



Council Agenda

NOTICE OF MEETING

Notice is hereby given that an ordinary meeting of Council will be held in the

**Council Chamber – Glenelg Town Hall
Moseley Square, Glenelg**

Tuesday 10 December 2013 at 7.00pm

Justin Lynch
CHIEF EXECUTIVE OFFICER

Ordinary Council Meeting Agenda

1. OPENING

His Worship the Mayor will declare the meeting open at 7:00pm.

2. KAURNA ACKNOWLEDGEMENT

We acknowledge Kaurna people as the traditional owners and custodians of this land.

We respect their spiritual relationship with country that has developed over thousands of years, and the cultural heritage and beliefs that remain important to Kaurna People today.

3. PRAYER

Heavenly Father, we pray for your presence and guidance at our Council Meeting.

Grant us your wisdom and protect our integrity as we carry out the powers and responsibilities entrusted to us on behalf of the community that we serve.

4. APOLOGIES

4.1 Apologies Received

4.2 Absent

5. ITEMS PRESENTED TO COUNCIL

In recognition of our beaches, dune management and environmental programs the City of Holdfast Bay was the SA finalist in the Keep Australia Beautiful Clean Beaches awards. On Monday 18 November 2013 the national awards were held in Perth and the City of Holdfast Bay received a special commendation award for Recycling & Waste Management.

6. DECLARATION OF INTEREST

If a Council Member has an interest (within the terms of the Local Government Act 1999) in a matter before the Council they are asked to disclose the interest to the Council and provide full and accurate details of the relevant interest. Members are reminded to declare their interest before each item.

7. CONFIRMATION OF MINUTES

Motion

That the minutes of the Ordinary Meeting of Council held on 26 November 2013 be taken as read and confirmed.

Moved Councillor _____, Seconded Councillor _____

Carried

8. QUESTIONS BY MEMBERS**8.1 Without Notice****8.2 With Notice**

- 8.2.1 Questions on Notice – Survival Rates for New Tree Plantings – Councillor Yates (Report No: 409/13)
- 8.2.2 Questions on Notice – Brighton Caravan Park Legal Costs – Mayor Rollond (Report No: 425/13)
- 8.2.3 Questions on Notice – Principal Members Rulings Regarding Improper, Vexacious or Insulting Questions on Notice – Councillor Looker (Report No: 426/13)

9. MEMBER'S ACTIVITY REPORTS - Nil**10. PUBLIC PRESENTATIONS**

- 10.1 **Petitions** - Nil
- 10.2 **Presentations** - Nil
- 10.3 **Deputations** - Nil

11. MOTIONS ON NOTICE

- 11.1 Motion on Notice – Congratulations on Achievements for 2013 – Councillor Looker (Report No: 407/13)
- 11.2 Motion on Notice – Collection of Data on Bikeways – Councillor Looker (Report No: 423/13)
- 11.3 Motion on Notice – Disability Access to Beach – Councillor Yates (Report No: 428/13)
- 11.4 Motion on Notice – Beach Access Signage – Councillor Yates (Report No: 429/13)
- 11.5 Motion on Notice – Reg Sprigg's Diving Chamber – Councillor Yates (Report No: 427/13)
- 11.6 Motion on Notice – Continued Use of Bowker Street Oval – Councillor Clancy (Report No: 434/13)
- 11.7 Motion on Notice – Thanks to Councillor Clancy for Service as Deputy Mayor – Councillor Patterson (Report No: 435/13)

12. ADJOURNED MATTERS - Nil**13. REPORTS OF MANAGEMENT COMMITTEES, SUBSIDIARIES AND THE DEVELOPMENT ASSESSMENT PANEL**

- 13.1 Minutes - Development Assessment Panel – 27 November 2013 (Report No: 418/13)
- 13.2 Minutes – Strategic Planning and Development Policy Committee – 26 November 2013 (Report No: 431/13)

14. REPORTS BY OFFICERS

- 14.1 Items in Brief (Report No: 410/13)
- 14.2 Glenelg Football Club – Sub Licence to Minister for Education and Child Development (Report No: 430/13)
- 14.3 Rail Electrification – Transfer of Land Parcels (Report No: 403/13)
- 14.4 On-street Bicycle Parking (Report No: 405/13)
- 14.5 Graffiti Policy and Removal Procedure Review (Report No: 392/13)
- 14.6 Glenelg Football Club – Mobile LED Display Screen (Report No: 411/13)
- 14.7 Cinema and Carpark – Extension of Heads of Agreement (Report No: 436/13) – will be distributed under separate cover

15. RESOLUTIONS SUBJECT TO FORMAL MOTIONS

Presented for the information of Members is a listing of resolutions subject to formal resolutions, for Council and all Standing Committees, to adjourn or lay on the table items of Council business, for the current term of Council.

16. URGENT BUSINESS – Subject to the Leave of the Meeting

17. CLOSURE

**JUSTIN LYNCH
CHIEF EXECUTIVE OFFICER**

Item No: **8.2.1**

Subject: **QUESTIONS WITH NOTICE – SURVIVAL RATES FOR NEW TREE PLANTINGS – COUNCILLOR YATES**

Date: 10 December 2013

QUESTION

Councillor Yates asked the following question:

“I would like to know the numbers and survival rates for new tree plantings with separate info for reserves and street trees over the last few years, if available.”

Background

I was talking to Anthony Ford after a resident queried if her new tree was being watered. I gather the water truck takes 9 days to water the whole new plantings on a revolving basis. Anthony said they have collected info on survival rates and I am concerned whether the maintenance of the trees planted is adequate as many young (and not so young!) trees look very dry and stressed. There is no point planting more trees if we cannot keep them alive during the increasingly long and hot summers. I am not sure if statistics exist for reserve and street trees separately but it would be interesting to see how much lower survival rates are in the street where trees get little rain to their roots due to the paving surrounding them, not to mention other stressors like extra heat and traffic fumes.

ANSWER

Currently the watering round consists of two separate rounds: The 2012/2013 plantings watering round & the 2011/2010 plantings watering round. The two separate rounds that are achieved by two different water trucks have divided programs. The division of the two rounds enables less frequent watering for those plantings that are more established.

The 1st and 2nd year Water Program attends to every tree once every 7 days. This is a larger Tanker holding 9000 litres uses approximately 1 tank per day enabling more efficiency for the trees that are much more dependent on the water round.

The 3rd and 4th year Water Program achieves a full round in approximately 11 days. This tanker has the ability to hold only 5000 litres making the activity of filling up more frequent. This water round also consists of watering garden beds to aid in their establishment as well as the watering of all reserve trees. This kind of watering requires hose work only in an aim to prevent soil compaction on the reserves. The irrigation that these reserve plantings receive contribute to the reserve tree's high survival rates.

Many variables can often stall the water round with maintenance, training, meetings and contractor demands commonly holding back the progression of the program. Added to this is the fact that we are now taking on more and more watering of Council garden beds, such as the Mike Turtur bike path, and the new garden beds on the Foreshore and on Whyte Street. These areas are all required to be hand watered, which impacts heavily on the tree watering program, pushing the turn-around time out by several days. With the potential of interruptions to the program, tree planting has been restricted to no more than 600 trees per season. This ensures that we don't unrealistically stretch resources, and are able to have a grasp of our new tree stock in comparison to the utilization of the equipment and staff we have. We are also continually using water retention crystals as well as fertilizer to enable the best possible survival rates for our precious tree stock.

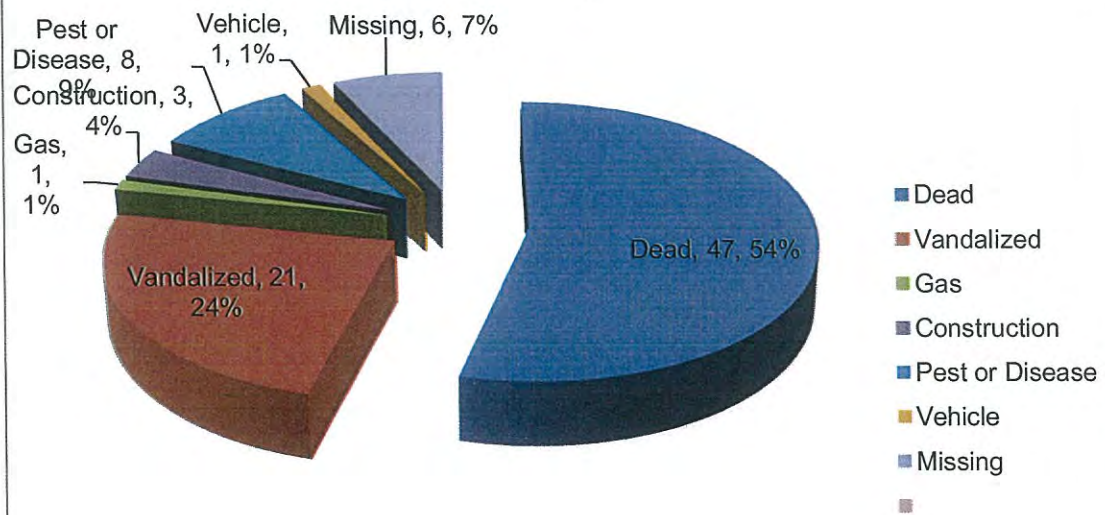
Attached are charts demonstrating reasons for removal of trees.

Refer Attachment 1

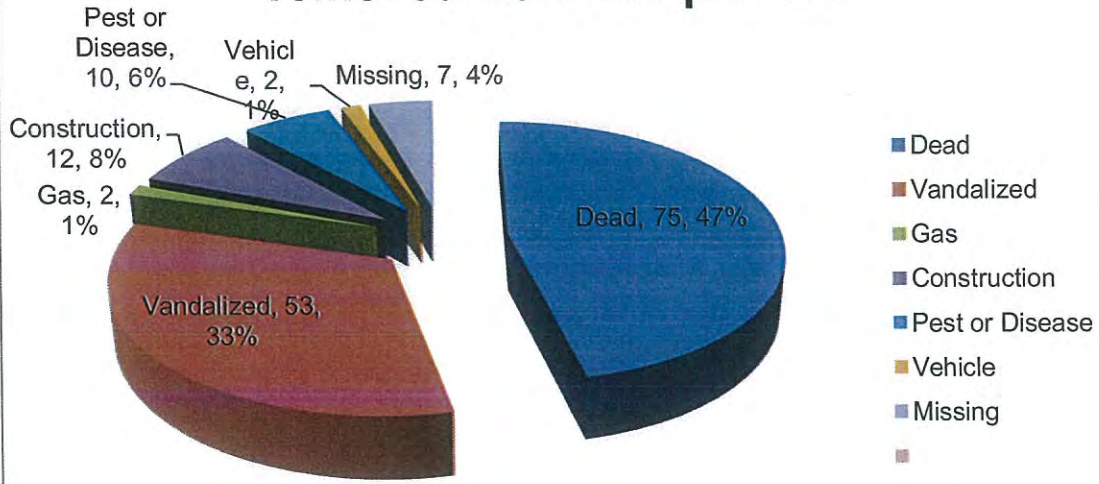
Please note that:

- Charts are based on notes documented by watering and other horticultural staff
- Not all information was available via W Drive
- Project officer who compiled statistics no longer works at COHB
- More current information may be added when new Technical Project Officer commences employment

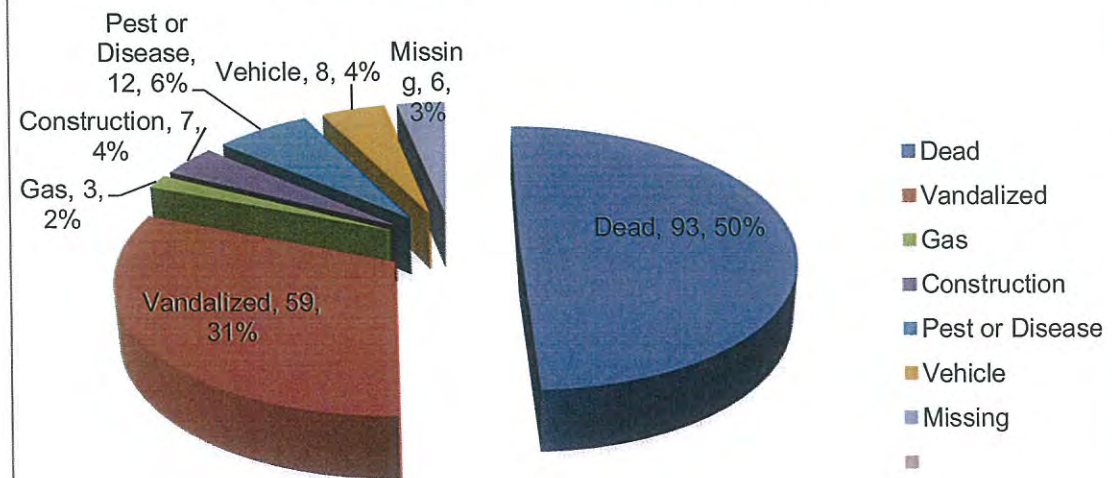
2009 Tree Removals - 87 trees removed from 400 planted



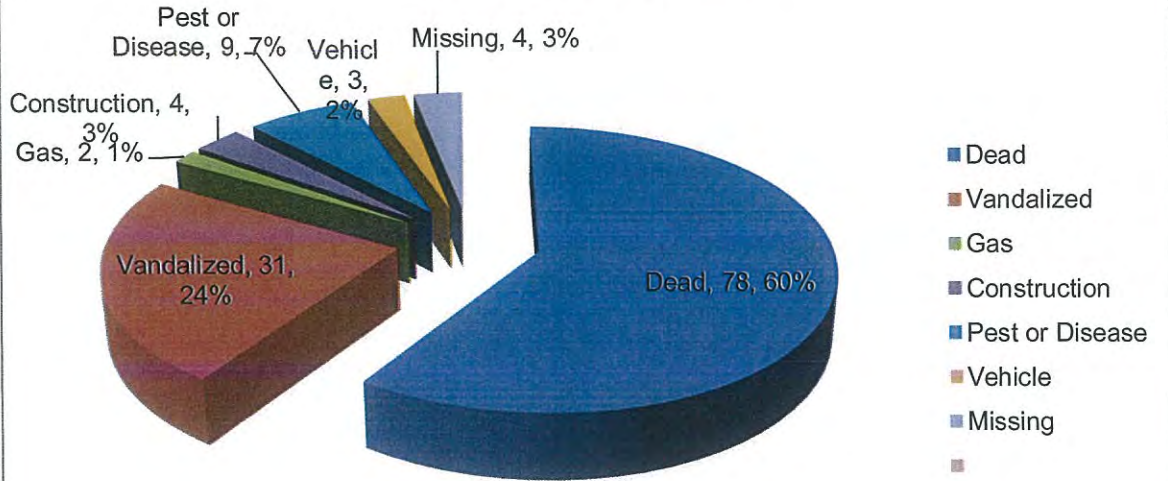
2010 Tree Removals - 161 trees removed from 400 planted



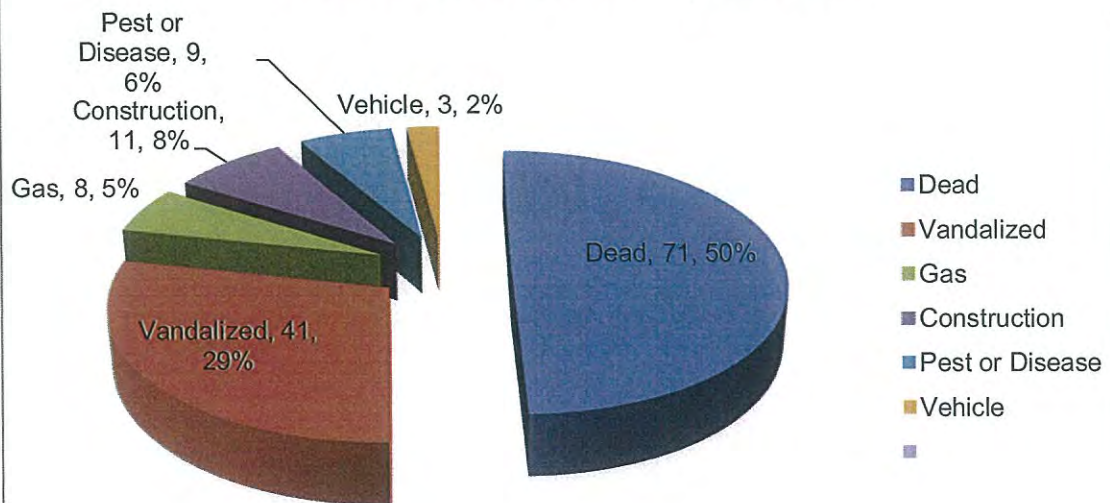
2012 Tree Removals - 188 trees removed from 400 planted



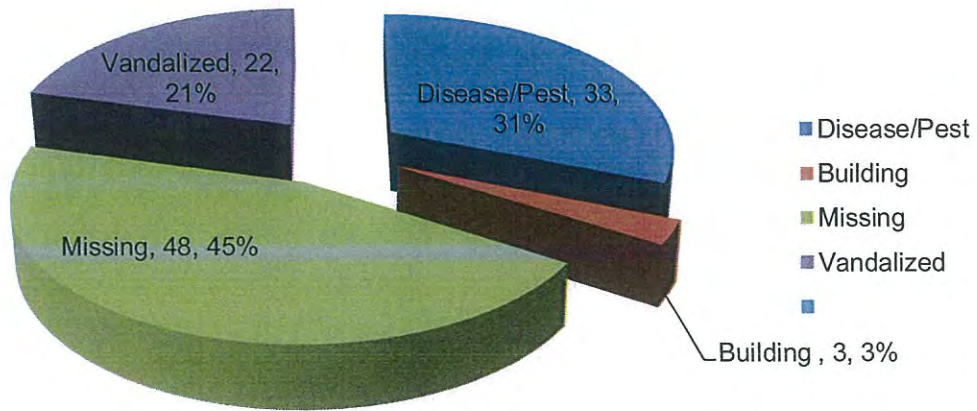
2011 Tree Removals - 131 trees removed from 400 planted



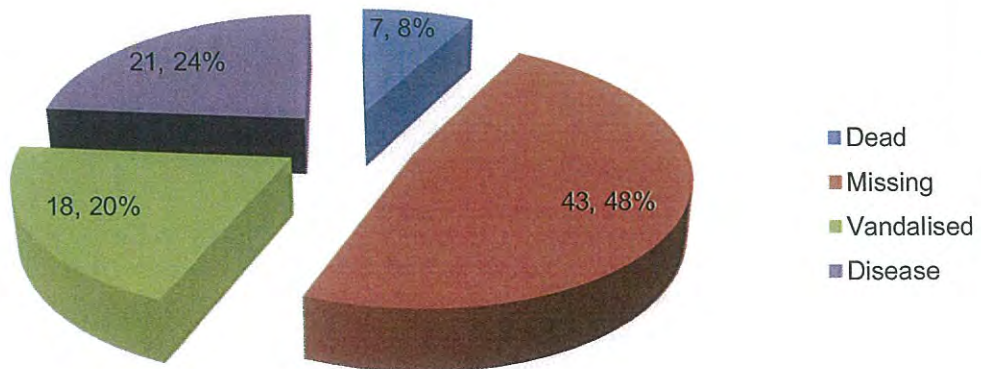
2013 Tree Removals - 143 Trees removed from 400 planted



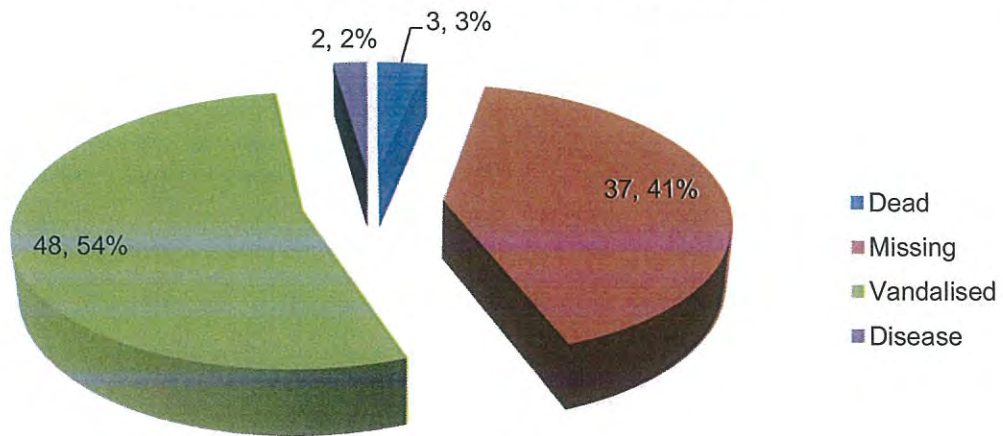
Dead Trees on reserves 2013 - 106 removed from 200 planted.



