



Council Agenda

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 29 January 2019 at 7.00pm

Justin Lynch
CHIEF EXECUTIVE OFFICER

Please note: This agenda contains Officers' reports and recommendations that will be considered by the Council. Any confidential items listed on the agenda will be circulated to Members separately.



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. PRAYER

Heavenly Father, we pray for your presence and guidance at our Council Meeting. Grant us your wisdom and protect our integrity as we carry out the powers and responsibilities entrusted to us on behalf of the community that we serve.

4. APOLOGIES

4.1 Apologies Received

4.2 Absent

5. ITEMS PRESENTED TO COUNCIL

6. DECLARATION OF INTEREST

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

7. CONFIRMATION OF MINUTES

Motion

That the minutes of the Ordinary Meeting of Council held on 11 December 2018 be taken as read and confirmed.

Moved Councillor _____, Seconded Councillor _____

Carried

8. PUBLIC PRESENTATIONS

8.1 **Petitions**

NIL

8.2 **Presentations**

8.3 Deputations

- 8.3.1 Mr Garth Heynen
Chief Executive Officer, Mr Justin Lynch has approved a deputation from Mr Garth Heynen regarding 3 St Johns Row Glenelg SA 5045.

9. QUESTIONS BY MEMBERS**9.1 Without Notice****9.2 On Notice**

- 9.2.1 Pigeon Control – Moseley Square, Glenelg – Councillor Smedley (Report No: 08/19)
- 9.2.2 Partridge Street Car Park – Councillor Smedley (Report No: 09/19)
- 9.2.3 Parking Meters, Moseley Street, Glenelg – Councillor Smedley (Report No: 10/19)
- 9.2.4 Proposed date of report for resolution number C280818/1261 – Plastics – Councillor Lindop (Report No: 34/19)

10. MEMBER'S ACTIVITY REPORTS - Nil**11. MOTIONS ON NOTICE**

- 11.1 Motion on Notice – Removal of Street Tree - Road Reserve – Adjacent 3 St Johns Row Glenelg – Councillor Patton (Report No: 11/19)
- 11.2 Motion on Notice – Police Presence in Glenelg – Councillor Bouchee (Report No: 15/19)
- 11.3 Motion on Notice – Submission for New Planning System by State Planning Commission – Councillor Bouchee (Report No: 14/19)
- 11.4 Motion on Notice – TPI Permit Pass System – Mayor Wilson (Report No: 13/19)
- 11.5 Motion on Notice – Climate Change Agreements – Mayor Wilson (Report No: 12/19)
- 11.6 Motion on Notice - Sound Equipment – Councillor Clancy (Report No: 20/19)
- 11.7 Motion on Notice - Live Streaming of Council Meetings – Mayor Wilson (Report No: 21/19)
- 11.8 Motion on Notice – Dunbar Terrace Carpark – Councillor Patton (Report No: 16/19)
- 11.9 Motion on Notice – Angus Neill Reserve safety concerns – Councillor Lindop (Report No: 33/19)
- 11.10 Motion on Notice – Kauri Parade Sports and Community Centre – YMCA – Councillor Clancy (Report No: 36/19)
- 11.11 Motion on Notice – Community Centre Coordinator Funding– Councillor Clancy (Report No: 35/19)

12. ADJOURNED MATTERS - Nil

13. REPORTS OF MANAGEMENT COMMITTEES, SUBSIDIARIES AND THE DEVELOPMENT ASSESSMENT PANEL

- 13.1 Minutes Jetty Road Mainstreet Committee - 5 December 2018 (Report No: 06/19)
- 13.2 Minutes – Alwyndor Management Committee – 18 December 2018 (Report No: 22/19)

14. REPORTS BY OFFICERS

- 14.1 Items in Brief (Report No: 28/19)
- 14.2 Appointment to Audit Committee (Report No: 23/19)
- 14.3 Appointment to the Executive Committee (Report No: 24/19)
- 14.4 Appointment to the Strategic Planning and Development Policy Committee (Report No: 25/19)
- 14.5 National General Assembly 2019 (Report No: 26/19)
- 14.6 Regional Groups Proposal for the Greater Adelaide Regional Organisation of Councils (GAROC) and call for nominations to GAROC (Report No: 27/19)
- 14.7 Cultural Heritage Research and Procedures Report (Report No: 02/19)
- 14.8 Kingston Park Foreshore Masterplan (Report No: 32/19)
- 14.9 Monthly Financial Report – 30 November 2018 (Report No: 29/19)
- 14.10 Tourism Plan 2020 Review (Report No: 03/19)
- 14.11 Reduction of Speed Limit on Marine Parade, Seacliff (Report No: 19/19)
- 14.12 2018 Lifesaving World Championships (Report No: 07/19)
- 14.13 Good Neighbour Gardens Reserve Vegetation Improvement (Report No: 17/19)
- 14.14 Footpath Encroachment – Purchase of Land – Portion of 15 Pine Avenue, Kingston Park (Report No: 18/19)
- 14.15 Jetty Road Glenelg Retail Strategy (Report No: 05/19)
- 14.16 Jetty Road Glenelg Masterplan - Chapel Street Plaza (Report No: 31/19)

15. RESOLUTIONS SUBJECT TO FORMAL MOTIONS

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

16. URGENT BUSINESS – Subject to the Leave of the Meeting**17. CONFIDENTIAL ITEMS**

Nil



JUSTIN LYNCH
CHIEF EXECUTIVE OFFICER

Item No: **9.2.1**

Subject: **QUESTION ON NOTICE – PIGEON CONTROL – MOSELEY SQUARE, GLENELG – COUNCILLOR SMEDLEY**

Date: 29 January 2019

QUESTION

Councillor Smedley asked the following question:

“Could you please advise:

- 1. Whether Council has a policy for the management of feral pigeons,**
- 2. What tools that policy provides,**
- 3. The annual cost to Council for:**
 - 1. cleaning pigeon soiled areas, and**
 - 2. pigeon deterrents, eg roof spikes etc. and**
- 4. Whether Council has a policy to deter the feeding of pigeons, particularly in Moseley Square, Glenelg.**

The above questions stem from resident and trader complaints about the growing number of pigeons in the city, their impact on sanitary conditions within alfresco cafes, and their displacement of more traditional species such as gulls from our squares.”

ANSWER – Manager Regulatory Services

1. Council does not have a Policy
2. N/A
- 3.1. Depot staff clean in Moseley Sq. No specific cost data is recorded solely related to the cost of cleaning pigeon soiled areas unless the work is carried out as a specific contract. No contract cleaning works have been carried out in 2018/19 to date.
- 3.2. We have installed various bird proofing measures on Council assets over the years – eg bird spikes, netting, discrete running wire systems, deterrent gels. We have also trapped or baited in the Moseley Sq. area and on Council buildings. No specific expenditure has occurred in 2018/19 year to date.
- 4 The City of Holdfast Bay has signage installed in Moseley Square discouraging the feeding of birds. There is no formal policy.

Item No: **9.2.2**

Subject: **QUESTION ON NOTICE – PARTRIDGE STREET CAR PARK – COUNCILLOR SMEDLEY**

Date: 29 January 2019

QUESTION

Councillor Smedley asked the following question:

“Could you please advise:

- 1. When the damaged boom gate exit to the carpark will be replaced/repared;*
- 2. What the estimated loss of revenue has been/will be for the period the gate has been inactive;*
- 3. Who is responsible for the cost of replacement and are they responsible for our loss of profits;*
- 4. What action, if any, has/is been/being taken to chase fee evaders;*
- 5. Why has repair/replacement been so delayed; and*
- 6. What longer term solutions, to what is a recurring issue been investigated?*

I am not sure when the damage occurred, however to my memory it has been down since early December. At the time of installation of the gates, I questioned whether trucks would have difficulty negotiating the exit but was assured there was sufficient space. I think this is the 3rd time one or other gate has been hit.”

ANSWER – Regulatory Services Manager

1. Orders have been placed and the estimated completion date is end of February - early March 2019.
2. Council's operational partner Carepark has been monitoring the income and they forecast that revenue loss over the out-of-service period (ie early November to end February) will be around \$3,000-\$4,000 assuming approximately like-for-like usage in 2018 and 2017. Income was relatively stable in November; whereas an estimated loss of \$1,100 was projected for December assuming similar usage. January is tracking well at this stage. Any forecast loss of revenue will be submitted to the insurance company to be claimed from the offending vehicle's insurer.
3. We were fortunate to gain CCTV footage of the offending vehicle and the repair costs has been lodged with their insurer. A loss of revenue claim will be lodged once

determined based on last year's actual revenues. Our insurance claim is subject to a deductible which is in common with any claim.

4. Compliance has been reasonably high. We attribute this to the license plate recognition technology that is also installed at the entry/exits so most carpark users pay before they exit. The only option to prevent fee evaders would be block the damaged exit lane and use only one exit. This would create capacity issues.
5. There have been 3 issues which have delayed repairs - the first is the insurance claim process. Investigations were initiated immediately, but initial delays occurred with Carepark providing details to the insurance company. The 2nd delay arose in that Administration undertook a review of the configuration of the exits to see whether the recurring issue could be engineered out. The 3rd delay was due to the Christmas period which has delayed processing and finalisation of the insurance company's OK to proceed. The insurance assessor's report has only recently been received and authorisation to proceed issued.
6. Given the number of previous incidents, Administration reviewed the configuration of the exit lanes with Carepark. A number of alternatives were considered but the options were both less efficient (in terms of exit capacity) and likely to cause congestion. In addition major changes were expensive and not considered value for money. It was also unlikely that changes to configuration would be covered by insurance as they would be at Council's discretion. As a result, it is proposed to reinstate the existing exit arrangements, but to further enhance signage to warn trucks not to use the narrow exit lane and not turn right. Written communication will be forwarded to the truck companies that use this carpark explaining the exit arrangements for truck and that we have CCTV monitoring compliance.

There is sufficient space on the left exit where trucks are required to exit. Unfortunately in the previous incidents, trucks have not followed the signage and exited incorrectly. We feel that additional signage before and at the gate will assist in increasing compliance.

