation for the purposes of paragraph 9-15(3)(c) of the *A New Tax System (Goods and Services Tax) Act 1999* ("**GST Law**").
- 2.2 In addition to any amounts payable by the Commissioner as part of the Funding ("**Base Payment**"), the Commissioner must, if in relation to a Taxable Supply for which the Commissioner has received a Tax Invoice, pay to the

LM: 108704

SJHOW

Council an additional amount ("**GST Payment**") calculated by multiplying the Base Payment by the rate at which GST is levied at the time of this deed.

- 2.3 The GST Payment is payable at the same time and subject to the same conditions as the Base Payment. "Taxable Supply", "GST" and "Tax Invoice" have the meaning attributed under the GST Law.

3. **ADMINISTRATION OF DEED**

- 3.1 Any power or discretion exercisable by the Commissioner under this deed may be exercised by the person ("**Commissioner's Representative**") for the time being in the position within the Department for Planning, Transport and Infrastructure ("**Department**") set out in the Schedule.
- 3.2 Any power or discretion exercisable by the Council under this deed may be exercised by the person ("**Council's Representative**") for the time being in the position within the Council set out in the Schedule.

4. **PROVISION OF FINANCIAL INFORMATION**

- 4.1 The Council must provide the Commissioner with appropriate and regular information, records and reports as the Commissioner may request from time to time about:
- 4.1.1 the administration and financial affairs of the Council;
 - 4.1.2 the progress of and any change to the authorised scope of the Purpose;
 - 4.1.3 any significant changes to the nature and scope of the activities conducted by the Council;
 - 4.1.4 any other matter relevant to the granting of assistance;
 - 4.1.5 any other funding or financial assistance promised or received from any source other than the Commissioner;
 - 4.1.6 the Council's management of the Funding, including, but not limited to, the economic and efficient use of resources to achieve the outcomes of the Purpose; and
 - 4.1.7 the performance of the Council's undertakings and obligations under this deed.
- 4.2 The information provided by the Council must be sufficient for the Commissioner to make an informed judgement about:
- 4.2.1 the Council's ongoing financial position and its resources and expertise in relation to the Purpose;
 - 4.2.2 the Council's performance in managing public moneys, acquiring and using resources economically and efficiently and in achieving specified objectives in relation to the Purpose;
 - 4.2.3 the overall effectiveness of the Funding throughout the Funding Period;
 - 4.2.4 compliance with legislation and generally accepted accounting principles; and
 - 4.2.5 compliance with the Council's constitution and the conditions of this deed.
- 4.3 The Council must permit any officer authorised by the Commissioner:

- 4.3.1 to enter the Council's premises and to have access to all accounting records, equipment, documents and information in possession of the Council; and
- 4.3.2 to interview employees of the Council on matters pertaining to the operations of the Council.

5. **OBLIGATIONS OF THE COUNCIL**

The Council must:

- 5.1 use the Funding only for the Purpose for which the Funding was made;
- 5.2 ensure that any works undertaken towards the Purpose are undertaken in accordance with (and to the standard required by) any applicable Standards published by Austroads and Standards Australia Limited;
- 5.3 maintain accounting records of the Funding in accordance with generally accepted accounting principles;
- 5.4 ensure that any activity carried out by the Council in connection with the Council's use of the Funding complies with the laws from time to time in force in South Australia;
- 5.5 comply with its constitution;
- 5.6 comply with the reporting requirements set out in the Schedule;
- 5.7 prepare financial statements in accordance with Australian Accounting Standards at the end of the Funding Period and submit the financial statements, signed by a senior office holder of the Council, to the Commissioner no later than one calendar month after the expiry of the Funding Period;
- 5.8 where the Funding to Council is in excess of One Million Dollars (GST exclusive), prepare financial statements in the nature of a general purpose financial report; and
- 5.9 where requested by the Commissioner, provide to the Department management accounts, annual reports, financial statements and any other information or documents relevant to the Council's operations.

6. **TERMINATION**

- 6.1 If the Council fails to comply with this deed, the Commissioner may:
 - 6.1.1 require the Council to repay either the whole or a portion of the Funding (whether expended or not);
 - 6.1.2 withhold all future funding from the Council;
 - 6.1.3 pursue any legal rights or remedies which may be available to the Commissioner; and
 - 6.1.4 terminate or curtail any program or project conducted by the Commissioner of which the Purpose conducted by the Council is part.
- 6.2 The Commissioner may review any decision made pursuant to this clause if the Council is able to satisfy the Commissioner within a period of 30 days from the decision that the Council has complied with the conditions of this deed.
- 6.3 Nothing in this deed is to be taken to limit the Commissioner's discretion to determine whether and how any program or project of the Commissioner is to

be conducted, except if and to the extent that the Commissioner gives an express undertaking in that regard.

7. **INSURANCE**

The Council warrants that it is a member of the Local Government Association Mutual Liability Scheme ("**Scheme**") and is bound by the Scheme pursuant to section 142 and Schedule 1, Part 2 of the *Local Government Act 1999* (SA) ("**Act**") and in the event that the Council ceases to be a member of the Scheme it will forthwith, pursuant to Section 142(1) of the Act and the regulations under that Act, take out and maintain insurance to cover its civil liabilities at a minimum level of cover of AUD \$50 million.

8. **AUDIT**

The Commissioner may direct the Council to arrange for the financial accounts relating to the Funding to be audited at the Council's expense. The Commissioner may specify the minimum qualifications to be held by a person appointed to conduct the audit.

9. **ASSIGNMENT**

The Council must not assign, novate or encumber any of its rights or obligations under this deed.

10. **PUBLICITY**

The Council must not make or permit a public announcement or media release to be made about any aspect of this deed without first obtaining the Commissioner's consent.

11. **SIGN POSTING**

Not Applicable

12. **CONSENT**

If the Council requires the Commissioner's consent under this deed, the Commissioner may, in its absolute discretion, give or withhold its consent and if giving consent, the Commissioner may impose any condition on that consent that it considers appropriate. The Commissioner's consent will not be effective unless it is in writing and signed.

13. **ENTIRE DEED**

This deed incorporates any attached schedules and annexures. This deed contains the entire agreement between the parties with respect to its subject matter and supersedes any prior agreement, understanding or representation of the parties on the subject matter.

14. **PROPER LAW**

The laws in force in South Australia apply to this deed.

15. **JURISDICTION OF COURTS**

The courts of South Australia have non-exclusive jurisdiction to determine any proceeding in relation to this deed. Any proceeding brought in a Federal Court must be instituted in (and remain with) the Adelaide Registry of that Federal Court.

16. **COMPLIANCE WITH LAWS**

The Council must comply with the laws in force in South Australia in the course of performing its obligations under this deed.

17. **NOTICES**

A notice is properly given or served if the party delivers it by hand, posts it or transmits it by electronic mail or facsimile, to the address of the Representative of the other party. A notice is taken to be received:

- 17.1 if sent by post, at the time it would have been delivered in the ordinary course of the post to the address to which it was sent;
- 17.2 if sent by facsimile, at the time which the sender's facsimile machine records that the communication has been transmitted satisfactorily (or, if such time is outside normal business hours (9am to 5pm on a business day), at the time of resumption of normal business hours);
- 17.3 if sent by electronic mail or other electronic means, only in the event that the other party acknowledges receipt by any means; or
- 17.4 if delivered by hand, the party who sent the notice holds a receipt for the notice signed by a person employed at the physical address for service.

18. **ACKNOWLEDGMENT**

The satisfactory completion of the works for the Purpose, the making of regular progress payments (see note under item 6 of the Schedule) and on-going compliance with reporting obligations, may be taken into account as a factor in assessing any future applications by the Council for funding under the State Black Spot Program.

19. **WAIVER**

Any waiver of any provision of this deed is ineffective unless it is in writing and signed by the party waiving its rights. A waiver by either party in respect of a breach of a provision of this deed by the other party is not a waiver in respect of any other breach of that or any other provision. The failure of either party to enforce any of the provisions of this deed at any time must not be interpreted as a waiver of that provision.

20. **VARIATION**

Any variation of this deed must be in writing and signed by each party (or its Representative). Any request by the Council for agreement to vary the Funding or the Purpose must be accompanied by sufficient details explaining the reasons for the requested variation to enable the Commissioner to have regard to its merits.

21. **READING DOWN AND SEVERANCE**

In the event that any provision or portion of any provision of this deed is held to be unenforceable or invalid by a Court of competent jurisdiction, the validity and enforceability of the remaining provisions or portions of such provisions of this deed shall not be adversely affected. The offending provision or part of a provision shall be read down to the extent necessary to give it legal effect, or shall be severed if it cannot be read down, and the remaining part and provisions of this deed shall remain in full force and effect.

22. **AUDITOR GENERAL**

Nothing in this deed derogates from the powers of the Auditor-General under the *Public Finance and Audit Act 1987* (South Australia). Without limiting this clause, the Council acknowledges the Auditor General's obligations and powers under sections 32 and 34 of the *Public Finance and Audit Act 1987* (South Australia).

23. **PUBLIC DISCLOSURE**

The Commissioner may disclose this deed and/or information relating to this deed in both printed or electronic form and either generally to the public or to a particular person as a result of a specific request. Nothing in this clause derogates from the Council's obligations under any provision of this deed or the provisions of the *Freedom of Information Act, 1991*.

24. **SPECIAL CONDITIONS**

The special conditions set out in the Schedule (if any) form part of this deed.

EXECUTED as a **DEED**

By the Commissioner

THE COMMON SEAL of the
COMMISSIONER OF HIGHWAYS

was affixed

on:

(Date above)

(Affix Seal Above)

in the presence of:

Witness Signature:.....

Print Name:

By the Council

THE COMMON SEAL of the
COUNCIL NAMED IN THE SCHEDULE

on

(Insert date above)

in the presence of

.....
Witness

[Print Name:

]

SCHEDULE

1. **THE COUNCIL**

Legal Name: City of Onkaparinga
Trading Name: City of Onkaparinga
Site Address: Ramsey Place
NOARLUNGA CENTRE SA 5168
Postal Address: PO Box 1
NOARLUNGA CENTRE SA 5108
ABN: 97 047 258 128

2. **REPRESENTATIVES**

Commissioner's Representative

Name: Andrew Milazzo
Position: Executive Director
Address: 77 Grenfell Street
ADELAIDE SA 5000
Telephone: 08 8343 2296
Fax: 08 8343 2805
E-mail: andy.milazzo@sa.gov.au

Council's Representative

Name: Debbie Rich
Position: Project Leader
Address: PO Box 1
NOARLUNGA CENTRE SA
5168
Telephone: 08 8384 0666
Fax: 08 8382 8744
E-mail: debbie@onkaparinga.sa.gov.au

3. **PURPOSE**

The Funding is provided for the Purpose of the Council undertaking (within the Funding Period) the Project described below (and in any plans attached to this deed) in accordance with (and to the standard required by) any applicable Standards published by Austroads and Standards Australia Limited.

Description of Project

The project entails the installation of stage one drainage works in three different locations along Grants Gully Road between Clarendon Road and Miller Street. Drainage localities, details and cost shares are included in the attached plans (drawing number 6588 sheets 26-27) and the attached cost breakdown structure.

4. **FUNDING PERIOD**

Start Date: 23 September 2013

End Date: 30 June 2014

5. **FUNDING**

Amount (AUD): \$127,495.97 (GST inclusive)

6. **MANNER & CONDITIONS OF PAYMENT**

Limit on payments

The Funding of \$127,495.97 (GST inclusive) is the maximum total amount the Commissioner may be liable to pay the Council under this deed.

Initial Instalment in Advance & Progress Payments

The following table sets out the details of payments, comprising the Funding the Council may invoice the Commissioner for in accordance with clause 1.5 of the deed.

Payment	Amount AUD (GST Inclusive)
Initial Instalment in Advance <small>(Note: If no amount is indicated <u>then</u> no Initial Instalment in Advance will be made and the Funding will be made entirely through Progress Payments in arrears)</small>	\$0
Allocation for Progress Payments	\$127,495.97
Total Funding	\$127,495.97

Periodic Progress Payments

Except in relation to the last Quarter prior to an End Date of 30 June, the Council is entitled (provided any instalment in advance has been expended) to invoice the Commissioner after the end of each Quarter (or after another interval agreed between the parties) for progress payments for work undertaken for the Purpose.

A "**Quarter**" is the 3 calendar month period ending on 31 March, 30 June, 30 September and 31 December of each year during the Funding Period.

Last Quarter: If the End Date is 30 June (to coincide with the end of the Financial Year) then the Council must by **1 June** issue the Commissioner with the final invoice for all works undertaken for the Purpose. Late invoices will only be accepted with the written agreement of the Commissioner.

Note on Regular Invoices: The Commissioner expects that works for the Purpose will be undertaken promptly during the Funding Period and expects to receive the invoice for any instalment in advance (if any) soon after the commencement of this deed and then regular subsequent receipt of invoices for progress payments.

Invoices

The Commissioner is **not** obligated to pay an invoice unless properly rendered. An invoice is properly rendered if it:

- (a) is issued in respect of a payment for which the Council is entitled to invoice for under this deed;

- (b) quotes the relevant purchase order number allocated by the Commissioner;
- (c) is accompanied by a Claim Form and invoices (if any) from the Council's contractor(s) undertaking work for the Purpose;
- (d) reflects the correct amount for payment under this deed; and
- (e) is a valid Tax Invoice in accordance with GST Law.

The "Claim Form" must set out:

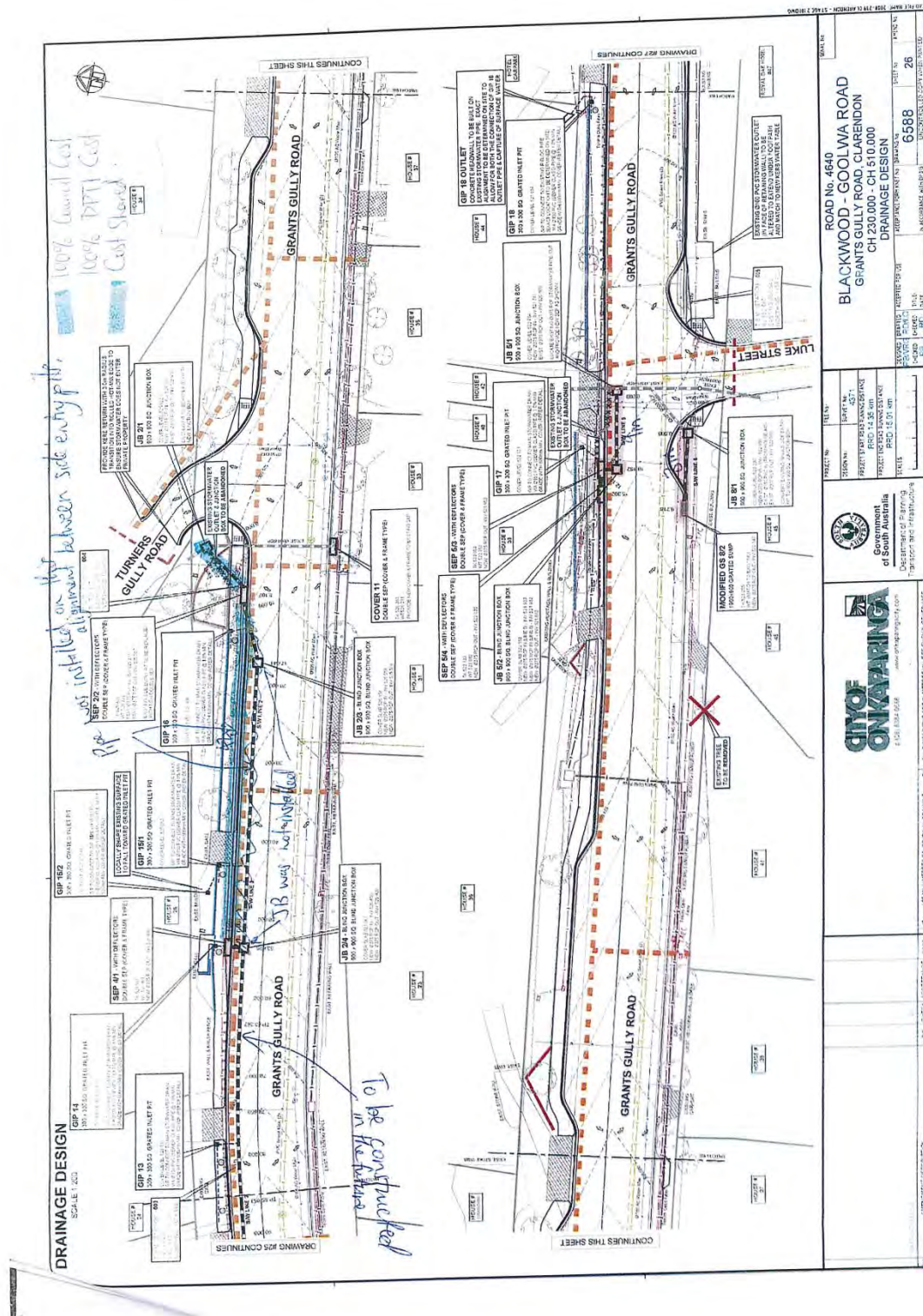
- (a) The progress of the work towards the Purpose.
- (b) Project expenditure report from Council's financial management system and a summary schedule of expenditure.
- (c) Statement of the amount of any under or over expenditure of the Funding.

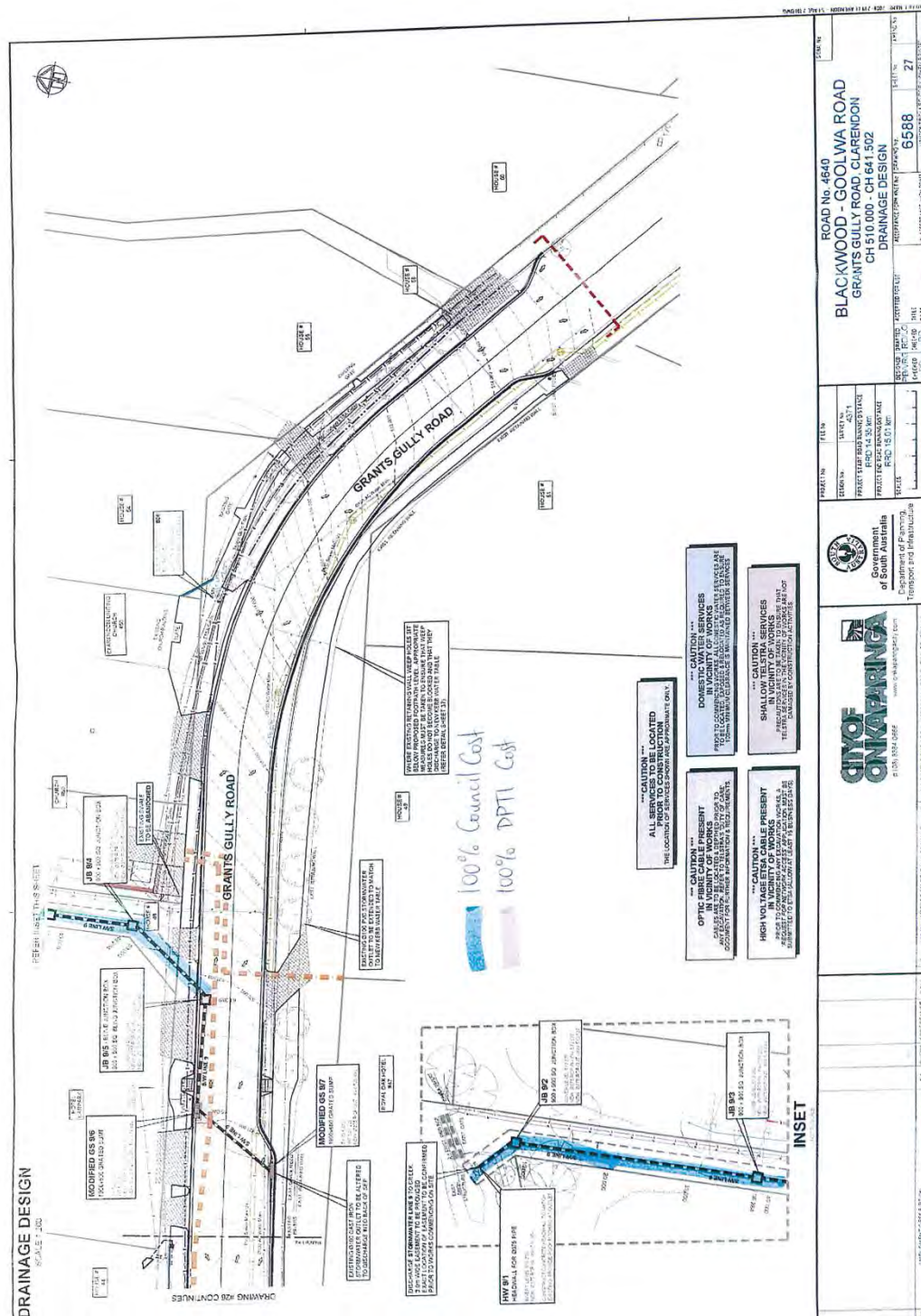
Payment Term

Provided that the total amount of the Funding has not been (or will be) exceeded, the Commissioner must pay the amount of a properly rendered invoice for an Initial Instalment in Advance (if indicated above) and a progress payment for work undertaken towards the Purpose issued by the Council, within 30 days of receiving the Council's invoice.

7. ADDITIONAL REPORTING REQUIREMENTS

Report (Title)	Frequency (By when)	Requirements (Information and applicable standard)
Project Report	Monthly or 7 days from request.	<ul style="list-style-type: none"> • The progress of the Project and scheduling of works. • Updated Expenditure forecasts during the term of the funding period • The management of the Funding (i.e. break down of expenditure of the Funding). • Any changes to the authorised scope of the Project. • Any significant changes to the nature and scope of the activities conducted by the Council. • Any operational matters requested from time to time by the Commissioner for inclusion in the Project Report.
Financial Statements (As referred to in clauses 5.7 and 5.8 of the Deed)	Within 30 days from the expiry of the Funding Period.	<p>Financial Statements prepared in accordance with Australian Accounting Standards setting out in detail the Council's expenditure of the Funding (with invoices attached from any contractors engaged for the Purpose) and signed by a senior office holder of the Council.</p> <p>Standard: If the Funding is in excess of \$1 M (GST exclusive) <u>then</u> the recipient must prepare its Financial Statements in the nature of a general purpose financial report.</p>





Council Expenditure for Project

Item	Shared Costs	Council Costs	DPTI Cost (%)	Council Cost (%)	DPTI Cost (\$)	Council Cost (\$)
Service locations/depthing	\$ 13,004.00		45%	55%	\$ 5,913.92	\$ 7,090.08
Easement (48 Grants Gully Road)			0%	100%	\$ -	\$ 5,380.00
Excavation	\$ 39,029.00	\$ 5,380.00	45%	55%	\$ 17,749.50	\$ 21,279.50
Trench reinstatement	\$ 43,419.00		45%	55%	\$ 19,745.97	\$ 23,673.03
Drainage pipes and pits	\$ 12,636.00		100%	0%	\$ 12,636.00	\$ -
Materials (i.e. concrete, quarry material, sand bags)	\$ 31,968.00		45%	55%	\$ 14,533.77	\$ 17,424.23
Plant and Labour (i.e. Council crew)	\$ 32,015.00		45%	55%	\$ 14,569.69	\$ 17,455.31
Minor reinstatement works	\$ 56,152.00		45%	55%	\$ 26,446.20	\$ 31,705.80
Misc (i.e. container hire, water service relocation)	\$ 3,500.00		45%	55%	\$ 1,591.72	\$ 1,908.28
	\$ 6,000.00		45%	55%	\$ 2,728.66	\$ 3,271.34
Totals	\$ 239,713.00	\$ 5,380.00			\$ 115,905.43	\$ 129,187.57

Council Drainage Quantity Breakdown

Item	Quantity	Estimated Unit Cost of Drainage Items	Estimated Cost Breakdown from \$31,958 drainage cost	DPTI Cost (%)	Council Cost (%)	DPTI Cost (\$)	Council Cost (\$)
Southern End							
1 Side Entry Pit	2	\$ 900.00	\$ 1,800.00	100%	0%	\$ 1,800.00	\$ -
2 Junction Box	1	\$ 900.00	\$ 900.00	100%	0%	\$ 900.00	\$ -
3 375mm RCP (in metres)	22	\$ 101.57	\$ 2,234.61	100%	0%	\$ 2,234.61	\$ -
Northern End							
4 Side Entry Pit	5	\$ 900.00	\$ 4,500.00	100%	0%	\$ 4,500.00	\$ -
5 3 Junction Boxes (near Luke Street)	3	\$ 900.00	\$ 2,700.00	100%	0%	\$ 2,700.00	\$ 900.00
6 1 Junction Box (pit 2/1) (near Turners Gully Road)	1	\$ 900.00	\$ 900.00	0%	100%	\$ -	\$ 900.00
7 these are the three in the easement at house number 48	3	\$ 900.00	\$ 2,700.00	0%	100%	\$ -	\$ 2,700.00
8 375mm RCP (from pit 4/1 to 2/2) (in metres)	42	\$ 101.57	\$ 4,266.07	11%	89%	\$ 469.27	\$ 3,796.81
9 375mm RCP (from pit 2/2 to 2/1) (in metres)	7	\$ 101.57	\$ 711.01	0%	100%	\$ -	\$ 711.01
10 375mm RCP (from pit 8/2 to 8/1) (in metres)	8	\$ 101.57	\$ 812.59	100%	0%	\$ 812.59	\$ -
11 375mm RCP (from pit 5/4 to 5/1) (in metres)	11	\$ 101.57	\$ 1,117.30	100%	0%	\$ 1,117.30	\$ -
12 in number 48) (in metres)	74	\$ 101.57	\$ 7,516.41	0%	100%	\$ -	\$ 7,516.41
Reinstatement of road surface after pipe installation, DPTI holmix (in metres) (Excluded from costs as this is 100% associated with DPTI)	29			0%	100%	\$ -	\$ 900.00
13 crosspipes and pits)	1	\$ 900.00	\$ 900.00	0%	100%	\$ -	\$ 900.00
14 End of stormwater line treatment (C550 of 48 Grants Gully Road)	1	\$ 900.00	\$ 900.00	0%	100%	\$ -	\$ 900.00
15 Headwall							
Totals			\$ 31,958.00			\$ 14,533.77	\$ 17,424.23
Relative percentage contributions based on drainage costs to be applied to all general items							45%
Note:							55%

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9.3 **Certificate of Consent for the Deposit of a Plan of Division (145/D039/2012 Stage 2B) 93 Griffiths Drive, Seaford**

This report seeks Council approval for the Mayor and Chief Executive Officer to sign and seal a Certificate of Consent for the Deposit of a Plan of Division in order to carry forward the Land Management Agreement to the new titles in land division application 145/D039/2012 Stage 2B, 93 Griffiths Drive, Seaford

This is a regular or standard report.

Director:	Donna Barchiesi, Director People, Governance and Regulatory Services
Report Author:	Dianne Hockey, Development Officer Planning
Contact Number:	8301 7246
Attachments:	<ol style="list-style-type: none">1. Approved Plan of Division (2 pages)2. Certificate of Title (2 pages)3. Application for Certificate of Consent for the Deposit of a Plan of Division (1 page)4. Aerial photograph of site (1 page)

1. **Recommendation**

That Council approve the Mayor and Chief Executive Officer to affix the Council Seal to and execute the Application for Certificate of Consent for the Deposit of a Plan of Division created as part of an approved land division at Seaford (development application 145/D039/2012 Stage 2B), as contained in Attachment 3 to this agenda report.

2. **Background**

Where a Land Management Agreement (LMA) is entered into as part of a land division, the agreement is attached to the parent title(s) and then needs to be carried forward to the new titles for each allotment in the plan of division to which the LMA applies.

It is an administrative process of the Lands Title Office (LTO) for council to sign and affix the Council Seal for a Certificate of Consent for Deposit of a Plan of Division pursuant to Section 223LH(1)(a) of the *Real Property Act 1886*, to carry forward to the new titles.

Under delegation, the Chief Executive Officer entered into a LMA relating to designs to achieve acoustic outcomes and fencing for new dwellings within the land development to preserve the integrity of a State heritage building.

3. **Financial Implications**

There are no financial implications for this process, apart from the staff time to prepare this report, as it is an administrative requirement of the LTO.

4. Risk and Opportunity

There is no risk associated with this report as the LMA is required to be placed on the relevant titles and removed from the irrelevant ones by the LTO.

5. Discussion

Under delegation, the Chief Executive Officer entered into a LMA relating to a number of residential allotments within the Seaford development on the north west corner of Griffiths Drive and Main South Road, Seaford.

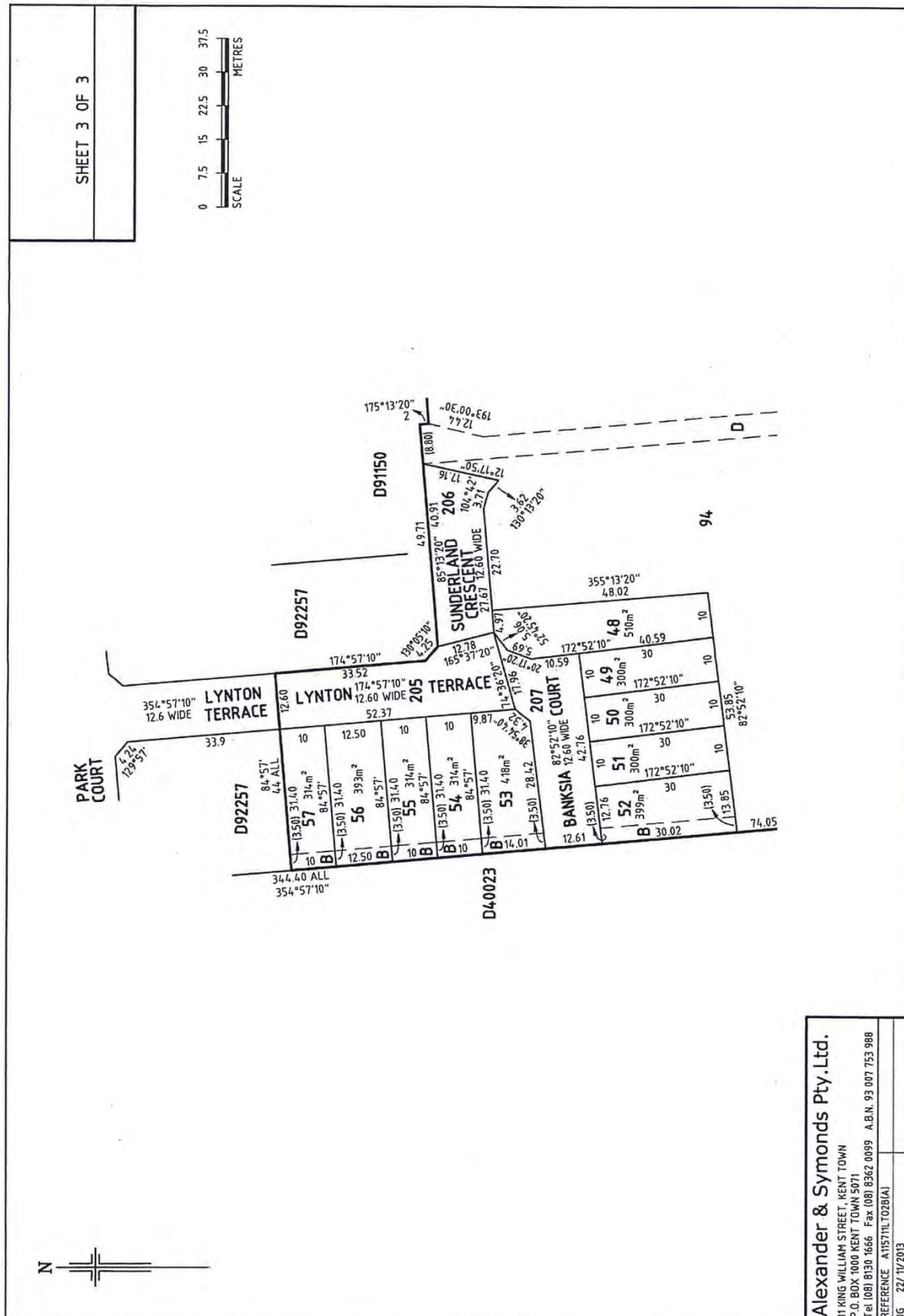
The LMA requires that development undertaken within those allotments to which it applies:

- undertake fencing in strict compliance with the approved fencing plan
- that dwellings are single storey.

Council approval is required to delegate authority for the Mayor and Chief Executive Officer to sign and affix the Council Seal to the Certificate of Consent for the Deposit of a Plan of Division.

Affixing the Council Seal and signing the Certificate of Consent for the Deposit of a Plan of Division is an administrative process of the LTO to ensure that the agreed LMA is registered on the certificate of titles for the allotments approved in development application 145/D039/2012.







Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 6108 FOLIO 823 *

COST : \$25.75 (GST exempt)	PARENT TITLE : CT 5417/507
REGION : EMAIL	AUTHORITY : RTC 11901075
AGENT : OPTA BOX NO : 062	DATE OF ISSUE : 03/04/2013
SEARCHED ON : 17/10/2013 AT : 15:20:49	EDITION : 2
CLIENT REF GATEWAY	

REGISTERED PROPRIETOR IN FEE SIMPLE

GEMTREE SEAFORD PTY. LTD. OF LEVEL 1/20 COUNCIL STREET HAWTHORN EAST VIC
3123

DESCRIPTION OF LAND

ALLOTMENT 93 DEPOSITED PLAN 91150
IN THE AREA NAMED SEAFORD
HUNDRED OF WILLUNGA

EASEMENTS

SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED D
(RTC 11901075)

SCHEDULE OF ENDORSEMENTS

11842083 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.
12002135 AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
OVER PORTION (A IN GP 24/2013)

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE
NIL

REGISTRAR-GENERAL'S NOTES

APPROVED GP 24/13
CONFIRMED IN STATE HERITAGE REGISTER 09/02/1995

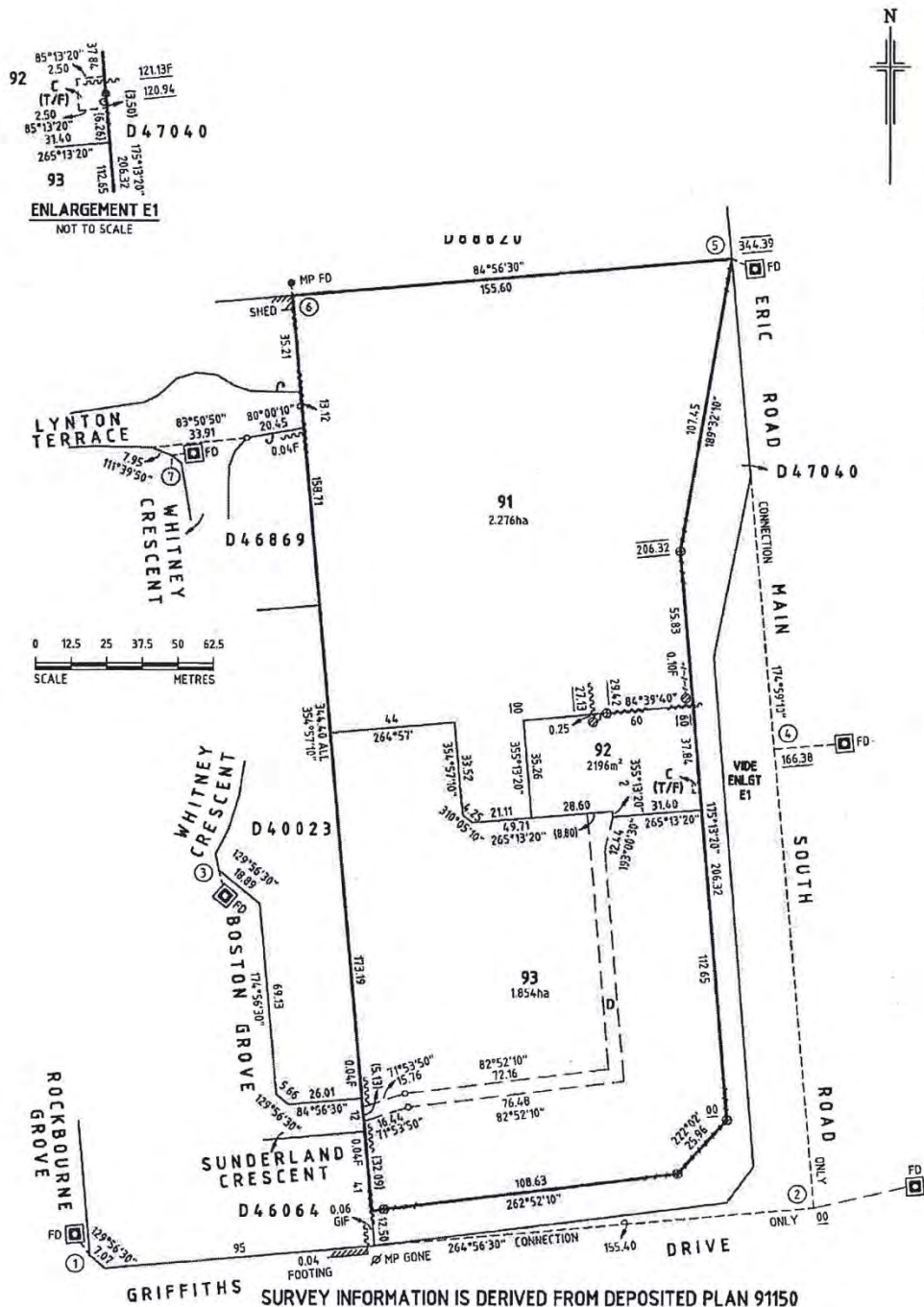
END OF TEXT.