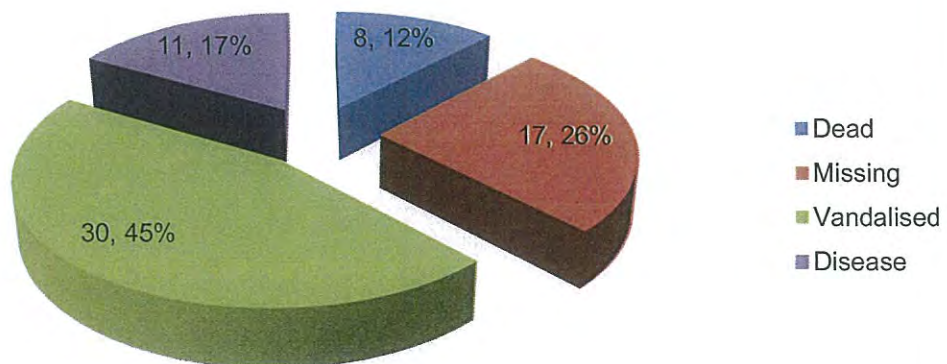
Dead Trees on reserves 2012 - 89 removed out of 200 planted.



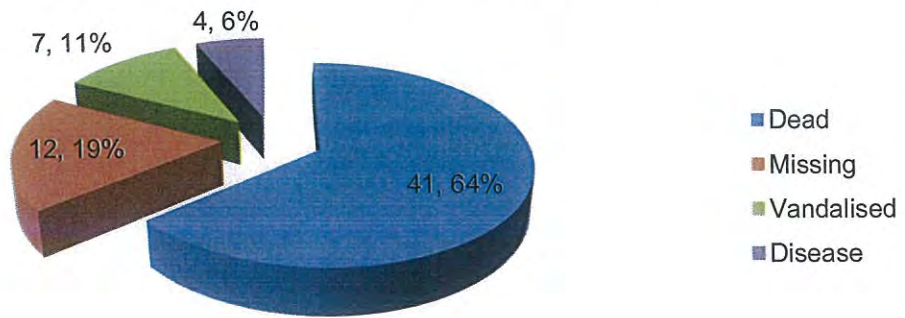
Dead trees on reserves 2011 - 90 trees removed out of 200 planted.



Dead Trees on reserves 2010 - 66 removed out of 200 planted.



Dead Trees on reserves 2009 - 66 removed out of 200 planted.



Item No: **8.2.2**

Subject: **QUESTIONS ON NOTICE – BRIGHTON CARAVAN PARK LEGAL COSTS – MAYOR ROLLOND**

Date: 10 December 2013

QUESTION

Mayor Rollond asked the following questions without notice at the Council Meeting held 12 November 2013 at which the Chief Executive Officer took the questions on notice. The answer to the questions are provided below:

- “1. Now that legal action has commenced what is the cost to ratepayers?”***
- 2. If Council is unsuccessful in this legal action will Council be responsible for paying the Caravan Park Residents costs?”***
- 3. If residents of the Caravan Park have their properties insured and Council demolishes the structure is council responsible for the payment of the insurance value?”***

ANSWER – Chief Executive Officer, Mr J Lynch

As the Mayor notes, this matter is now the subject of legal action and it is not appropriate to publicly disclose Council’s position at this time other than to note that appropriate actions have been implemented to limit its exposure.

Item No: **8.2.3**

Subject: **QUESTIONS ON NOTICE – PRINCIPAL MEMBERS RULINGS REGARDING IMPROPER, VEXACIOUS OR INSULTING QUESTIONS ON NOTICE – COUNCILLOR LOOKER**

Date: 10 December 2013

QUESTION

Councillor Looker asked the following question:

“In the light of the Mayor’s ruling of last meeting to rule out a question and his subsequent inability to provide specific reasons for his ruling, or to explain which part he may have personally viewed as offensive to enable that part to be amended, would administration please provide legal advice to clarify the requirement on behalf of the chair to provide clear reasons for a questions refusal. The absence of a proper explanation by the chair would in itself be a breach of the guiding principles.”

Background

As you are aware I asked a question on notice. The Mayor ruled that question not be answered but failed to provide an explanation as to the reasons. His generalisation of he didn’t like it and found it offensive was not sufficient and he refused to provide any explanation as to exactly what was offensive about the question.

I believe that in the event a question is ruled not be answered then a reason should be given. Not to do that leads to bias and a corruption of meeting procedure.

I remind members that my question was seeking details in response to damaging comments in the print and radio media that could have the effect of discouraging people to use our multimillion dollar coast park.

The mandated code of conduct stipulates that information give to council must be accurate and all the evidence since indicates council was not provided with information sufficient to raise this matter in the chamber and it could have been handled by a private phone call to admin. That would have avoided the media show and adverse public response.

Please, for future questions, clarify the need for the Mayor to properly justify ruling that a question not be answered.

ANSWER – Chief Executive Officer, Mr J Lynch

Regulation 10(6) of the Local Government (Procedures at Meetings) Regulations 2000 enables the Presiding Member to rule that a question with or without notice not be answered if the Presiding Member considers that the question is vague, irrelevant, insulting or improper.

This requires the Presiding Member to form the opinion that the question is *vague, irrelevant, insulting or improper*. In forming the opinion and exercising the discretion to rule that a question not be answered requires the Presiding Member to act in accordance with the Guiding Principles (Regulation 5).

The Guiding Principles require the Council to observe procedures that are fair and contribute to informed decision making. Informed decision-making requires the provision of reasons to explain why a decision is made.

In light of the above, the advice we have received is that the Presiding Member should provide reasons for ruling that a question not be answered and explain why a question is *vague, irrelevant, insulting or improper*.

Item No: **11.1**

Subject: **MOTION ON NOTICE – CONGRATULATIONS ON ACHIEVEMENTS FOR 2013 – COUNCILLOR LOOKER**

Date: 10 December 2013

PROPOSED MOTION

Councillor Looker proposed the following motion:

Council wish the CEO and his staff a Merry Christmas and a Happy New Year and congratulates all for the achievements of 2013.

These include:

- **Sound governance and WHS with procurement savings and debt reduced**
- **Rate rise kept to CPI**
- **Extensive tree planting and maintenance - 551 new trees planted**
- **Roll out of the food waste to green waste**
- **Installation of new Exelooos in Hindmarsh Lane**
- **New beach access ramp for Kent Street**
- **Completion and opening of the new Alwyndor Aged Care building**
- **Progress of the joint stormwater management program**
- **One – Library Card system for 234k visitors**
- **4,440 dogs registered**
- **New Customer Contact Centre**
- **Safer Suburbs CCTV Camera network**
- **450 food outlets inspected**
- **195 events and 824k visitors**
- **12,700 hours of HACCC support**
- **Therapy services to 1,500 Alwyndor clients**
- **936 development applications**
- **Continuation of the coast park walking and cycle paths**
- **New management and redevelopment plans for the Caravan Park**
- **Sale of surplus property**
- **Winning of grant funding for Kauri Parade**
- **Multiple successful grant applications**
- **Completion of the Glenelg Bikeway**
- **New lighting on the foreshore and Patawolonga**
- **Renovation of the Colley Reserve Rotunda**
- **Partridge House refurbishment and service upgrade**
- **KESAB State Clean Beaches Award**
- **Jetty Road trader improvements**
- **Open Air Cinema on the foreshore during December**

- **Sheffield Shield held at Glenelg Oval**
- **Sale of former Institute Building at 411 Brighton Road, highlighting the benefits of private ownership and adaptive re-use of historic buildings**
- **Completion of the representation review and Council boundaries**
- **Provision of a public lease register on Council's website demonstrating our commitment to transparency**
- **Significant work on develop DPAs including Seacliff Park with Marion, Brighton & Hove District Centre and with Minda**
- **Installation of Wi-Fi in civic buildings and Moseley Square and Gopher recharging outlets**
- **Rollout of iPads for elected members and Dashboard facility for paperless agendas**
- **Rollout of Windows 7 and Office 2010**
- **New IP telephony system as part of new contact centre**
- **New 3-year enterprise asset management agreement with staff**
- **Continuing work on implementing the LGAWCS 'One System' framework to ensure compliance with *Work Health & Safety Act 2012***
- **Begun implementation of asset management system to improve asset management decisions and work processes**
- **Appointment of new park managers, Free Spirit, at Brighton caravan park**
- **Negotiated the HOA with Taplin for proposed decked carpark and cinema in Glenelg**
- **Broadway Kiosk legal dispute settled**
- **Rolled out ICAC awareness training and policies**
- **2013 Glenelg Christmas Pageant – record number of participants, attendance & trader takings**
- **Development application numbers higher than that for the same time last year, with the annual figure set to eclipse the 2012 benchmark**
- **Santa at the Bay Christmas Pageant contributions made by Events and Depot personnel to ensure successful event delivery.**
- **Social media klout score of 61 maintained for over 30 days. Over 12,000 followers on Jetty Road, Glenelg, Facebook page**
- **Jetty Road tree lights installed**
- **Community Donations Program – 13 not for profit organisations to receive funding totalling \$34,000**
- **Every Generation festival held on 27 October 2013**
- **New Year's Eve – New major sponsor plus SOLO Resource Recovery 3 year sponsorship**
- **South Aussie with Cosi – deal including 2 episode, facebook posts and open mic MC**
- **\$5 million Federal funding committed to the Kauri Parade Sporting and Community Precinct**
- **Mike Turtur Bikeway Arts Project – 4 artists selected to develop artwork for seating structure, shelter and general art**
- **Inclusion of Glenelg half-day tour with Bob Wood Cruise Group with expected 1638 visitors for the next financial year**
- **Successful completion of stage 1 upgrade of Partridge House**
- **SALA Youth Arts exhibition – featuring 46 local young artists launched by the Mayor**
- **Monica chosen to represent SA on a national HACC reforms committee**

- **Bike and walking program at Kapara Nursing Home through the Healthy Holdfast Bay program**
- **Story time with Mem Fox – June 2013**
- **Bay Discovery Centre visitation statistics:**
 - **BCD visitation for Jan – Nov 2013: 29,991**
 - **Rituals Exhibition visitors for 3 May – 21 July: 4,609 (193 visitors were recorded on the Queen’s Birthday Monday)**
 - **School Groups: 66**
- **Mother’s Day promotion for Jetty Road, Glenelg, had 52 shop window competition entrants and 117 participating stores**
- **Record turn-out at Library Children’s Programs in April/May 2013 with approx. 70 participants at each session where the normal attendance is 30-40**
- **Be Active @ the Bay was a huge success with an average of 100 participants per session**
- **National Youth Week ran in April 2013 with 4 workshops delivered**
- **Welcomed 183 new citizens**
- **Heritage and Character DPA**
- **Fraud and Corruption Policy**
- **Commissioning of CCTV in Glenelg**
- **Redevelopment of the Old Gum Tree Reserve**
- **New playground and shade at Graymore Park**
- **Under grounding of the power around the OGT**
- **Under grounding of power on Jetty Rd east**
- **Development and implementation of reserve signage**

Item No: **11.2**

Subject: **MOTION ON NOTICE – COLLECTION OF DATA ON BIKEWAYS – COUNCILLOR LOOKER**

Date: 10 December 2013

PROPOSED MOTION

Councillor Looker proposed the following motion:

- 1. That administration investigate and report on what technology is available to collect data on shared use paths or seek assistance from DPTI and/or CASR (Centre for Automotive Research) or any other organisation with data collection (speed and volume) on popular shared pathways such as the Coast Park, Jimmy Melrose and the Glenelg Bikeway.**
 - 2. That administration investigate the value of enhanced centre line marking and graphics on Jimmy Melrose Park to encourage pedestrians to keep left of centre to improve safety.**
-

BACKGROUND

Recent media coverage has played into a false public perception that there is a significant problem with cyclists on shared pathways especially the coast park. This has angered cycling and health groups who are promoting healthy activity. Perceptions of a safety risk may discourage the public from walking. Council's own data shows that complaints are rare and this and other studies indicate a mismatch between perceptions and reality. Whilst the level of complaints is a good indicator it may be useful to obtain more data for our area. Some work has been done on other shared paths in Adelaide. CASR are researching video camera tracking technology. On the River Torrens Brewery site (straight section near where the Christmas lights go). The fastest speeds they recorded with a laser gun was 25km/hr – not exactly super fast. This was during the beginning of the peak 'commuter' time.

Some technology is available at low cost with a portable radar gun (Bushnell Velocity Speed Gun) available for around \$150.

Studies on this issue, quickly found by an internet search, state safety for pedestrians can be improved if they keep left. New bikeways, such as the one along the Glenelg tram, feature a centre line and graphics showing direction.

This matter of cyclists seems to come up in a cycle resulting in a disproportional, adverse media coverage. We want people out exercising for health to combat the growing problem of obesity and to feel safe while doing so. We will always have the occasional breach but being armed with proper monitoring and the facts we can ensure that our responses are measured and erroneous media countered effectively. When this comes up again we will be better prepared. This may have wider interest in other local government areas.

Item No: **11.3**

Subject: **MOTION ON NOTICE – DISABILITY ACCESS TO BEACH – COUNCILLOR YATES**

Date: 10 December 2013

PROPOSED MOTION

Councillor Yates proposed the following motion:

1. **That Council investigates opportunities for the creation of disability access and wheel chair friendly ramps to the beach at key locations along its coastline and in particular where new works associated with Coast Park are being undertaken.**
 2. **That once these opportunities (subject to financial and technical capacity) have been identified a program of construction be developed (starting in 2014/15) that allows for their delivery.**
 3. **That once these access points are in place Council publicise on its website places where wheel chairs can access the beach.**
-

BACKGROUND

Local elderly and disabled residents want to have access to the beach as swimming is an activity they can still do even when they have difficulty walking. They would like beach access with (preferably) disabled parking close at hand, ramps rather than steps and hard-surfaced walkways eg. boards over the soft sand to enable easier access to the beach and sea. I hope that Council can identify appropriate beach access points spread along our coast to upgrade for this so that one out of every few beach entries ideally can be disabled-friendly and provide access for everyone to enjoy the beach.

Item No: **11.4**

Subject: **MOTION ON NOTICE – BEACH ACCESS SIGNAGE – COUNCILLOR YATES**

Date: 10 December 2013

PROPOSED MOTION

Councillor Yates proposed the following motion:

- 1. That Council investigates a common form of signage along its beach access points that highlights identified risks and regulatory controls as well as a specific and unique numbering system to facilitate emergency response identification.**
- 2. That Council further consider the standard adopted by the SLSASA and that this system be adopted subject to its suitability to the City of Holdfast Bay needs and the availability of funding of \$10,000 in the current year's budget.**

BACKGROUND

When there are emergencies on the beach and people, especially visitors to the area, need to access emergency services it would be useful if they could see a number that identifies each beach access point on a sign in a standard location at each access point and visible from both beach and roadside to enable clear directions to the site of the emergency to be given. This is particularly now that the Coast Park is present as street signs and house numbers may not be easily spotted. I gather other Councils are proceeding with similar signage.

Item No: **11.2**

Subject: **MOTION ON NOTICE – REG SPRIGG’S DIVING CHAMBER –
COUNCILLOR YATES**

Date: 10 December 2013

PROPOSED MOTION

Councillor Yates proposed the following motion:

That Council offers to take Reg Sprigg’s Diving Chamber and considers the options for an outdoor location near the static tram on display or maybe near the Bay Discovery Centre or even in the foyer thereof, if there is room.

BACKGROUND

This is an interesting item with no particular links to Glenelg but it is of significance to the state and is worth displaying as an original and novel artefact, especially in a seaside location such as ours, where visitors can view it.