Item No: **9.2.3**

Subject: **QUESTION ON NOTICE – PARKING METERS – MOSELEY STREET, GLENELG – COUNCILLOR SMEDLEY**

Date: 29 January 2019

QUESTION

Councillor Smedley asked the following question:

Could Administration please advise:

- 1. The unit cost of the new parking meters installed in Moseley Street in the latter half of last year;***
- 2. the cost of installation per meter;***
- 3. the monthly maintenance cost and other outgoings per meter; and***
- 4. the monthly revenue generated.***

ANSWER – Regulatory Services Manager

1. The machines cost \$8,970 + GST each. There are two machines on Moseley Street
2. No individual installation costs were obtained. However based on a total installation cost of \$4000 + GST for 11 machines, the average installation cost per machine was approx. \$366 + GST each.
3. Council's car park partner (*Carepark*) clear coins for all coin based machines and charge \$15 + GST per clearance. They also clean and check that the machines are working and re-provision any ticket rolls. Our staff also maintain the machines. Council also pays a merchant fee where a parking fee is paid by credit card. Coin collection charges and credit card fees vary according to use of the machines. Council receives a monthly invoice for all machines. The following are the costs for the last 4 months being the period from installation of the current machines:
 - September \$1620
 - October \$2100
 - November \$2660
 - December \$2740

These costs are for all machines and charges are based on revenue, because the higher the revenue - the more collections and higher merchant fees. There is no specific Moseley

Street breakdown however if we use the last couple of months data, the parking machines in Moseley Street represent about 8.5% of the revenue, so by averaging, the cost of Moseley Street machines is around \$235 per month.

The machines are powered by battery and solar panels, so there is minimal operating costs. Repairs are dependent on wear and tear and the level of vandalism, but are not significant at this point.

4. Monthly revenues vary according to time of year, activities and weather. The Moseley St revenue since the new ticket machines were installed is:

- September \$6,350
- October \$6,852
- November \$7,249
- December (awaiting final details)

Item No: **9.2.4**

Subject: **QUESTION ON NOTICE – PROPOSED DATE OF REPORT FOR
RESOLUTION NUMBER C280818/1261 – PLASTICS – CR LINDOP**

Date: 29th January 2019

QUESTION

Councillor Lindop asked the following question:

“Could council administration please advise when the report on plastic etc contained in Motion C280818/1261 will be coming back to council.”

Background

As per the motion put forward and carried by Lynda Yates last year:

Motion C280818/1261

That Administration research and report back on options to mitigate the use of single use plastics and currently unrecyclable plastics like composites and polystyrene, thereby reducing the need for plastic recycling, decreasing waste to landfill and improving Council’s total carbon footprint by evaluating current supply chains. To ask the Council where they are at with this.

ANSWER – General Manager City Assets and Services, Mr Howard Lacy

The preparation of the report has been delayed due to staff changes in Council’s Environment Team which have now been addressed. It is anticipated that the report will be available for presentation to a Council meeting in March or April.

Item No: **11.1**

Subject: **MOTION ON NOTICE – REMOVAL OF STREET TREE – ROAD RESERVE
ADJACENT 3 ST JOHNS ROW, GLENELG – COUNCILLOR PATTON**

Date: 29 January 2019

PROPOSED MOTION

Councillor Patton proposed the following motion:

That Council accede to the request from SA Group of Companies to remove a mature *Metrosideros excelsa* (New Zealand Christmas Tree) at the side of 3 St Johns Row, subject to development approval of an eight story building (nine storeys including ground floor) after the commencement of building and on the condition that the developer provide three mature trees of Council's choosing and planted adjacent to the site, at Councils discretion.

BACKGROUND

At its Meeting held on 14 November 2017, Council reconsidered an adjourned report from a previous Meeting held on 10 October 2017, seeking the removal of a street tree adjacent 3 St Johns Row, Glenelg to facilitate access to a private development site for the construction of a nine storey apartment building. Council declined to accede to the request for the removal of the tree. Subsequently, the developer made a deputation on this matter at the Council Meeting held on 27 March 2018. The deputation failed to prompt an Elected Member to sponsor an enlivened motion. The refusal to grant permission for the street tree's removal has effectively stifled progress on the assessment of the development application by the State Planning Commission, which is the relevant planning authority for the nine storey building.

ADMINISTRATION COMMENT

Permission for this street tree's removal is required under the Local Government Act prior to consideration of the development application by the State Planning Commission under the Planning, Development and Infrastructure Act.

The development application is being held in abeyance pending resolution of the street tree matter, which inhibits the proposed vehicle access to the site.

A decision on the street tree's removal does not bind Council with respect to its assessment as to the merits of the development application, but simply allows the development application to progress to the next stage of assessment.

Council will have an opportunity of submitting comments and recommended conditions relating to the development application when invited to at a later date. Preceding reports are provided for context to this matter, which has previously come before Council."

Refer Attachments 1-4

Minutes of the Ordinary Meeting of Council of the City of Holdfast Bay held in the Council Chamber, Glenelg Town Hall, Moseley Square, Glenelg, on 14 November 2017 at 7:00pm.

MEMBERS PRESENT

His Worship the Mayor, S Patterson
Deputy Mayor S Lonie
Councillor R Aust
Councillor M Bouchée
Councillor A Bradshaw
Councillor S Charlick
Councillor R Clancy
Councillor K Donaldson
Councillor R Patton
Councillor J Smedley
Councillor A Wilson
Councillor L Yates

STAFF IN ATTENDANCE

Chief Executive Officer - J Lynch
General Manager Business Services – R Bria
General Manager City Assets and Services - S Hodge
Acting General Manager Community Services – M Lock

1. OPENING

His Worship the Mayor declared the meeting open at 7.00pm.

2. KAURNA ACKNOWLEDGEMENT

With the opening of the meeting His Worship the Mayor stated:

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

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

3. PRAYER

His Worship the Mayor requested all present to pray and read the following Prayer:

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

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

4. APOLOGIES

- 4.1 Apologies Received - Councillor R Snewin
- 4.2 Absent - Nil

12. ADJOURNED MATTER

- 12.1 **Adjourned Report – Removal of Street Tree – 3 St Johns Row, Glenelg – Report No: 346/17** (Report No: 411/17)

Council at its meeting held 10 October 2017, resolved to adjourn Report No: 346/17 *Removal of Street Tree – 3 St Johns Row, Glenelg* so that the development of conditions could be further assessed.

This report represents Report No: 346/17 for Council's further consideration with additional information.

Conflict of Interest

Councillor Wilson declared a perceived conflict of interest for 12.1 Adjourned Report – Removal of Street Tree – 3 St Johns Row, Glenelg – Report No: 346/17 (Report No: 411/17). The nature of her perceived conflict of interest (Pursuant to Section 74 of the Local Government Act 1999) was because of a past work relationship. Councillor Wilson dealt with this perceived conflict of interest by making it known to the chamber and by ensuring that she will vote in the best interests of the community as a whole.

Motion

1. That Report No: 411/17 is received and noted.
2. That Council accede to the request from SA Group of Companies (an extract from ASIC's database taken on 9 October 2017 lists the status of SA Group of Companies Pty Ltd as deregistered) to remove a mature *Metrosideros excelsa* (New Zealand Christmas Tree) at the side of 3 St Johns Row, subject to development approval of an eight story (nine stories including ground floor) building and on the condition that the developer provide three mature trees of Council's choosing to be planted in close proximity to the site.

Moved Councillor Smedley, Seconded Councillor Aust

Variation

The mover Councillor Smedley and seconder Councillor Aust agreed to the amendment proposed by Councillor Bouchee for the replacement trees to be planted adjacent to the development site, at Council's discretion.

Motion

1. That Report No: 411/17 is received and noted.
2. That Council accede to the request from SA Group of Companies (an extract from ASIC's database taken on 9 October 2017 lists the status of SA Group of Companies Pty Ltd as deregistered) to remove a mature *Metrosideros excelsa* (New Zealand Christmas Tree) at the side of 3 St Johns Row, subject to development approval of an eight story (nine stories including ground floor) building and on the condition that the developer provide three mature trees of Council's choosing and planted adjacent to the site, at Councils discretion.

Moved Councillor Smedley, Seconded Councillor Aust

Point of Order

His Worship the Mayor called to order Councillor Yates for interrupting members while they were speaking and for the language being used and ruled that Councillor Yates had acted in breach of Regulation 29(1)(b).

Variation

The mover Councillor Smedley and seconder Councillor Aust agreed to the amendment proposed by Councillor Clancy for the removal of the tree to be after the commencement of building.

Motion

1. That Report No: 411/17 is received and noted.
2. That Council accede to the request from SA Group of Companies (an extract from ASIC's database taken on 9 October 2017 lists the status of SA Group of Companies Pty Ltd as deregistered) to remove a mature *Metrosideros excelsa* (New Zealand Christmas Tree) at the side of 3 St Johns Row, subject to development approval of an eight story building (nine stories including ground floor), after the commencement of building and on the condition that the developer provide three mature trees of Council's choosing and planted adjacent to the site, at Councils discretion.

Moved Councillor Smedley, Seconded Councillor Aust

Point of Order

His Worship the Mayor called to order Councillor Yates for a further time for interrupting members while they were speaking and considered that Councillor Yates has acted in contravention of Regulation 29(1) and was asked to make a personal explanation to the chamber regarding her behaviour.

Personal Explanation

Councillor Yates made a personal explanation regarding her continued interruptions of other members who were speaking.

Councillor Bouchee left the chamber at 7.31pm.

Councillor Yates remained in the chamber.

His Worship the Mayor made a statement in support of his ruling pursuant to Regulation 28(6) of the *Local Government (Procedures at Meetings) Regulations 2013*.

Motion

That the ruling on the point of order by His Worship the Mayor in relation to Councillor Yate's behaviour is agreed with and she is excluded from the chamber for the remainder of the debate on this item Adjourned Report – Removal of Street Tree – 3 St Johns Row, Glenelg – Report No: 346/17 (Report No: 411/17).

Lapsed

Councillor Bouchee rejoined the chamber at 7.33pm.

His Worship the Mayor put the motion, as varied and was

Lost

Division called

A division was called and the previous decision was set aside.

Those voting for: Councillors Aust, Lonie, Patton, Charlick, Smedley (5)

Those voting against: Councillors Bouchée, Bradshaw, Clancy, Donaldson, Wilson, Yates (6)

His Worship the Mayor declared the motion

Lost

Minutes of the Ordinary Meeting of Council of the City of Holdfast Bay held in the Council Chamber, Glenelg Town Hall, Moseley Square, Glenelg, on 10 October 2017 at 7:00pm.