Page 1 of 2

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

Registrar-General 

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 6108 FOLIO 823
SEARCH DATE : 17/10/2013 TIME: 15:20:49



Attachment 3

Page of

CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION		
CONSENTING PARTY (Full Name and Address) City of Onkaparinga PO Box 1 Noarlunga Centre SA 5168		
NATURE OF ESTATE OR INTEREST HELD By virtue of Agreement Number 12002135		
STATEMENT OF EFFECT ON ESTATES OR INTERESTS OF CONSENTING PARTIES		
ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
AG 12002135	Nil	Nil
<p>I/We the consenting party</p> <p>(3) certify our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office.</p> <p>(4) acknowledge that the deposit of the plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel.</p> <p style="text-align: center; margin-top: 20px;">DATED</p> <p>EXECUTION BY CONSENTING PARTY</p> <p style="margin-top: 20px;">The Common Seal of THE CITY OF ONKAPARINGA was hereunto affixed in the presence of:</p> <p>..... Mayor</p> <p>..... Chief Executive Officer</p>		

Attachment 4



18/12/2013 00:48:50 diahoc

A4 Portrait

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9.4 Certificate of Consent for the Deposit of a Plan of Division (145/D039/2012 Stage 3) 93 Griffiths Drive, Seaford

This report seeks Council approval for the Mayor and Chief Executive Officer to sign and seal a Certificate of Consent for the Deposit of a Plan of Division in order to carry forward the Land Management Agreement to the new titles in land division application 145/D039/2012 Stage 3, 93 Griffiths Drive, Seaford

This is a regular or standard report.

Director:	Donna Barchiesi, Director People, Governance and Regulatory Services
Report Author:	Dianne Hockey, Development Officer Planning
Contact Number:	8301 7246
Attachments:	1. Approved Plan of Division (2 pages) 2. Certificate of Title (2 pages) 3. Application for Certificate of Consent for the Deposit of a Plan of Division (1 page) 4. Aerial photograph of site (1 page)

1. Recommendation

That Council approve the Mayor and Chief Executive Officer to affix the Council Seal to and execute the application for the Certificate of Consent for the Deposit of a Plan of Division created as part of an approved land division at Seaford (development application 145/D039/2012 Stage 3), as contained in Attachment 3 to this agenda report.

2. Background

Where a Land Management Agreement (LMA) is entered into as part of a land division, the agreement is attached to the parent title(s) and then needs to be carried forward to the new titles for each allotment in the Plan of Division to which the LMA applies.

It is an administrative process of the Lands Title Office (LTO) for council to sign and affix the Council Seal for a Certificate of Consent for Deposit of a Plan of Division pursuant to Section 223LH(1)(a) of the *Real Property Act 1886*, to carry forward to the new titles.

Under delegation, the Chief Executive Officer entered into a LMA relating to designs to achieve acoustic outcomes and fencing for new dwellings within the land development to preserve the integrity of a State heritage building.

3. Financial Implications

There are no financial implications for this process, apart from the staff time to prepare this report, as it is an administrative requirement of the LTO.

4. Risk and Opportunity

There is no risk associated with this report as the LMA is required to be placed on the relevant titles and removed from the irrelevant ones by the LTO.

5. Discussion

Under delegation, the Chief Executive Officer entered into a LMA relating to a number of residential allotments within the Seaford development on the north west corner of Griffiths Drive and Main South Road, Seaford.

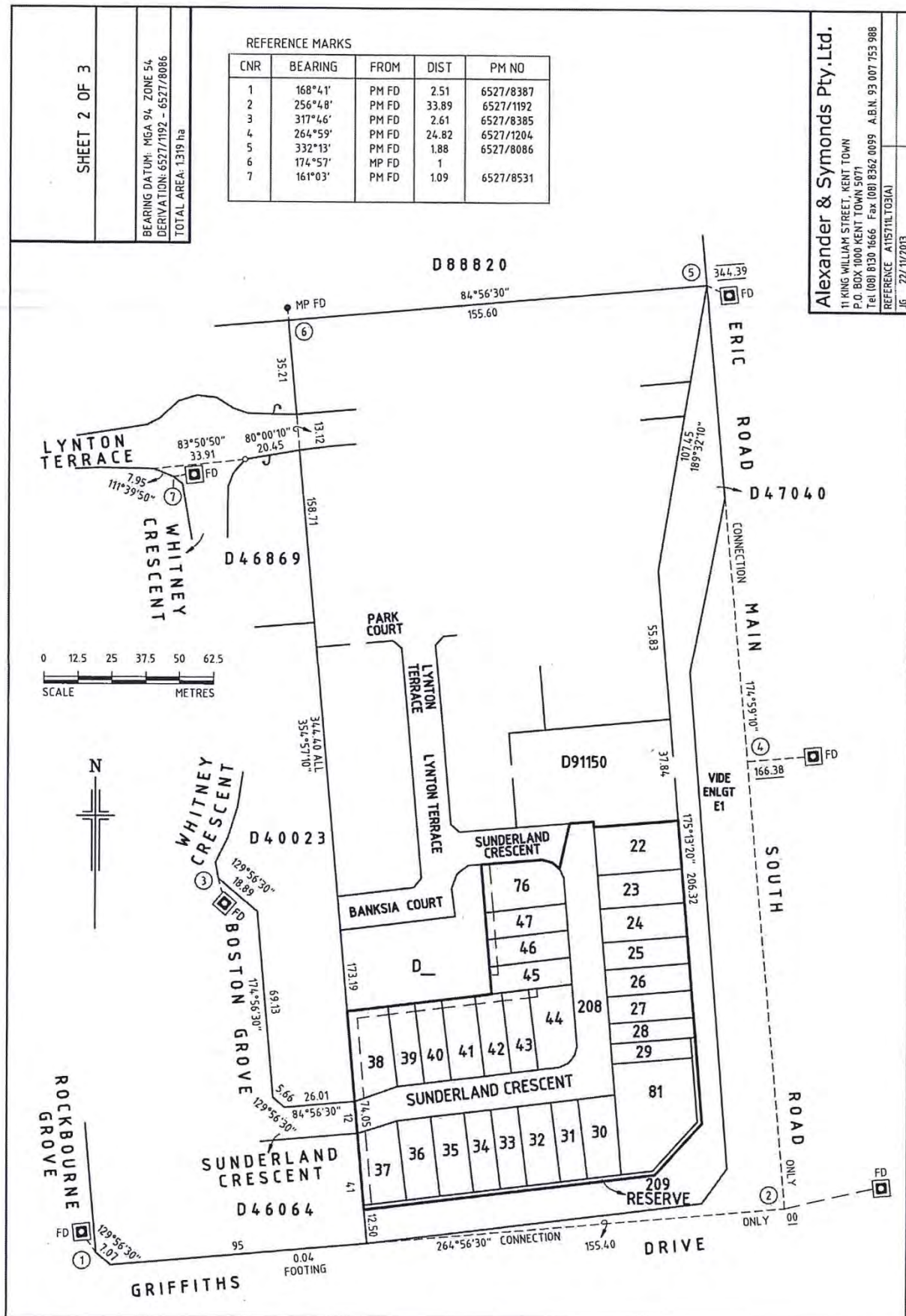
The LMA requires that development undertaken within those allotments to which it applies:

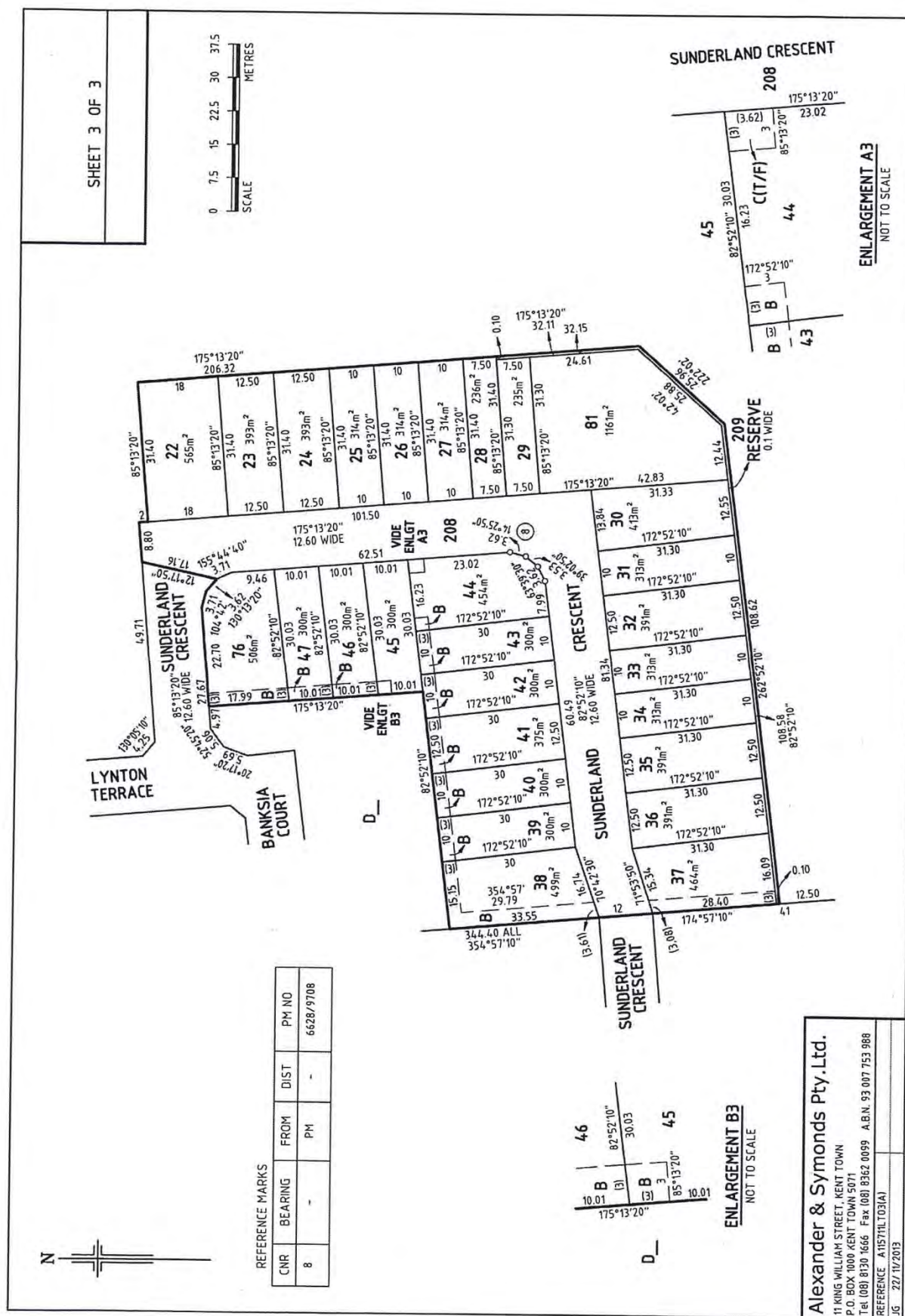
- undertake fencing in strict compliance with the approved fencing plan
- that dwellings are single storey.

Council approval is required to delegate authority for the Mayor and Chief Executive Officer to sign and affix the Council seal to the Certificate of Consent for the Deposit of a Plan of Division.

Affixing the Council Seal and signing the Certificate of Consent for the Deposit of a Plan of Division is an administrative process of the LTO to ensure that the agreed LMA is registered on the certificate of titles for the allotments approved in development application 145/D039/2012.

Attachment 1







Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 6108 FOLIO 823 *

COST : \$25.75 (GST exempt)	PARENT TITLE : CT 5417/507
REGION : EMAIL	AUTHORITY : RTC 11901075
AGENT : OPTA BOX NO : 062	DATE OF ISSUE : 03/04/2013
SEARCHED ON : 17/10/2013 AT : 15:20:49	EDITION : 2
CLIENT REF GATEWAY	

REGISTERED PROPRIETOR IN FEE SIMPLE

GEMTREE SEAFORD PTY. LTD. OF LEVEL 1/20 COUNCIL STREET HAWTHORN EAST VIC
3123

DESCRIPTION OF LAND

ALLOTMENT 93 DEPOSITED PLAN 91150
IN THE AREA NAMED SEAFORD
HUNDRED OF WILLUNGA

EASEMENTS

SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED D
(RTC 11901075)

SCHEDULE OF ENDORSEMENTS

11842083 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.
12002135 AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
OVER PORTION (A IN GP 24/2013)

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE
NIL

REGISTRAR-GENERAL'S NOTES

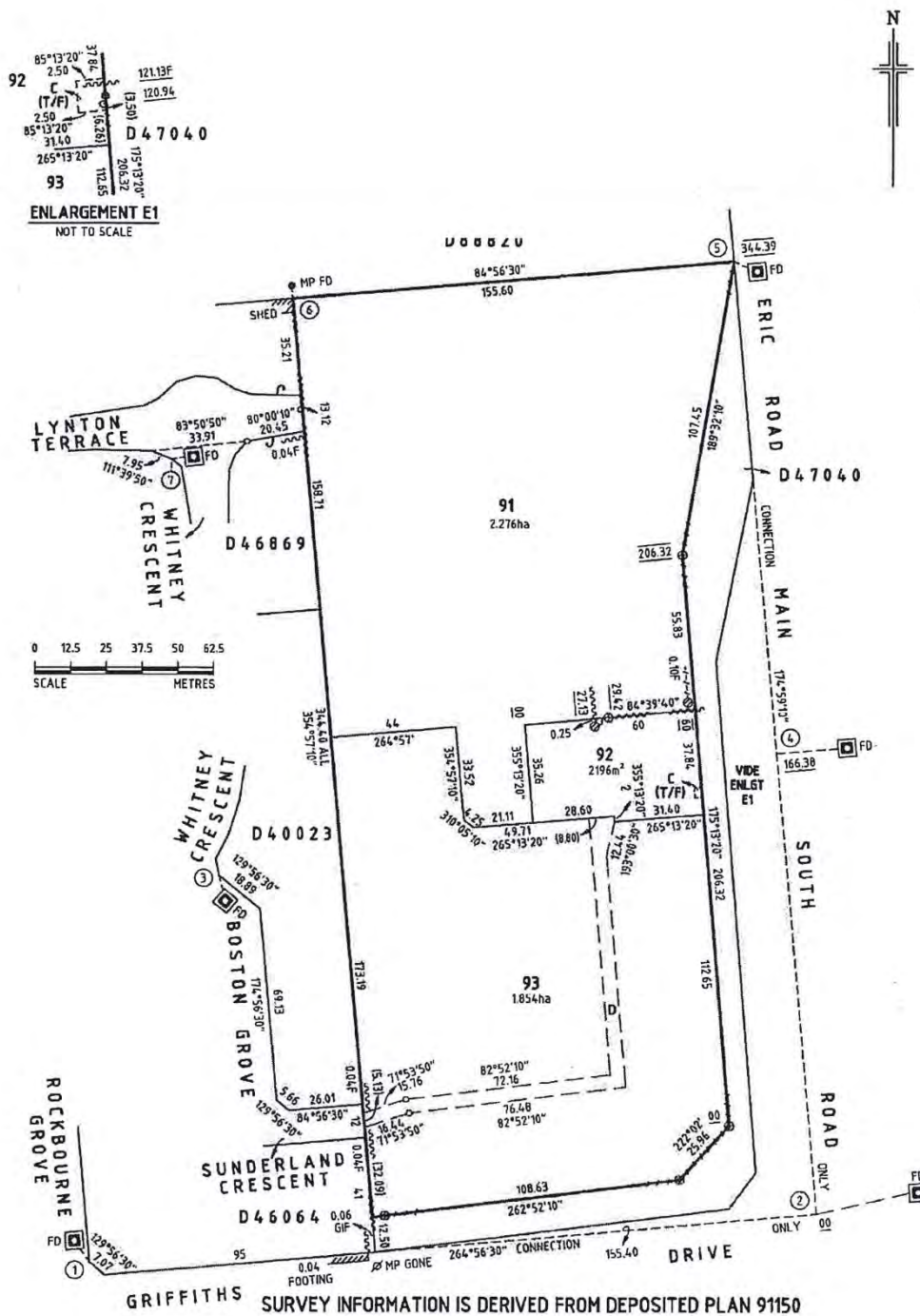
APPROVED GP 24/13
CONFIRMED IN STATE HERITAGE REGISTER 09/02/1995

END OF TEXT.

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 6108 FOLIO 823

SEARCH DATE : 17/10/2013 TIME: 15:20:49



Attachment 3

Page of

CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION		
CONSENTING PARTY (Full Name and Address) City of Onkaparinga PO Box 1 Noarlunga Centre SA 5168		
NATURE OF ESTATE OR INTEREST HELD By virtue of Agreement Number 12002135		
STATEMENT OF EFFECT ON ESTATES OR INTERESTS OF CONSENTING PARTIES		
ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
AG 12002135	Nil	Nil
<p>I/We the consenting party</p> <ul style="list-style-type: none">(1) certify our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office.(2) acknowledge that the deposit of the plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel. <p style="text-align: center; margin-top: 20px;">DATED</p> <p>EXECUTION BY CONSENTING PARTY</p> <p style="margin-top: 20px;">The Common Seal of THE CITY OF ONKAPARINGA was hereunto affixed in the presence of:</p> <p>..... Mayor</p> <p>..... Chief Executive Officer</p>		

Attachment 4



18/12/2013 00:48:50

diahoc

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Appropriate independent professional advice should be obtained.

9.5 Certificate of Consent for the Deposit of a Plan of Division (145/D119/2013) at 1533 and 1534 Trunnel Court, Seaford Meadows

This report seeks Council approval for the Mayor and Chief Executive Officer to sign and seal a Certificate of Consent for the Deposit of a Plan of Division in order to carry forward the Land Management Agreement to the new titles in Land Division Application 145/D119/2013, 1533 and 1534 Trunnel Court, Seaford Meadows.

This is a regular or standard report.

Director:	Donna Barchiesi, Director People, Governance and Regulatory Services
Report Author:	John Mason, Development Officer Planning
Contact Number:	8384 0549
Attachments:	1. Approved Plan of Division (1 page) 2. Certificate of Title (4 pages) 3. Application for the Certificate of Consent (2 pages) 4. Aerial Photo of Site (1 page)

1. Recommendation

That Council approve the Mayor and Chief Executive Officer to affix the Council Seal to and execute the application for the Certificate of Consent to Deposit a Plan of Division created as part of an approved land division at Seaford Meadows (development application 145/D119/2013), as contained in Attachment 1 to this agenda report.

2. Background

Where a Land Management Agreement (LMA) is entered into as part of a land division, the agreement is attached to the parent title(s) and then needs to be carried forward to the new titles for each allotment in the plan of division. Further, the LMA is not applicable to all parcels of land created within a division including roads and reserves.

It is an administrative process of the Land Titles Office (LTO) for council to sign and affix the Council Seal for a Certificate of Consent for Deposit of a Plan of Division pursuant to the Section 223LH(1)(a) of the *Real Property Act 1886*, to carry forward to the new titles.

Under delegation, the Chief Executive Officer entered into a LMA relating to the connection to a reticulated recycled water system within the Seaford Meadows estate and energy efficiency requirements for new dwellings within the land development.

3. Financial Implications

There are no financial implications for this process, apart from the staff time to prepare this report, as it is an administrative requirement of the LTO.

4. Risk and Opportunity

There is no risk associated with this report as the LMA is required to be placed on the relevant titles and removed from the irrelevant ones by the LTO.

5. Discussion

Under delegation, the Chief Executive Officer has entered into a LMA relating to all residential allotments within the Seaford Meadows development.

The LMA as it applies to Seaford Meadows development requires:

- **a developer to provide reticulated 'third pipe' water supply for each allotment**
- that energy efficiency guidelines for all dwellings above that required by the Development Plan and Building Code are controlled via an encumbrance.

Development application 145/D119/2013 was for a boundary re-alignment of lots 1533 and 1534 to marry up with the approved development application 145/2889/2011 for the construction of a mixed use residential/commercial development comprising two and four storey buildings containing 49 units, office/consulting rooms, retail space, carparking and landscaping, and as a consequence no additional allotments were created.

Council approval is required to delegate authority for the Mayor and Chief Executive Officer to sign and affix the Council Seal to the Certificate of Consent for the Deposit of a Plan of Division.

Affixing the Council Seal and signing the Certificate of Consent for the Deposit of a Plan of Division is an administrative process of the LTO to ensure that the agreed LMA is registered on the certificates of title for the allotments approved in development application 145/D119/2013.



Attachment 2



Title Register Search
LANDS TITLES OFFICE, ADELAIDE
For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 6075 FOLIO 793 *

COST : \$0.00 (GST exempt)	PARENT TITLE : CT 6053/427
REGION : PIRPROD	AUTHORITY : RTC 11548125
AGENT : GMS1 BOX NO : 431	DATE OF ISSUE : 19/04/2011
SEARCHED ON : 23/10/2013 AT : 11:56:46	EDITION : 2

REGISTERED PROPRIETOR IN FEE SIMPLE

PEPPER LAKES PTY. LTD. OF 503 LOWER NORTH EAST ROAD CAMPBELLTOWN SA 5074

DESCRIPTION OF LAND

ALLOTMENT 1533 DEPOSITED PLAN 86236
IN THE AREA NAMED SEAFORD MEADOWS
HUNDRED OF WILLUNGA

EASEMENTS

SUBJECT TO THE EASEMENT FOR ELECTRICITY SUPPLY PURPOSES AS PROVIDED FOR BY
SECTION 223 1g (3) OF THE REAL PROPERTY ACT 1886 TO DISTRIBUTION LESSOR
CORPORATION (SUBJECT TO LEASE 8890000) OVER THE LAND MARKED D(T/F)

SCHEDULE OF ENDORSEMENTS

10992761 AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
11607438 ENCUMBRANCE TO LANDSA PTY. LTD.
11607439 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE
NIL

REGISTRAR-GENERAL'S NOTES
NIL

END OF TEXT.

Page 1 of 2

The Registrar-General certifies that this Title Register Search displays the records
maintained in the Register Book and other notations at the time of searching.

Registrar-General 



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1885

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 6075 FOLIO 794 *

COST : \$0.00 (GST exempt)	PARENT TITLE : CT 6007/550 & OTHERS
REGION : PIRPROD	AUTHORITY : RTC 11548125
AGENT : GMS1 BOX NO : 431	DATE OF ISSUE : 19/04/2011
SEARCHED ON : 23/10/2013 AT : 11:57:35	EDITION : 2

REGISTERED PROPRIETOR IN FEE SIMPLE

AQUA LAKES PTY. LTD. OF 503 LOWER NORTH EAST ROAD CAMPBELLTOWN SA 5074

DESCRIPTION OF LAND

ALLOTMENT 1534 DEPOSITED PLAN 86236
IN THE AREA NAMED SEAFORD MEADOWS
HUNDRED OF WILLUNGA

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

10992761	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2) OVER PORTION
11505011	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2) OVER PORTION
11607451	ENCUMBRANCE TO LANDSA PTY. LTD.
11607452	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.

NOTATIONS

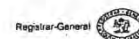
DOCUMENTS AFFECTING THIS TITLE
NIL

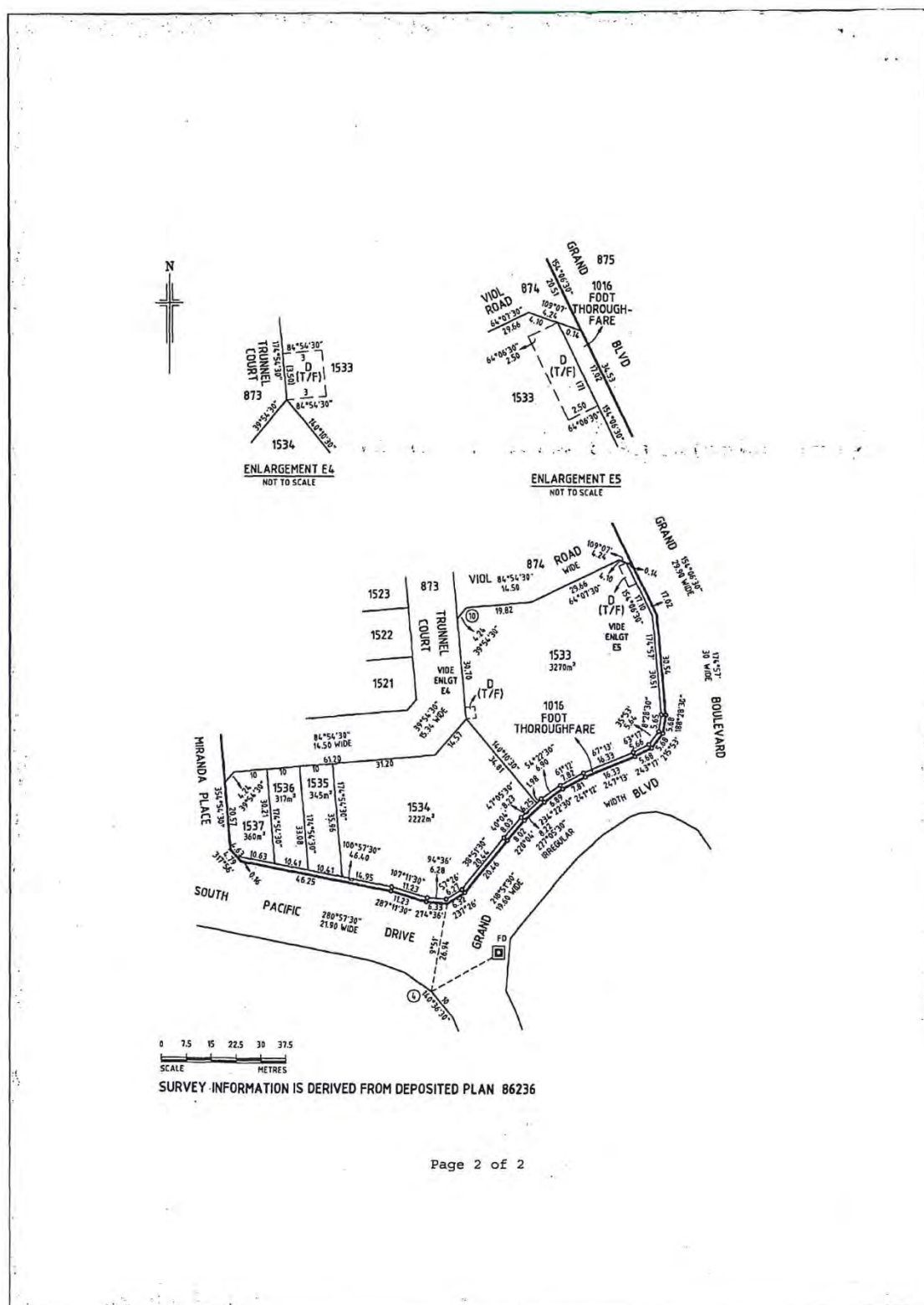
REGISTRAR-GENERAL'S NOTES
NIL

END OF TEXT.

Page 1 of 2

The Registrar-General certifies that this Title Register Search displays the records
maintained in the Register Book and other notations at the time of searching.





Form RTC Guidance Notes available	<h2 style="margin: 0;">APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION</h2> <p style="margin: 0;">(Pursuant to Part 19AB of the Real Property Act 1886)</p>
DP.	Development No.
CERTIFICATE(S) OF TITLE AFFECTED <p style="text-align: center;">The whole of the land comprised in CertificateS of Title Register Book Volume 6075 FolioS 793 & 794</p>	
APPLICANT(S) (Full name and address of all Registered Proprietors of land divided) AQUA LAKES PTY LTD A.C.N. 150 927 281 and PEPPER LAKES PTY LTD A.C.N. 150 231 520 both of 503 Lower North East Road CAMPBELLTOWN SA 5074	
To the Registrar-General, I/We the Applicant(s) hereby apply to have the accompanying plan of division deposited in the Lands Titles Registration Office and acknowledge that on the deposit of the said plan; (a)* my/our estate and interest in the said land will be affected to the extent indicated in the Details of Transactions panel (b) certificates of title will issue in accordance with the Schedule of Mode of Issue.	

Attachment 3

Page of

CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION		
CONSENTING PARTY (Full Name and Address) CITY OF ONKAPARINGA of PO Box 1 Noarlunga Centre SA 5169		
NATURE OF ESTATE OR INTEREST HELD By virtue of Land Management Agreement No.s 10992761 & 11505011		
ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
AG 10992761	Nil	Nil
AG 11505011	AG 11505011 extended over the land vesting from PEPPER LAKES PTY LTD A.C.N. 150 231 520 to AQUA LAKES PTY LTD A.C.N. 150 927 281 to form allotment 1	Nil
<p>I/We the consenting party</p> <p>(1) certify my/our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office</p> <p>(2) acknowledge that the deposit of the plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel.</p> <p style="text-align: right;">Dated.....</p> <p>EXECUTION BY CONSENTING PARTY</p> <p>The Common Seal of CITY OF ONKAPARINGA was hereunto affixed in the presence of</p> <p style="text-align: right; margin-right: 100px;"><i>affix common seal</i></p> <p>..... Mayor</p> <p>..... CEO</p>		

Page of

DATED

EXECUTION BY APPLICANT(S)

Executed by
AQUA LAKES PTY LTD
in accordance with Section 127(1) of
the Corporations Law in the presence of:

.....
Sole Director / Secretary

Executed by
PEPPER LAKES PTY LTD
in accordance with Section 127(1) of
the Corporations Law in the presence of:

.....
Sole Director / Secretary

Attachment 4



9.6 Certificate of Consent for the Deposit of a Plan of Division (145/C045/2013) at 1533 and 1534 Trunnel Court, Seaford Meadows

This report seeks Council approval for the Mayor and Chief Executive Officer to sign and seal a Certificate of Consent for the Deposit of a Plan of Division in order to carry forward the Land Management Agreement to the new titles in Land Division Application 145/C045/2013 at allotments 1533 and 1534 Trunnel Court, Seaford Meadows.

This is a regular or standard report.

Director:	Donna Barchiesi, Director People, Governance and Regulatory Services
Report Author:	John Mason, Development Officer Planning
Contact Number:	8384 0549
Attachments:	1. Approved Plan of Division (1 page) 2. Certificate of Title (4 pages) 3. Application for the Certificate of Consent (1 page) 4. Aerial photo of site (1 page)

1. Recommendation

That Council approve the Mayor and Chief Executive Officer to affix the Council Seal to and execute the application for the Certificate of Consent to Deposit a Plan of Division created as part of an approved land division at Seaford Meadows (development application 145/C045/2013), as contained in Attachment 1 to this agenda report.

2. Background

Where a Land Management Agreement (LMA) is entered into as part of a land division, the agreement is attached to the parent title(s) and then needs to be carried forward to the new titles for each allotment in the plan of division. Further, the LMA is not applicable to all parcels of land created within a division including roads and reserves.

It is an administrative process of the Land Titles Office (LTO) for council to sign and affix the Council Seal for a Certificate of Consent for Deposit of a Plan of Division pursuant to the Section 223LH(1)(a) of the *Real Property Act 1886*, to carry forward to the new titles.

Under delegation, the Chief Executive Officer entered into a LMA relating to the connection to a reticulated recycled water system within the Seaford Meadows estate and energy efficiency requirements for new dwellings within the land development.

3. Financial Implications

There are no financial implications for this process, apart from the staff time to prepare this report, as it is an administrative requirement of the LTO.

4. Risk and Opportunity

There is no risk associated with this report as the LMA is required to be placed on the relevant titles and removed from the irrelevant ones by the LTO.

5. Discussion

Under delegation, the Chief Executive Officer has entered into a LMA relating to all residential allotments within the Seaford Meadows development.

The LMA as it applies to Seaford Meadows development requires:

- **a developer to provide reticulated 'third pipe' water supply for each allotment**
- that energy efficiency guidelines for all dwellings above that required by the Development Plan and Building Code are controlled via an encumbrance.

Development application 145/C045/2013 was for a community division of one into nine allotments, as a consequence nine allotments were created.

Council approval is required to delegate authority for the Mayor and Chief Executive Officer to sign and affix the Council Seal to the Certificate of Consent for the Deposit of a Plan of Division.

Affixing the Council Seal and signing the Certificate of Consent for the Deposit of a Plan of Division is an administrative process of the LTO to ensure that the agreed LMA is registered on the certificates of title for the allotments approved in development application 145/C045/2013.





Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 6075 FOLIO 793 *

COST : \$0.00 (GST exempt)	PARENT TITLE : CT 6053/427
REGION : PIRPROD	AUTHORITY : RTC 11548125
AGENT : GMS1 BOX NO : 431	DATE OF ISSUE : 19/04/2011
SEARCHED ON : 23/10/2013 AT : 11:56:46	EDITION : 2

REGISTERED PROPRIETOR IN FEE SIMPLE

PEPPER LAKES PTY. LTD. OF 503 LOWER NORTH EAST ROAD CAMPBELLTOWN SA 5074

DESCRIPTION OF LAND

ALLOTMENT 1533 DEPOSITED PLAN 86236
IN THE AREA NAMED SEAFORD MEADOWS
HUNDRED OF WILLUNGA

EASEMENTS

SUBJECT TO THE EASEMENT FOR ELECTRICITY SUPPLY PURPOSES AS PROVIDED FOR BY
SECTION 223 1g (3) OF THE REAL PROPERTY ACT 1886 TO DISTRIBUTION LESSOR
CORPORATION (SUBJECT TO LEASE 8890000) OVER THE LAND MARKED D(T/F)

SCHEDULE OF ENDORSEMENTS

10992761 AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
11607438 ENCUMBRANCE TO LANDSA PTY. LTD.
11607439 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

NIL

END OF TEXT.

Page 1 of 2

The Registrar-General certifies that this Title Register Search displays the records
maintained in the Register Book and other notations at the time of searching.