Item No: **11.3**

Subject: **MOTION ON NOTICE – CONTINUED USE OF BOWKER STREET OVAL – COUNCILLOR CLANCY**

Date: 10 December 2013

PROPOSED MOTION

Councillor Clancy proposed the following motions:

1. **That Council writes to the Minister of Education supporting the use of Bowker Street Oval by the present lessees of Council, being Southern Districts Soccer, Little Athletics, cricket, football for children.**
 2. **That Council also writes to Southern Districts Soccer congratulating them on their contribution to sport for children and the fair manner in which children get an opportunity of play regardless of ability.**
-

BACKGROUND

Southern Districts Soccer has written a letter to the Minister advising her of all the users on the oval. A letter from Council would support their letter.

Recently the lease for the Southern Districts Soccer was renewed. It did not include an extension of the lease in the event that the government continues the lease to council. Unless it is acknowledged then in years to come, people making decisions may not be aware of their contribution and hard work.

Item No: **11.4**

Subject: **MOTION ON NOTICE – THANKS TO COUNCILLOR CLANCY FOR SERVICE AS DEPUTY MAYOR – COUNCILLOR PATTERSON**

Date: 10 December 2013

PROPOSED MOTION

Councillor Patterson proposed the following motion:

That Council express their thanks and appreciation to Councillor Rosemary Clancy for her service as the Deputy Mayor over the past seven years.

Item No: **13.1**
Subject: **MINUTES - DEVELOPMENT ASSESSMENT PANEL– 27 NOVEMBER 2013**
Date: 10 December 2013
Written By: Governance Officer
General Manager: City Services, Ms R Cooper

SUMMARY

Council's Development Assessment Panel is established under the Development Act 1993.

The minutes of the Development Assessment Panel meeting held 27 November 2013 are presented to Council for information.

RECOMMENDATION

That the minutes of the Development Assessment Panel meetings held on 27 November 2013 be received.

COMMUNITY PLAN

A Place that is Well Planned

COUNCIL POLICY

Not applicable

STATUTORY PROVISIONS

Development Act 1993

BACKGROUND

The minutes of the Development Assessment Panel are presented to Council for information.

The purpose of the panel is to:

- act as a delegate of Council and make decisions on development applications in accordance with the requirements of the Development Act;
- provide advice to Council on trends, issues and other matters relating to planning or development that have become apparent during the assessment of development applications;
- perform other roles, except policy formulation, as assigned by Council;
- consider and report on matters before the Environment, Resources and Development Court as a means to resolving judicial appeals.

In accordance with its resolution on 27 November 2009, Council is also asked to determine the future of any planning appeal matters should they eventuate. Elected Members requiring a copy of the Development Assessment Panel Agenda, including reports and/or access to the Development Application files, are asked to contact Council Administration prior to the Council Meeting.

REPORT

N/A

BUDGET

N/A

LIFE CYCLE COSTS

N/A

Minutes of the Development Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 27 November 2013 at 7:00pm.

MEMBERS PRESENT

Presiding Member – G Goss
J Newman
N Sim
I Winter
R Clancy
T Looker

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Team Leader Development Assessment – C Watson

1. OPENING

G Goss welcomed the people in the gallery.

2. APOLOGIES

Apologies Received – P Dixon
Absent – Nil

3. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

4. PRESIDING MEMBER'S REPORT

Nil

5. CONFIRMATION OF MINUTES

Motion

271113/0077

That the minutes of the Development Assessment Panel held on 23 October 2013 be taken as read and confirmed.

Moved by T Looker, Seconded by J Newman

Carried

6. DEVELOPMENT ASSESSMENT MATTERS

6.1 Trustees of the Marist Brothers Southern Province, 195-235 Brighton Road and 23 Cudmore Street, Somerton Park (Report No 374/13)

DA NO	:	<u>110/00957/12</u>
APPLICANT	:	<u>TRUSTEES OF THE MARIST BROTHERS SOUTHERN PROVINCE</u>
LOCATION	:	<u>195-235 BRIGHTON ROAD AND 23 CUDMORE STREET SOMERTON PARK</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>DEMOLITION OF SHELTER ON WESTERN SECTION OF OVAL AND BUILDINGS TO NORTHERN SIDE OF OVAL AND CONSTRUCTION OF NEW BUILDING WITH BASEMENT LEVEL COMPRISING GYMNASIUM, TEACHING AREAS, OFFICE CONFERENCE, AMENITIES AND STORAGE ROOM WITH 49 PARKING SPACES TO NORTHERN SIDE OF OVAL AND VIEWING STAND TO WESTERN SIDE OF OVAL</u>
DEVELOPMENT PLAN	:	<u>26 APRIL 2012</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL (INSTITUTION)</u>
EXISTING USE	:	<u>EDUCATIONAL ESTABLISHMENT</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>THREE</u>
REPRESENTATIONS	:	<u>ELEVEN</u>
CATEGORY	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

Speakers: P Foley, A Rumsby, R Bouchee, P Marks, D Stimson, M Baade and S Headland

Motion

271113/0078

Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Development Assessment Panel considers that components of the development are inconsistent with the Development Plan and resolves to refuse Development Plan Consent, to Development Application 110/00957/12, on the basis that it is contrary to Residential (Institution) Zone Objectives 5, 6 and 9, and Residential (Institution) Zone Principles of Development Control 3, 18 and 29. Specifically, the viewing stand component of the proposal:

- Does not have regard to the scale of development in the adjacent Residential Zone;
- Does not provide an appropriate transition in scale at the interface with the adjacent Residential Zone;

- Requires the removal of vegetation; namely a mature tree; and
- Does not provide an adequate setback to Slade Street.

Moved T Looker, Seconded N Sim

Carried

6.2 Mutual Projects Pty Ltd, 31 Adelphi Crescent, Glenelg North (Report No 376/13)

DA NO.	:	110/00714/13 AND 110/00650/13
APPLICANT	:	MUTUAL PROJECTS PTY LTD
LOCATION	:	31 ADELPHI CRESCENT, GLENELG NORTH
DEVELOPMENT PLAN	:	CONSOLIDATED 21 MARCH 2013
ZONE AND POLICY AREA	:	RESIDENTIAL
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	1. COMMUNITY TITLE LAND DIVISION (CREATING TWO ALLOTMENTS FROM ONE) (110/00714/13) 2. A PAIR OF TWO STOREY SEMI-DETACHED DWELLINGS WITH INTEGRAL GARAGES AND ALFRESCO AT REAR (110/00650/13)
EXISTING USE	:	DETACHED DWELLING
REFERRALS	:	NIL
CATEGORY	:	ONE
REPRESENTATIONS	:	NOT APPLICABLE
RECOMMENDATION	:	1. DEVELOPMENT APPROVAL FOR 110/00714/13 2. DEVELOPMENT PLAN CONSENT FOR 110/00650/13 SUBJECT TO CONDITIONS

Motion

271113/0079

1. Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Development Assessment Panel considers that the development is reasonably consistent with the Development Plan and resolves to **grant Development Approval**, to Development Application 110/00714/13, subject to the following conditions.

Development Assessment Commission Requirements

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

2. Payment of \$6488 into the Planning and Development Fund (1 allotment @ \$6488/allotment). Payment may be made by credit card via the internet www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide, 5001 or in person, Level 5, 136 North Terrace, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

Council Requirement

4. That all existing buildings be demolished and removed from the site.
2. Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Development Assessment Panel considers that the development is reasonably consistent with the Development Plan and resolves to grant Development Plan Consent, to Development Application 110/00650/13, subject to the following conditions.
 1. That the design and siting of all buildings and structures and site works shall be as shown on the plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
 2. That the premises shall be maintained, kept tidy, free of graffiti and in good repair and condition to the reasonable satisfaction of Council at all times.
 3. That the finished level of the crossover at the property boundary shall be a minimum of 75mm above the top of kerb in accordance with AS2890.1, and the maximum gradient of the driveway shall not be greater than 5% across the footpath, with the invert profile conforming to AS2876.
 4. Furthermore, the footpaths on either side shall be graded to the driveway preventing tripping hazards at this junction, without any steep grades along the footpath.
 5. The provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense.

- 6. That the premises shall not be used, directly or indirectly, for the purpose now approved until all work has been completed in accordance with the plan approved and the conditions of consent have been complied with, except those conditions that continue to apply.**
- 7. That all upstairs windows on the side and rear elevations shall have minimum window sill heights of 1.7 metres above finished floor level, or any glass below 1.7 metres shall be manufactured obscure glass and fixed shut or as otherwise approved by Council. Further details of this requirement shall be provided at Building Rules Assessment stage.**
- 8. That landscaping shall comprise where practicable, trees and shrubs that are indigenous to the local area and are semi mature or of fast growing tubestock. All such landscaping shall be established within 3 months of substantial completion of the development and any such vegetation shall be replaced if and when it dies or becomes seriously diseased**
- 9. That construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.**
- 10. That dust emissions from the site shall be controlled by a dust suppressant or by watering (subject to any relevant water restrictions) regularly to the reasonable satisfaction of Council.**
- 11. That the builder shall at all times provide and maintain a waste receptacle to the reasonable satisfaction of Council on the site in which and at all times all builder's waste shall be contained for the duration of the construction period and the receptacle shall be emptied as required.**
- 12. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.**
- 13. That no solid or liquid trade wastes be discharged to the stormwater system.**

14. That all domestic mechanical plant and equipment including refrigerated air conditioners, but excluding evaporative air conditioners, shall be mounted on the ground and fitted with an approved acoustic enclosure incorporating correctly designed ventilation, to minimise environmental harm, which includes nuisance from noise, to occupants on adjacent premises.
15. That all domestic mechanical plant and equipment, including air conditioners, should be selected, designed, and installed to comply with the following mandatory criteria:
 - a. Noise level not to exceed 52dB(A) between the hours of 7am and 10pm when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - b. Noise level not to exceed 45dB(A) between the hours of 10pm and 7am when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - c. Where marked with an * the above noise levels must include a penalty for each characteristic where tonal/modulating/impulsive/low frequency characteristics are present in accordance with the Environment Protection (Noise) Policy 2007.
16. Any change in levels along external site boundaries of 200mm or more shall be retained to suitable engineering standards and any fencing shall be erected on top of such retaining walls. Construction of all retaining walls shall be undertaken and completed prior to the commencement of construction of the dwelling(s) herein approved.

Moved N Sim, Seconded J Newman

Carried

6.3 Stephen Ingman, 114 Partridge Street, Glenelg South (Report No 376/13)

DA NO.	:	110/00646/13
APPLICANT	:	STEPHEN INGMAN
LOCATION	:	114 PARTRIDGE STREET, GLENELG SOUTH
DEVELOPMENT PLAN	:	CONSOLIDATED 21 MARCH 2013
ZONE AND POLICY AREA	:	LOCAL CENTRE ZONE
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	REMOVAL OF REGULATED TREE (HOLM OAK) AT REAR OF DWELLING ADJACENT REAR BOUNDARY
EXISTING USE	:	RESIDENTIAL
REFERRALS	:	ARBORIST – GORDON SYKES
CATEGORY	:	ONE
REPRESENTATIONS	:	NOT APPLICABLE
RECOMMENDATION	:	REFUSAL

T Looker declared an interest in this matter and did not take part in the discussion or assessment of this Item

Motion**271113/0080**

Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, and consideration of referrals advice and representations, that the Development Assessment Panel refuses Development Approval, to Development Application 110/00646/13 as it is considered to be substantially at variance with the Development Plan provisions, namely:

- The tree is not diseased and its life expectancy is not short;
- The tree does not represent a material risk to public or private safety;
- The tree is not causing damage to a 'building';
- Development that is reasonable and expected would still be possible on the subject site; and
- The work is required is not for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree.

Moved J Newman, Seconded N Sim

Carried**7. REPORTS BY OFFICERS****7.1 Nil.****7.2 Appeal – 11 Ozone Parade, Seacliff (Report No: 377/13)**

At its meeting held on 26 June 2013 the Development Assessment Panel refused an application for the variation to condition 4 of 110/00197/09 - by providing alternative screening to that required for the upper and lower balconies. The applicant has subsequently lodged an appeal with the Environment, Resources and Development Court against the decision and submitted amended plans for the consideration of the Panel.

A compulsory conference has been adjourned at the request of all parties to allow Council and the third parties to consider the compromise proposal, the details of which are outlined in the Assessment part of this report.

Motion

271113/0081

That the Development Assessment Panel recommends that the Environment Resources and Development Court and the applicant be advised that the Panel supports the amended proposed changes, and recommends that the Court grants Development Plan Consent for Development Application 110/00128/13, subject to the following conditions:

- 1. That the design and siting of the privacy screens shall be as shown on the amended plans marked:**

WD04 project no 2008.222 rev. D

WD03 project no. 2008.222 rev. D

WD107 project no 2008.222 rev. D

WD14 project no 2008.222 rev. D

WD14A project no 2008.222 rev. D

WD15 project no 2008.222 rev. D

WD16 project no. 2008.222 rev. C

WD16A project no. 2008.222 rev. D

submitted to and approved by Council unless varied by any subsequent conditions imposed herein.

- 2. That construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.**

- 3. That previous Development Plan Consent Conditions of DA 110/00197/09 numbering 2, 3, 5, 6, 7 and 8 (as listed below), continue to remain valid and are to be complied with:**

- 2. *That the premises shall be maintained, kept tidy, free of graffiti and in good repair and condition to the reasonable satisfaction of Council at all times.***

- 3. *That the landscaping as shown on the plans shall comprise semi mature trees and shrubs indigenous to the local area (where practicable). The trees shall have a minimum height of 1500mm and the shrubs a minimum height and breadth of 300mm when planted. All such landscaping shall be planted prior to the occupation of the dwellings and any such vegetation shall be replaced if and when it dies or becomes seriously diseased using appropriate species so as to achieve the screening effect shown on the plans.***

5. *The retaining wall shown on plans 2008 222 - SK 10 "D" shall be established prior to any other building works taking place on the land to the rear of the boundary of 233 Esplanade. The boundary shall be surveyed before construction of the retaining wall.*
6. *The area immediately east of the retaining wall for a distance of 1000mm wide shall be maintained free of soil and any rubbish build up (irrespective of the distance shown on plan 2008 222 SK 10 "D"). The ground level on the land known as 11 Ozone Parade, Seacliff in the 1000mm wide area described above shall be in accordance with the detail and notes shown on 2008 222 SK 10 "D".*
7. *The stormwater disposal system shall discharge to the public road (Ozone Parade) to the reasonable satisfaction of the Council and in accordance with the Building Code of Australia.*
8. *An appropriate acoustic screen for any air conditioning condenser units be designed so as to achieve compliance with the relevant standards under the Environment Protection (Noise) Policy 2007 shall be installed prior to occupation of the dwelling. Such screen shall be maintained thereafter.*

Moved I Winter, Seconded T Looker

Carried

7.3 Extension of time – 601-607 Brighton Road, Seacliff (Report No: 378/13)

Development application 110/00129/08 for the construction of a residential flat building comprising 8 dwellings was granted Development Plan Consent by the Development Assessment Panel on 23 July 2008. Subsequently, the current development application 110/01145/08 sought minor variations to the original and was issued with approval on 21 January 2011, followed by an extension of time until approval until 22 January 2012, a second extension of time granted by the DAP until on 21 January 2013, and a third extension of time granted by the DAP until on 21 January 2014. The applicant does not envisage that construction will commence by the 21 January 2014 deadline, and therefore is seeking a further extension of time. It is considered there is merit for an extension time for an additional 12 months to allow for substantial commencement of development.

It is considered that there is merit for a further 12 month extension of time given the background.

Motion

271113/0082

That pursuant to Section 40(3) of the Development Act 1993 and regulation 48(2) of the Development Regulations 2008, the Development Assessment Panel agrees to extend the operative date for Development Plan Consent granted to Development Application 110/00129/08 and 110/01145/08 for a further 12 months expiring at midnight on 21 January 2015.

Moved J Newman, Seconded T Looker

Carried

7.4**Extension of Time – 110/00604/09 and 110/00605/09
Development at 6 Robert Street, Glenelg South (Report No: 379/13)**

Development applications 110/00604/09 (land division to divide one allotment into two allotments) and 110/00605/09 (Community Titles land division to divide one allotment into two allotments) were both granted Development Approval on 7 October 2009. An extension of time in which to meet the approval requirements for 110/00604/09 was granted by the Panel expiring on 2 October 2013.

It is however considered that there is sufficient merit for a further 12 month extension of time given compliance with the current Development Plan (Consolidated 21 March 2013).

Motion**271113/0083**

That pursuant to Section 40(3) of the Development Act 1993, the Development Assessment Panel agrees to extend the operative date for compliance with the requirements of Development Approval granted to Development Applications 110/00604/09 and 110/00605/09 for a further 12 months expiring on 2 October 2014, subject to the agreement of the Development Assessment Commission.

Moved R Clancy, Seconded I Winter

Carried

8. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING -

8.1 T Looker Moved and R Clancy Seconded a motion of appreciation and thanks to Peter Dixon for his service to the Development Assessment Panel.

9. CLOSURE

The meeting closed at 8:58 pm.

CONFIRMED Wednesday, 18 December 2013

PRESIDING MEMBER

Item No: **13.2**

Subject: **MINUTES – STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE**

Date: 10 December 2013

Written By: Governance Officer

General Manager: Corporate Services, Mr I Walker

SUMMARY

The Minutes of the Strategic Planning and Development Policy Committee for 26 November 2013 are provided for endorsement.

RECOMMENDATION

That the Minutes of the Strategic Planning and Development Policy Committee for 26 November 2013 be endorsed by Council.

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

Not applicable

STATUTORY PROVISIONS

Not applicable

BACKGROUND

This report is presented following the Strategic Planning and Development Policy Committee Meetings.

The Strategic Planning and Development Policy Committee is established for the purposes of:

- providing advice to the council in relation to the extent to which the council's strategic planning and development policies are in accord with the Planning Strategy. (As formulated under the *Development Act 1993*)
- assisting the council in undertaking strategic planning and monitoring directed at achieving –
 - orderly and efficient development within the area of the council; and
 - high levels of integration of transport and land-use planning; and
 - relevant targets set out in the Planning Strategy within the area of the council; and
 - the implementation of affordable housing policies set out in the Planning Strategy within the area of the council; and
 - other outcomes of a prescribed kind (if any); and
- providing advice to the council in relation to strategic planning and development policy issues when the council is preparing –
 - Strategic Directions Report; or
 - a Development Plan Amendment Proposal

CITY OF HOLDFAST BAY

Minutes of the meeting of the Strategic Planning and Development Policy Committee of the City of Holdfast Bay held in the Council Chamber, Glenelg Town Hall, Moseley Square, Glenelg, on Tuesday 26 November 2013 at 8.14pm.