MEMBERS PRESENT

His Worship the Mayor, S Patterson
Deputy Mayor S Lonie
Councillor A Bradshaw
Councillor S Charlick
Councillor R Clancy
Councillor K Donaldson
Councillor R Snewin
Councillor A Wilson

STAFF IN ATTENDANCE

Chief Executive Officer - JP Lynch
General Manager Business Services – R Bria
General Manager City Assets and Services - SG Hodge
General Manager Community Services - PE Aukett

1. OPENING

His Worship the Mayor declared the meeting open at 7.01pm.

2. KAURNA ACKNOWLEDGEMENT

With the opening of the meeting His Worship the Mayor stated:

We acknowledge Kurna 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 Kurna People today.

3. PRAYER

His Worship the Mayor requested all present to pray and read the following Prayer:

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

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

4. APOLOGIES

4.1 Apologies Received - Councillors J Smedley, M Bouchée, R Patton, R Aust and L Yates

4.2 Absent - Nil

14.5 **Removal of Street Tree – 3 St Johns Row, Glenelg** (Report No: 346/17)

Council is requested to consider the request from SA Group of Companies to remove a mature *Metrosideros excelsa* (New Zealand Christmas Tree) at the side of 3 St Johns Row, in College Street. This site is the subject of a current development application and the tree impedes a proposed driveway. If Council agrees to the removal of the tree a request will be made to provide 2 more trees to be planted in close proximity to the site.

Motion

C101017/928

That the motion be adjourned until 14 November 2017 to enable the development of conditions to be further assessed in light of the tree removal.

Moved Councillor Wilson, Seconded Councillor Snewin

Carried

Conflict of Interest

Councillor Wilson declared a perceived conflict of interest for 14.6 Kauri Community and Sporting Complex – EOI for Operational Management Agreement (Report No: 349/17). The nature of her perceived conflict of interest (Pursuant to Section 74 of the *Local Government Act 1999*) was because of a past work relationship. Councillor Wilson dealt with this perceived conflict of interest by making it known to the chamber and by ensuring that she will vote in the best interests of the community as a whole.

Item No: **14.5**

Subject: **REMOVAL OF STREET TREE – 3 ST JOHNS ROW, GLENELG**

Date: 10 October 2017

Written By: Technical Officer - Arboriculture

General Manager: City Assets and Services - Mr S Hodge

SUMMARY

Council is requested to consider the request from SA Group of Companies to remove a mature *Metrosideros excelsa* (New Zealand Christmas Tree) at the side of 3 St Johns Row, in College Street. This site is the subject of a current development application and the tree impedes a proposed driveway. If Council agrees to the removal of the tree a request will be made to provide 2 more trees to be planted in close proximity to the site.

RECOMMENDATION

That Council accede to the request from SA Group of Companies to remove a mature *Metrosideros excelsa* (New Zealand Christmas Tree) at the side of 3 St Johns Row, subject to development approval of an eight story (nine stories including ground floor) building and on the condition that the developer provide two mature trees of Councils choosing to be planted in close proximity to the site.

COMMUNITY PLAN

Placemaking: Creating lively and safe places
Community: Providing welcoming and accessible facilities
Economy: Making it easier to do business
Environment: Protecting Biodiversity
Environment: Building an environmentally resilient city
Environment: Fostering an environmentally connected community

COUNCIL POLICY

Tree Management Policy

STATUTORY PROVISIONS

Local Government Act 1999

Development Act 1993
Development Regulations 2008

BACKGROUND

The State Planning Commission has received a preliminary development application for an eight storey building (nine stories including ground floor) located on the north eastern corner of St Johns Row and College Street, Glenelg. The development comprises a mix of retail and apartment uses. The State Planning Commission is the relevant planning authority due to the height of the proposal.

The subject site presently comprises single storey buildings previously used as a motel and currently for dwellings. It adjoins the Stamford Grand car park building to the north and a Local Heritage listed dwelling to the east. Within College Street are a number of mature *Metrosideros excelsa* (New Zealand Christmas Tree), two of which are adjacent to the subject site. Neither are Regulated Trees.

The site is within the Residential High Density Zone, Policy Area 15, Precinct 5, where development up to 12 storeys can be anticipated.

REPORT

The development proposes the demolition of all existing buildings and construction of an eight storey building (nine stories including ground floor) building comprising a mix of commercial tenancies and residential apartments. The original and preferred option proposes two commercial tenancies, 3 parking spaces and vehicular access from College Street at ground level, car parking at levels 1 and 2 and residential apartments at levels 3 to 8.

The proposal has been the subject of a number of pre-lodgement panel meetings between the applicant, Department of Planning, Transport and Infrastructure (DPTI) and Council staff. During that process, it was identified that the preferred access location would require the removal of one of the mature *Metrosideros excelsa* (New Zealand Christmas Tree) on College Street.

Initially, feedback was provided back to the applicant that the tree could not be removed as per the Tree Management Policy. The City of Holdfast Bay Tree Management Policy aims to protect its trees from the impacts of development where possible and all workable designs are to be considered before tree removal is an option.

As this tree is healthy and structurally sound, and contributes to an avenue of uniformity, it was recommended that options for access on St Johns Row be explored.

The applicant then prepared amended plans with vehicle access from St Johns Row and had them reviewed by a traffic engineer. The assessment of the alternative access identified adverse impacts and the applicant has requested that Council reconsider and approve the removal of one of the mature *Metrosideros excelsa* (New Zealand Christmas Tree).

Refer Attachment 1

An Arboricultural Assessment of the tree was carried out on 26 September 2017 to obtain the current health and structure of this *Metrosideros excelsa* (New Zealand Christmas Tree).

Refer Attachment 2

BUDGET

If removal is agreed, all costs for removal and replacement would be met by the applicant as per the Tree Management Policy.

LIFE CYCLE COSTS

As with all tree plantings on-going maintenance is required and is provided for in Council's recurrent budget.

Attachment

Attachment 1

Attachment



8 September 2017

City of Holdfast Bay
ATT: Chief Executive Officer
PO Box 19
BRIGHTON SA 5048

By email (mail@holdfast.sa.gov.au)
(hard copy to Council)

Dear Mr Lynch

RE: 3 ST JOHNS ROW, GLENELG

We write in relation to a proposed 8 storey development to be undertaken at 3 St Johns Row, Glenelg and in particular preliminary feedback received from Council with respect to the removal of a Council street tree on College Street.

By way of brief summary, the proposed development has an estimated development cost in the order of \$7,500,000 and seeks to create 28 apartments for a variety future occupants (including a proportion of affordable housing).

I have attached a copy of preliminary drawings prepared to date.

The proposed development will require lodgement with the State Planning Assessment Commission (as per Schedule 10 of the Development Regulations), and as such we have entered into the pre-lodgement and design review process being conducted by DPTI.

Upon completion of the first step of the pre-lodgement process it was evident that our preferred design would require the removal of one Council street tree. As a consequence, DPTI requested that Council provide further feedback in relation to street tree (noting that Councils consent to remove the street tree would be required to advance the proposal).

On 1 June 2017 we received an email from Mr Craig Watson advising as follows:

"I have received information back from Council's tree section. They advise that the subject tree is healthy, structurally sound and contributes to an avenue of uniformity. They advise that the tree cannot be removed. It is therefore recommended that options for a St Johns Row access be further explored. This would also have the advantage of reducing congestion on College Street and potential traffic noise on the adjoining residential property."

We seek that Council review this feedback noting the substantial investment involved and the following reasons:

1. The "avenue of uniformity" will not be substantially affected as one adjoining tree on the College Street frontage will continue to provide a "visual connection" with the remaining street trees (see *Figure 1* overleaf);
2. The relocation of the driveway access point to St Johns Row will not guarantee a reduction in traffic on College Street. Rather it is likely that occupants and visitors will simply exit by turning left onto St Johns Row and then turn left again onto College Street. Therefore, no demonstrable change in vehicle movements on College Street would be envisaged.

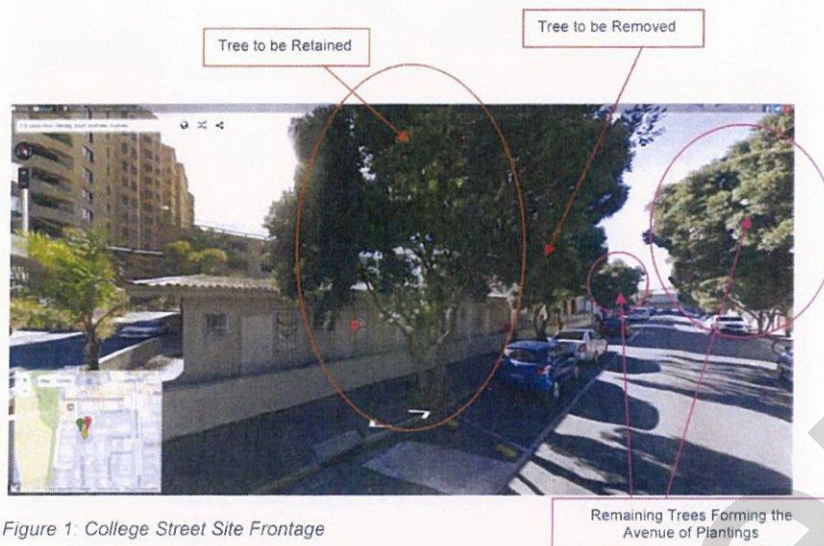


Figure 1: College Street Site Frontage

3. The "traffic noise" from extra vehicles would be minimal in the context of the traffic already accommodated by College Street. It is our view that the additional vehicle movements would be within the tolerances associated with the public road and the overall road hierarchy;
4. The relocation of the driveway to the St Johns Row frontage would result in public risk and would achieve an outcome which is less compliant with the AS/NZS 2890/1-2004 and good driveway/access design.

