

# 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 24 January 2023 at 7.00pm**



**Roberto Bria  
CHIEF EXECUTIVE OFFICER**

## Ordinary Council Meeting Agenda

### 1. OPENING

*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. SERVICE TO COUNTRY ACKNOWLEDGEMENT

*The City of Holdfast Bay would like to acknowledge all personnel who have served in the Australian forces and services, including volunteers, for our country.*

### 4. 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.*

### 5. APOLOGIES

5.1 Apologies Received

5.2 Absent – Councillor A Venning

### 6. ITEMS PRESENTED TO COUNCIL

### 7. 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.*

### 8. CONFIRMATION OF MINUTES

**That the minutes of the Ordinary Meeting of Council held on 13 December 2022 be taken as read and confirmed.**

### 9. PUBLIC PRESENTATIONS

9.1 Petitions - Nil

9.2 Presentations - Nil

9.3 Deputations - Nil

**10. QUESTIONS BY MEMBERS****10.1 Without Notice****10.2 On Notice**

- 10.2.1 Intersection Dimensions for Bath and Partridge Streets, Glenelg South – Councillor Smedley (Report No: 15/23)

**11. MEMBER'S ACTIVITY REPORTS**

- 11.1 Mayor's Activity Report – 1 October 2022 to 31 December 2022 (Report No: 02/23)

**12. MOTIONS ON NOTICE**

- 12.1 Leave of Absence – Councillor Miller (Report No: 05/23)  
12.2 Colton Avenue Traffic Investigation – Councillor Fleming (Report No: 06/23)  
12.3 Saltram Road Traffic Management – Councillor Miller (Report No: 07/23)  
12.4 Public Toilets, Patawalonga Lakes – Councillor Smedley (Report No: 16/23)

**13. ADJOURNED MATTERS - Nil****14. REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES**

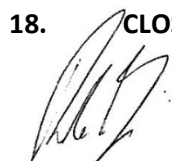
- 14.1 Minutes – Jetty Road Mainstreet Committee – 14 December 2022 (Report No: 11/23)  
14.2 Draft Minutes – Alwyndor Management Committee – 15 December 2022 (Report No: 13/23)

**15. REPORTS BY OFFICERS**

- 15.1 Items in Brief (Report No: 08/23)  
15.2 Response to the Planning Review (Report No: 12/23)  
15.3 Delegates Report – Australian Local Government Association National General Assembly – Mayor Wilson and Councillor Abley (Report No: 09/23)  
15.4 Appointment of Council Representatives to Adelaide Coastal Councils Network (Report No: 01/23)  
15.5 Mawson Oval Reference Group Annual Report (Report No: 14/23)  
15.6 Appointments to Council Assessment Panel (Report No: 17/23)

**16. 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.*

**17. URGENT BUSINESS – Subject to the Leave of the Meeting****18. CLOSURE**

**ROBERTO BRIA**  
**CHIEF EXECUTIVE OFFICER**

Item No: 10.2.1

Subject: **QUESTION ON NOTICE – INTERSECTION DIMENSIONS FOR BATH AND PARTRIDGE STREETS, GLENELG – COUNCILLOR SMEDLEY**

Date: 24 January 2023

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## **QUESTION**

Councillor Smedley asked the following questions:

1. Please advise the minimum intersection dimensions required to facilitate installation of a roundabout; and
2. Is the intersection of Bath and Partridge Streets, Glenelg South of satisfactory size?

## **ANSWER – Rhys Skipper, Traffic and Transport Lead**

Roundabout designs vary by location to allow for the types of vehicles that need to be catered for, desirable speed reduction and the traffic volumes on each approach. Austroads Guide to Road Design suggests the minimum radius for a roundabout is 5m (where only serving small vehicles).

A typical roundabout installed in the Glenelg area is approximately 6-8m in radius, with a 5m circulating lane, for a total of 22-26m total footprint, which allows for larger vehicles such as delivery trucks and buses, but not able to be comfortably used by semi-trailers. In addition, a 3-metre-wide footpath adjacent the roundabout is strongly recommended. A mountable concrete surround on the roundabout island can be used to improve access for large vehicles but comes at a cost of safety and increased speed.

The intersection of Bath and Partridge Streets is constrained by existing buildings, verandahs over footpaths and road widths, and has less road reserve available than most intersections in Holdfast Bay where roundabouts have been installed.

A 6m radius roundabout with 5m circulating lane has been superimposed in the following aerial photo which identified some conflict with existing pedestrian and building infrastructure and overhead and underground services.

Innovative design practices and/or land acquisitions would be required to successfully implement a roundabout treatment at this intersection.



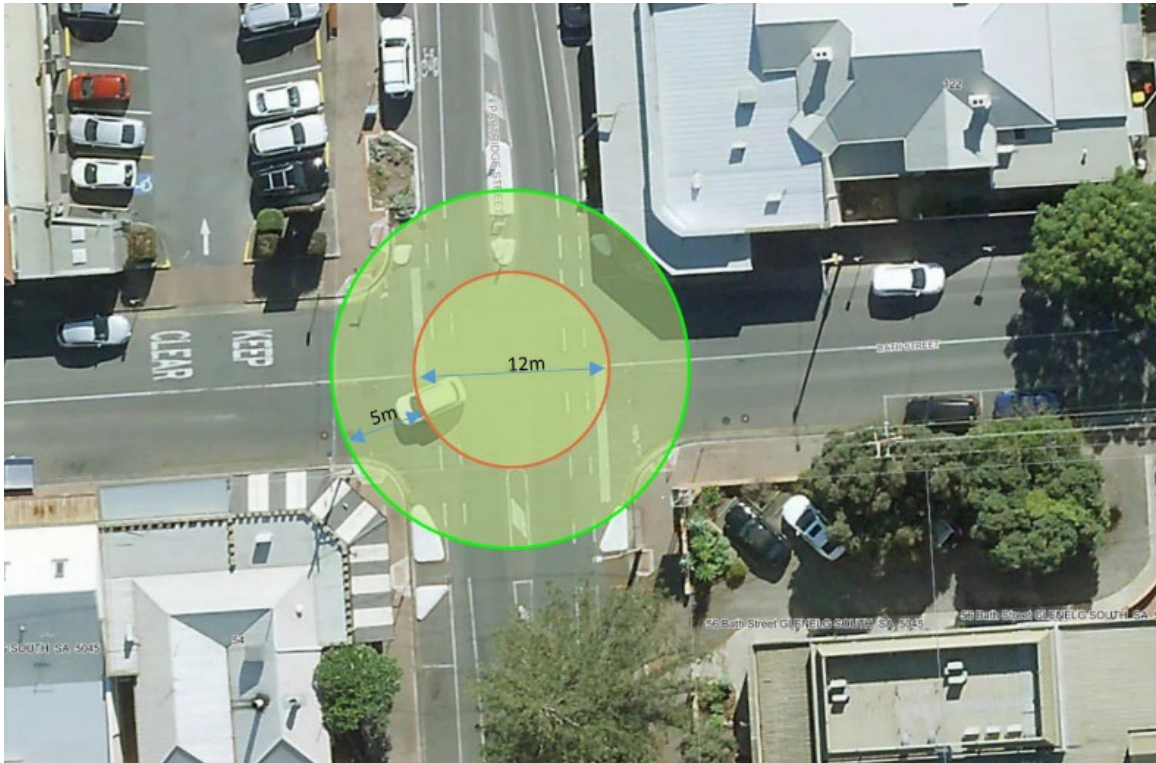


Figure 1: Bath and Partridge Streets, Glenelg South

Item No: 11.1

Subject: **MAYOR'S ACTIVITY REPORT – 1 OCTOBER 2022 TO 31 DECEMBER 2022**

Date: 24 January 2023

Written By: Executive Officer and Assistant to the Mayor

Chief Executive Officer: Mr R Bria

## SUMMARY

Presented for the information of Members is the Activity Report for the Mayor for 1 October to 31 December 2022.

After noting the report any items of interest can be discussed, if required with leave of the meeting.

## RECOMMENDATION

**That the Mayor's Activity Report for 1 October to 31 December 2022 be received and noted.**

## REPORT

Date	Activity	Location
04/10/22	Chief Executive Officer and Mayor Weekly Catch Up	Phone call
04/10/22	Jeff Tate, Coastal Protection Board	Phone call
04/10/22	Council Workshop   Resilient South Update	Brighton Civic Centre, Brighton
05/10/22	Judging of Rotary Youth Photographic Exhibition	Bay Discovery Centre, Glenelg Town Hall
05/10/22	John Wallace   Nomination for Laurie Wallace, Order of Australia/Citizen of the Year	Phone call
05/10/22	Meeting the Candidate   Seacliff Ward	Seacliff Surf Lifesaving Club, Seacliff
06/10/22	Glenelg District Cricket Club Sponsors Night Dinner	Glenelg District Cricket Club
08/10/22	Brighton and Seacliff Yacht Club Opening Day Function	Brighton and Seacliff Yacht Club
09/10/22	Brighton Bowling Club and RSL Heroes Day	Brighton Bowling Club
11/10/22	Chief Executive Officer and Mayor Council Agenda discussion	Microsoft Teams
11/10/22	Council Meeting	Glenelg Town Hall, Glenelg
16/10/22	Rotary Youth Photographic Exhibition Awards Ceremony	Glenelg Town Hall, Glenelg
17/10/22	Chief Executive Officer and Mayor Weekly Catch Up	Phone call

Date	Activity	Location
18/10/22	Hon. Sarah Game MLC	Cibo's Glenelg
19/10/22	Meeting with Marine Lock and Kelly Haniford	Swedish Tarts, Glenelg
19/10/22	Veterans Shed	Glenelg North
21/10/22	Coast Protection Board Meeting and Workshop	Nile Street, Port Adelaide
21/10/22	Coast Protection Board Online Forum on Regional Supports and Grants	Microsoft Teams
23/10/22	North Brighton Community Garden Spring Open Day	Bowker Oval, North Brighton
24/10/22	Chief Executive Officer and Mayor Weekly Catch Up	Phone call
25/10/22	Pre-Council Workshop   Update on Homelessness within the City of Holdfast Bay	Glenelg Town Hall, Glenelg
25/10/22	Council Meeting	Glenelg Town Hall, Glenelg
27/10/22	Immanuel College Year 12 Valedictory Service	Immanuel College, Novar Gardens
28/10/22	Local Government Finance Authority AGM	Adelaide Oval, North Adelaide
28/10/22	Living Memory National Photographic Prize Launch	Bay Discovery Centre, Glenelg Town Hall
29/10/22	Sea to Shore Glenelg Seafood Festival	Glenelg Foreshore
30/10/22	35 <sup>th</sup> Down Under London to Brighton Run	Wattle Reserve, Hove
31/10/22	Chief Executive Officer and Mayor Weekly Catch Up	Phone call
02/11/22	Jetty Road Mainstreet Committee meeting	Glenelg Town Hall, Glenelg
03/11/22	Executive Assistant Meeting	Civic Centre, Brighton
05/11/22	Somerton Surf Lifesaving Club Season Launch	Somerton Surf Life Saving Club, Somerton Park
08/11/22	End of Council Term Dinner	Summertown Studios, Somerton Park
09/11/22	Chief Executive Officer and Mayor Weekly Catch Up	Phone call
10/11/22	St Judes Players Opening Night "Oliver Twisted"	St Judes Hall, Brighton
11/11/22	Remembrance Day Service 2022 Glenelg/Plympton	Moseley Square, Glenelg
13/11/22	Glenelg Classic	Wigley Reserve, Glenelg South
16/11/22	891 Interview	Phone call
16/11/22	Channel 7 Interview	Wigley Reserve, Glenelg
17/11/22	Coast FM Interview	Studio, Glandore
18/11/22	5AA Interview	Phone call
21/11/22	Chief Executive Officer and Mayor Weekly Catch Up	Phone call
21/11/22	2022 SA Climate Leaders Awards	Attended virtually
22/11/22	Brighton Secondary School ASPIRE Assembly	Brighton Secondary School
22/11/22	Council Workshop   Induction Program	Civic Centre, Brighton
23/11/22	Filming Opportunity with South Aussie with Cosi	Bay Discovery Centre, Glenelg Town Hall
27/11/22	Seacliff and South Brighton Neighbourhood Watch – Christmas in the Park	Dover Square Reserve, South Brighton
27/11/22	Glenelg Christmas Pageant	Jetty Road, Glenelg
28/11/22	Chief Executive Officer and Mayor Weekly Catch Up	Phone call
29/11/22	Meeting with Marnie Lock re 2023 Events	Civic Centre, Brighton

Date	Activity	Location
29/11/22	Chief Executive Officer and Mayor Council Agenda discussion	Civic Centre, Brighton
29/11/22	Council Meeting	Glenelg Town Hall, Glenelg
30/11/22	Council Wrap Up Video	Brighton Foodland
30/11/22	Video for The Rotary Club of Holdfast Bay	Brighton Foodland
05/12/22	Chief Executive Officer and Mayor Weekly Catch Up	Phone call
05/12/22	Meeting with Glenn Butterworth and Councillor Fleming	Civic Centre, Brighton
06/12/22	Volunteer Christmas Function	Event Cinema, Glenelg
08/12/22	Meeting with Marnie Lock, General Manager Community and Business	Civic Centre, Brighton
09/12/22	Coast Protection Board Meeting	Microsoft Teams
11/12/22	Moten Avenue, Glenelg North Street Party	Moten Avenue Glenelg North
12/12/22	Chief Executive Officer and Mayor Weekly Catch Up	Phone call
12/12/22	Meeting with Her Excellency the Honourable Frances Adamson AC	Government House, Adelaide
13/12/22	Sarah Andrews MP tour of Tiati Wanganthi Kumangka	Bay Discovery Centre, Glenelg
13/12/22	Chief Executive Officer and Mayor Council Agenda discussion	Civic Centre, Brighton
13/12/22	City Activation Briefing	Glenelg Town Hall, Glenelg
13/12/22	Hon. Andrea Michaels MP tour of Tiati Wanganthi Kumangka	Bay Discovery Centre, Brighton
13/12/22	Southern Region Waste Resource Authority (SRWRA)	Glenelg Town Hall, Glenelg
13/12/22	Council Meeting	Glenelg Town Hall, Glenelg
14/12/22	Council Wrap Up Video	Moseley Square, Glenelg
14/12/22	Jetty Road Mainstreet Committee	Glenelg Town Hall, Glenelg
15/12/22	Coast FM Interview	Studio, Glandore
15/12/22	5049 Coastal Community Meeting	Via Zoom
19/12/22	Chief Executive Officer and Mayor Weekly Catch Up	Phone
20/12/22	Pam Hewett, Glenelg Community Centre	Civic Centre, Brighton
22/12/22	Executive Committee Discussion	Cibo, Moseley Square
28/12/22	Proclamation Day Commemoration	Old Gum Tree, Glenelg
28/12/22	Bay Sheffield Presentation	Wigley Reserve, Glenelg

Item No: 12.1

Subject: **MOTION ON NOTICE – LEAVE OF ABSENCE – COUNCILLOR MILLER**

Date: 24 January 2023

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**PROPOSED MOTION**

Councillor Miller proposed the following motion:

That Councillor William Miller be granted a leave of absence on 14 February 2023 and 28 February 2023.

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Item No: 12.2

Subject: **MOTION ON NOTICE – COLTON AVENUE TRAFFIC INVESTIGATION – COUNCILLOR FLEMING**

Date: 24 January 2023

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### **PROPOSED MOTION**

Councillor Fleming proposed the following motion:

That:

1. Administration investigate the viability of restricting Colton Avenue to a single direction of traffic southbound, including consultation with the School, waste contractors, and surrounding residents including residents of Colton Avenue, Townsend Avenue, Murray Street, The Crescent (north of King Street) and Wattle Avenue (east of King George Avenue).
  2. A report and results of the community consultation is to be returned to Council within six months.
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### **ADMINISTRATION NOTE:**

A Local Area traffic management study would be undertaken including updating traffic data from local roads and sourcing pedestrian and cyclist usage. Subject to no major concerns, a concept would be prepared for community consultation. A report would be prepared which would include the results of the traffic study and consultation and identify next steps which may include a trial if that was supported by the local community. The project would be led in-house with consultants supporting our in-house team.

The cost for the study and preparation of a concept plan would be less than \$10,000 excluding staff time.

Item No: 12.3

Subject: **MOTION ON NOTICE – SALTRAM ROAD TRAFFIC MANAGEMENT – COUNCILLOR MILLER**

Date: 24 January 2023

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### **PROPOSED MOTION**

Councillor Miller proposed the following motion:

That Council staff work with the developer and builder of 21-25 South Esplanade, Glenelg development site to manage traffic during the demolition and construction phase including:

1. Minimising large or heavy vehicles on the local road network including Saltram Road; and
2. If necessary, Council consider vehicle load / length limits and parking restrictions during the construction period.

Following construction, Council review traffic flow in the area and if a significant increase undertake a traffic study which will include community consultation to determine if changes are required.

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### **BACKGROUND**

Due to the increase in heavy vehicles from the former Seawall Apartments site, Saltram Road has been inundated beyond its limits. The nature of Saltram Road is not conducive for its new unwarranted role as a thoroughfare for heavy vehicles from Moseley onto Oldham. Council needs to investigate ways to encourage this traffic on to more appropriate roads, i.e., from Pier Street on to Kent Street, which are both wider and do not have low hanging trees.

### **ADMINISTRATION COMMENT**

Based on information provided to Administration as to the likely nature of future plans proposed by the applicant, any new application will contain fewer apartments than the previous application and the waste collection is likely to be from Pier Street.

Item No: 12.4

Subject: **MOTION ON NOTICE – PUBLIC TOILETS, PATAWALONGA LAKE –  
COUNCILLOR SMEDLEY**

Date: 24 January 2023

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### **PROPOSED MOTION**

Councillor Smedley proposed the following motion:

That:

1. Administration conduct a review of current toilet facilities along the banks of Patawalonga Lake and bring back a report to Council recommending suitable locations for installation of appropriate self-cleaning toilets on both western and eastern banks.
  2. The report and its recommendations, confirming feasibility, options and costs is to be brought back to Council in sufficient time to form the basis of a capital works initiative for consideration as part of the 2023/24 Capital Budget allocations.
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### **BACKGROUND**

Patawalonga Lake (The Pat) was established in 1960 with the installation of lock gates at the southern end of what was then a tidal creek, for the purposes of stormwater management and the creation of a public amenity including lawned banks and a boat harbour at the southern end.

The Pat is approximately 1.6kms long and is a popular 3.8km traverse. The banks are well treed and enjoy barbeque facilities in three locations bounded by the Michael Herbert Bridge and pedestrian crossing adjacent to Africaine Road.

At present there are no toilet facilities available along The Pat except for a singular self-cleaning toilet located within Wigley Reserve, adjacent to the playground at its southern end. This motion contemplates toilets of similar amenity and design.

The Pat is an increasingly popular location for rowing, kayaking, paddle boarding, model boat sailing, daily exercise, picnics, sunset watching and general recreation.

Visitors and local residents alike cite the lack of public toilet facilities in this area as a serious shortcoming in Council's provision of services.

This motion presents an opportunity to address this shortcoming.



Item No: 14.1

Subject: **MINUTES – JETTY ROAD MAINSTREET COMMITTEE – 14 DECEMBER 2022**

Date: 24 January 2023

Written By: General Manager, Community and Business

General Manager: Community and Business, Ms M Lock

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### **SUMMARY**

The Minutes of the Jetty Road Mainstreet Committee meeting held on 14 December 2022 are attached and presented for Council's information.

Jetty Road Mainstreet Committee Agenda, Reports and Minutes are all available on Council's website and the meetings are open to the public.

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### **RECOMMENDATION**

**That Council notes the minutes of the Jetty Road Mainstreet Committee of 14 December 2022.**

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### **STRATEGIC PLAN**

Building an economy and community that is inclusive, diverse, sustainable and resilient.

### **COUNCIL POLICY**

Not applicable

### **STATUTORY PROVISIONS**

Not applicable

### **BACKGROUND**

The Jetty Road Mainstreet Committee (JRMCM) has been established to undertake work to benefit the traders on Jetty Road Glenelg, using the separate rate raised for this purpose. Council has endorsed the Committee's Terms of Reference and given the Committee delegated authority to manage the business of the Committee.

Jetty Road Mainstreet Committee Agendas, Reports, and Minutes are all available on Council's website and the meetings are open to the public.

**REPORT**

Minutes of the meetings of JRMC held on 14 December 2022 are attached for member's information.

*Refer Attachment 1*

**BUDGET**

Not applicable

**LIFE CYCLE COSTS**

Not applicable

# Attachment 1



## **CITY OF HOLDFAST BAY**

**Minutes of the meeting of the Jetty Road Mainstreet Committee of the City of Holdfast Bay held in the Mayor's Parlour Glenelg Town Hall on Wednesday 14 December 2022 at 6:00pm**

### **PRESENT**

#### **Elected Members:**

Councillor B Abley

#### **Community Representatives:**

Attitudes Boutique, Ms G Martin

Daisy and Hen, Ms G Britton

Ikos Holdings Trust, Mr A Fotopoulos

Beach Burrito, Mr A Warren (virtual connection)

Smart Hearing Solutions, Mr J Rayment

Cibo Espresso, Mr T Beatrice

#### **Staff:**

Chief Executive Officer, Mr R Bria

General Manager, Community & Business, Ms M Lock

Manager, City Activation, Ms R Forrest

Jetty Road Development Coordinator, Ms A Klingberg

Events Coordinator, Ms F Edwards

### **1. OPENING**

The Chair, Ms G Martin, declared the meeting open at 6.07pm.

### **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. APOLOGIES**

3.1 Apologies Received: Mr D Murphy, Councillor Kane, Mr C Morley, Mr B Meuris

3.2 Absent:

**4. DECLARATION OF INTEREST**

Members were reminded to declare any interest before each item.

**5. CONFIRMATION OF MINUTES**

**Motion**

**That the minutes of the Jetty Road Mainstreet Committee held on 2 November 2022 to be taken as read and confirmed.**

Moved Councilor Abley Seconded T Beatrice

**Carried**

**6. QUESTIONS BY MEMBERS**

**6.1 Without Notice:**

**6.2 With Notice: Nil**

**7. MOTIONS ON NOTICE: Nil**

**8. PRESENTATION:**

**8.1 Jetty Road Masterplan**

Ms Akarra Klingberg, Jetty Road Development Coordinator provided an update on behalf of Ms Cherie Armfield, Project Manager, Public Realm & Urban Design on the Jetty Road Masterplan.