Registrar-General 



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1885

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 6075 FOLIO 794 *

COST : \$0.00 (GST exempt)	PARENT TITLE : CT 6007/550 & OTHERS
REGION : PIRPROD	AUTHORITY : RTC 11548125
AGENT : GMS1 BOX NO : 431	DATE OF ISSUE : 19/04/2011
SEARCHED ON : 23/10/2013 AT : 11:57:35	EDITION : 2

REGISTERED PROPRIETOR IN FEE SIMPLE

AQUA LAKES PTY. LTD. OF 503 LOWER NORTH EAST ROAD CAMPBELLTOWN SA 5074

DESCRIPTION OF LAND

ALLOTMENT 1534 DEPOSITED PLAN 86236
IN THE AREA NAMED SEAFORD MEADOWS
HUNDRED OF WILLUNGA

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

10992761	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2) OVER PORTION
11505011	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2) OVER PORTION
11607451	ENCUMBRANCE TO LANDSA PTY. LTD.
11607452	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

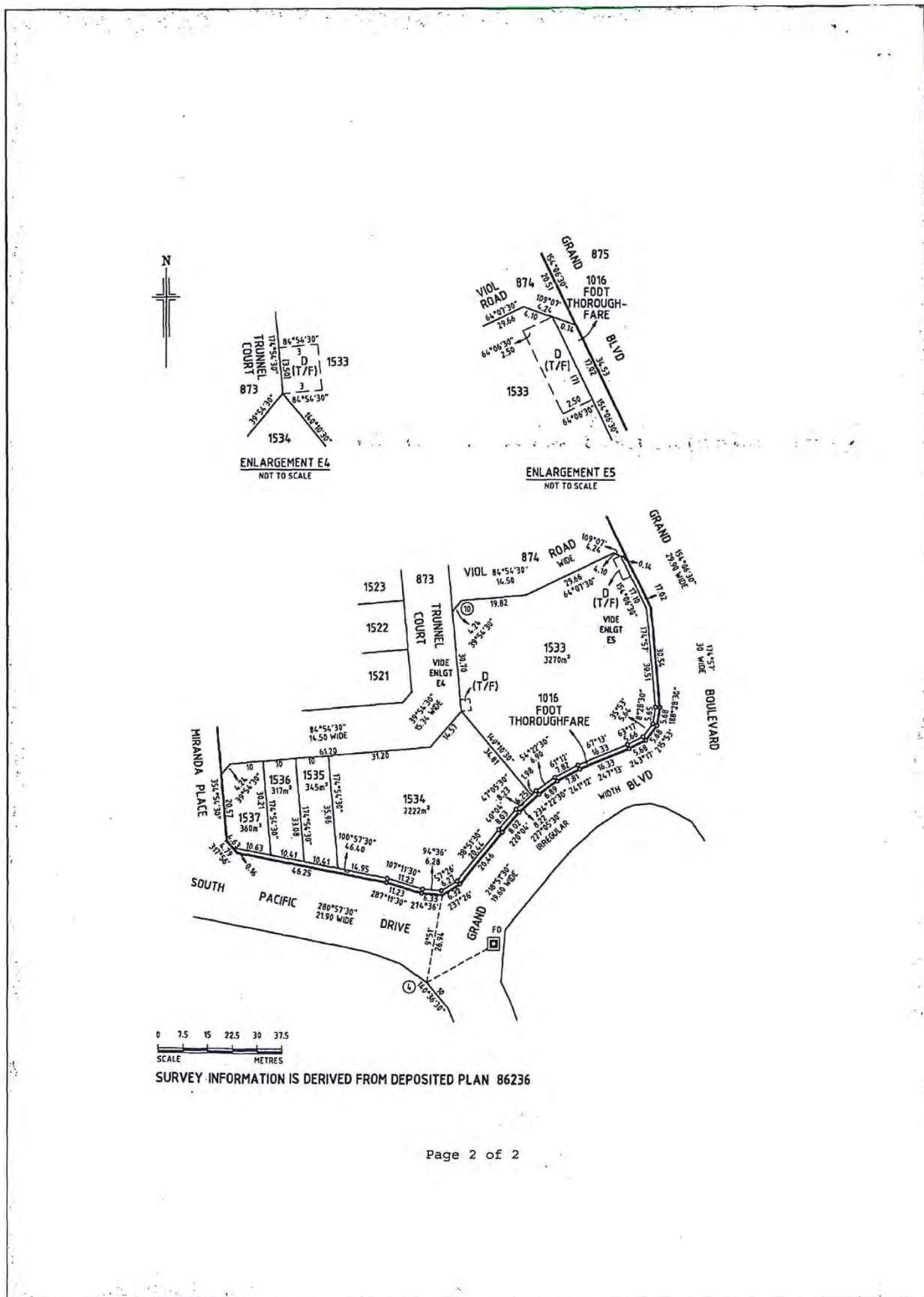
NIL

END OF TEXT.

Page 1 of 2

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.





Attachment 3

Page of

CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF COMMUNITY DIVISION		
CONSENTING PARTY (Full Name and Address) CITY OF ONKAPARINGA of PO Box 1 Noarlunga Centre SA 5169		
NATURE OF ESTATE OR INTEREST HELD By virtue of Land Management Agreement No.s 10992761 & 11505011		
ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
AG 10992761 & AG 11505011	Nil	Nil
<p>I/We the consenting party</p> <p>(1) certify my/our consent to the deposit of the accompanying plan of community division in the Lands Titles Registration Office and for the accompanying schedule of lot entitlements to be annexed to the plan</p> <p>(3) acknowledge that the deposit of the plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel.</p> <p>DATED <u>26 Jan 2014</u></p> <p>EXECUTION BY CONSENTING PARTY</p> <p>The Common Seal of CITY OF ONKAPARINGA was hereunto affixed in the presence of</p> <p><i>affix common seal here</i></p> <p>X Mayor</p> <p>X CEO</p>		

Attachment 4



This material is provided for general information only, without any express or implied warranty as to its accuracy or currency. No action should be taken on the basis of this material. Appropriate independent professional advice should be obtained.

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9.7 Certificate of Consent for the Deposit of a Plan of Division (145/D118/2013) 677 Grand Boulevard, Seaford Meadows

This report seeks Council approval for the Mayor and Chief Executive Officer to sign and seal a Certificate of Consent for the Deposit of a Plan of Division in order to carry forward the Land Management Agreement to the new titles in land division application 145/D118/2013, 677 Grand Boulevard, Seaford Meadows.

This is a regular or standard report.

Director:	Donna Barchiesi, Director People, Governance and Regulatory Services
Report Author:	Mark Kwiatkowski, Senior Development Officer Planning
Contact Number:	8301 7293
Attachments:	<ol style="list-style-type: none">1. Approved Plan of Division (1 page)2. Deposited Plan (2 pages)3. Application for certificate of Consent for the Deposit of a Plan of Division (1 page)4. Aerial photograph of site (1 page)

1. Recommendation

That Council approve the Mayor and Chief Executive Officer to affix the Council Seal to and execute the application for the Certificate of Consent to Deposit a Plan of Division created as part of an approved land division at Seaford Meadows (development application 145/D118/2013), as contained in Attachment 3 to this agenda report.

2. Background

Where a Land Management Agreement (LMA) is entered into as part of a land division, the agreement is attached to the parent title(s) and then needs to be carried forward to the new titles for each allotment in the plan of division to which the LMA applies.

It is an administrative process of the Lands Title Office (LTO) for council to sign and affix the Council Seal for a Certificate of Consent for Deposit of a Plan of Division pursuant to Section 223LH(1)(a) of the *Real Property Act 1886*, to carry forward to the new titles.

Under delegation, the Chief Executive Officer entered into an LMA relating to the connection to a reticulated recycled water system within the Seaford Meadows estate and energy efficiency requirements for new dwellings within the land development.

3. Financial Implications

There are no financial implications for this process, apart from the staff time to prepare this report, as it is an administrative requirement of the LTO.

4. Risk and Opportunity

There is no risk associated with this report as the LMA is required to be placed on the relevant titles and removed from the irrelevant ones by the LTO.

5. Discussion

Under delegation, the Chief Executive Officer entered into a LMA relating to a number of residential allotments within the Seaford Meadows development.

The LMA as it applies to Seaford Meadows development requires:

- a **developer to provide a reticulated 'third pipe' water system for each allotment**
- that energy efficiency guidelines for all dwellings above that are required by the Development Plan and Building Code are controlled via an encumbrance


Council approval is required to delegate authority for the Mayor and Chief Executive Officer to sign and affix the Council Seal to the Certificate of Consent for the Deposit of a Plan of Division.

Affixing the Council Seal and signing the Certificate of Consent for the Deposit of a Plan of Division is an administrative process of the LTO to ensure that the agreed LMA is registered on the certificate of titles for the allotments approved in development application 145/D118/2013.

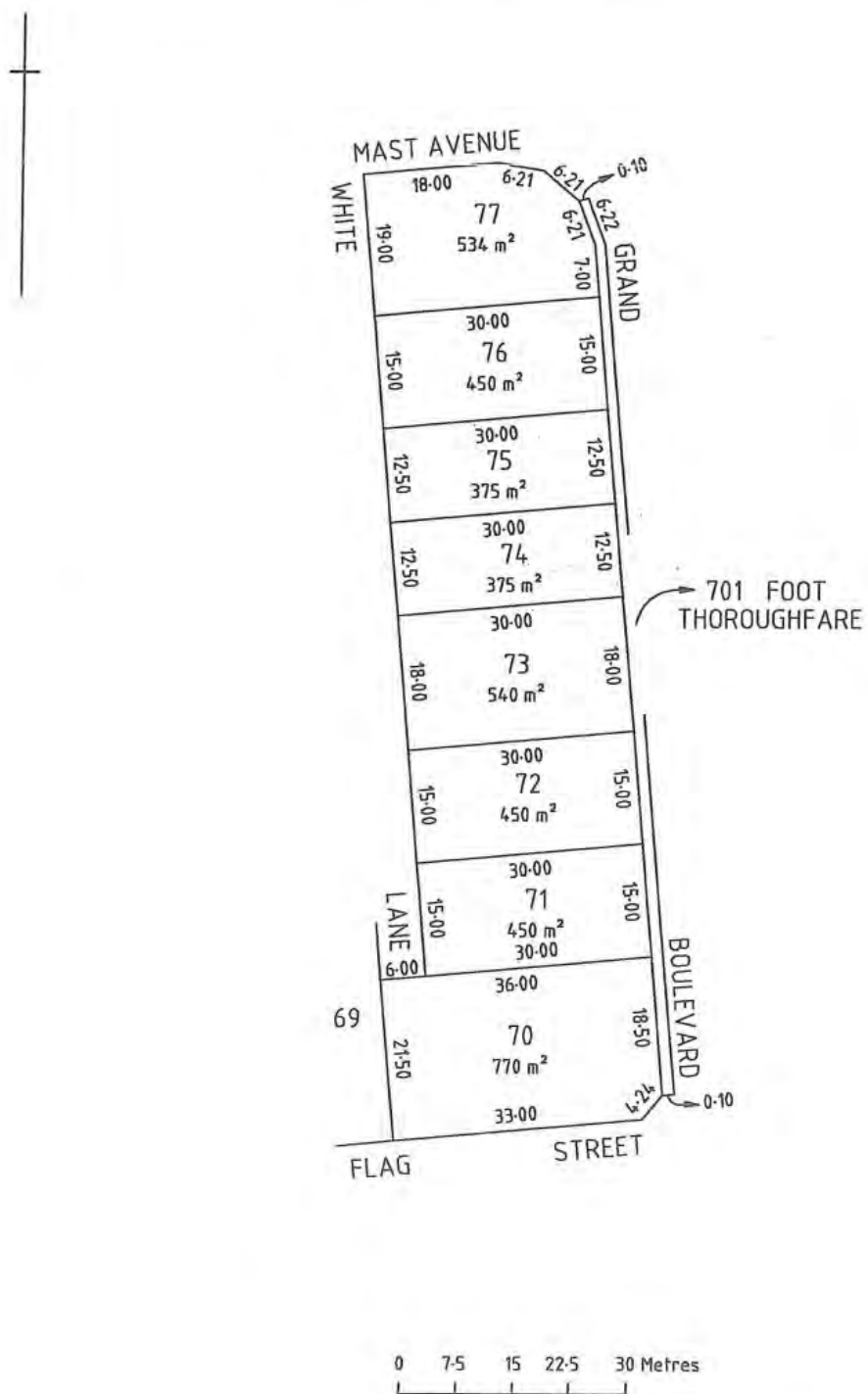


Attachment 2

NOT YET APPROVED

PURPOSE: DIVISION		AREA NAME: SEAFORD MEADOWS		APPROVED:		 D92592 SHEET 1 OF 2 39228_text_01_v01_Version_1	
MAP REF: 6527/16M		COUNCIL: CITY OF ONKAPARINGA		DEPOSITED:			
LAST PLAN:		DEVELOPMENT NO: 145/D/18/13/001/35338					
AGENT DETAILS: WEBER FRANKIW & ASSOCIATES 178 MAIN ROAD MCLAREN VALE SA 5171 PH: 83238991 FAX: 83238686		SURVEYORS CERTIFICATION: I David Arthur Giles Weston, a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 1st day of August 2013. 17th day of October 2013 David Arthur Giles Weston Licensed Surveyor					
AGENT CODE: WEBLP REFERENCE: 6502							
SUBJECT TITLE DETAILS: PREFIX VOLUME FOLIO OTHER CT 5989 770		PARCEL ALLOTMENT(S)		NUMBER 70		PLAN D	
OTHER TITLES AFFECTED:		NUMBER 74081		HUNDRED / IA / DIVISION WILLUNGA		TOWN REFERENCE NUMBER	
EASEMENT DETAILS: STATUS LAND BURDENED FORM		CATEGORY		IDENTIFIER PURPOSE		IN FAVOUR OF CREATION	
ANNOTATIONS: NO OCCUPATION UNLESS OTHERWISE SHOWN							

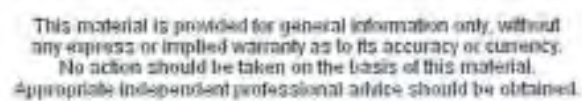
LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
 DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5989 FOLIO 770
 SEARCH DATE : 04/11/2013 TIME: 11:25:45



Attachment 3

Page 6 of 7

CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION		
CONSENTING PARTY (Full Name and Address) CITY OF ONKAPARINGA OF RAMSAY PLACE NOARLUNGA CENTRE SA 5168		
NATURE OF ESTATE OR INTEREST HELD AS HOLDER OF AGREEMENT 10641639		
STATEMENT OF EFFECT ON ESTATES OR INTERESTS OF CONSENTING PARTIES		
ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
AG 10641639	NIL	NIL
<p>I/We the consenting party</p> <p>(1) certify my/our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office.</p> <p>(2) acknowledge that the deposit of the plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel.</p> <p style="text-align: center;">DATED</p> <p>EXECUTION BY CONSENTING PARTY</p> <p>..... Signature of CONSENTING PARTY</p> <p>..... Signature of WITNESS - Signed in my presence by the CONSENTING PARTY who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to \$2000 or 6 months imprisonment applies for improper witnessing.</p> <p>..... Print Full name of Witness (BLOCK LETTERS)</p> <p>..... Address of Witness</p> <p>..... Business Hours Telephone No</p>		



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9.8 Certificate of Consent for the Deposit of a Plan of Division (145/D080/2006), 1 Maslin Beach.

This report seeks Council approval for the Mayor and Chief Executive Officer to sign and seal a Certificate of Consent for the Deposit of a Plan of Division in order to carry forward the Land Management Agreement to the new titles in Land Division Application 145/D080/2006.

This is a regular or standard report.

Director:	Donna Barchiesi, Director People, Governance and Regulatory Services
Report Author:	Alex Wilkinson, Senior Development Officer Planning
Contact Number:	8384 0593
Attachments:	1. Approved Plan of Division (1 page) 2. Certificate of Consent for the Deposit of a Plan of Division (1 page) 3. Aerial view of the site (1 page)

1. Recommendation

That Council approve the Mayor and Chief Executive Officer to affix the Council Seal to and execute the application for the Certificate of Consent to Deposit a Plan of Division created as part of an approved land division at Maslin Beach (development application 145/D080/2006), as contained in Attachment 2 to this agenda report.

2. Background

Where a Land Management Agreement (LMA) is entered into as part of a land division, the agreement is attached to the parent title(s) and then needs to be carried forward to the new titles for each allotment within the plan of division.

It is an administrative process of the Lands Titles Office (LTO) for council to sign and affix the Council Seal for a Certificate of Consent for Deposit of a Plan of Division pursuant to Section 223LH(1)(a) of the *Real Property Act 1886*, to carry forward to the new titles.

Under delegation, the Chief Executive Officer entered into an LMA requiring the provision of extensive landscaping with lots 5 and 8 as depicted within Stage 2 which consists of native shrubs and tree species in order to provide an effective landscape buffer. A further clause added to the LMA is the requirement for all dwellings to be built with a 3,000 litre rain water tank plumbed into the toilet and laundry prior to habitation of the dwelling.

3. Financial Implications

There are no financial implications for this process, apart from the staff time to prepare this report, as it is an administrative requirement of the LTO.

4. Risk and Opportunity

There is no risk associated with this report as the LMA is required to be placed on the relevant titles and removed from the irrelevant ones by the LTO.

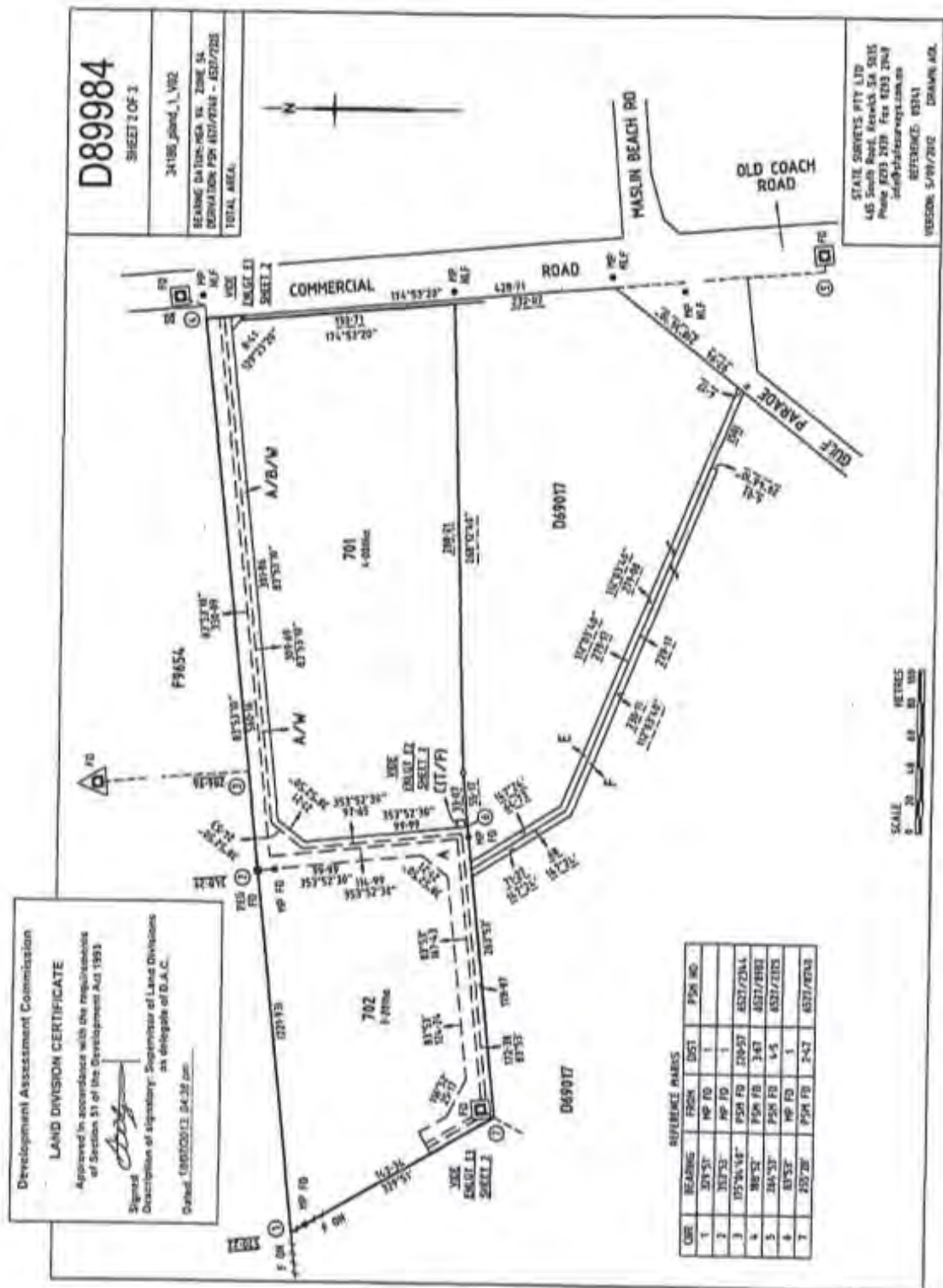
5. Discussion

Development application 145/D080/2012 approved the creation of 28 allotments (in Stage 2).

Council approval is required to delegate authority for the Mayor and Chief Executive Officer to sign and affix the Council Seal to the Certificate of Consent for the Deposit of a Plan of Division.

Affixing the Council Seal and signing the Certificate of Consent for the Deposit of a Plan of Division is an administrative process of the LTO to ensure that the agreed LMA is registered on the certificates of title for the allotments approved in Development Application 145/D080/2006.

Attachment 1



Date Printed: 24 January 2014

Attachment 3

Aerial View



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9.9 Appointment of Audit, Risk, Value and Efficiency Committee independent members

This report considers the appointment of Independent Members for the period commencing 1 January 2014 and seeks Council approval to invite expressions of interest from suitably qualified persons and to extend the current Independent Members until 30 April 2014.

This is a regular or standard report.

Director:	Donna Barchiesi, Director People, Governance and Regulatory Services
Report Authors:	Andrea Sargent, Manager Risk and Compliance Michael Gostlow, Internal Auditor
Contact Number:	8384 0734 8384 0132
Attachments:	Nil

1. Recommendations

- 1. That Council approves the extension of the appointment to Council's Audit, Risk, Value and Efficiency Committee of Mr David Powell, Chairperson and Mr Allen Bolaffi, Ordinary Independent Member, for the period 1 January 2014 until 30 April 2014.**
- 2. That Council invite expressions of interest from appropriately qualified persons for appointment as Independent Members to Council's Audit, Risk, Value and Efficiency Committee for the period 1 May 2014 to 31 December 2016.**
- 3. That an interview panel consisting of the Chief Executive Officer, the Director People, Governance and Regulatory Services and the Director Finance and Commercial consider the expressions of interest received, conduct interviews, liaise with the Mayor and make recommendation to Council on preferred candidates for appointment to the positions of Presiding Member and Ordinary Member of the Audit, Risk, Value and Efficiency Committee.**
- 4. That the Audit, Risk, Value and Efficiency Committee Terms of Reference are amended at the next review to allow for four-year terms for the Independent Members.**

2. Background

Council has established the Audit, Risk, Value and Efficiency Committee (the Committee) as its audit committee in accordance with Sections 41 and 126 of the *Local Government Act 1999* (the Act).

The functions of the Committee, as defined in Section 126 of the Act, include

- reviewing annual financial statements to ensure that they present fairly the state of affairs of the council
- proposing, and providing information relevant to, a review of the council's strategic management plans or annual business plan
- liaising with the council's auditor

- reviewing the adequacy of the accounting, internal control, reporting and other financial management systems and practices of the council on a regular basis.

The Committee's Terms of Reference (TOR) further prescribe the purposes of the Committee with regard to financial reporting and sustainability, internal controls and risk management systems, internal and external control and value and efficiency.

To comply with Regulation 17 of the *Local Government (Financial Management) Regulations 2011* and in accordance with the TOR, Council has appointed to the Committee two members who are not members of Council (Independent Members), one of whom sits as Presiding Member.

The current two and a half year term of appointment of the Independent Members ended on 31 December 2013.

3. Financial Implications

The Independent Members of the Committee are paid an annual allowance. The cost to council for the 2013–14 financial year is \$11,500 and has been included in the operating budget.

Costs incurred in seeking Expressions of Interest (EOI) for the Independent Member positions can be met out of the existing operating budget.

4. Risk and Opportunity

Key risk/opportunity	Details and analysis
Risk of non-compliance with statutory requirements relating to the appointment of an audit committee.	The <i>Local Government Act 1999</i> and <i>Local Government (Financial Management) Regulations 2011</i> require Council to appoint an audit committee with at least one Independent Member. If Council does not appoint at least one Independent Member, it will be in breach of the legislation.
Opportunity to acquire expert skills and knowledge.	Appointment of suitably qualified and experienced persons will bring knowledge and skills to the Committee and enhance its ability to provide independent expert advice to Council.
Risk of loss of capacity of the Committee to undertake its functions.	The Committee has five members. Appointment of Independent Members at a similar time to the appointment of Elected Member representatives (ie immediately following the periodic Council elections) may result in a loss of capacity of the Committee to perform its functions in accordance with the Terms of Reference and relevant legislation. This risk can be reduced by ensuring that appointment of Independent Members does not occur at a similar time.

5. Discussion

Relevant Considerations

Required skills and knowledge

Principles of good practice require that the Independent Members of the Committee should have senior financial, legal, audit and/or financial management/reporting knowledge and experience, preferably with some background in local government. In line with the *Local Government (Financial Management) Regulations 1999* (the Regulations), at least one of the Independent Members must have appropriate financial experience relevant to the functions of an audit committee.

Ensuring capacity of the membership

The Committee (as a whole, being both the Independent and Elected Members) provides advice to the Council with respect to the review of long-term financial plans and risk management systems, and reviews the adequacy of internal controls. It also reviews the annual financial statements to ensure that they present fairly the state of affairs of the council. This requires the Committee as a whole, and its members individually, to have a sound knowledge of the council and its operations; knowledge that takes some time to develop.

To ensure that the Committee maintains its capacity to undertake its role effectively, its membership should not be substantially replaced in any one year. Where this can be achieved, there will always be members who have experience and relevant knowledge of the functions of the Committee and Council. This was affirmed by the Local Government Association at its 2010 Annual General Meeting where it endorsed a recommendation that appointments to a **Council's audit committee 'should be structured in a fashion which provides some continuity of membership during the periodic Council election process.**

Term of appointment of Independent Members

The term of appointment of an Independent Member is neither specified in the Act nor Regulations. However, a survey of several councils has found that the term of Independent Members varies between two to four years, although there appears to be a preference towards four year terms.

As outlined in the current TOR, the term of appointment of Independent Members can be up to three years. If the current maximum of three-year terms was regularly chosen it would result in the periodic coincidence of Council elections and commencement of Independent Member terms. The establishment of four-year terms in the middle of a Council's term would ensure that commencement of terms would never coincide and also enable a solid period of time for Independent Members to operate with a sound understanding of council.

Through the appointment of Independent Members for a period ending on 31 December 2016 and then the implementation of four-year terms, Council could ensure that the **Independent Member term ends in the middle of the Council's term** of office. This provides the maximum opportunity for ensuring continuation of the capacity of membership of the Committee.

It is recommended that EOI be sought for the period ending on 31 December 2016. This would enable this structure to be further considered and potentially implemented from 1 January 2017.

An amendment to the TOR will be required to provide for four-year terms. This can be considered at the next review.

Extension of Current Member's Term of Appointment

The selection process for the Independent Members is estimated to take nine weeks from the date of this Council meeting, with a recommendation regarding the appointments being made to Council at its meeting on 1 April 2014. This allows for seeking EOI, shortlisting and interviewing prospective candidates, liaising with the Mayor and preparing the report to Council.

As the Act requires Council to have an audit committee and the term of appointment of existing Independent Members officially ended on 31 December 2013, it is necessary to appoint the Independent Members for the period during which a selection process is undertaken.

It is recommended that Council extend the term of appointment of the current Independent Members, Mr David Powell and Mr Allen Bolaffi until 30 April 2014. Both Independent Members have indicated their willingness to continue, subject to Council approval.

The term of appointment for the new members would be the period commencing 1 May 2014 to 31 December 2016.

Interview Panel

It is proposed that the selection process be conducted in-house. A panel is required to review the EOI received, conduct interviews, liaise with the Mayor and make recommendation to Council on appointment of Independent Members to the Committee.

The Committee has strong operational relationships with the Chief Executive Officer, the Director People, Governance and Regulatory Services and the Director Finance and Commercial. In addition, in accordance with the TOR, the Director People, Governance and Regulatory Services and Director Finance and Commercial have administrative responsibility for the Committee.

A panel comprising the Chief Executive Officer, Director People, Governance and Regulatory Services and Director Finance and Commercial will provide an appropriate panel of senior staff to undertake the interview process, liaise with the Mayor and make a recommendation to Council.

9.10 Kangarilla Landfill - Closure and Post Closure Management Plan Update

This report provides an update on negotiations with the State Government seeking funding toward the formal capping and closure of the Kangarilla Landfill site.

This is an update on a previously reported subject, concept or issue.

Director:	Steve Mathewson, Director Finance and Commercial Kirk Richardson, Director City Operations
Report Author:	Brian Fitzpatrick, Project Leader
Contact Number:	8384 0522
Attachments:	1. Letter to Hon Ian Hunter MLC, Minister for Sustainability, Environment and Conservation dated 28 August 2013 (2 pages) 2. Letter from Hon Ian Hunter, Minister for Sustainability, Environment and Conservation dated 17 November 2013 (2 pages)

1. Recommendations

- 1. That Council note this report and acknowledge advice from the State Government that neither the Environment Protection Authority nor Zero Waste SA currently provide funding or grant programmes for landfill closure activities.**
- 2. That Council note the need for a state funding mechanism for the remediation of former landfill sites (including Kangarilla Landfill as a priority) be included in Council's draft State Election 2014 document, which will be considered by Council on 28 January 2014.**
- 3. That any additional external funding secured, reduce Council's overall funding contribution and that if by May 2014 no additional funding has been sourced, work commence to meet the 30 June 2015 required completion date, fully funded by Council as identified within the Major Projects Fund.**

2. Background

Council at its meeting on 5 November 2013 considered a report seeking approval to submit the Closure and Post Closure Management Plan (closure plan) for the Kangarilla Landfill site with the Environment Protection Authority (EPA) for its approval prior to commencing on ground works.

The lack of response to a letter sent to Hon Ian Hunter MLC, Minister for Sustainability, Environment and Conservation, dated 28 August 2013 was noted by Members at the November 2013 Council meeting (Attachment 1) where it was resolved:

- 1. That Council approve and submit the Kangarilla Landfill Closure and Post Closure Plan to the Environment Protection Authority for approval.*
- 2. That the Chief Executive Officer be authorised to finalise the Closure and Post Closure Management Plan by undertaking any minor amendments resulting from the Environment Protection Authority assessment and approval process.*

3. *That a further report be referred back to Council if the Environment Protection Authority require any major amendments to the Closure and Post Closure Management Plan.*
4. *That the community engagement outcomes and regular project updates be **provided on council's website and through Weekly News.***
5. *That further negotiation be carried out with the State Government to financially partner with council for the closure of the Kangarilla Landfill site using funds accumulated from the waste levy prior to any civil works commencing.*
6. *That a report come back to Council informing of the negotiations.*

3. Financial Implications

Budget Review 1 was endorsed at the 10 December 2013 Council meeting. This included rescheduling \$2,000,000 of the Major Projects Fund project budget from 2013-14 to 2014-15 to reflect the anticipated commencement of ground works in September 2014.

4. Risk and Opportunity

Nil to note.

5. Discussion

Negotiation with State Government

Enquiries in early November 2013 to the office of Hon Ian Hunter MLC, Minister for Sustainability, Environment and Conservation clarified that additional time was required to respond to our August 2013 letter as the response required input from both Zero Waste and the EPA. The Chief Executive Officer has contacted the **Minister's office on a number of occasions requesting an update.**

A letter from the Hon Ian Hunter MLC dated 17 November 2013 in response to our correspondence highlights EPA regulatory assistance provided for the Kangarilla Landfill site. It also refers to financial assistance of \$498,250 provided to council by Zero Waste SA since 2005 as part of its Kerbside Performance Incentive programme and e-waste collection funding grant (Attachment 2). The letter states that '*at this time, neither the EPA nor Zero Waste SA provides funding or has any specific grant programmes available for landfill closure activities*'.

It is recommended that Council advocate, as part of its State Election 2014 document, for the establishment of a dedicated funding mechanism to assist councils to remediate landfill sites, including the Kangarilla site as a matter of priority.

Further project details

The November 2013 Council report provides a detailed overview of the project including the closure plan design, financial implications, risk and opportunity.

EPA Assessment

In accordance with Council's November 2013 resolution, the final closure plan was submitted to the EPA on 6 November 2013 accompanied by a letter advising that

Council is pursuing negotiations with the State Government for financial assistance toward this project which has potential to delay on ground works.

The EPA anticipates its assessment of the closure plan to be completed by early 2014.

Next steps

The State Government response to **Council's funding request** provides a clear position to inform our approach to project and budget planning.

Given the considerable financial obligation, and current State Government position regarding financial assistance, this issue will continue to be pursued over the months ahead, in the lead up to the March 2014 State Government election.

Notwithstanding this process, Council already has an obligation to implement the Kangarilla Landfill Closure Plan by 30 June 2015. Work to meet this deadline will continue over the months ahead in parallel with continuing efforts to attract State Government funding support. Should Council be successful in attracting additional funding toward the project this will reduce **Council's overall contribution to the project**.

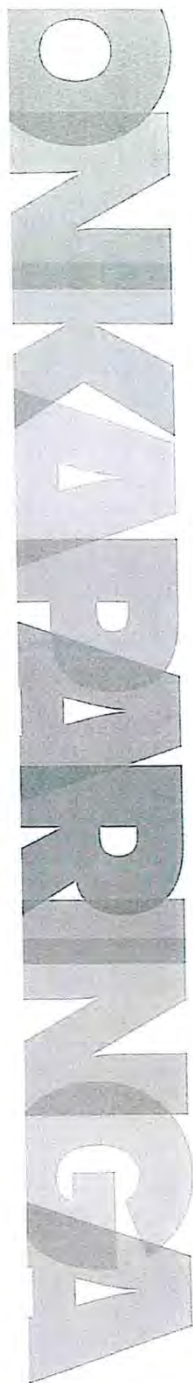
If however, by May 2014 no funding support has been sourced, work will proceed in order to meet our anticipated September 2014 commencement of site works, and 30 June 2015 completion deadline. This would require the planned landfill closure works to be fully funded by Council through the current Major Projects Fund allocation in the 2014-15 financial year.

Indicative tasks and time frames as detailed within this report would include;

EPA assessment of the closure plan (including potential amendments)	November 2013 – February 2014
Promote landfill remediation and funding issues to political parties, seeking funding support commitment	January 2013 – May 2014
Proceed with work to ensure commencement of site works by September 2014	May 2014
Complete closure plan site capping and vegetation works	June 2015

The above tasks include procurement of an appropriate civil contractor, and further community and stakeholder engagement to inform the broader community of the planned site improvement. This timing will also avoid inclement weather during winter.

The outcomes of the community engagement process and regular project updates **will be provided on council's website and through Weekly News publications.**



Your Ref:

Our Ref:

28 August 2013

Hon Ian Hunter MLC
Minister for Sustainability, Environment and Conservation
GPO Box 1047
ADELAIDE SA 5001

Dear Minister

Kangarilla Landfill Site Closure

I write seeking information to assist with planning and response to queries from our elected body regarding the former Kangarilla Landfill site located at Jackson Road, Kangarilla.

The Kangarilla Landfill operated as an EPA licenced landfill site from 1965 to 1995 where it received approximately 250,000 cubic metres of waste that classifies it a large landfill site by EPA guidelines. Council has paid an annual licence fee to the EPA since its closure in 1995 to enable suitable fill from council projects to be stockpiled on site for implementation of capping works. Pursuant to licence conditions there is a requirement for site capping works to be complete by 30 June 2015.