In relation to the point above, we have sought feedback from Mr Frank Siow (traffic consultant and engineer) and he has provided advice in relation the amended design prepared by our Architect (4 A4 sheets attached) and Appendix 1 which confirms as follows:

- (a) the driveway location will interfere with a stobie pole and a side entry pit;
- (b) substantial expense will be incurred to augment this infrastructure;
- (c) the suggested driveway will create one very long continuous crossover along St Johns Row;
- (d) no pedestrian refuge will be provide along a very long section of the eastern side of St Johns Row;
- (e) the potential for vehicular conflicts and accidents is very high given the location of the suggested driveway and the existing loading crossover and multi-level car park driveway;
- (f) these vehicular conflicts would occur every day; and
- (g) the loss of any pedestrian refuge creates substantially potential for personal harm.

In relation to (g) Mr Siow has advised

"Crossing a wide crossover without refuge areas in between would mean that the pedestrian have no place to wait if there is a car moving in or out of a site. It is generally good design practice to have a refuge area for pedestrians where crossovers are very wide, particularly in high pedestrian areas."

We also note that our preferred driveway location and the suggested driveway will both result in the removal of one on-street car park. That is, each proposal is "car parking neutral" and therefore our preferred driveway has equal merit/impact.

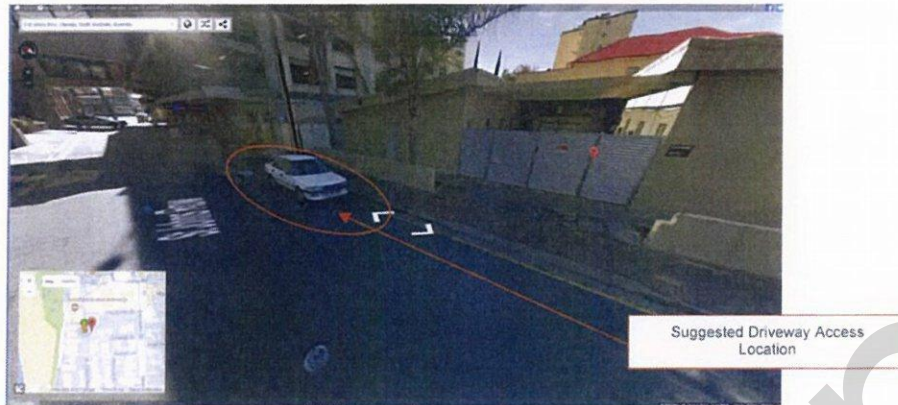


Figure 2: St Johns Road – Location of Crossover as Suggested by Council

Additionally, the redesign of the driveway and overall development (so as to retain the street tree) results in further compromises, namely:

- the loss of the 3 internal commercial car park spaces;
- relocation of commercial Tenancy 2 to face College Street (creating additional interface issue with the residences on College Street; and
- promoting greater traffic use and activity levels on College Street (if for example Tenancy 2 is a café).

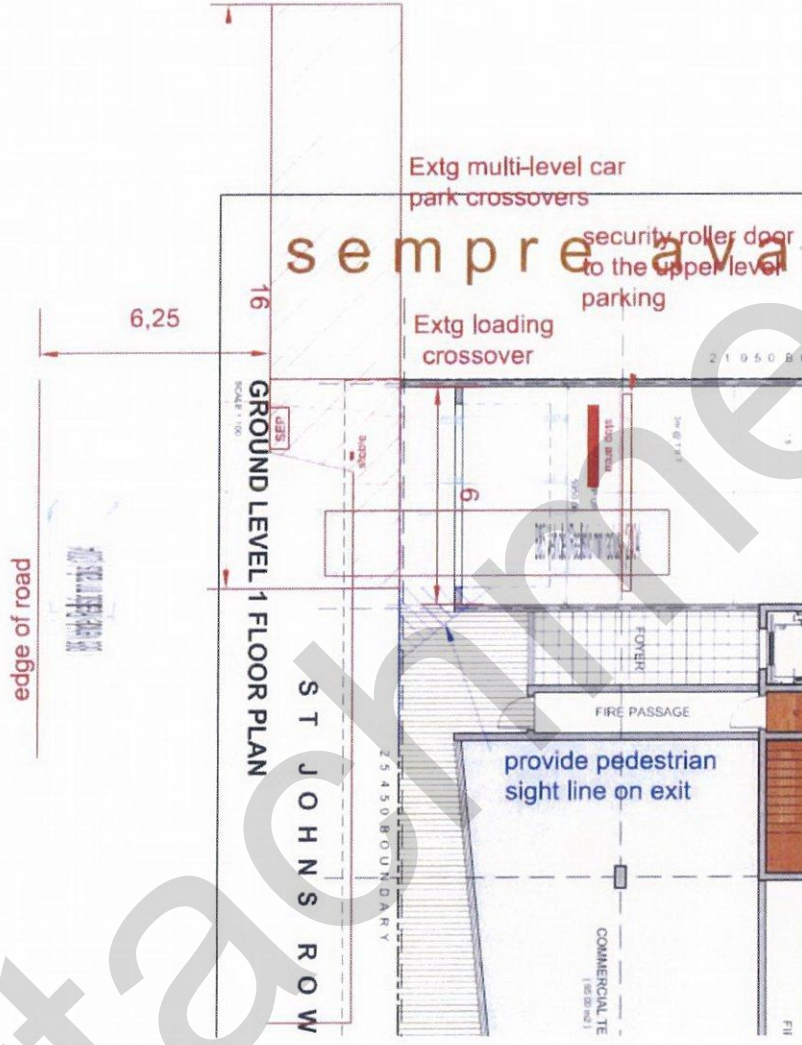
Given the above, we respectfully request that Council reviews its initial advice in relation to removal of one street tree on College Street. Like Council, we are looking to create a positive impact and we believe that our preferred driveway access from College Street is far superior.

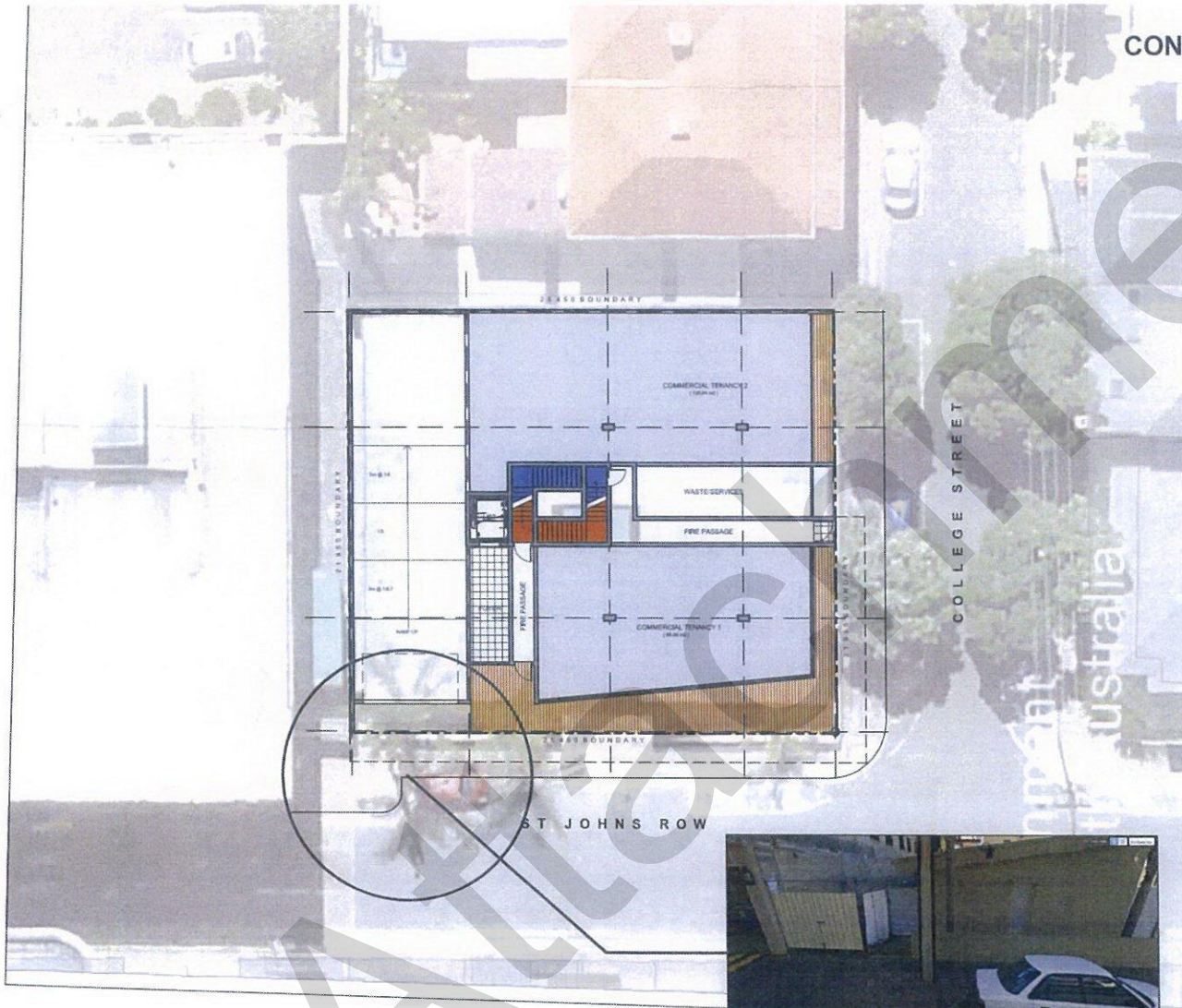
We welcome discussion with you on this matter, and to that end we will seek to meet with you to discuss this issue further.