MEMBERS PRESENT

His Worship the Mayor, AK Rollond
Deputy Mayor, RA Clancy
Councillor RM Bouchée
Councillor KM Donaldson
Councillor LR Fisk
Councillor PW Dixon
Councillor JD Huckstepp
Councillor SC Lonie
Councillor TD Looker
Councillor S Patterson
Councillor RC Patton
Councillor AP Roe
Councillor LJ Yates

STAFF IN ATTENDANCE

Chief Executive Officer - JP Lynch
Acting General Manager City Assets – K O’Neill
General Manager City Services – RA Cooper
General Manager Corporate Services - IS Walker

1. OPENING

The Chairman, Mayor AK Rollond declared the meeting open at 8.14pm

2. APOLOGIES

2.1 Apologies Received -Nil

2.2 Absent - Nil

3. DECLARATION OF INTEREST

Members were reminded to declare any interest before each item.

4. CONFIRMATION OF MINUTES

Motion

That the minutes of the Strategic Planning and Development Policy Committee held on 13 August 2013 be taken as read and confirmed.

Moved by Councillor Clancy, Seconded by Councillor Lonie

Carried

5. QUESTIONS BY MEMBERS**5.1 Without Notice**

Councillor Bouchee asked a number of questions regarding the removal of trees on the Minda construction site.

The General Manager City Services, Ms R Cooper provided a response.

The Chief Executive Officer, Mr J Lynch provided a response.

6. MOTIONS ON NOTICE - Nil**7. ADJOURNED ITEMS Nil****8. REPORTS BY OFFICERS****8.1 Minda North Brighton Campus Development Plan Amendment – Statement of Intent (Report No: 373/13)**

A Deed of Agreement between Council and Minda to investigate planning policy changes that may support implementation of Minda's Master Plan and long term vision for its North Brighton site was executed on 19 December 2012. Consultants, GHD, have been engaged to commence the required Development Plan Amendment (DPA) process on behalf of Council. A draft Statement of Intent has now been prepared by GHD for Council's consideration prior to being submitted to the Minister for Planning for agreement to prepare the DPA.

Motion

That the draft Statement of Intent for the preparation of investigations into planning policy changes to support Minda's Master Plan for its North Brighton site, as detailed in Attachment 1 to Report Number 373/13, be endorsed by Council, signed by the Chief Executive Officer and forwarded to the Minister for Planning for further consideration and approval.

Councillor Donaldson left the chamber at 8.34pm.

Councillor Donaldson rejoined the chamber at 8.37pm.

Councillor Donaldson left the meeting at 8.42pm.

Councillor Patton left the chamber at 8.47pm.

Councillor Patton rejoined the chamber at 8.49pm.

Moved Councillor Looker, Seconded Councillor Lonie

Carried

Division called

A division was called:

Those voting for: Councillors Fisk, Patton, Dixon, Patterson, Looker, Clancy, Lonie, Roe Huckstepp
and Yates (10)

Those voting against: Councillors Bouchee (1).

His Worship the Mayor declared the motion

Carried

9. URGENT BUSINESS – Subject to the leave of the meeting - Nil

10. CLOSURE

The meeting closed at 8.53 pm.

CONFIRMED

CHAIRMAN

AREA 1 - RAILWAY TERRACE
HOVE



**AREA 2 - ADDISON ROAD
TERRACE HOVE**

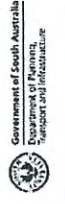


Legend

- New Fining Boundary (Weir/Wall/Claparow Boundary 5m CL Line View)
- Land Habitat
- Rail Corridor Access Gates
- Surveyed Property Boundary
- Surveyed Fences



Produced: 06/09/2012



Area 2
City of Holdfast Bay

Rail Revitalisation Project
Noarlunga Rail - Adelaide to Seaford

**AREA 3 - COMMERCIAL ROAD
BRIGHTON**



Legend

- New Fencing Boundary (Vegetation Clearance Boundary 5m CL Line Wets)
- Lot Boundary
- Rail Corridor Access Corridor
- Surveyed Property Boundary
- Surveyed Fences

Scale: 1:1000

North Arrow

Project: 16/00/2013

Produced: 16/09/2013

Government of South Australia
Department of Planning, Transport and Infrastructure

Area 3
City of Holiday Bay

Rail Revitalisation Project
Noarlunga Rail - Adelaide to Seaford

AREA 5 - COMMERCIAL ROAD BRIGHTON



Legend
 New Fencing Boundary (Wing Station Clearance Boundary 5m CL Line Wire)
 Land Mapped
 Rail Center Access Gates
 Surveyed Property Boundary
 Surveyed Fences

Area 5
 City of Holiday Bay
 Government of South Australia
 Department of Planning
 Transport and Infrastructure



Scale: 1:1000
 Date: 05/08/2013
 Project: 05/08/2013

Rail Revitalisation Project
 Noarlunga Rail - Adelaide to Seaford

**AREA 6 - SILVER AVENUE
SOUTH BRIGHT**



Legend

- - - New Fencing Boundary (Deposition Clearance Boundary in CL Lint Views)
- ▨ Land Hatched
- + Rail Corridor Access Points
- - - Surveyed Property Boundary
- - - Surveyed Fences

Product of 06/00/2013

City of Holdfast Bay
 Department of Planning, Urban and Infrastructure
 Government of South Australia

AREA 7 - KAURI PARADE SEACLIFF



Legend
New Fence Boundary (No/Not in Character Boundary (in CL Line View))
Land Hatched
+ Rail Corridor Access Gates
- Surveyed Property Boundary
Surveyed Fences

Prepared 05/06/2013



Government of South Australia
Department of Planning,
Transport and Infrastructure

Area 7
City of Holdfast Bay

Rail Revitalisation Project

Noarlunga Rail - Adelaide to Seaford

AREA 8 - KAURI PARADE SEACLIFF



Legend

- New Fencing Boundary (Vegetation Clearance Boundary 5m CL Line Width)
- Land Hatched
- Real Centre Access Gates
- Surveyed Property Boundary
- Surveyed Fences

North arrow pointing up.

Produced 05/09/2013

Government of South Australia
Department of Planning,
Transport and Infrastructure

Area 8
City of Holdfast Bay

Rail Revitalisation Project
Noarlunga Rail - Adelaide to Seaford

AREA 9 - KAURI PARADE SEACLIFF



Legend
 - - - - - New Fencing Boundary (Vegetation Clearance Boundary for CL Line Way)
 + + + + + Lane Habitat
 - - - - - Rail Corridor Access Gates
 - - - - - Surveyed Property Boundary
 - - - - - Surveyed Fences

Produced 06/08/2013



City of Holdfast Bay

Rail Revitalisation Project
 Noarlunga Rail - Adelaide to Seaford

**AREA 10 - TWEEDDALE AVE,
YACCA ROAD
SOUTH BRIGHTON**



Item No: **14.1**
Subject: **ITEMS IN BRIEF**
Date: 10 December 2013
Written By: Personal Assistant
General Manager: Corporate Services, Mr I Walker

SUMMARY

These items are presented for the information of Members.

After noting the report any items of interest can be discussed and, if required, further motions proposed.

RECOMMENDATION

That the report be noted and items of interest discussed.

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

Not applicable

STATUTORY PROVISIONS

Not applicable

REPORT

14.1.1 Brighton Road – Draft Management Plan

Council will recall attending a workshop in early 2012 for the above matter. DPTI presented the Brighton Road Draft Road Management Plan to Council, discussed details and sought feedback from Council as part of the consultation process. Council provided detailed comment and also offered suggestions and recommendations for DPTI's consideration. Since this time, all comments received during the consultation process have been reviewed and the Road Management Plan has been updated with changes that are considered warranted.

Council has received correspondence from DPTI advising of Council's feedback and the department's response. Please refer to Attachment 1 for the correspondence.

Refer Attachment 1

14.1.2 **Environment Team Quarterly Snapshot**

In order to keep Council better informed, the Environment Team will endeavour to supply a quarterly report of key activities and achievements. This is not designed to be an exhaustive list and may develop and improve over time. This will be provided as dot points, statistics, photos, and graphs as depicted.

Refer Attachment 2



In reply please quote 2013/01665, # 6331927, 42741
Enquiries to Martin Elsworthy
Telephone (08) 8226 8243

**TRANSPORT SERVICES
DIVISION -
METROPOLITAN REGION**

37 - 41 The Parade
Norwood SA 5067

GPO Box 1533
Adelaide SA 5001

Telephone: 08 8226 8222
Facsimile: 08 8226 8330

ABN 92 366 288 135

Mr Justin Lynch
Chief Executive Officer
City of Holdfast Bay
PO Box 19
BRIGHTON SA 5048



Dear Mr Lynch

BRIGHTON ROAD - DRAFT ROAD MANAGEMENT PLAN

I refer to your letter of 4 April 2012 and our letter of 10 May 2012, regarding council feedback on the draft Road Management Plan (RMP) for Brighton Road.

The department has reviewed all comments and feedback from council and has updated the RMP with changes that are considered warranted.

Please find attached a table showing council's feedback and the department's response. This table will be included as an appendix in the final published version of the RMP.

Thank you for your feedback.

Should you wish to discuss this matter further please contact Martin Elsworthy on (08) 8226 8243.

Yours sincerely

Andrew Excell
MANAGER, METROPOLITAN REGION

23 October 2013

Comments Received from the City of Holdfast Bay Council

No.	Location / Issue	Comment	DPTI Response
8	Railway Crossing at Hove	Council have expressed disappointment that the major traffic issue at the Hove level crossing has not been addressed and that there is no information about policy directions that may be considered.	The RMP has not identified any short to medium term recommendations for the Hove level crossing. DPTI consider longer term plans such as grade separation to be a low priority based on other improvement needs across the state transport network, as identified in the Strategic Infrastructure Plan.
9	30-Year Plan for Greater Adelaide / Southern Growth Areas	No reference is made to the 30-Year Plan and impacts caused by Southern growth areas. Does MASTEM incorporate wider strategic goals for growth? Request DPTI provide more thorough rational and discussion in context of 30 yr plan despite the proposed duplication and upgrades to Marion Rd.	<p>The 30 year plan has broad directives and objectives and proposes to be a key input to major infrastructure and government investment decisions. The role and function of the 30 year plan is to integrate land use priorities with Adelaide's existing transport networks and long term transport and infrastructure plans. In addition the plans function is to drive better infrastructure planning by describing the type of infrastructure that will be needed over the long term.</p> <p>As part of the RMP, major road improvements that would significantly change the operation of the road corridor are highlighted where known, however extensive investigations of any major improvements are outside the scope of this document.</p> <p>The RMP document and its recommendations support the departments Road Safety Strategy, which seeks to apply a road classification and functional hierarchy that reflects the 30 year plan for Greater Adelaide and supports safe management of the network.</p> <p>The 30 year plan identifies the need for community engagement and partnerships with local government as a way of assisting execution of the plan (principle 14). Consultation has been completed as part of the RMP and will continue through implementation of the recommendations.</p> <p>The proposed north-south corridor has the aim of reducing urban congestion on the metropolitan Adelaide road network and improving accessibility for freight vehicles. It is expected that Brighton Road will benefit from the development of this corridor in terms of a reduction in traffic and freight volumes.</p> <p>DPTI's most recent strategic modelling which takes account of the effects of projects such as the Southern Expressway duplication is consistent with earlier modelling underpinning the Road Management Plan.</p>

10	No acknowledgment of Council concept from August 2011	RMP does not acknowledge Council's concept of Brighton Road as public open space	The concept presented in the workshop in 2011 suggested Brighton Road should be regarded as a public open space and as such Council / residents were keen for trees to be planted down the central medians of Brighton Road. Council also commented that the amenity and attractiveness of Brighton Road should be a high priority. DPTI advise that the issue of tree plantings in central medians and the amenity and attractiveness of Brighton Road are issues outside the scope of the RMP. The RMP's purpose is to improve traffic efficiency and safety along Brighton Road. The Functional Outcomes Table has been updated in the RMP.
11	Functional Outcomes Table	Too generic; difficult to make sense of and contradictory (pg 15, speed limits)	
12	Speed Limit Changes	Suggest a speed limit review around Brighton Shopping Centre	Brighton Road is a strategic arterial road recognised as a major traffic route as identified in the Functional Road Hierarchy. Road lanes are separated by a solid median to reduce conflicts and the department has no plans at this stage to alter the speed limit.
13	Bike Lane Operating Hours	Council seek clarification that bike lanes are single peak operation, not dual peak. In addition, Council recommend 6-9 am and 3-6 pm operating times.	DPTI propose bike lanes operating between 7-10 am and 3-7 pm in both directions.
14	PAC at Hove Shopping Centre	Suggest making reference to the proposal in Section 6.3.4 of the RMP and identifying project as HIGH priority	This project has been funded for the 13/14 financial year. The RMP has been updated.
15	Council Projects – Aurecon Report	Council request that DPTI consider recommendations made in Aurecon's Traffic Report (among others: signalising intersections of Brighton/Keelara and Brighton/Edwards) for further discussion	Traffic signals are not warranted at this stage at the intersections of Brighton Road and Keelara Street or Brighton Road and Edwards Street. DPTI will continue to monitor these locations and should circumstances change DPTI will assess the locations for traffic signals against the relevant guidelines.
16	Council Projects – Urban Design Framework	Council request clarification from DPTI on what type of landscaping is allowable (i.e. not determined to be a roadside hazard)	Council should refer to the Operational Instruction 19.8 - 'Trees in Medians in Urban Environments' which has been previously provided to council.
17	Road lighting	Council recommend DPTI upgrade lighting along Brighton Road to appropriate standard	This section of Brighton road is included on the departments Road Lighting Planning List which identifies Brighton Road as a medium to low priority at this time.
18	Funding	Inconsistency regarding funding status of projects between RMP and other correspondence with Council (bike lanes funded yet DPTI say proposals are not funded and PAC)	The PAC has been funded for the 13/14 financial year. The RMP has been updated. DPTI are proposing bike lanes be installed on Brighton Road between 7-10 am and 3-7 pm in both directions.

19	Brighton Road / Diagonal Road / Pier Street	Council not in favour of any changes to Pier Street as shown in RMP as these will require tree removals. Council support extension of Right Turn lane on Brighton Road but recommend changing it to a Low Priority	It should be noted that these modification are preliminary concepts, further consultation will be undertaken should DPTI progress these concepts. The RMP has been updated and DPTI have amended the priority for extending the right turn lane to low.
20	Brighton Road / Jetty Road (Brighton)	Council propose retaining Right Turn lane on Brighton Road at its existing length due to queuing caused by level crossing operation on Jetty Road	The right turn lane from Brighton Road into Jetty Road will be slightly extended, no reduction or removal of the turn movement is proposed.
21	Brighton Road / Augusta Street	Council not in favour of Option 2 as it impacts on road width for bicycle lanes along this section	This project was completed in 2012. The bicycle lane project will have to consider available road width.
22	Brighton Road / Tassie Street	Council propose that consultation for bus stop relocation is conducted by PTSD	The RMP has recommended infilling the median and banning the right turn into Tassie Street while providing a pedestrian refuge and ultimately indenting the bus stops. These alterations would provide for a more formalised crossing environment for pedestrians. PTS have been consulted and are currently investigating the relocation of these bus stops taking into account driveway locations and footpath widths. From a Safe Systems Approach, the proposed treatment reduces conflict points. Updated crash statistics for the period from 2008 to part 2013 show a total of 6 crashes, 3 were right angle type, and 1 resulted in a causality, caused by drivers disobeying the stop signs. This recommendation is a low priority at this time.
23	Brighton Road / Cudmore Street / Elgar Road	Council do not support banning of east-west cross movement due to proximity of school and PAC.	
24	Brighton Road / Keelara Street	Council would like to retain right turn from Brighton Road into Keelara Street for access to local shops	For Keelara Street, updated crash statistics show for the period between 2008 to part 2013 a total of 9 crashes occurred with 4 resulting in causality. Two of these were rear end type crashes and there was 1 right turn crash along with 1 hit pedestrian crash. At Highet Ave for same period there were 10 crashes. Five have resulted in casualties. There are a number of conflict points and possible confusion from this staggered T arrangement. Motorists can use Preston Ave which has a right turn lane as a minor detour and then Torr Ave to get to Keelara Street. This recommendation is currently a low priority.

**Environment Team Report
JULY AUGUST SEPTEMBER
2013**



	TOPIC	PAGE
	Introduction	2
	Staff	2
	Eco City Plan 2012-15	2
	1 Leadership	2
	2 Climate Change	7
	3 Water	11
	4 Biodiversity	14
	5 Coast	22
	6 Waste	24
	Schedule of Acronyms	27

Introduction

The following Report outlines the activities of the Environment Team (*and a few other areas in some points), City of Holdfast Bay, for the period 1 July to 30 September 2013.

Staff

The Manager of the Department is now Ken O'Neill, the following staff work within the Environment Team:

Ken O'Neill (Manager)

Tanya Roe (Coordinator Environmental & Coastal Assets) ((0.6)

Mike Hemus (Coast & Biodiversity Project Officer) (1.0)

Shani Wood (Waste & Environmental Education Officer) (0.7)

Emma Stephens (NRM Coast, Estuarine & Marine Officer) (Full time NRM, including 0.1 CHB)

*We also contract/share a Waste Administration Officer (Janie McIntosh) who is an employee of Marion Council at .4 FTE

Eco-City Plan 2012-15

In 2012 Council endorsed the wide arching strategies of "A Place that Values its Natural Environment" and "A Place that Manages its Environmental Impacts" within the Community Plan. In 2012 the Eco City Plan 2012-15 was endorsed by Council to implement these strategies. This is a whole of Council plan requiring communication and collaboration but the majority of action responsibility sits within the Environment Team.

1 Leadership

OBJECTIVE 1.1

Ensure adequate resources for environmental programs to enable the practical implementation of strategies and the achievement of key objectives.

1. Maintain the funding model that allows for significant investment in environmental and climate change programs and projects.
2. Pursue internal environmental cost-saving initiatives.

Refer to Climate and Water sections.

3. Provide adequate labour resources for the successful delivery of actions within *Eco-City Plan 2012-15*.

Began discussions with HR regarding re-instating the Environment & Waste Education Role to 0.8 FTE. Team PDR's conducted.