**8.2 2023/24 Jetty Road Events**

Ms Akarra Klingberg, Jetty Road Development Coordinator and Ms Regan Forrest, Manager, City Activation presented opportunities for the 2023/24 Event Season for discussion.

A Fotopoulos joined the meeting at 7.15pm

**9. REPORTS/ITEMS OF BUSINESS****9.1 Monthly Finance Report (Report No: 478/22)**

This report provides an update on the Jetty Road Mainstreet income and expenditure as at 30 November 2022.

**Motion**

**That the Jetty Road Mainstreet Committee note this report.**

Moved J Rayment, Seconded G Britton

**Carried**

**9.2 Marketing Update (Report No: 480/22)**

This report provides an update on the marketing initiatives undertaken by the Jetty Road Mainstreet Committee aligned to the 2022/23 Marketing Plan and initiatives associated to the delivery of the Jetty Road Glenelg Retail Strategy 2018-2022.

**Motion**

**That the Jetty Road Mainstreet Committee note this report.**

Moved G Britton, Seconded T Beatrice

**Carried**

**9.3 Jetty Road Events Update (Report No: 481/22)**

Jetty Road Mainstreet Committee (JRMCM) in partnership with the City of Holdfast Bay are responsible for implementing and managing a variety of major events to support economic stimulus in the precinct in accordance with the annual marketing and business plan. This report provides an overview of recent and upcoming events.

**Motion**

**That the Jetty Road Mainstreet Committee note this report.**

Moved T Beatrice, Seconded J Rayment

**Carried**

**10. URGENT BUSINESS – Subject to the Leave of the Meeting****REPORTS/ITEMS OF BUSINESS:**

- The JRMCM acknowledged Councillor Miller's four years of service as a JRMCM member and thanked him for his contribution.

**11. DATE AND TIME OF NEXT MEETING**

The next meeting of the Jetty Road Mainstreet Committee will be held on Wednesday 1 February 2022 at the Glenelg Town Hall.

**12. CLOSURE**

The meeting closed at 7.32pm

**CONFIRMED:** Wednesday 1 February 2022

**CHAIR PERSON**

Item No: 14.2

Subject: **DRAFT MINUTES - ALWYNDOR MANAGEMENT COMMITTEE -  
15 DECEMBER 2022**

Date: 24 January 2023

Written By: General Manager, Alwyndor

General Manager: Alwyndor, Ms B Davidson-Park

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### **SUMMARY**

The draft minutes of the Alwyndor Management Committee meeting held on 15 December 2022 are provided for information.

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### **RECOMMENDATION**

1. **That the draft minutes of the Alwyndor Management Committee meeting held on 15 December 2022 be noted.**

### **RETAIN IN CONFIDENCE - Section 91(7) Order**

2. **That having considered Attachment 2 to Report No: 13/23 Draft Minutes - Alwyndor Management Committee – 15 December 2022 in confidence under section 90(2) and (3) (b) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of the Act orders that Attachment 2 be retained in confidence for a period of 24 months and that this order be reviewed every 12 months.**
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### **STRATEGIC PLAN**

Enabling the people in our communities to live healthy, engaged and fulfilling lives.

### **COUNCIL POLICY**

Not applicable

### **STATUTORY PROVISIONS**

Not applicable



## **BACKGROUND**

This report is presented following the Alwyndor Management Committee Meetings.

The Alwyndor Management Committee was established to manage the affairs of Alwyndor Aged Care. The Council has endorsed the Committee's Terms of Reference and given the Committee delegated authority to manage the business of Alwyndor Aged Care.

## **REPORT**

The draft minutes of the meeting are attached for Members' information.

*Refer Attachments 1 and 2*

## **BUDGET**

Nil

## **LIFE CYCLE COSTS**

Not applicable

# Attachment 1



## **CITY OF HOLDFAST BAY**

### **Minutes of the meeting of the Alwyndor Management Committee of the City of Holdfast Bay held on Thursday 15 December 2022 at 6.30pm.**

#### **PRESENT**

##### **Elected Members**

Councillor Susan Lonie  
Councillor Robert Snewin

##### **Independent Members**

Mr Kim Cheater- Chair  
Ms Julie Bonnici  
Ms Jo Cottle  
Prof Lorraine Sheppard  
Ms Trudy Sutton  
Mr Kevin Whitford

##### **Staff**

Chief Executive Officer - Mr Roberto Bria  
General Manager - Ms Beth Davidson-Park  
Manager, Finance - Mr Damian Capurro  
Manager, People and Culture - Ms Lisa Hall  
Manager, Community Connections - Ms Molly Salt  
Manager, Residential Services - Ms Natasha Stone  
Executive Assistant - Ms Bronwyn Taylor

##### **Guests**

Sandy Pedler, Manager Clinical Quality  
Bhuwan Sapkota, Clinical Nurse

#### **1. OPENING**

The Chairperson declared the meeting opened at 6.33pm.

#### **2. KAURNA ACKNOWLEDGEMENT**

With the opening of the meeting the Chair stated:

We acknowledge the 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. APOLOGIES**

- 3.1 For Absence  
Prof Judy Searle

**4. DECLARATION OF INTEREST**

Nil.  
Committee members were reminded to declare any interest before each item.

**5. CONFIRMATION OF MINUTES**

**Motion**

**That the Public and Confidential minutes of the Alwyndor Management Committee held on 27 October 2022 be taken as read and confirmed.**

Moved by Mr Kevin Whitford, Seconded by Prof Lorraine Sheppard

**Carried**

**6. REVIEW OF ACTION ITEMS**

**6.1 Action Items**

Non confidential:  
Noted  
Confidential:  
Action 4 & 23 – Provide dates where possible  
Self Assessment:  
Noted

**6.2 Annual Work Plan**

Noted

**7. GENERAL MANAGER REPORT**

**7.1 General Manager Report (Report No: 31/2022)**

**7.1.1 Appointment of the City of Holdfast Bay Councilors to the AMC**

Noted that Councillors' Susan Lonie and Robert Snewin were appointed.

**7.1.2 PEPA Presentation**

Presentation moved to end of meeting with the agreement of the Committee.

**7.1.3 COVID-19 Impacts Update**

As of 24 November 2022 all Emergency Declarations ceased. Alwyndor has communicated the position of continuing employee and volunteer requirements for PPE and vaccinations, employees to use a RAT before each shift and all visitors required to wear PPE and strongly encourage to RAT before each visit. A Policy is under development for consultation in February 2023. This policy will be subject to regular review ie quarterly.

**Motion:**

**That the Alwyndor Management Committee:**

- 1. Notes the appointment of the Councillors Susan Lonie and Bob Snewin to the Alwyndor Management Committee.**
- 2. Notes the update regarding COVID-19 impacts and responses.**

Moved by Cr Susan Lonie, Seconded by Cr Bob Snewin

**Carried**

**8. GENERAL MANAGER REPORT – CONFIDENTIAL****8.1 General Manager Report – Confidential (Report No: 32/22)****Exclusion of the Public – Section 90(3)(d) Order**

- 1. That pursuant to Section 90(2) of the *Local Government Act 1999* Alwyndor Management Committee hereby orders that the public be excluded from attendance at this meeting with the exception of the General Manager and Staff in attendance at the meeting in order to consider Reports and Attachments to Report No: 32/2022 in confidence.**
- 2. That in accordance with Section 90(3) of the *Local Government Act 1999* Alwyndor Management Committee is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 32/22 on the following grounds:**
  - d. pursuant to section 90(3)(d) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a third party of Alwyndor, in addition Alwyndor's financial position is reported as part of Council's regular budget updates.**

**In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public**

interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information.

3. The Alwyndor Management Committee is satisfied, the principle that the meeting be conducted in a place open to the public, has been outweighed by the need to keep the information or discussion confidential.

Moved by Ms Jo Cottle, Seconded by Ms Trudy Sutton

Carried

**RETAIN IN CONFIDENCE - Section 91(7) Order**

1. That having considered Agenda Item 8.1 General Manager's Report (Report No: 32/22) in confidence under section 90(2) and (3)(d) of the *Local Government Act 1999*, the Alwyndor Management Committee, pursuant to section 91(7) of that Act orders that the Attachments and Minutes be retained in confidence for a period of 3 years and that this order be reviewed every 12 months.

Moved by Cr Bob Snewin, Seconded by Mr Kevin Whitford

Carried

**FINANCE REPORT – CONFIDENTIAL**

**8.2 Finance Report – Confidential (Report No: 30/22)**

**Exclusion of the Public – Section 90(3)(d) Order**

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Alwyndor Management Committee hereby orders that the public be excluded from attendance at this meeting with the exception of the General Manager and Staff in attendance at the meeting in order to consider Reports and Attachments to Report No: 30/22 in confidence.
2. That in accordance with Section 90(3) of the *Local Government Act 1999* Alwyndor Management Committee is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 30/22 on the following grounds:
  - d. pursuant to section 90(3)(d) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a third party of Alwyndor, in addition Alwyndor's financial position is reported as part of Council's regular budget updates.

In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information.

3. The Alwyndor Management Committee is satisfied, the principle that the meeting be conducted in a place open to the public, has been outweighed by the need to keep the information or discussion confidential.

Moved by Cr Susan Lonie, Seconded by Mr Kevin Whitford

Carried

**RETAIN IN CONFIDENCE - Section 91(7) Order**

1. That having considered Agenda Item 8.2 Financial Report - Confidential (Report No: 30/22) in confidence under section 90(2) and (3)(d) of the *Local Government Act 1999*, the Alwyndor Management Committee, pursuant to section 91(7) of that Act orders that the Report, Attachments and Minutes be retained in confidence for a period of 18 months and that this order be reviewed every 12 months.

Moved by Cr Susan Lonie Seconded by Prof Julie Bonnici

Carried

**7.39pm Cr Susan Lonie left meeting**

**7.41pm Cr Susan Lonie returned to meeting**

**7.1.2 PEPA**

Presentation provided. Noted a very good summary. Consider offering to other staff. We will look at train the trainer style learning and sharing.

**Action:** Send presentation with links to AMC

**Motion:**

**That the Alwyndor Management Committee:**

1. **Notes the Presentation on the Program of Experience in the Palliative Approach (PEPA)**

Moved by Cr Susan Lonie, Seconded by Cr Bob Snewin

Carried

9. **OTHER BUSINESS – Subject to the leave of the meeting**

**10. DATE AND TIME OF NEXT MEETING**

The next meeting of the Alwyndor Management Committee will be held on **Thursday 23 February 2023** in the Boardroom Alwyndor, 52 Dunrobin Road, Hove or via Audio-visual telecommunications (to be advised).

**11. CLOSURE**

The meeting closed at 8.12pm.

**CONFIRMED 23 February 2023**

**CHAIRPERSON**



Item No: 15.1

Subject: **ITEMS IN BRIEF**

Date: 24 January 2023

Written By: Executive Officer and Assistant to the Mayor

Chief Executive Officer: Mr R Bria

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## 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.

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## RECOMMENDATION

**That the following items be noted and items of interest discussed:**

1. **Regional Planning, Planning Systems Implementation Review and 2022-23 Open Space Grant Program update from Minister**
  2. **Water Safety Awareness, Minister for Multicultural Affairs**
  3. **Glenelg Town Hall Commercial Pop-up businesses**
  4. **Glenelg Christmas Pageant**
  5. **Proclamation Day**
  6. **New Year's Eve Event**
- 

## REPORT

1. **Regional Planning, Planning Systems Implementation Review and 2022-23 Open Space Grant Program update from Minister**

Council received correspondence from the Minister for Trade and Investment, the Hon. Nick Champion MP providing an update on several important programs relating to the Planning System Review, as well as the future planning of Greater Adelaide and our Regions.

*Refer Attachment 1*

2. **Water Safety Awareness, Minister for Multicultural Affairs**

Council received correspondence from the Minister for Multicultural Affairs, the Hon. Zoe Bettison MP in response to Council's letter of 28 October 2022 regarding Water Safety Awareness.

*Refer Attachment 2*

### **3. Glenelg Town Hall Commercial Pop-up businesses**

Following a Council decision in August 2022 to activate the old Boomers Café site within the Glenelg Town Hall, the City of Holdfast Bay undertook an Expressions of Interest (Eoi) process which closed 16 September 2022.

A collective of Aboriginal businesses has been secured in one of the tenancies, who commenced 14 January 2023, the same weekend as the Ice Cream Festival. Proud Ngarrindjeri women, Shahna Smith, Founder of Amplified Beauty Australia has created a 'go to beauty space' to experience First Nations businesses. Amplified Beauty offer products, make-up artistry and fashion and beauty related services, Shahna has coordinated eight First Nations businesses within the space, who offer a diverse range of Indigenous art, homewares and souvenirs.

### **4. Glenelg Christmas Pageant**

On 27 November 2022, the Christmas Pageant returned to Glenelg for the first time since 2019 with an estimated 25,000 people lining Jetty Road to view the parade of 50+ floats, which featured more than 1,800 participants. Floats represented a number of community groups as well as local traders. At the conclusion of the pageant, Moseley Square came alive with the Children's Christmas village featuring a range of children's activities, letter writing to Santa, as well as the opportunity for children and families to have their photo taken with Santa and Mrs Claus in the Glenelg Town Hall. AFL Max and Coles Healthy Kicks supported the event with activations on the foreshore.

McGregor Tan surveyed approximately 100 pageant attendees on the day as well as an additional 50 via subsequent online survey. Attendees were drawn predominantly from the local area, with 85% from either the southern or western suburbs of Adelaide. Three quarters of attendees were in family groups, spending an average of 3.9 hours in Glenelg and \$137 per family. The event reported a strong intention to revisit (82%) as well as to recommend to others (89%).

### **5. Proclamation Day**

Tuesday 28 December 2022 was the 186th Proclamation Day, marking the anniversary of the arrival of Governor Hindmarsh and the reading of the Proclamation document under the Old Gum Tree to the first European settlers on 28 December 1836.

The City of Holdfast Bay plans its annual Proclamation commemorations in close consultation with representatives of the Kaurna Nation. Proclamation Day presents an opportunity to recognise the importance of the Letters Patent as a founding document for South Australia. When issued, the Letters Patent was the first time Aboriginal rights were legislatively acknowledged in Australia's colonial history.

For the second time, Kaurna Nation hosted a small overnight camp on the evening of 27 December. The ceremony itself was attended by Kaurna Elders Lynette Crocker, Jeffery Newchurch, Merle Simpson and other Kaurna Nation representatives.

Formalities were led by a Welcome to Country and smoking ceremony, followed by a speech by Senior Aboriginal man Michael Kumatpi O'Brien on behalf of Kaurna Traditional Owners. The Proclamation of South Australia was read by Her Excellency the Honourable Francis Adamson AC, Governor of South Australia. Proclamation Day addresses were then delivered by Amanda Wilson, Her Worship the Mayor of the City of Holdfast Bay, the Honourable Peter Malinauskas MP, Premier of South Australia, and the Governor.

Also in attendance were Louise Miller Frost MP, Federal Member for Boothby, Senator Kerryne Liddle, Sarah Andrews, Member for Gibson, Mayors and Councillors from across South Australia, and representatives of local historical societies, Defence Forces and Emergency Services.

## **6. New Year's Eve at the Bay**

Returning for the first time since 2019, New Year's Eve celebrations in 2023 was a family friendly night of entertainment and fireworks. Fireworks were held at 9:30pm at both Glenelg and Brighton jetties, with a midnight fireworks display at Glenelg to complete the night. Total attendance was estimated at 100,000 people, with 15,000 viewing the 9:30pm fireworks at Brighton and 85,000 attending Glenelg over the course of the night.

Organised alcohol-free celebrations on New Year's Eve are an important means of reducing risk for unplanned and unmanaged crowds converging on Glenelg in particular. Accordingly, the dry zone area was extended, with a family-friendly entertainment line-up from 7pm at Jimmy Melrose Park. The entertainment continued beyond the midnight fireworks until approximately 12:45pm, to stagger the timing of crowd egress from the area.

The planning and management of New Year's Eve was in close collaboration with the following stakeholders; SA Police (SAPOL), Metropolitan Fire Service (MFS), Department of Infrastructure and Transport (DIT), SA Ambulance Service (SAAS), St John, Surf Life Saving SA and the local clubs covering all aspects of the event. The event concluded without serious incident; with only a small number of medical and public order incidents at a level commensurate with the large crowd size. Vehicle egress caused congestion on all roads that connect with Jetty Road. The City of Holdfast Bay worked with SAPOL and DIT on the night to reduce road congestion within available resources. A formal debrief with all internal and external stakeholders is scheduled for the coming weeks to identify areas for future consideration and improvement.

At the commencement of the evening the Hon. Joe Szakacs MP, Minister for Police, Emergency and Correctional Services attended a walkthrough of the Glenelg precinct to inspect public safety measures put in place by Council. This included the expanded police compound in Sussex Street, a first aid triage and treatment area in the Glenelg Community Centre, and the Emergency Control Centre (ECC) established in the Glenelg Town Hall. The tour was led by Ms Marnie Lock, General Manager, Community and Business, accompanied by Deputy Mayor Lindop, Councillor Abley, Acting Chief Inspector John Henderson and Superintendent Selena Dinning from SAPOL.

# Attachment 1





22MP19119

Mayor Amanda Wilson  
City of Holdfast Bay

By email: [mail@holdfast.sa.gov.au](mailto:mail@holdfast.sa.gov.au)

Dear Mayor Wilson

Congratulations on your recent election as Mayor following the 2022 Council Elections.

As the Minister for Planning, I am keen to work with local government on retaining our state's character while also delivering its functional growth not only for this generation but for all future South Australians.

To achieve this, the State Government is currently progressing a number of important programs relating to the planning system, as well as the future planning of Greater Adelaide and our Regions.

### **Regional Planning Program**

The State Planning Commission (the Commission) is currently leading the preparation of the Regional Planning Program, including the preparation of six Country Regional Plans, and the new 30-Year Plan for Greater Adelaide. The Regional Planning Program presents a significant opportunity to set the direction for future planning and development of South Australia and fulfil the vision of the State Planning Policies.

The Local Government Association (LGA) and the Commission have recently signed a Memorandum of Understanding (MoU) regarding the preparation of the regional plans for South Australia. The MoU will see the Commission and the LGA establish and maintain an effective and constructive working relationship that will enable the LGA to collaborate with and provide input to the Commission on the Regional Planning Program.

### **Planning System Implementation Review**

As you would likely be aware, I have recently commissioned an independent review of the *Planning, Development and Infrastructure Act 2016* (the Act) and the Planning and Design Code (the Code). This review continues to progress, and the Expert Panel is open to receiving general submissions on issues pertaining to the review by Friday 16 December 2022.



**OFFICIAL**

However, in recognition of councils being in caretaker due to local government elections, I have agreed to extend the period for councils to make a submission to the Expert Panel. Councils now have until Monday 30 January 2023 to prepare and finalise their submissions.

I encourage Council to provide their feedback to the Expert Panel on the implementation review if they have not already done so. Further information about the Expert Panel and progress of the review is available online at [https://plan.sa.gov.au/planning\\_review](https://plan.sa.gov.au/planning_review).

**2022-23 Open Space Grant Program – Land Purchase for Pocket Parks**

I am pleased to advise that the 2022-23 Open Space Grant Program is now open to receive applications and will remain open for a duration of 10 weeks.

The 2022-23 Grant Program will deliver on the State Government's election commitment to allocate 10 per cent of contributions from the Planning and Development Fund to support councils in purchasing land for pocket parks.

Grant funding for broader development projects (beyond land purchases for pocket parks) is expected to return in the 2023-24 financial year. Further information regarding the 2022-23 Grant Program will be published on the PlanSA website.

If you have any questions, please contact the Open Space Team at the Office for Design and Architecture SA on 8402 1852 or by email to [OpenSpace@sa.gov.au](mailto:OpenSpace@sa.gov.au).

I look forward to working collaboratively with you and the City of Holdfast Bay on these important matters as we seek to deliver a more liveable, competitive and sustainable future for South Australia.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Nick Champion', with a stylized flourish at the end.

**Hon Nick Champion MP**  
Minister for Planning

9 December 2022

# Attachment 2





OFFICIAL



Government  
of South Australia

Hon Zoe Bettison MP  
Minister for Tourism  
Minister for Multicultural Affairs

B1384481

Mayor Amanda Wilson  
City of Holdfast Bay  
PO Box 19  
BRIGHTON SA 5048

Dear Mayor,

A handwritten signature in blue ink that reads "Amanda".

I write to congratulate you on your recent re-election, and to thank you for your letter dated 28 October 2022 calling for additional State Government investment in water safety education for immigrants and international visitors.

Please be assured I share your commitment to ensuring South Australia's multicultural communities, international students and interstate and overseas travellers are educated and supported about water safety and drowning prevention.

As Minister for Multicultural Affairs, I recently met with the Chief Executive Officer of the Royal Life Saving Society of Australia SA Branch (Society) to hear more about the range of programs and services it provides to our multicultural communities. Next month, the Society's General Manager, Operations will also meet with the South Australian Multicultural Commission to discuss ways we can work together to raise awareness of water safety and drowning prevention across our multicultural communities.

Additionally, I am pleased to confirm Multicultural Affairs in the Department of the Premier and Cabinet has supported South Australian multicultural community organisations to run water safety activities and events through our Stronger Together grants stream.

The State Government has supported water safety programs and initiatives for many years, including through funding the VACSWIM program, Holiday Swim program, Community Connections programs and the Department for Education's curriculum-based aquatics, swimming, and surf education programs.

The South Australian Fire and Emergency Services Commission administers the State Water Safety Plan 2021-2030, and coordinates the South Australian Water Safety Committee, comprised of public sector agencies and non-government service providers, to promote and share water safety campaigns and drowning prevention activities across the state.





Government  
of South Australia

The Office for Recreation, Sport and Racing also supports Surf Life Saving SA and the Society through various grants to support their operations and community swimming programs.

Information about water safety and drowning prevention is also available on the Government of South Australia website, and from individual agency websites, including the Department for Environment and Water, Department for Infrastructure and Transport, Department for Education and the South Australian Tourism Commission.

Please note, I have referred your letter to the South Australian Tourism Commission to consider opportunities to incorporate water safety messaging and education into future international visitor campaigns.