Yours sincerely

Tony Maiello
SA Group of Companies

OPTION 1





CONCEPTUAL DESIGN

REVISIONS

DATE	REV	DESCRIPTION	BY
16.08.17	A	CARPARK REDESIGN	CI



SUITE 1, GROUND LEVEL, 159 PORT ROAD
HINDMARSH S.A. 5007
Telephone (08) 8338 2211 Facsimile (08) 8338 2168

© COPYRIGHT 2015

PROJECT
PROPOSED MIXED USE
DEVELOPMENT WITH CARPARKING
AT
No. 3 (LOT 53) ST JOHNS ROW,
GLENELG SA 5045

CLIENT
SEMPRE AVANTI PTY LTD

DRAWN DATE
C.I. DATE
SCALE PROJECT NO
1:100 64.2015

DRAWING NUMBER: CD01 OF 04

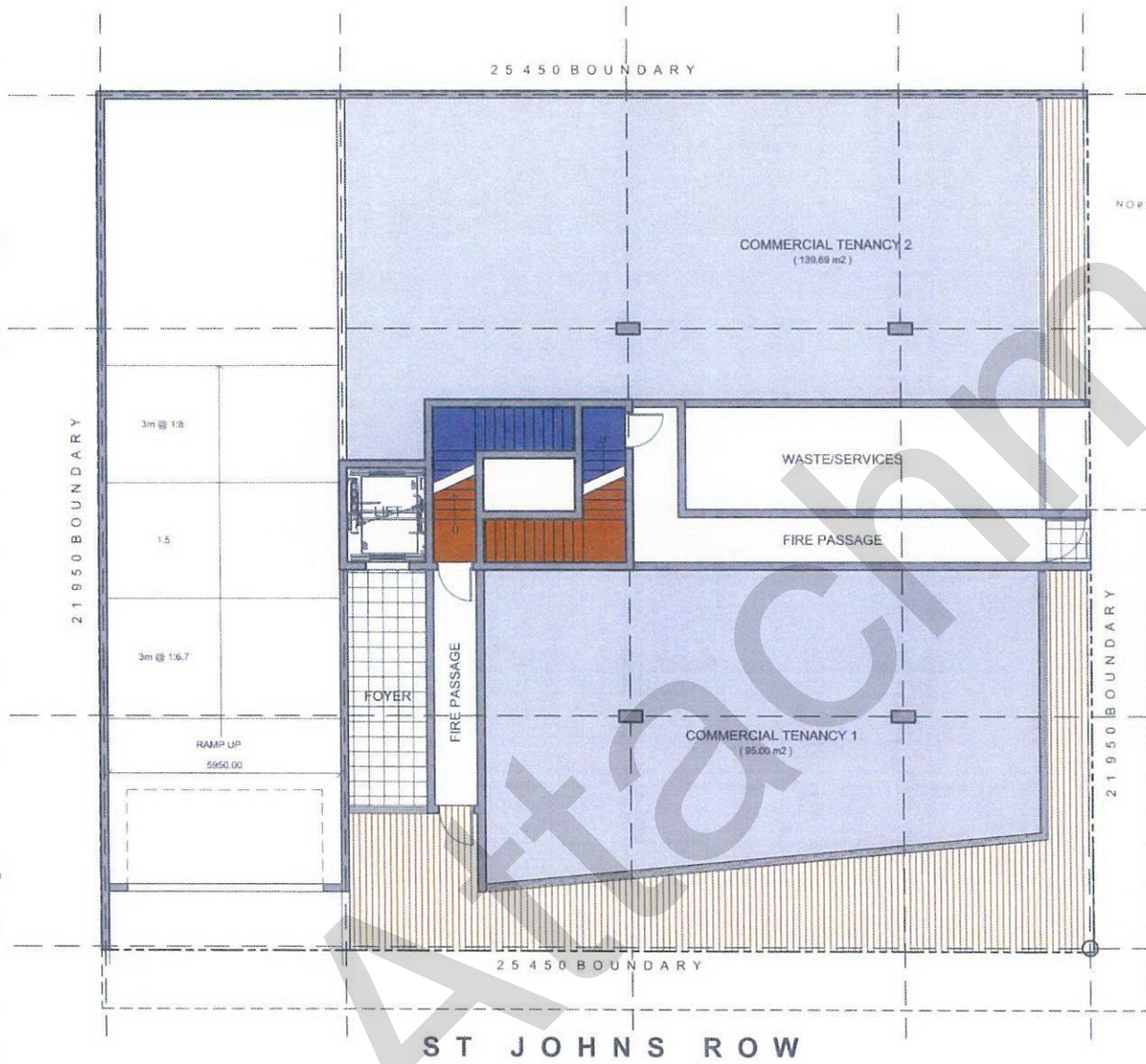
CONTRACTORS NOTE:
CONTRACTORS ARE TO VERIFY ALL
DIMENSIONS ON-SITE BEFORE COMMENCING
ANY WORK. FIGURED DIMENSIONS SHALL TAKE
PREFERENCE OVER SCALED DIMENSIONS, AND
ANY DISCREPANCY SHALL BE REPORTED TO
THE DESIGNER IMMEDIATELY.



STOBIE POLE AND SEP ISSUE

LOCALITY PLAN

SCALE 1:200



CONCEPTUAL DESIGN

REVISIONS			
DATE	REV	DESCRIPTION	BY
16.06.17	A	CARPARK REDESIGN	CL



SUITE 1, GROUND LEVEL, 159 PORT ROAD
HINDMARSH, S.A. 5007
Telephone (08) 8338 2211 Facsimile (08) 8338 2188

© COPYRIGHT 2015

PROJECT
PROPOSED MIXED USE
DEVELOPMENT WITH CARPARKING
AT
No. 3 (LOT 53) ST JOHNS ROW,
GLENELG SA 5045

CLIENT
SEMPRE AVANTI PTY LTD

DRAWN DATE
C.I.
SCALE PROJECT NO.
1:100 64.2015

DRAWING NUMBER C002 OF 04

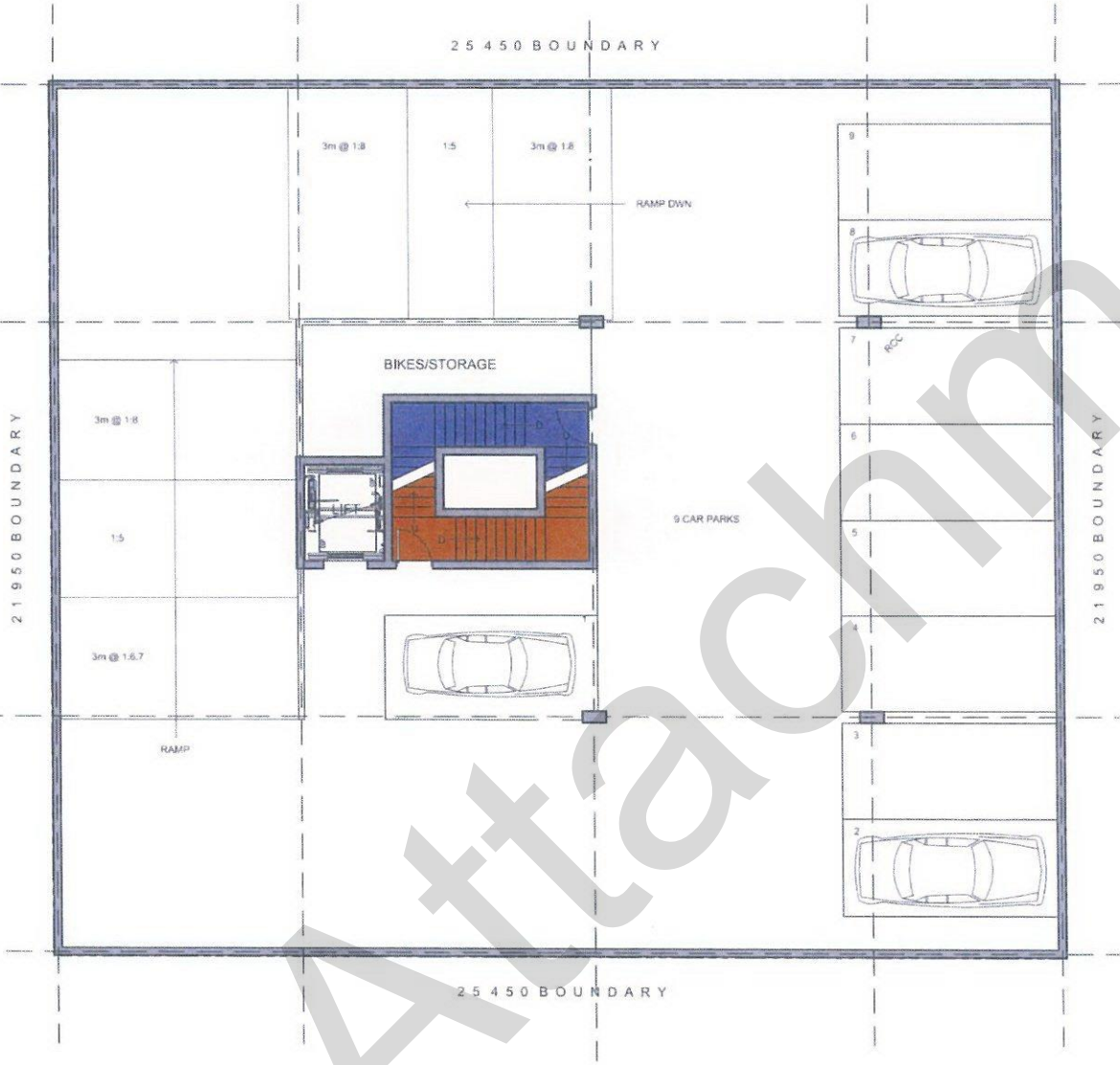
CONTRACTORS NOTE:
CONTRACTORS ARE TO VERIFY ALL
DIMENSIONS ON-SITE BEFORE COMMENCING
ANY WORK. FIGURED DIMENSIONS SHALL TAKE
PREFERENCE OVER SCALED DIMENSIONS, AND
ANY DISCREPANCY SHALL BE REPORTED TO
THE DESIGNER IMMEDIATELY.