4. Pursue partnerships and funding to assist with the *Eco-City Plan 2012-15*

As a result of diligent work from the Environment Team, Council received a Grant of \$21,000 from the State NRM Board for Environmental Volunteers conservation activities, received a grant of \$146,167 from Zero Waste SA for the Food to Greens program , and received a grant of \$6,847 from Keep Australia Beautiful for a public recycling bin trial. Meetings were held with NRM Officers regarding Gully Master Planning and erosion control funding. Council also received a nomination from KESAB for the National Clean Beaches Award which involved lodging a written application and coordinating a judging tour day.

5. Develop open communication channels between staff, universities and scientists to ensure officers are aware of the latest information.

OBJECTIVE 1.2

Engage the community in environmental and climate change programs and policy development to increase knowledge and ownership.

1. Engage residents and businesses in programs and projects to assist in creating greater environmental awareness.
2. Continue the promotion and engagement of the *Environmental Volunteers Program*.
3. Continue to facilitate the Environmental Advisory Committee as a formal subcommittee of the council.
4. Actively support and involve schools, community groups, and businesses in educational activities and programs (such as community gardens) where possible.

Established one session per week with class from Brighton Secondary School weeding and educating students about conservation at Minda Dunes. Planting sessions with BSS and Sacred Heart occurred in July in Seacliff to Brighton Dunes. Weeding sessions established with SH students to occur one month before planting season each year. Hills Montessori students were educated about erosion and biodiversity in Barton Gully in August.

5. Maintain adequate information regarding environmental programs on the council website.
The website was updated with Green Living Workshops and Kit, and Greening Our Community Grants Information.
6. Conduct local and/or regional community workshops, seminars and educational programs for key issues relating to sustainability.
On Thursday 26th September 37 residents attended a Green Cleaning Workshop in the Kingston Room at the Brighton Civic Centre. The interactive workshop was well received and

taught residents how to use every day non-hazardous household items such as bi-carb soda, vinegar and soap to clean their house. Residents were given the opportunity to make green cleaners at the workshop which they could take home. Planning for the February Vertical Gardening workshop also commenced.



Image 1: Residents enjoying the Green Cleaning workshop.

7. Install educational signage where appropriate as part of programs and projects implemented, and in our natural gullies, coastline and native gardens.

Meeting and planning took place between an interpretive sign designer and marketing in order to install introductory signage to the Civic Centre garden in late 2013.

8. Investigate the feasibility of continuing the Green Living Kits or a similar program where residents receive a rebate, incentive or financial reward for implementing energy or water reduction initiatives.

The indigenous garden kits continued to be sold. A green cleaning kit was offered to complement the Green Living "Green Cleaning" workshop in September. Planning for the February Vertical Gardening kit commenced.

The Greening Our Community Grants were reviewed and then advertised August 20 – September 20 2013. The following applications were received within this period, heavily over subscribing the \$20,000 budget.

Community Group	Project	Amount applied for
ACH Group Kappara	Sensory garden with indigenous plants and water tank	\$3,190
Baden Patterson Kindergarten	upgrade of lawned area and new native garden	\$5,000
Brighton Bowling Club	Purchase and installation of rainwater tanks	\$2,000
Brighton Community Eco Garden Inc	Community Garden Reticulation and Path Installation	\$1125
Brighton Primary School	Coastal garden	\$5,000
Brighton Secondary School	Restoration of school pond and vegetable garden	\$5,000
Brighton District Table Tennis Club	Installation of Solar Panels	\$5000
Dover Kindergarten	Chook coup and chooks	\$5,000
Glenelg Community Childcare Centre	Vegetable and Indigenous garden	\$2,250
Holdfast Bay Community Centre	Nature play	\$1,500
Marymount College	Waste reduction	\$5,000
St Peters Woodlands	Waste reduction - composting	\$500
	Total	\$40565

9. Support and host high profile environmental events such as National Tree Day, Clean up Australia Day and Earth Hour.

National Tree Day was held in Kingston Park Dunes, with approximately 50 residents attending and 1500 indigenous seedlings planted.

	2011/12	2012/13	July - Sep
Greening Our Community Grants Awarded	8	9	0
Green Living Community Workshops	5	2	1
Green Living Subsidized Kits sold	480	123	68

OBJECTIVE 1.3

Provide leadership to the community through the development, review and implementation of legislation, policy, reports and related documents which improve or support environmental and climate change outcomes.

1. Continue to monitor the environmental health of the council area through periodically updating the *State of Environment Report*.
2. Develop new and review existing policy to incorporate environmental considerations.
3. Review council operations to ensure compliance with all relevant environmental legislation.
4. Use delegated authority to enforce legislation which is designed to protect the natural environment.
5. Incorporate key regional, state and federal environmental documents into council decision making, programs and projects.
6. Review and comment on plans, legislation and other relevant documents which affect the local or wider environment.
7. Provide targeted training and support to elected members and staff to assist in implementing environmentally responsible actions and decisions within their area.
8. Develop a housing diversity strategy and review the council's development plan to establish and revise policies to improve the environmental performance (ie energy and water efficiency) of private development.

The Strategic Policy and Planning Team recruited a new officer to work on a new housing strategy and a Development Plan Amendment process which will incorporate environmental elements.

OBJECTIVE 1.4

Through consultation and discussion with Kurna custodians, preserve areas of cultural significance as well as the associated beliefs and values.

1. Engage Kurna custodians in the development of projects and programs which have impacts upon their culture and honour the principles of the *Kurna Tappa Iri Regional Agreement*.
2. Form a regional partnership with those associated with the Tjilbruke Trail to improve and preserve its cultural and natural integrity.
3. Develop a long-term plan for the Tjilbruke Springs in conjunction with the Kurna custodians, incorporating on-ground works and cultural interpretation and preservation.
NRM officers and Council Teams began project planning this.
4. Investigate the development of educational materials incorporating Kurna beliefs, cultural uses of plants, associations with the landscapes, and other appropriate components of indigenous culture (refer to Tulukudangk Report, 2000).

2. Climate Change

OBJECTIVE 2.1

Ensure all practices that result in carbon emissions are documented and analysed.

1. Continue to take part in the C3 Online carbon accounting tool.

Work on listing facilities continued.

OBJECTIVE 2.2

Ensure the energy used by the council's buildings result in minimal carbon dioxide emissions.

1. Systematically audit the council buildings for energy efficiency (including electronic equipment) and implement improvements.

Final Reports were received from a consultant regarding Energy & Water use and efficiency opportunities at the Depot, Glenelg Town Hall and Libraries. A Council Report and relevant budget bids will be developed.

The Building Management System was commissioned at the Civic Centre. This system is allowing the air-conditioning to be more intricately controlled from a single

2. Systematically assess the council buildings for renewable power installation and implement projects.

The above mentioned consultant review included potential solar opportunities at the Glenelg Town Hall and Library.

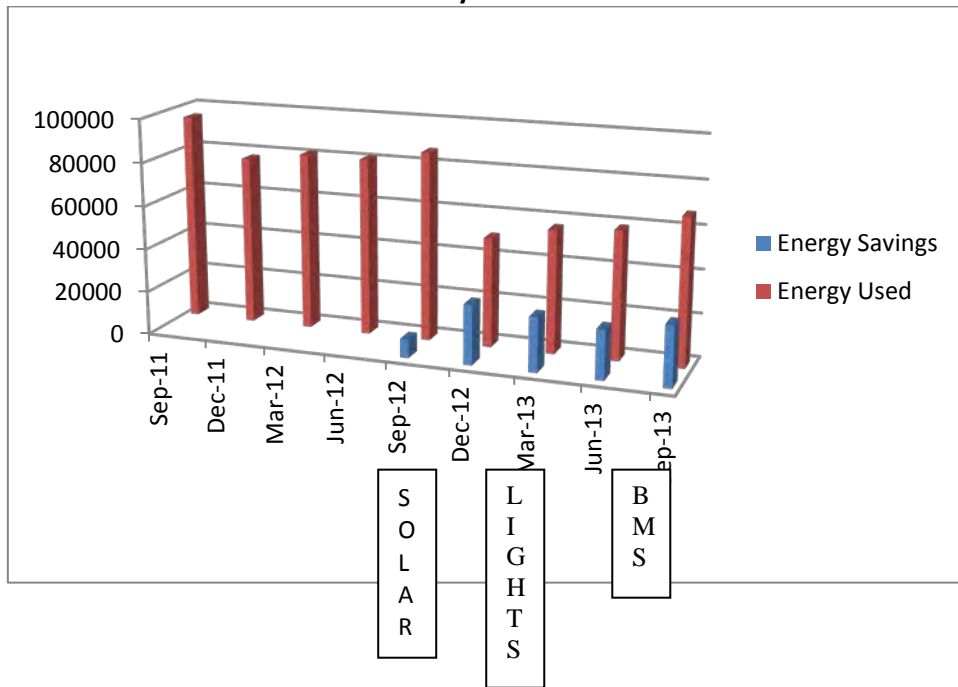
Since installation in July 2011 the depot solar has generated and saved Council 84,790 kWh and \$28,948. The last quarter has included 9,058 kWh and \$2,432.

Since energy efficiency improvement began to be implemented in August 2012 at the Civic Centre we have generated and saved Council 110,971 kWh and \$16,131. The last quarter has included 27,705 kWh and \$4,036.

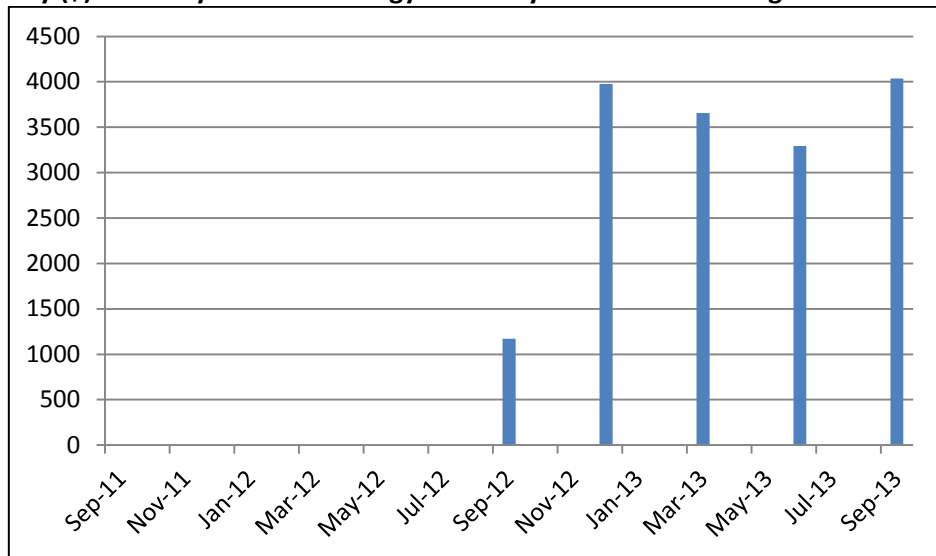
This represents 159 tonnes of CO2 saved since solar and efficiency measures and 30 tonnes of CO2 saved this quarter.

The following graphs depict (1) both the electricity use and saved each quarter (2) \$ saved each quarter at the Civic Centre. *It is feasible that an increase in electrical equipment such as extra PC's and lighting the foyer has increased the electricity consumption slightly.

Energy (kilowatt hours) used and saved at the Brighton Civic Centre since solar and energy efficiency installations



Money (\$) Saved by solar and energy efficiency installations at Brighton Civic Centre



- 3. Ensure any new council buildings are low energy using and consider the use of renewable power installation.
- 4. Consider alternative power generation as new technology becomes available.

OBJECTIVE 2.3

Ensure the energy used by the council and ETSA lighting results in minimal carbon dioxide emissions.

1. Systematically upgrade the council owned street and public lighting for energy efficiency.

Council tendered for the installation of power and lighting along Jetty Rd Glenelg, including 56 LED lights.

2. Assess any remaining council owned street and public lighting for energy efficiency.
3. Ensure any new lighting infrastructure uses energy efficiency technology.

The replacement of Glenelg foreshore lighting was completed in September. This involved the Property Team coordinating the removal of 32 x 80 watt mercury vapour lights with 26 x 52 watt LEDs with a stepped dimming stage to save added energy.

4. Continue to lobby the Local Government Association (LGA) and ETSA regarding more energy efficient street lighting options for ETSA owned infrastructure (i.e. the majority of streetlights for which the council pays for the electricity).

OBJECTIVE 2.4

Ensure the energy used by the council vehicles result in minimal carbon dioxide emissions.

1. Develop a vehicle purchase policy for the council's leadership group which prioritises vehicles which result in lower carbon dioxide emissions
2. Continue to evaluate vehicles which utilise new alternative fuels/engines as the technology becomes available.

OBJECTIVE 2.5

Ensure staff are informed about how to minimise energy use in the workplace.

1. Deliver energy use reduction training to staff.
2. Ensure all regular council vehicle drivers receive fuel efficient driver training.

OBJECTIVE 2.6

Encourage the use of alternative modes of transport (other than single occupied vehicles) both within the organisation and the community.

1. Continue to improve Council staff bike commuter facilities, in particular secure bike parking.
2. Collaborate with the State Government in the planning and installation of Coast Park (shared use path) from Brighton to Kingston Park.

Coast Park continued throughout Brighton – Seacliff.

3. Construct the Mike Turtur Bikeway (along Glenelg tramline) and Sturt River shared use path.
The Traffic and Transport Team ensured the Mike Turtur Bikeway shared path was constructed.

4. Assist State Government to plan and complete Stage 2 of the Greenways Bikeway (along Noarlunga train line).

Bicycle lanes have been installed by the Traffic and Transport Team on The Crescent between Jetty Road and Brighton Road using funding from DPTI Office of Cycling and Walking.

5. Develop a 3-5 year Local Area Bike Plan (LABP) and implement subject to internal and external funding.
6. Continue to explore opportunities to install additional bike racks at appropriate locations.

OBJECTIVE 2.8

Develop a suite of adaptation measures to ensure that effects of climate change on the council's infrastructure, landscapes, operations, residents and businesses are minimised.

1. Collaborate with Cities of Marion and Onkaparinga on the Resilient South project.
Extensive consultation was conducted by the Resilient South Project Officer. NRM and CHB staff attended Resilient South workshops on Biodiversity and Coastal Management and provided input relevant to CHB and the metro coast in general.
2. Continue to work with the Coast Protection Board to ensure frontline coastal infrastructure integrity is maintained and adequate to deal with changing predictions.
3. Ensure climate scenarios are incorporated into all policy and decision making processes, particularly future asset management planning.
Climate change scenarios were incorporated into the Stormwater Master Plan.

3. Water

OBJECTIVE 3.1

Minimise the deleterious effect of urban stormwater on the marine environment, through water sensitive urban design (WSUD), optimum street sweeping practices, gross pollutant traps (GPTs) installation and management, drainage maintenance and water quality monitoring.

1. Continue to implement WSUD as part of the Coast Park development.
2. Develop a stormwater master plan for road drainage infrastructure upgrades to reduce flooding potential (fig 7.3 of Stormwater Management Plan) incorporating WSUD as well as new GPT sizing and location for the five new sites identified (draft *Stormwater Management Plan* (dSWMgtP) - Strategy 2.1 & 2.4).
The Stormwater Master Plan was endorsed by Council in September and has been lodged with the NRM Board for comment.
3. Develop additional road networks suitable for WSUD.
WSUD has been implemented at Whyte St, Somerton Park.
4. Incorporate WSUD into open spaces and community facilities wherever feasible (dSWMgtP Strategy 2.2).
5. Minimise the amount of pollutants entering the drainage network by effective maintenance programs (dSWMgtP Strategy 2.5).
A diligent street sweeping and side entry pit cleaning program was undertaken by depot staff.
6. Minimise the pollutants entering the drainage network by maintaining enforcement programs (dSWMgtP Strategy 2.6).
7. Pursue small-scale retention and/or wetland projects at Gilbertson Rd Gully, Pine Gully, Minda Inc. and other strategic locations should they arise (dSWMgtP Strategy 3.1 & 3.4).
A contractor has been engaged to develop a master plan for Gilbertson Gully, particularly in regards to erosion control and potential water capture and harvest. A meeting was held with NRM officers to negotiate funding for Pine Gully Master planning and ongoing liaison occurred with Minda on the Master Plan, including stormwater retention and wetlands.
8. Improve Tjilbruke Springs environment for water quality through the Kingston Park section of Coast Park.
9. Improve and maintain gullies and waterways through erosion control and revegetation with local species that can tolerate high levels of nutrients and have the ability to assist in filtering pollutants. (dSWMgtP Strategy 2.7 & 4.2)

A contractor has been engaged to develop a master plan for Gilbertson Gully and Barton Gully to improve erosion control, identify any water capture opportunities and advice on revegetation. Environmental volunteer work is ongoing in these areas.

10. Partner with other Councils, AMLR NRM Board, the Stormwater Management Authority and EPA to develop and seek funding for stormwater initiatives that improve water quality (eg WSUD, wetlands).

Funding for Pine Gully Master Planning has been discussed with the NRM Officers. Joint funding of erosion control in Barton Gully was discussed with NRM officers and Marion Council.

11. Cooperate with other agencies to develop and conduct stormwater quality monitoring and reporting programmes providing external financial support is provided. (dSWMgtP Strategy 2.8)

Council is working with NRM Board and the Bureau of Metrology who are monitoring Drain 18 for flows and water quality.

12. Lobby the State Government regarding stronger requirements for retention of the one in five year flood event within residential development.

The steering committee met that has been formed regarding pursuing issues of flooding and on site retention in the Stormwater Master Plan.