Council staff continue to have a positive relationship in working with the EPA toward an approved approach to the final capping and formal closure of the former Kangarilla Landfill site.

Recent dialogue with our elected body has included presentation of information about the proposed site capping (and associated works) at an estimated project cost of \$4.3 million. This proposal was also recently provided to the EPA for preliminary comment prior to finalising.

As part of this discussion, some Elected Members have drawn a connection between the compounding effect of waste levy payments coupled with the impost of the Kangarilla Landfill site closure works upon its ratepayers and consider funding support toward closure of the site as reasonable.

As part of kerbside waste collection services to our communities Council sends on average 40,000 tonnes of collected waste to landfill per annum and pay in excess of \$1 million per annum of waste levy to the EPA and State Government for the purposes of funding programs and administering the Environment Protection Act 1993.



City of Onkaparinga
PO Box 1
Noarlunga Centre
South Australia 5168
www.onkaparingacity.com

Noarlunga office
Ramsay Place
Noarlunga Centre
Telephone (08) 8384 0666
Facsimile (08) 8382 8744

Aberfoyle Park office
The Hub
Aberfoyle Park
Telephone (08) 8384 0666
Facsimile (08) 8382 8744

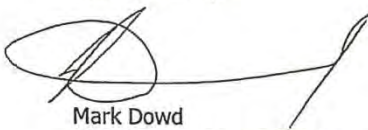
Willunga office
St Peters Terrace
Willunga
Telephone (08) 8384 0666
Facsimile (08) 8382 8744

Woodcroft office
175 Bains Road
Morphett Vale
Telephone (08) 8384 0666
Facsimile (08) 8382 8744

To assist with project planning and providing our Elected Members with information required to make informed decisions, we are seeking a formal response about opportunities for Council to attract support from proceeds of the Environment Protection Authority (EPA) Waste Levy or other sources to manage the significant cost exposure associated with the Kangarilla site.

I appreciate any assistance you are able to offer to generate a positive outcome to transform this legacy landfill site into a vegetated parcel of community land and look forward to hearing from you in the near future.

Yours sincerely



Mark Dowd
Chief Executive Officer

Attachment 2

Hon Ian Hunter MLC

	Corresp. No.



**Government
of South Australia**

Ref: 13SEC1426

Mr Mark Dowd
Chief Executive Officer
City of Onkaparinga
PO Box 1
NOARLUNGA CENTRE SA 5168

**Minister for Sustainability,
Environment and
Conservation**

**Minister for Water and the
River Murray**

**Minister for Aboriginal Affairs
and Reconciliation**

9th Floor, Chesser House
91-97 Grenfell Street
Adelaide SA 5000
GPO Box 1047
Adelaide SA 5001
DX 138
Tel 08 8463 5680
Fax 08 8463 5681
minister.hunter@sa.gov.au

Dear Mr Dowd *Mark*

I write in response to your letter of 28 August 2013 enquiring about financial support to manage the cost exposure associated with the former Kangarilla landfill. I apologise for the delay in responding to you.

I am advised that the Environment Protection Authority (EPA) is currently providing assistance to the City of Onkaparinga through a review of the capping programme for the former Kangarilla landfill site. This will enable Council to meet the EPA capping objectives applied to landfills, closed or operational, within South Australia. I trust that this assistance is proving useful and that your positive relationship in working with the EPA will continue throughout this process.

As an EPA licensed facility, the Kangarilla landfill is approved to receive waste soils, bitumen and road profilings for capping purposes only.

The EPA has developed guidelines for the environmental management of landfill facilities. The guidelines provide direction and consistency for the design and construction of capping systems for landfills that are currently, or have historically, accepted municipal solid waste and commercial and industrial general waste. Capping systems play an important role in closure and post-closure care of landfill cells. This includes the management of land use, amenity and surface water, the limiting of leachate generation and the control of landfill gas.

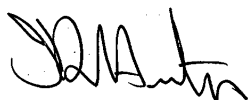
I have been advised that since 2005, Zero Waste SA has provided the City of Onkaparinga a total of \$488,250 under the Zero Waste SA Kerbside Performance Incentive programme. These funds were provided for bins, education and promotion activities, recycling audits and a community based waste minimisation programme.

An additional \$10,000 grant was awarded to the City of Onkaparinga for e-waste collections, providing total grant payments to the City of Onkaparinga through Zero Waste SA local government funding of \$498,250.

I regret to advise that at this time, neither the EPA nor Zero Waste SA provides funding or has any specific grant programmes available for landfill closure activities.

Thank you for taking the time to write to me.

Yours sincerely



IAN HUNTER MLC
Minister for Sustainability, Environment and Conservation

17/11 / 2013

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9.11 State Election: Investment Partnership Priorities

Approval is sought for the draft State Election 2014 document, which also provides an ongoing advocacy instrument to be used when seeking policy support and project investment in initiatives that require cooperation and collaboration with State Government.

This is a regular or standard report.

Director: Mark Dowd, Chief Executive Officer

Report Author: Maggie Hine, Manager Strategy and Sustainability

Contact Number: 8384 0618

Attachments: 1. Investment Partnership Priorities 2014 document (24 pages)
2. Local Government Association 2014
State Election Working Together (47 Pages)

1. Recommendation

That Council approve the State Election 2014 document – Investment Partnership Priorities 2014, forming Attachment 1 to this agenda report.

2. Background

We have developed advocacy documents, linked to successive community plans, for each State and Federal Government election over many years. They are part of our wider investment attraction activity.

Attachment 1 forms an update to the Investment Partnership Priorities document that was prepared for the Federal Election and approved by Council on 11 June 2013. The update has included minor editorial changes and changes to the selection of featured priorities to reflect the refocusing of the document on State Government interests rather than Federal Government.

3. Financial Implications

Three thousand dollars (\$3000) has been allocated in the Strategy and Sustainability section's budget for the printing of the document. There are no further budget implications in approving the document. The potential for policy support and project partnerships to positively affect future income streams is significant.

4. Risk and Opportunity

Key risk/opportunity	Details and analysis
Provides clarity regarding council's strategic priorities requiring cooperation and collaboration with State Government.	The Investment Partnership Priorities included in the State Election 2014 document reflect the strategic priorities of the Community Plan 2035.

5. Discussion

The document has been derived from the draft Community Plan 2035 and consists of an organisational and city-wide overview and 18 accompanying project briefs.

The key changes to the document since it was approved by Council on 11 June 2013 are:

- Updating the purpose section to indicate Council support for the policy and project priorities articulated in the Local Government Association of South **Australia's 2014 State Election document Working Together** (see Attachment 2).
- Removal of the project briefs for Old Coach Road and Sellicks Beach Road as the costing and timing of the delivery of these projects is being reassessed by Asset Management and Development Projects as part of the resource modelling process.
- Inclusion of additional project briefs on Johnston Road, McLaren Vale (7) to reflect the importance of this investment in the road network and reflecting **Council's recent submission on the State's Integrated Transport and Land Use Plan**; health promotions initiatives (12) to reflect the need for continued state investment in these local initiatives; remediation of landfill sites on public land eg Kangarilla (17) as an opportunity to establish a new funding mechanism using funding from the Waste to Resources Fund.
- A rewrite of the Sellicks Wastewater Infrastructure Brief (16) to address the need for comprehensive investment in wastewater infrastructure in the area rather than focus on the Community Wastewater Management Systems (CWMS) plant upgrade.
- A rewrite of the City Wide Road Funding Brief (11) to reflect a focus on investment in main road network maintenance issues rather than Federal Government funding programs.
- Minor editorial changes to the remainder to ensure currency of information presented, including ensuring briefs reflected the recent submission on the Integrated Transport and Land Use Plan (ITLUP).
- An update to the map to reflect State electorates rather than Federal electorates.

It is intended that the approved copy is distributed to all party candidates for electorates in the city, State Cabinet Ministers (Government and Shadow), agency heads and other key stakeholders and publication of relevant material and updates **on council's website and social media.**

While the primary focus is on securing election commitments, there is a long term benefit derived from using this process to consolidate existing or establish new working relationships with all parties and relevant departments. This is particularly important given the benefit of strong enduring partnerships and required bipartisan support to deliver the Community Plan 2035.



PURPOSE

WE ARE SEEKING POLICY AND PROJECT PARTNERSHIP SUPPORT FROM A PROSPECTIVE STATE GOVERNMENT, BASED ON CLEARLY DEFINED PRIORITIES FOR 2013–18 WITHIN OUR REGION.

We also support the policy and program priorities identified in the Local Government Association of South Australia's 2014 State Election Working Together document.

Our communities, businesses and service providers have developed the Community Plan 2035 with the vision of Strong Vibrant Communities and the following goals:

- A liveable and connected city
- Vibrant and resilient communities
- A prosperous economy
- Sustainable environments
- Council of excellence

This document is a derivative of the Community Plan 2035 and seeks policy support in areas important for community wellbeing and of interest to a state agenda and local candidates.

Projects are selected for their ability to catalyse wider investment, develop local jobs and skills, build environmental sustainability and social connectedness.

They have Council support and early-stage funding, or if the responsibility of others, approved in-kind support and contributory works funding.

WE DEVELOP
COMPREHENSIVE
LONG TERM
STRATEGIC PLANS WITH
OUR COMMUNITIES
WHICH OUTLINE
CLEAR PRIORITIES
FOR ACTION

WE PUT
GREAT LOCAL
PARTNERSHIP
PROJECTS
ON THE
GROUND

**WE TARGET,
COLLABORATE,
DELIVER**

WE RUN AN ANNUAL BUDGET OF \$156M, INCLUDING \$43M PROJECTS AND CAPITAL WORKS, AND MANAGE \$1.6B OF ASSETS.

We develop comprehensive long term strategic plans with our communities which outline clear priorities for action.

We work with federal and state governments, other councils, non-governmental organisations and the private sector to deliver large scale services and projects such as Home and Community Care, and Waterproofing the South.

We put great local partnership projects on the ground, such as the Witten Centre, Port Noarlunga and Woodcroft Community Centre and the Coast to Vine Rail Trail (Hallett Cove to Willunga).

We support regional infrastructure projects such as National Broadband Network (NBN), desalination plant, rail line extension and electrification and the duplication of the Southern Expressway.



RANTCOMMUNITIES S
VIBRANTCOMMUNITIES
STRONGVIBRANTCOM
MMUNITIES STRONGV

LIVEABLE CONNECTED CITY

- Accommodating another 10,000 greenfield and 10,000 infill dwellings by 2035
- Securing a rail corridor to Aldinga
- Buses and trains need to be more integrated and efficient to capitalise on the rail extension to Seaford and Southern Expressway duplication
- Our larger centres, such as Noarlunga, Seaford, Aldinga and Aberfoyle Park need to be vibrant attractive places to work, shop, play, socialise and live together
- Improving walkability and open space in our medium density areas

THE RAIL
EXTENSION TO
ALDINGA (31%),
PROTECTION OF RURAL
LAND AND FOOD
PRODUCTION AREAS (28%)
AND PROVISION OF
INFRASTRUCTURE (27%)
ARE OUR TOP THREE
PLANNING
PRIORITIES

IMPROVING ROAD
INFRASTRUCTURE
(39%) AND PUBLIC
TRANSPORT (35%)
ARE OUR TOP
TWO PRIORITIES
GENERALLY

OUR
BEACHES (79%),
LIFESTYLE (72%)
AND NATURAL
ENVIRONMENT (64%)
ARE THE THINGS
WE MOST
LIKE ABOUT
OUR CITY

VIBRANT RESILIENT COMMUNITIES

- Services and housing for our ageing communities
- Lack of physical fitness and obesity
- A lack of vibrant spaces and creative expression
- Increasing community learning opportunities in non-traditional settings

ACCESS
TO HEALTH (42%)
AND AGED CARE
(35%) SERVICES AND
FACILITIES AND
COMMUNITY SAFETY
(29%) ARE OUR
TOP SOCIAL
PRIORITIES

51%
NOMINATED
ACCESS TO AGED
SERVICES AS
OUR NUMBER
ONE NATIONAL
ISSUE

OUR CHALLENGES

A PROSPEROUS ECONOMY

- We need more local jobs, particularly technology, health, events and food/wine tourism jobs
- Increasing university and TAFE qualifications and skills development in these areas
- Building capacity and innovation in small and home-based businesses
- The region has a shortage of employment land and the ex-oil refinery site at Port Stanvac will provide future opportunities

OUR
THREE KEY
ECONOMIC ISSUES
ARE A VIBRANT LOCAL
TOURISM INDUSTRY (41%),
A SKILLED WORKFORCE
(39%) AND MARKETING
TO ATTRACT
INVESTMENT AND
SKILLS (37%)

AVAILABILITY
OF LOCAL JOBS
(29%) IS OUR SECOND
HIGHEST STATE-WIDE
PRIORITY AND THIRD
HIGHEST ISSUE (22%)
TO IMPROVE
OVERALL

SUSTAINABLE ENVIRONMENTS

- Increasing renewable energy use
- Responding to the impacts of climate change
- Improving the viability and quality of our native vegetation, coastline, water courses and estuaries
- Our natural environments must not be compromised by urban development and growth

OUR
THREE HIGHEST
ENVIRONMENTAL
ISSUES ARE STORMWATER
HARVESTING AND
REUSE (45%), ENERGY
EFFICIENCY AND
CONSERVATION (43%)
AND WATER
QUALITY (34%)

INCREASING
STORMWATER USE
AND WASTE WATER
REUSE (30%)
IS OUR NUMBER
ONE STATE-WIDE
PRIORITY

COUNCIL OF EXCELLENCE

- Ensuring financial sustainability and managing expectations for services and infrastructure
- Continuing growth places a high demand on our services, with expectations continually rising
- A national skills shortage and competition for technical and professional staff continue to challenge us
- Digital technology provides a great opportunity to improve services and projects

68%
AGREE THAT
A RESPONSIVE,
PERFORMANCE
DRIVEN COUNCIL
IS AN IMPORTANT
OBJECTIVE

67% AGREE
THAT A
FINANCIALLY
RESPONSIBLE
AND SUSTAINABLE
ADMINISTRATION
IS A KEY
OUTCOME

**LIVEABLE
CONNECTED CITY**

- Urban renewal in established car-dependent communities in and around centres and transport corridors. Redesign and infrastructure for integrated transport, walkability, innovative and affordable housing, connected open spaces and recreation opportunities

- ## PROJECT PARTNERSHIP

- Noorlunga Regional Centre as the 'CBD of the South' **1**:

- Main Street and town square at Aldinga District Centre **2**

- Development of Aldinga Sports Park **3**

- Christie Downs urban renewal **4**

- Main Road streetscaping,

- McLaren Vale 5

- Rail corridor to Aldinga 6

- Johnston Road, McLaren Vale

- Quinliven Road **8**, connection to Southern Expressway at Old Reynella

- and connection of Panalatinga and

- Doctors Road, Morphet Vale
and Aldinga Beach Road.

- Aldinga Beach
- 10**

- City-wide road funding **11**

**VIBRANT AND
RESILIENT
COMMUNITIES**

- Positive ageing in the community through social connection and activity, accessibility to services and home support

- Building healthy lifestyle choices for communities who are sedentary and time-poor to reduce long term health impacts and services. Continuation of Health Promotion initiatives, including community-based fitness/obesity and healthy-eating/fresh food education programs **12**

- Continuation and enhancement of home and community-based support services

- Sturt River Linear Park **13**

- Foreshore Access Plan Stage 2 **14**

POLICY SUPPORT

- The digital economy and new opportunities based on high speed broadband availability
- Development plan policy to better allow mobile tower locations to be influenced by local planning policy

- PROJECT PARTNERSHIP

- Continued rollout of the NBN

- Skills development programs

- Strategic progress of Port Stanvac as a potential future regional employment hub **15**

- Extension of Tonsley rail line into Science Park, Flinders Medical Research Centre and Flinders University

POLICY SUPPORT

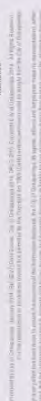
- Community-based adaptation to climate change

- Investment in Waste Water infrastructure in Sellicks 16

- Remediation of landfill sites on public

- Coast protection (city wide)

See project briefs attachments for more detail



NOARLUNGA REGIONAL CENTRE

NOARLUNGA REGIONAL CENTRE (NRC) IS BECOMING THE CBD OF THE SOUTH, IMPROVEMENTS TO THE REGIONAL SHOPPING HUB, THE NEW SOUTHERN SPORTING COMPLEX, UPGRADE OF NOARLUNGA TRANSIT STATION AND PRECINCT AND BEACH ROAD DUPLICATION ARE THE HIGHEST PRIORITIES.

The NRC Structure Plan 2010-40 introduced a vision to transform Noarlunga into a vibrant, resilient and accessible destination.

The NRC project is a complex revitalisation initiative that will require cooperation between all levels of government and private industry over an extended timeline. Council, in partnerships with other stakeholders in the centre, has scoped a range of projects that could serve as the catalyst for the centre in the short to medium term.

Noarlunga Regional Centre is one of the 13 Transit Oriented Developments (TOD) identified in the 30 Year Plan for Greater Adelaide. This plan also identifies the Southern Sporting Complex as one of three future sporting facility hubs required across Adelaide.

Projects include:

- Ramsay Place is the civic heart of the Noarlunga Regional Centre. "Activate Ramsay Place", a place making program commenced in late 2013. This initiative seeks to bring people back into this space and increase its vibrancy and attractiveness. Minor works, including construction of a new playground and minor amenity upgrades are funded and will be completed in 2014. Major capital works are required to upgrade the existing amphitheatre which has reached the end of its asset life.

Council are seeking funding partners to support commencement of the major upgrade.

- Development of the first stage of the Southern Sporting Complex on the Office for Recreation and Sport land south of Goldsmith Drive. Concept planning has recently been jointly completed by the City of Onkaparinga, Office for Recreation and Sport and the South Adelaide Football Club which has identified a total cost for the project of \$37M.

Stage 1 of this project including joint partnership and financial contributions from the Australian Football League (AFL)/South Australian National Football League (SANFL), state of South Australia and City of Onkaparinga was submitted for funding consideration under the Regional Development Australia Round 4, seeking grant funding of \$5,578,898.

The application was unsuccessful.

- Upgrade of the Noarlunga Interchange is required to capitalise new investment attraction potential and improve centre wayfinding and sense of arrival to increase patronage use of the line as a result of the opening of Adelaide's first electrified line in 2014. The current station is significantly run down and upgrade works are required as part of broader planning and redevelopment of the station precinct. Council is proactively pursuing opportunities for private and public sector investment.

**NOARLUNGA
REGIONAL CENTRE
IS A PRIORITY
TRANSIT ORIENTED
DEVELOPMENT
IDENTIFIED IN
THE 30 YEAR PLAN
FOR GREATER
ADELAIDE**

- Concept planning and early streetscape establishment for the duplication works to Beach Road between the Southern Expressway and Dyson Road, which includes road upgrade works on Dyson Road between Goldsmith Road and Beach Road. Concept planning is substantially completed for streetscape upgrades within the Health and Education Precinct with a focus on Alexander Kelly Drive.
- This concept plan, jointly funded between Council and the Places for People fund is seeking to establish a new benchmark in the centre. Stage 1, currently seeking funding partners, will focus on upgrades of both Council owned road reserve and amenity improvements to State Government land holdings in the precinct.
- Expansion of the walking and cycling network around the centre.

ALDINGA DISTRICT CENTRE

THE ALDINGA DISTRICT CENTRE (ADC) PROJECT SEEKS TO GROW AN EXISTING UNDER DEVELOPED DISTRICT CENTRE INTO A VIBRANT AND ACCESSIBLE REGIONAL DESTINATION FOR THE COMMUNITY AND VISITORS TO ACCESS SERVICES AND BUILD SOCIAL CONNECTIONS.

The project meets a demonstrated community need and would act to catalyse further private investment within the centre and broader region. An economic assessment identified that this project could generate economic activity to the value of \$26.80M to the local economy and the creation of 82 permanent jobs.

Aldinga has changed from a coastal hamlet to a fast growing fringe suburb which has experienced 62% growth across the last four years. Population projections anticipate a further increase of 13,000 or 114% growth across the next 20 years.

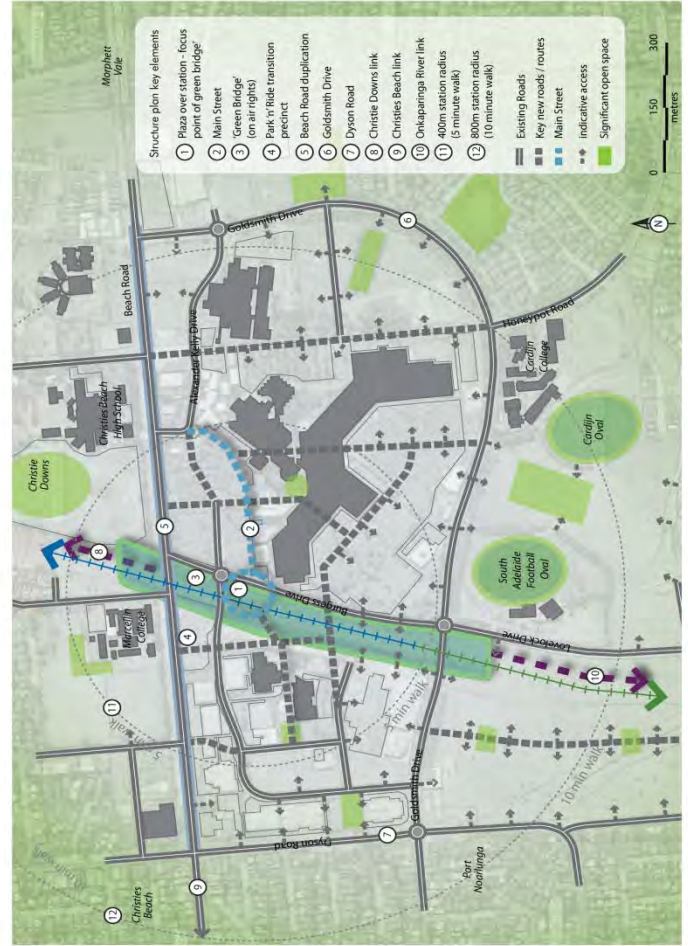
While a fast growing community, the 2011 Census also identifies that the Aldinga population is at high risk of mortgage stress, relative social isolation and poor public transport leading to social disadvantage and unsustainable journey to work patterns with 52% of the regions' population travelling outside of the city for work.

Council's existing community facilities (library and youth centre) located within the district centre have been experiencing pressures from rising usage levels corresponding with rapid population increases in recent years.

The high youth population in the Aldinga region and the continued greenfield development attracting younger families means that space for youth activities and programs is in increasingly high demand.



Aldinga District Centre – proposed main street and town square



**THE
MASTER PLAN
PROCESS INCLUDED
A SIGNIFICANT
NEEDS ANALYSIS AND
HAS IDENTIFIED THE
POTENTIAL FOR UP
TO \$27.7M OF WORKS
OVER THE NEXT
20 YEARS.**

ALDINGA SPORTS PARK

PORT ROAD, ALDINGA

THE ALDINGA SPORTS PARK IS THE MAJOR RECREATION AND SPORTS HUB IN THE SOUTHERN AREA OF THE CITY. ITS IMMEDIATE CATCHMENT EXTENDS AS FAR AS PORT WILLUNGA, ALDINGA, ALDINGA BEACH, SELICKS BEACH, WILLUNGA AND YANKALILLA.



**INVESTIGATIONS
HAVE SHOWN THAT
THE CURRENT ALDINGA
LIBRARY HAS A FLOOR
AREA UNDERSUPPLY
OF 318M² FOR ITS
CATCHMENT SIZE WHICH
WILL RISE TO A 1030M²
DEFICIT BY 2030.**

Aldinga District Centre – proposed main street and town square

- Broader investigation into community needs and investment timelines in the ADC suggests that following delivery of the catalyst project outlined above, the centre will also require future funding support for the delivery of:
 - The option of relocation and expansion of a community centre into the district centre to realise co-location benefits and efficiencies in social infrastructure provision
- Expansion of the existing recreation centre delivered in 2011 through funding secured through the federal government's Better Regions Grant Program
- Commitment to secure the southern passenger train line extension from Seaford to Aldinga with consideration of the station location immediately adjacent to the ADC.

The area has the fastest growing population in the south of Adelaide. The current population for the catchment area is approximately 18,000. The Plan for Greater Adelaide shows that there will be significant population growth in the area resulting in a population of up to 35,000 in the next 25 years. Appropriate levels of recreation and sports facilities are critical as part of new development. Aldinga Sports Park will be the area's key recreation and sports hub and is crucial to the greenfield development of Renewal SA land and linked to the upgrade of Quinliven Road. Early and ongoing planning and development will ensure that the site provides high quality sports and recreational activities.

A master plan for the whole site has been developed by council in conjunction with user groups and the community. This plan recommends that a five hectare buffer is retained as part of any future development and would be critical to the outcomes of the master plan. Capital works to the value of \$5.7M over the next five years are identified in the master plan including:

- landscaping and planting
- internal roadways
- multi use hard courts lighting and reline
- entry statement, signage and scoreboards
- bowling club footings repair
- oval upgrade
- playground relocation
- cricket nets
- site costs ie fire, electrical, stormwater;

Capital works to the value of \$22.5M identified for the long term include:

- additional courts and lighting
- family recreation area
- connecting pathways
- fitness stations
- centralised clubrooms
- hockey facilities
- toilets
- junior sports area
- bowls lighting upgrade.

CHRISTIE DOWNS REGENERATION

STAGE 1 • RAILWAY STATION,
RESERVE UPGRADE AND
DEMONSTRATION
HOUSING PROJECT

THE CHRISTIES DOWNS
REGENERATION PROJECT
WAS INITIATED IN RESPONSE
TO THE SUBURB'S AGEING
INFRASTRUCTURE, HIGH
CONCENTRATION OF SOCIAL
HOUSING, LOW RESIDENTIAL
DENSITIES AND KNOWN
SOCIAL DISADVANTAGE.

The suburb of Christie Downs has a land area of 321 hectares and a population of 5129. It is located along the southern rail corridor that is currently being electrified and has a passenger station. The suburb is in close proximity to the Noarlunga Regional Centre.

Council has allocated a budget for a master plan to provide a framework to guide future growth that builds on the suburb's strengths and improves the amenity and quality of the physical environment allied with positive social outcomes.

Renewal SA owns substantial land holdings in Christie Downs (27% of the housing stock) and the Department of Planning, Transport and Infrastructure (DPTI) owns land adjacent the railway station. Renewal SA has agreed to partner council in the development of the master plan and DPTI has given in principle support.

The master plan project will form a national template for the regeneration of ageing outer suburban areas located on a transport route with a high concentration of social housing and experiencing significant hardship.

In the long term we are seeking a commitment from state agencies to the renewal of public housing stock and the upgrade of the railway station. We are now extending our planning to the whole suburb to provide a framework to guide public and private investment in the long term.

Intergovernmental cooperation and joint funding is now required to:

- upgrade the railway station including improved lighting, new shelters and Disability Discrimination Act 1992 (DDA) compliant access onto the station
- provision of a new pedestrian bridge from the railway station across Flaxmill Road linking the community north of Flaxmill Road to the station
- upgrade to Morton Road reserve
- undertaking a housing demonstration project.

These outputs will act as a catalyst (foundation block) for the regeneration of the broader Christie Downs area.

THERE IS
ALSO STRONG
PRIVATE SECTOR INTEREST
IN INVESTMENT IN
REDEVELOPMENT OF THE
EXISTING SHOPPING CENTRE,
WHICH WOULD BE SUPPORTED
BY GOVERNMENT INVESTMENT
IN INFRASTRUCTURE
IN THE STATION
PRECINCT

McLAREN VALE STREETSCAPE

MAIN ROAD • STAGE 7 UPGRADE

STAGE 7 IS THE LAST
STAGE OF THE PLANNED
STREETSCAPE IMPROVEMENTS
AND IS THE 1.1 KM SECTION
OF ROAD BETWEEN THE
ALMOND TRAIN AND THE
INTERCONNECT WITH THE
VICTOR HARBOR ROAD
OVERPASS ADJACENT
TO THE McLAREN VALE
AND FLEURIEU VISITOR
INFORMATION CENTRE.

McLaren Vale is situated 25km and about one hour south of Adelaide. The township is a major node in the wine industry and the viticulture development of the region.

The township is creating increasing levels of freight traffic between vineyards and wineries, and between wineries.

and freight nodes. Main Road is also a through route for freight and tourism to and from the various centres in the Southern Vales region.

Main Road incorporates the main commercial sector of the McLaren Vale township including a village green, town square, community facilities, an expanding regional shopping precinct, visitor information services, accommodation and food and beverage businesses.

The historic development of the township between two villages has created a linear township several kilometres in length. The decline in the streetscape quality has

impacted on the tourism appeal (and resulting economic development) and the amenity/livability of the township.

The region's tourism is based around the acclaimed McLaren Vale wineries, gourmet food, festivals and events including the Santos Tour Down Under, Fleurieu Biennale Art Exhibition, Sea and Vines Festival and Fleurieu Folk Festival.

Council has committed to the upgrade of Main Road. This will deliver a quality streetscape, improved amenity for residents and visitors to McLaren Vale and provide tourism infrastructure that contributes to the economy of the region.

The works address aging stormwater infrastructure, undergrounding of power lines, pedestrian and cycling facilities, traffic calming measures, linkages to key community facilities, tourist information bay/rest area, and improved landscaping along the street verge and entry on the western approach to the township.



CHRISTIE DOWNS CONTEXT MAP

LEGEND

- COMMUNITY CENTRE
- EDUCATION
- HOUSING SA LAND (CONSOLIDATED AREAS)
- OTHER LAND PARCELS (PRIVATE & HOUSING SA)
- LOCAL OPEN SPACE
- ROAD RESERVE OPEN SPACE
- SUBURB BOUNDARY AND PROJECT AREA TO BE MASTER PLANNED



0 50 100 200 300 400
Meters
SCALE BAR

DATE: DECEMBER 2011

ALDINGA RAIL EXTENSION

SECURING A RAIL CORRIDOR FROM SEAFORD RISE TO ALDINGA FOR A DISTANCE OF APPROXIMATELY 10KM WILL ALLOW FOR THE FUTURE EXTENSION OF THE EXISTING SEAFORD PASSENGER LINE TO THE ALDINGA DISTRICT CENTRE.



The services upgrade and streetscape improvements are estimated at \$4.72M. The Power Line Environment Committee (state agency) has approved funding commitment of \$1.47M contribution to the power line undergrounding costs estimated at \$2.27M. We are seeking further funding contributions of \$1M for the project.

It is generally recognised that transport infrastructure is critical to shaping a city, creating access, industry and opportunity. The defined section of Main Road is the main entrance into the McLaren Vale township and needs to be convincing in terms of the quality of its streetscape reflecting the importance of the region to local, regional and national tourism.

The significance of this transport infrastructure is reflected in the works completed by the state government to improve safe access-egress into the township with the construction of an overpass at the town's western gateway (cost \$18M).



THE REGION'S TOURISM IS BASED AROUND THE ACCLAIMED MCLAREN VALE WINERIES, GOURMET FOOD, FESTIVALS AND EVENTS.

The Department of Planning, Transport and Infrastructure (DPTI) has identified two preferred rail corridor route options, both of which traverse the Maslin Beach sand mines. Council has requested that the state government investigate a further extension of the corridor of approximately 1.2km to the existing Aldinga District Centre to integrate existing services and facilities located in the district centre with rail transport.

In addition to the 10km rail corridor to the Aldinga land owned by Renewal SA, options to secure a possible future spur-line of approximately 1.2km from Aldinga to the Aldinga District Centre should be comprehensively considered.

The centre has significant potential for growth, not only in a retail sense but also a mixed use destination location. Integration of land use activities between the centre and a future railway station are dependent on the alignment of the rail corridor and future station.

The southern region of Adelaide is recognised for its lifestyle attributes which incorporates the world class wine region of McLaren Vale (located adjacent to the Aldinga township), close proximity to 31km of beaches, affordable housing and access to high speed broadband with the National Broadband Network (roll-out commenced in the City of Onkaparinga in 2010). However many residents (approximately 60%) are forced to commute out of the city and experience social isolation due to fewer public transport options.

A rail extension to Aldinga would provide a range of benefits:

- in sustainability terms, extending rail services to Aldinga would enable and stimulate more and longer travel on public transport with less reliance on car travel as the main mode of travel thereby improving the environment

THE
EXTENSION OF
JOHNSTON ROAD
THROUGH TO VICTOR
HARBOR ROAD
WILL PROVIDE
FREIGHT BYPASS
FOR THE TOWNSHIP
OF McCLAREN
VALE

JOHNSTON ROAD McLAREN VALE

CONNECTION TO VICTOR HARBOR ROAD

THE EXTENSION OF
JOHNSTON ROAD THROUGH
TO VICTOR HARBOR ROAD
AT McCLAREN VALE WILL
PROVIDE A VALUABLE
ALTERNATIVE ROUTE FOR
FREIGHT MOVEMENT AND
HELP IMPROVE SAFETY FOR
PEDESTRIANS, CYCLISTS
AND TOURISM TRAFFIC
FOR THE TOWNSHIP OF
McCLAREN VALE.

Currently all freight vehicles have no option but to go through the McLaren Vale Township. This presents a safety and amenity issue for the township. By extending Johnston Road through to the Victor Harbor Road a viable alternative freight route is opened up.

The extension of Johnston Road from Gilbert Road through to Victor Harbor Road will reduce the number of heavy vehicles moving through the McLaren Vale Township helping to improve pedestrian, cyclists and traffic safety in this very busy area. It will also assist in separating the tourism traffic from the freight traffic, further enhancing the attractiveness of this township as a tourism destination.

Council's Road Network Plan recognises the importance of this freight route as it is listed as a high priority required improvement to the rural freight and tourism routes. A section of Johnston Road has already been reconstructed to a standard that allows for this road to be used as a nominated freight route.

The estimated cost of completing these works is \$3M. Over the last 6 years the council and state government have collectively invested \$3.8M in enhancements for the 'wine road' network. Investment in the extension of Johnston Road will be a critical part in ensuring the region has an integrated road network for freight movement.

and roads and either route will require a combination of deep cuts, high embankments and expensive structures (significantly long and high bridges). In some places cuts up to 20m deep are required and in others embankments of greater than 15m high are needed. Such works require funding of some \$800M to see the project come to fruition.

EXTENDING
RAIL SERVICES TO
ALDINGA WOULD
ENABLE LESS
RELIANCE ON
CAR TRAVEL.

that we look at the broader issues for growth and not in isolation of each other. Funding of approximately \$34M is required to acquire the land for the rail corridor. The money was first set aside in the 2008-09 state government budget to buy the remaining land needed for the rail route. However, a state government decision to delay the funding was attributed to the global Financial Crisis. Again the state government's recent budget decision means they will delay buying the land to extend and secure the rail corridor from Seaford to Aldinga for two years to 2014-15.

Planning for the rail corridor is a state led and state funded project. For rail infrastructure, the federal government is the primary fund provider. DPTI have, through their investigations, identified that the two route options both traverse undulating terrain, valleys, creeks,

- improved accessibility, especially between the outer south and inner south, would help people from the outer south areas to have better access to job opportunities located in the north of our city (Noarlunga, Seaford, Lonsdale and Port Stanvac)
- create opportunities for tourism by linking Adelaide to the world class wine region of McLaren Vale located adjacent to the Aldinga township.