COLLEGE STREET

ST JOHNS ROW

GROUND LEVEL 1 FLOOR PLAN
SCALE 1:100

CONCEPTUAL DESIGN



REVISIONS

DATE	REV	DESCRIPTION	BY
18.06.17	A	CARPARK REDESIGN	CI



SUITE 1, GROUND LEVEL, 159 PORT ROAD
HINDMARSH S.A. 5007
Telephone (08) 6338 2211 Facsimile (08) 6338 2188

© COPYRIGHT 2015

PROJECT
PROPOSED MIXED USE
DEVELOPMENT WITH CARPARKING
AT
No. 3 (LOT 53) ST JOHNS ROW,
GLENELG SA 5045

CLIENT
SEMPRE AVANTI PTY LTD

DRAWN DATE

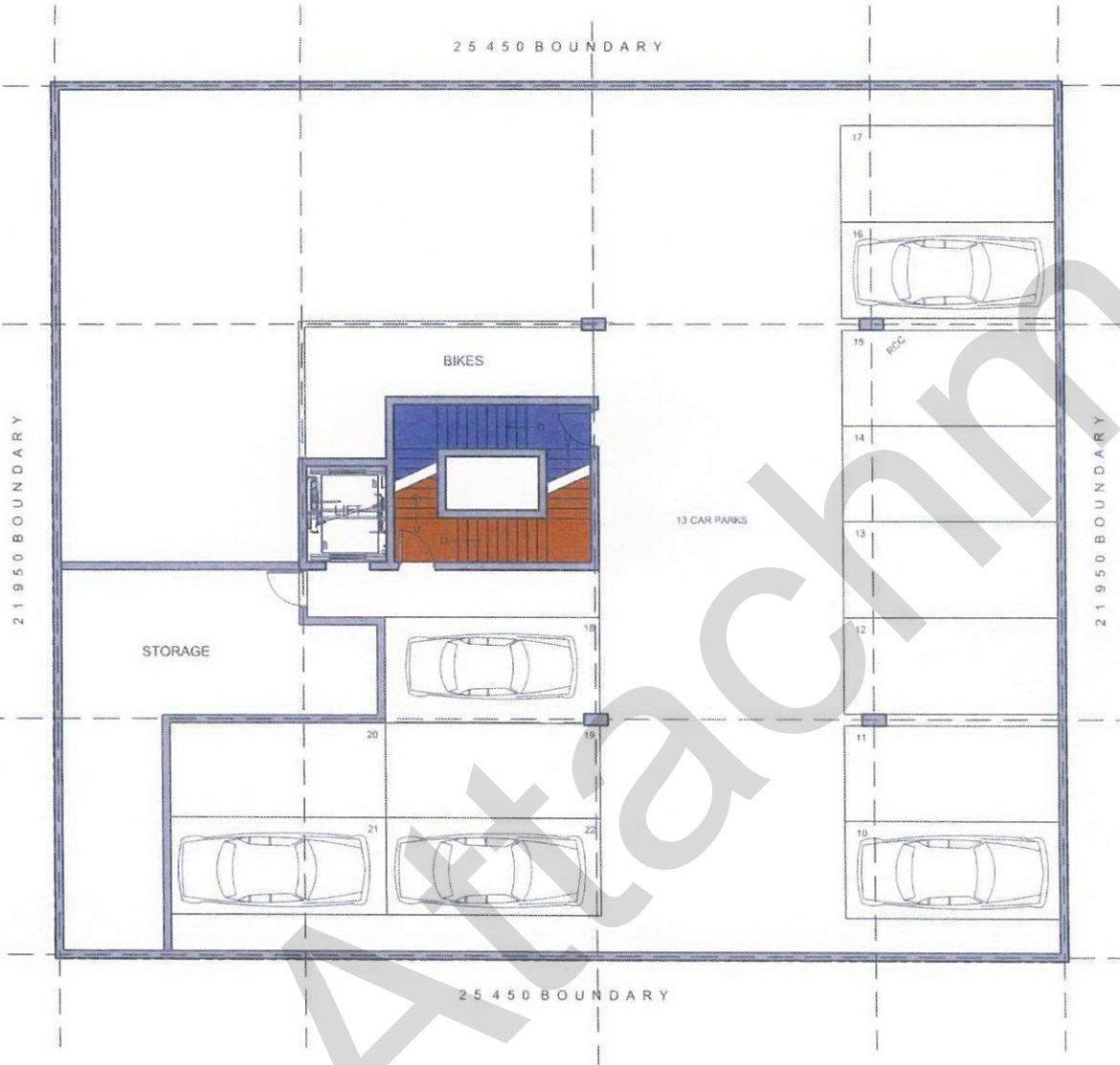
C.I. PROJECT NO
SCALE 1:100 64.2015

DRAWING NUMBER: CD03 OF 04

CONTRACTORS NOTE:
CONTRACTORS ARE TO VERIFY ALL
DIMENSIONS ON-SITE BEFORE COMMENCING
ANY WORK. FIGURED DIMENSIONS SHALL TAKE
PREFERENCE OVER SCALED DIMENSIONS, AND
ANY DISCREPANCY SHALL BE REPORTED TO
THE DESIGNER IMMEDIATELY.

LEVEL 2 FLOOR PLAN - CAR PARKING
SCALE 1:100

CONCEPTUAL DESIGN



REVISIONS

DATE	REV	DESCRIPTION	BY
16.06.17	A	CARPARK REDESIGN	CI



SUITE 1, GROUND LEVEL, 159 PORT ROAD
HINDMARSH S.A. 5007
Telephone (08) 8338 2211 Facsimile (08) 8338 2188

© COPYRIGHT 2015

PROJECT
PROPOSED MIXED USE
DEVELOPMENT WITH CARPARKING
AT
No. 3 (LOT 53) ST JOHNS ROW,
GLENELG SA 5045

CLIENT
SEMPRE AVANTI PTY LTD

DRAWN: DATE:

C.E. PROJECT NO:

1:100 64.2015

DRAWING NUMBER: C054 OF 04

CONTRACTORS NOTE:
CONTRACTORS ARE TO VERIFY ALL
DIMENSIONS ON-SITE BEFORE COMMENCING
ANY WORK. FIGURED DIMENSIONS SHALL TAKE
PREFERENCE OVER SCALED DIMENSIONS, AND
ANY DISCREPANCY SHALL BE REPORTED TO
THE DESIGNER IMMEDIATELY.

LEVEL 3 FLOOR PLAN - CAR PARKING

SCALE 1:100



PHOTO VIEW - EAST
NEGATIVE ONLY



NEGATIVE ONLY

PHOTO VIEW - NORTH
NEGATIVE ONLY

Attachment

DISCLAIMER: This document is a preliminary rendering of a proposed development. It is not intended to be used for any other purpose. The design and construction of the development shall be in accordance with the approved plans and specifications. The developer shall be responsible for obtaining all necessary permits and approvals. The design and construction of the development shall be in accordance with the approved plans and specifications. The developer shall be responsible for obtaining all necessary permits and approvals.

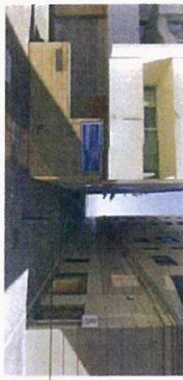
No.	Date	By	Revised
1	15/08/2018	ARZ	Initial Design
2	20/08/2018	ARZ	Final Design
3	25/08/2018	ARZ	Final Design
4	30/08/2018	ARZ	Final Design



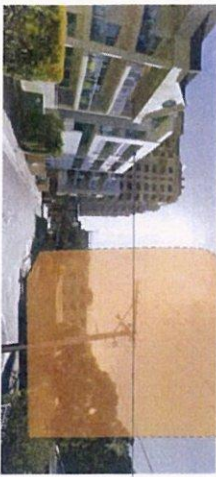
Project No.	170001	Project	10/2018/0016/RES/2018/00000000
Project Name	10/2018/0016/RES/2018/00000000	Project Name	PHOTO VIEW - EAST AND NORTH
Project Date	15/08/2018	Project Date	15/08/2018
Project Location	10/2018/0016/RES/2018/00000000	Project Location	10/2018/0016/RES/2018/00000000
Project Status	10/2018/0016/RES/2018/00000000	Project Status	10/2018/0016/RES/2018/00000000



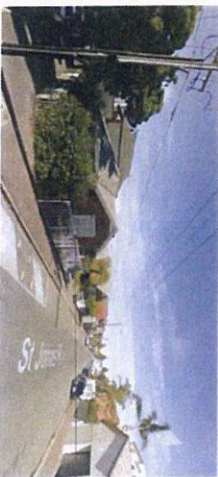
ST JOHNS ROW ENTRANCE STAMFORD GRAND HOTEL
NO CM ACCESS



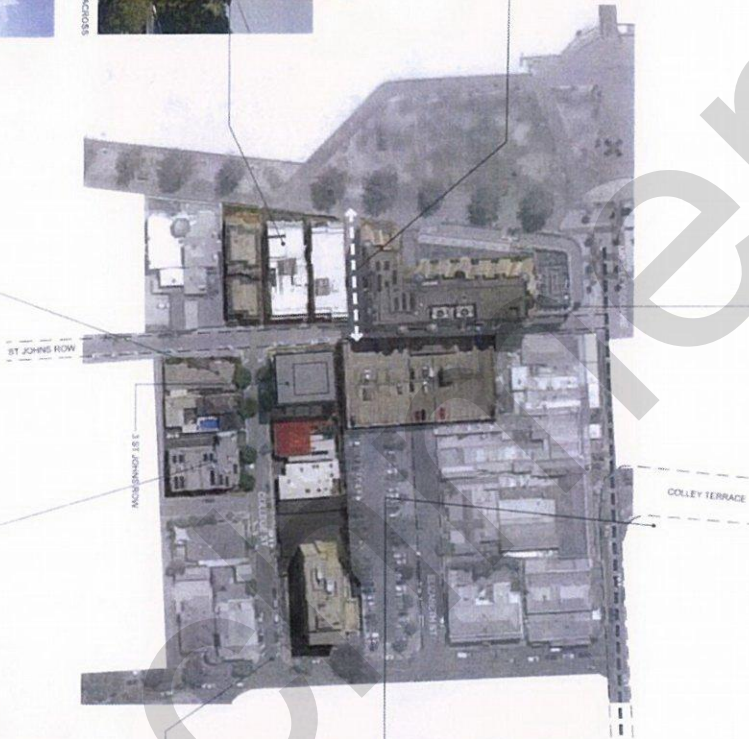
SEA SIDE ACCESS



MULTISTORY REACH HOUSES ACROSS



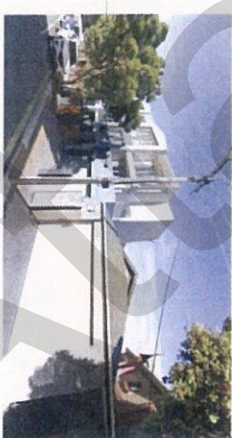
ST JOHNS ROW SOUTH VIEW



NORTH EAST VIEW



COLLEY ST 'MOORELY'