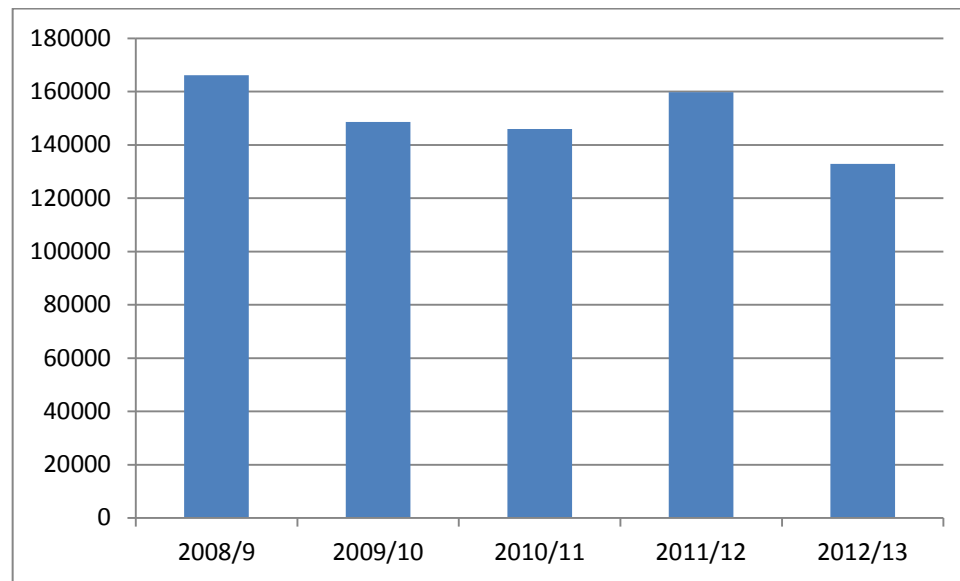
OBJECTIVE 3.2

Adapt the council's infrastructure, landscapes and operations to ensure optimum water conservation and efficiency.

1. Incorporate water consumption data capture into the C3 Online database.

Initial water data was sourced from SA Water for a 5 year period. The following graph depicts this consumption. At this stage the information is very high level and it will take considerable analysis of individual sites to draw useful conclusions about these figures. (ie. changes in weather over the years affects summer water use greatly)

City of Holdfast Bay Water Consumption (building and open spaces)



2. Fit meters to all bores used for the irrigation of public open space so that prudent water management can be initiated.

An initial project planning meeting was held with depot staff.

3. Investigate the feasibility of extending the Class A pipeline network throughout the City of Holdfast Bay, incorporating stormwater capture and reuse sites (i.e. major irrigated open space) and gullies (dSWMgtP Strategy 5.1).

A tender was let and assistance provided to the consultant to conduct this study.

4. Identify areas currently under irrigation that can be mulched and replaced with native gardens and develop an implementation strategy.
5. Ensure all open space irrigation meets or exceeds the *SA Water Irrigation of Public Open Space Guidelines* (IPOS).
6. Investigate statutory planning policy to ensure all new development incorporates WSUD including on site retention requirements (dSWMgtP Strategy 1.2 & 2.3).

The steering committee met that has been formed regarding pursuing issues of flooding and on site retention in the Stormwater Master Plan.

7. Review water use within all major council facilities.
8. Investigate the implementation of water retention and reuse on all significant Council buildings.

A final consultant's report was received regarding rainwater tank use and water efficiency at the depot, Glenelg Town Hall and Councils Libraries. A council report and relevant budget bids will be prepared.

9. Aim for minimum potable water use and maximum capture and reuse in any new council building development.
 10. Install water saving devices in the councils small properties/sites, including within open spaces (such as push button timed taps on Esplanade showers), with a focus initially on dual flush toilets.
 11. Investigate street tree watering aids (such as AquaKerb and kerbside water reservoirs).
 12. Investigate street run off or household stormwater runoff as an alternative water supply for street scapes.
 13. Ensure sufficient water allocated for environmental flows (SWMgtP Strategy 3.5)
- This has been included in the Stormwater Master Plan.***
14. Ensure stormwater management is cognisant of the impacts of climate change and sea level rise (SWMgtP Strategy 6.2).

This has been included in the Stormwater Master Plan.

4. Biodiversity

OBJECTIVE 4.1

Protect, rehabilitate and enhance the natural reserves within our city and create native gardens as an integral measure in the preservation of local biodiversity communities.

1. Implement work plans for the natural reserves and native gardens based on actions described in the *Biodiversity Action Plan* (incorporated within the *Biodiversity Strategy*). Work plans should also reflect relevant actions listed in Metropolitan Adelaide and Northern Coastal Action Plan (MANCAP) 2009.

Workplans focussing on staged slashing of annual grasses, woody weed mapping/removal and sensitive bush care in remnant patches have been required by contractor in Gilbertson Gully, Barton Gully, Kingston Cliff Face & Minda Dunes. These workplans have been developed in conjunction with NRM Annual Workplans for these sites and are guided by actions listed in MANCAP and the Biodiversity Strategy. NRM work undertaken by contractors is funded from the NRM levy (Seascapes program). This work builds on previously funded works since 2008. NRM and CHB also working closely with Minda Inc. in developing an NRM Workplan for weed control in the dunes. NRM and CHB staff met at Pine Gully, Barton Gully and Tjilbruke Springs.



Slashing – Kingston Cliff Face

2. Develop & implement a local/regional biodiversity corridors strategy in consultation with AMLRNRMB.
3. Investigate the risk potential of possible erosion, invasive plant and animal species based on climate change projections.
4. Develop a biodiversity corners strategy to incorporate local indigenous gardens throughout the council's reserves and properties.
5. Aim to use indigenous trees in parks and reserves where appropriate or other suitable native species.
6. Develop a register of and maintenance schedule for habitat boxes across and investigate the need for additional habitat boxes across the open space areas.
7. Map indigenous vegetation communities and record as a digital mapping data layer to assist with revegetation (Biodiversity Strategy (BioS) -Action 5).
8. Assess the distribution of threatened or at risk plants and identify suitable areas for re-introduction.

The potential use of pesticide tags to deter Honey Bees from taking residence in habitat boxes therefore lowering the need for frequent maintenance visits and/or removal was investigated. Pesticide tags will be available early 2014.

The distribution of rare *Sida corrugata* was recorded in Barton Gully and threatened *Zygophyllum glaucum* in Gilbertson Gully. Ongoing Bushcare by volunteers is assisting in its natural re-introduction into nearby grassland areas.



Sida corrugata – Barton gully

9. Develop biodiversity monitoring systems to establish trends in flora and fauna including the threatened species, survival of revegetation, and effectiveness of weed control techniques.
10. Ensure contractors are aware of preferred weed control methods and have superior knowledge of local plants (BioS Action 9 & 10).

Contractors have been updated regularly on plant communities in our natural areas and we ensure they maintain up to date training. NRM & CHB Staff regularly meet with shared contractors to ensure weed control methods are in line with those mentioned in Biodiversity Strategy and NRM preferred weed control methods. NRM also provides information (fact sheets, video demonstrations) on these techniques. Contractors access this and NRM staff use this information to direct contractor works and also use the Biosecurity SA (PIRSA) Weed Control Handbook for Declared Plants in SA. Populations of the biological control “leaf hopper” for the declared weed “Bridal Creeper” have been observed in both Kingston Park and Pine Gully.



Damage caused by leafhopper to Bridal Creeper foliage (PIRSA website).

11. Liaise with the Natural Resource Management (NRM) Board regarding pest plants under the *Natural Resource Management Act 2004*, seasonally monitor for and control them as necessary (BioS Action 11 & 13).

Liaison occurred with NRM Urban Animal and Plant Control Support and District Officer regarding *Asparagus declinatus* growing in a residents garden.

12. Liaise with Natural Resource Management (NRM) Board regarding pest animal under the *Natural Resource Management Act 2004*, seasonally monitor for pest animals and control them as necessary (BioS Action 11 & 13).

Ongoing monitoring is undertaken for European Rabbit populations at Seacliff Dunes. Fox activity was observed at Minda dunes and contact will be made with Urban APC officer at the NRM Board.

13. Keep electronic notes on site conditions and requirements and use these and other literature to adequately review the *Management Actions within Biodiversity Management Plan* on an annual basis (BioS Action 14 &15).

A requirement of NRM & CHB Work Orders, contractors must provide electronic records and maps of all works undertaken. NRM & CHB staff repeatedly check contractor works and undertake site assessment and keep records for future management purposes.

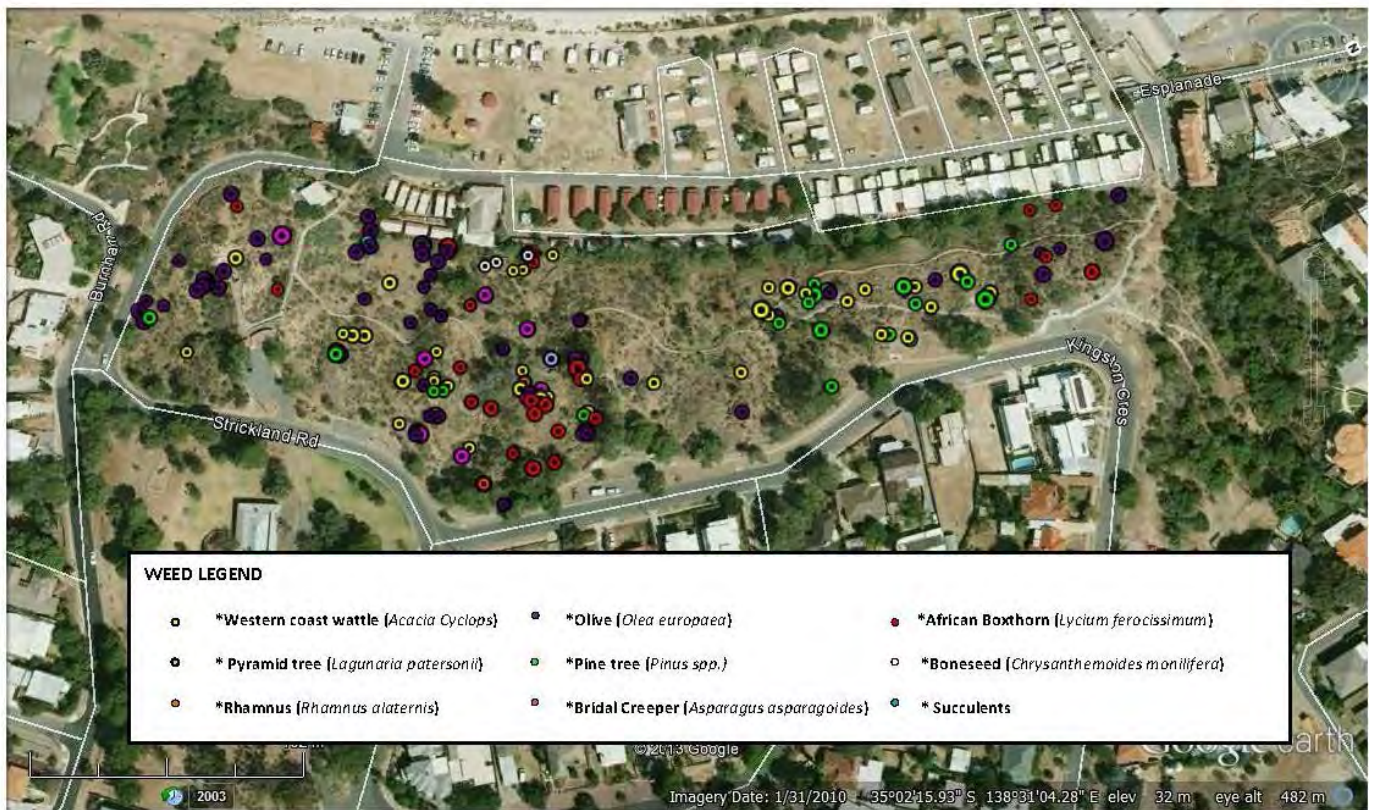
14. Assess management priorities for each management zone annually based on internal funding and potential funding from external bodies (BioS Action 16).

Management priorities assessed on an ongoing basis to respond to changing on-ground conditions.

15. Order plants from indigenous plant growers and plant in natural areas according to planting practices and relevant work plans as described in the *Biodiversity Strategy* (BioS Action 22, 23 & 24).

	2011/12	2012/13	July – August - September 2013
Indigenous plants planted	6,500	10,567	4,806
Volunteer hours in natural areas	2,220	2,105	678.5
Volunteer events (incl. working bees, Nat Tree Day and Clean Up Aust Day)	28	21	11
Contracted weed control (m2) in natural areas	74,415 (850 hours labour)	74,415 (614.25 hours labour)	74,414 (146.0 hours labour)
Contracted weed control (m2) in natural areas by Natural Resources Management Board	60,565	134,708m2 (346 hours contractor labour)	36,398(101 hours contractor labour)

Kingston Park weed infestation map, August 2013



Above map: Kingston Park – woody weed mapping undertaken by contractor. Woody weed control being funded by NRM Board in consultation with CHB Coast and Biodiversity Officer. This work forms part of the Annual NRM Workplan for Kingston Park.

OBJECTIVE 4.2

Expand the knowledge and use of sustainable native flora within council operations and the community.

1. Seek Kurna input for any sites of significance and if there are any earthworks being undertaken in natural areas (BioS Action 1).
2. Discuss and seek approval of any use of Kurna language by the Kurna Warra Pintyandi group (BioS Action 2).
3. Continue to support the environmental volunteers program through regular working bees, volunteer support and knowledge sharing (particularly ensure volunteers are aware of weed control methods) (liaise with AMLRNRMB) (BioS Action 3 & 8).

11 working bees occurred during this quarter.



Environmental Volunteer Working Bee

4. Engage and educate the community about biodiversity through educational information and links with schools (BioS Action 4).

A new program of providing one session per week with a class from Brighton Secondary School weeding and educating students about conservation at Minda Dunes commenced. Planting sessions with Brighton Secondary School and Sacred Heart students occurred in July in the Seacliff to Brighton Dunes. Relationship established to the point that weeding sessions will now be conducted with Sacred Heart students one month before planting season each year. Hills Montessori students were also educated about erosion and biodiversity in Barton Gully in August.



Brighton Secondary School Planting Day at Seacliff

5. Provide residents with the NRM Coastal Gardens Guide and Councils natural areas fact sheet for information about weeds and planting local plant species in gardens as well as the control of pests (BioS Action 6 & 12).

Residents have been provided with copies of the NRM Coastal Gardens Guide through CHB's Green Living "Native Garden" kits. A focus of the SA Coastal Conference was on connecting with the community and sharing information. This was discussed in detail at the Seacliff dunes stop on the full-day tour. Attendees of the SA Coastal Conference were provided with copies of the Coastal Gardens Guide and a Gazania fact sheet – both of these have previously been letter dropped to CHB residents and residents have also attended previous coastal gardens workshops.

6. Improve the promotion of Councils native gardens through a regional map, individual site maps with plant identification and develop an interactive tour involving the interpretive signs.
7. Develop and implement a project plan for the community to set up and/or maintain Biodiversity Corners (BioS Action 20).
8. Investigate and implement training for selected field staff on local biodiversity (particularly local plants, weed identification & coastal processes) (liaise with AMLRNRMB) (BioS Action 18).
9. Conduct an annual (subsidized) resident indigenous plant program.

This was provided through the June Green Living Kit which complemented the Indigenous Gardening Workshop in June.

9. Assist and encourage local schools to establish biodiversity within their grounds whilst incorporating educational components (BioS Action 4).

Council assisted Seacliff Primary School with indigenous plant I.D training and continued to develop the Seacliff Biodiversity Corner with 500 student plantings. Assistance was also provided to Marymount College with indigenous plant I.D in school butterfly gardens.



Councils Seacliff Biodiversity Corner - Student Plantings

11. Investigate the undertaking of a tree audit to ascertain the council's tree assets and establish a significant tree register and tree asset plan.

12. Use suitable indigenous tree species for street trees where possible.

The suitability of *Hymenosporum flavum* and *Acacia melanoxylon* as street trees was investigated and discussed with Councils arborist.

13. Improve roundabouts and road reserves with appropriate indigenous plants as part of the *City Scapes* project.

Assisted was provided by the Coast and Biodiversity Officer to the Open Spaces Team regarding indigenous plant knowledge and suitability for roundabouts and roadside garden beds.

5. Coast

OBJECTIVE 5.1

Manage, preserve and enhance the city's coastal beaches as key environmental, amenity and community assets.

1. Continue to maintain the positive working relationship established with the Coast Protection Board (CPB), to facilitate the best outcomes for the council beaches.
Regular liaison with CPBs Dune Ecologist regarding dune ecology and weed management actions has occurred in the quarter.
2. Develop an integrated plan and program to develop, improve and sustain dune systems considering the placement and locality of plants, sand drift fencing and other structures.
3. Define formal paths by upgrading beach access points and incorporate various methods to encourage use of these paths.
All beach access points from Kingston Park to Brighton have been upgraded by Coast Protection Board.
4. Ensure indigenous plants and interpretive signage are incorporated into the *Coast Park Project*.
Liaison amongst Council teams and Faunature have been held in regards to installing interpretive signage on Seacliff Boardwalk.
5. Provide support to groups and external agencies researching the effects of chemicals on local marine ecosystems (i.e. endocrine disrupting).
The EPA were supplied GPT data to conduct research on pollutants that may be entering the marine ecosystem.

OBJECTIVE 5.2

Recognise and conserve the high areas of ecological significance within the coastal beaches zone.

1. Investigate the coastal region for further sites with ecological significance potential and incorporate into the *Biodiversity Strategy*.
Kingston Park Dunes were designated as revegetation site for National Tree Day and 1500 indigenous plants were planted.
2. Implement the work plans for the Brighton to Seacliff Dunes as per the *Biodiversity Strategy*.
Revegetation and hand-weeding occurred during the 11 working bees in the quarter.

3. Collaborate with the AMLR NRM Board on the implementation of MANCAP, in particularly for the Minda Dunes and Kingston Cliff Face.
Key actions for both sites in MANCAP are to ensure on-going management of the sites collaboratively by Council and NRM. This collaboration continues each year and is reflected in the NRM Annual workplans. NRM, Council and Minda Inc are working closely together to ensure these significant dunes are managed well and protected now and in the future.
4. Foster a positive working relationship with Minda Incorporated with the aim of developing and implementing a Remnant Dune System Management Plan (RDSMP) to preserve and enhance Minda Dunes in collaboration with the AMLR NRM Board.
Council and NRM have previously jointly funded the development of a Minda dunes management plan. This remains in draft form and the NRM Board are looking at assisting with finalising this.
5. Continue to foster indigenous habitat and increased dunes at Glenelg.
The Coast & Biodiversity and Coast, Estuarine & Marine Officer attended the state Coastal Conference in September and both presented on the tour of the metro coast. The attendees were impressed with the efforts of Council and the impressive weed control that's been undertaken by the environmental volunteers in the Brighton to Seacliff dunes.