You may also be interested to know the Australian Government's Department of Home Affairs issues newly arrived migrants, humanitarian entrants, their sponsors and service providers with the 'Beginning a Life in Australia' booklet that includes information on swimming safety in 39 languages. Copies of the booklet are available at <https://immi.homeaffairs.gov.au/settling-in-australia/settle-in-australia/beginning-a-life-in-australia>

Promoting water safety awareness and drowning prevention in South Australia is a shared responsibility, and I sincerely appreciate your ongoing commitment to keeping our local community and international visitors informed and safe.

Once again, thank you for taking the time to write. I trust the information in this response is useful to you, and I look forward to working with the City of Holdfast Bay and all South Australians to ensure water safety programs and initiatives are accessible to everyone in our community.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Zoe Bettison'.

Hon Zoe Bettison MP

**MINISTER FOR MULTICULTURAL AFFAIRS**

30 / 11 / 2022



Item No: 15.2

Subject: **RESPONSE TO THE PLANNING REVIEW**

Date: 24 January 2023

Written By: Manager, Development Services

General Manager: Strategy and Corporate, Ms P Jackson

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## **SUMMARY**

An Expert Panel, established as part of an election commitment to review the South Australian Planning System, has invited submissions from local government and the broader community to assist it with making recommendations to the State Government for improvements to the State's Planning System. This report presents a draft submission that outlines the issues that are seen as being important to the Holdfast Bay community gained through community feedback, past Elected Member input, and the practical experience that comes from administering the planning reforms since their introduction in 2014.

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## **RECOMMENDATION**

**That Council notes the written submission to the Expert Panel on the Planning System Implementation Review provided as Attachment 1 to this report.**

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## **STRATEGIC PLAN**

**Wellbeing:** A range of sustainable and accessible housing options is available to enable social and cultural diversity and affordability without negatively affecting the heritage values of the city

**Sustainability:** Support mixed use neighbourhood development while honouring heritage values to enable walkability and support healthy ageing

## **COUNCIL POLICY**

Not applicable

## **STATUTORY PROVISIONS**

*Planning, Development and Infrastructure Act 2016*

## BACKGROUND

Since 2014, the Planning Reform process has introduced a number of significant changes to the way that urban areas are planned and assessed. Through the development and implementation of the Planning and Design Code (the Code) and ePlanning system in early 2021, the influence of local government and the community it serves has been significantly diminished. Greater community awareness and reporting of the ramifications of the new planning system have resulted in multiple calls for reform. Indeed, the City of Holdfast Bay has provided much commentary to successive State Governments on the damage that the Planning Reform agenda has caused to suburban character, including the diluting of protections to heritage properties, the loss of urban tree canopy, excessive demands on stormwater infrastructure, pressure on local street networks through increased traffic and insufficient on-site car parking, and general loss of input and community engagement into the formulation of policy and the assessment of development applications. In line with its election commitment, the current State Government has established an Expert Panel calling for submissions from local government, and the community generally, on how the current planning system can be improved.

## REPORT

The deadline for submissions to the Expert Panel was 16 December 2022 for the general community and 30 January 2023 for local government authorities, meaning there has been limited opportunity to have meaningful engagement with the elected membership during the caretaker period and since the time of the inauguration. Notwithstanding, the draft submission made on behalf of the City of Holdfast Bay and presented as Attachment 1 to this report, has been prepared with the elected membership and community in mind, with much of the commentary taken from concerns expressed to Administration over the past few years from councillors and their constituents.

*Refer Attachment 1*

This submission also seeks to provide constructive advice for real change from the City of Holdfast Bay's perspective, gained from practical experience in administering the planning system, but also from what has been reported by its community. This submission seeks to highlight the many opportunities for improvement and key deficiencies and shortcomings of the current planning system. Some of the wording is necessarily technical, as it relates to the operational aspects of the Planning System Implementation Review (the Review) and the need to reference specific sections of the legislation. The scope of the Review is quite broad, as the Review invites commentary on the three pillars of the new planning system, being: the Planning, Development and Infrastructure Act 2026 (the legislative framework); the Planning and Design Code (vision for the built form and the community's level of involvement); and the ePlanning System (the platform for engagement and delivering the service).

The draft submission asks that the Expert Panel seeks to deliver recommendations to the State Government for:

- A well-informed community who can genuinely engage with the planning system.
- A Planning and Design Code that enables the development of localised policy.

- Good design outcomes informed by changes to the Planning and Design Code managed by local councils with direct input from its community.
- Increased regulated and significant tree protection that recognises the importance of these trees and discourages removal through significant penalties.
- Greater protection to established suburban character and heritage buildings.
- The financial burden of administering and implementing the planning system removed from local government and their communities.
- A return to the process that once enabled individual councils to establish localised land use policy, rather than the current system where unilateral policies are applied through the statewide Planning and Design Code.
- Provision for greater opportunity to provide for a more localised and nuanced policy narrative to preserve and enhance local character.
- Delivery of a planning system where the community's understanding, engagement, and participation of the system is improved.

The draft submission includes a more extensive critique of urban tree policies, prepared in conjunction with Council's Environment and Coast team. The considerable loss of urban tree canopy demands an urgent response from the State Government, and it is therefore seen as important that a separate and more detailed position paper from the City of Holdfast Bay was prepared.

#### **BUDGET**

There is no cost impact in making a written submission to the Expert Panel.

#### **LIFE CYCLE COSTS**

It is unclear whether the financial recommendations in the submission to the Expert Panel will be adopted, hence there are no known life cycle costs in making a written submission to the Expert Panel.

# Attachment 1





[holdfast.sa.gov.au](http://holdfast.sa.gov.au)

Brighton Civic Centre 24 Jetty Road, Brighton SA 5048  
PO Box 19 Brighton SA 5048

P 08 8229 9999 F 08 8298 4561

Glenelg Customer Service Centre and Library  
2 Colley Terrace, Glenelg SA 5045

25 January 2023

Expert Panel  
Planning System Implementation Review  
GPO Box 1815  
Adelaide SA 5001

By email: [DTI.PlanningReview@sa.gov.au](mailto:DTI.PlanningReview@sa.gov.au)

Dear Expert Panel,

**City of Holdfast Bay Submission  
The Planning System Implementation Review**

Thank you for the opportunity to make a submission to the Planning System Implementation Review (the Review). The City of Holdfast Bay's submission reiterates the response prepared on behalf of councils by the Local Government Association, adopting its platform for restoring community engagement in the planning process, returning planning powers to local government for greater autonomy in shaping their communities, and enhancing protections to the natural environment and built heritage. Specifically, the City of Holdfast Bay recommends amendments to the current planning system that enables:

1. A well-informed community who can genuinely engage with the planning system.
2. A Planning and Design Code that enables the development of localised policy.
3. Good design outcomes informed by changes to the Planning and Design Code managed by local councils with direct input from its community.
4. Increased regulated and significant tree protection that recognises the importance of these trees and discourages removal through significant penalties.
5. Greater protection to established suburban character and heritage buildings.
6. Removal of the financial burden of administering and implementing the planning system removed from local government and their communities.
7. Empowering individual councils to establish localised land use policy, rather than the current system where unilateral policies are applied through the statewide Planning and Design Code.
8. Provision of greater opportunity to provide for a more localised and nuanced policy to preserve and enhance local character.
9. Provision of a planning system where the community's understanding and usage of the system is improved.

The City of Holdfast Bay is committed to working together with its community and State Government agencies towards the common goal of an improved planning system for South Australia that delivers better outcomes for all. Whilst council is committed to the new planning system as a means to provide an efficient level of service to the community and the development industry, it is concerned that the expediency required by the system has come at the cost of quality in decision making. In this regard, the City of Holdfast Bay believes that the implementation of the planning system and the adoption of the Planning and Design Code will only be successful through an inclusive partnership between local government, its communities and State Government, with reasonable targets and inclusive outcomes.

The new planning system has resulted in a loss of community voice and local knowledge in its decision-making process. Some of the key observations made by Council's elected members, the city's constituents, and those who administer planning policies on the community's behalf, are that the following measures need to be adopted to restore the community's involvement and faith in the planning system, and to ensure that decision making with respect to important planning applications and land use policy changes occur at the local level:

- Developing a successful planning system depends on the State Government's commitment to ensuring full participation of councils and communities in decision making. The State government should work with councils to maximise the local benefits of planning processes, strategies and policies.
- Restore the three tiers of public consultation for planning applications, enabling a greater number of residents to be actively engaged in the planning process, with third-party appeal rights reintroduced for residents to have the opportunity for an independent review of planning decisions that affect their neighbourhood.
- Reintroduction of the balance between elected member and independent member representation on Council Assessment Panels to ensure that the aspirations and expectations of constituents are represented with respect to major planning decisions.
- Restoring the role of local government as the primary authority for planning decisions and land use policy changes, with such responsibilities for statutory and strategic functions clearly defined within the legislation.
- Re-establishing local autonomy as a means to promote the interests of local communities, and to ensure consistent and transparent planning decisions.
- Re-empowering local government to amend and develop localised planning policy, particularly in terms of identifying and protecting areas of built heritage and suburban character.
- Revisiting the regulated tree legislation to reinstate protections once afforded to trees of significant size, irrespective of their relative location to dwellings and swimming pools. It is incongruous to have targets for increasing the urban tree canopy when current laws allow the removal of trees that make the greatest contribution.

More specifically, there are a number of functions associated with the current planning system that are viewed as problematic for the City of Holdfast Bay. These relate to both the functionality of the planning system and the urban outcomes associated with the implementation of the land use policies. The following section breaks down the various parts of the planning system, their respective shortcomings, and recommendations for improvement.

### **Funding the new Planning System**

- The City of Holdfast Bay supports its role as a local decision-making authority and considers that this role should be properly funded by fees and charges set at a cost recovery level. The City of Holdfast Bay opposes any reforms that result in a more unfavourable financial position in relation to planning functions. The fee discrepancy is exacerbated by the fact that the City of Holdfast Bay has had to expend funds to challenge inadequate planning outcomes caused by the narrow and exclusive assessment pathways presently offered.
- The City of Holdfast Bay considers that the costs of the ePlanning system and the SA Planning Portal have been shifted inequitably onto councils. The City of Holdfast Bay is required to pay a levy in excess of \$60,000 each year to maintain a planning portal controlled by the State Government to which the broad community has limited access to. Furthermore, councils must forego lodgement fees to the State Government, being fees that were previously payable to councils.
- The City of Holdfast Bay recommends that lodgement fees are returned to councils, and that audited accounts of the levy expenditure are provided to local government as a means to understand how those funds are expended, particularly now that the ePlanning system has been established and only requires maintenance support.

### **Developer Contributions**

- Infill development within Holdfast Bay is placing increasing pressure on existing council infrastructure. Furthermore, as a downstream council, the City of Holdfast Bay is required to manage the stormwater flows and discharge created by unabated infill in neighbouring council areas. Councils need the ability to seek a development contribution to be charged against new development that require upgrade of council infrastructure to support the proper servicing of the intended development proposal should be considered. Developer contributions are a fair and viable means of raising revenue to improve local infrastructure and assets. Mechanisms by which developer contributions can be regulated and applied to address the pressures on existing infrastructure should be considered in the *Planning, Development and Infrastructure Act 2016*.

### **Infill Development**

- Building sustainable densities is an important aspect to healthy and vibrant communities. The current policy on cumulative impacts of infill development should be reviewed and monitored with appropriate targets and controls established and



enhanced policy relating to infill development to address issues such as loss of character, carparking, the loss of private open space and the urban tree canopy.

### **Heritage and Conservation**

- Local government recognises the benefits of protecting its built heritage while emphasising that classification of 'heritage' and 'conservation' status should be made locally, on the basis of evidence. The City of Holdfast Bay does not support the implementation of policies that lack a sufficiently robust evidence base for the removal of heritage protection status to listed properties, for instance.

### **Principles of Good Design**

- Planning decisions should be made cognisant of good design principles and in the best interests of the local community. Further consideration of good design within the Planning and Design for all forms of development is required. An appropriate start would be to dismantle the generic design standards that are imposed metropolitan-wide, as this approach fails to consider and articulate individual suburban character that is worthy of noting and replicating in all new development.

### **Areas of Cultural and Spiritual Values**

- Protecting areas of cultural and spiritual value is a shared responsibility of all tiers of government and communities. Further work is required to include policies within the Planning and Design Code that consider non-European cultural and spiritual values.

### **Urban Greening, Tree Planting and Offset Fund**

- The City of Holdfast Bay understands that having higher levels of natural plant life (trees and shrubs located in street verges, parks and on private properties) in their local communities has many social and environmental benefits, particularly in urban communities. Indeed, the City of Holdfast Bay has a proud and ongoing commitment to revegetating its coastal and natural reserves, in addition to implementing an intensive street tree planting program that will restore tree canopies and corridors to the urban environment. However, these attempts at revegetation are exponentially offset by State Government policies that enable the unabated removal of the city's most significant trees. This is such an issue of concern to the Holdfast Bay community that a separate paper is provided as an appendix to this submission containing specific concerns and recommendations to help guide rapidly needed reform.
- To achieve the Tree Canopy cover Target in the Greater Adelaide 30 year Plan there is a need to understand that to reduce the heat island effect arising from the increased paved areas and effects of climate change that there is a need for a consistent canopy cover. This can only be achieved by trees being planted on both public land (reserves, open space and streets) and private land. To reduce the heat island effect in the higher density infill areas there is a need to ensure that trees are planted on private land.

- The City of Holdfast Bay recommends that the cost of paying into the Tree Offset Fund in lieu of planting a tree should be commensurate with the full life cost of the tree, notwithstanding the benefit the community will receive.

Having regard to the abovementioned issues, the following technical amendments to the *Planning, Development and Infrastructure Act 2016* (PDI Act) and associated regulations, and the Planning and Design Code are recommended by the City of Holdfast Bay:

- Amend the regulated and significant tree legislation with the aim to protect regulated and significant trees, this would include expanding the definition, determine a value for trees and include as a fee when a regulated or significant tree is to be removed and increased penalties for the illegal removal or damage to these trees.
- S56, Fees and Charges, the requirement for councils to pay the ePlanning levy should be repealed. Councils have had to forego lodgement fees to sustain the ePlanning platform, and to seek an additional levy is entirely inappropriate, particularly as the high level of investment by local government does not translate in quality of product or service provided.
- Sub- section 67 (4) and (5) should be repealed to ensure that planning policy is determined by proper planning principles through broad community consultation, rather than through a selective vote of property owners.
- S106.2 and Regulation 54(1), Deemed to Satisfy (Minor variations), the ability of Private Certifiers to make minor variations to applications should be repealed or at the very least provide greater guidance and controls on what are minor variations.
- S121 (2) Design Review, a person undertaking specified forms of development should be required to undertake design review, rather than being a voluntary process.
- S125, Timeframes in which to make a decision, sub section 2 Deemed Consents should be repealed.
- Regulation 125, Timeframes within which a decision must be made. More flexible time frames for complex applications that are not subject to public notification should be introduced.
- Public notification provision should be reviewed, with more targeted public notification provided and third-party appeal rights introduced for identified forms of performance assessed applications assessed by Assessment Panels and subject to public notification.
- S136, 137, regulation 3F and definitions relating to Regulated and Significant Trees. An independent review of the regulated and significant tree legislation should be undertaken with the aim to increase protection of regulated and significant trees, this would include expanding the definition. A value for trees should be determined and regulated and included as a fee when a regulated or significant tree is to be removed.

- Planning and Development Fund, amend s194 and 195 and regulation 119 to ensure that the fund is only used to improve access to public open spaces and places and enable the planning, design and delivery of quality public space that is essential to healthy, liveable communities.
- S197, Off-setting contributions, the operation and applicability of the Urban Tree Off Set Scheme should be reviewed and the contribution for not planting a tree under the Urban Tree Off Set Scheme to be substantially increased to provide an incentive to plant trees on private land and to enable councils to recover the cost of planning and maintaining the trees on public land.
- Include mechanisms by which developer contributions can be regulated and applied to address the pressures on existing local infrastructure.
- A comprehensive review of fees and charges should be undertaken with consideration being given to the lodgment fee currently being paid to the State government being paid to the council and consideration should be given to a verification and development approval fee.
- Include the ODASA Design Guidelines into the Planning and Design Code –Principles should be incorporated in the Planning and Design Code to ensure that Object 4 (d) and s59 of the Act are fully addressed and incorporated within the Code.
- Reintroduce detailed Desired Character Statements for zones to provide clarity in relation to outcomes sought.
- Enable councils the opportunity to include more localised policy within the Planning and Design Code to reflect local neighborhoods and local character.
- Undertake a comprehensive independent review of the benefits and impacts of infill development in metropolitan Adelaide and amend the Code based on the findings.
- Provide greater policy consideration and detail for regional South Australia in the Code.
- Engage with local government on the provisions of policy and design guidelines required to protect heritage and character areas.
- Ensure policy is well written and understood and the language used is not ambiguous and non-contradictory and enables clear outcomes.

To assist the Expert Panel in understanding the challenges faced by the City of Holdfast Bay in administering a planning system where the involvement of councils is limited with respect to shaping policies, engaging with their communities on development applications, and indeed making assessments on merit, it is important to expand on some of the fundamental issues that require revision, with specific recommendations to achieve better outcomes.

## **Loss of Policy Direction**

The City of Holdfast Bay has noticed that the opportunity to develop and improve on land use policy has been lost with the introduction of a single Code that is managed centrally through Planning and Land Use Services and the State Planning Commission. Under the previous system, the City of Holdfast Bay had the opportunity to be innovative through developing and testing policy in its local area, for its own local community. While this previous approach had drawn a negative response from the development industry due to varying policy across council areas, it led to innovation and ongoing improvement in policy content. While some see value in the new centralised approach which has created 'homogenous' policy across suburban Adelaide, it has stifled innovation and reduced policy content to the lowest common denominator.

### ***Recommendations***

- a) Councils should be provided the ability to develop and test policy at a local scale, or at the very least adapt policies to suit their own local circumstances.
- b) State Planning Commission to provide more detailed and comprehensive feedback on issues raised by councils and provide a clear framework and understanding on how policy issues raised by councils can be addressed.
- c) Introduce greater transparency to the otherwise confidential nature of many of the State Planning Commissions discussions, as a means to instill confidence in the system and increase the ability of councils and the community to be engaged in policy development.

## **The Loss of Local Policy Content**

The State Government, in the early stages of development, communicated that the Code would be comprised of current Development Plan policies in the new Code format, in effect a "like for like" transition to precede future changes to policy content developed in consultation with councils.

The Code in its current form does not uphold that commitment. Policy intent, content and tools fundamental to councils' ability to sustain and enhance the quality of suburbs and neighbourhoods from existing Development Plans, have not been replaced with substantive planning policy of a level of detail or rigor necessary to enable good development outcomes. Attention is drawn to a specific example in Holdfast Bay, where allotment densities and site frontages were reduced by up to 30% without any reciprocal policies relating to retention of the urban tree canopy, management of on-street car parking congestion, disposal of stormwater from increased hard-surface areas, and reduction in the number of on-street car parking opportunities through the increase in the number of driveway crossovers.

The Code omits local policy that had been developed by the City of Holdfast Bay in consultation with its community over considerable time and at considerable expense. The State-based approach as adopted in the Code has seen the removal of both this local policy, and in many instances, Structure Plans and Master Plans specifically developed for local and unique areas. Inclusion of these local area plans was supported by the Expert Panel in its original recommendations for Planning Reform.

Perhaps the starkest example of where Ministerial land use policy has failed local communities is represented by the arbitrary allowance for high-rise development in some of Holdfast Bay's most sensitive localities. The State Government sought fit in 2016 to repeal previous local policies created with community input, in favour of generic high rise policies that had no regard pre-existing local traffic conditions, architectural character, capacity of existing stormwater infrastructure, importance of heritage listed buildings, and the social welfare of those residing adjacent. With the advent of such developments along South Esplanade, Colley Terrace, and Adelphi Terrace (in particular), it is critical that an evaluation of the impacts of such developments is undertaken to understand the ramifications of continuing with these policies, relative to the benefits of re-introducing local content to guide development policy.

### ***Recommendation***

- a) Councils should be empowered to develop local policy, including Structure Plans and Master Plans specifically for local and unique areas, and in consultation with their community.
- b) The City of Holdfast Bay seeks a review into the current building height allowances along South Esplanade, Colley Terrace, and Adelphi Terrace to understand the environmental, social, heritage, and built form impact to surrounding residential communities.

### **Good Design**

A key premise behind the South Australian Planning Reforms and as identified in the PDI Act and State Planning Policies is the focus on good design outcomes under the Code. Good design and placemaking must be a central objective of the Code and must be enforceable in the assessment process.

The importance of design to good planning outcomes has been emphasised throughout the reform process. While the intent to promote good design is clear, this is not fully realised in the Code, which is the most practical and effective instrument available to realise the intent of the PDI Act. As the Code currently stands, these good intentions have not been met. The reduction of the number of zones overall, and stripping away of well developed, locally responsive policy guidance, has resulted in standardised policy across many neighbourhoods and suburbs which fails to recognise and respect unique character.

The City of Holdfast Bay and its community have an expectation that the Code will significantly lift the bar in terms of the quality of design outcomes being achieved through the planning system. Therefore, good design and placemaking must be a central objective of the Code and must be enforceable in the assessment process. Good housing and urban design should not be considered as an add-on, but as an essential part of an acceptable living environment.

### ***Recommendation***

- a) Introduce measures that allow councils to expand on the choice of generic zones which they are otherwise limited to, as a means to develop land use policies that meet the specific design needs of the particular locality and areas of character.

## **Infill Development**

The City of Holdfast Bay recognises that building sustainable densities is key to healthy and vibrant communities, however current policy should be reviewed to gain a greater understanding on cumulative impacts of infill development particularly as it related to the loss of local character, the loss of the urban tree canopy, car parking stormwater and other council managed infrastructure and both public and private open space.

While the Code accommodates continued infill development in the metropolitan area, the design, impacts and management of infill development should be addressed more thoroughly in the Code, ideally with the guidance of a broader strategy. In the Code, infill development should be considered together with particular regard to policies addressing design, neighbourhood character, and local context.

While there is some recognition of these issues in the State Planning Policies, there is no holistic policy to guide the land use planning and funding settings specific to infill development in urban areas. This policy vacuum contributes to disjointed decision making within the planning system about the intensity of development permitted within an area, and the capacity of that area to accommodate high levels of infill development.

A better understanding is needed of the cumulative impacts of the current policies that encourage infill development, whether the areas that are identified for further infill development have the service and infrastructure capacity to sustain further development, the level of investment that is funded. These issues should be thoroughly considered and clearly articulated in a State Planning Policy on Infill Development.