TOWN HOUSES ACROSS COLLEGE ST

CONTENT SHEET

NO.	DESCRIPTION
1	STAMFORD GRAND HOTEL
2	SEA SIDE ACCESS
3	MULTISTORY REACH HOUSES ACROSS COLLEY TERRACE
4	ST JOHNS ROW SOUTH VIEW
5	NORTH EAST VIEW
6	COLLEY ST 'MOORELY'
7	TOWN HOUSES ACROSS COLLEGE ST



NO.	DESCRIPTION
1	STAMFORD GRAND HOTEL
2	SEA SIDE ACCESS
3	MULTISTORY REACH HOUSES ACROSS COLLEY TERRACE
4	ST JOHNS ROW SOUTH VIEW
5	NORTH EAST VIEW
6	COLLEY ST 'MOORELY'
7	TOWN HOUSES ACROSS COLLEGE ST



NO.	DESCRIPTION
1	STAMFORD GRAND HOTEL
2	SEA SIDE ACCESS
3	MULTISTORY REACH HOUSES ACROSS COLLEY TERRACE
4	ST JOHNS ROW SOUTH VIEW
5	NORTH EAST VIEW
6	COLLEY ST 'MOORELY'
7	TOWN HOUSES ACROSS COLLEGE ST



ROOF - CORRUGATED METAL CLADDING



LOW PERFORMANCE GLAZING



YELLOW BROWN COLOR BRICK WALL CLADDING



HORIZONTAL RED OAK



FULL HEIGHT GALVANIZED STEEL MESH OR SCREEN



GALVANIZED PERFORATED STEEL TO FRAME AND UNDER SIDE OF BALCONY CEILING



PRECAST CONCRETE NATURAL COLOR



SOLAR PANEL



GRASS SECTION



GREEN ROOF



NORTH EAST FACADE INDICATIVE ONLY



SOUTH WEST FACADE INDICATIVE ONLY



WALL - CORRUGATED FORM



WHITE TIMBER HORIZONTAL CLADDING OR PANEL OR SCREEN



YELLOW BROWN COLOR BRICK WALL CLADDING



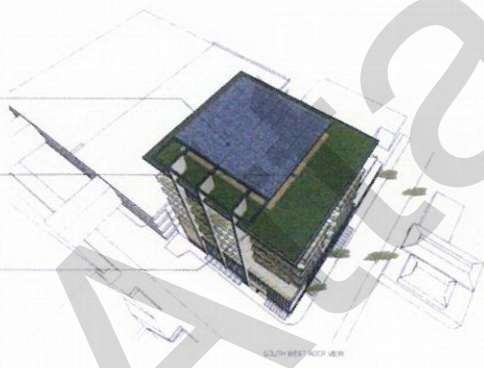
PRECAST CONCRETE NATURAL COLOR



MESH ACCESS WITH PARTITION AND HANDRAIL



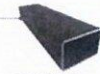
ENTRY WALL - PERFORATED METAL



SOUTH WEST ROOF VIEW



SOUTH WEST RETAIL SHOP FRONT INDICATIVE ONLY



304 BLACK PAINTED



BLACK STEEL MESH WITH HANDRAIL



METAL - BRUSHED NATURAL COLOR OR SILVER

MATERIALITY

GENERAL NOTES: 1. MATERIALS LISTED ARE SUGGESTED AND SUBJECT TO APPROVAL BY THE ARCHITECT AND CLIENT. 2. MATERIALS SHOULD BE SELECTED TO MATCH THE SAMPLES PROVIDED. 3. MATERIALS SHOULD BE SELECTED TO MATCH THE SAMPLES PROVIDED. 4. MATERIALS SHOULD BE SELECTED TO MATCH THE SAMPLES PROVIDED.

Table with 4 columns: No., Description, Quantity, and Unit. It lists various materials and their estimated quantities for the project.



Attachment 2

Attachment



Arboricultural Assessment

In regard to:

Metrosideros excelsa (New Zealand Christmas Tree)



Subject Tree location:

3 St Johns Row, Glenelg (tree in College Street)

Prepared By:

Ben Hall- Technical Arboriculture Officer

Phone: 0400 935 557

E-mail: bhall@holdfast.sa.gov.au

Contents

1. Introduction.....	3
2. Location	3
3. Tree Specifics:.....	3
4. Current Structure and Health.....	3
5. Locational Risk	4
6. Habitat	4
7. Recommendations.....	4

Attachment

1. Introduction

The purpose of the report is to provide Council with the current condition of a mature *Metrosideros excelsa* (New Zealand Christmas Tree) located at 3 St Johns Row, Glenelg (in College Street). Council has been requested to consider removal of this tree as part of a development application. The tree was inspected from ground height only on 26 September 2017.

2. Location

The tree is located growing in the road verge immediately at the side of 3 St Johns Row, Glenelg in College Street.



3. Tree Specifics:

- Height: 10m
- Canopy Spread: 10m
- Useful Life expectancy: 40-49 years
- Form and Vigour: Perfect form and excellent vigour
- Location suitability: Perfect
- Contributing to an avenue of uniformity.

4. Current Structure and Health

This healthy and structurally sound *Metrosideros excelsa* (New Zealand Christmas Tree) has perfect form and excellent vigour, making the subject specimen an ideal street tree for the location in which it stands.

With the use of the international calculation of the *Burnley Method of Tree valuation*, the amenity value of the asset equates to a figure of \$51,836.24.

5. Locational Risk

Although the location is of a common area with a frequency of foot traffic, there are no foreseeable faults within the tree structure, making the associated risk to be rated as minimal.

6. Habitat

No habitat was observed on the initial ground inspection.

7. Recommendations

The City of Holdfast Bay Tree Management Policy aims to protect its trees from the impacts of development where possible and all workable designs are to be considered before tree removal is an option.

The applicant has explored alternative options which has presented adverse impacts. Council have been requested by the applicant to consider removal of this mature *Metrosideros excelsa* (New Zealand Christmas Tree).

Attachment





This map has been created for the purpose of showing basic locality information and is a representation of the data currently held by The City of Holdfast Bay. This information is provided for private use only. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Property Boundary line network data is supplied by State Government.

21/09/2017
1:554



Item No: **12.1**

Subject: **ADJOURNED REPORT – REMOVAL OF STREET TREE – 3 ST JOHNS ROW, GLENELG (REPORT NO: 346/17)**

Date: 14 November 2017

Written By: Technical Officer - Arboriculture

General Manager: City Assets and Services, Mr S Hodge

SUMMARY

Council at its meeting held 10 October 2017, resolved to adjourn Report No: 346/17 *Removal of Street Tree – 3 St Johns Row, Glenelg* so that the development of conditions could be further assessed.

This report represents Report No: 346/17 for Council's further consideration with additional information.

RECOMMENDATION

1. **That Report No: 411/17 is received and noted.**
 2. **That Council accede to the request from SA Group of Companies (An extract from ASIC's database taken on 9 October 2017 lists the status of SA Group of Companies Pty Ltd as deregistered) to remove a mature *Metrosideros excelsa* (New Zealand Christmas Tree) at the side of 3 St Johns Row, subject to development approval of an eight story (nine stories including ground floor) building and on the condition that the developer provide three mature trees of Council's choosing to be planted in close proximity to the site.**
-

COMMUNITY PLAN

Placemaking: Creating lively and safe places

Community: Providing welcoming and accessible facilities

Economy: Making it easier to do business

Environment: Protecting Biodiversity

Environment: Building an environmentally resilient city

Environment: Fostering an environmentally connected community

COUNCIL POLICY

Tree Management Policy

STATUTORY PROVISIONS

Local Government Act 1999

BACKGROUND

Council at its meeting held on 10 October 2017 resolved to adjourn consideration of Report No: 346/17 so that the development of conditions could be further assessed.

Refer Attachment 1

BACKGROUND

The State Planning Commission has received *preliminary plans* for an eight storey building (nine stories including ground floor) located on the north eastern corner of St Johns Row and College Street, Glenelg. The development comprises a mix of retail and apartment uses. The State Planning Commission is the relevant planning authority due to the height of the proposal. Following lodgement of a formal application Council will have the opportunity of submitting comments.

The subject site presently comprises single storey buildings previously used as a motel and currently for dwellings. It adjoins the Stamford Grand car park building to the north and a Local Heritage listed dwelling to the east. Within College Street are a number of mature *Metrosideros excelsa* (New Zealand Christmas Tree), two of which are adjacent to the subject site. Neither are Regulated Trees.

The site is within the Residential High Density Zone, Policy Area 15, Precinct 5, where development up to 12 storeys can be anticipated.

REPORT

Council has been asked to consider the request from SA Group of Companies to remove a mature *Metrosideros excelsa* (New Zealand Christmas Tree) at the side of 3 St Johns Row, in College Street. This site is the subject of a current development *proposal* and the tree impedes a proposed driveway. If Council agrees to the removal of the tree any conditions must relate to the tree itself e.g. to provide 2 or more trees to be planted in close proximity to the site or perhaps payments regarding amenity value and cost of removal. Once a formal development application is lodged Council will have the opportunity to submit comments and recommended conditions related to the development.

The development proposes the demolition of all existing buildings and construction of an eight storey building (nine stories including ground floor) building comprising a mix of commercial tenancies and residential apartments. The original and preferred option proposes two

commercial tenancies, 3 parking spaces and vehicular access from College Street at ground level, car parking at levels 1 and 2 and residential apartments at levels 3 to 8.

The proposal has been the subject of a number of pre-lodgement panel meetings between the applicant, Department of Planning, Transport and Infrastructure (DPTI) and Council staff. During that process, it was identified that the preferred access location would require the removal of one of the mature *Metrosideros excelsa* (New Zealand Christmas Tree) on College Street.

Initially, feedback was provided back to the applicant that the tree could not be removed as per the Tree Management Policy. The City of Holdfast Bay Tree Management Policy aims to protect its trees from the impacts of development where possible and all workable designs are to be considered before tree removal is an option.

As this tree is healthy and structurally sound, and contributes to an avenue of uniformity, it was recommended that options for access on St Johns Row be explored.

The applicant then prepared amended plans with vehicle access from St Johns Row and had them reviewed by a traffic engineer. The assessment of the alternative access identified adverse impacts and the applicant has requested that Council reconsider and approve the removal of one of the mature *Metrosideros excelsa* (New Zealand Christmas Tree).