Council is currently working with the state government through DPTI to undertake structure planning for the southern region rail corridor. In addition, there are a number of state government lead projects focusing around the Aldinga area (eg southern corridor structure planning, rezoning for Bowering Hill and Aldinga, and McLaren Vale Character Preservation District) that have occurred or are anticipated to occur this year, it is timely

SECTIONS

OF THIS ROAD

**HAVE NO KERBING,
POOR DRAINAGE
AND ARE PRONE
TO PAVEMENT
FAILURE.**

QUINLIVEN ROAD

**ALDINGA BEACH •
RECONSTRUCTION
AND UPGRADE**

**QUINLIVEN ROAD FEEDS
TRAFFIC INTO AND
AWAY FROM EXPANDING
COMMERCIAL, RESIDENTIAL,
TOWNSHIP, RECREATIONAL
AND TOURIST AREAS AT
ALDINGA BEACH.**

This road provides access to the suburb's sporting grounds including football, hockey, netball and equestrian areas which have plans for further expansion. It also services two schools and provides tourist access to the beaches and historic township area.

An upgrade of this road needs to be completed to enable the planned development of Renewal SA land to go ahead and opportunities exist to protect Aldinga township. Also these works will have significant economic and social benefits through improved and safer access whilst the installation of drainage will have considerable environmental benefits.

Since 2007 Council has invested \$1.35M upgrading two key intersections and the road between, providing significant safety improvements and better access to the state run primary school and the local shopping precinct.

The planned works and completed work to date include a wider and stronger sealed pavement with on road parking lanes, painted median suitable for turning vehicle storage, a traffic lane that facilitates bus movement, kerb and gutters with underground drainage and larger intersections to improve safety and traffic flow.

A shared path is also being constructed to improve pedestrian and cycling access to schools and the sports ground as well as improved mobility scooter access to commercial precincts.

Council has already completed 480m of road with a further 440m (Pridham Boulevard to Galilee School east side) planned for completion in 2013–14, 480m (Eden Terrace to Rowley Road) in 2014–15. The remaining 960m from Galilee School east side to Old Coach Road will need to be coordinated with Renewal SA land development.

The estimated cost of completing these works is \$6M.

SOUTHERN EXPRESSWAY CONNECTIONS

WE HAVE EXPRESSED DISAPPOINTMENT THAT THE CURRENT SOUTHERN EXPRESSWAY DUPLICATION PROJECT DOES NOT INCLUDE SOUTH BOUND ACCESS TO THE EXPRESSWAY AT REYNELLA.

This will complete an arterial road connection to Main South Road at its southern end. Providing the access would relieve traffic pressure on the council road network and improve travel time for Happy Valley, Aberfoyle Park and Flagstaff Hill residents accessing the regional centre of Noarlunga and destinations further south.

The state government currently holds vacant land to provide a future road connecting the southern end of Panalatinga Road to Doctors Road at Morphet Vale. Traffic is currently directed to the local road network as it exits Panalatinga Road causing traffic congestion at peak times particularly on States Road.

Construction of a state arterial road, connecting the southern end of Panalatinga Road to Main South Road would complete the network and relieve congestion. Provision of south-bound access to the expressway at the northern end of Panalatinga Road should be completed first and the need for the southern connection reassessed.

PANALATINGA ROAD,
OLD REYNELLA

THE CONNECTION OF
PANALATINGA ROAD
TO THE SOUTHERN
EXPRESSWAY, OLD REYNELLA
AND AN EXTENSION OF
PANALATINGA ROAD TO
DOCTORS ROAD, MORPHETT
VALE IS A PRIORITY TRAFFIC
MANAGEMENT ISSUE FOR
THE CITY.

ALDINGA BEACH ROAD

ALDINGA BEACH • RECONSTRUCTION AND UPGRADE

ALDINGA BEACH ROAD IS THE MAIN FEEDER INTO AND OUT OF ALDINGA BEACH FROM MAIN SOUTH ROAD. IT IS CRITICAL THAT ITS CAPACITY BE UPGRADED TO ENABLE THE FUTURE DEVELOPMENT OF THE ALDINGA TOWNSHIP AND SURROUNDS.

The upgrade of Aldinga Beach Road is intrinsically linked to the development of Renewal SA greenfield land and the Main South Road transport corridor. It is also a bus route that services the rapidly expanding commercial and residential areas and provides access to the suburb's commercial, industrial and residential areas. It also services a school and is a tourist route providing access to the area's beaches.

Two remaining sections of Aldinga Beach Road need reconstruction and upgrade as they have no kerbing, poor drainage and are subject to pavement failure.

It is important that the final two stages are completed as this project will have significant economic and social benefits through improved and safer access to tourist, commercial and industrial areas, whilst the installation of drainage will have considerable environmental benefits.

Since 2007 Council has invested \$7.49M (including \$1.15M in funding contributions from the AUSLINK Strategic Regional Program) in upgrading 2.5km from the Esplanade to How Road. This includes two key intersections to the commercial precinct, providing significant safety improvements and better access to the school, residential and industrial areas. Council are planning the next section for construction in 2014-15 which includes the construction of a roundabout and associated land acquisition at the How Road intersection.

The final sections will be impacted by the proposed land division which Aldinga Beach Road currently adjoins. Depending on the layout of the land division, there is an opportunity to realign the road so that it connects with Main South Road at the Aldinga Road intersection in a signalised four way intersection rather than the current two offset T-junctions, which are subject to numerous collisions.

Factors affecting the final alignment and costs for this project include, the location of the rail line extension, the layout of, and the drainage upgrades required to cater for the proposed land division.

The estimated cost of completing these works is \$4M.

A FURTHER
610-1150m IS
PLANNED FOR
COMPLETION FROM
2014-18 DEPENDING
ON RENEWAL SA
LAND DIVISION AND
TRAFFIC MANAGEMENT
CONSIDERATIONS.

MAIN ROAD MAINTENANCE

THE ROAD NETWORK MAINTAINED BY THE DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE (DPTI) CONTINUES TO DECLINE AS FUNDING FOR MAINTENANCE HAS NOT KEPT PACE WITH THE DEMAND FOR A WELL MAINTAINED ROAD NETWORK.

THE CONDITION OF THE MAIN ROAD NETWORK CONTINUES TO DETERIORATE

Whilst Council is not responsible for the condition of the main road network there have been notable effects on viability of the southern regions due to deteriorating quality of these roads.

The effects of the poor quality of these roads will in time lead to a downturn in the attractiveness of the southern regions for business, tourism and livability.

Notable examples of this are Main South Road (south of Beach Road), Beach Road (Noarlunga) and Commercial Road (Seaford Heights, Seaford, Maslin Beach).

Whilst the investment in the southern regions has been significant (Southern Expressway Duplication, Seaford Rail Extension and Electrification) the continued decline in the condition of the major connecting roads will detract from the realisation of the economic benefit for these significant investments.

Increased funding for maintenance for major roads in the southern regions is needed to ensure that the area remains an attractive place to do business, live or visit.



HEALTHY ACTIVE LIFESTYLE PROGRAMS

THROUGH A RANGE OF PROGRAMS THE CITY OF ONKAPARINGA PROVIDES RESIDENTS WITH OPPORTUNITIES TO LEAD HEALTHY AND ACTIVE LIFESTYLES WITH ACCESS TO HIGH QUALITY LOCALLY PRODUCED FOOD, OPEN SPACE AND RECREATIONAL OPPORTUNITIES.

the community. The program will be concluded prior to the performance data being made publicly available by the funding body. This is a unique opportunity for the State Government to reconsider the significant benefits that would be delivered by providing ongoing funding for the continuation of OPAL in particular and healthy active lifestyle programs more generally and address some of the health concerns evident in our region.

OPAL baseline data (2) showed that 21.4% of South Australian children aged 9 – 11 years are overweight or obese. The same survey found 38% of children did not eat enough fruit (3), 72% did not get enough daily exercise (4) and only 19% met the guidelines for no more than 2 hours of daily screen time.

Programs such as OPAL are developed from a globally proven model that addresses the complexity involved in tackling the issue of overweight and obesity. This comprehensive approach allows our staff to build partnerships with the many different groups that form local communities, in order to create more desirable ways for children and families to eat well and be active.

The South Australian Monitoring and Surveillance System (SAMSS) (1) survey of adults showed nearly 2 out of 3 Onkaparinga residents were reported as being overweight (37.7%) or obese (22.9%), more than half consumed one serve or less of fruit per day and more than half of adults in Onkaparinga did not reach the recommended 150 minutes of physical activity per week.

We have a strategic agenda of improving wellbeing of the community through our Community Plan 2035, which includes a focus on 'healthy active lifestyles' to help shape strong, vibrant communities. The new Public Health Act further commits us, in partnership with the South Australian Government, to positively influence the health of South Australians now and in the future.

A whole of government approach through the Obesity Prevention and Lifestyle program (OPAL) and the Australian Government's Healthy Communities Initiative (HCI) programs have taken a positive approach to obesity prevention by focusing on ways for children and adults to enjoy healthy eating and being active. Health promotion programs are key to the South Australian Government achieving Targets 2, 24, 56, 78 and 82 of the South Australian Strategic Plan.

The state government's intention to conclude funding for OPAL in the City of Onkaparinga mid-2014 will significantly diminish our capacity to deliver programs that aim to improve the wellbeing of



**NEARLY
2 OUT OF 3
ONKAPARINGA
RESIDENTS WERE
REPORTED AS BEING
OVERWEIGHT (37.7%)
OR OBESE
(22.9%)**

ONKAPARINGA PARTICIPANT EXPERIENCE

'I've kept it under control through diet', explained Lorraine. 'But in the last nine months, my blood sugar levels have been too high and my doctor had to put me on medication. He recommended that I get more regular exercise, so when I read about council's programs, I thought I'd give it a try'. Lorraine went to an information session for the BEAT IT program, a moderate intensity, tailored physical activity and healthy lifestyle program. 'I was really impressed with BEAT IT', Lorraine says. 'I altered my working days so that I could attend the two weekly sessions, and it was the best thing I ever did.' After only 12 weeks on the BEAT IT program, Lorraine had her sugar levels checked again, and she and her doctor were amazed at the difference. 'My levels were down to within the recommended range after less than three months on the program', says Lorraine. 'It's been the most worthwhile thing I have ever done'. Lorraine has also started her own Heart Foundation Walking group, which meets three times a week.

The range of programs offered target some of the most 'at risk' members of our community, in the last 12 months our programs have connected with over 24,000 people in our local community to provide educational and practical physical and nutrition programs that equip people to manage their longer term health and wellbeing.

The provision of health expertise to the Onkaparinga community in relation to healthy eating and physical activity through workshops, education and advisory services have gradually increased knowledge and skills in 'health literacy' across the region. This support will no longer be available after mid-2014 if state government funding is withdrawn.

The future health of our community is reliant on state government support of the following initiatives:

- State government to drive and fund locally delivered health promotion initiatives to equip our community with the skills and knowledge to lead healthier lives.
- State government to continue to drive accessibility to school sporting and recreational facilities for out of schools hours use by the community. This initiative has the potential to significantly reduce the demand on local and state government for the development of new facilities and ensure that current facilities are well used and responsive to our community's needs.

- Relief from the current electricity and water charges that grass roots sporting clubs and Councils are struggling to manage whilst providing sport and open space facilities for the local community.
- Support for 330 clubs to comply with a range of regulated requirements including child safe environments and Work Health and Safety requirements that are all adding to their already over stretched and diminishing volunteer resources.

1. South Australian Monitoring & Surveillance System (SAMMS) - Indicators of City of Onkaparinga. University of Adelaide, 2013.
2. OPAL Baseline Data - Eating and activity patterns of South Australian children aged 9 - 11 years 2011/2012. South Australia Health, 2013.
3. Australian Guide to Healthy Eating (NHMRC, 2013) recommends children aged 9 - 11 years should consume 2 serves of fruit per day. www.eatforhealth.gov.au
4. National Physical Activity Guidelines for Children (NHMRC, 2008) recommend 60 minutes of daily activity.



STURT RIVER LINEAR PARK

STAGE 3 •

COROMANDEL VALLEY

THE STURT RIVER LINEAR PARK (SRLP) AIMS TO DELIVER A CONTINUOUS PUBLIC OPEN SPACE LINK FROM THE PATAWALONGA BASIN IN GLENELG NORTH TO FRANK SMITH PARK IN COROMANDEL VALLEY.

**THE PATH
WILL PROVIDE
RECREATIONAL AND
SOCIAL AMENITY TO
THE COMMUNITY AND
AIMS TO CONSERVE
AND PROMOTE THE
HERITAGE OF
THE AREA.**

This linear park is a key component of Adelaide's Metropolitan Open Space System (MOSS) which provides a strategic recreational, cultural and biodiversity link in the open space network from the Adelaide Hills to the coast.

Work within the City of Onkaparinga is focussed on delivery of the shared path between Frank Smith Park and Horner's Bridge in Coromandel Valley. The path will then provide a connection into the adjoining national park.

Current work is focussed on stage 3 of the SRLP that will deliver approximately 850 linear metres of trail and associated open space improvement completing delivery of the linear park in Coromandel Valley. The project includes design and construction of a shared use path, three shared use river crossings, development of activity nodes (such as picnic areas) together with environmental improvements to the river corridor.

These improvements will deliver environmental improvements to the river through the removal of exotic species and increasing the biodiversity of the area.

A funding amount of \$40,000 has been secured to complete detailed design for stage 3 of the SRLP linking the Institute building to Sturt gorge. Development of this area cannot be completed until selected land parcels and sufficient funding has been secured. The cost of delivering stage 3 is estimated at \$1.2M (excluding property acquisition costs).

Investments to date have included:

- Stage 1 (completed 2010)

Construction of a new shared use path linking Winns Road and the institute building and removal of exotic vegetation and revegetation works. Stage 1 funding included \$410,000 provided by Council and \$418,670 by state government.

- Stage 2 (completed 2012)

This section delivered a shared use path connecting the previously completed stage 1 work at Winns Road with Frank Smith Park. Works also included construction of retaining walls, balustrade and fencing, shared use road crossings, removal of woody weeds and revegetation. Stage 2 funding included \$200,234 from Council; \$200,370 from state government; and \$157,000 from federal government. In addition, the state government provided 50% grant funding toward a number of property acquisitions along the river corridor that can be returned to open space creating a green corridor.

THE FAP
ADDRESSES THE
31KM OF COASTAL
RESERVE EXTENDING
THROUGH THE CITY
FROM LONSDALE
TO SELICKS
BEACH.

FORESHORE ACCESS PLAN

THE FORESHORE ACCESS
PLAN (FAP) REINFORCES
THE STATE GOVERNMENT'S
VISION FOR A COAST PARK
ALONG THE METROPOLITAN
COASTLINE, A KEY
OUTCOME OF WHICH IS THE
DEVELOPMENT OF A SHARED
USE PATH FROM NORTH
HAVEN TO SELICKS BEACH.

The FAP aims to improve the amenity and function of our city's coastal reserve by:

- maintaining and enhancing open space links along the city's foreshore to ensure free, safe and convenient access is available for all ages and abilities
- strengthening the role of the city's foreshore as a destination for recreation and leisure activities for both the local community and visitors to the region
- improving the function of our coastal reserves with regard to pedestrian and cyclist access, public safety, quality open space and public infrastructure and effective traffic control and management
- providing quality urban outcomes that enhance the attractiveness, character and image of our coast.

FAP works have focused on the major upgrade of coast park nodes including:

- Christies Beach Surf Life Saving Club (SLSC) – redevelopment of the SLSC facility and creation of an open space plaza

- Beach Road, Christies Beach – foreshore and open space upgrade to establish the area as the feature coastal village square for the south coast

- Port Noarlunga – upgrade of Port Noarlunga foreshore and adjacent Witton Centre, housing the local surf life saving club, the Department for Education and Child Development's aquatics program and a commercial restaurant

- Moana – upgrade of Moana foreshore and adjacent open space

- Port Willunga – upgrade of the Port Willunga foreshore car park.

A total 8km of shared use path has also been established with significant sections in Christies Beach, Port Noarlunga South, Seaford, Moana and Sellicks Beach.

Over \$20M has been invested in FAP/coast park projects within the city since 2004. State government and council generally contribute 50% matching funding. Partnership arrangements with federal government and private stakeholders have also been negotiated where appropriate. The existing shared use path in O'Sullivan Beach was constructed by SA Water as part of a major upgrade of their treatment facility.

A review of the FAP was undertaken in 2013 and prioritised future works up to 2020. Funding support will be required with FAP project costs estimated at \$14M in the next 1–5 years, broken down as follows:

- Morgan Street (Aldinga Beach boat ramp) to Loongana Road, Aldinga Beach – \$1.9M
 - Port Willunga foreshore to Aldinga Beach boat ramp – \$1.35M
 - Gulf Parade Creek (Frank Hilton Reserve) to Moslin Beach carpark – \$0.7M
 - Graham Rabbett Reserve to Karko Drive, Moana – \$1.3M
 - Witton Centre to Saltfleet Street bridge, Port Noarlunga – \$0.8M
 - Weatherald Terrace, Port Noarlunga South – \$6.5M
 - Mentone Parade, O'Sullivan Beach to O'Sullivan Beach boat ramp – \$1.2M
- A further \$28M is estimated for FAP projects anticipated to commence post 2017. We are seeking funding support from state and federal government for these works to be implemented.



PORT STANVAC

POTENTIAL EMPLOYMENT HUB

PORT STANVAC EXXONMOBIL SITE IS A 234 HECTARE PARCEL OF LAND OF NATIONAL AND STATE SIGNIFICANCE, FORMERLY USED AS AN OIL REFINERY SINCE 1963 AND IN THE FUTURE A POTENTIAL MAJOR EMPLOYMENT HUB.

The site is part of the larger Lonsdale industrial area, which forms the most significant manufacturing employment and production zone in the city and third largest remaining in metropolitan Adelaide. The Adelaide Desalination Plant is located to the north of the site on 31 hectares.

Our city is experiencing the ongoing depletion of its industrial land reserves with only seven to ten years supply remaining without the prospect of further industrial land in the future. The Port Stanvac land is therefore strategic given its industrial zoning. It is also the largest potential employment land offering in the south with the next being the Tonsley Park site (61 hectares).

The site offers the potential opportunity to accommodate the new iconic industries for the region. These would include advanced manufacturing and environmental industries, in particular the water industry.

ExxonMobil, as owner of the site, is part way through a validation, site demolition and remediation assessment program which is expected to conclude in 2016. The remediation program itself should get underway from 2016 and could take up to 10 years to complete. This is being conducted under the auspice of the Environment Protection Authority pursuant to a Voluntary Site Contamination Assessment Proposal.

To date the approach by ExxonMobil and state government to the future of the site has been focused on demolition and remediation which is more about risk management than future development potential.

Council has approved development objectives and been successful in engaging with the state government to start considering the preparation of a master plan but it has not progressed due to a lack of resources. ExxonMobil is happy to engage and support the efforts of others in this regard but their focus is on the current site demolition and remediation program.

Council's preferred option is to prepare a master plan which sets out the development vision for the site and which will provide the basis for engaging with ExxonMobil and the state government beyond the current focus on site demolition and remediation. This will inform long term capital expenditure and regulatory plans – with the land expected to be available in the medium-term future. This lead time is critical for forward resource planning.

In the short term after the remediation assessment is completed around 2016 we are seeking the preparation of a master plan which will be the basis upon which the long term vision is achieved. It will detail the following:

- identification of the full extent of contamination
- preferred development areas and supported zoning
- areas of environmental and social significance
- infrastructure layout, including key transport connections
- investment attraction plan
- skills development and attraction plan
- development timetable.

Funding support to the value of \$400,000 is sought towards the cost of undertaking the master planning process.

THE SITE
OFFERS THE
OPPORTUNITY
TO POTENTIALLY
ACCOMMODATE
NEW ICONIC
INDUSTRIES FOR
THE REGION.

WASTEWATER INFRASTRUCTURE

SELICKS BEACH

SIGNIFICANT INVESTMENT
IN WASTEWATER
INFRASTRUCTURE AT SELICKS
BEACH IS URGENTLY NEEDED
TO ADDRESS CURRENT
ENVIRONMENTAL AND
PUBLIC HEALTH RISKS AND TO
MEET THE FUTURE DEMAND
RESULTING FROM THE
PLANNED URBAN GROWTH
IN THE AREA.

The wastewater treatment plant currently treats the wastewater to a Class B quality which is then used for sub-surface irrigation of community reserves. With the increased demand on the system the disposal paths will reach capacity. This may lead to an increase in public and environmental health risks and limitation on future development. To ensure the system continues to be sustainable and is able to operate in accordance with its relevant regulatory requirements over the next five years, the following works are required to council's CWMS Sellicks Beach scheme:

- Construction of a recycled water winter storage dam and associated transfer infrastructure - \$1.5 M
- Upgrade of the existing treatment plant - \$0.5 M

The above works will provide certainty for the forecasted development yields within the Bluewater and Prodec housing developments but not meet the needs of all future demand from planned growth in the area.

Approximately three quarters of the properties within the Sellicks Beach area are not serviced by a reticulated sewerage system; these properties manage and dispose of their domestic wastewater via on-site systems. A 2007 study by Flinders University found that over 45% of properties surveyed had failing wastewater systems. This figure has increased over the past six years. For the remaining properties within two distinct residential developments, council operates a small Community Wastewater Management Scheme (CWMS) for the collection, treatment and disposal of domestic wastewater.

Recent residential developments in the township have increased the demand on council's CWMS infrastructure. This increase has also presented opportunities for more diverse and commercial uses of the treated wastewater due to the volumes now being processed.

TACKLING LANDFILL SITES ON PUBLIC LAND

KANGARILLA LANDFILL

WE ARE SEEKING A FUNDING MECHANISM FOR REHABILITATING LANDFILL SITES ON PUBLIC LAND.

retrospective upgrade to these residential areas is significantly warranted to address the current failing on-site systems and subsequent public and environmental health risks associated with these failures.

Council has limited funding resources to achieve the required upgrades and expansion to the wastewater or mains sewer system. Without the significant injection of capital funding there will be limited ability for either council, SA Water or other entities to justify the works to sewer Sellicks Beach.

There are broader significant tracts of vacant land identified for residential development in Sellicks Beach. SA Water has wastewater treatment facilities located at Aldinga (less than 4km from the central point of the Sellicks Beach area). As part of the 30 Year Plan for Greater Adelaide the upgrade of this plant has been identified as a key infrastructure project for wastewater services. The future residential development of the vacant land has also been earmarked within the plan.

Extension of SA Water sewerage services to Sellicks Beach area is essential to sustain the current residential development and to provide the infrastructure required for future development. In 2010 SA Water presented a proposed sewerage network and business model, with a funding shortfall of 13.3M based on 2010/2011 costings.

To ensure that the existing residents of the Sellicks Beach area are serviced by a reticulated sewerage network, a

MAJOR INVESTMENTS IN WASTEWATER INFRASTRUCTURE IS URGENTLY NEED TO ADDRESS IMMEDIATE PUBLIC HEALTH AND ENVIRONMENTAL RISKS AND TO MEET FUTURE DEMAND FROM PLANNED GROWTH.

Across the state there are numerous former landfill sites located on public land. These sites were established, operated and closed prior to the introduction of modern environmental and engineering standards. They are often located in environmentally sensitive areas and their rehabilitation poses a significant financial burden on local councils.

The City of Onkaparinga has budgeted \$3M in 2013/2014 to complete

rehabilitation and landscaping of the legacy landfill located at Frank Hilton Reserve at Maslin Beach. This year we will commence water quality monitoring at the former landfill located on Perry's Bend on the Onkaparinga River and are about to embark on major works on the former Kangarilla Landfill (see below).

While a landfill operating today is able to able to set aside gate fees to meet future closure and rehabilitation costs historic landfill sites did not include this option. Currently neither the Environment Protection Authority nor Zero Waste SA provide funding or grant programs for landfill closure activities.

In addition to legacy landfills local councils also face land contamination challenges from a range of historic activities that occurred on public land.

We consider it appropriate that the Waste to Resources Fund is used to assist with the rehabilitation of legacy landfill sites on public land. As identified by the Local Government Association the South Australian Government's Fund will contain almost \$60M by the end of June 2014. These monies have been raised via the solid waste levy and councils have been major contributors. The LGA estimates that councils paid in excess of \$20M in solid waste levy in 2012/13.

We are seeking:

- the establishment of a grants program, funded from the Waste to Resources Fund, to assist councils with the remediation of legacy landfill and other sites of historic contamination on public land

- a commitment to contribute 2/3 of the cost of the Kangarilla Landfill rehabilitation project.

The former Kangarilla Landfill is an 8 hectare site located at Jackson Road, Kangarilla. The former Meadows Council originally operated the site as a sand quarry and it continued operation as a waste disposal facility between 1965 and 1995, receiving approximately 250,000m³ of waste.

The Environment Protection Authority has approved the landfill closure plan for the site, which we are obligated to implement by July 2015. The estimated cost of this is approximately \$4M.

COAST PROTECTION

OUR CITY'S COAST
COVERS 31 KM OR HALF
OF METROPOLITAN
ADELAIDE'S COASTLINE.
THIS INCLUDES CHRISTIES
BEACH, PORT NOARLUNGA,
PORT NOARLUNGA SOUTH,
SEAFORD, MOANA AND
ALDINGA BEACH.

The coast is key to the city's identity, lifestyle and local economy. It includes sandy beaches and rugged natural cliffs and includes a number of locations recognised to have significant indigenous heritage.

There is a history of cooperation between local, state and federal government to deliver works identified through key studies initiated and completed by council. These studies include the Cliff Stability Long Term Action Plan 2006-11, the Cliff Top Erosion Audit and Action Plan 2007-12, site specific geo-technical assessment reports and various climate change studies and investigations.

There are numerous examples of cooperation between agencies to deliver coast protection works within the city. Most recently this has included funding support for the Witton Bluff – Rock Armour Reveitment project at Port Noarlunga. A \$240,000 project jointly funded by council, the state's Coast Protection Board (CPB) and the Natural Disaster Resilience Program (NDRP).

A significant increase in funding to both CPB and NDRP is required to meet the anticipated demands for the next decade. As the usage of the coast increases and the effects of climate change continue to impact, the criticality of addressing the coastal protection issues in this area continues to escalate.

Investigations for priority coastal protection projects have estimated that the cost of delivering the following projects to be approximately \$11M over the next decade. This includes:

- cliff stability projects at Port Noarlunga South, Seaford and Aldinga Beach currently estimated to cost approximately \$4M and we are seeking a funding contribution from project partners of two thirds of this cost
- coastal protection and beach retention projects at Christies Beach and Port Noarlunga estimated to cost \$7M and we are seeking a funding contribution from project partners of two thirds of this cost.

THE COAST
IS ONE OF THE
MOST SIGNIFICANT
ECONOMIC DRAW
CARDS FOR OUR CITY
AND REQUIRES
SIGNIFICANT INVESTMENT
TO PROTECT AND
PRESERVE THIS
ASSET.

NOTES

NOTES



**2014
State Election**

Working Together



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Introduction

The Local Government Association of SA (LGA) is recognised as the peak representative body for Local Government in South Australia and is regarded as the "Voice of Local Government in South Australia". In addition to leadership to Councils the LGA also provides representation outwards to State and Federal Governments and other key stakeholders.

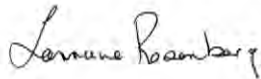
In the lead up to March 2014 there are a number of matters that are of critical importance to Local Government in South Australia and political parties and voters alike need to know what and how important these are.

In South Australia Local Government delivers results. Councils work hard to deliver services and infrastructure to support a better quality of life for local communities. These include the day-to-day services of waste and recycling, community services such as libraries, aged care facilities, public and environmental health initiatives, sport and recreation activities, just to name a few.

Councils also develop and maintain infrastructure such as roads, footpaths and trails, and undertake the development and operation of community wastewater management schemes, stormwater management and community infrastructure such as halls and sports facilities which help shape our sense of community.

As all spheres of government face new and emerging issues like more demand for affordable housing, the impacts of climate change and the need for more efficient service delivery, a newly elected State Government can have the confidence that it can partner with Local Government so that we can deliver better outcomes.

Only if we *work together* will better outcomes be possible for the same communities that we both serve.

A handwritten signature in black ink, appearing to read 'Lennane Roanberg'.

LGA Acting President



2014 State Election Working Together

Planning



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Planning

Planning Reform

Over the years, community expectations about the objectives of the planning system have grown. Planning is being relied upon more and more as the solution to complex urban and regional issues and these will only be possible from commitments by the State Government to meaningfully engage Councils.

Councils are widely thought of by the general public as the masters of the planning system, and while they have a variety of responsibilities under the Development Act 1993 to assess applications and review and update Development Plans, in reality the process is currently driven and governed by the State Government.

Councils have less influence over local planning outcomes as more and more important decisions are made via Ministerial Development Plan Amendments and the State Government's use of Major Project provisions. What remaining influence Councils have is also becoming more problematic for Councils as incremental amendments to the Development Act 1993 add more and more complexity to the system.

Even in the face of what are sometimes scathing criticisms about planning decisions made by Councils, much of which is unfounded, Councils have continued their commitment to a more efficient and transparent system.

Many metropolitan and regional Councils have raised concerns about the length of time it takes to update planning policy through the Development Plan Amendment (DPA) process. As new local issues emerge or development opportunities arise, Councils do not have a mechanism through which planning policy can quickly be introduced to address issues or capitalise on opportunities. For example even a Statement of Intent to amend a Council Development Plans must be approved by the Minister.

Local Government recognises this sense of frustration and is fully aware of how policies and developments that spark public outrage can cause lengthy delays, costly legal battles, negative media and result in loss of community faith in government processes and ongoing distrust of the development process.

With the ever increasing political nature of planning decisions and the loss of community confidence, it is now more important than ever that a newly elected State Government focuses on providing Councils with the ability to serve our communities in the way that they expect.

Local Government recognises that it is not alone in thinking that the planning system can be improved and welcomes the Expert Panel on Planning Reform and supports its continuation post the 2014 election.

To restore community confidence and to improve planning and development outcomes, communities need to have a genuine opportunity to participate in the decision making process. Engagement should occur at the strategic and decision making part of the process so that communities are given sufficient time and information to enter helpful and informed debate about important concepts.

The changes that were made to the new legislation in relation to the creation of urban renewal precincts and authorities were welcomed by the LGA and are a good example of how this engagement is possible.

Local Government would like to see greater collaboration in the development of State and Regional Planning Strategies. Councils are the most in touch with the community and are best placed to ensure that this collaboration results in South Australian's genuinely excited about the future of our State.

Planning

Unfortunately there are more and more examples of the opposite to this approach exist. Councils strongly oppose major changes which seek simply to remove Councils rather than engage them as meaningful partners, particularly before the Expert Panel process is complete.

In relation to the CBD, firstly Adelaide City Council was stripped of its development planning control for decisions on projects over \$10 million in favour of the Government's Development Assessment Commission making these decisions with only a referral to the Adelaide City Council. However, as recently as November 2013 the Government has gone even further with the referral powers now being entirely removed.

Inner rim Councils have also recently lost their say in relation to development of five-stories and above along various major transport corridors.

We recognise that there is an urgent need for better coordination between land use planning, transport planning and service and infrastructure provision.

Local Government is a ready and willing development partner, but we need a formal agreement from the State Government on partnership arrangements, particularly for the provision of infrastructure associated with development projects.

A new State Government should give genuine recognition to the skills, resources, experience and connection that Councils have to their communities and their ability to contribute to an enhanced role in strategic planning and policy setting.

Performance

Local Government understands that a robust assessment process is essential but that it should also be one that is efficient.

The performance of the planning system is often measured solely on the time it takes to issue a development approval.

Local Government calls on a newly elected State Government to commit to a joint agreement, allowing more meaningful data to be collected to measure the performance of the system.

A significant investment in a state wide e-planning system would significantly improve the performance and competitiveness of South Australia's planning system.

Infrastructure Funding and Provision

With significant levels of urban infill or fringe development many Councils will face the challenge of delivering and maintaining infrastructure to support that residential growth.

For many years the LGA has recognised the need for a comprehensive and effective infrastructure contributions model to be implemented in South Australia.

Current arrangements require Councils, developers and Government Agencies to enter into ad-hoc negotiations about the provision and ongoing maintenance of the infrastructure which supports development.

South Australia currently lacks a framework within which Councils can efficiently and confidently negotiate equitable infrastructure contributions from a developer. This lack of direction has resulted in protracted negotiations, inconsistent decision making and leaves all parties exposed to considerable risk.

Planning

The LGA has held lengthy discussions with representatives of the development industry about the principles that should underpin an infrastructure contributions framework in South Australia. There is a general agreement that models operating interstate are unnecessarily complicated. The introduction of development levies is not supported.

Housing Affordability

Some Councils are becoming increasingly concerned about the affordability of housing in their areas. For example affordability is an issue in areas with high levels of demand for student accommodation.

While there have been changes to the planning system such as the Residential Code and Private Certification under the banner of 'improving affordability', these amendments have resulted in the watering down of planning assessments, with little evidence that they have delivered any significant savings to the home buyer.

Local Government remains committed to housing affordability and calls on a newly elected State Government to work with Councils to further explore reform that can make a genuine difference to the affordability of housing without impeding Councils' ability to provide services.

Wind Farms

The Wind Farms DPA which was introduced on Interim Operation in November 2011 challenged country Councils and communities.

While Local Government understands the intent of the DPA was to stimulate wind energy investment in the State, this was done without due regard to a range of local social, economic and environmental considerations.

Wind farms remain a topical and divisive issue in many South Australian country communities and the LGA calls on a newly elected State Government to commit to the development of a joint State Government - LGA policy that takes into account the communities impacted by them.

Protection of Urban Trees

Recent amendments have made it much easier to remove healthy and aesthetically significant trees in urban areas.

While a tiered system for tree protection was seen as a sensible approach, there is also a view that the changes have gone too far and too many trees can now be removed without any level of assessment.

The LGA calls on a newly elected State to articulate its plans for the protection of urban trees and any changes it intends to make during its term of government.

Rural Planning Policy

Country Councils are often frustrated that the current planning system is too heavily geared towards delivering development outcomes in a metropolitan context.

Country Councils often express frustration that there is a lack of understanding of rural issues and this is reflected in the inadequacy of rural policy in regional planning strategies.

Planning

The LGA on behalf of country Councils calls on a newly elected State Government to make a commitment to refreshing and updating regional planning strategies in consultation with country Councils.

Heritage and Character

The State funded Heritage Advisory Service provided valuable advice to the owners of heritage listed properties and Councils.

Since the funding for this service has been cut, Councils have reported a marked decrease in the quality of heritage advice provided by the State Government.

This has put our State's heritage at risk, pushed costs on to Local Government and provided less incentive to property owners to undertake restoration works on heritage properties.

The Heritage Advisory Service was a low cost, high impact initiative and Councils call for it to be reinstated, before our built heritage is put at further risk.

Councils have also expressed frustration with the narrow criteria that is often applied to 'character' in residential areas, which is limited to pre-1940's housing stock.

There is a risk of losing important parts of our built heritage if Councils are not permitted to recognise in Development Plans the character contribution of post-war buildings.

Councils call on the State Government to therefore widen the criteria of 'character' to enable recognition of some post-war constructions.

COMMITMENT SOUGHT:

Planning Reform:

- Elected Council Members retaining role as members of Council Development Assessment Panels;
- Agree with the LGA on the conditions that may give rise to the use of the Development Assessment Commission or other structures for planning decisions generally made through Council Development Assessment Panels;
- Introduce a transparent DPA approval/amendment tracking process, including notification of Ministerial approvals;
- Establish an agreement with the LGA on the data to be collected to assist in the management of the performance of the planning system, including the role of both spheres of government;
- Continue the current Planning Review with no reduction in scope and with full public disclosure of submissions made;
- Formalise the opportunity for Councils to access the Government Design Panel at the expense of developers;
- Collaborate in the development and review of the State and Regional Planning Strategies;
- Streamline and speed up the amendment to Development Plans, introduce circumstances under which a Council can make amendments without referral to the Minister;
- Amend the recently passed Regulation Development (Inner Metropolitan Area Development) Variation Regulations 2013 to enable Council Representatives to play a more prominent role in the decision making regarding proposals for the Adelaide City of above \$10m and the Inner Rim Councils for development for above 4 stories;
- Align the State's planning strategy with State infrastructure, planning, funding and provision;
- Agree that new initiatives for housing affordability will be developed and endorsed between State and the LGA on behalf of Local Government;
- Introduce a statutory minimum level of consultation with affected Councils before approving wind farm developments;
- Agree that any new policy for the protection of urban trees (significant/regulated) will be developed and agreed between the State and the LGA;
- Reinstatement of State Government heritage funding support to previous levels.