## ***Recommendation***

- a) A State Planning Policy relating to infill should be developed to address the loss of local character, the loss of the urban tree canopy, carparking stormwater and other council managed infrastructure and both public and private open space.

## **Heritage and Conservation**

Conservation of heritage and historic character through the planning system remains a vital concern for the City of Holdfast Bay community. The City of Holdfast Bay reiterates its earliest comments to the State Government that highly effective heritage conservation policies existed in the now repealed Development Plan, and that these should be reintroduced into the Code and indeed expanded rather than lost through the planning reform program. As matters stand, the Code provides generic heritage and conservation policies, which are oblivious to the distinctly unique character areas within Holdfast Bay. There needs to be a finer grained approach to heritage conservation to ensure that the unique features of a particular area are not lost but in fact enhanced.

Previous Historic Conservation Zones (HCZ) and Contributory Items (CI) were highly valued by the Holdfast Bay community, including identification of certain places as Contributory Items. While the City of Holdfast Bay reluctantly supported the decision to transition many of the existing Contributory Items into the Code as 'representative buildings' as a means to afford some level of protection to these important places, concern has been expressed that these "representative buildings" are not defined in the Code. Indeed, the City of Holdfast Bay had to prepare a Code Amendment to ensure that 27 of its most valuable Contributory Items were elevated to Local Heritage status for their own protection.

The interface of development assessment and heritage is particularly significant in the context of State Government directions for urban development. The City of Holdfast Bay believes that urban infill development can be compatible with heritage conservation, and with good design offers opportunities for improving streetscapes and areas in ways that can benefit local heritage places and incentivise their restoration and use. Conversely, such development also has the potential to impact negatively on local heritage, and clear policies and frameworks for decision making are required where heritage conservation must be considered alongside other objectives in pursuit of infill targets.

While it is understood that the Code seeks to provide for flexibility of design response for development that impacts on heritage places, the loss of detailed development guidance, otherwise previously available in council Development Plans, has the potential to result in more development proposals that fail to have appropriate regard to heritage significance and value. Without repeating in whole past submissions made to the State Government on the issue of heritage protection, the City of Holdfast Bay reinforces its support for the following recommendations made in the *2018-19 Inquiry into Heritage Reform* of the Environment, Resources and Development Committee of Parliament:

- State Government commences a statewide, collaborative and strategic approach to heritage reform through development of a staged process and that any reforms undertaken must result in streamlined, clear and responsive processes and transparent and accountable decision making;
- A statewide, strategic approach to identifying heritage of local and state significance, involving the community and interested stakeholders, which is appropriately funded by state government'
- An audit or review be undertaken of local and state heritage places and contributory items, with the aim of working collaboratively with community and local government;
- A suitable long term funding base (that incentivises management for heritage and disincentivises deliberate neglect of heritage) for the management of heritage be identified and secured; and
- Sub- section 67 (4) and (5) of the Planning, Development and Infrastructure Act 2016 should be repealed in order to ensure that planning policy is determined by proper planning principles through broad community consultation, rather than through a selective vote of property owners.

The City of Holdfast Bay was pleased to receive notice from the State Planning Commissioner on 19 October 2022 that opportunities had been unlocked to wind back some of the current measures, restoring autonomy to councils to elevate Character Areas to Historic Areas, and providing support and facilitate councils to review and update their Character Area Statements (and Historic Area Statements) to address identified gaps or deficiencies, and support and facilitate councils to undertake Code Amendments to elevate existing Character Areas to Historic Areas. However, it is important that such measures are reflected by changes to Section 67 (4) and (5) of the Act, which requires a plebiscite of property owners where a heritage character or preservation zone or sub zone is proposed. The Act requires that 51% of property owners agree with the proposal. The City of Holdfast Bay opposes this provision on the basis

that the recognition of heritage character should be based on the merits and character of the built form, not on a popular vote. The requirement for 51% of property owners to agree by a vote to the establishment of a heritage conservation zone should be removed from the PDI Act to enable the City of Holdfast Bay to duly recognise areas of distinctive character.

### ***Recommendations***

- a) Policy provided in the Historic Area overlay that provides specific guidance and recognition in relation to 'Representative Buildings'.
- b) Clearer reference be provided in the Historic Area Overlay (and Character Area Overlay) to specifically refer to the statements in the Performance Outcomes.
- c) The State Government establish a Panel comprising persons of appropriate expertise, including representation from the Commission, Heritage Council, local government and relevant Government agencies to prepare a roadmap for a staged approach to heritage.
- d) Repeal s67(4) and (5) relating to the requirement for 51% of property owners to agree by a vote to the establishment of a heritage conservation zone.

### **Urban Greening, Tree Planting and Offset Fund**

The City of Holdfast Bay understands that having higher levels of natural plant life (trees and shrubs located in street verges, parks and on private properties) in their local communities has many social and environmental benefits, particularly in urban communities. The City of Holdfast Bay is presently exploring and implementing strategies that maintain and increase levels of urban greenery to maximise the benefits of green cover.

To achieve the Tree Canopy cover in the Greater Adelaide 30 Year Plan there is a need to understand that to reduce the heat island effect arising from the increased paved areas and effects of climate change that there is a need for a consistent canopy cover. This can only be achieved by trees being planted on both public land (reserves, open space and streets) and private land. To reduce the heat island effect in the higher density infill areas there is a need to ensure that trees are planted on private land. Developers and builders need to recognise and accept that they have a responsibility to ensure this occurs and the responsibility does not lie only with State and local government.

A significant improvement to planning policy proposed in the early draft of the Code was the requirement for tree planting and provision of deep root zones within infill development / small lot housing. Unfortunately, this policy has been significantly weakened due to the introduction of an Offset Fund for the planting of the trees required by the policy.

The City of Holdfast Bay's concerns about the approach to providing opportunities for offsetting the planting of a tree on these sites include:

- it undermines the overall intent and purpose of the policy for improving amenity and comfort outcomes for occupants and surrounding properties to infill development sites that the tree would provide over time;
- it focusses planting by local council's into the public realm, which is most likely to be away from the locations where canopy loss is occurring on private sites, and arguably where the benefits of additional tree planting would be less beneficial to the overall



policy intent (ie, open spaces and streets already have tree coverage and lower urban heat island impacts).

- it assumes that this will be available as an option, whereas more established locations (where much of the infill is occurring) already have streets filled with mature street trees and open space areas with established trees (or in some cases limited or no open space areas within the same walkable neighbourhood).
- the inadequate cost, is a disincentive to plant trees which is what the community expects for development and will not result in better design and amenity outcomes for occupants.

The cost-benefit analysis undertaken by the State government to support an offset fund, misrepresented the amenity benefits of trees within development sites, from a comfort viewpoint, particularly in light of increasing higher temperature days as a result of climate change (this is as opposed to direct energy cost savings). The offset scheme option place increased responsibility on local government in achieving the 30 Year Plan's urban tree canopy target, when it is private landowners and developers which are reducing tree canopy, contrary to the policy. The position also ignores the importance of trees to contributing to better design outcomes for infill development (spaces created to accommodate the trees are part of this), and this is a key objective of the PDI Act.

While the City of Holdfast Bay understands the rationale for such a scheme particularly in areas with reactive soils, which would result in an increase in the cost of footings, the City of Holdfast Bay is concerned that the scheme is open to misuse and as such considers that the following should be taken into consideration in a review of the scheme.

### ***Recommendations***

- a) Establish clear rules and obligations on the Private Certifier and applicant to ensure that payment into the offset scheme in lieu of a tree on the property is the last resort. Where a tree is unable to be located on a property in conjunction with a dwelling because of reactive soils, footing costs or setbacks and the applicant is therefore required to pay into the offset scheme these applications should not be assessed on merit in lieu of a lack of significant vegetation on the site.
- b) Ensure that the cost of planting and maintaining a tree must reflect the actual cost, as set by the respective council at the time of assessment.
- c) Mandating the size requirement of the tree to be planted on the site.
- d) Requiring the planting of an appropriate established tree on the site should form part of the Certificate of Completion/Certification of Occupancy (ie the builder/developer is compelled to plant the tree prior to permission being granted for occupation).

## **Assessment Panels**

The gradual erosion of elected member representation on Council Assessment Panels has been unnecessary and has not met community expectations, resulting instead in a loss of community voice and local knowledge in the decision-making process. A review of the current limit of one elected member on local Council Assessment Panels should be undertaken to ensure that community views are adequately represented in decision making, particularly as the State Government's marginalization of elected member involvement on Assessment Panels has occurred in concert with a reduction in the ability of neighbours to make representation and be heard on development in their locality.

Aside with its concerns around the diminishing role of elected members on Assessment Panels, the City of Holdfast Bay is also concerned with the process for appointing independent members to an Assessment Panel, with the current accreditation system discouraging a diversity of professions and community members. This is due to the complexity of the accreditation system particularly for non-planners, the cost of becoming and maintaining accreditation, and the ongoing Continual Professional Development requirements. The restrictive provisions as to persons who can be appointed as Independent Assessment Panel members prevents otherwise capable community members from nominating for membership to the Holdfast Bay Council Assessment Panel.

A further deterrent to nominating for membership to the Holdfast Bay Council Assessment Panel is that currently under the PDI Act there is no statutory immunity from personal liability for members of Assessment Panels, instead liabilities of the Assessment Panel rest with the Council which is in turn covered by the LGA Mutual Liability Scheme, which can choose not to indemnify. Any individual appointed to an Assessment Panel acting honestly in that capacity would have rights at common law to be indemnified by the appointing authority. The legislation is silent on that point in that there is no provision for immunity, transfer or responsibility of liabilities of individual members to the Assessment Panel.

## ***Recommendations***

- a) Restore the balance between elected member and independent member representation on Council Assessment Panels to ensure that the aspirations and expectations of constituents are represented with respect to major planning decisions.
- b) Introduce measures that encourage broad-based nominations for membership to the Council Assessment Panel to ensure quality rather than simply qualified representation.
- c) Legislate immunity for Assessment Panel member decisions to avoid liability falling on councils.

## **Infrastructure Framework**

Infrastructure Schemes are not serving the purpose they were intended for. S162-184 collectively deal with the establishment of infrastructure delivery schemes for basic and essential infrastructure. The issue for the sector is that the processes and associated resource implications of such statutory schemes are so complex and resource intensive that they have not been taken up. Rather, the traditional model of non-statutory infrastructure agreements tied to land by way of Land Management Agreement continues to be used.

The City of Holdfast Bay would encourage the resolution of this issue in the Act, as a statutory process would be beneficial where land ownership is fragmented, and coordination of infrastructure is more difficult and for infill Councils where smaller scale public realm works are needed to be part-funded by developers. Councils are still having to set up costly and time-consuming legal agreements to leverage good public realm upgrades.

#### ***Recommendation***

- a) Ensure that infrastructure provision is resolved at the planning stage of the development application process, reducing the need to reserve such decisions through statutory schemes. This will enable the community to understand the future infrastructure provision and enable council's to plan for their funding and delivery.

#### **Public notification**

The City of Holdfast Bay has noted concern within its community since changes were introduced in March 2021 to public notification requirements. There is a view that people feel they have the right to be engaged where developmental changes and development applications are proposed in their neighbourhood, but that the current planning system denies them of that opportunity. Specifically, the Planning and Design Code reduces the public notification requirements, with significantly more land uses being classified as 'Deemed to Satisfy', and therefore not requiring notification. In addition, the appeal rights of third parties have also been significantly reduced, with only restricted developments being subject to third party appeal rights. Notification is an important tool for informing and engaging with communities and the provisions relating to public notification should enable this communication in both metropolitan and regional contexts.

#### ***Recommendation***

- a) Review Division 2 (Planning Consent) under the PDI Act 2016 and Division 3 (Notice requirements and consultation) of the PDI (General) Regulations 2017 to more appropriately consider the impacts of land use and developments on adjoining owners and communities.
- b) Reinstate three tiers of public consultation relative to the impact of the development proposal, thereby enabling neighbours to be formally notified, with the option to express their views, and the safeguard of being able to appeal a decision that significantly compromises their amenity.

#### **Regulated and Significant Trees**

The City of Holdfast Bay and its community is concerned with the current protections that exist in the planning system to safeguard regulated and significant trees. While the City of Holdfast Bay is working hard to plant new trees, there is not enough available space on public land to replace what is being lost from private land because of the reducing allotment size and increasing built site coverage across the council area. This is such an issue of concern to the Holdfast Bay community that a separate paper is provided as an appendix to this submission containing specific concerns and recommendations to help guide rapidly needed reform.

### ***Recommendation***

- a) Revisit the regulated tree legislation to reinstate protections once afforded to trees of significant size, irrespective of their relative location to dwellings and swimming pools. It is incongruous to have targets for increasing the urban tree canopy when current laws allow the removal of trees that make the greatest contribution.

### **Developer Contributions**

With infill development putting pressure on existing infrastructure within the City of Holdfast Bay, the ability for the council to seek a development contribution to be charged against new development that require upgrade of council infrastructure to support the proper servicing of the intended development proposal need should be considered. Developer contributions are a fair and viable means of raising revenue to improve local infrastructure and assets.

### ***Recommendation***

- a) Develop mechanisms by which developer contributions can be regulated and applied to address the pressures on existing infrastructure should be considered in the *Planning, Development and Infrastructure Act 2016*.

### **Private Certification**

The City of Holdfast Bay believes that planning decisions should be made locally. Communities continue to perceive councils as responsible for planning decisions, and as such councils will continue to hold significant interest in all local development outcomes. However, councils have no formal responsibility nor resources to oversee privately assessed applications and may be legally vulnerable if they do so.

The City of Holdfast Bay has previously raised concerns with the use of private certification in the planning system, specifically given that the system now allows for private certifiers to assess applications and approve 'minor' variations where a prescribed standard is not met. Section 106(2) of the Act provides that where a relevant authority (which includes a Level 3 accredited professional) is satisfied that development is Deemed to Satisfy (DTS) except for 1 or more minor variations, they must assess it as DTS. Indeed, the City of Holdfast Bay has experienced instances where developments had been privately certified where the development did not satisfy important criteria. Examples have also been provided of private certifiers exercising considerable discretion in the judgement of a 'minor' departure from the criteria.

The system is therefore easily being flouted by private certifiers deeming significant variations to be 'minor' to achieve a quick approval that might not be in the community interest. This aspect of the system should be more tightly regulated. The ability for a planning level 3 accredited professional to act as a relevant authority where there are 1 or more minor variations under s106(2) should be removed. In this regard, there needs to be both greater oversight and regulation of private certifier decisions, and a return to a system where only local councils make planning decisions.

### ***Recommendations***

- a) Restore planning consent authority to local government, ensuring that private certifiers do not make planning decisions; or

- b) Private Certifiers be more effectively regulated by the Chief Executive of the Department in their role as the Accreditation Authority to ensure the proper operation of the system, and the quality of development outcomes are reflected in practice/on the ground.

### **Coastal climate change and protection of coastal land**

Increased understanding of coastal change is highlighting the need for progressive changes to coastal zoning to accommodate sea-level rise and other climate-related impacts. The City of Holdfast Bay is particularly vulnerable to coastal climate change due to its geographic location. Impacts to coastal land from changing coastal conditions can result in changes to the land that are similar to the impacts of “development”. Areas of “coastal land” are commonly under the care, control and management of councils. The role of councils in managing changes to coastal land due to changing environmental conditions is unclear. As climate-related coastal changes increase, this lack of clarity will continue to increase. Coastal protection mechanisms are exceptionally costly but funding mechanisms do not currently meet the scale of the challenge. As such the following recommendations should be adopted

#### ***Recommendations***

- a) Coastal planning policies to be based on statewide modelling of 2050 and 2100 inundation and erosion hazards.
- b) State government to develop a state Coastal Retreat Policy that links to the PDI and other relevant legislation.
- c) State government to implement similar reforms to NSW, VIC and QLD with reviews to ensure improved interaction between the Planning, Development and Infrastructure Act, Coast Protection Act, Harbors and Navigation Act, Crown Land Management Act and heritage legislation.
- d) State government to implement similar reforms to NSW, VIC and QLD with reviews to ensure improved interaction between Planning, Development and Infrastructure Act, Coast Protection Act, Harbors and Navigation Act, Crown Land Management Act and heritage legislation. Reviews should include in their scope an investigation into funding mechanisms that match the scale of funding required for coastal protection and that fit with state policies, plans and legislative frameworks in a consistent, strategic and prioritised manner.

Thank you once again for the opportunity to be engaged on this most important review. Should you have any further queries regarding the City of Holdfast Bay’s submission, please do not hesitate to contact Council’s Manager Development Services, Mr Anthony Marroncelli, on 8229 9904 or at [amarroncelli@holdfast.sa.gov.au](mailto:amarroncelli@holdfast.sa.gov.au).

Yours sincerely

Roberto Bria  
**Chief Executive Officer**

## Appendix: Expanded Commentary Specific to Regulated Trees and Urban Tree Canopy

Topic	Summary of Issue	Possible resolution / Proposed amendment
<b>Tree protections</b>	A high proportion of tree canopy cover is the most effective and cost-effective method for the provision of cooling increasingly warm urban areas, especially around urban heat islands that are created by large areas of hard surfaces and no shade. Protection and retention of existing canopy is as important as growing new canopy. There is a significant canopy increase target in the 30-year plan and many councils are now introducing their own canopy increase targets. Canopy is a highly valued resource and needs protection.	<p>Remove the ability to prune up to 30% of regulated and significant trees without requiring council approval. The 30% rule is difficult to enforce and is often flouted. There is also no time caveat that the 30% applies to, i.e. it could be 30% within one year, or within one week. This allows continual abuse of this regulation. It is also recommended that the ability to prune without approval be reduced to 10% within one year. In addition, fence-lining (boundary pruning) of public and regulated trees must not be allowed.</p> <p>The City of Holdfast Bay recommends implementing a system for the pruning of regulated and significant trees that requires the mandatory use of Australian Standard 4373: Pruning of amenity trees. In addition, there needs to be a requirement that pruning of regulated trees is undertaken by a Level V arborist. This will significantly protect existing tree canopy as well as ensuring the best pruning techniques to ensure tree health and structure, and for public safety. This will significantly protect existing tree canopy.</p>
		The City of Holdfast Bay recommends that the definition of a regulated tree includes that it meet one of the criteria of either: minimum trunk circumference, OR minimum height, OR minimum canopy spread at the sizes recommended below. Preferably two or more of these criteria would be used together.
	There are benefits in reducing the minimum circumference for regulated and significant tree protections.	Many more trees would be protected. This action would bring South Australian tree protection standards up to a minimum level of best practice, depending on the size that is recommended. The City of Holdfast Bay therefore recommends reducing the minimum circumference for regulated (protected) trees to approximately 0.5 m as a baseline and also giving councils the power to institute further protections based on their own contexts.

## Appendix: Expanded Commentary Specific to Regulated Trees and Urban Tree Canopy

Topic	Summary of Issue	Possible resolution / Proposed amendment
	There are benefits in introducing a height protection threshold, to assist in meeting canopy targets.	This would protect many more existing trees and their canopy. The City of Holdfast Bay recommends that a tree with a height of 6 metres or more be defined as regulated (protected). Height is easy to measure.
	There are benefits in introducing a crown spread protection, to assist in meeting canopy targets.	This would protect more existing trees and their canopy. The City of Holdfast Bay recommends that a tree with a canopy spread of more than 9 m <sup>2</sup> be defined as regulated (protected). The methodology for measurement of this must be defined in the regulations to ensure consistent application across multiple jurisdictions.
	There are benefits in introducing species-based tree protections.	The City of Holdfast Bay strongly recommends removing the exempt species list in section 3(F) and instead the regulations must refer to the Declared Plant species list in the <i>Landscape SA Act 2019</i> . This makes interpretation of the legislation much easier, reduces confusion and will reduce administrative burden. The use of species-based protections will increase administrative burden, increase confusion and have potentially adverse effects by protecting the wrong trees. The use of size only criteria for protection through classification as regulated (or similar wording) is much easier to administer, interpret and apply.
	Privately Certified developments: These cause lots of issues, with inaccurate/misleading plans submitted to Council which often do not reflect Council trees in the plan. In addition, many of these certifiers are interstate, and never attend the site in person to examine its context, or proximity to trees. Instead they use inaccurate satellite or aerial imagery. This frequently results in buildings with roofs that extend into and interfere with pre-existing public tree canopy, which subsequently has to have high pruning requirements, increasing the maintenance burden of already under-resourced councils, and reducing potential additional canopy.	Councils should be able to refuse a development if the plans are inaccurate/misleading, and force private certifiers to ensure all lodged documents are accurate and reflect Council vegetation. Plans should show the crown of public trees that encroach onto the subject site. There is no wording in the Act that empowers Councils to do this at the moment.  In addition, it should be mandatory that private certifiers and relevant authorities (e.g. surveyors) visit every site in person as part of the design process to ensure that pre-existing public tree canopy is protected and the building design accounts for this.