6. Waste

OBJECTIVE 6.1

Improve the City of Holdfast Bay's corporate waste management and reduce waste sent to landfill by at least 10 per cent.

1. Conduct a progressive internal improvement program for waste management.
2. Ensure street sweeper waste is disposed of in the most ecologically sustainable way.

OBJECTIVE 6.2

Facilitate the diversion of 70 per cent of domestic waste away from landfill and reduced recycling contamination rates in relation to the domestic waste collection service.

1. Continue to develop educational material and programs which aim to reduce the contamination of the domestic, recycling and green waste kerbside collection. Particular attention will be paid to business and MUD use of service.
2. Continue to develop educational material and programs which aim to reduce the domestic waste volume disposed to landfill.

A tender was released in July for the development and delivery of approximately 18000 kitchen organic baskets and rolls of compostable bags to all households within the City of Holdfast Bay with a council bin service. MASTEC won the tender and delivery of baskets was set for early November 2013. Educational material to be placed in each basket (fridge magnet, flyer and sticker) was developed in consultation with Zero waste SA.

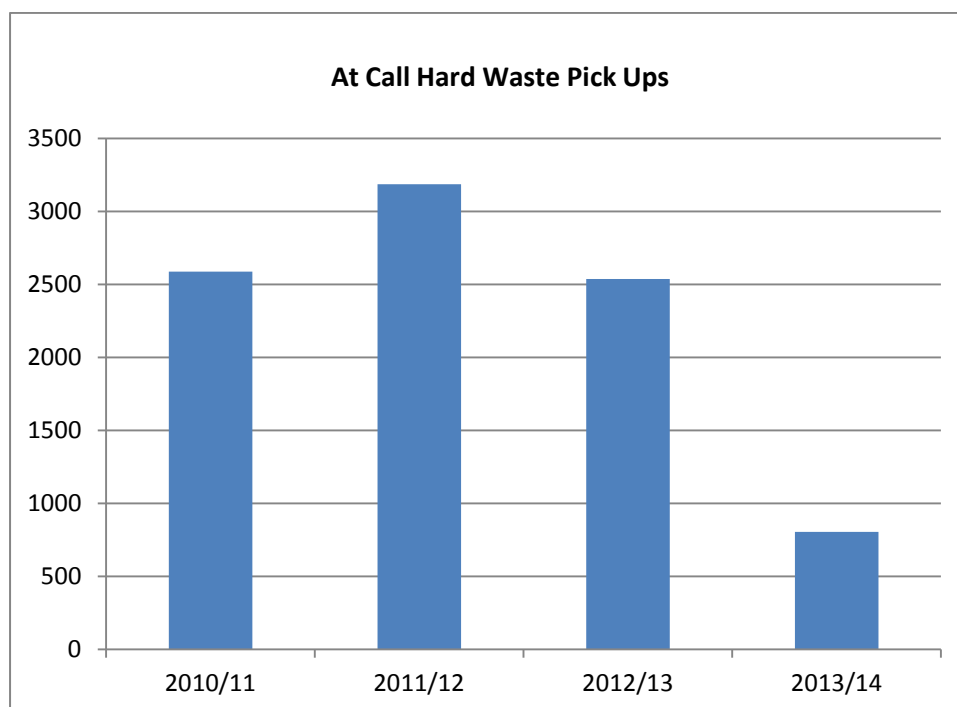
3. Continue to work with other councils on regional waste strategies.
4. Investigate opportunities for expanded recycling as part of the hard waste collection.
5. Encourage residents to decrease waste generated.
6. Liaise with the State Government regarding the feasibility of reducing the frequency of the domestic waste collection service in order to promote increased recycling.

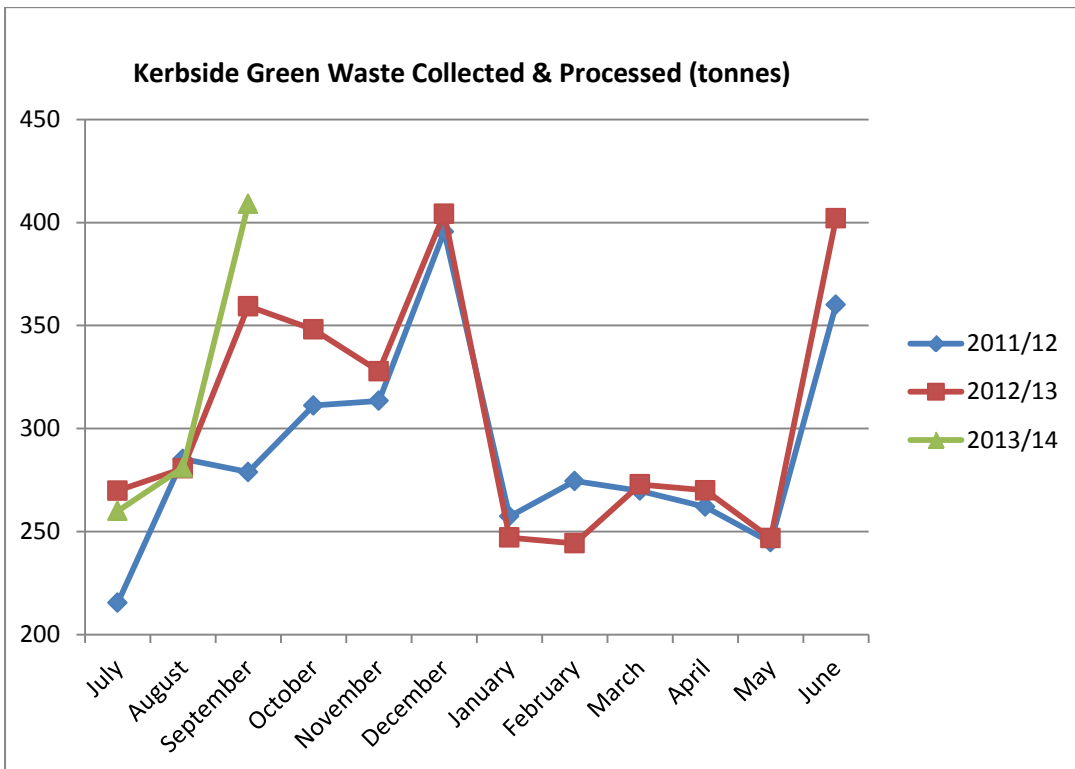
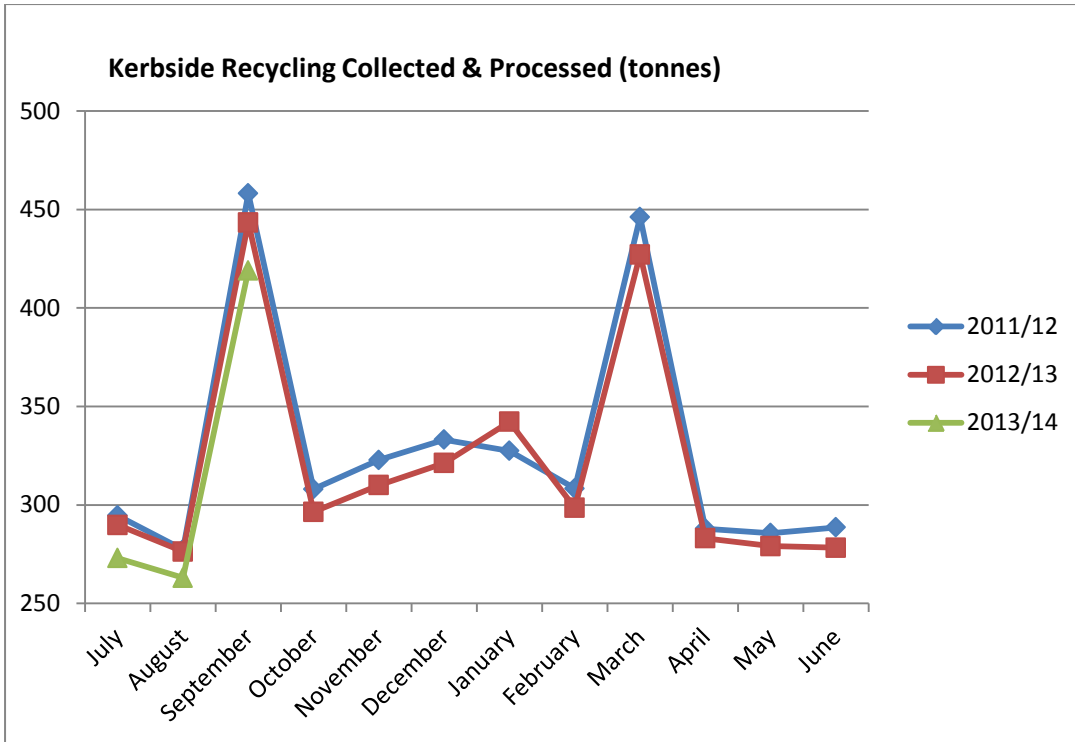
	2011/12	2012/13	Jul-Sept 2013
Hard waste collections	3188 collections (\$115,914.96)	3518 collections (\$156398.40)	806 collections (\$40,425.75)
Recycling collected	3938.2 tonnes (\$891,755.76)	3846.22 tonnes (\$733,052.47)	955.34 tonnes (\$202,943.43)
Green waste collected	3468 tonnes (\$573,759.38)	3245.66 tonnes (\$419,104.9)	950 tonnes (\$138,563.24)
*Residual waste collected	7124.04 tonnes (\$554,094.53)	7499.42 tonnes (\$793,423.43)	1906.05 tonnes (\$181,893.06)
Missing bins processed	TBA	195	43
New waste services processed	TBA	160	43

*This figure currently includes street litter bin waste– the team is working to break this figure up for future reports. Recycling and Green Waste cost figures include collection and processing whilst the residual waste cost is purely disposal.

New household bin servicing costs as of July 2013

	2012/2013	2013/2014
Green waste collection	\$15,698.43 per fortnight	\$15,722.13 per fortnight
Green waste processing	\$38.48 per tonne	\$38.03 per tonne
Recycling collection	\$25,060.55 per fortnight	\$25,108.67 per fortnight
Recycling processing	\$42.10 per tonne	\$41.59 per tonne
Residual waste collection	\$1.02 per lift	\$1.02 per lift
Residual waste disposal	\$87.44 per tonne	\$95 per tonne





OBJECTIVE 6.3**Improve school and public place waste management, reduce litter and facilitate the responsible disposal of difficult waste streams.**

1. Continue to work with the Southern Region Waste Resource Authority (SRWRA) and other councils to deliver best practice waste management.
2. Work with KESAB (ie. Wipe out Waste) and NRM programs to improve school waste management.
3. Continue to provide a program to assist residents to correctly dispose of electronic waste, oil, mobile phones and batteries.
4. Partner with the state government and other councils to provide alternative waste disposal services for other difficult waste streams (i.e. hazardous waste and compact fluorescent lights).
5. Investigate the feasibility of making all City of Holdfast Bay events Zero Waste events.

Project planned with the Marketing Team to trial 2 events in a more waste responsible way.

6. Install public recycling bins.

A successful grant application for \$6847 from Keep Australia Beautiful was won for the development and installation of 5 recycling bins which are to be installed in Moseley Square Glenelg and along Jetty Road Brighton in early December 2013.

7. Investigate and implement programs to facilitate the reduction of litter in public places.

The Marketing Team worked with KESAB on the anti-litter campaign.

8. Investigate whether the building and construction industry is displaying responsible waste management.
9. Facilitate responsible waste management by the Kingston Park Caravan Park.
10. Develop a program to reduce illegal dumping.
11. Review the location and quality of dog poo bag dispensers.

Worked with the depot and a manufacturing company on dispenser design.

12. Review the location and quality of cigarette butt bins.
13. Advocate for a state or nationwide program for greater end-of-life product stewardship.

Schedule of Acronyms

Schedule of Acronyms

Acronyms	Long Title
CHB	City of Holdfast Bay
EPA	Environment Protection Authority
NRM	Natural Resources Management
CPB	Coast Protection Board

Item No: **14.2**

Subject: **GLENELG FOOTBALL CLUB INC – SUB LICENCE TO MINISTER FOR EDUCATION AND CHILD DEVELOPMENT**

Date: 10 December 2013

Written By: Strategic Property Officer

General Manager: Corporate Services, Mr I Walker

SUMMARY

The Glenelg Primary School has been using the Glenelg Oval for numerous years to enable it to conduct its school curriculum, as it does not have an oval large enough of its own.

It is proposed to formalise this arrangement by the Glenelg Football Club Inc entering into a sub-licence with the Minister for Education and Child Development, on behalf of the Glenelg Primary School.

RECOMMENDATION

That Council, as landowner, approves the Glenelg Football Club Inc. and Glenelg Footballers Club Inc. entering into a sub-licence with the Minister for Education and Child Development over portion of the Glenelg Football Club facility for a period of 10 years from 1 July 2012 to 30 June 2022.

COMMUNITY PLAN

- A Place with a Quality Lifestyle
- A Place for Every Generation
- A Place that Provides Value for Money
- A Place that is Well Planned
- A Place that Provides Choices and Enhances Life

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Local Government Act, 1999.

BACKGROUND

Due to the lack of oval space the Glenelg Primary School has been using the oval at the Glenelg Football Club facility to enable it to complete the school curriculum.

It is proposed to formalise this arrangement by entering into a formal sub-licence between the Glenelg Football Club Inc. and Glenelg Footballers Club Inc. and the Minister for Education and Child Development.

REPORT

The Glenelg Primary School has been using the oval at the Glenelg Football Club facility for some considerable time and the terms of the sub-lease are consistent with the terms of the head-lease with the City of Holdfast Bay.

Entering into a sub-lease will allow the Glenelg Primary School continued access to the oval for the purposes of completing its curriculum as it has done for a considerable time.

Negotiations have now been completed for the Minister for Education and Child Development to sub licence portion of the Glenelg Oval facility for the purposes of sport and recreation facilities as part of the school curriculaum. As a condition of the head-lease and licence between the City of Holdfast Bay the Glenelg Football Club Inc. the approval of the City of Holdfast Bay, as land owner, must be sought prior to finalising all the documentation.

It is proposed that the sub-licence be for a term of 10 years from 1 July 2012 to 30 June 2022. As the current head-lease with the Glenelg Football Club Inc. expires on 30 June 2022, the proposed sub-licence to the Minister for Education and Child Development must also expire on this date.

BUDGET

As part of this sub-lease the Minister for Education and Child Development will pay an annual rental of \$5,628 per annum to the Glenelg Football Club Inc.

LIFE CYCLE COSTS

There will be no changes to the long term financial plan as a result of this initiative.

Item No: **14.3**

Subject: **RAIL ELECTRIFICATION – TRANSFER OF LAND PARCELS**

Date: 10 December 2013

Written By: Manager Traffic and Transport

General Manager: City Assets, Mr S Hodge

SUMMARY

As part of the Rail Electrification project currently underway by DPTI, Transport Services Division, Council has been offered a financial contribution to accept and maintain land parcels along the rail corridor that are surplus to DPTI. This report provides Council with details of the land parcels that have been determined as good value for Council use.

RECOMMENDATION

- 1. Council endorses entering into a formal licence arrangement with DPTI to accept the 10 land parcels identified by the department as surplus along the rail corridor.**
 - 2. Council to advise DPTI that it accepts the offer comprising payment to Council of \$100,785.00 and 10 land parcels of value for Council use.**
-

COMMUNITY PLAN

A Place with a Quality Lifestyle
A Place that Values its Natural Environment
A Place that Manages its Environmental Impacts
A Place that is Well Planned

COUNCIL POLICY

Asset Management Policy.
Street Tree Management Policy.

STATUTORY PROVISIONS

Portfolio of Minister for Transport and Infrastructure;
Local Government Act 1999

BACKGROUND

No previous decisions have been made for this matter.

REPORT

In mid-2013, the Department of Planning, Transport and Infrastructure (DPTI) advised Councils including the City of Holdfast Bay that, the Development Assessment Commission (DAC) had granted approval for substantial vegetation and tree removal to be conducted for the Rail Electrification project along the Seaford rail line. To achieve the clearance required, DPTI removed and pruned a number of trees and shrubs outside of and within the rail corridor.

During the process of realigning property boundaries and installing new fence lines to facilitate the required clearance for the electrification, DPTI identified a number of land parcels that are surplus to its portfolio. Councils were approached by the department with details and maps outlining the property boundaries and offered surplus parcels of land along the rail corridor to Councils for their use.

A total of ten land parcels offered to the City of Holdfast Bay have been considered for potential uses and, prior to entering into discussion to accept the land, Council requested that DPTI confirm that all the land that is offered is free of contamination and, any contamination be declared for Council's consideration.

DPTI advised, "while there is generally some contamination present in rail land, the highest concentration is found directly under the ballast and rail track and reduces in concentration further from the rail lines. The contamination level decreases even further when the land parcel is at the top of a cutting/embankment. Previous testing has only been conducted on the area under the ballast and has indicated intermediate levels of contamination present with some areas having high concentrations of arsenic. The subject land parcels are well clear of the rail tracks and will be used as hard stands, informal parking or re-vegetation which should not pose a problem."

For several years, many of the locations identified as surplus land have been pruned, managed and watered by Council as; the land was neglected by DPTI. Some locations are also used for informal parking and DPTI has not objected to this use. Hence, the proposal is to basically formalise what has been occurring for several years, with informal acceptance by DPTI and Council.

The offer states that the surplus land remains under the ownership of the Minister for Transport and Infrastructure and, the land is offered to the City of Holdfast Bay (the Council) for its use under a licence arrangement. Whilst the intention of the licence is to allow the existing land use to continue i.e. as a pathway, vegetated/landscaped site, car park etc., Council may wish to develop the land to further enhance the benefit of the land to the community. A copy of the maps showing the relevant land parcels is provided for Council and appears as Attachment 1.

Refer Attachment 1

At the time of writing this report, a draft licence has been prepared by the department and is currently under review by Council staff.

Council has thoroughly investigated all ten land parcels on offer and is satisfied that the land parcels are of value to Council and, will provide opportunities for beautification to improve the amenity for the community. As Council has been maintaining a number of the land parcels for several years, there are no significant issues that may arise as a result of entering into the licence arrangement with DPTI to accept the land parcels.

BUDGET

There is no budget allocation for this matter.

The land parcels are offered to Council by DPTI and, to cover all amenity vegetation offsets, regulated tree offsets and in principle agreement to the offer, DPTI is including payment of \$100,785.00 to Council.