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**2014 State Election
Working Together**

Waste Management



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Waste Management

Local Government's Proven Track Record

The Local Government sector in South Australia has a strong track record in rising to the challenges of waste management targets and policies set not only by the State Government, but also by community expectations.

South Australian Councils have excelled on the national stage in providing environmentally sound resource recovery options for households and South Australians are now amongst the best recyclers in the nation, achieving resource recovery rates higher than interstate counterparts^[1].

This success can be attributed to a number of factors including an environmentally conscious community and Councils investing in significant waste management infrastructure and services.

Significant growth in expenditure also reflects the increasing service standards and diversification offered by Councils including three bin kerb-side collections and e-waste recycling.

Independent research commissioned by the LGA and undertaken by Rawtec Consultants highlights:

- Local Government employed 940 people in the waste management sector in 2012 – (510 directly, 430 indirectly);
- There are 497 waste management facilities in South Australia;
- 5.2 million tonnes of waste was generated in SA in 2011/2012 and 76% was diverted from landfill; and
- The income of the entire waste and recycling sector in 2010/2011 was \$762 million. Industry estimates suggest this figure could now be closer to \$960 million.

As a progressive and innovative leader, the LGA on behalf of Local Government commissioned an independent report titled the *Future Directions for Waste Management in the Local Government Sector in South Australia*. Commissioned by the LGA in 2007 this independent report identified a number of recommendations aimed at ensuring Local Government is delivering best practice waste services.

Progress against the findings of this report, as well as other emerging issues have been significant over the past five years.

Key achievements for Local Government sector include:

- meeting stringent requirements set by State Government in relation to collection, transport and disposal of waste;
- contributing to nation-leading best practice waste management systems;
- development of a model contracts and tendering toolkit for Council waste management services;
- development of an illegal dumping toolkit, in partnership with KESAB, EPA and Zero Waste SA;
- facilitating development of regional waste management strategies;
- analysis of kerbside recycling markets; and
- delivery and support of numerous e-waste collections schemes in both metropolitan and regional South Australia.

South Australia is now the national leader for lowest waste generation per capita, lowest landfill disposal per capita, and overall resource recovery rates for municipal solid (kerbside) waste (MSW) ^[2].

^[1] Australian Bureau of Statistics, *Waste Management Services 2009/10*, <http://tiny.cc/j70siw>; Zero Waste SA, *Recycling Activity in South Australia 2010/11*, <http://www.zerowaste.sa.gov.au/resource-centre/publications/reuse-recovery-and-recycling>

^[2] Inside Waste, *Industry Report 2011/12*.

Waste Management

To continue this important work and further improve diversion rates, Local Government needs to continue to innovate in services. These services include food waste implementation, household education, illegal dumping management, hazardous and difficult waste streams. All of this requires support from the State Government. PricewaterhouseCoopers has been assisting the LGA in gathering data and technical information that further highlights areas that require assistance, and the cost burden that has been shifted onto Councils.

Solid Waste Levy

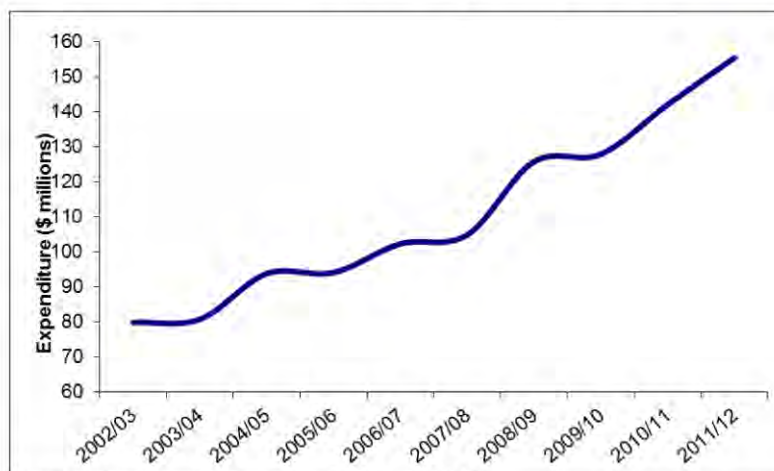
Notwithstanding the significant achievements of Local Government, a number of issues in the waste management area are continuing to challenge Councils, particularly increasing resource and financial costs.

At the centre of these issues is State Government policy, particularly the Solid Waste Levy (SWL) and the Environment Protection (Waste to Resources) Policy 2010.

In the 2011-12 financial year Local Government expenditure on waste management services was approximately \$155 million. This has almost doubled since 2002/2003 as illustrated in figure 1.

These increases contribute to the cost of living as Councils have no choice but to pass on the costs through rates and charges, unless more opportunities to use waste as a commodity to generate income are explored.

This significant growth in expenditure also largely reflects the increasing service standards and diversification offered by Councils, and also more importantly the impact of Government policy and legislation. The cost of disposing of waste to landfill has also been increasing, as has the proportion of waste disposal fees when compared with total waste management expenditure.



Council waste management expenditure 2002/03 – 2011/12.

Every tonne of waste that is deposited in a landfill attracts a levy cost as defined in the Environment Protection Act 1993.

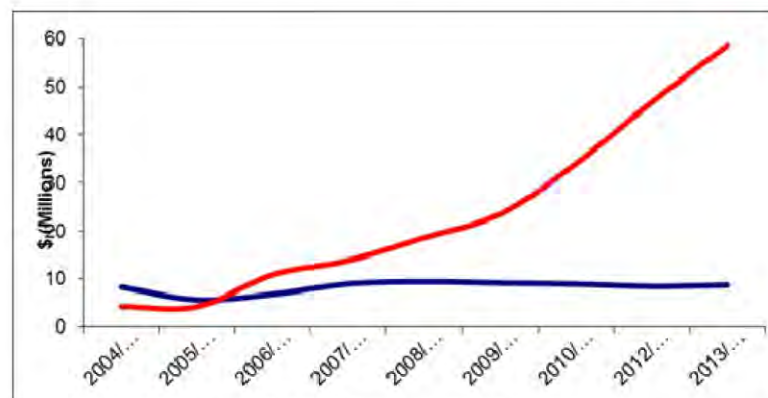
Waste Management

While the EPA collects 100% of this Solid Waste Levy, under legislation it is required to transfer 50% of funds collected to the Waste to Resources Fund (WRF).

Of the 50% retained by the EPA, 5% is allocated to the Environment Protection Fund, a proportion used for operation and the rest is absorbed into the State Government's general revenue.



Of the 50% that is transferred to the Waste to Resources Fund only about half of that is used by Zero Waste SA to fund its annual business plan - the rest remains unspent. By the end of June 2014 it is estimated that the Waste to Resources Fund would have amassed almost \$60 million dollars.



ZWSA Expenditure (blue) versus cash held in WRF (red), 2004/05 – 2013/14.

The SWL continues to be a significant and increasing proportion of Councils waste-related expenses and is estimated that in excess of \$20 million was paid in 2012/2013.

The recent increases in the SWL mean that the amount paid by Local Government per annum has increased by over 300% compared to 2004/2005 when only \$4.6 million was paid. It is estimated that the Local Government sector has contributed almost \$60 million of SWL payments since that time.

Waste Management

The 2013/2014 South Australian Budget released in June 2013 increased the Solid Waste Levy (SWL) from \$42/tonne of waste disposed to landfill, to \$47/tonne in metropolitan areas. The regional rate also increased but remained half of the metropolitan rate, at \$23.50.

While the levy continues to be defended on the basis of it being a deterrent to increasing waste to landfill, independent studies undertaken for the LGA by Waste and Management Services and Blue Environment, and evidence from eastern states (where there are high landfill levies and low recycling rates) do not support this conclusion.

Most households do all that they can to reduce waste and have little, if any, choice to do more. Local Government calls on a newly elected State Government to stop increasing what is essentially now a tax on rate-payers.

Councils are doing their part and Local Government calls on a newly elected State Government to rule out further increases in the SWL.

The Future of Zero Waste and the Waste to Resources Fund

Because of the State Government's announced intention to cease operation of Zero Waste SA from July 2015 and to review the *Zero Waste SA Act* in 2016/2017, the Local Government sector remains concerned about the associated consequences of having no ongoing access to funds collected by the Solid Waste Levy or the associated Waste to Resources Fund.

Local Government remains concerned that all of the funds collected so far for the purposes of further development in the waste sector will be absorbed into general revenue.

Local Government is seeking an unequivocal commitment that the current hypothecated funding will be used only on the development of a new waste entity and that any further contributions will continue to be quarantined from general revenue and protected by legislation.

This would be vitally important as it would enable the next phase of waste initiatives to focus not only on reduction, but the transformation of waste materials into valuable inputs in advanced manufacturing streams.

This is particularly important because the estimated amount of waste generated per person is estimated to rise 20% by 2021. There will need to be at least an additional \$100 million of infrastructure investment over the next decade or so just to handle this growth in waste managed by Local Government.

Other initiatives required, which have been independently costed for the LGA by Melbourne-based consultants Blue Environment, include:

Increasing capacity to deal with illegal dumping

Councils have identified four activities that need to be pursued in order to make a start in adequately tackling illegal dumping.

Waste Management

These are:

- community education and media campaigns, including proactive and reactive strategies;
- assistance with hidden camera placement at 'hotspots';
- reimbursement of costs (such as the Solid Waste Levy) associated with disposal of illegally dumped waste; and
- improving the ease of prosecuting or penalising offenders.

This broad range of initiatives should be available at a State-wide level, with particular focus on areas that suffer from the greatest volume of illegally dumped waste.

Improved assistance for the management of electronic waste

All three spheres of Government have placed a high level of importance on the appropriate management of e-waste. This has been demonstrated at Commonwealth level by implementation of the National Television and Computer Recycling Scheme, and at State level by coordination and funding of several e-waste collection events where Councils provide facilities and staff.

These initiatives provide a good starting point for management of e-waste. However, ongoing assistance is required from the State Government in order to ensure that e-waste is appropriately managed on an ongoing basis.

Local Government has taken the lead in providing best practice waste services, and State Government must now signal a greater commitment to the sector by ensuring greater funding is provided.

COMMITMENT SOUGHT:

Waste Management:

- Reduction or freezing of the Solid Waste Levy;
- All current and future funds collected and contained within the Waste to Resources Fund to remain hypothecated and protected, in the long term, by legislation;
- Develop by June 2014, an agreed 10 year, \$40m plan for the use of the Waste to Resources Fund to address: e-Waste initiatives; measures to increase recycling in regional areas; initiatives to ensure producers take more responsibility for packaging;
- Review by September 2014 the role and functions of the Zero Waste Board to establish an ongoing body that has a focus on: research and development; advanced manufacturing opportunities; industry and Local Government joint research opportunities;
- Support collaboration between Local Government, State Government and the waste industry to identify new strategies to reduce waste to landfill and to use waste as a resource for advanced manufacturing.



**2014 State Election
Working Together**

Stormwater



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Stormwater

South Australia is often cited as the 'driest state in the driest continent'. Accordingly everyone recognises in both regional and metropolitan areas that we need to do all that we can to better utilise our precious resources.

In Adelaide alone there are potentially seven different sources of water - River Murray water, run-off from the Mt Lofty Ranges catchment (stored in reservoirs), groundwater, harvested stormwater, recycled wastewater, desalinated water and rainwater tanks.

It is estimated that 31 GL of stormwater could be recycled every year in metropolitan Adelaide. Further work is being conducted to estimate both current and future supply and demand of recycled stormwater in Adelaide..

In regional areas, it is easy to overlook the similar potential use of stormwater as well as the risk of significant impacts from large rainfall events. The impacts can be dramatic and affect entire communities.

Local Government in South Australia has a long history in water management. In recent years this has included capture/harvesting of stormwater in pursuit of environmental, flood mitigation, economic and social objectives.

More Councils than ever are now considering stormwater within an integrated approach to land and water management.

After providing for the environmental needs of waterways, Councils have used remaining harvested stormwater for their own purposes such as watering of parks, reserves, street trees and in some cases for commercial benefit through sale to other parties.

It is an important time for Councils with the water policy settings of the State Government having undergone significant change and review, including the proclamation of the *Water Industry Act 2012* which established a new framework for managing water resources.

For Councils selling surplus harvested stormwater to other parties (including those with Community Wastewater Management Schemes selling treated effluent to other parties), the new Act established new compliance requirements for pricing and customer service.

In addition the current State Government has pledged to introduce a metropolitan urban water blueprint by 2014 that will also set a framework for integrated water plans in regional areas.

Notwithstanding the continued progress of Councils, community and government expectations of stormwater management have increased significantly. From primarily focussing on flood mitigation, these expectations now include issues such as improved water quality and greater contribution to water security.

Urban water management policy expectations continue to evolve and expand and many Councils now face significant costs to upgrade stormwater infrastructure and undertake flood mitigation works.

Stormwater systems represent key strategic infrastructure in urban environments. Therefore State Government funding contributions must rise to meet higher community expectations.

Stormwater

There is scope for future investment beyond just localised stormwater harvesting and reuse projects. For an entire city and regional areas to be able to access recycled water, investment needs to continue in developing water delivery networks. Further investment in water infrastructure will allow Councils to continue providing parks and gardens, and deliver financial savings to communities, through greater access to recycled water.

There are significant parts of the Adelaide metropolitan area where private properties are subject to repeated flooding, a situation that is expected to worsen with climate change and increased urban infill for Greater Adelaide. Regional Councils also face significant challenges in managing stormwater infrastructure.

In 2012 the LGA established the Water Issues Advisory Panel (WIAP) to provide valuable guidance on water management. This strategic group acts as a sounding board for issues affecting Local Government water management. It has highlighted a number of initiatives that need to be addressed, including:

- a criteria to establish priorities for investment;
- the financial and physical scale of water projects with a limited resource pool;
- what intergovernmental relation agreements need to be in place to support initiatives;
- the development of a consistent narrative for water management in SA; and
- the impact of new regulation on water retail providers.

As a result of the above a report '*Local Government and Stormwater Harvesting*' undertaken by Jeff Tate Consulting investigated Local Governments objectives for stormwater management, lessons and experiences to date as well as likely or possible future directions for the Local Government Sector.

This report includes 13 recommendations that the LGA is currently pursuing, including but not limited to:

- establish a working party with an initial life of two years comprising specific Council expertise to advise on water management issues including stormwater harvesting,
- seek information from Councils on their stormwater management needs to assist with the State Government's proposed water blueprint and/or actions under any new stormwater agreement with the State Government.
- commission a report on the methodology for the pricing of harvested stormwater for use by Councils
- develop a risk based framework to assist Councils in decision making about stormwater harvesting projects.

In 2011-12 the LGA commissioned other reports including '*Options for Funding Stormwater Management*' and a '*Stormwater Narrative*' report.

These reports identified a number of areas for collaboration including:

- That Local Government work with the State Government to raise awareness in the spheres of government and in the community about stormwater management and of the costs and benefits of investing in stormwater management.
- That Local Government work with the State Government to pursue a long term funding agreement for stormwater management with the Australian Government.
- The evolution of stormwater management, including harvesting is an emerging field and there is significant value for all stakeholders to deliver best possible outcomes.
- That State and Local Government work together to recognise :
 - the significance of the role of Water Sensitive Urban Design (WSUD) in water management;
 - the need for greater integration of land use and water planning; and

Stormwater

- That in the implementation of the State / Local Government Stormwater Management Agreement recognition is given to funding and the other roles all spheres of Government play in stormwater management.

The primary purpose of the second report, '*Stormwater Narrative*' was to provide important contextual information about how the management of stormwater has evolved over the last 50 years and will continue to evolve. It also aimed to explain the overall management of water resources, the significance of research policy and strategy, the importance of coordination between government agencies, and the necessity of communicating with and educating communities.

While Local Government has continued to focus planning for the future, both these reports have been very important in highlighting the need for State and Local Government work together.

In essence South Australia requires a long term strategic approach to stormwater management that prioritises investment in projects and establishes funding commitments commensurate with real costs.

The LGA is seeking a commitment from a newly elected State Government to be part of a high level working group to explore collaborative funding arrangements for stormwater projects, including with the Federal Government, to explore opportunities with Infrastructure Australia opportunities.

COMMITMENT SOUGHT:

Stormwater:

- Establish a long term budget commitment to support new and upgraded stormwater infrastructure linked to an agreed state-wide plan with agreed capture and re-use targets;
- Agree on a state-wide flood mapping plan coordinated by the Department of Environment, Water and Natural Resources;
- Appoint a high level working group comprising representatives from Treasury, Department of Water and Natural Resources and the LGA to identify collaborative funding models and arrangements for stormwater projects, including contributions from the Federal Government and where appropriate Infrastructure Australia.



**2014 State Election
Working Together**

Community Wastewater Management Scheme



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Community Wastewater Management Scheme

South Australia has traditionally faced difficulties meeting its water needs, with a heavy reliance on drawing water from traditional sources such as the River Murray and groundwater.

Wastewater treatment in South Australia is undertaken by both the State Government and Local Government. The State Government provides full sewage collection, treatment and disposal services for metropolitan Adelaide and the major provincial cities and while Local Government is responsible for effluent and some sewage collection, treatment and disposal services in many for other country towns.

A Community Wastewater Management System (CWMS) is a system designed to collect, treat, re-use and/or dispose effluent from individual properties.

Across South Australia, Local Government currently operates 172 CWMSs in 45 Councils and authorities throughout the State.

The LGA of South Australia's Statewide Wastewater Recycling and Statewide Cities and Towns programs, supported by State and Federal Government funding, have successfully delivered a sustainable approach both to the centralised management of wastewater and stormwater. This has also resulted in the creation of new water resources for South Australian local communities to use (irrigation etc).

Funding has been directed to both the upgrade of stormwater collection, and to wastewater treatment systems in small communities with an emphasis on the production of re-useable water.

The State-wide Wastewater Recycling program completed in late 2011 and the State-wide Cities and Towns program which concluded on 30 June 2012 delivered the following:

- 88 individual projects involving more than 30 Councils;
- capture, treatment and recycling of both waste and stormwater and both in some towns;
- Australian Government subsidies for more than 25% of total capital cost (i.e. \$24 million in grants);
- direct savings in, or reduced demand for, 9 Gegalitres of fresh water supplies (River Murray, aquifer, rain and other potable supplies); and
- Beneficial projects completed in towns in virtually every area of the state except the Far North.

The establishment of new Community Wastewater Management Systems (CWMS) in South Australia has been possible through the allocation of State subsidy funding under a 10 year Agreement with the LGA which commenced in mid-2007.

The State has allocated almost \$35 million to the ten year program, extending what was a previous 45 year-long program. More than 140 systems have been subsidised over that time.

Despite the above achievements there are 43 additional towns across all country regions of South Australia, which will remain unfunded for CWMS at the end of the current ten year program.

Twenty-one of these unfunded systems have been classed as high priority. Several have already received subsidies for preliminary design work and are "shovel ready". The total estimated capital cost of remaining candidate systems is possibly greater than \$150 million, of which up to \$30 million is for water re-use components.

Community Wastewater Management Scheme

If these candidate schemes were to proceed, they could deliver re-use of the treated water on sporting fields, parks and gardens. The resultant savings in reduced demand for potable water would be sufficient to fund an estimated 20% of scheme capital costs or \$1 million of a typical scheme of \$5 million.

Unfortunately despite these estimated savings Local Government does not have the capacity alone to fund these very important schemes. The number of systems which can be funded is also limited by the inherent and increasing cost associated with strict environmental regulatory conditions.

Local Government calls on a newly elected State Government to commit to another ten year program following the conclusion of the current successful program.

Set out below are the outcomes achieved through the statewide projects addressing recycling and the cities and towns project:

Statewide Wastewater Recycling Project

- 29 rural Councils delivered 57 CWMS wastewater recycling sub projects (many of these 57 systems required an upgrade before they could deliver fit for purpose treated wastewater);
- the total reported expenditure on the projects was \$75 million of which Australian Government funding (National Water Initiative) was \$16.94 million;
- the total estimated volume of treated wastewater recovered for reuse was 7,534 ML resulting in a considerable reduction on the drawdown of water from the Murray River and groundwater resources;
- 27 state-of-the-art mechanical wastewater treatment plants were built to assist in obtaining this treated wastewater and to reduce the impact of wastewater on local environments and groundwater;
- many of the projects included installation of new irrigation systems or upgrading of existing systems; and
- a small number of Councils were able to commercialise some of the treated wastewater to assist local commercial operations and local employment.

Statewide Cities and Towns Project

- 18 rural Councils delivered 31 wastewater and stormwater recovery and recycling sub projects designed to recover and, where necessary, treat the water to be fit for purpose for use on community irrigation projects;
- the total reported expenditure on the projects was in the order of \$18.2 million of which approximately \$6.9 million was Australian Government grant funds; and
- the total estimate volume of treated wastewater or harvested stormwater for reuse is 1,450 ML resulting in a further reduction in the drawdown on River Murray and ground water, in some instances providing significant improvements to the local environment.

COMMITMENT SOUGHT:

Community Wastewater Management Scheme:

- Continue the State Government funding program beyond 2017 to support new and upgraded CWMS, especially in regions experiencing population or industry growth;
- Initiate a research program to address the environmental outcomes and recycling opportunities of CWMS;
- Review the impact of legislated water licensing requirements on CWMS and remove inequitable arrangements, especially in small rural communities.



**2014 State Election
Working Together**

Regional Development



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Regional Development

Local Government is fully aware of the vital role that regional communities, businesses and industries play in the social, economic and environmental health of the State. Regions contribute over \$20 billion to the State economy and produce over 50 per cent of SA exports with just 29 per cent of the State's labour force and 30 per cent of the population. Just in tourism alone, regional South Australia attracts 63 per cent of total domestic and 37 per cent of international overnight visitors.

A newly elected State Government needs to commit to appropriately investing to maintain and upgrade State-owned infrastructure in regional areas. For example, the State-owned agricultural drainage infrastructure in the South East is vital to the regional and state economy, to support substantial agricultural, forestry, transport and industry sectors. A lack of investment in this type of infrastructure is a severe limitation to regional development.

Recognising the important role Regions play in the economic sustainability of the State, the LGA commissioned the South Australian Centre for Economic Studies (SACES) to develop seven Regional profiles based upon regional RDA zones. This important work commissioned by the LGA profiles regional characteristics, unique economic drivers and valuable opportunities.

As Councils are often the only form of elected government located in a geographical area, they are an integral part of regional life. That is why Local Government in regional areas needs to be involved in and consulted on matters that might not otherwise be relevant to their metropolitan cousins. This can include matters that have social, economic and environmental consequence for the area and region.

Councils underpin regional economic development through the provision of infrastructure, services and planning for the sustainable development of their communities. They are best placed to understand the pressures being brought to bear on the regions, including population aging and drift, the need for economic diversification to expand regional markets and local employment.

Local Government is committed to partnering with the State Government to jointly plan and deliver programs, initiatives and services to enhance the development of regional communities.

The LGA is a signatory to the tripartite 'Regional Development Australia' agreement with State and Federal Government under which committees (RDAs) work to develop local solutions to local issues, with funding from all spheres of government.

Recently these funding arrangements and partnerships have become uncertain. The State Government decided to withdraw direct "administrative" funding to RDAs in favour of a project based approach.

In addition, announcements by the new Federal Government imply that the current agreement will be replaced, which has left a number of projects in limbo and the RDA structures in doubt.

With this uncertainty hiatus, Local Government considers it vital to develop alternative arrangements and structures. Local Government remains committed to continuing its partnership with the State in advancing regional development, (whether via Councils or regional LGAs, and/or alternative regional structures).

In a report commissioned by the LGA, the SA Centre for Economic Studies (SACES) found that regional economic development is best promoted via partnerships involving a "bottom up" and place-based approach, where community leaders, business leaders and governments work collaboratively on solutions and integrate these with broader strategies at the State or national level.¹

Strengthening Regional Development: an Independent Assessment March 2013, and Further Consideration to the Task of Strengthening Regional Development August 2013, SACES¹

Regional Development

Councils and regional LGAs are comfortable contributing to regional development structures providing they can see a demonstrable benefit for the entire region and that there is a partnership approach to facilitate regional outcomes.

Regional Councils call on a newly elected State Government to recognise that it has an important role to play in supporting regional development and working with communities in developing solutions to regional issues. For example regional Councils have particular needs in water and electricity which might not necessarily be the same as metropolitan Councils. The same principles also apply to the treatment of Marine Parks. The LGA calls on a newly elected State Government to recognise these differences.

Regional Councils call on a newly elected State Government to commit to working together with Local Government to secure a replacement tripartite agreement and funding with the Federal Government, including three-way contributions for the administrative costs of regional committees or similar structures.

Often regional communities have to deal with a number of large State Government agencies that frequently do not work together with each other and do not understand local communities. Regional Councils also call on a newly elected State Government to commit to machinery of government changes where better coordination across multiple government agencies is led and mandated through the Department responsible for regions. Local Government also calls on a newly elected State Government to decentralise State Government bureaucrats where possible so they have a more direct relationship with regional Councils.

To effect meaningful change both spheres of Government need to identify and agree on what the nature of the challenge. Regional Councils want a commitment from a newly elected State Government to work together in establishing a mechanism by which the data required to prepare regional plans and measure performance are adequately defined, collected by appropriate sources and made accessible by key stakeholders, including Local Government.

COMMITMENT SOUGHT:

Regional Development:

- Establish a State/Local Government Regional Development Policy and Strategy for the State, developed in consultation with Local Government;
- Negotiate with the LGA joint funding arrangements to support regional development advisory bodies/structures, including securing a contribution from the Federal Government;
- Review, with the LGA, the breadth, publication and application of regional impact assessment statements to ensure that State Government policies and programs are appropriately tested for their social, environmental and economic impact on regional communities.
- Establish across agency reporting arrangements to the relevant Minister on the effectiveness of State Government services in regional communities and report on the outcomes.



**2014 State Election
Working Together**

State / Local Government Relations



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State / Local Government Relations

State and Local Government in South Australia have long recognised the potential benefits for their shared communities of a strong and collaborative working relationship between the spheres of Government.

To ensure that this success continues it is important for all members of our community to understand the important role that Local Government plays. Therefore Councils encourage inclusion of Local Government awareness in the State's education courses on our system of Government.

Shared and sector wide Local Government schemes and arrangements within this State have been the envy of others Australia wide.

The establishment of the State/Local Government Forum in 2002, and shortly thereafter the signing of the State/Local Government Relations Agreement, set in place clear statements of intent about better strategic alignment in planning, policy development and mutual engagement.

The Agreement has associated with it an agreed Annual Schedule of Priorities for the forthcoming year and a protocol for the progress of legislative proposals from inception to passage through the Parliament. It is designed to ensure collaboration wherever possible and recognises that Councils play an important part representing their communities.

In August 2013, the State Government made 'Machinery of Government' changes which altered the way in which it interacts with Local Government. The Premier became responsible for the State/Local Government Relations Agreement. The Premier also became the chair of the forum renamed the *Premiers State Local Government Forum*. These important meetings enable Local Government to address issues that cut across multiple agencies and Ministerial responsibilities.

Local Government welcomed these changes and calls upon a newly elected State Government to commit to the continuation of these arrangements.

While the documentation and mechanisms to implement a collaborative State/Local Government relations agenda have existed for some time, Councils have however experienced many examples where both the spirit and intent was lost within agencies, and on occasion by Ministers.

As well as the continuation of the formal agreements, Local Government calls on a newly elected State Government to commit helping agencies understand the vital and constructive role that Local Government can play. Through cooperation and the recognition that we both serve the same communities, we can achieve more.

Local Government also calls on a newly elected State Government to engage with Local Government to establish a Financial Reform Agreement to fund reasonable contributions to infrastructure and services.

Local Government also calls on a new State Government to commit to working together to ensure both levels of Government interact in the most efficient way, in particular the removal of unnecessary red tape and regulations wherever possible.

COMMITMENT SOUGHT:

State/Local Government Relations:

- Agree to negotiate a State/Local Government Relations Agreement, to be signed by the Premier and the LGA President, that addresses the manner in which the spheres of government will work together, including protocols for consultation on legislation;
- Establish an annual work program of key priorities for both spheres of government to address as part of the State/Local Government Relations Agreement;
- Continue the Premier's State/Local Government Forum as a key intergovernmental group charged with the responsibility to enhance the strategic relationship between our two spheres of government;
- Take steps to ensure that Ministers, Ministerial Advisors, Chief Executives and other key State Government staff are made aware of the State/Local Government Relations Agreement and Cabinet documents make reference to the Agreement as appropriate;
- Form a high level working party to identify red tape between both spheres of government and agree on strategies to address issues identified.

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**2014 State Election
Working Together**

Local Government Revenue



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Local Government Revenue

Local Government maintains a vast network of local roads, footpaths, bridges, drains, parks, recreation reserves and buildings. All of these require maintenance, repair and eventual renewal and therefore long-term financial planning. The unexpected costs of any disaster mitigation or other unexpected events can jeopardise these long-term financial plans.

In South Australia, at 30 June 2012, Councils were maintaining assets valued in excess of \$20 billion for the community.

However we often underestimate the importance of things like the roads, that we use every day, and the hard infrastructure like culverts and drains that mean we can carry on business as usual when we have heavy rains.

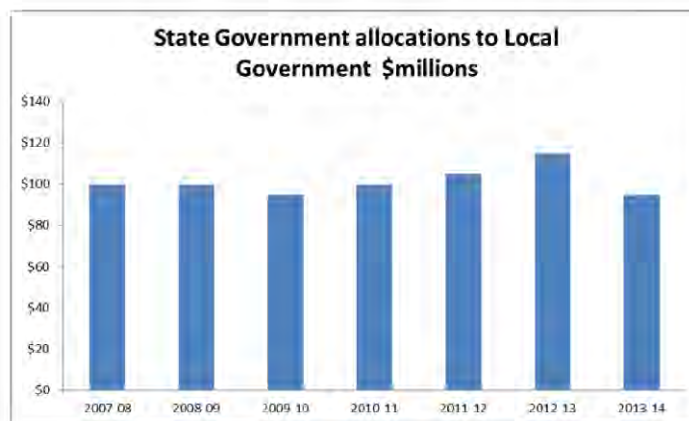
Local Government also delivers many additional services in ways other than directly through the provision of infrastructure. These include waste collection, recycling, libraries, immunisation, and environmental health.

While Councils have been successful in providing these services to their communities, this is not without its challenges.

Relative to annual operating revenue, the South Australian Local Government sector is three times more asset intensive (the value of assets compared to operating revenue) than the State Government and nine times more asset intensive than the Commonwealth Government.

In delivering its services, Local Government must operate in a financial environment that is unnecessarily constrained by doubt about the legality of Commonwealth financial grants. Local Government/s nationally continue to call for a referendum to be constitutionally recognised. The LGA calls on a newly elected State Government to support this important change.

Even with the responsibilities that Local Government has in 2013/2014 the State Government budgeted less than any other time over the last six years in relation to allocations to Local Government per the below.



Local Government calls on a newly elected State Government to recognise and address the antiquated and arbitrary restrictions that are placed on Councils as they manage their finances.

Local Government Revenue

Some of these restrictions include:

- several categories of land are "not rateable" and other categories of land benefit from compulsory rate rebates of 75% or even 100%;
- the range of "prescribed services" for which Local Governments are permitted to impose service charges is arbitrarily narrow;
- Councils cannot use revenue from "prescribed services" to subsidise the cost of providing other services within the Council area;
- Councils have no legislative basis to demand financial contributions from a developer when a proposed land division creates a need for greater investment in infrastructure; and
- Many Local Government fees and charges are set in Regulations and are not annually indexed.

A formal agreement on financial reform is required so that revenue can be assured for all Local Government services that the community demands.

COMMITMENT SOUGHT:

Revenue Raising:

- Support Local Government's desire to be directly funded by the Federal Government and work together on strategies that may emerge from the Federal Government to secure Local Government funding programs;
- Index, annually, rates concessions for pensioners which has not been adjusted since 2002;
- Agree on a review of the rating provisions in the Local Government Act to provide flexibility for Councils to raise revenue having regard to social and economic issues in local communities;
- Develop a State/Local Government Financial Reform Agreement to address cost recovery principles, the circumstances under which grants and new services will be funded and address inefficient practices.



**2014 State Election
Working Together**

Climate Change



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Climate Change

In 2008, the LGA Mutual Liability Scheme (insurers to the Local Government Sector) required every Council in the State to participate in a climate change risk assessment process.

This requirement demonstrated a significant commitment by Local Government to address the risks to Local Government assets and functions associated with a changing climate.

This resulted in the LGA developing a Climate Change Strategy and as a result a partnership with the State Government via the State/ Local Government Climate Change Sector Agreement.

For a number of years, State and Local Government have worked together to identify a number of mutually beneficial climate change projects for collaboration. Both spheres of government have combined their understanding of complex climate change issues to achieve award winning results.

Through the recognition of the important role and enormous contribution that Local Government can play, the State Government has been able to achieve much more of its own climate change objectives.

Award Winning Outcomes Achieved...

- State-wide climate change resilience and adaptive capacity (State and National Resilient Australia Award Recipients);
- demonstrated innovation and leadership in adapting to climate change (National Climate Change Adaptation Research Facility Adaptation Champions 2013);
- only State/Territory in Australia to have legislated targets for Greenhouse Gas reduction and renewable energy production;
- robust Local Government Climate Change Strategy that compliments the State Government Adaptation Framework *'Prospering in a Changing Climate'*;
- Council risk assessments and adaptation plans for 95% of Local Councils;
- regional Integrated Climate Change Adaptation Plans for all 12 State Government Regions; and
- Integrated approach to coastal zone and natural resource management.

Local Government calls on a newly elected State Government to recognise the excellence achieved through the partnership between State and Local Government and commit to maintain the on-going relationship through the Climate Change Sector Agreement.

Local Government also calls on a newly elected State Government to continue to collaborate to achieve mutually beneficial outcomes. This includes working together to meet and exceed current Greenhouse Gas emission reduction targets through periodic review of legislation and the establishment of targeted funding programs.

Local Government also wants to continue to work together with the State to develop bids for joint funding, to maximise Federal Government support and on-going commitment to subsidise for climate change initiatives across South Australia.

The Native Vegetation Act

The Native Vegetation Act was implemented to provide incentives and assistance to landowners to the conserve, enhance and manage native vegetation.

Climate Change

In 2003 amendments to the Act introduced a requirement for vegetation clearances to be offset by an environmental gain, referred to as a Significant Environmental Benefit (SEB). The SEB could be either an approved amount of money to be paid into a fund or by undertaking revegetation works to a certain value.

There are a number of inconsistencies and issues with the implementation of the Native Vegetation Act, in particular the way in which this SEB offset value is determined. The current proposed formula has often resulted in perverse outcomes.

The LGA is seeking a full and comprehensive review of the SEB framework including the offset formula. This policy review should take into account Councils role and limited financial capacity in managing road side vegetation to provide safe passage for vehicles. The review should also consider opportunities for Councils to proactively invest in revegetation projects that provide trading options against future offsets.

COMMITMENT SOUGHT:

Climate Change:

- Continue the State/Local Government Climate Change Sector Agreement to focus both spheres of government on priority areas for research and joint activity;
- Agree on a strategy to engage with the Federal Government on programs and research consistent with the Sector Agreement;
- Establish funding programs jointly with Councils to address climate change mitigation;
- Agree to review legislation that impacts on climate change objectives;
- Undertake a comprehensive review, with the LGA, of the Significant Environmental Benefit framework within the Native Vegetation Act, including the offset formula.