## Appendix: Expanded Commentary Specific to Regulated Trees and Urban Tree Canopy

Topic	Summary of Issue	Possible resolution / Proposed amendment
	<p>Trees are often removed by state government on state government land without independent consideration of the value of the trees against the reasons for their removal. This often occurs along major roads and at public school sites. These types of locations have particularly high risks associated with increased urban heat.</p>	<p>The City of Holdfast Bay recommends that current exemptions from tree protection regulations for some state government agencies (notably the Department of Infrastructure and Transport, and Department for Education) be removed; as well as advocacy to exempt Commonwealth agencies (e.g. the Department of Defence) to promote the protection of trees on public land – particularly given the increased urban heat risk exposure of these publicly managed areas.</p>
<p><b>Distance from structures</b></p>	<p>Currently a protected tree (excluding <i>Agonis flexuosa</i> or <i>Eucalyptus</i>) can be removed or damaged if it is within 10 m of a dwelling or swimming pool. As this section of the Act is currently written it can easily cause problems and be abused, as was demonstrated recently when an old, abandoned, filled-in pool was used to remove a regulated tree. Another case went to the ERD court and allowed the removal of a Norfolk Island pine that had a stem &gt;10 metres away from any structure, on the basis that a basal root was within 10 metres of a building.</p>	<p>Reducing or removing this distance will significantly enhance protection for existing trees and bring SA into line with other states where the majority of councils in the University of Adelaide report do not have a distance provision.</p> <p>The City of Holdfast Bay therefore recommends:</p> <ol style="list-style-type: none"> <li>1. Replacing the current 10 metre distance provision with a requirement for a proponent to demonstrate that a protected tree is interfering with a substantial structure (e.g. through an engineer's report) and the value of that structure be weighed up against the value of the tree; or in lieu of Recommendation 1</li> <li>2. Include <i>araucaria heterophylla</i> (Norfolk Island Pine) on the list of species that are excluded from entitlement to removal or damage on the basis of being located within 10 metres of a dwelling or swimming pool.</li> </ol>
	<p>There are benefits in revising the circumstances when it would be permissible to permit a protected tree to be removed to better manage problematic tree species (i.e. not only when it is within the proximity of a major structure, and/or poses a threat to safety and/or infrastructure)?</p>	<p>Regulated (protected) trees should be allowed to be removed in the following circumstances:</p> <ul style="list-style-type: none"> <li>- If listed in the Declared Plant species list in the <i>Landscape Act</i> SA 2019</li> </ul>



## Appendix: Expanded Commentary Specific to Regulated Trees and Urban Tree Canopy

Topic	Summary of Issue	Possible resolution / Proposed amendment
		<ul style="list-style-type: none"> <li>- When it poses a significant threat to safety, as assessed by a Level V arborist. The risk assessment methodology must be industry standard and specified in the <i>PDI Act</i> to ensure consistent application.</li> </ul>
<b>Urban tree canopy offset scheme</b>	There are real benefits in increasing the fee for payment into the offset scheme.	At the moment the fee is too low, which means it is too easy and affordable for the majority of households to pay, rather than plant a tree. The fee needs to be high enough to incentivise tree planting rather than paying a high fee.
	There are benefits in aligning the fee for tree removal with the actual cost to a council of delivering (and maintaining) a tree, noting that this would result in differing costs in different locations.	Whilst the City of Holdfast Bay recognises that costs are different in different areas, Council would argue that an average tree installation and maintenance cost could be derived for the Adelaide metropolitan area. This cost should be enough to cover a minimum of 3 years formative care and watering, and deriving this average should be undertaken as part of the review process.
	There are benefits in increasing the offset fees for the removal or regulated or significant trees?	Unless the fees are significantly high they will not act as a deterrent for the removal of protected trees. The fee in this circumstance should include up to 100% of the value of the tree (to be calculated using stipulated methodology) and replacement cost. In addition, the development application lodgement and assessment fees should be increased significantly. The City of Holdfast Bay recommends removing sections 119(7) and (8) of the <i>PDI Act</i> , the result of which would be to give Councils the ability to request additional information, such as an arborist's report, as part of the process in assessing a request to remove a regulated tree. If trees are defined as protected/regulated, etc. consideration should be given to not allowing their removal at all, unless they are a Declared Plant in the <i>Landscape SA Act</i> or pose a significant safety risk.
	The offsetting of lost open space through payment into the Planning and Development	The Planning and Development Fund should be aligned with the priorities

## Appendix: Expanded Commentary Specific to Regulated Trees and Urban Tree Canopy

Topic	Summary of Issue	Possible resolution / Proposed amendment
	Fund could have an increased allocation of funding to urban greening priorities. The current fund favours large-scale projects and does not have a clear method for prioritising projects based on urban greening or climate resilience needs.	emerging from the Adelaide Urban Greening Strategy (in development by Green Adelaide), along with the evidence-base being collected through the state government urban heat and tree canopy mapping. Options for funding of smaller projects and biodiversity projects to also be considered.
<b>Public realm tree planting</b>	There are benefits in amending the criteria within the Planning and Development Fund application assessment process to give greater weighting to the provision of increased tree canopy.	The City of Holdfast Bay recommends stronger priorities and criteria weighting needs to be given to urban greening, including increasing tree canopy and biodiversity projects.
<b>Climate resilience</b>	Most developments being approved today will still be here in 2050, which means these developments MUST factor in climate change and resilience now. As natural hazards intensify, living expenses like energy bills, mortgages and insurance will get more expensive for climate vulnerable homes – that is, homes that are in high-risk areas and have not been built to mitigate those risks. The current Code does not have clear policy outcomes that promote more energy efficient and carbon neutral buildings apart from minimal standards of insulation and shading and tree planting. Land use planning can play an important role in climate change mitigation and adaptation. The <i>Planning Development and Infrastructure Act 2016</i> requires the Minister for Planning to prepare a specific state planning policy relating to climate change. The Policy identifies the specific policies and principles that should be applied to minimise adverse effects of decisions made under the Act on the climate and promoting development that is resilient to climate change. A key action for the state government is to strengthen these policies for climate-smart development through the planning system.	<p>Land-use planning needs to be updated to respond to a changing climate. This means providing the tools needed to plan for risk and uncertainty. Examples include scenario planning, carbon assessments of developments, water-sensitive urban design and factoring in the latest climate science into everyday decisions on land use. It must be mandatory to consider natural disaster and climate risks in all land-use planning decisions for new development and redevelopment.</p> <p>The City of Holdfast Bay recommends detailed and early planning occur for the cumulative impacts of climate change on communities and urban areas, and their consequences.</p> <p>Upcoming amendments to the National Construction Code will see a requirement for new constructions to increase from a 6 star to 7 star rating and the Planning and Design Code should also be amended to reflect this by promoting more energy efficient and carbon neutral buildings.</p>
<b>Climate hazard mapping</b>	Climate-related hazards have the potential to change over time and need to include some flexibility in planning responses on a regular basis as new information is collected. This is particularly important for: <ul style="list-style-type: none"> <li>• Bushfire</li> </ul>	State government to coordinate regional climate hazard mapping on a regular basis and include hazard overlays in the SA Property and Planning Atlas. The SA Property and Planning Atlas should be a central location for climate hazard

## Appendix: Expanded Commentary Specific to Regulated Trees and Urban Tree Canopy

Topic	Summary of Issue	Possible resolution / Proposed amendment
	<ul style="list-style-type: none"> <li>• Urban heat</li> <li>• Coastal erosion</li> <li>• Flooding (including seawater inundation).</li> </ul>	mapping. Hazard overlays are therefore required to direct permitted types of development, housing design and planning requirements for community emergency responses. Climate risks must also be overlaid on both existing and future urban zones to identify hazard 'hot spots'.
<b>Water sensitive urban design (WSUD)</b>	There is currently no guidance to achieve Water sensitive urban design (WSUD) outcomes (e.g. 'green' stormwater management systems, swales, permeable pavers, rain gardens, tree inlets, etc).	Water sensitive urban design techniques should be incorporated into developments and include evidence of bio-filtration systems, grassed or landscaped swales, slotted kerbs, permeable pavements, and retention systems, consistent with the examples provided in the "Water Sensitive Urban Design Technical Manuals for the Greater Adelaide Region".

## Open Space and Trees Project

Summary of Issue	Comments
<p>The City of Holdfast Bay notes that the State Planning Commission's 'Open Space and Trees Project' and provide general support for Part 1 and Part 2 of the project and that these should be reviewed by the Expert Panel as part of the Planning System Implementation Review.</p> <p>The <i>Open Space and Trees Project – Part 1A (Arborist Review)</i> has been reviewed by the City of Holdfast Bay arborist, together with key staff involved in regional collaboration on urban greening priorities in the Resilient South regional climate partnership (<a href="http://www.resilientsouth.com">www.resilientsouth.com</a>). The City of Holdfast Bay would appreciate the following key points being noted:</p> <ul style="list-style-type: none"> <li>• Dr Dean Nicolle does not appear to hold arboricultural qualifications, nor is he a member of, or endorsed by, a relevant professional association (e.g. the International Society of Arborists or Arboriculture Australia).</li> <li>• The methodology that Dr Nicolle has used to value and rank species appear to be based on his opinion and professional experience and is not recognised externally. These valuations should be evaluated by a group of industry professionals before being accepted by the state government.</li> <li>• The majority of Dr Nicolle's report is concerned with the inclusion of various species on exemption lists under Regulation 3F of the <i>Planning, Development and Infrastructure Act 2016</i>. The presence of such lists complicates the implementation of the Act in that a proponent needs to identify a tree to evaluate if it can be modified/removed.</li> </ul>	<p>Specific detailed responses are provided in Tables 1 and 2 below. It is noted in particular that many of the recommendations will have resourcing and financial implications for councils. The comments in the table represent views of technical staff and not a formal position for the City of Holdfast Bay.</p> <ul style="list-style-type: none"> <li>• <b>TABLE 1.</b> Summary of Recommendations from the Report <i>Open Space and Trees Project – Part 1A (Arborist Review)</i> with City of Holdfast Bay responses.</li> <li>• <b>TABLE 2.</b> Summary of Recommendations from the Report <i>Urban tree protection in Australia: Review of regulatory matters</i> (by The University of Adelaide) with Resilient South council responses.</li> </ul> <p>With regard to Regulation 3F (exempt species), it is suggested it would be preferable to remove this section. Then, proponents wishing to remove/modify <b>ANY TREE</b> above a specific size threshold, would need to apply for a council permit to do so.</p> <p>While several of the recommendations from the reports are supported, the City of Holdfast Bay is concerned that increased protection of trees will increase the regulatory burden on local governments. It is therefore recommended that any increase in regulation be accompanied by a mechanism to resource local governments for this, e.g. through leveraging fees or state government provision of funds.</p>

**Table 1.** Summary of Recommendations from the *Open Space and Trees Project – Part 1A (Arborist Review)* Report with City of Holdfast Bay responses.

**Section 2.4.1 – Currently generically excluded species under Regulation 3F (4) (b)**

<b>Recommendation</b>	<b>Response</b>
<b>Retain</b> <i>Acer negundo</i> (box elder) on the list of species under Regulation 3F (4) (b).	Not supported.
<b>Remove</b> <i>Acer saccharinum</i> (silver maple) from the list of species under Regulation 3F (4) (b).	Supported.
<b>Retain</b> <i>Ailanthus altissima</i> (tree of heaven) on the list of species under Regulation 3F (4) (b).	Not supported.
<b>Remove</b> <i>Alnus acuminata</i> subsp. <i>glabrata</i> (evergreen alder) from the list of species under Regulation 3F (4) (b).	Supported.
<b>Remove</b> <i>Celtis australis</i> (European hackberry) from the list of species under Regulation 3F (4) (b).	Supported.
<b>Remove</b> <i>Celtis sinuensis</i> (Chinese hackberry) from the list of species under Regulation 3F (4) (b).	Supported.
<b>Remove</b> <i>Cinammomum camphora</i> (camphor laurel) from the list of species under Regulation 3F (4) (b).	Supported.
<b>Retain</b> <i>Cupressus macrocarpa</i> (Monterey cypress) on the list of species under Regulation 3F (4) (b).	Not supported.
<b>Remove</b> <i>Ficus</i> species (figs) from the list of species under Regulation 3F (4) (b)	Supported.
<b>Remove</b> <i>Ficus macrophylla</i> (Moreton Bay fig) from the list of species under Regulation 3F (4) (b) except where <15m from dwelling.	Supported. Suggest removal of this species from the list entirely as it is captured within the genus <i>Ficus</i> covered by the previous recommendation.
<b>Retain</b> <i>Fraxinus angustifolia</i> (desert ash) on the list of species under Regulation 3F (4) (b) except for the grafted cultivar 'Raywood' (claret ash).	Supported to remain consistent with Declared Plants of SA
<b>Remove</b> <i>Fraxinus angustifolia</i> 'Raywood' (claret ash; listed as <i>F. angustifolia</i> ) from the list of species excluded from Regulation 3F (4) (b).	Supported
<b>Retain</b> <i>Lagunaria patersonia</i> (Norfolk Island hibiscus) as exempt from tree-damaging activity under Schedule 4 (18).	Supported
<b>Remove</b> <i>Melaleuca styphelioides</i> (prickly-leaved paperbark) from the list of species excluded from Regulation 3F (4) (b).	Supported.
<b>Retain</b> <i>Pinus radiata</i> (Radiata pine) on the list of species excluded from Regulation 3F (4) (b).	Not supported.
<b>Remove</b> <i>Platanus x acerifolia</i> (London plane) from the list of species excluded from Regulation 3F (4) (b).	Supported.
<b>Retain</b> <i>Populus alba</i> (white poplar) on the list of species excluded from Regulation 3F (4) (b).	Not supported.
<b>Retain</b> <i>Populus nigra</i> 'Italica' (Lombardy poplar) on the list of species excluded from Regulation 3F (4) (b).	Not supported.
<b>Retain</b> <i>Robinia pseudoacacia</i> (black locust) on the list of species excluded from Regulation 3F (4) (b).	Not supported.
<b>Retain</b> <i>Salix babylonica</i> (weeping willow) on the list of species excluded from Regulation 3F (4) (b).	Not supported.

<b>Retain</b> <i>Salix chilensis</i> 'Fastigiata' (Chilean pencil willow) on the list of species excluded from Regulation 3F (4) (b).	Not supported.
<b>Retain</b> <i>Salix fragilis</i> (crack willow) on the list of species excluded from Regulation 3F (4) (b).	Not supported.
<b>Retain</b> <i>Salix x rubens</i> (hybrid crack willow) on the list of species excluded from Regulation 3F (4) (b).	Not supported.
<b>Retain</b> <i>Salix x sepulcralis</i> var. <i>chrysocoma</i> (golden weeping willow) on the list of species excluded from Regulation 3F (4) (b).	Not supported.
<b>Remove</b> <i>Schinus molle</i> (peppercorn) from the list of species excluded from Regulation 3F (4) (b).	Supported.

#### Section 2.4.2 – Other species recommended as generically excluded species

Recommendation	Response
<b>Add</b> <i>Eucalyptus globulus</i> (Tasmanian blue gum) to the list of species excluded from Regulation 3F (4) (b).	<p>Only support the addition of Declared Plants (<i>Olea europaea</i>, <i>Tamarix aphylla</i>, <i>Pinus halepensis</i>) listed in the <i>Landscape SA Act 2019</i>.</p> <p><i>Phoenix canariensis</i> and all palms are to be excluded on the basis of them being botanically classified as a grass.</p>
<b>Add</b> <i>Eucalyptus grandis</i> (flooded gum) to the list of species excluded from Regulation 3F (4) (b).	
<b>Add</b> <i>Eucalyptus saligna</i> (Sydney blue gum) to the list of species excluded from Regulation 3F (4) (b).	
<b>Add</b> <i>Melaleuca armillaris</i> (bracelet honey-myrtle) to the list of species excluded from Regulation 3F (4) (b).	
<b>Add</b> <i>Olea europaea</i> (olive) to the list of species excluded from Regulation 3F (4) (b), excepting non-fruiting cultivars and individuals.	
<b>Add</b> <i>Phoenix canariensis</i> (Canary Island date palm) to the list of species excluded from Regulation 3F (4) (b).	
<b>Add</b> <i>Pinus halepensis</i> (Aleppo pine) to the list of species excluded from Regulation 3F (4) (b).	
<b>Add</b> <i>Pittosporum undulatum</i> (sweet pittosporum) to the list of species excluded from Regulation 3F (4) (b).	
<b>Add</b> <i>Populus</i> species (all poplar species) to the list of species excluded from Regulation 3F (4) (b).	
<b>Add</b> <i>Prunus</i> species (all stone fruit species) to the list of species excluded from Regulation 3F (4) (b).	
<b>Add</b> <i>Pyrus</i> species (all pear species) to the list of species excluded from Regulation 3F (4) (b).	
<b>Add</b> <i>Salix</i> species (all willow species) to the list of species excluded from Regulation 3F (4) (b).	
<b>Add</b> <i>Tamarix aphylla</i> (Athel pine) to the list of species excluded from Regulation 3F (4) (b).	
<b>Add</b> <i>Ulmus minor</i> (English elm) and <i>Ulmus x hollandica</i> (Dutch elm) to the list of species excluded from Regulation 3F (4) (b).	

#### Section 2.4.3 – Species currently not excluded even when <10m from a dwelling/pool.

Recommendation	Response
Regulation 3F (4)(a) be abolished, and replaced with a list of species to be excluded from the definition of a 'regulated tree' and 'significant tree' under the <i>PDI Act 2016</i> when located <10 m from a dwelling or pool.	Not supported. The ability to remove a tree in proximity to a structure without any evidence that the structure is of value or being negatively impacted by the tree, makes this provision open to abuse.
<i>Agonis flexuosa</i> (willow myrtle) not be excluded, even when <10m from a dwelling or pool.	The meaning of this recommendation is unclear. The City of Holdfast Bay recommends that trees not be exempt from protections based on proximity to a structure alone.
<i>Eucalyptus</i> species (gums) not be excluded, even when <10m from a dwelling or pool.	The meaning of this recommendation is unclear. The City of Holdfast Bay recommends that trees not be exempt from protections based on proximity to a structure alone.
<b>Section 2.4.4 – Species recommended for exclusion when &lt;10m from a dwelling/pool</b>	
Recommendation	Response
<i>Casuarina</i> species (all species and excluding the genus <i>Allocasuarina</i> ) be <b>excluded</b> from the definition of a 'regulated' or 'significant' tree when <10m from a dwelling or pool.	Not supported.
<i>Cupressus</i> species (all species except <i>C. macrocarpa</i> ) be <b>excluded</b> from the definition of a 'regulated' or 'significant' tree when <10m from a dwelling or pool.	Not supported.
<i>Ficus</i> species (all species) be <b>excluded</b> from the definition of a 'regulated' or 'significant' tree when <10m from a dwelling or pool.	Not supported.
<b>Section 2.4.5 – Trunk size triggers</b>	
Recommendation	Response
For multi-trunked individuals, only trunks that are 1 metre or greater in circumference be included in the total trunk circumference, with no average trunk circumference required.	The City of Holdfast Bay agrees that there is value in instituting a minimum threshold for trunks when calculating the trunk circumference of multi-stemmed trees. However, the City of Holdfast Bay regards the current 2m circumference threshold for a tree to reach 'regulated' status as too large. The City of Holdfast Bay therefore supports this suggestion but suggest an individual trunk circumference threshold lower than 1 metre. Any change in the way multi-trunked trees are assessed should ensure typical mature grey box ( <i>Eucalyptus microcarpa</i> ) meet the definition of a Regulated/Significant tree.
<b>Section 2.4.6 Consistency with the <i>Landscape South Australia Act 2019</i></b>	
Recommendation	Response
All tree species of Declared Plants in the <i>Landscape South Australia Act 2019</i> also be listed as generically	Not supported. The <i>Landscape South Australia Act</i> is primarily focused on the management of



excluded species in the PDI Act 2016. Regulation 3F (4)(c) of the <i>PDI Act 2016</i> could then be removed from the regulations, as it would become redundant. This option will result in a longer list of generically excluded species under Regulation 3F (4)(b) of the PDI Act 2016, but would mean that all generically excluded species are listed together in the <i>PDI Act 2016</i> , without the need to cross-reference the <i>Landscape South Australia Act 2019</i> .	productive landscapes and open areas and some species that are identified as weeds in a general sense may be suitable for cultivation under some conditions in an urban environment. However, Councils should be empowered to designate zones around urban sites of high biodiversity, in which street trees are planted that are not declared plants in the <i>Landscape SA Act</i> , so that they do not spread into these high value sites.
No species of Declared Plants in the <i>Landscape South Australia Act 2019</i> be listed as generically excluded species in the PDI Act 2016, and Regulation 3F (4)(c) of the <i>PDI Act 2016</i> is retained (effectively excluding all Declared Plant species). While this option would result in a much shorter list of generically excluded species under Regulation 3F (4)(b) of the <i>PDI Act 2016</i> , it is less user-friendly, as it would require anyone enquiring about which species are exempt to consider both Regulation 3F (4)(b) of the PDI Act 2016 and the numerous classes of Declared Plants in the <i>Landscape South Australia Act 2019</i> .	Supported, noting that consideration should be given to including any Declared Plant in the PDI Act also. Both of these recommendations overly complicate what should be a simple system whereby all trees are protected unless they are on the list of Declared Plants in the <i>Landscape South Australia Act 2019</i> .

#### Section 2.4.7 Species identification concerns

Recommendation	Response
It is recommended that the identification concerns regarding certain species that are recommended for exclusion be further investigated. Such an investigation is beyond the scope of this report. Potential mechanisms to address species identification concerns could include a clause in the Regulations requiring for the professional identification of a tree prior to approval of its removal/damage/pruning. Professional identification could be undertaken by agreement with the Botanical Gardens and State Herbarium of South Australia (likely requiring some additional resources by this organisation to undertake the identifications), or by an appropriately qualified and/or experienced consultant (e.g. a botanist) at a financial cost to either the applicant or the approving body.	Not supported. While the City of Holdfast Bay agrees that incorrect identification remains a problem with the protection of trees, the City of Holdfast Bay does not regard mandating identification by the Botanic Gardens and State Herbarium or other experts as necessary. Rather, the City of Holdfast Bay recommends increased enforcement of and penalties for arborists who incorrectly identify protected trees leading to their damage or removal to encourage greater upskilling of the industry, and the use of external consultants for identification when required. Planning overlays could be used to identify areas where expert identification might be warranted, e.g. in native conservation areas where superficially similar weeds may grow alongside native relatives (e.g. <i>Casuarina glauca</i> and <i>Allocasuarina verticillata</i> ).

#### Section 3 – Should Regulation 3F(4)(a) be extended to include genera *Corymbia* and *Angophora*?

Recommendation	Response
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It is recommended that all species (and therefore all genera) be included in the definition of 'regulated tree' and 'significant tree' under the PDI Act 2016, even when <10 metres from a residential dwelling or swimming pool, excluding generically excluded species (listed in Section 4.1) and excluded species when <10 m from a dwelling or pool (listed in Section 4.2). This makes redundant the question of whether the genus <i>Eucalyptus</i> as referred to in Regulation 3F(4)(a) should be extended to also include the genera <i>Corymbia</i> and <i>Angophora</i> .	Supported, noting earlier comments around exemptions close to a dwelling or swimming pool.
<p>In the case that the alternative and non-preferred recommendation is adopted, that all species be excluded from the definition of 'regulated tree' and 'significant tree' under the PDI Act 2016 when &lt;10 metres from a residential dwelling or swimming pool, excepting for <i>Agonis flexuosa</i> and <i>Eucalyptus</i> species (i.e. the current regulations), then the following is recommended:</p> <ul style="list-style-type: none"> <li>- <i>Eucalyptus</i> (all species) be maintained as an exception to the exclusion from the definition of 'regulated tree' and 'significant tree' under the <i>PDI Act 2016</i> when &lt;10 metres from a residential dwelling or swimming pool</li> <li>- <i>Angophora</i> (all species) and <i>Corymbia</i> (all species) be added as exceptions to the exclusion from the definition of 'regulated tree' and 'significant tree' under the <i>PDI Act 2016</i> when &lt;10 metres from a residential dwelling or swimming pool.</li> <li>- <i>Agonis flexuosa</i> (Willow Myrtle) be removed from the exception to the exclusion from the definition of 'regulated tree' and 'significant tree' under the <i>PDI Act 2016</i> when &lt;10 metres from a residential dwelling or swimming pool.</li> </ul>	Supported, noting earlier comments around exemptions close to a dwelling or swimming pool.