LIFE CYCLE COSTS

It is anticipated that the payment offer for Council to accept the land parcels will significantly contribute to maintenance including watering, re-vegetation, pruning etc. Council may also consider developing hard stand areas and any future proposals would be subject to the usual budget process.

Item No: **14.4**

Subject: **ON-STREET BICYCLE PARKING**

Date: 10 December 2013

Written By: Manager Traffic and Transport

General Manager: City Assets, Mr S Hodge

SUMMARY

In accordance with Council's strategic direction to provide a people-oriented urban environment, which supports a liveable and attractive City, this report proposes the installation of on-street bicycle parking, not just as an exciting initiative toward greening our City but, also to meet an ever increasing demand for bicycle parking and promote the economic benefits for business. In particular, this report focuses on the Glenelg precinct as the key destination for cyclists.

RECOMMENDATION

- 1. Council accepts the offer of a funded 'car' themed bicycle parking facility from DPTI's Travel Smart section to be installed at Colley Terrace.**
 - 2. Council endorses the installation of bike nodes at 2 additional sites, subject to consultation with traders, property owners and Jetty Road Mainstreet Management Committee.**
 - 3. Council endorses staff to continue investigating opportunities to incrementally install bicycle parking at key locations.**
-

COMMUNITY PLAN

A Place with a Quality Lifestyle
A Place for Every Generation
A Place that is Safe and Secure
A Place that Values its Natural Environment
A Place that Manages its Environmental Impacts
A Place to do Business
A Place that Welcomes Visitors
A Place that Provides Value for Money
A Place that is Well Planned
A Place that Provides Choices and Enhances Life

COUNCIL POLICY

Access and Equity Policy.
Community Consultation and Engagement Policy.
Public Art Policy.

STATUTORY PROVISIONS

Local Government Act 1999

BACKGROUND

This matter has not previously been considered by Council.

REPORT

The City of Holdfast Bay is recognised for its dynamic environs and is envied for its commitment to achieve our Vision as outlined in the Community Plan 2012-2015. All of Council's principles, challenges, future directions and action focus for 2012-2015 support and directly link to the SA Strategic Plan and The 30-Year Plan for Greater Adelaide objectives and targets.

Council's commitment to deliver infrastructure including Coast Park, Mike Turtur Bikeway, Sturt River Linear Park and Greenways projects are evidence by the successful completion of projects that encourage safe cycling and walking within our City. Anecdotal data indicates that Glenelg is experiencing an ever increasing number of cyclist visitors and the local community is also changing over to cycling instead of driving for short trips.

Construction of new infrastructure and improving connectivity that links communities is demonstrated by the increasing volume of cyclists and pedestrians travelling within and through the Council in all directions.

As federal, state and local governments set objectives and targets to green our travel corridors, improve infrastructure and provide safer road environments for all road users, we are providing communities with choices to consider alternative modes of transport, including cycling. As more people choose cycling as a form of transport, the demand for bicycle parking is also increasing and, this is an expected outcome.

Municipalities in Europe have been addressing these issues for some years and recent studies in Australia also confirm that there is an environmental and economic case for on-street bicycle parking.

The Heart Foundation prepared a discussion paper in 2011 titled Good for Busine\$\$ - The Benefits of making streets more walking and cycling friendly. The report showed that a high proportion of all retail expenditure comes from local residents and workers; space allocated to bicycle parking can produce much higher levels of retail spend than the same space devoted to car parking.

The report further states that making streets more walking and cycling friendly will increase retail rental values; increase sale prices of nearby homes and; generate more business and stimulate the local economy;

Case Study:

Changing car parking to bicycle parking in Lygon Street, Melbourne, Australia

Lygon Street, Carlton, is a popular cycling route near Melbourne University. It is a mixed use mainstreet – groceries, cinema, comparison goods, cafes, dining, etc. It has few bicycle parking spaces.

Surveys have shown that the average cyclist's expenditure is 73% of a car user's, but space required to park a bike is only 12% of the space required to park a car. Cyclists spend more on comparison goods, such as clothing and eating out and less on groceries/cinema per visit.

In Lygon Street:

Each m² of space allocated to cars generates \$6 per hour.

Each m² of space allocated to bicycles generates \$31 per hour.

Put another way, the researcher estimated that:

1 car space produced \$27 per hour retail spend, but

6 bike spaces replacing the car space would produce \$97 per hour in retail spend.

The report concluded that incrementally replacing car parking with bicycle parking would therefore make economic sense.

On-street bike parking is a relatively new idea in Australia and in 2008, the City of Melbourne replaced two car parking spaces with six bike hoops. The expenditure previously derived from the two car parking spaces was \$156 per hour and, in 2010 it was almost four times as much, approx. \$565 per hour.

We think globally and act locally and we are evolving and changing our travel patterns, reducing our car use, improving our health and wellbeing and, working to retain a high quality of life that includes economic sustainability and growth. In support of taking another step in a positive direction to create our sustainable future and, in as part of changing how we view, use and share our streets, it is timely for us to consider introducing incremental changes to parking.

Early this year, Adelaide City Council commenced a process of converting on-street car parks to bicycle parking and the project has received overwhelming support from Council and business. Cyclists were immediately attracted to the bicycle parking and as a result, Adelaide City Council is in the process of identifying suitable locations to continue 'rolling out' the changes to parking. A sample of Adelaide City Council's on-street bicycle parking is provided as Attachment 1.

Refer Attachment 1

At the same time that Adelaide City Council commenced implementation of bicycle parking in the city, Council staff was also considering suitable car parks that would make good economic sense to convert to bicycle parking in the City of Holdfast Bay. At the same time a bicycle friendly café opened at 15 Moseley St and contacted Council to assist with bicycle parking. The café, La Musette, specifically caters for cyclists and a number of cycling groups also hold

committee meetings in the café. La Musette recently installed outdoor dining and café patrons are leaning their bikes along the property wall as there is no bicycle parking.

Whilst considering the opportunity to convert 1 car parking space into bicycle parking at this location, Council was approached by the Department of Planning, Transport and Infrastructure's Travel Smart section offering a new 'car' themed bicycle parking facility. DPTI has purchased 5 bicycle parking facilities and is seeking agreement from Adelaide City Council, City of Charles Sturt and City of Holdfast Bay to install the bicycle parking at high profile locations. It is further proposed that Council enter into an agreement to monitor and record usage of the bicycle parking facility for 12 months, to evaluate its success. The car themed bicycle parking is offered at no expense to Councils as it forms part of DPTI's strategy of supporting incentives for incremental change to travel behaviour. A photo of the car themed bicycle parking facility is provided as Attachment 2.

Refer Attachment 2

Prior to receiving the offer from DPTI, Council staff had prepared 3 concept plans of locations to introduce bicycle parking at Glenelg and they are provided as Attachment 3.

Refer Attachment 3

The locations are:

- Moseley Street (western side, adjacent La Musette)
- Colley Terrace (eastern side, adjacent Gringo's Mexican restaurant and incorporating artwork on property wall)
- Sussex Street (eastern side, adjacent Zest café)

The reallocation of on-street car parking to bicycle parking is clearly supported by governments and is evidenced by DPTI's offer to Council of a car themed bicycle parking facility. This new approach as to how Council allocates parking and the financial benefits to business are being embraced by traders and will continue into the future.

BUDGET

DPTI will fund the cost of supplying 1 car themed bicycle parking facility and installation will be funded by the existing traffic management budget.

Subject to community consultation agreement by property owners and traders, installation of the facilities at the 2 other locations will be funded by the traffic management budget.

LIFE CYCLE COSTS

Minimal maintenance will be required and will be incorporated into existing maintenance budgets.

SAMPLE OF ON-STREET BICYCLE PARKING WITHIN ADELAIDE CITY COUNCIL



SAMPLE OF CAR THEMED BICYCLE PARKING FACILITY



A creative bicycle corral in the UK. Photo courtesy of BicycleDesign.net



**COLLEY TCE – GRINGO'S
BEFORE**



**COLLEY TCE – GRINGO'S
AFTER**



Car themed bicycle parking facility to replace standard bicycle racks

**SUSSEX ST – ZEST CAFÉ
BEFORE**



**SUSSEX ST – ZEST CAFÉ
AFTER**



Item No: **14.6**

Subject: **GLENELG FOOTBALL CLUB – MOBILE LED DISPLAY SCREEN**

Date: 10 December 2013

Written By: Strategic Property Officer

General Manager: Corporate Services, Mr I Walker

SUMMARY

The Glenelg Football Club is proposing to place a LED screen adjacent to Brighton Road for a period of up to 4 weeks and in accordance with its lease of these premises is seeking Council's consent as land owner.

RECOMMENDATION

That in its capacity as Landowner, Council consents to the Glenelg Football Club placing a mobile LED screen adjacent to Brighton Road Glenelg for a trial period of 4 weeks, subject to any required Development Approvals.

COMMUNITY PLAN

A Place with a Quality Lifestyle
A Place for Every Generation
A Place to do Business
A Place that Welcomes Visitors
A Place that Provides Value for Money
A Place that Provides Choices and Enhances Life

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Local Government Act, 1999,
Retail Commercial Lease Act, 1995.

BACKGROUND

The Glenelg Football Club currently leases these premises for a period from 1 July 2001 to 30 June 2022. Under the terms of that lease the Glenelg Football Club is required to seek the approval of the land owner, Council, if it wishes to make any alterations or additions to the land.

REPORT

The Glenelg Football Club would like put in place a mobile LED display screen. This screen is mounted on a trailer and would be placed in the car-park.

The Glenelg Football Club has advised the patronage of the bar & bistro and function centre is crucial to the financial viability of the facility and the Glenelg Football Club is in the process of implementing a strategy to reach out and re-engage with the Glenelg and greater Holdfast Bay community. To do this the Glenelg Football Club needs to be visible and the community needs to know what it can offer. The Glenelg Football Club therefore wants to place a LED display screen adjacent to Brighton Road to advertise upcoming functions and activities.

The screen the Glenelg Football Club is looking to use is fully portable and mounted on a trailer. The location determined is in front of the electricity power box just pass the second entry point heading south from Jetty Road. Potentially the trailer may take up the single car-park space that is north of the power box. No part of the screen or the trailer will encroach over the garden between the car-park and the footpath.

An example of the screen is shown in attachment 1.

Refer Attachment 1

As well as promoting its own functions, daily & weekly specials and impromptu events, the screen will allow the Glenelg Football Club to promote the function centre to the local community and potentially generate a revenue stream from sponsor advertising. The Glenelg Cricket Club will also utilise the screen to promote upcoming events and their club.

The temporary nature of the portable screen is part of the Glenelg Football Clubs due-diligence process on the viability of a permanent screen in the future. The Glenelg Football Club has advised that if this trial is successful they may consider replacing the existing "static" sign or alternatively an LED screen could be mounted to the building itself. An initial 4 week trial will allow the Glenelg Football Club to monitor its effectiveness and impact on patronage, rather than commit now to capital expenditure without having an understanding of how it will contribute to the bottom-line.

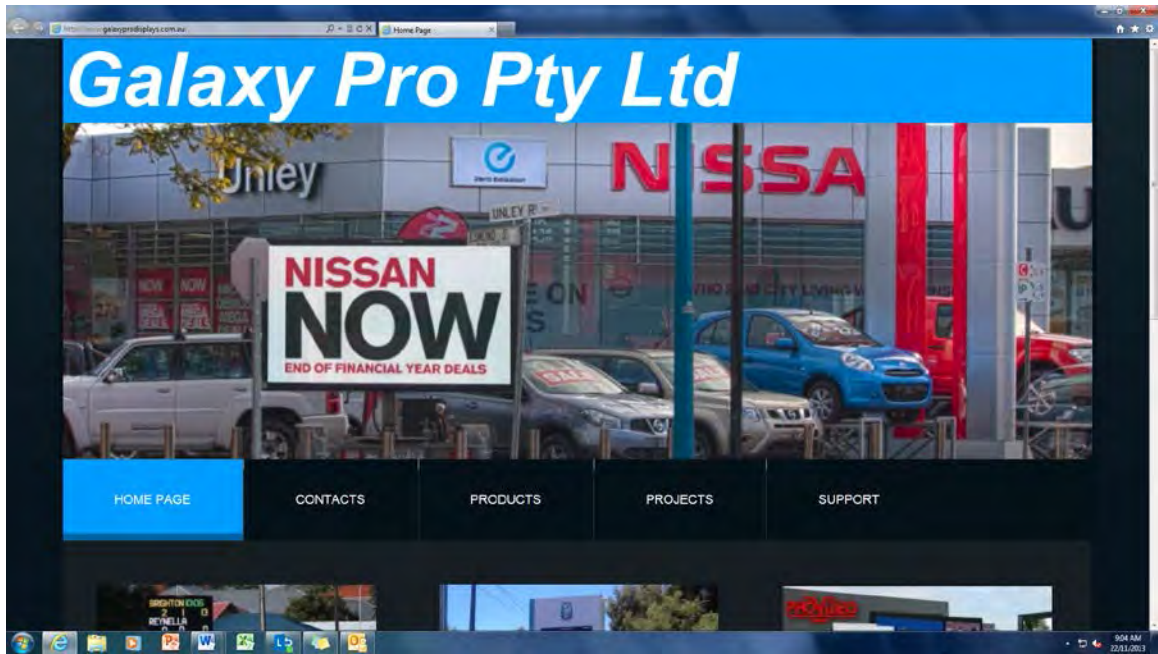
BUDGET

There will be no impact on the budget as a result of this initiative.

LIFE CYCLE COSTS

All costs associated with this screen will be the responsibility of the Glenelg Football Club

Attachment 1 – Example of LED Screen



Item No: **14.7**

Subject: **CINEMA AND CARPARK - EXTENSION OF HEADS OF AGREEMENT ARRANGEMENTS**

Date: 10 December 2013

Written By: Senior Policy Planner

General Manager: Corporate Services, Ian Walker

SUMMARY

Council resolved on 27 August 2013 to enter into a Heads of Agreement with the Taplin Group for a proposal to construct a cinema complex above Council's at grade carpark in Cowper/Milton Street and a deck parking facility over Council's eastern Partridge Street carpark, and authorised the Chief Executive Officer to execute the Agreement. The Heads of Agreement was formally executed on 6 September 2013, with an expiry date of three (3) months from execution or upon execution of a formal development contract or agreement, whichever comes earlier.

A draft Development Agreement has been received from the Taplin Group's lawyers and there remain a number of outstanding matters that require further negotiation or resolution prior to its execution. Consequently, continuation of the arrangements under the Heads of Agreement is warranted to enable these negotiations to progress and ensure Council's objectives and requirements are met, and that the Development Agreement aligns with the Fundamental Terms as set out in the Heads of Agreement.

RECOMMENDATION

That Council:

- 1. Notes the expiry of the heads of agreement entered into between City of Holdfast Bay and Partridge Street Holdings Pty Ltd and Partridge Street Investments Pty Ltd dated 6 September 2013 (Heads of Agreement) on 6 December 2013.**
 - 2. Notwithstanding the expiry of the Heads of Agreement, resolves to continue with the arrangement as documented in the Heads of Agreement for a further period ending 28 February 2014 (as if the Heads of Agreement had not expired on 6 December 2013) and on the same terms as are contained within the Heads of Agreement.**
 - 3. Authorises the Chief Executive Officer to enter into such documentation as is required to effect the above resolution.**
-

COMMUNITY PLAN

A Place to do Business
A Place that Welcomes Visitors
A Place that Provides Value for Money
A Place that is Well Planned

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Local Government Act 1999
Development Act 1993

BACKGROUND

At its meeting held on 27 August 2013, Council considered a proposed Heads of Agreement with the Taplin Group for the proposed cinema and carpark in Cowper/Milton Street and Partridge Street and resolved, in part, the following (Resolution C270813/1003):

- “3. *To enter into a heads of agreement with Taplin substantially in the form of the draft heads of agreement attached to the report to Council dated 13 August 2013 (HOA) and relating to the proposed cinema and car park development on the Western Site and the Eastern Site described in that report (Proposed Development) and authorises the Chief Executive Officer to make such minor changes to the HOA as the Chief Executive Officer deems necessary and appropriate to finalise the HOA for execution (including but not limited to inserting the relevant Taplin corporate entity details) and then to execute the HOA on behalf of Council.*
4. *To authorise the Chief Executive Officer, subsequently to the execution of the HOA, to execute on behalf of the Council a development contract with Taplin on such terms and conditions as are determined by the Chief Executive Officer in negotiation with Taplin provided that such terms and conditions are consistent with the:*

 - 4.1. *HOA;*
 - 4.2 *Council Objectives and the Taplin Objectives (as set out in the HOA); and*
 - 4.3 *Fundamental Terms (as set out in the HOA);”*

The Heads of Agreement was formally executed by the Chief Executive Officer and two Taplin entities on 6 September 2013.

A draft Development Agreement and accompanying revised plans for the proposed development have subsequently been recently received from the Taplin's Group lawyers for consideration by Council. There has been insufficient time between the receipt of these documents and the expiry date of the Heads of Agreement to allow a considered review. Further time is required to ensure that the conditions within the Development Agreement reflect Council's expectations.

REPORT

The termination clause contained within the Heads of Agreement confirms that the Agreement expires on the earlier of:

- (a) execution of the Development Contract, or
- (b) three (3) months from the date of the Heads of Agreement being executed, meaning 6 December 2013.

Notwithstanding this expiration clause, a draft Development Agreement was received from the Taplin Group's lawyers on 26 November 2013 and, upon early examination by staff and Council's lawyers, requires negotiation on a range of matters to align with the terms of the Heads of Agreement prior to execution by the Chief Executive Officer in accordance with Council's resolution of 27 August 2013.

Consequently, a continuation of the arrangements under the Heads of Agreement is warranted to enable these negotiations to further proceed and ensure Council's objectives and requirements are met, and that the Development Agreement aligns with the Fundamental Terms in the Heads of Agreement.

A timeframe of two (2) months is considered an appropriate time to finalise the Development Agreement. However, taking into account the Christmas/New Year holiday period and Council closure during this time it is proposed to continue the arrangements under the Heads of Agreement until 28 February 2014.

BUDGET

Continuation of the arrangements under the Heads of Agreement should not incur additional costs.

LIFE CYCLE COSTS

There are no direct life cycle costs associated with continuation of the arrangements under the Heads of Agreement.