**2014 State Election
Working Together**

Sport & Recreation



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Sport and Recreation

Local Government recognises that sport and recreation facilities are an integral part of every South Australian neighbourhood, town and region, and are vital in contributing to a healthy community.

Sport and recreation opportunities help to build communities through social inclusion and a sense of connection. They bind families through shared experience and achievements and include benefits to economic growth through business investment and employment and sustain the environment through protecting our open spaces and natural areas.

Benefits of sport and recreation include:

- children engaged in sport and recreation do better academically and are more likely to enjoy school;
- participation in sport and recreation provides clear benefits towards mental health and crime prevention; and
- Increased participation in physical activity reduces pressure on local hospitals.

With limited capital and maintenance funds, Local Government has risen to the challenge of offering diverse solutions to increasing and changing demands for recreation and sport. We have seen greater use of more flexible sporting facilities in single locations and the provision of facilities for clubs to administer and operate.

Many of the venues used by our children and families have facilities that have been developed by clubs through volunteer effort, fundraising and sponsorship, some with State and Federal grants, and most with substantial Council support.

Historically there has been heavy reliance on Local Government to build and maintain community sport and recreational infrastructure which is becoming increasingly unsustainable.

At the same time as these challenges exist, school facilities are currently locked up over weekends whilst local community groups are turning away junior teams due to lack of space and facilities. They also present a major challenge for schools to maintain.

In a time when mental health and obesity are major issues for communities, it makes sense to work together to open up these facilities to develop healthy living patterns in children during their formative years.

Local Government calls on the State to commit to more long term joint planning between Local Government and the State Government. This includes a partnership approach to planning for new facilities and upgrading existing infrastructure so Councils can include these in their asset management plans.

This would reduce unnecessary duplication, provide higher quality and better utilised community, sport and recreation infrastructure.

Local Government wants a newly elected State Government to commit to making it mandatory for all State Government agencies that own sport and leisure infrastructure, including schools, to engage with Councils to explore possibilities for the shared use of facilities.

A strong partnership between Local and State Government towards sport and recreation facilities will increase the services provided to our communities and would help ensure the health and safety of our communities and a better quality of life.

Sport and Recreation

Sporting clubs are also experiencing the burden of significant maintenance costs to keep facilities in working order, in particular the cost of watering ovals. This needs to be addressed and Local Government calls on a newly elected State Government to provide funding support to offset water costs to community groups.

COMMITMENT SOUGHT:

Recreation and Sport:

- Introduce a requirement as part of State Government funding agreements for all schools to explore with their Councils opportunities for shared use of facilities to open up more sport and recreation facilities to sporting clubs and open space access for communities;
- Require applicants for State Government funding to link their projects, where appropriate, to their local Council's asset management plan;
- Establish an "off set" program to reduce the costs of water to community sporting clubs and groups.



**2014 State Election
Working Together**

Infrastructure



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Infrastructure Funding

Infrastructure funding does not mean only funding for new infrastructure. Local Government manages more than \$20 billion of assets most of which is infrastructure in the form of roads, footpaths, bridges, drains and culverts.

Maintaining this infrastructure so that it continues to provide adequate services to communities is a major financial challenge to Councils.

Better roads can save lives, investment in utility infrastructure can help reduce the cost of living and make our State more environmentally sustainable, not to mention drive economic growth and tourism. All of these help South Australians have a better quality of life.

When billions are being spent it is too important not to investigate and consider all of the impacts and listen to all of the views of the community. Local Government is the closest sphere of Government to the community and should be at the forefront of this decision making.

If the wrong decisions are made it is not only the poor outcome in that project that costs the community, but also the lost opportunities.

Since 2010 the LGA on behalf of Local Government has been seeking the establishment of a suitable infrastructure authority that would facilitate a new and collaborative approach to jointly planning, prioritising and delivering infrastructure of state and regional significance.

Most of the current major infrastructure projects are partnerships between both the State and Federal Government because they funded in that way. Unfortunately this approach does not take into account the contributions that Local Government makes. For example Councils play lead roles in helping contractors engage with the community, provide valuable data when detailed planning gets underway and helps reduce the dislocation that is associated with major construction areas.

As well as establishing the an infrastructure authority, Local Government calls on a newly elected State Government to ensure that Local Government is represented at the decision making stage.

COMMITMENT SOUGHT:

Infrastructure Funding:

- Establish a state-wide infrastructure body with Local Government representation whose primary role is to establish an infrastructure plan for South Australia, funding models and collaborative engagement strategies with Councils;
- Agree on an engagement strategy for Local Government on State projects and activities that impact on Councils in the early stages of project analysis and decision making.



**2014 State Election
Working Together**

Roads



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Road Infrastructure

Roads are the arteries of all our communities and in particular are life blood of our regions.

Local Government is responsible for about seventy five thousand kilometres of road in South Australia with almost eighteen thousand kilometres sealed. In each year Local Government spends hundreds of millions of dollars on construction and maintenance of Council Roads.

While Local Government encourages a newly elected State Government to ensure adequate investment is made into State owned roads, Local Government also calls for a review of the way in which roads are classified as State or Local.

Road Classification

A number of roads that are under the care of Councils are strategically important to the entire State and carry more than just local traffic. It is neither fair nor sustainable that this continues as ultimately the financial burden of maintaining the road to a safe standard should not be borne by ratepayers of one Council area.

Under the current arrangements, through the *Local Roads Advisory Committee* the only way to swap State and Local Government responsibility is if those to be considered are similar, that is they are similar in length, seal condition and width. Unfortunately this does not recognise the fundamental role that the State should play when Local Government has been unable to adequately maintain that road. Local Government calls on a newly elected State Government to commit to reviewing the arrangements in conjunction with the LGA.

Road Funding

While significant investment is made each year by State and Local Government, an anomaly continues to exist in the Federal funding formula for local roads in South Australia and the temporary funding solution via the Federal Identified Local Roads Funding expires on 30 June 2014.

- South Australian Local Government manages 11% of the nation's road network;
- South Australia has approximately 7.6% of the nation's population; and
- South Australia receives only 5.5% of Identified Local Roads Grants funding
- This arrangement was renewed until 2014 by the former Federal Labor Government.

In 2003 a House of Representatives Standing Committee identified the disadvantages to South Australian Councils under the Local Roads component of Financial Assistance Grants (FAGs) and agreed that the historical formula of the Local Roads component lacked transparency.

Shortly after the disadvantages were recognised by the Standing Committee, the former Coalition Federal Government recognised South Australia's position by being the first to put in place a temporary arrangement.

This 'gap funding' continued for the next 10 years under both Liberal and Labor Governments however unless an agreement is negotiated or legislative change achieved, South Australia stands to lose nearly \$17 million a year after June 2014.

Councils call upon a newly elected State Government to make a commitment to assisting Local Government to secure the Federal road funding that SA deserves.

Road Infrastructure

Speed Limits

While no one should accept a single serious injury or fatality on our roads, many members of our rural communities travel hundreds of thousands of kilometres. Therefore changes to speed limits will always be met with scepticism unless there is meaningful consultation.

On behalf of Councils the LGA also made submission to the current State Government review *Towards Zero Together* and contained within it was a number of recommendations some of which were:

Any program of rural road speed limit review must include:

- Principles relating to safe roads, safe vehicles and safe people; and
- A process to engage with and obtain specific local community input regarding the road under review, i.e. consultation, information and particular statistics on reported road accidents and contributory factors.

The LGA Local Government calls on a newly elected State Government to commit to a more collaborative evidence-based approach to determining speed limits on local and arterial roads.

Bus Shelters

A good public transport system reduces road congestion, is environmentally friendly and provides a valuable service for those in our communities who face transport challenges. Over the last four years in a 50% funding partnership with the State Government, Councils have erected more than six hundred new shelters. These have been overwhelmingly supported by the community and Local Government wants a newly elected State Government to continue this program at the same funding levels.

COMMITMENT SOUGHT:

Roads:

- Actively support Local Government's lobbying with the Federal Government to continue the "gap" funding for South Australian local roads through the Identified Local Roads Grants, while pursuing a permanent fix;
- Agree with the LGA on the principles that should underpin the classification of roads to ensure that they take into account the future nature of local roads, for example, in areas where population growth has seen a changed use;
- Review the Local Roads Advisory Committee guidelines to assist in a more fair approach to the road classification assessment process for the exchange of responsibilities between State and Local Government;
- Review the approach to the setting of speed limits, especially on rural roads, to ensure that when decisions are taken all available data is appropriately analysed;
- Continuation of the current funding to the Bus Shelter refurbishment program.



**2014 State Election
Working Together**

Disaster Resilience



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Disaster Resilience / Emergency Management

Many South Australian communities are vulnerable to flooding and bushfires. Thirteen Councils were severely impacted by floods in the 2010/2011 period with the most affected being the Clare and Gilbert Valleys Council and the Goyder Regional Council. The Wangary Bushfire had a devastating impact on Eyre Peninsula communities in 2005. While the drought has broken there are river bank issues on the Murray that needs to be addressed.

Identifying risks and planning prevention and mitigation measures are key issues for Local Government in South Australia.

The LGA is assisting Local Governments to plan for disaster resilience, and obtain responsible insurance cover.

Research has shown that for every dollar invested in disaster mitigation or prevention there is a \$2 to \$6 reduction in the cost of disaster recovery. This doesn't include social and human cost.

Funding arrangements between Federal, State and Local Government need to ensure that adequate work is done to mitigate floods and bushfires in priority areas. Local Government calls on all parties to make strong commitment to funding and also lobbying their Federal counterparts.

As well as Local Government being well placed to help identify risks to our communities, Councils will often be among the first to respond when a disaster occurs.

The State Government needs to ensure that impediments to Councils and their staff responding are addressed so that lives are not unnecessarily put at risk. Local Government calls on a newly elected State Government to work with Councils to ensure that Council workers who respond to natural disasters are both trained and equipped to respond.

Local Government also wants a newly elected State Government to commit to ensuring that when Councils and their staff respond they are not unnecessarily exposed to liability because they have responded in good faith. This is particularly important with rural Councils who can sometimes face enormous natural disasters. They need all of the State to stand behind them and support them.

There is very little funding specifically allocated to State agencies to fulfil their various roles assigned by the State Emergency Management Plan. Local Government calls on a newly elected State Government to establish appropriate levels of funding for bushfire management planning and response.

Other project examples in South Australia that require funding:

- The Brownhill - Keswick Creek flood mitigation project
Estimated cost \$180 million
- River Murray Levee Banks Refurbishment
Estimated cost \$50 million
- State Wide Flood Mapping
The State Flood Hazard Leader in South Australia suggests that the most important initial step is to get good flood mapping for the whole of the State. This will be the basis for land use planning, insurance, risk assessment and mitigation projects.
Estimated cost over 5 years between \$5-\$10 million

Disaster Resilience / Emergency Management

COMMITMENT SOUGHT:

Disaster Resilience / Emergency Management:

- Increase funding for bushfire management planning and response to ensure that all risk areas have a current plan;
- Establish long term funding commitments to focus on flood mitigation priority areas across the state, including through the Federal Government;
- Ensure workers compensation and liability issues are addressed to protect the role of Councils and their employees who assist at emergencies;
- Finalise funding and claim arrangements for Councils affected by disasters having regard to the recent review of the Local Government Disaster Fund;
- Ensure a program is in place jointly with Local Government to address the protection of properties, including river bank levies.



**2014 State Election
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Natural Resource Management



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Natural Resource Management

South Australian Councils are key contributors to management of the State's natural resources, not only through their day-to-day planning and land management activities but also through working relationships with Natural Resource Management Boards across the State.

The *Natural Resources Management Act 2004* (the Act) is a legislative framework to support ecological sustainability in South Australia.

The Act consolidated legislative arrangements for land management, animal and plant control, catchment management and brought together regional Natural Resource Management (NRM) bodies established by the Federal Government to manage and deliver funding through the Landcare, Coastcare and Bushcare programs.

Local Government plays an important role in NRM across a number of areas including:

- plant and animal control;
- revegetation;
- water / shed management;
- stormwater management; and
- coast protection

The LGA has undertaken a great deal of work, in particular building the relationship between the NRM Council, NRM boards and the Local Government sector.

Since 2008, the LGA working with regional LGA's and regional NRM boards has developed a Memorandum of Understanding (MOU) to enhance local relationships.

The MOU sought to establish a set of agreements and expectations between Councils, the regional Local Government Association and NRM Boards and create a more integrated and transparent commitment to the regional management of natural resources. The MOU framework was finalised in 2012 and was signed by four regional LGAs. A number of Councils also have established actions plans which sit under the MOU. The LGA is currently investigating the effectiveness of the Memorandum of Understanding process and will test options for future service delivery models, including through enhanced legislative arrangements.

NRM Levy

The NRM levy funding process continues to frustrate Councils due to its complexity, inefficiency and inequity. The LGA has commissioned a range of initiatives which show that current arrangements under which Councils impose and collect funding for NRM Boards are barriers to community support and better on-ground outcomes.

The system of collecting this levy is complex and daunting, with multiple decisions required and a lack of clarity about accountability and responsibility. The amount of NRM levies paid has increased more than fourfold since 1996/1997. In 2008/2009 some 79 different NRM levies were in place across the State. The level of variation in levies paid by properties of similar value and/or receiving similar levels of service within a single NRM region is unjustifiably large, and some of the State's most economically advantaged areas are paying some of the lowest NRM levies.

The NRM Act does not require a Council to undertake public consultation on the NRM levy, however Councils are required to include the levy in their budgets as income and expenses. Those budgets are subject to full public consultation outlined in the Local Government (Financial Management) Regulations even though Councils have no control over the amount of the levy to be collected. This clear inconsistency needs to be addressed in order for Councils to be clear on what is required in their formal consultation process for their budgets.

Natural Resource Management


The LGA seeks to embark on a collaborative funding reform process with State Government which centres on the simplification of NRM levy collection.

Natural resource management is importance to the State and Councils alike. While Councils are well placed to undertake a significant role in natural resource management they have little access to the funds they collected as part of the NRM Levy. A committed and collaborative approach is needed to ensure the ongoing health and preservation of South Australia's natural resources.

COMMITMENT SOUGHT:

Natural Resource Management (NRM):

- Work with the LGA to streamline the legislative framework for NRM to recognise the role Local Government plays in NRM and to enhance relationships with local boards;
- Jointly review the collection and accountability arrangements for the NRM levy;
- Amend the State NRM Plan to focus on environmental outcomes through better management of stormwater infrastructure.

The graphic features a word cloud in the center, set against a background of a blue sky with white clouds. The words are arranged in a roughly circular shape, with 'green' and 'community' being the largest. Other prominent words include 'regional', 'crossing', 'economic', 'street', 'crossing', 'community', 'regional', 'crossing', 'community', 'regional', 'crossing', 'community'. The word cloud is framed by a green wavy line at the top. In the top left corner is the LGA logo and the text 'Local Government Association of South Australia'. In the top right corner is the text '2014 State Election'. At the bottom, there is a white box containing contact information for the Local Government Association.

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10. Nominations to external bodies

Nil.

11. Questions on notice

Nil.

12. Motions

12.1 Notice of Rescission Motion (Cr Schulze)

Cr Schulze has indicated his intention to move the following rescission motion.

Rescission Motion

MOVED Cr Schulze:

That the resolution of Council passed on 26 November 2013 at item 8.2 of the agenda, entitled 'Arts, Culture, Community Capacity, Events and Heritage Committee minutes':

7.1 Awards Procedure review

- 1. That Council adopts the City of Onkaparinga Awards policy, as attached to the Arts, Culture, Community Capacity, Events and Heritage Committee agenda report.*
- 2. That investigation be undertaken to consider the criteria and suitability of including a Business Excellence Award in conjunction with the Mayor's business function held at Christmas.*

7.2 Grant application for works at 32 St Matthews Street, Willunga

That Council approve the funding application for \$7,113.80 under Council's Local Heritage Incentive Scheme for works to a Local Heritage Place at 32 St Matthews Street, Willunga (Local heritage item ID No. 428).

7.3 Grant application for works at 46 High Street, Willunga

That Council approve the funding application for \$5,526 under Council's Local Heritage Incentive Scheme for works to a Local Heritage Place at 46 High Street, Willunga (Local heritage item ID No. 456).

7.4 Proposed Heritage Workshop to be held in History Month (May 2014)

- 1. a heritage event for 2014 – being a two day workshop during History Month (May 2014) conducted by Dry Stone Walls Association of Australia Inc. at National Trust Museum (former Willunga Police Station & Courthouse), 61 High Street, Willunga subject to approval from State Heritage Branch, Department of Environment, Water and Natural Resources.*
- 2. the expenditure of \$7,500 from the Local Heritage Incentive Scheme budget.*

7.5 Maximising benefits to council from sponsored events

That Council approve:

- 1. the proposed changes to the Tier 1 and Tier 2 Sponsorship Guidelines which outline the minimum benefits required to be delivered by events as detailed in*

the Arts, Culture, Community Capacity, Events and Heritage Committee agenda report.

2. *the changes to the Tier 2 Conditions of Funding reinforcing the requirements for events to deliver applicable benefits as detailed in the Arts, Culture, Community Capacity, Events and Heritage Committee agenda report.*

7.6 Multi-year Sponsorship report

That Council approve:

1. *the revised Tier 2 Sponsorship Guidelines to enable the provision of multi-year sponsorship agreements as outlined in the Arts, Culture, Community Capacity, Events and Heritage Committee agenda report.*
2. *the revised Tier 2 and Tier 3 Sponsorship Guidelines and Tier 2 and Tier 3 Conditions of Funding to enable event organisers to retain profit from events as outlined in the Arts, Culture, Community Capacity, Events and Heritage Committee agenda report.*
3. *and that the application will include a sustainability strategy clause that indicates the event is to utilise profit to work towards becoming self-funding by the conclusion of the multi-year sponsorship agreement.*

7.7 Review of funding levels for the grant and sponsorship programs

That Council approve that:

1.
 - a. *The Community Grants, the Community Streetscape Grants, Environment Grants, Every Generation Onkaparinga Grants, Minor Capital Works and Facilities Grants, Tiers 2 and 3 Sponsorship programs be consolidated under one budget line in the Community, Culture and Libraries category of Project and Capital Works.*
 - b. *An indicative funding quota (percentage) be allocated to each grant and sponsorship program within the consolidated Project and Capital Works budget based on the current funding levels of each grant program.*
 - c. *Introduction of a provision so that funding from any undersubscribed grants and sponsorship programs in the consolidated Project and Capital Works budget can be reallocated to oversubscribed programs according to the indicative funding quota (percentage) allocated for each program, or by approval from a panel comprising Manager Marketing, Arts, Tourism and Engagement, Manager Community Capacity and the nominated Elected Member.*
2. *As part of the 2014-15 budget process a general Tier 1 Sponsorship project bid for \$165,000 be submitted against the Economic Development Project and Capital Works category and that should this bid be allocated funding through the budget process those funds are allocated as a pool from which new Tier 1 events subsequently approved by Council can be funded.*

7.8 Update of Community Grants to incorporate Environmental and Community Streetscape grants as sub-categories

That Council approve that the Environment Grants and Community Streetscape Grants not be included as sub-categories of the Community Grants Program.

7.10 Tier 2 sponsorship assessment Round 2

That Council approve the Festivals and Events (Tier 2) Round 2 Sponsorship applications for the 2014–15 funding period as per the Tier 2 Eligibility summary

sheet, as attached to the Arts, Culture, Community Capacity, Events and Heritage Committee agenda report.

That the remaining business of the meeting is noted by Council.

be AMENDED in part 7.1 to read:

7.1 Awards Procedure review

1. *That Council adopts the City of Onkaparinga Awards policy, as attached to the Arts, Culture, Community Capacity, Events and Heritage Committee agenda report, except for the recommendation to discontinue the Secondary Schools Community Service Award, which will remain in place.*
2. *That investigation be undertaken to consider the criteria and suitability of including a **Business Excellence Award** in conjunction with the Mayor's business function held at Christmas.*

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12.2 Notice of Rescission Motion (Cr Wenham)

Cr Wenham has indicated her intention to move the following rescission motion.

Explanation

At the meeting on 13 August 2013, Council considered The Strategic Directions Report (SDR) (a statutory requirement under section 30 of the Development Act 1993) and resolved that Council approves the draft Strategic Directions Report to enable commencement of the proposed five year Development Plan Amendment (DPA) program. The SDR was submitted to the Minister on 16 August 2013 and Council is currently awaiting a response.

As part of the SDR five year DPA program, a DPA was recommended to be considered for the site at Gulf Parade Maslin Beach which contained the former sand quarry (Certificate of Title reference Volume 5868 Folio 547 & 548). Investigations were proposed to be undertaken in 2017-18 to consider the site for recreation and tourism purposes and, if justified, undertake a DPA in 2018. It was also noted in the SDR that the timing of the DPA would depend upon agreement with the State Government to gain access over and the inclusion of Crown (Coastal) land. The DPA has the potential to be funded by the land owner/developer.

Rescission Motion

MOVED Cr Wenham that:

The resolution of Council passed on 13 August 2013 at Item 9.8 of the Council Agenda, 'Strategic Directions Report for Approval':

That Council:

1. *Approves the draft Strategic Directions Report and draft Development Plan Amendment Priorities Analysis as attached to the agenda report, for submission to the Minister for Planning pursuant to Section 30(7) of the Development Act 1993, with the addition of an additional point 7 to page 21 of the draft Development Plan Amendment Priorities Analysis, that being:*

'7. Advocate for the future provision of a railway station to service Seaford Heights and Seaford Rise in the planning for the extension of the rail corridor between Seaford Centre to Aldinga'.
2. *Notes in relation to funding the proposed Development Plan Amendment program the following:*
 - *It is expected that recent procedural changes within State Government requiring in some cases legal agreements to be reached with developers and infrastructure providers regarding the provision of infrastructure prior to rezoning will significantly increase the cost of undertaking some Development Plan Amendments.*
 - *Estimated capital funds needed to implement the five year Development Plan Amendment program, with projected annual allocations averaging \$125 000 per annum over five years be considered as part of annual budget deliberations.*
3. *Notes and has regard to the following in relation to the Character Preservation (McLaren Vale) Act 2012:*
 - *Section 6(2) relating to the Objects of the Act that in exercising powers and functions in relation to the district has had regard to and seeks to further the*

objects of the Act by identifying a Development Plan Amendment program that furthers the objects of the Act.

- *Section 8(b) relating to transitional requirements under the Act undertaking a review of the development plan to determine if a Development Plan Amendment is needed to address the changes to the Planning Strategy and/or provisions that are relevant to operation of the Act. This has been addressed through identifying the need to recognise areas of specific character including the townships and undertake a Character Preservation (McLaren Vale) District Development Plan Amendment.*
- 4. *Notes the draft comments received from the State Government and our response including elevating the priority status of the centres and residential Development Plan Amendments and reducing the number of Development Plan Amendments through merging the Rural, Townships and Tourism Development Plan Amendments.*
- 5. *Notes the following policy activities recommended in the program that support investment attraction and employment outcomes in our council area including:*
 - a. *Activity Centres Study 2013-18 and Development Plan Amendment to support vibrant mixed use centres*
 - b. *Employment Land Demand and Future Needs Analysis and Development Plan Amendment to improve the supply and flexibility of use of appropriately zoned land for employment purposes*
- 6. *Notes Adelaide Development Company's request to elevate the priority status of the Moana Sands Development Plan Amendment and approves our response **which is detailed in section 5 of the council report under 'Moana Sands DPA'** which includes elevating the Development Plan Amendment to commence investigations in 2016 with the opportunity to undertake the Development Plan Amendment sooner should developer funding be provided.*

be AMENDED to replace item number 1 of the resolution with the following:

That Council:

1. *Approves the draft Strategic Directions Report and draft Development Plan Amendment Priorities Analysis as attached to the agenda report, for submission to the Minister for Planning pursuant to Section 30(7) of the Development Act 1993, with the following amendments:*
 - a. *the addition of an additional point 7 to page 21 of the draft Development Plan Amendment Priorities Analysis, that being:*
 - '7. *Advocate for the future provision of a railway station to service Seaford Heights and Seaford Rise in the planning for the extension of the rail corridor between Seaford Centre to Aldinga'.*
 - b. *that the landowner/developer request submitted as part of the Section 30 consultation to rezone the land at the former Maslin Beach quarry be rejected and that Council may consider investigations to inform the scope of a DPA and policy directions that reflects the interests of the community*

Approves that the Strategic Directions Report be amended to reflect 1b above and be resubmitted to the Minister for Planning for agreement.

Background

The Maslin DPA is in response to a request by Nobletech Pty Ltd to rezone the land at Gulf Parade Maslin Beach (CT 5868/547 & CT 5868/548), along with a portion of adjoining Crown land, which will total a combined area of approximately 40 hectares.

The Developer has requested, 14 hectares of land to be re-zoned for tourism accommodation, Marina & residential (letter requesting re-zoning is attached as per attachment 1)

The requestor for the additional 26 hectares of Crown Land to be re-zoned as part of this Maslin DPA is unknown at this time.

Nobletech Pty Ltd does have the ability to build tourism accommodation and residential properties under the existing zoning policy.

Elected Members may recall 24th September 2013 questions on Notice seeking further clarifying information on Maslin Beach DPA

Maslin Beach Desired Character Statement

Council at its meeting 15 May 2007 endorsed the draft Desired Character Statements, Human Services and Infrastructure DPA Statement of Intent (SOI). This DPA was withdrawn by Council in 2009, however extensive community engagement was undertaken and draft desired future character were created for Maslin Beach that are shown below.

The intent of the DPA was to provide character statements that would inform development outcomes and preserve the inherent character of Maslin Beach along with several other suburbs.

The SOI identified Maslin Beach as an area where the desired character may be compromised in the event of infill development with smaller allotments.

It was envisaged that the DPA would amend objectives and principles of development control at the zone or policy area level to support desired character statements. It would also introduce or amend concept plans, where appropriate, for identified areas to depict desired outcomes.

Desired Character Statements were extensively consulted with Community .

The Maslin Beach draft preferred character Statement, in part & provided in full as Attachment 2, states

"1. Preferred future statement

Maslin Beach ... an area where there is ...

- *acknowledgement and protection of its significant Aboriginal heritage*
- *preservation and rehabilitation of its diverse ecological habitats including the cliff and dune remnant vegetation and Maslin Creek*
- *preservation of its geologically significant cliffs*
- *retention and enhancement of the scenic value of the bay and cliffs*
- *appropriate recreational use of the beach and foreshore to capture the diversity of activities for local and metropolitan users*
- ***retention of its village scale***

3.8 Residential character

- *small, contained residential "pocket" with open space to the north and south*
- *older dwellings being replaced by contemporary home*

- *some diversity of dwelling type, especially along Gulf Parade houses along Gulf Parade enjoy sea views*
- *a strong 'sense of place'..*

.. Maslin township is visually low key, with a homogenous roofline of single-storey dwellings which rise with the topography in an ordered and methodical way. No single roof punctuates the skyline.

Recommendations: *Reinforce the sense of progression from the bay to (and through) the township, using local materials and modest building style.*

Space and scale

- *the bay is "monumental" with imposing cliffs and there is a strong sense of arrival.*
- *future built form should acknowledge strong visual qualities.*
- *within the township, continue the 'modest' and subtle development of the town up the slope. Avoid excessive height."*

Maslin Beach Coastal Precinct Features map, page 6, Maslin Beach Character Statement, Attachment 2, provides a visual understanding of the 40 hectares of land that is subject to the Maslin Beach DPA under the current Council Decision.

As is evidence within this map the area is a significant sized land parcel in comparison to the existing Maslin Beach Township.

Maslin Beach Coastal Precinct Value map, page 7, Maslin Beach Character Statement, attachment 2, provides a visual understanding of the size and scale of the area of land subject to this Maslin Beach DPA that is of Indigenous/cultural interest.

Land surrounding Maslin Beach Township to the North is zoned in a manner to protect urban encroachment and deliver the objectives and desired Maslin Beach Character statement.

While above draft desired future character statement has not been incorporated into the current Development Plan an amendment to the Open Space Zone, Seascape Policy Area to include an updated desired character statement occurred through the Better Development Plan DPA, authorised in July 2013 to reflect current policies. The desired character statement for the Open Space Zone Seascape Policy Area reads as follows:

*The policy area occupies non-urban land abutting the eastern side of the **Coastal Conservation Zone** within the areas of Maslins Beach and Port Willunga.*

The terrain varies between the northern, central and southern parts of the policy area. To the north, in Maslins Beach the land rises upwards from the coast creating expansive coastal views towards, and from the sea. The landform is gently undulating and only sparsely vegetated in this area, where a small portion on the northern periphery has been divided into rural living allotments. Between these allotments and the north-eastern fringes of the Maslins Beach urban area, the land has been quarried leaving a substantial depression in the landform which has been partially reinstated and revegetated. While the natural land form in this portion of the policy area has been compromised, it is not visible when viewed from the coast or surrounding land. South of the urban area of Maslins Beach the landform rises upwards on both sides of Maslins Creek with small areas of remnant native vegetation. The balance of the policy area extends as far south as Port Willunga where the terrain is generally flat, featureless and devoid of native vegetation.

The policy area is established to preserve a panoramic setting in terms of coastal **views, open vistas to the southern Mount Lofty Ranges, and the area's function as** an open space buffer between the urban areas of Port Willunga, Maslin Beach

township and Seaford. Rural land uses and undeveloped natural areas will predominate in the zone, with dwellings and other buildings being subordinate to the natural features and located away from visually prominent locations.

It is important that the coastal landscape character of the area is preserved and only development compatible with that character is established. The cliff top areas will be kept free of development in order to preserve the scenic value of the coast, and to minimise erosion. It is envisaged that coastal pedestrian trails with coastal lookouts in appropriate locations are established.

The environment will be enhanced by sound water management practices including the protection of water quality, erosion control, protection of remnant native vegetation and revegetation with native species along waterways to the coast, along cliff tops and around structures.

A limited area of residential development is envisaged at the northern end of the policy area in order to provide the opportunity to create an appropriate urban form **and townscape edge to the Moana area. The area is identified as 'Living' in Concept Plan Map Onka/18 - Living Area** with the remainder of the land being established as open space.

All development will be set well back from the coastline, be low in density and scale and responsive to the landscape character values and the landform. It will be designed to minimise skyline or other visual intrusion particularly as viewed from the coast and the road network. Any development within the former quarry will not be visible when viewed from the coast and surrounding areas.

The coastal frontage, land predominantly owned by the crown is zoned Coastal Conservation. In relation to this zoning and the desired intent the City of Onkaparinga Development Plan states:

OBJECTIVES

- 1. To enhance and conserve the natural features of the coast including visual amenity, landforms, fauna and flora.*
- 2. A zone that accommodates community facilities, which require a coastal site, located within an appropriate location.*
- 3. Recreational, tourist and institutional development within appropriate locations.*
- 4. To contribute to the Metropolitan Open Space System (MOSS).*
- 5. Maintenance of the open space links, including the various local and regional open space networks and corridors, to ensure passive recreational linkages.*
- 6. Low-intensity recreational uses located where environmental impacts on the coast will be minimal.*
- 7. Development that contributes to the desired character of the zone.*

In relation to the Open Space zone – Seascape Policy Area, land sought for re-zoning by the for redevelopment of Marina, residential & tourist accommodation, located east of the Coastal Conservation Zone and applies to the Nobletech site the desired intent in the City of Onkaparinga Development Plan states the following:

OBJECTIVES

- 1. Preservation of the scenic coastline.*
- 2. The minimisation of the impact of development on the coastal environment and rural character of the area.*

3. *Protection of the open rural character and the scenic coastal qualities of the Maslin Beach area from typical urban development densities.*
4. *Development that contributes to the re-establishment of a natural ecological balance by the application of environmentally sustainable development practices.*
5. *Development that contributes to the desired character of the policy area.*

It is clear the intent of the existing policy zones is to protect Maslin Beach Township from urban encroachment, urban densities, protect scenic coastal qualities and large economic activity.

Community Plan Consultation

Harrison Research provided a report to Council analysing feedback and suggestions provided during public consultation on what was the new Draft Community Plan.

In the category of Protection of townships/boundaries feedback & suggestions included

"17 At Maslins Beach we would like to keep it as a quiet town and not invaded by restaurants etc of no use to this community. We cannot go back but the store we had was enough. that was evident by the trial restaurant not succeeding

23 We would not like to see high rise development on our coast line. We would not like to see cafes, fast food outlets at Maslin beach."

29 Keep townships separated by green belts. EG Moana from Maslins (probably too late) from Aldinga. Not merge into the Adelaide sprawl.

This recent feed back again reiterates Community desire for Maslin Township to be protected as a rural sea side community and their desire for effective development policy control to deliver such outcome.

Council report 13th August 2013

Discussions with Elected Members since this meeting has identified that some Elected Members, myself included were not aware we made a decision regarding a future Maslin Beach DPA that the developer sought to be re-zoned for Marina.

It is said, **this was in part due to The Council agenda item '9.8 Strategic Directions Report for Approval' being a 680 page agenda & members believed the agenda content to be correct** . It is also said this was in part due to the omission within the body of the staff report the developer seeks the re-zoning for development of a Marina.

It has also since been identified pertinent information provided in the agenda relating to Maslin Beach DPA is incorrect.

Agenda item 9.8 Strategic Directions Report for Approval, pg 196 incorrectly asserts Elected Members discussed the draft work program as it relates to Maslin Beach DPA. Three policy options were presented to members prior to a workshop on 20 November 2012 and presented at the workshop, however these policy options were glossed over and not discussed or properly considered by members at the workshop. Further the report incorrectly sites summary outcomes were provided to a SDC meeting that never took place, however a workshop summary was provided to Council via email and to the 4 December, 2012 Council meeting.

The agenda states:

"A workshop was undertaken with Elected Members on 20 November 2012 where the SDR process and draft work program were discussed. A summary of the

questions/comments and a response was provided as an attachment to the SDC meeting agenda on 4 December 2012. At the workshop in addition to seeking general feedback we also sought feedback from Elected Members on the following specific issues considered more complex or of community interest: ..

" .. Maslin Beach DPA (Refer to Attachment 2 Development Plan Amendment Priorities Analysis and page 45 for details).

We sought feedback on three options:

Option 1- *No change in zoning. Developer undertakes investigations and lodges a likely non-complying development application ('Hotel' and 'shop' are non-complying in the MOSS (Seascape) Zone). This Option is high risk for the developer.*

Option 2- *Undertake preliminary investigations and feasibility (funded by the developer) and then determine policy direction.*

Option 3- *Council undertakes DPA investigations.*

We are recommending Option 2 and consider that the timing of this DPA be dependent on agreement with the State Government to gain access over and consent to the inclusion of Crown (Coastal) Land in the DPA and future proposed development. It is possible that this may attract Major Project status and the DPA be undertaken by the Minister for Planning."

While it is agreed a workshop on the Strategic Directions Report was considered by the Elected Membership on the 20th November 2012, there was neither discussion nor feedback provided at that workshop regarding Maslin Beach DPA.

Despite feedback being sought from Elected Members at the workshop on specific issues considered more complex or of community interest there was no feedback provided on the three options, as that component was glossed over and not discussed at the workshop.

Additionally there was no summary of the questions/comments and a response was not provided as an attachment to the SDC meeting agenda on 4 December 2012 as there was no SDC meeting on the 4 December 2012. Rather a summary of the questions/comments was provided to the 4 December, 2012 Council meeting and via email to members on the 28 November, 2012.

It is suggested that the incorrect assertions made within this agenda item led some members to believe consideration of the Maslin Beach DPA and specific issues in the public interest had been considered and specifically discussed 9 months prior.