**TABLE 2.** Summary of recommendations from the report *Urban tree protection in Australia: Review of regulatory matters* (by The University of Adelaide) with City of Holdfast Bay responses.

Section 6.1 Recommendations drawn from regulatory review data	
Recommendation	Response
Reduce circumference protection threshold from two metres to approximately 50cm.	Supportive of reducing circumference protection in PDI Act as a baseline and then giving councils power to

	institute further protections based on their own contexts.
Institute an independent height protection threshold of less than six metres.	Not supported. It is instead recommended that a tree with a height of 6 metres or more be defined as 'regulated'.
Institute an independent crown spread protection threshold of ≤6m.	Not supported. It is instead recommended that a tree with a canopy spread of more than 9 m <sup>2</sup> be defined as 'regulated'. The measurement of this must be defined in the regulations to ensure consistent application across multiple jurisdictions.
Institute location-based protections for trees.	Supported. Councils should be able to develop their own zoning/planning overlays to protect particular tree types in different areas of their councils.
Designate one or more tree registers to which nominations can be made, the entries on which should be extended full protections.	Supported, particularly if exemptions (e.g. due to species or proximity to a structure) remain. Protections from a tree register should override any exemptions. The process for nominating and reviewing a listing also need to be elucidated. Also need to consider the maintenance requirements for a Registered Tree to prevent them being neglected. This register should also be available as a spatial overlay in the SA Property and Planning Atlas.
Reduce proximity-based exemptions to existing tree protections to three metres of a substantial structure (house or other major building).	Not supported. It is instead recommended that the removal of a distance exemption, as it is less important than impact assessment balanced against tree value. In lieu of this, that <i>araucaria heterophylla</i> (Norfolk Island Pine) is placed on the list of species that are excluded from entitlement to removal or damage on the basis of being located within 10 metres of a dwelling or swimming pool.
Ensure that any assessments or works on significant trees are undertaken by a suitably qualified arborist.	Supported with modification. Suggest amendment to "significant or <u>regulated</u> trees". The requirement for an expert assessor under the Native Vegetation Act may provide a useful parallel here.
Provide a tree protection mechanism to promote the biodiversity of the urban forest through the protection of rare or unusual species.	Supported. It is also suggested to using Santamour's diversity guideline as a mechanism to support urban forest species diversity. This guidelines suggests that an urban tree population should include no more than 10% of any one species, 20% of any one genus, or 30% of any family.
Institute limits on the pruning that may be undertaken on protected trees without arboricultural advice.	Supported.
Stipulate all pruning of protected trees, including clearance from public utilities, must be undertaken in accordance with AS4373: Pruning of Amenity Trees.	Supported.
Provide a mechanism for local governments to charge a fee for assessment of tree works applications.	Supported.

Provide a mechanism for local governments to erect structures where protected trees have been vandalised or illegally removed.	Supported only on the condition that the replacement 'structure' is able to contribute to increasing tree canopy (e.g. to be covered by a climbing plant), and does contribute to increasing urban heat problems.
Provide a mechanism for local governments to require bonds be paid to protect Regulated and Significant trees on development sites.	Supported. Funds need to be directed to tree management in local government.
Review the penalties available for local governments to police protected tree provisions.	Supported. Funds need to be directed to tree management in local government.
<b>Section 6.2 Recommendations based on expertise</b>	
<b>Recommendation</b>	<b>Response</b>
A fee and bond be instituted to apply for any works with the potential to impact a Regulated, or Significant tree.	Supported. Funds need to be directed to tree management in local government.
For protected trees on private land, the bond mentioned above is to have a floor value of \$1,000 (indexed) per tree, plus up to 100% of the value of the tree (calculated using stipulated methodology) plus replacement cost (cost to remove existing tree, purchase, plant and establish a similar tree, i.e. cost within first three years). "Similar tree" to be defined by a government authority in line with a council or State Urban Forest Strategy and may represent a tree of a similar age/size and the same or a different species.	Supported. Funds need to be directed to tree management in local government.
For protected trees on private land, bond to have a floor value of \$1,000 per tree (calculated using stipulated methodology), plus up to 100% of the value of the tree and land area (within crown extent). Land value to be calculated using council rates and after any rezoning or subdivision.	Supported. Funds need to be directed to tree management in local government.
Value of tree to be calculated using a methodology that has been developed or optimised for Adelaide conditions and tree species (suggest upcoming Minimum Industry Standard MIS506: Industry guidance on tree valuation methodologies, practices and standards to be used as a starting point) and used across greater Adelaide area. Methodology to be developed or endorsed by the South Australian government.	Supported. State government should provide direction on which methodology to use (or use in specific circumstances) to avoid wildly different valuations.
Tree valuations to be undertaken by a Level V arborist who has undertaken a training course in the state-endorsed valuation methodology indicated above. Register of qualified valuers	Supported. This would be analogous to the system used for Accredited Native Vegetation Consultants.

to be maintained by appropriate industry body or SA govt.	
Tree valuations can be disputed by a proponent or council by commissioning a second appropriately qualified valuer. Final decision to be made by a relevant authority, who may commission a third independent valuer if required.	Supported.
Level V arborist to inspect bonded trees for damage, and if necessary, undertake a new valuation using the valuation accepted in the development application as a benchmark. Any damage reducing the value of the tree will be penalised through the forfeiture of that amount. The inspecting arborist may recommend deferral of inspection by up to a year if they suspect impacts are not yet detectable.	Supported, however the council/inspecting arborist should have the ability to defer inspection by up to three years if warranted.
In the case of works impacting the structural root zone or >25% of the tree protection zone, including soil compaction, grade change or interference with roots, proponent remains liable for tree damage for a period of one year following work completion. Tree to be inspected by council arborist one year after works completed, if tree appears to be in decline, clock extended for a maximum of three years.	Supported.
Fees and forfeited bonds are to be collected by a relevant authority and held in a dedicated fund to be used for the development of urban canopy within the local area, including to fund the purchase of land for tree planting.	Supported. Funds should be collected in a Council fund for use in the relevant local government area.

Item No: 15.3

Subject: **DELEGATES REPORT – AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION NATIONAL GENERAL ASSEMBLY 2022 – MAYOR WILSON AND COUNCILLOR ABLEY**

Date: 24 January 2023

Written By: Executive Officer and Assistant to the Mayor

Chief Executive Officer: Mr R Bria

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## **SUMMARY**

The Delegates Report is presented for the information of Members.

From the 19-22 June 2022 Mayor Wilson and Councillor Abley attended the Australian Local Government Association National General Assembly at the National Convention Centre, Canberra.

The theme of the 2022 NGA was “Partners in Progress”, and the event was attended by more than 1,000 Local Government leaders from around Australia.

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## **RECOMMENDATION**

**That the Delegates Report for the ALGA National General Assembly 2022 be noted.**

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## **STRATEGIC PLAN**

Not applicable

## **COUNCIL POLICY**

Not applicable

## **STATUTORY PROVISIONS**

Not applicable

## **REPORT**

More than 80 South Australian council members and staff travelled to Canberra for ALGA's National General Assembly. The forum 'Partners in Progress' involved Australia's 537 councils and included an impressive program of guest speakers, a regional forum, debates on a range of council motions and opportunities to hear from ministers of the newly elected Albanese Government.

The Delegates Report provides a summary of the key messages from the conference as provided by Mayor Wilson and Councillor Abley.

*Refer Attachment 1*

The City of Holdfast Bay submitted the following motion for consideration at the conference.

**Motion**

*This National General Assembly calls on the Australian, State and Local Government associations to investigate and, where feasible, work with willing councils to trial innovative public governance models (including liquid democracy) to strengthen the connectivity and relevance of the Local Government Sector into the future.*

The motion was not debated by the Assembly and was referred by delegates to the ALGA Board for consideration. Correspondence was received on 14 September 2022 from ALGA President, Cr Linda Scott providing an update on the Council's motion, and is provided for members reference.

*Refer Attachment 2*

**BUDGET**

Not applicable

**LIFE CYCLE COSTS**

Not applicable

# Attachment 1



## **Australian Local Government Association National General Assembly**

### **Day One Monday 20 June 2022**

The conference was Welcomed to Country by Aunty Violet, Elder from the Nunawal People who are the traditional owners of the land we were meeting on.

ALGA President Linda Scott welcomed the Australian Government's commitments to host an Australian Council of Local Government to coincide with next year's ALGA NGA, as well as inclusion of local government at both the National Cabinet and the Council of Federal Financial Relations. ALGA will continue to advocate for full membership of National Cabinet, including voting rights and attendance at every National Cabinet meeting and restoration of Financial Assistance Grants to 1 per cent of Commonwealth revenue.

The President concluded her opening address by stating that all over Australia, Councils are achieving above and beyond with partnerships and Government engagement and thanked all councils for what they do for the benefit of our communities.

### **Keynote Address, Alicia McKay, Strategic Leadership Expert NZ Thinking differently for a new future of Local Government in Australia**

Alicia provided examples of thinking differently. An analogy used was looking at a paddock from ground level and looking at the same paddock from a hilltop. The same paddock but a different perspective; recognising the different aspects.

She also talked about the Clarity of Crisis. For example the COVID pandemic for the last two years created awareness of social distancing, remote working that is now considered normal. Other examples included World War II starting a shift away from Colonialism, Global Mobilization, Resettlement and State Welfare, all of which created changes and different thinking for the new future and shaped our lives for decades to come.

The COVID pandemic will do the same thing, however we don't know exactly what it will be like and we will be thinking differently from a different perspective. ie Remote working, Future of Cities, International connectedness.

She posed some questions we should ask ourselves.

- What is the true value of Local Government in the Community?
- What would happen in your community if you did not have a council?
- Councils are not just Roads, Rates and Rubbish. Councils have a long-term objective of what the community needs and listen to the community; make sure that the infrastructure is planned; coordinate to support the community needs in partnerships with other Governments. (i.e., for funding).
- Councils receive 4 per cent of taxation revenue, however they deliver 25 per cent of public services. Councils deliver a greater proportion of services, however we are not funded appropriately for this provision.
- We have the clarity of crisis; the government recognises that they cannot provide all the services without councils.



## **Debate of Motions**

In this first session we went through 34 Motions highlighting the need for funding to cover Natural Disasters, Disaster Mitigation, Affordable Housing, Climate Change and other issues effecting Councils and Shires all around Australia.

South Australian Motions carried at the NGA related to constitutional recognition of local government (City of Charles Sturt), regionalisation (City of Mount Gambier), transparency regarding greenhouse gas mitigation accounting standards (Town of Gawler), regional housing and homelessness (City of Mount Gambier), and nationally consistent population place classifications i.e., town, city (City of Whyalla).

Other Motions to be debated at a future ALGA Board meeting, included federal support for circular economy initiatives (City of Mitcham), local government access to the National Disability Insurance Scheme (City of Charles Sturt), measurement of, and funding for, volunteering (City of Norwood, Payneham and St Peters), and trials for innovative public governance models (City of Holdfast Bay).

It was very disappointing that the City of Holdfast Bay's Motion, as well as a lot of other council motions were not debated due to insufficient time allocated for this debate to happen. This point was made strongly to the President of the ALGA who advised that more time will be provided for motions at the next ALGA National Assembly.

## **Keynote Address, Marcus Spiller, SGS Economics and Planning Local Government and Productivity**

Marcus Spiller, Principal and Partner of SGS Economics and Planning spoke about local government productivity and the efficiency of local government in service delivery.

State and Federal Governments spend more per capita than Local Government with Local Government doing more with less. Surveys constantly show that local government performs better than State and Federal Governments when it comes to trust.

Local Government is held back by poor State and Commonwealth policy settings, one issue is rate capping which is holding councils back in Eastern states. State governments seem to trust councils less than their local communities do and as a result councils continue to struggle financially. When Councils are financially struggling there is a tendency to reduce the maintenance of council assets which places added financial pressure on future years. Amalgamation has been the State's typical response and there is little evidence that shows that amalgamations work.

Local Government is arguably the most productive sector amongst Australia's three tiers of government and could be even more effective if it was a tier of government, rather than being a product of State Government legislation.

## **Address: Hon. David Littleproud, Leader of the National Party**

The Hon. David Littleproud spoke about Local Government standing up and being counted especially during natural disasters.

He thanked Local Government for what they do for their communities. It was Local Government that kept the wheels moving and kept the communities going during the COVID pandemic.

He stated that we should now be mature enough as a Nation to start a constructive conversation about what a modern Federation should look like in this country, how these three tiers of government should interact for the efficient use of taxpayers' money and together all three tiers of government could do better.

## **Day Two Tuesday 21 June**

### **Building Stronger Communities, Three Speakers Panel**

Speaker one, Gary Oakley Head of JLT Public Sector, spoke about data of the last four years and the emerging risk management for councils.

This data is gathered from responses from council's CEOs and Managers. Major 2021 risks were Financial sustainability, Cyber security, Asset Infrastructure and natural disasters creating unforeseen issues. It was noted that Cyber security is emerging very quickly.

Speaker two, Maheed Jamaldeen, Director Deloitte Access Economics, spoke about the potential future costs of natural disasters, stating that climate change is expected to increase the intensity and frequency of natural disasters in the coming years and of course this will mean additional costs.

Australia's adaptation approach must be changed from recovery to resilience, as we spend 97 percent of funds after disasters and only 3 per cent on planning for disasters. This ratio needs to change with investment in resilience which is the key.

Achieving a low emissions future linked with increasing investment in resilience against natural disasters will deliver better outcomes for all our communities.

Speaker three, Ballina Shire Mayor, Cr Sharon Cadwallader, spoke about the devastating floods that occurred on 28 February 2022. The Ballina Airport, normally one of the busiest Airports servicing the area, and a key tourist destination was heavily effected. The impact on the community was devastating.

Ballina has a climate change policy, and previously they also declared Ballina as a climate change emergency zone. The Mayor stated that Ballina before the floods had 200 homeless people and now it is significantly higher. She understands that social housing is a significant problem around Australia and stated that the three tiers of government must work together to address the housing crisis.

### **Panel of Three Speakers: Federation Reborn**

Economist, Paul Tilley, provided a history of Local Government Funding. Local Government revenue is derived from three main sources, Taxation, Fees and Charges and Intergovernmental Grants. Half of Local Government revenue comes from tax sources, property rates and 12 per cent comes from Grants. There is support for Property rates as being a sound tax base.

Modelling shows that Municipal rates have low economic costs and are considered as an efficient local government tax.

Local Government has only one tax base, however it is considered appropriate.

Graham Jarvis, AEC Portfolio Lead, Strategic Finance Group, considered the financial, economic and social benefits of financial assistance grants.

Data from 537 Australia-wide councils was collected over the last five years to see what the operating performance was, and the dependency upon financial assistance grants. He also looked at unemployment rates, mortgage and rental stress and other social indicators to look at how important financial assistance grants are to our communities.

Financial assistance grants contribute more than 10 per cent of the total operating revenue for 50 per cent of local government authorities in Australia, with more than 20 per cent of the total operating revenue for 123 (or 23 per cent) of local government bodies.

Financial assistance grants are not tied to terms and conditions and are not competitive, they are used by local government bodies to address the service and infrastructure priorities of the local community. In comparison, purpose-specific funding allocated based on Federal or State/Territory priorities typically funds infrastructure or temporary programs and does little to assist the financial sustainability of local government services.

All CEOs and GMs indicated that they required funding certainty to be able to plan effectively to deliver services to their communities and 94 per cent of CEOs/GMs stated that their councils would suffer financial stress if financial assistance grants were frozen or removed.

Independent Federal Member for Warringah, Zali Steggell OAM, discussed that there is much benefit in working closely together across all levels of government, as Local Government is on the frontline doing the hard work delivering the benefits and services that the communities expect.

Different levels work against each other purely for political point scoring and that is something communities are tired of. Some don't differentiate between Local, State or Federal Governments; they just want issues in their communities resolved. They are not interested who is at fault; they just want solutions. For governments to be successful everyone needs to recognise the value of each level of government contribution. This was seen during COVID and the rise of State Government in terms of power and decision-making. Arguably Local Government, which was tasked with implementing so much, was ignored in that process despite lockdowns being specific to LGAs, and the wishes of Mayors and communities fell on deaf ears.

With climate change, Local Government is on the frontline dealing with the impacts. Most Local Governments are more progressive and have already passed emergency climate change motions and are having and implementing more progressive policies.

Zali also stated that the debate on constitutional recognition of Local Government to formalise and enshrine their role needs to be started. For too long the State Government has been seen to be the voice of Local Government.

### **Visit and Address by the Ambassador of Ukraine**

Vasyl MysoShnychenko Ukrainian Ambassador addressed the Assembly and provided a five-minute video highlighting various Cities in the Ukraine.

A special urgent business submitted by the Board of the LGA was put up.

## **Motion**

We the delegates of the 2022 National General Assembly of Local Government stand in solidarity with the People of Ukraine and its legitimate elected democratic governments in seeking peace, security and stability within the State of Ukraine.

**The Motion was put and carried unopposed.**

## **Panel: Disaster Management and Recovery Climate Change**

Hyundai Australia's Scott Naga discussed where the automotive market is heading, highlighting that a major issue in Australia will be infrastructure to support Electric or Hydrogen Vehicles.

Hyundai's aim is to achieve zero emissions as emissions are being cut all around the world.

To transition to zero emissions, Hyundai is working towards electric vehicles replacing petrol cars and hydrogen cars replacing diesel, however to make this happen infrastructure needs to be in place. Hyundai are working with local governments to get fleet transitioning and there are some companies that will help you transition your fleet.

In the transition drivers, can charge their work vehicle at home and be reimbursed for the electricity that use.

By 2025 the Scandinavian Countries will ban the sale of internal combustion engines therefore no more petrol or diesel engines in those countries from that date. From 2030 most of the larger countries in Europe will ban internal combustion engines.

Mark Jamieson, Mayor of the Sunshine Coast, discussed responding to climate change.

He emphasised that climate change is the responsibility of everyone and will require the attention of all levels of governments, residents and local businesses. At the local level we need to change behaviours to increase community resilience and prepare ourselves for the likely impact of changing climate and at the same time reduce our greenhouse emissions.

The Sunshine Coast is aiming to achieve zero emissions by 2041.

Sunshine Coast Council is Australia's first Local Government to offset its entire electricity consumption across all its facilities and operations from renewable energy generated by Sunshine Coast Solar Farm.

The award-winning Solar Farm will provide \$22 million in savings (after costs) over a 30- year period based at today's cost. To date the solar farm has generated more than 122 gigawatt hours of renewable electricity and reduced carbon emissions by avoiding 97,000 Tons of CO<sub>2</sub>.

## **Day Three Wednesday 22 June**

### **Keynote Address: Minister for Indigenous Affairs - Linda Burnie (the first Aboriginal woman to serve in this position)**

The Minister acknowledged that the Assembly supported the Uluru Statement Motion.

In 1967 the Nation was asked to make decisions around First Nation People. That referendum was the most successful with 90 per cent of Australians saying yes to counting the Aboriginal people in the census.

She emphasised that as Local Government you build communities, and we have a powerful and leading role in this change.

In 1967 the Aboriginal people were counted and now is the time also to be heard. First Nation People should be heard when decisions affecting them are made. That's what a Voice to Parliament will do. The Voice will need to be enshrined in the constitution so the accountability it will create is permanent. If enshrined in the Constitution, it cannot be swept aside if it becomes inconvenient to hear what First Nations Australians have to say.

### **Keynote Speaker. Val Dempsey 2022 Senior Australian of the year**

Val Dempsey has so far served 50 years as a St John's Ambulance Volunteer where she started as a cadet.

In 2020 she led a team of 40 volunteers supporting bush fire affected communities and she spoke about saving lives with first aid and road trauma.

Thirty years ago, Val initiated a program called Project Survival for people with addiction. These people were taught how to apply first aid to their fellow Australians should they overdose. This initiative was so successful that it was adopted Nationally through the St John Ambulance.

Project Resilience followed. This Project helped provide first aid education and first aid workshops to vulnerable community groups. On Australia Day 2022 she was humbled and honoured to be named Senior Australian of the Year. Val stated she is using the platform as Senior Australian of the Year to inspire another project (Driver First Aid) to save lives. Every year on our roads around 1,200 people are killed and a further 44,000 are seriously injured. Apart from the heartache it causes the families, it is also costing the economy \$30 billion.

In those vital few minutes before the ambulance arrives, clearing the person's airways, controlling their bleeding, and performing CPR if they are not breathing could be life saving.

Unfortunately, only 5 per cent of Australians have the skills and knowledge to save a life in an emergency. How can we fix this? Every learner driver in Australia receives first aid training as part of their licensing, this solution could lead to an entire generation of mobile first aiders, mobile life savers out there on the roads.

A ten-year strategy to reduce the annual road fatalities by 50 per cent and serious injury by 33 per cent, can be achieved through safer roads, safer speeds, safer vehicles and safer driver behaviour.

We need bystander first aid. It must be part of the solution and we need partners like local government, (Partners in Progress) to help realise this goal.

# Attachment 2



14 September 2022

Mayor Amanda Wilson  
City of Holdfast Bay  
PO Box 19  
Brighton SA 5048  
By email: [awilson@holdfast.sa.gov.au](mailto:awilson@holdfast.sa.gov.au)

Dear Mayor Wilson,

Thank you for the motion your council submitted to our 2022 National General Assembly (NGA) of Local Government, held in Canberra from 19-22 June.

I am writing to provide an update on this motion, and let you know how ALGA will advocate for the issues you have raised.

***Motion 96***

***This National General Assembly calls on the Australian, state, and local government associations to investigate and, where feasible, work with willing councils to trial innovative public governance models (including liquid democracy) to strengthen the connectivity and relevance of the local government sector into the future.***

Motion 96 was part of a group of motions that were not debated by the Assembly itself but referred by delegates to the ALGA Board for consideration.

Unfortunately, despite allocating almost three hours to debate on motions at this year's NGA, we were unable to consider and debate all motions submitted by councils within the time allocated.

We have learned from this experience, and the ALGA Board has directed the secretariat to review the debating rules and processes ahead of next year's event, and to allocate more time to the debate on motions in 2023.

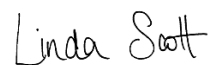
The Board considered your council's motion at its 28 July meeting and resolved to include it in correspondence that will be sent to the Hon Kristy McBain MP, Minister for Regional Development, Local Government and Territories.

Thank you again for submitting this motion and I will write again to provide a further update once we receive a response from Minister McBain.

We will announce the dates and call for motions for the 2023 NGA later this year.

I hope you will consider submitting motions for next year's event and that I will see you in Canberra again next June.

Yours sincerely,

A handwritten signature in black ink that reads "Linda Scott". The script is cursive and fluid, with the first letters of each word being capitalized and slightly larger than the rest of the letters.

Cr Linda Scott  
ALGA President

cc: Mayor Angela Evans, President Local Government Association of South Australia



Item No: 15.4

Subject: **APPOINTMENT OF COUNCIL REPRESENTATIVES TO ADELAIDE COASTAL COUNCILS NETWORK**

Date: 24 January 2023

Written By: Team Leader, Environment and Coast

General Manager: Assets and Delivery, Mr M de Heus

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### **SUMMARY**

On 23 August 2022 Council endorsed Motion C230822/7215, the new governance model for the Adelaide Coastal Councils Network (ACCN).

Council is now invited to select its representation according to the Terms of Reference for the ACCN, which each council endorsed as part of the Memorandum of Understanding between the Local Government Association and the member councils. The Terms of Reference require that each member council will be represented by two delegates, being one elected member and one officer of the council.

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### **RECOMMENDATION**

**That Council:**

- 1. Approves the nomination of Councillor \_\_\_\_\_ to act as Council's delegate on the Adelaide Coastal Councils Network for the term of Council.**
  - 2. Appoints the Team Leader, Environment and Coast as the officer to act as Council's staff delegate to the Adelaide Coastal Councils Network.**
- 

### **STRATEGIC PLAN**

Vision: Protecting our heritage and beautiful coast

Environment Strategy: Continue participation in Metropolitan Seaside Councils Committee

### **COUNCIL POLICY**

Not applicable

### **STATUTORY PROVISIONS**

Not applicable

## **BACKGROUND**

The City of Holdfast Bay has been a member of the Metropolitan Seaside Councils Committee (MSCC) since its formation more than 50 years ago. In 2021 a governance review was undertaken and a new governance model was created. On 23 August 2022, in Motion C230822/7215, Council endorsed the new governance model for the newly-formed Adelaide Coastal Councils Network (ACCN).

## **REPORT**

The purpose of the Adelaide Coastal Councils Network is to coordinate actions and provide for advocacy on issues of regional significance regarding the sustainability of the urban coastal environment. An annual report will be provided to Council about the activities of this newly-formed network.

The ACCN provides a valuable forum for councils to develop a common response to shared concerns, to facilitate collaboration to source funding to address priority concerns across Council boundaries, and to raise the profile of our coastal environments.

During the period 2018 – 2022, Councillor William Miller was the Council representative on the MSCC. The staff representative during this period was the Team Leader, Environment and Coast (Alex Gaut).

Membership of the previous MSCC comprised all metropolitan coastal councils from the City of Onkaparinga to the City of Salisbury. The new ACCN governance model will give the network a direct link to the Local Government Association, which has many advantages including the ability to employ an Executive Officer and access to resources.

Council is invited to select its representation according to the new Terms of Reference for the ACCN, which each council endorsed as part of the Memorandum of Understanding between the Local Government Association and the member councils. The Terms of Reference require that each member council will be represented by two delegates, being one elected member and an officer of the Council

*Refer Attachment 1*

Meetings of the ACCN will be held on an as-needs basis, with intervals to be determined by the Executive Officer, in consultation with an Executive Committee. Meetings will be held at Local Government House in Adelaide, or at other locations as agreed by the ACCN. Meetings may be in person or online. There is no remuneration or allowance for the Councillor appointed to this position.

## **BUDGET**

The membership fee for each member council is \$10,000 per year. This was approved as part of the motion approved in August 2022 (C230822/7215).

## **LIFE CYCLE COSTS**

\$10,000 per year

# Attachment 1



In reply please quote our reference: ECM 785676 KR/KAJ

19 December 2022

Mr Roberto Bria  
Chief Executive Officer  
City of Holdfast Bay  
**Emailled:** [rbria@holdfast.sa.gov.au](mailto:rbria@holdfast.sa.gov.au)

Dear Roberto

**Adelaide Coastal Councils Network**

The Local Government Association (LGA) is pleased that the administration of the former Metropolitan Seaside Councils Committee (MSCC), now known as the Adelaide Coastal Councils Network (ACCN), will now be managed by the LGA. This will ensure leadership of the local government sector in the important area of coastal management. I anticipate great progress will be made in South Australia as a result of this change, together with the collaboration of the member councils in the ACCN, and the successful application by the LGA for the Coastal Adaptation for South Australia Grant from the Federal Government.

The first meeting of the ACCN is proposed for 1 March 2023 at LG House, 147 Frome Street, Adelaide.

Your council is invited to select its representation according to the Terms of Reference for the ACCN, which each council has endorsed as part of the Memorandum of Understanding between the LGA and the member councils (attached). The Terms of Reference require that each member council will be represented by two delegates, being one elected member and one officer of the council.

Please let me know the names and contact details of those delegates once selected.

Yours sincerely



Clinton Jury  
**Chief Executive Officer**

Telephone: (08) 8224 2039

Email: [cjury@lga.sa.gov.au](mailto:cjury@lga.sa.gov.au)

Attach: ECM 785629 Signed Memorandum of Understanding with Terms of Reference

## **Adelaide Coastal Councils Network**

### **Memorandum of Understanding**

# **Memorandum of Understanding (MOU)**

**Between the 'Member Councils' listed**

**below:**

**The City of Charles Sturt and**

**The City of Holdfast Bay and**

**The City of Marion and**

**The City of Onkaparinga and**

**The City of Port Adelaide Enfield and**

**The City of Salisbury and**

**The City of West Torrens**

**together with:**

**The Local Government Association of South Australia**

# MEMORANDUM OF UNDERSTANDING

## BETWEEN:

The **Member Councils** (as listed above) and the Local Government Association of South Australia (**LGA**) (together known as **The Members**).

The Members are united by the purpose of delivering improved outcomes for coastal communities in metropolitan Adelaide.

The LGA is a membership organisation that provides service and leadership relevant to the needs of its member councils, to which all the Member Councils are members.

This Memorandum of Understanding (**MOU**) defines the partnership of the Adelaide Coastal Councils Network (**ACCN**) formerly known as the Metropolitan Seaside Councils Committee (**MSCC**).

The Members acknowledge that suitable advisory organisations may be invited to meetings of the ACCN to contribute their knowledge and understanding of all matters relating to Adelaide's coast.

## BACKGROUND

The MSCC has been operational for more than 50 years as a body of local government representatives responsible for metropolitan coastal boundaries. The MSCC has been responsible for driving strategic outcomes such as the formation of the *Coast Protection Act* (SA) 1972, the Coast Protection Board and supporting local government in managing coastal issues.

In response to the changing coastal context and needs of the Members, a desire to address historical administrative issues and maximise opportunities of the metropolitan coast, this MOU seeks to rename the MSCC to the Adelaide Coastal Councils Network (ACCN) and support a new structured governance model.

This MOU seeks to give effect to those changes and to the commitment of The Members to continue their collaborative and strategic work regarding metropolitan coastal issues.

## OBJECTIVES

A. This MOU establishes a framework for collaboration between The Members for the purposes of:

- facilitating a strong and effective ACCN;
- supporting collaboration between Member Councils and the LGA;
- enabling partnerships with State and Federal Government;
- seeking external grants and other assistance;
- delivering shared projects;
- reducing duplication of effort; and
- delivering improved outcomes for coastal communities.

B. The Members agree to:

- participate in the ACCN by attending meetings on an as-needs basis;
- recommend issues and opportunities for the ACCN to engage in;
- provide prompt and informed feedback and assistance on issues as appropriate;
- advocate on issues as agreed and with the support of the ACCN;
- facilitate consultation between Members and within the Member Councils;
- share knowledge and resources as appropriate; and
- work in a spirit of respect, cooperation and collaboration to ensure effective use of knowledge and resources to deliver the best outcomes for coastal communities.

C. The Members agree that the ACCN is primarily an advisory body, will also represent the Member Councils and will advocate on issues relating to the sustainability of coastal environments to regional, State and Federal bodies.

D. The Members acknowledge that the LGA is a membership organisation with limited resources and all Members will be required to respect and support the LGA in its role of hosting the administration of the ACCN.



# TERMS

## 1. Principles

- 1.1. This MOU seeks to assist the Members to achieve the Objectives as identified above by creating a collaborative partnership relationship that benefits coastal communities.
- 1.2. This MOU ensures that the parties have a clear understanding of their respective mutual expectations, commitments and responsibilities.
- 1.3. The Members agree that this MOU is intended to be binding between them.

## 2. Term

- 2.1. This MOU commences from the date that it is last executed by one of the Members and operates until 30 June 2032 or until such time as it is terminated by agreement between the Members.
- 2.2. This MOU can be amended at any time by the inclusion of additional attachments as Schedules to this MOU as agreed by The Members in writing.

## 3. Responsibilities

- 3.1. The Members agree to provide assistance and support to the operations of the ACCN and to the Executive Officer of the ACCN.
- 3.2. The ACCN will be supported through the appointment of an Executive Officer hosted by the LGA, employed by the LGA, at the discretion of the LGA and on terms and conditions as determined by the LGA.
- 3.3. The LGA agrees to support and manage the Executive Officer, supply the necessary IT, human resources and administrative support, as well as office space and access to meeting rooms.
- 3.4. The Executive Officer will be responsible for administration of the ACCN including:
  - Implementing the annual work plan;
  - Meeting administration such as establishing meetings as required, recording minutes and reporting to the ACCN including the ACCN Executive Committee;
  - Driving advocacy as agreed by the ACCN.
  - Seeking grant funding;
  - Supporting regional initiatives;
  - Advancing knowledge, capability, networks and partnership opportunities to progress the objectives; and
  - Represent the ACCN at forums as required.

3.5. Meetings of the ACCN will be held at LG House, 147 Frome Street, Adelaide, or at other locations as agreed by the ACCN.

#### **4. Finances**

4.1. Within one month of the commencement of the MOU in 2022, each Member Council agrees to authorise an initial payment of \$5,000 to the LGA for membership of the ACCN for the 2022-23 financial year.

4.2. By 30 August 2023 and for each financial year thereafter for the term of the MOU, each Member Council agrees to make a payment of \$10,000 to the LGA for and on behalf of the ACCN for membership for that financial year.

4.3. Should additional funds be required for the ACCN's operation, a report from the ACCN will be presented to each of The Members outlining options for the raising of funds. Such options might include an additional once-off contribution, or an increased annual contribution.

#### **5. Mutual Recognition, Support & Accountability**

5.1. The Members recognise and support:

- 5.1.1. the contribution made by the former MSCC, now to be known as the ACCN, to the metropolitan seaside area;
- 5.1.2. the important role that the ACCN will fulfil in delivery of outcomes to support coastal communities; and
- 5.1.3. the advisory nature of the ACCN which is formed to provide assistance to The Members.

5.2. The ACCN recognises and supports:

- 5.2.1. the accountability that each Member Council has to its ratepayers and residents;
- 5.2.2. the financial and administrative contribution the Member Councils make to the continued operation of the ACCN; and
- 5.2.3. the role of The Members in establishing policies and directions that benefit the coastal community.

#### **6. Commitments and Responsibilities**

6.1. The Members agree to support the efficient operation of the ACCN.

6.2. To facilitate this, the Members agree that the ACCN will conduct its affairs in a manner that is transparent and professional and for the benefit of all Members.

6.3. The Member Councils, by executing this MOU, are agreeing to the ACCN Terms of Reference as attached as 'Annexure 1' to this MOU.

6.4. The Member Councils will:

- 6.4.1. each be represented by two delegates, being one elected member and one officer of each Member Council; and
- 6.4.2. assist the ACCN to achieve its objectives through providing support when requested.

6.5. The LGA will:

- 6.5.1. be responsible for the employment of the Executive Officer;
- 6.5.2. provide the Member Councils with an annual report on the ACCN activities or otherwise as requested;
- 6.5.3. be responsible for the expenditure of the funds held for and on behalf of the ACCN;
- 6.5.4. facilitate communication about the activities of the ACCN through its regular communication channels; and
- 6.5.5. be represented on the ACCN by a member of the LGA Board of Directors or his or her nominated representative, and the Executive Officer of the ACCN.

## **7. Executive Committee**

- 7.1. The Members agree that an Executive Committee comprising a Chair, Deputy Chair and Ordinary Member will be elected from elected member delegates representing The Members. The Executive Officer will administer the Executive Committee.
- 7.2. The Executive Committee will be responsible for signing off on the Executive Officer's annual work plan, all public communications, determining meeting dates and making any important decisions as per the Terms of Reference.

## **8. Conflict Resolution**

- 8.1. The Members express a willingness through this MOU, to work collaboratively and constructively through any issues of conflict in a structured, non-confrontational manner in the interests of achieving an immediate resolution.
- 8.2. The Members will observe the following order for conflict resolution:
  - 8.2.1. allowing the delegates of each of The Members to negotiate with other delegates to resolve the issue;
  - 8.2.2. allowing senior management of The Members to negotiate with other of The Members senior management to resolve the issue; and
  - 8.2.3. by way of independent mediation as agreed by The Members affected, where the cost of mediation is to be borne equally by The Members affected.

- 8.3. The Members agree that matters arising out of any conflict must be kept confidential unless otherwise agreed by the ACCN.

## **9. Termination**

- 9.1. This MOU will terminate upon the occurrence of The Members voluntarily agreeing to that effect or otherwise in accordance with this clause.
- 9.2. The ACCN may terminate this MOU by resolving to wind up and giving The Members at least twenty-eight (28) business days written notice, in which case the MOU will automatically terminate by operation of this clause on the expiration of the notice period.
- 9.3. Any of The Members may resolve to terminate their membership of the ACCN upon 6 months notice in writing to the Executive Officer on the understanding that current subscription fees will not be reimbursed and the Executive Committee will need to consider the ongoing financial viability of the ACCN.

This MOU is executed by the parties with goodwill and optimism to ensure the continuing success of the ACCN.

**Executed** by the parties as a memorandum of understanding.

Signed.....CEVANS.....

Dated.....11/10/2022.....

Name:.....ANGELA EVANS.....

**The City of Charles Sturt**

This MOU is executed by the parties with goodwill and optimism to ensure the continuing success of the ACCN.

**Executed** by the parties as a memorandum of understanding.

Signed.....

Dated.....28/9/2022.....

Name:.....ROBERTO BRA.....

**City of Holdfast Bay**

This MOU is executed by the parties with goodwill and optimism to ensure the continuing success of the ACCN.

**Executed** by the parties as a memorandum of understanding.

Signed  .....

Dated 14/9/22 .....

Name: KRIS HANNA

**City of Marion**

This MOU is executed by the parties with goodwill and optimism to ensure the continuing success of the ACCN.

**Executed** by the parties as a memorandum of understanding.

Signed.....

Dated.....07/09/2022.....

Name: A Mayor Simon McMahon.....

**The City of Onkaparinga**



This MOU is executed by the parties with goodwill and optimism to ensure the continuing success of the ACCN.

**Executed** by the parties as a memorandum of understanding.

Signed.....

Dated.....5/10/2022

Name:.....Claire Boom

**City of Port Adelaide Enfield**

This MOU is executed by the parties with goodwill and optimism to ensure the continuing success of the ACCN.

**Executed** by the parties as a memorandum of understanding.

Signed Gillian Aldridge

Dated 20 9 2022

Name: Gillian Aldridge

**The City of Salisbury**

This MOU is executed by the parties with goodwill and optimism to ensure the continuing success of the ACCN.

**Executed** by the parties as a memorandum of understanding.

Signed.....

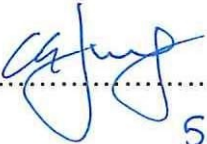
Dated.....

Name:..... Terry Buss PSM  
Chief Executive Officer  
City of West Torrens

**The City of West Torrens**

This MOU is executed by the parties with goodwill and optimism to ensure the continuing success of the ACCN.

**Executed** by the parties as a memorandum of understanding.

Signed.....

Dated.....5/12/2022

Name: CLINTON ERNST JURY

**The Local Government Association of SA**

## **Annexure 1 – Terms of Reference**

## Adelaide Coastal Councils Network

### Terms of Reference

## Contents

Adelaide Coastal Councils Network.....	0
Terms of Reference.....	0
About the Adelaide Coastal Councils Network.....	3
TERMS OF REFERENCE.....	5
PRELIMINARY.....	5
1. Name	
2. Interpretation	
AIMS AND OBJECTIVES.....	6
3. Aims	
4. Objectives	
POWERS.....	6
5. Powers	
MEMBERSHIP AND VOTING.....	7
6. Membership of ACCN	
7. Appointment of Delegates	
8. Voting	
9. Opportunity and respect	
INDEMNITY AND INSURANCE.....	8
10. Indemnity and insurance	
ROLE OF THE LGA.....	8
11. Role of the LGA	
GOVERNANCE.....	8
12. Appointment of Chair	
13. Executive Committee	
MEETINGS.....	9
14. Meetings	
MINUTES.....	9
15. Minutes	
REPORTING.....	10

16. Reporting	
AMENDING THE TERMS OF REFERENCE .....	11
17. Terms of Reference	
DISSOLUTION .....	11
18. Dissolution of the ACCN	



## About the Adelaide Coastal Councils Network

The Adelaide Coastal Councils Network (ACCN) was formerly known as the Metropolitan Seaside Councils Committee (MSCC). The purpose of the ACCN is to deliver improved outcomes for coastal communities in metropolitan Adelaide.

The MSCC has been operational for more than 50 years as a body of local government representatives responsible for metropolitan coastal boundaries. The MSCC has been responsible for driving strategic outcomes such as the formation of the Coast Protection Act (SA) 1972, the Coast Protection Board and supporting local government in managing coastal issues.

In response to the changing coastal context and needs of the Members, a desire to address historical administrative issues and maximise opportunities of the metropolitan coast, a new Memorandum of Understanding (MOU) was entered into in 2022 to rename the MSCC to the Adelaide Coastal Councils Network (ACCN) and support a new structured governance model.

The ACCN comprises metropolitan coastal councils:

- The City of Charles Sturt and
- The City of Holdfast Bay and
- The City of Marion and
- The City of Onkaparinga and
- The City of Port Adelaide Enfield and
- The City of Salisbury and
- The City of West Torrens

as well as the Local Government Association of South Australia, and together these organisations comprise The Members of the ACCN.

These Terms of Reference support the MOU which seeks to give effect to those changes and to the commitment of the Members to continue their collaborative and strategic work regarding metropolitan coastal issues.

# TERMS OF REFERENCE

## PRELIMINARY

### 1. Name

The name of this local government network is the Adelaide Coastal Councils Network known as the ACCN.

### 2. Interpretation

In these Terms of Reference unless the contrary is apparent:

- 2.1 "Act" means the *Local Government Act 1999 (SA)*.
- 2.2 "Council" means a council constituted under the Act and any other authority of a local government nature constituted or established under South Australian legislation.
- 2.3 "Delegate" means a delegate appointed by a Member for the purposes of these Terms of Reference to represent a Member at meetings of ACCN.
- 2.4 "Elected Member" means any councillor of a Council.
- 2.5 "Member Council" means a Council which is a signatory to the ACCN MOU.
- 2.6 "The Members" means the Member Councils and the LGA which are signatories to the ACCN MOU.
- 2.7 "ACCN" means the Adelaide Coastal Councils Network.
- 2.8 Memorandum of Understanding means the ACCN MOU entered into by The Members in 2022

## **AIMS AND OBJECTIVES**

### **3. Aims**

The aims of the ACCN are to:

- facilitate a strong and effective ACCN;
- support collaboration between Member Councils and the LGA;
- enable partnerships with State and Federal Government;
- seek external grants and other assistance;
- deliver shared projects;
- reduce duplication of effort; and
- deliver improved outcomes for coastal communities.

### **4. Objectives**

The objectives of the ACCN are to:

- Promote cooperation between The Members and stakeholders, and coordinate actions on issues of regional significance regarding the sustainability of the urban coastal environment;
- Facilitate the co-operation and co-ordination of The Members and stakeholders to take any action necessary for the improvement and betterment of facilities, amenities and conveniences in order to provide enjoyment and recreation to the public;
- Represent The Members and advocate on issues relating to the sustainability of coastal and estuarine environments to regional, state and federal bodies;
- Facilitate the sustainable and integrated planning and management of natural and built coastal and estuarine assets;
- Identify and address emerging issues affecting metropolitan coasts and estuaries, including any human impacts upon St Vincent's Gulf, through research and project development;
- Facilitate knowledge and tools development and exchange to enhance community awareness and engagement on sustainability of coasts and estuaries; and
- Develop strategic partnerships with other appropriate organisations to devise, prioritise and implement protection strategies and address emerging issues which affect the metropolitan coast.

## **POWERS**

### **5. Powers**

The powers of the ACCN are:

- to associate with other organisations with similar objectives to those of the ACCN;

- to seek funding through The Members for suitable coastal management projects;
- to publish materials related to the Objectives such as reports and papers;
- to undertake activities to further the objectives of these Terms of Reference and to further the interests of the ACCN;
- to apply for grants or other funding as required to carry out the aims and objectives of the ACCN; and
- to utilise the funds of the ACCN held by the LGA as necessary to carry out the aims and objectives of the ACCN.

## **MEMBERSHIP AND VOTING**

### **6. Membership of ACCN**

- A Council shall be eligible for membership of the ACCN if the Council has signed the ACCN MOU and paid its subscription as per the terms of the MOU.
- The Member Councils will each be represented by two delegates, being one elected member and one officer of each Member Council.
- The LGA will be represented by a member of the LGA Board of Directors or his or her nominated representative, and the Executive Officer of the ACCN.
- The LGA is a Member of the ACCN but does not contribute subscription.