It is also suggested that in conjunction with the incorrect assertions in the body of the agenda item & the omission to include within the body of the agenda item Maslin DPA rezoning is also being sought by the developer for a Marina, members made a decision with incorrect & without all relevant information when it decide to proceed with the Maslin Beach DPA in the works program.

Strategic Directions Report, page 94 makes it quite clear the ***"developer requests rezoning to allow for tourist accommodation and Marina."***

The developer's submission as part of the Section 30 review is attached 1

Developer funded DPA's

The Maslin Beach DPA is logged in Councils DPA works program for 2018.

While this is Councils preferred time to consider the DPA, nothing stops the developer seeking a Developer funded DPA to fast track these works.

As is evidenced with Moana Sands Conservation DPA (also decided at the 13th August 2013) logged in the works program for 2016, Developers can and will make application to fast track such works via a Developer Funded DPA.

Council will consider Moana Sands Developer funded DPA at SDC 18th February 2014. **Once future DPA's are logged in our DPA program developers have the opportunity to seek such works to be brought forward.**

Council's time frame for Maslin Beach DPA could be brought forward if a developer funded DPA request was successful.

If Council removes the Maslin Beach DPA from the works program, this limits the success of a developer funded DPA & reduces the opportunity for such works to be fast tracked giving the Council more time to consider Maslin DPA in more detail.

In Summary

Nobletech Pty Ltd has indicated a desire to develop land in Maslin Beach for tourism accommodation, residential & Marina. Nobletech Pty Ltd asked Council to re-zone land so such development could be constructed on the land.

Nobletech Pty Ltd could develop under existing zoning tourism accommodation and residential.

Council agreed at the 13 August 2013 council meeting to program a Maslin Beach DPA to consider policy changes to the land in question.

The existing Coastal Conservation Zone & Open Space Zones surrounding the Maslin Township have specific objectives & intent to protect the township from urban encroachment, urban densities, out of scale large economic activity, protect scenic coastal qualities & re-establishment of natural ecological balance.

Some Elected Members feel not all relevant information was provided at the time of making such decision & therefore now seek to overturn that decision now that the further information has been provided.



Marianne Hocking
Development Policy Planner
City of Onkaparinga
Ramsay Place
Noarlunga Centre SA 5168

Re: Proposed Development Plan Amendment – Maslin Beach Sand Mine Site.

Dear Marianne

Nobletech Pty Ltd are the owners of a 14ha parcel of land adjacent the Maslin Beach Township. The site was used as a sand mine until 1991 but has remained vacant since this time. Some minor rehabilitation works were undertaken following closure of the mine but the natural character of much of the land has been depleted given the substantial excavation of the site.

Nobletech have from time to time over the last 10 years had preliminary discussions with Council about development options for the site but progress has been impeded because of the restrictions imposed by the current MOSS (Seascape) Zoning of the site.

Given the current review of the Council's Development Plan Nobletech seek to explore with Council an appropriate rezoning of the land to facilitate development of this degraded former mine site.

1. The Subject Land

The subject land has an area of 14.024 ha and is comprised in Certificates of Title Register Book Volume/ Folios 5868/547 – (formerly allotments 51 and 52) and 5868/548 – comprising amalgamated pieces 53 and 54. The subject land is also;

- (i) subject to a Land Management Agreement LMA 9223176 to the City of Onkaparinga.
- (ii) depicted as industrial land in Southern Region Map 5 of Housing and Employment & Land Supply Program Report 2010 Greater Adelaide (refer page 104)
- (iii) is located in the Metropolitan Open Space System (MOSS) (Seascape) Zone
- (iv) is located to the south of Section 362 Hundred of Willunga which is referred to in the City of Onkaparinga Structure Plan Map Onka /1 (Overlay 1) Enlargement F).
- (v) abuts Frank Hilton Reserve which is a former land fill site.
- (vi) a site identified by the State Government and the former Willunga Council as a potential Marina site.

2. Development Opportunities

The subject land is currently vacant and has been subject to partial rehabilitation since closure of mining operations in 1991.

Some rehabilitation works were carried out in association with the rehabilitation of the adjacent coastal reserve land in 2005.

There is substantial opportunity for further upgrading of the site depending upon future development options.

ieplan.com

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The MOSS (Seascape) Zone seeks to minimise the impact of development on the environmental and scenic value of the locality. The zone contemplates 'rural living' style dwellings as being appropriate development but such development will not achieve desired outcomes and future opportunities for the site in terms of ensuring;

- the optimal rehabilitation of this mine site
- opportunities for the dedication of additional public open space.
- improved management of natural landscape and resources including possible options for the detention and reuse of storm water from the site and surrounding catchment area.
- options for providing public access through the site.
- tourism development opportunities complimentary to the proposed coastal walkway system.
- Showcasing best practice sustainable development opportunities
- Appropriate economic utilisation of a degraded land on close proximity to the Seaford Rail interchange and surrounding urban development.

3. Existing Zoning Constraints

The existing Moss (Seascape) Zone inhibits appropriate development of land that offers substantial opportunities for the development of public access and community use and the development of sustainable private developments that integrate with the existing Maslin Beach community. While the site is private land there is clear evidence that a number of walking tracks have been established through the site as the local community traverse the site to reach coastal areas.

In the event that the land was developed for 'rural living' type allotments the informal public access to the land would be lost.

An appropriate rezoning of the land should seek to encourage development in manner that achieves optimal development of the land so as to enshrine public access and community uses on the site and adjoining coastal land and results in economic use of the land for housing, tourism or commercial purposes in a manner that preserves and enhances the amenity of the locality.

Development of the site should aim to assist in the realisation of the coastal walking trail system on the adjoining coastal reserve and we envisage that complimentary tourism development in the form of a lookout, interpretive centre or similar forms of development would foster natural and cultural tourism initiatives associated with Maslin Beach and Ochre Point as part of a masterplan for the site.

The current MOSS(Seascape) Zone is not an appropriate or effective mechanism through which to achieve a balanced development of the site and achieve public access ,community outcomes and appropriate economic development of such a strategically located site.

Accordingly we seek consideration of a rezoning of the land and invite Council to explore with the land owner and local community input appropriated development options for the land as part of the current Development Plan Amendment review process.

Kind Regards



John Hunt
Director
Information Economy Planning

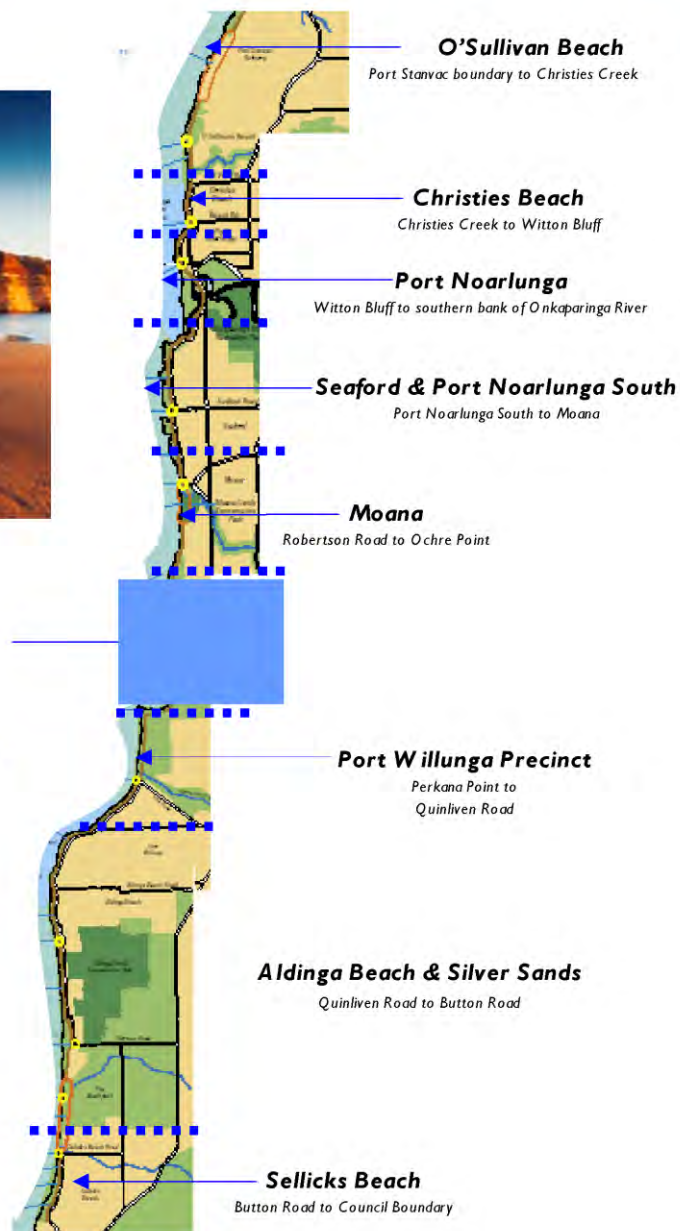
Theme/Issue	Submissions received from:	Summary of comments	Proposed Development Plan response
	Lee and Donna Griffiths 49 Equestrian Drive WOODCROFT SA 5162	industrial land uses between the Residential Zone and Rural Living Zone	<ul style="list-style-type: none"> which conflict with residential land uses inappropriate uses are assessed at the application stage and any impacts addressed noted The desired character statement for the Rural Living Zone was amended to reinforce the primarily rural/residential nature of the zone as part of the BDP and General Amendments DPA.
Residential Rural Living	David & Mandy Gold 193 Windebanks Road Aberfoyle Park SA 5159	<ul style="list-style-type: none"> requests rezoning of the land at 193 Windebanks Road Aberfoyle Park from Rural Living to Residential 	<ul style="list-style-type: none"> investigate as part of a General Residential DPA
Tourism Residential Marina	Nobletech Pty Ltd C/-John Hunt Director Information Economy Planning 12 Martindale Avenue TOORAK GARDENS SA 5065	<ul style="list-style-type: none"> requests rezoning of land at Gulf Parade Maslin Beach (CT 5868/547 & CT 5868/548) to allow for tourist development and marina land is a former quarry and currently identified as industrial land in the HELSP 	<ul style="list-style-type: none"> further investigations into the merits of rezoning this land is required may result in a future Maslin Beach DPA
Residential amenity	Peter Larsen 51 Equestrian Drive WOODCROFT SA 5162	<ul style="list-style-type: none"> requests the residential area to remain residential does not want industry to encroach onto rural or residential areas 	<ul style="list-style-type: none"> Noted The desired character statement for the Rural Living Zone was amended to reinforce the primarily rural/residential nature of the zone as part of the BDP and General Amendments DPA.
Residential Medium density	C Green 13 McRae Road Port Noarlunga South SA 5167	<ul style="list-style-type: none"> concerns over the loss of gardens, on-street car parking, winter sunlight and increase in noise due to medium density development replacing low density housing in the Residential 	<ul style="list-style-type: none"> the Residential Medium Density Zone was reviewed as part of the BDP and General Amendments DPA the zone boundaries will be reviewed as part of a General Residential DPA

Maslin Beach coastal precinct



Maslin Beach
Ochre Point to
Perkana Point

Population 1,010



Maslin Beach coastal precinct

1. Preferred future statement

Maslin Beach ... an area where there is ...

- acknowledgement and protection of its significant Aboriginal heritage
- preservation and rehabilitation of its diverse ecological habitats including the cliff and dune remnant vegetation and Maslin Creek
- preservation of its geologically significant cliffs
- retention and enhancement of the scenic value of the bay and cliffs
- appropriate recreational use of the beach and foreshore to capture the diversity of activities for local and metropolitan users
- retention of its village scale

2. Description

This precinct¹ covers the area from Ochre Point in the north to Perkana Point in the south and has a population of 1,010 persons (413 households).

Maslin Beach foreshore is identified as a major node in the State Government's *Adelaide Metropolitan Coast Park Concept Plan*. Local nodes (from north to south) include Ochre Point and the southern Maslin Beach car park.

This precinct is characterised by a small residential pocket surrounded by open space and cropped farmlands. Historically it became noted as a holiday resort in the late 1800s.

There are a number of highly significant Aboriginal heritage sites including Ochre Point (a nationally recognised site for red ochre) and the Maslin Creek (a camp site).

Land uses and key features include a small residential area, a partially rehabilitated and inactive quarry to the north, cropped farmland to the south, a sandy pristine beach with an unclad section towards Blanche Point, limestone cliffs and caves in the north and south, Maslin Creek and remnant dunes. Economic activity is limited to a local store on the foreshore, a caravan park and farming.

¹ The coastal precincts focus on the coastal strip (the beach, Esplanade and area immediately to the east), the eastern boundary of which is loosely determined by features or issues that have an impact on or a connection to the coast. The demographic information for these precincts is derived from the suburb boundaries - in this case, Maslin Beach.

Maslin Beach coastal precinct

3. Character and values

3.1 Ecological

- significant remnant dune and cliff vegetation
- Maslin Creek and estuary

3.2 Culture

Aboriginal heritage²

- Ochre Point is a nationally recognised Aboriginal men's site, known for its trade of red ochre
- Ochre Point is a significant site along the Tjilbruke Dreaming Track
- Maslin Creek was traditionally used as a camping site by families
- numerous registered sites exist in the area

European heritage

- holiday resort in the late 1800s
- the township was established in the 1950s
- first official unclad beach in Australia
- no local heritage listed places

Events

- the Nude Olympics
- the caravan park fireworks display (usually annual)

3.3 Recreation and tourism

- sheltered pristine sandy beach popular with families for swimming
- unclad swimming in private cove (national visitation)
- easy pedestrian access to beach via a choice of car parks
- walking along beach and cliff-top track towards Port Willunga in the south ("Star of Greece" walking trail) and Moana in the north (via informal track)
- beach fishing
- dog exercise beach towards the north (May to September)
- horses on beach towards north (restricted hours, October to April)
- site for landscape art, photography and film sets
- hang-gliding off the cliffs at Ochre Point
- picnicking in the Frank Holden Reserve and on beach
- surfing at Gull Rock
- camping and caravan opportunities at the caravan park

² A limited portion of Council's coastline has been formally surveyed for archaeological evidence of Aboriginal heritage. Even so, it is well known that the entire coast (dunes, beach and sea) has importance to the Aboriginal community (past and present). The *Native Title Act* and the *Aboriginal Heritage Act* provide legislative protection to known and unknown sites. The registered Kaurna Native Title Claim has particular significance for Crown land.

Maslin Beach coastal precinct

3.4 Economic/commercial activity

Current

- limited to one general store
- farming
- caravan park

Potential

- redevelopment of kiosk

3.5 Infrastructure/facilities

- kiosk
- caravan park
- car park on cliff top
- car parks adjacent to residential area
- potential for shared use path - Coast Park linkage
- benches at lookout
- horse access to beach
- emergency vehicle access
- grassed area, shelter and barbeque facilities in Frank Hilton Reserve

3.6 Geology/geomorphology

- rare exposures of old fossiliferous sediments (national heritage listed cliffs) towards Blanche Point
- Maslin Bay is listed as a geological heritage site by the Geological Society of South Australia

3.7 Landscape

- a "natural" landscape dominates
- coastal cliffs in north and south
- cliff views
- sheltered bay between two headlands (Ochre Point to the north and Blanche Point to the south)
- Maslin Creek
- rural hinterland
- remnant vegetation

3.8 Residential character

- small, contained residential "pocket" with open space to the north and south
- older dwellings being replaced by contemporary homes
- some diversity of dwelling type, especially along Gulf Parade
- houses along Gulf Parade enjoy sea views
- a strong 'sense of place'

Maslin Beach coastal precinct

3.9 Open space and linkages

- Frank Hilton Reserve
- coastal reserve
- track linking to “Star of Greece” trail in south
- informal walking track in north
- sheltered beach

3.10 Transport and linkages

- Gulf View Parade is designated a tourist route in the Road Network Plan
- proximity to McLaren Vale wine region but relatively "hidden" from main route south

3.11 Community associations

- Maslin Beach Community Association

4. Features (see attached map)

5. Values (see attached map)





Maslin Beach coastal precinct

6. Concept Plans

There are no current concept plans for this area.

7. Design Guidelines

Landscape architects – Hemisphere Design – prepared the following section on design guidelines (2003).

Character Theme: Bay and cliffs

Character Statement: Focussed and directed views across bay:

“The eye is drawn to the sharp, angular folds of the cliff with breathtaking horizontal layers of coloured sands, offset against the brilliant blues of the seascape. There is a more immediate visual experience with greater visual containment and a strong awareness of the foreground. It is a ‘here and now’ experience.”¹

Maslin township is visually low key, with a homogenous roofline of single-storey dwellings which rise with the topography in an ordered and methodical way. No single roof punctuates the skyline.

Recommendations: Reinforce the sense of progression from the bay to (and through) the township, using local materials and modest building style.

Space and scale

- the bay is “monumental” with imposing cliffs and there is a strong sense of arrival.
- future built form should acknowledge strong visual qualities.
- within the township, continue the ‘modest’ and subtle development of the town up the slope. Avoid excessive height.

Colours and finishes

- sand and ochre colours, reflecting the layered cliffs contrasting with blues and greens, depicting the sea.

Forms

- dramatic, layered forms with strong horizontal angular elements capturing the visual qualities of the cliffs and the sharply undulating landscape.

Signage and furniture

- rationalize and use natural, ‘earthy’ materials for signs, seats and showers.

¹ Hemisphere Design consultants (2003)

Maslin Beach coastal precinct

Fencing

- continue use of permapine post and rail fencing however, reduce to single rail (currently double).

Surfaces and materials

- future feature elements/surface treatments and built form should be created using local materials such as stone, locally sourced gravels and weathered timber.

Planting

- mass plantings within and immediately surrounding the car park may be created to reference the dramatic layered forms of the cliffs, whilst also softening the visual impact of this hard space.
- plantings may also reference the distant hills and dunes through gently mounded forms, 'organic' flowing lines, and by using predominantly indigenous species.
- Develop a revegetation and management plan for the dune area around the car park to mitigate further degradation and erosion.
- suggested species may include *Alyxia buxifolia* (Sea box), *Atriplex semibaccata* (Berry saltbush), *Carpobrotus rossii* (Native pigface), *Myoporum insulare* (Boobialla) and *Scaevola angustata* (Fanflower).

Artistic opportunity

- the "sense of place" values (cultural, environmental and sensory) should be apparent in proposed street furniture elements.



Maslin Beach car park

8. Initiatives

8.1 Initiatives – Completed (July 1997 to 2003) (see attached map)

8.2 Initiatives – Current and proposed (2004 -) (see attached map)





Maslin Beach coastal precinct

Attachment 1: Contextual analysis

- Table: Key issues, trends, gaps and sources of information
 - A. Demographic and social
 - B. Heritage (Aboriginal and European)
 - C. Environment
 - D. Economic, tourist and recreational
 - E. Open space and linkages
 - F. Transport and connectivity
 - G. Stormwater
 - H. Other infrastructure
 - I. Development Plan
 - J. Built form/character
 - K. Social Infrastructure
 - L. Landscape
 - M. Community groups and associations
- Planning zones (map)

Maslin Beach coastal precinct

Contextual information – key issues, trends, gaps & sources of information

A. Demographic¹ and social	
Key Issues/trends/features	Brief description
Key demographics	Population: 1,010 persons Households: 413 Families: 307 Dwellings: 407 Median age: 36 years
Increase in population & dwellings	Population increased slightly by 5% (52 persons) and occupied private dwelling increased 12% (46 dwellings) between 1996 and 2001.
High proportion of vacant houses	High proportion of unoccupied dwellings (13% or 61 dwellings unoccupied) ^{2,3} (CofO ⁴ and ASD ⁵ 6%).
High proportion of teenagers/young adults and adults	High proportion of teenagers/young adults aged 15-24 years (16%) (CofO and ASD 14%). High proportion of adults aged 35-44 years (more than 1 in 5 or 21%) (CofO 16% and ASD 15%).
High proportion of couple families without children	High proportion of couple families without children (40% of all families) (CofO 34% and ASD 37%).
High proportion of higher income households	High proportion of higher income households (24% of households earn \$1,200+) (CofO 21% and ASD 22%).
Rising house prices	Median house price increased by 87% between 2000-2002 (\$96,250 to \$180,000).
Gaps in knowledge/programs	
Sources of information/relevant programs	
⁽¹⁾ Basic Community Profiles (2001) ABS Census.	
⁽²⁾ City of Onkaparinga Community Profile and Atlas.(www.onkaparingacity.com).	

¹ Demographic information is based on suburb boundaries – in this case, Maslin Beach suburb.

² On Census night, August 2001.

³ Anecdotal evidence suggests that this statistic is due to the large number of weekend/holiday homes.

⁴ City of Onkaparinga

⁵ Adelaide Statistical Division

Maslin Beach coastal precinct

B. Heritage	
• Aboriginal Heritage	
Key Issues/trends/features	Brief description
The coast <ul style="list-style-type: none"> legislation Kaurna Native Title claim 	<p>A limited portion of Council's coastline has been formally surveyed for archaeological evidence of Aboriginal heritage. Even so, it is well known that the entire coast (dunes, beach and sea) has importance to the Aboriginal community (past and present). The <i>Native Title Act</i> and the <i>Aboriginal Heritage Act</i> provide legislative protection to known and unknown sites. The registered Kaurna Native Title Claim has particular significance for Crown land.</p>
Ochre cove/point <ul style="list-style-type: none"> access hang gliding 	<p>Ochre Point (or Potarta'ng) is a nationally recognised Aboriginal site, known for its Australia-wide trade of red ochre. The ochre ("A" grade quality) was traded as far as Cape York and the central deserts of Western Australia.</p> <p>A Tjilbruke Dreaming site is located within the vicinity of Ochre Cove. This site was where Tjilbruke covered the body of his nephew with red ochre as part of his ancestral journey.</p> <p>This site is an extremely important spiritual site and it is recommended by the Kaurna community that access to the site be restricted.</p> <p>Hang gliders traverse the site.</p> <p>Council is currently negotiating a Joint Management agreement of this site with the Kaurna community.</p>
The beach and reef	The beach and the reef at Ochre Point were traditionally used by Kaurna men for the netting of fish.
Maslin Beach Creek outlet	<p>Ochre Cove was traditionally a men's site and surrounding areas including the Maslin creek were used by families for camping. A number of sites around the creek mouth have been registered on the State Aboriginal Heritage Register.</p> <p>The creek has important links to other significant sites and was used as an important trade corridor.</p>
Blanche Point	Important vantage point, used for signalling to Ochre Cove.
Aboriginal Heritage Registered Sites	There are numerous State Aboriginal heritage registered sites within this precinct.
Gaps in knowledge/programs There is a need for a comprehensive heritage survey of the Maslin Creek outlet and a Management Plan for the protection and conservation of all registered sites along the Creek.	
Sources of information/relevant programs (1) Reconciliation Agreement (currently under development) City of Onkaparinga. (2) Tjilbuki Dreaming Track Report (2002) Hassell. (3) City of Onkaparinga Initiatives Tracker (www.onkaparingacity.com).	

Maslin Beach coastal precinct

• European Heritage	
Key Issues/trends/features	Brief description
History	<ul style="list-style-type: none"> Used as a holiday resort in the late 1800s In 1957, the name Maslin Beach was given to a subdivision of part of section 357. It was named after Thomas Maslin who arrived in South Australia from Wiltshire in 1836. He owned a farm at Maslin Beach. There are no local heritage listed places. European heritage is generally related to inland farming settlements which began in the mid nineteenth century. Predominantly cereal farming. It is currently developing as a satellite suburb.
Gaps in knowledge/programs	
Sources of information/relevant programs ⁽¹⁾ City of Onkaparinga Suburb History Profiles (www.onkaparingacity.com). ⁽²⁾ Built heritage (www.onkaparingacity.com). ⁽³⁾ Local history information and photographs (www.onkaparingacity.com/libraries).	
C. Environment	
Key Issues/trends/features	Brief description
Maslin Creek	The Maslin Creek catchment is predominantly rural (land use) and extends to Willunga where Council has constructed a wetland to improve stormwater quality.
Coastal cliffs <ul style="list-style-type: none"> cliff stability safety 	<p>Unique geological formation.</p> <p>Detailed cliff stability investigations are underway on the section between Bowering Road North and Perkana Point.</p> <p>Natural erosion processes are occurring and may be exacerbated by stormwater at some locations. Safety risks for the public have been identified at a number of locations.</p>
Native Vegetation <ul style="list-style-type: none"> weed invasion uncontrolled access 	<p>Significant remnant dune and cliff vegetation occurs within the Maslin precinct.</p> <p>Degradation of native vegetation is occurring through weed invasion and uncontrolled access</p> <p>A Vegetation Management Plan for areas of significant remnant vegetation is to be prepared by the Urban Forest Biodiversity Program in 2003/04. A coastal vegetation survey to help identify priority sites will be undertaken in 2003/04. The One Million Trees program is planning to plant 10,000 trees on coastal land near Tuitt Road on a site yet to be finalised. The Maslin Beach Community Association is actively engaged in vegetation management along the coast.</p>

Maslin Beach coastal precinct

Former Quarry <ul style="list-style-type: none"> • instability • safety 	<p>The overburden from the former quarry has not been adequately stabilised, leading to significant erosion and safety risks for public.</p> <p>The planning to rehabilitate the site, is currently being undertaken by the Department of Mines and Energy SA.</p>
Gaps in knowledge/programs Detailed vegetation mapping has not yet been undertaken	
Sources of information/relevant programs (1) Suburb Environment Profiles (www.onkaparingacity.com). (2) Draft <i>Integrated Coastal Management Plan</i> , (2000) PPK. (3) Adelaide Metropolitan Coast Park Concept Plan (2000) Planning SA. (4) Detailed Cliff Stability Investigations (2003) URS.	
D. Economic, tourist and recreational	
Key Issues/trends/features	Brief description
Recreation	<p>This precinct is more of a "natural" recreational environment with large open spaces without many formal recreation facilities.</p>
Tourism	<p>Gulf View Road is designated as a tourist route in the State's Road Network Plan.</p> <p>Tourist facilities consist of public toilets, a picnic shelter, barbeque facility and tourist/caravan park.</p> <p>The unclad beach attracts visitors from all over Australia.</p>
Gaps in knowledge/programs Current information on the number of visitors to Maslin Beach	
Sources of information/relevant programs (1) Adelaide Metropolitan Coast Park Concept Plan (2001) Planning SA. (2) City of Onkaparinga Initiatives Tracker (www.onkaparingacity.com). (3) Community information directory (www.onkaparinga.com).	
E. Open space and linkages	
Key Issues/trends/features	Brief description
Coast Park linkage	<p>There is a rough walking trail along most of the coast line of this precinct, the upgrading and formalisation of which will require significant investment.</p> <p>The Foreshore Access Plan assigns a priority "level 3" to the upgrading of the multi-use trail in this precinct. The Ochre Point section is the subject of a separate project which will separately determine access for this site.</p>
Reserves	<ul style="list-style-type: none"> • The Frank Hilton Reserve • Coastal Reserve
Gaps in knowledge/programs	
Sources of information/relevant programs (1) Foreshore Access Plan (in preparation) City of Onkaparinga. (2) City of Onkaparinga Initiatives Tracker (www.onkaparingacity.com).	

Maslin Beach coastal precinct

F. Transport and connectivity

Key Issues/trends/features	Brief description
Gulf View Parade Speeding	<p>Gulf View Parade provides the only direct access to and from Maslin Beach. This road, in conjunction with Maslin Beach Road and Tatachilla Road, forms a direct link from the coast to the McLaren Vale wine region. Gulf View Road is designated as a tourist route in the Road Network Plan.</p> <p>Previous traffic investigations in the area have indicated that the local community is concerned about speeding and general behaviour of motorists on Gulf View Parade.</p>
Oleander Road	Despite restricted turning movements presently being imposed at its junction with Commercial Road, Oleander Road may in the long-term form part of the tourist route.
Car park	The car parking facility at the southern end of Gulf View Road will be subject to further investigation as part of the Foreshore Access Plan.
Public Transport Frequency	Although a bus service operates along Gulf View Parade, the service is irregular and infrequent.
Gaps in knowledge/programs The development of the Foreshore Access Plan will assist in directing the possible configuration of Gulf View Parade and the car park.	
Sources of information/relevant programs ⁽¹⁾ Road Network Plan for the City of Onkaparinga (2003) QED. ⁽²⁾ Foreshore Access Plan (in preparation) City of Onkaparinga. ⁽³⁾ City of Onkaparinga Initiatives Tracker (www.onkaparingacity.com).	

G. Stormwater

Key Issues/trends/features	Brief description
Gulf Parade Drainage Channel <ul style="list-style-type: none"> quality ponding 	The channel along Gulf Parade receives stormwater runoff from the rural areas of Maslin Beach as well as a small urban catchment. The channel is poorly defined through Frank Hilton Reserve and water ponds in this area. Options are being investigated to address this situation and improve stormwater quality prior to discharge into the gulf.
Maslin Creek (also referred to as Ingleburn Creek)	The Maslin Creek catchment is predominantly rural (land use) and extends to Willunga where Council has constructed a wetland to improve stormwater quality.
Management of stormwater as a resource rather than a waste product.	Catchment analysis is occurring on a prioritised basis across the City of Onkaparinga to identify opportunities to utilise stormwater for ecological benefit and to investigate the potential for stormwater re-use.
Gaps in knowledge/programs Hydrological analysis of the existing stormwater network in the urban area of Maslin Beach has recently been undertaken. Analysis and design of the desired network is to follow.	

Maslin Beach coastal precinct

Sources of information/relevant programs ⁽¹⁾ City of Onkaparinga Stormwater Management Scoping Study (in preparation) Tonkin Consulting. ⁽²⁾ Maslin Beach hydrological analysis (internal Council file) City of Onkaparinga. ⁽³⁾ Urban stormwater infrastructure database (2003) Environment Protection Authority.	
H. Other infrastructure issues	
Key Issues/trends/features	Brief description
Sewage effluent disposal	The township operates on a STEDS system. This has limited infill development.
Cliff stability investigation	Maslin Beach (south) – Bowering Road to Perkana Point – is listed as a priority area in the URS <i>Cliff Stability Investigations</i> .
Gaps in knowledge/programs	
Sources of information/relevant programs ⁽¹⁾ Onkaparinga (City) Development Plan. ⁽²⁾ Planning SA – Better Development Plan Project (www.planning.sa.gov.au). ⁽³⁾ Detailed Cliff Stability Investigations (2003) URS.	
I. Development Plan	
Key Issues/trends/features	Brief description
Coastal Zone	This zone restricts development and is largely state controlled. The zone runs uninterrupted along the coastal portion of this precinct.
Residential Zone	This zone is the predominant zone. It encourages a variety of housing developments and types. The zone is framed by the MOSS (Seascape) Zone, the Extractive Industry Zone to the east and the coastal zone.
MOSS (Seascape) Zone	The Metropolitan Open Space System (Seascape) Zone is the predominant non-urban zone for this precinct, apart from the Coastal Zone. It has strong conservation policies. The Zone guides development to the south and north of the township and the environmentally sensitive land between the township and coast.
Gaps in knowledge/programs Policies which promote centre type facilities providing the day-to-day needs of residents and visitors (in the context of the expected closure of the local store).	
Sources of information/relevant programs ⁽¹⁾ Onkaparinga (City) Development Plan ⁽²⁾ Planning SA – Better Development Plan Project (www.planning.sa.gov.au).	

Maslin Beach coastal precinct

J. Built form/character	
Key Issues/trends/features	Brief description
Set-back	The built form is generally well set back from the coast line.
Housing form	There are diverse architectural styles on allotments of approximately 700 square metres, with some large contemporary dwellings. Residential development dominates the built form and is mostly single-storey.
Car Parks	There are four car parks, providing local and visitor focal points. The southern-most car park provides a link to Port Willunga.
Access to shops, services	There is only one local store which is under threat due to its proposed conversion to residential use (higher potential land value).
Gaps in knowledge/programs	
Sources of information/relevant programs (1) Onkaparinga (City) Development Plan	
K. Social Infrastructure	
Key Issues/trends/features	Brief description
	There is a Maslin Beach community hall but no other significant social infrastructure.
L. Landscape	
Key Issues/trends/features	Brief description
Planting theme	The City of Onkaparinga's <i>Planting Guidelines</i> recommend the following: <ul style="list-style-type: none"> • The quarry area: establish planting schemes for the disused quarry particularly for the overburden area. Ensure linkage to the coastal vegetation association. (Note: this land is in private ownership). • Coast: ensure conservation of indigenous vegetation and revegetation with local provenance species. • Maslin Creek: conserve remnant and natural species and enhance indigenous vegetation using local provenance species. • The township: Street tree planting plans have been developed and implementation is to be staged. Develop the use of two species avenue planting using indigenous and native species to cater for overhead electricity powerlines.
Scenic value	In a preliminary assessment of landscape value, almost the entire coast line of this precinct rated "high". A small pocket of "moderate" landscape value occurs around the car park, adjacent the Creek.

Maslin Beach coastal precinct

Gaps in knowledge/programs A detailed assessment of the landscape value of the coast needs to be undertaken.	
Sources of information/relevant programs (1) Judith Urquhart (personal communication - 2003) Preliminary assessment of the landscape values of Council's coastal areas. (2) City of Onkaparinga (2003) Draft Planting Guidelines.	
M. Community groups and associations	
Key Issues/trends/features	Brief description
List of community groups and associations	Maslin Beach Community Association
Gaps in knowledge/programs	
Sources of information/relevant programs ⁽¹⁾ Community Information Directory (www.onkaparingacity.com).	

Maslin Beach coastal precinct

Planning Zones Map



Precinct Guidelines – March 2004
 Strategy and Policy Department, City of Onkaparinga

13. Petitions

Nil.

14. Urgent business

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15. Confidential items

Confidential Clause

If Council so determines, Item 15.1 may be considered in confidence under Section 90(2) of the *Local Government Act 1999* on the grounds contained in the Recommendations below.



Steve Mathewson
Chief Executive Officer (Acting)

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15.1 Contract Award - Upgrade of Beach Access Boardwalk and Path, Port Noarlunga South Stage 1 & 2

Recommendations

1. That:

- a. under the provisions of Section 90(2) of the *Local Government Act 1999* an order be made that the public be excluded from attendance at the meeting in order to consider in confidence this item.
- b. the Council is satisfied that it is necessary that the public be excluded to enable the Council to consider the report at the meeting on the following grounds:

Section 90(3) (k) tenders for the supply of goods, the provision of services or the carrying out of works;

The Council is satisfied that it is reasonably foreseeable that the public disclosure or discussion of the information at the meeting may:

- prejudice the commercial position of the companies that supplied the information; or
- confer a commercial advantage on a third party; or
- prejudice any ongoing negotiations with the preferred supplier potentially causing damage to the interests of the Council.

- c. accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or discussion confidential.
6. That the matter of Contract Award - Upgrade of beach access boardwalk and path, Port Noarlunga South Stage 1 & 2 having being considered in confidence under Section 90(3)(k) of the *Local Government Act 1999* an order be made under the provisions of Section 91(7) and (9) of the *Local Government Act 1999* that the Contract Award - Upgrade of beach access boardwalk and path, Port Noarlunga South Stage 1 & 2 and the minutes and the report of the Council relating to discussion of the subject matter, with the exception of part 2 of the recommendation and resolution, be kept confidential until the contract has been awarded and signed.
 7. That, pursuant to Section 91(9)(a) of the *Local Government Act 1999*, Council delegates the duty to conduct an annual review of the confidentiality order to the Chief Executive Officer, or his sub-delegate.
 8. That, pursuant to Section 91(9)(c) of the *Local Government Act 1999*, Council delegates the power to revoke the confidentiality order to the Chief Executive Officer, or his sub-delegate.

16. Closure

Declarations of Interest

Council Meeting Date:		Councillor:
Item No. (e.g. 3.1)	Declaration of Interest (where a member has an interest that does not lead to a conflict)	Declaration of Conflict of Interest (where a member has an interest that leads to a conflict)