### **7. Appointment of Delegates**

- The recording of the names and contact details of each delegate, the date of appointment and The Member they represent shall be the responsibility of the Executive Officer.
- The office of a delegate shall become vacant if:
  - The delegate resigns by letter addressed to the Council which appointed them;
  - The delegate is replaced by their Council at any time; or
  - The Representative ceases to remain an Elected Member or staff member of that Council.
- Where the office of a Representative becomes vacant, The Member concerned may appoint another Representative.

### **8. Voting**

- Each Member Council will have one vote per delegate; and
- The Chair shall have a deliberative vote only.

### **9. Opportunity and respect**

- All Members of the ACCN will be provided with equal opportunity in an atmosphere of equal respect in discussions and voting.

## INDEMNITY AND INSURANCE

### 10. Indemnity and insurance

- The delegates of each of The Members will be protected by the general protections for Council members and employees as provided for in the Act.

## ROLE OF THE LGA

### 11. Role of the LGA

The LGA is a membership organisation that provides service and leadership relevant to the needs of its member councils, to which all the Member Councils are members.

The LGA will:

- be responsible for the employment of the Executive Officer;
- provide the Member Councils with an annual report on the ACCN activities or otherwise as requested;
- be responsible for the expenditure of the funds held for and on behalf of the ACCN;
- facilitate communication about the activities of the ACCN through its regular communication channels; and
- support and manage the Executive Officer, supply the necessary IT, human resources and administrative support, as well as office space and access to meeting rooms.

## GOVERNANCE

### 12. Appointment of Chair

- The delegates shall appoint a Chair and Deputy Chair from the delegates who are elected members to form an Executive Committee.
- The Chair or in their absence, the Deputy Chair shall preside at all meetings of the ACCN.
- The Chair and Deputy Chair shall hold office for a period of 2 years.
- The Chair and Deputy Chair may be removed from office at any time by a resolution carried by two thirds of the ACCN delegates.
- If at any stage, the office of Chair or Deputy Chair becomes vacant, a replacement Chairperson may be appointed by the delegates of the ACCN.

### 13. Executive Committee

- The Executive Committee will comprise the elected positions of Chair and Deputy Chair as well as an Ordinary Member.

- The Executive Officer will administer the Executive Committee.
- Council officers are not eligible to be appointed to the Executive Committee.
- The Ordinary Member will be the LGA delegate who is a member of the LGA Board of Directors or their representative.
- The Executive Committee will be responsible for signing off on the Executive Officer's annual work plan, all public communications, determining meeting dates and making any important decisions as per the Terms of Reference.

## MEETINGS

### 14. Meetings

- Meetings of the ACCN shall be held on an as-needs basis intervals as determined by the Executive Officer in consultation with the Executive Committee.
- Meetings of the ACCN will be held at LG House, 147 Frome Street, Adelaide, or at other locations as agreed by the ACCN.
- Meetings may be attended online or in person.
- 14 days' notice of a meeting will be given to The Members. The notice shall set out where and when the meeting will be held, and provide an agenda.
- The quorum of any meeting of the ACCN shall be the attendance of at least one delegate from a minimum of half of The Members plus one.
- If there are insufficient Members present to constitute a quorum, the meeting shall take place but no decisions will be made.
- An ordinary resolution is a resolution passed by a simple majority at a meeting.

## MINUTES

### 15. Minutes

- Minutes of all proceedings of meetings of the ACCN shall be prepared by the Executive Officer and distributed to The Members within one month after the relevant meeting.
- The minutes kept pursuant to this rule must be confirmed by the delegates at a subsequent meeting.

## REPORTING

### 16. Reporting

- The Executive Committee shall ensure that an annual report is prepared and distributed to The Members.
- The Executive Committee shall ensure that a strategic plan is prepared within the first 12 months following execution of the MOU setting key performance indicators and outcomes.

## **AMENDING THE TERMS OF REFERENCE**

### **17. Terms of Reference**

- These Terms of Reference may be amended by a resolution of two thirds of all The Members.

## **DISSOLUTION**

### **18. Dissolution of the ACCN**

- The ACCN may be dissolved or wound up by resolution of two thirds of all of The Members.
- If after the winding up of the ACCN there remains 'surplus funds', these funds are to be distributed amongst the Member Councils in an equal proportion.



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[www.lga.sa.gov.au](http://www.lga.sa.gov.au)

Item No: 15.5

Subject: **MAWSON OVAL REFERENCE GROUP ANNUAL REPORT**

Date: 24 January 2023

Written By: General Manager, Community and Business

General Manager: Community and Business, Ms M Lock

---

### **SUMMARY**

This report provides an annual update on matters considered by the Mawson Oval Management Committee in the preceding 12 months.

---

### **RECOMMENDATION**

**That Council notes the report.**

---

### **STRATEGIC PLAN**

Wellbeing - Good health and economic success in an environment and a community that supports wellbeing.

### **COUNCIL POLICY**

Not applicable

### **STATUTORY PROVISIONS**

Not applicable

### **BACKGROUND**

Under Section 8 of the Agreement between the City of Holdfast Bay and The Catholic Church Endowment Society Incorporated executed on 16 February 2004, a Management Committee has been created to monitor the performances of both Parties.

Section 8.7 requires for the Management Committee to, on at least one occasion in each year during the term of the agreement, provide a report concerning the matters considered by the Management Committee in the year immediately preceding.

## REPORT

### Formation of the Reference Group

Formation of the Reference Group was established in the initial meeting, which included two Elected Member representatives, Councillor Snewin and Councillor Fleming, with Councillor Snewin nominated as Chair. Council Administration support is provided by Ms Marnie Lock, General Manager, Community and Business. Representing McAuley School, is Ms Amanda Paslow, Principal, McAuley School Board representative Ms Sheree Tebyanian (Board Member) for part of the term and now Ms Cherise Round, McAuley School Board Chair. It was agreed the group will meet a minimum two times per year, alternating locations between the Council and school offices. A Terms of Reference (ToR) was collaboratively developed and agreed on to establish the communication methods and meeting expectations between the respective parties.

*Refer Attachment 1*

Council undertook a survey of community land situated adjacent the McAuley School for the purpose of clearly delineating the boundary to be outlined within the new agreement, Annexure A.

*Refer Attachment 2*

Both parties have demonstrated positive engagement and acknowledged the importance of the close collaboration, agreeing that joint community statements would provide consistent, clear and united messaging, to inform and educate community stakeholders which includes parents, rate-payers and Mawson Oval user groups.

### Shared Use Agreement

Discussion and agreement has occurred to determine shared use of Mawson Oval with third parties such as the Warradale Cricket Club. These relationships are monitored by both parties and assistance provided to manage these relationships when required and/or appropriate.

### Playground

McAuley School reports directly to Council any matters pertaining to playground maintenance via the School's WHS Coordinator. Council commissioned an independent playspace audit, which was completed in August 2021 with the previous inspection conducted in April 2020. Both audits were undertaken by Kidsafe, Child Accident Prevention Foundation of Australia and these audits have been shared directly with the School for reference.

Further to this, a surface material condition report was undertaken by Playtest, Playground Surface Testing which returned a good condition result.

Playspaces citywide have been reviewed based on industry benchmarks and renewal of assets is considered within Councils' long-term financial plan. When determining playspace equipment renewal the following is considered: end-of-asset life and renewal timings forecast within the long-term financial plan; variety; play value in relation to the child's physical, mental, emotional and social development; accessibility to residents; and proximity to the playspace to residential properties is important.

Mawson Oval Playspace is due for equipment renewal in 2024 and this has been clearly and formally communicated to McAuley School.

The Playground Maintenance and Renewal Program is included on each agenda. Council agreed that the School would be part of the design process during the renewal project once commenced.

### **Fencing**

Discussions around both the school and boundary fencing:

- **School Fencing**  
McAuley School boundary fencing (sections) has been replaced and or extended to secure students during school hours. The school shared fencing plans with Council which were reviewed by Development Services and thereafter was determined a development application was not required. As a result, new fencing has been installed by the school at their cost.
- **Boundary Fencing (Community Land)**  
Discussions occur at each meeting regarding boundary fencing to ensure any safety concerns that have been identified have been raised so consideration and action can be taken if required or appropriate. This collaboration is essential to ensure the fencing meets the needs of the School as well as maintains accessibility for the community. The height of the boundary fence has been raised consistently by the School and their desire is to increase the height of the fence. Council have stated the height is to remain as is to ensure the Community Land remains accessible and does not act as a barrier to use and or discriminate user groups

### **Traffic**

Traffic congestion around school drop off and pick up times on Colton Avenue, and the 'kiss and drop' area on King George Avenue are regular standing items on the agenda. These discussions have included a presentation from Council's Traffic and Transport Lead with further investigation pending Council approval on the following:

Proposed Motion:

*That Administration investigate the viability of restricting Colton Avenue to a single direction of traffic, including consultation with the School, waste contractors, and surrounding residents including residents of Colton Avenue, Townsend Avenue, Murray Street and Wattle Avenue. A report and results of the community engagement is to be returned to Council within six months.*

A Local Area traffic management study would need to be undertaken including sourcing traffic data from local roads and pedestrian and cyclist usage. A concept would then be prepared for community consultation and thereafter a report, which would include the results of the traffic study and consultation and identify next steps. This may include a trial if that was supported by the local community. The estimated cost would be in the order of \$10,000 to \$15,000 to undertake the data collection, study and consultation, excluding staff time.

Local Area traffic management remains a work in progress.

**BUDGET**

All expenditure is contained within existing operational budgets.

**LIFE CYCLE COSTS**

Renewal projects are contained within the long-term financial forecasts.

# Attachment 1





# **TERMS OF REFERENCE**

**MCAULEY COMMUNITY SCHOOL & CITY OF HOLDFAST BAY**

**REFERENCE GROUP**

TABLE OF CONTENTS

<b>1</b>	<b>BACKGROUND AND MISSION.....</b>	<b>3</b>
1.1	Background .....	3
1.2	Scope.....	3
<b>2</b>	<b>GOALS .....</b>	<b>3</b>
<b>3</b>	<b>OBJECTIVES.....</b>	<b>3</b>
<b>4</b>	<b>MEMBERSHIP.....</b>	<b>3</b>
4.1	Attendance Requirement .....	4
4.2	Membership.....	4
<b>6</b>	<b>MEETINGS OF MEMBERS .....</b>	<b>4</b>
6.1	Frequency .....	4
6.2	Agenda .....	4
6.3	Record of Meetings.....	4
<b>7</b>	<b>COSTS.....</b>	<b>4</b>
<b>8</b>	<b>WORKING GROUPS .....</b>	<b>4</b>
<b>9</b>	<b>REPORTING.....</b>	<b>4</b>



## **1 BACKGROUND AND MISSION**

### **1.1 Background**

McAuley Community School and the City of Holdfast Bay recognise that by working together, the community of Holdfast Bay and the broader community will benefit from shared understandings and knowledge.

### **1.2 Scope**

McAuley Community School & the City of Holdfast Bay will work together to engage and communicate to facilitate a greater understanding of projects, shared use of facilities and opportunities that directly develop the City as a welcoming, safe and active community.

## **2 GOALS**

The goal is for the McAuley Community School and the City of Holdfast Bay to work together to improve community wellbeing for residents and visitors utilising open space and public realm.

## **3 OBJECTIVES**

By working together the McAuley Community School and City of Holdfast Bay Reference Group will support the City of Holdfast Bay to:

- Engage stakeholders to support the ongoing development of the City as a welcoming, safe and active community.
- Engage stakeholders to create a healthy, creative and connected community.
- Engage stakeholders to connect the community with the City's natural environment.
- Engage stakeholders to support the creation of a diverse and resilient local economy.
- Engage stakeholders to support the development of a lively, safe community that celebrates its past to build for the future.

## **4 MEMBERSHIP**

McAuley Community School and City of Holdfast Bay Reference group will consist of:

- Two Elected Members from the City of Holdfast Bay
- Up to two staff members from the City of Holdfast Bay
- Two Senior Representatives from McAuley Community School, to include the Principal or Principal's delegate and a representative from the School Board

The City of Holdfast Bay will Chair the meeting and be responsible for collating the agenda for each meeting.

**4.1 Attendance Requirement**

Where a member is unable to attend a meeting they may send an apology and/or a proxy.

**4.2 Membership**

The inaugural members from the City of Holdfast Bay are:

- the General Manager, Community and Business. Other staff will be invited to attend as appropriate.

**6 MEETINGS OF MEMBERS**

**6.1 Frequency**

Meetings will be held at least twice a year and thereafter the frequency will be assessed and will be scheduled as required.

Meetings can also be cancelled if there are no items to discuss as deemed by the chair.

**6.2 Agenda**

The Agenda will be circulated to working group members via the McAuley Community School prior to the meeting. Both McAuley Community School and the City of Holdfast Bay can contribute items for discussion to the agenda.

**6.3 Record of Meetings**

A record of each meeting will be made and circulated to each member of the Reference Group. They are for information only and do not constitute formal minutes and are not for public distribution.

**7 COSTS**

The costs of each meeting will be met by the City of Holdfast Bay.

The meetings will be held at the City of Holdfast Bay Civic Centre unless otherwise agreed.

**8 WORKING GROUPS**

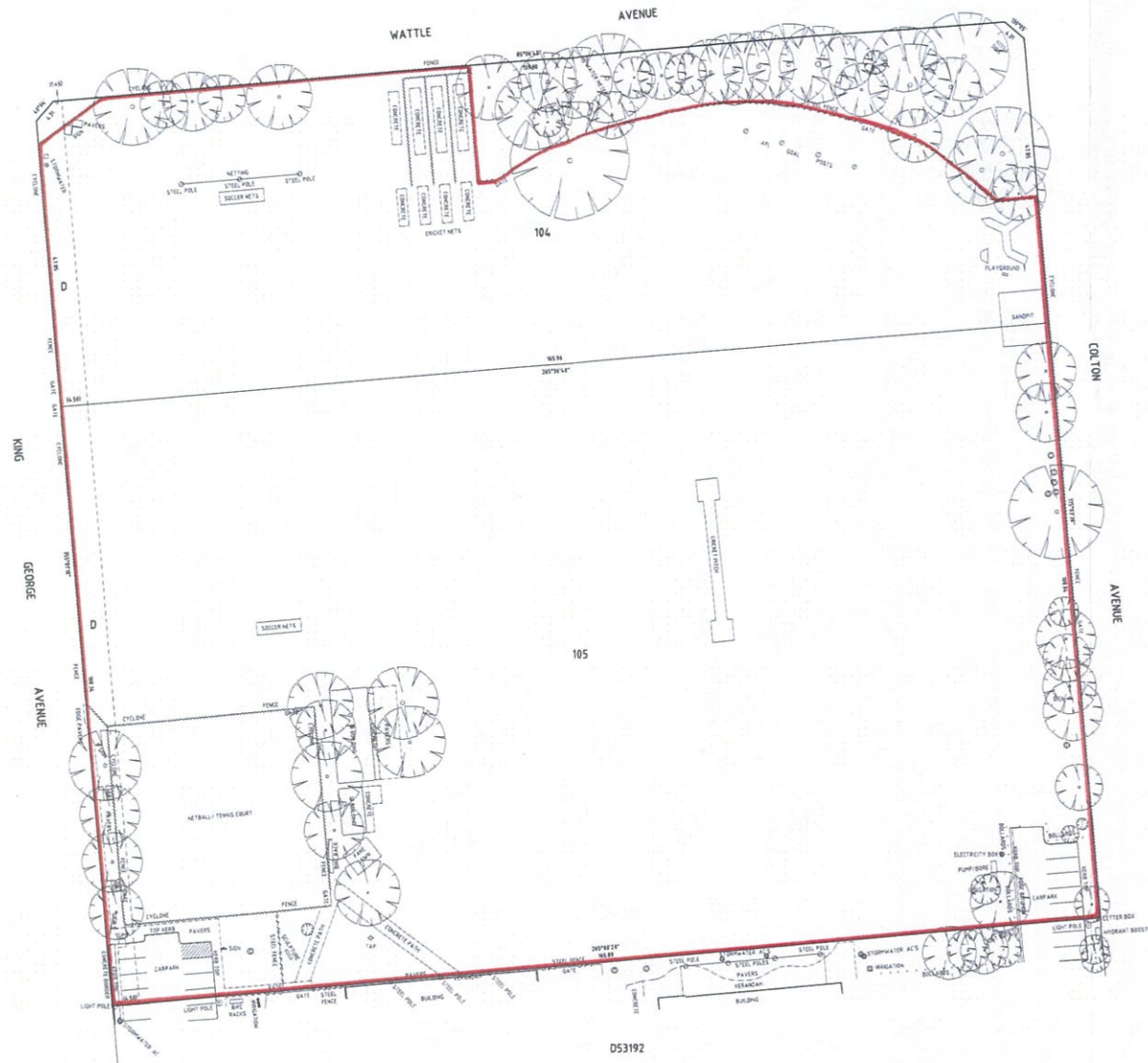
From time to time the Reference Group may agree that a working group will be developed to support the work of the Reference Group.

**9 REPORTING**

From time to time the General Manager Community and Business may provide a report to Council on progress of the Reference Group.

# Attachment 2





NO UNDERGROUND SERVICES HAVE BEEN LOCATED PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE. THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO ASCERTAIN THE DETAILED LOCATION OF ALL SERVICES.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF CITY OF HOLDFAST BAY FOR THE PURPOSES OF SITE REDEVELOPMENT AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. JOHN C BESTED & ASSOCIATES PTY LTD ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWSOEVER ARISING TO ANY PERSON OR CORPORATION WHO MAY USE THIS PLAN FOR ANY OTHER PURPOSE.

THIS IS NOT A CERTIFIED SURVEY FOR THE PURPOSES OF THE REGULATIONS UNDER THE SURVEY ACT, AND THIS PLAN WILL NOT BE EXAMINED FOR BOUNDARY DEFINITION OR OTHERWISE BY THE REGISTRAR. GENERAL DRAFT FUTURE RELEVANT OF ADJOINING LAND OR SUBSEQUENT REGISTRATION OF CERTIFIED SURVEY PLANS MAY ALTER THE BOUNDARY DEFINITION OR INFORMATION SHOWN HEREON.

ALL LOTMENTS ON L 105 MARKED D ARE SUBJECT TO AN EXISTING SERVICE EASEMENT FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (22/8/05 MP).

SURVEYED	TA 15-12-20
DRAWN	DW 16-12-20
CHECKED	TA 17-12-20
APPROVED	TA 17-12-20

**JOHN C BESTED & ASSOC**  
 362 MACALL ROAD KEWINGSTON PARK 5568  
 PHONE (08) 8332 1111  
 email: surveys@johncbested.com.au

**BOUNDARY OVERLAY AND FEATURE SURVEY**  
 HOVE  
 ALLOTMENTS 104 & 105 IN D53192  
 CT 5804/193 & 5804/194  
 HUNDRED OF AGARLUNGA  
 CLIENT: CITY OF HOLDFAST BAY

REFERENCE No	20634
DRAWING No	20634-ENG
VERSION No	1
SHEET	1 OF 1
SCALE	1:400m (A1)

Item No: 15.6

Subject: **APPOINTMENTS TO COUNCIL ASSESSMENT PANEL**

Date: 24 January 2023

Written By: Manager, Development Services

General Manager: Strategy and Corporate, Ms Pamela Jackson

---

## **SUMMARY**

The term of the four independent members serving on the Council Assessment Panel expires on 31 March 2023. It is recommended that Council appoint a panel to review the submissions received in response to a call for expressions of interest, and make recommendation to Council on the preferred candidates for appointment.

---

## **RECOMMENDATION**

**That Councillors Fleming and Snewin, the General Manager Strategy and Corporate and Council's Assessment Manager review expressions of interest received and make recommendation to Council on the preferred candidates for appointment as Independent Members to the City of Holdfast Bay Council Assessment Panel.**

---

## **STRATEGIC PLAN**

Wellbeing: Collaborating in developing the city, being able to offer their expertise, voice views, and discuss options.

Wellbeing: A range of sustainable and accessible housing options is available to enable social and cultural diversity and affordability without negatively affecting the heritage values of the city

Sustainability: Support mixed use neighbourhood development while honouring heritage values to enable walkability and support healthy ageing

## **COUNCIL POLICY**

Council Assessment Panel Operating Procedures

## **STATUTORY PROVISIONS**

*Planning, Development & Infrastructure Act 2016*

## BACKGROUND

At its meeting held on 8 February 2022, Council resolved to extend the appointment of the four Independent Members serving on the Council Assessment Panel until 31 March 2023 to provide a more immediate opportunity for the new Council to select and appoint the Council Assessment Panel of its choosing (Resolution C080222/2540).

## REPORT

The *Planning, Development & Infrastructure Act 2016* provides that membership on Council Assessment Panels comprise of not more than one Elected Member (excluding deputy Elected Members) and not less than four Independent Members. The current composition of the Holdfast Bay Council Assessment Panel is as follows:

- Councillor Jane Fleming (Elected Member) – term expires 29 November 2023
- Councillor Robert Snewin (Deputy Elected Member) – term expires 29 November 2023
- Mr David Bailey (Presiding Independent Member) - term expires on 31 March 2023
- Ms Sarah Reachill (Ordinary Independent Member) - term expires on 31 March 2023
- Ms Yvonne Svensson (Ordinary Independent Member) - term expires on 31 March 2023
- Fourth Ordinary Independent Member position is currently vacant.

Under the Council Assessment Panel's Operating Procedures, independent members are appointed for a term not exceeding two years and, on expiry, a member may be either re-appointed or replaced by Council. In the interests of good governance, it is considered that the positions be open to wider expressions of interest rather than re-appointment (particularly given that one of the independent member positions is presently vacant). In this regard, a call for expressions of interest was published online through Seek on 16 January 2023, with submissions closing at 5:00pm on 30 January 2023.

Previous recruitment processes for the appointment of independent members to the City of Holdfast Bay Council Assessment Panel members, have involved establishing a panel comprised of the Elected Members(s) on the Council Assessment Panel, with members of Administration, to review all expressions of interest and rank them according to merit. The panel would then make its recommendation to Council on what it considers to be the four most suitable candidates for appointment to the Council Assessment Panel. This process has served Council well in the past, and has proven to be an efficient way to shortlist candidates for Council's consideration. It is therefore recommended that a similar process is adopted for this round of recruitment.

## BUDGET

The cost of placing an online advertisement in Seek calling for expressions of interest was \$400.

## LIFE CYCLE COSTS

This report does not have any full life-cycle cost implications.