Refer Attachment 1 to Report 346/17

The tree removal and the proposed development are two separate although related matters, one is considered under the Local Government Act the other under the Development Act. If Council agrees to the tree's removal pursuant to the Local Government Act it can only attach conditions related to the tree e.g. its replacement with two trees of suitable species in close proximity and/or payment based on its amenity value and cost of removal. Following formal lodgement of the development application Council will have an opportunity of submitting comments and recommended conditions relating to the development as it did with the Taplin developments along Jetty Road Glenelg.

An Arboricultural Assessment of the tree was carried out on 26 September 2017 to obtain the current health and structure of this *Metrosideros excelsa* (New Zealand Christmas Tree).

Refer Attachment 2 to Report 346/17

BUDGET

If removal is agreed, all costs for removal and replacement would be met by the applicant as per the Tree Management Policy.

LIFE CYCLE COSTS

As with all tree plantings on-going maintenance is required and is provided for in Council's recurrent budget.

Item No: **11.2**

Subject: **MOTION ON NOTICE – POLICE PRESENCE IN GLENELG – COUNCILLOR BOUCHEE**

Date: 29 January 2019

PROPOSED MOTION

Councillor Bouchee proposed the following motion:

That Council sends a letter to the Minister of Police, Commissioner of Police, Assistant-Commissioner and Stephen Patterson MP indicating Council's significant concern over reports that SAPOL is proposing to stop daily foot and bicycle patrols in Glenelg and highly trafficked areas of the City of Holdfast Bay. The Council is also concerned at the proposal to reduce the hours of operation of the police station continuing the trend to down-grade oversight and supervision of the local community, and its environment, at the same time as the State Government is attempting to increase visitor numbers to South Australia via substantial increases in interstate and overseas tourism expenditure.

BACKGROUND

Glenelg as one of the 2 declared tourist zones in South Australia and reducing the Police presence in this zone has the potential to reduce the perception that visitors have that Glenelg and South Australia is a safe place to visit and in which to recreate.

The relocation of Glenelg from Sturt to the Port Adelaide local service response area means that that commend now covers a suburban waterside areas that appears larger than any other Australian capital city and suggests that local knowledge and experience is no longer a central part of SAPOL's modus operandi.

The longer response times that these decision must lead to will create an environment where small anti-social activities can escalate to a repeat of the Glenelg riot and it attendant severe damage to the tourism reputation of the entire State which could take expenditure of \$ hundreds of millions to redress.

Isn't this proposed reduction in the essential service of community engagement and oversight a classic example of "ruining the ship by seeking to save a hapenneth of tar"?

Item No: **11.3**

Subject: **MOTION ON NOTICE – SUBMISSION FOR NEW PLANNING SYSTEM BY STATE PLANNING COMMISSION – COUNCILLOR BOUCHEE**

Date: 29 January 2019

PROPOSED MOTION

Councillor Bouchee proposed the following motion:

That the CEO present to Council a copy of the completed submission prepared by Administration in relation to the new planning system proposed by the State Planning Commission prior to being forwarded to the appropriate authority.

BACKGROUND

This has implications for the City of Holdfast Bay and its future influence on the built form and financial income positive/negative.

Council Administrations submission for new planning system by State Planning Commission.

ADMINISTRATION COMMENT

Administration will continue to seek Council’s endorsement for draft submissions on major stages of the Planning Reform process. To date Council has considered the State Planning Policies as the first major policy release, with the next major consultation on the Design Code expected in mid-2019. Time permitting, administration will seek council’s endorsement beforehand, alternatively submissions will be prepared with copies provided for information, so that consultation deadlines can be met. Council will also receive periodic updates on technical papers via an Item in Brief, similar to how the Planning Reform’s Community Engagement Charter was presented to Council.

Item No: **11.4**
Subject: **MOTION ON NOTICE – TPI PERMIT PASS SYSTEM – MAYOR WILSON**
Date: 29 January 2019

PROPOSED MOTION

Mayor Wilson proposed the following motion:

That Council administration prepare a report on recognising the TPI permit pass system within the City of Holdfast Bay’s carparking system.

BACKGROUND

The TPI (Totally and Permanently Incapacitated) Association of South Australia is a not for profit group that provides support and care for ex-service men and woman members by representing their interest.

During the election campaign I was contacted to advise that Holdfast Bay was the only council that did not recognise the TPI car parking permits.

Item No: **11.5**

Subject: **MOTION ON NOTICE – CLIMATE CHANGE AGREEMENTS – MAYOR WILSON**

Date: 29 January 2019

PROPOSED MOTION

Mayor Wilson proposed the following motion:

That administration prepare a report on council joining the Climate Councils Cities Power Partnership and the Global Covenant of Mayors for Climate and Energy and that the report be returned to council by 12 March 2019.

BACKGROUND

The Cities Power Partnership is a group of over 100 local councils across Australia joining to gather to switch to clean energy.

South Australian councils who are members include Adelaide, Onkaparinga and Adelaide Hills.

The Cities Power Partnership shares resources and knowledge between councils so that any one council doesn't have to go it alone in taking steps to reduce its carbon footprint.

The Global Covenant of Mayors for Climate and Energy is an international alliance of cities and local governments with a shared long term vision of promoting and supporting voluntary action to combat climate change and move to a low emission resilient society. It is the broadest global alliance committees to climate leadership, building on the commitment of over 9000 cities and local governments from 127 countries.

Item No: **11.6**
Subject: **MOTION ON NOTICE – SOUND EQUIPMENT – COUNCILLOR CLANCY**
Date: 29 January 2019

PROPOSED MOTION

Councillor Clancy proposed the following motion:

- 1. That council provide proper sound equipment which is easy to use so that staff and members of council at their training and meetings, and people attending all functions of council are able to hear what is being said.**
 - 2. That this be part of the check off sheet for all functions and that all speakers be advised that if they are wishing to participate that they must use the microphone.**
 - 3. That it be included in the 2019-2020 budget if administration do not believe it can be provided for within this budget.**
-

BACKGROUND

It is important that everyone has an opportunity to participate and frequently functions are held where a sound system is not used and/or the participant insists that they can be heard and there is no need to use it. As people speak after a very short period of time their voices drop or they turn their head and those who have any hearing impairment are unable to hear what is being said. Council needs to be inclusive and provision of proper sound equipment is a necessary part for inclusion.

Item No: **11.7**

Subject: **MOTION ON NOTICE – LIVE STREAMING OF COUNCIL MEETINGS – MAYOR WILSON**

Date: 29 January 2019

PROPOSED MOTION

Mayor Wilson proposed the following motion:

That administration prepare a report on the costs and methods of “live streaming” (either live or a recording and then uploaded to the internet or unedited video) of all council meetings (but not including confidential items). That the report be brought back to Council.

BACKGROUND

Ratepayers are often interested in matters before council but sometimes find it difficult to attend meetings. By providing a streamed live video, meetings will be more accessible and provide a greater level of transparency in general.

Item No: **11.8**

Subject: **MOTION ON NOTICE – DUNBAR TERRACE CARPARK – COUNCILLOR PATTON**

Date: 29 January 2019

PROPOSED MOTION

Councillor Patton proposed the following motion:

That Administration provide a report on options to improve utilisation of the Dunbar Terrace carpark.

BACKGROUND

This carpark for some years has been metered for daily use of patrons. Paid parking has not been successful and many spaces in the carpark are left continually vacant. This motion requests Administration to bring a report before council to consider alternatives to improve utilization of these valuable parking spaces. Options should consider benefits for residents on eastern side of Brighton and Tapleys Hill Roads and others to park their car to go shopping on Jetty Road and return saving carpark spaces at Woolworths and provide added convenience to all especially the elderly.

Item No: **11.9**

Subject: **MOTION ON NOTICE – ANGUS NEILL RESERVE SAFETY CONCERNS – COUNCILLOR LINDOP**

Date: 29TH January 2019

PROPOSED MOTION

Councillor Lindop proposed the following motion:

That a report be brought back to Council with the costing and assessment of a installing a pedestrian crossing at the entrance to Angus Neill Reserve on the Esplanade, with a raised speed bump identical to what is currently at Wattle Park in Hove, or directly in front of the Brighton Surf Lifesaving Club.

BACKGROUND

With the fantastic improvements and more infrastructure and amenities installed last year at Angus Neill Reserve, the park is thriving.

With a regular coffee van, exercise groups, Scout groups, Parents groups and markets etc the park is increasing in popularity and volume of both foot traffic and road traffic.

Residents have cited concerns for children crossing the road from the park to go to the beach. Also, with cars parked on both sides of the road for oncoming cars to spot pedestrians is not easy. Providing a safe place for families to cross the road is a duty of care from a Council.

The installation of a raised pedestrian crossing such as the one by Wattle Reserve in Hove and the one in front of the Brighton Surf Lifesaving Club may also provide a traffic calming measure for the area.

Please note that there is no speed humps on the Esplanade from Edward Street to the Seacliff Surf Life Saving end.

Item No: **11.10**

Subject: **MOTION ON NOTICE – KAURI PARADE SPORTS AND COMMUNITY CENTRE – YMCA – COUNCILLOR CLANCY**

Date: 29th January 2019

PROPOSED MOTION

Councillor Clancy proposed the following motion:

That the Holdfast Bay Community Centre - YMCA be invited to extend its programs and facility management capacity to activate and manage the community spaces of the Kauri Parade Sports and Community Centre, and with consultation, and when available, the spaces not being used by other lessee clubs at the centre. That this be funded by an increase in the annual HBCC Council operating grant of an extra \$14,000 for one year on a trial basis. The funding to come from \$45,000 budget already approved for the management which will provide a \$31,000 saving.

BACKGROUND

The Kauri Parade Centre was built with grant funds and apart from being a centre for music and a number of sports, extra space was included in the design to be used for community purposes. The efforts to manage and activate this space so far have failed. With HBCC operating at capacity, with programmes available as well as the staff, systems and ability to manage casual bookings it is logical and economical for HBCC to incorporate Kauri Parade into its already successful operation. This would remove the need for Council to duplicate what is already in place and working well.

Holdfast Bay Community Centre has already informally suggested the following possibilities.

- Operate it as an extension of HBCC - YMCA managed from King George Avenue, Hove. (Reception is open office hours 9am to 5pm week days to manage bookings and answer enquiries)
- Handle the bookings for the community space as well as the unused times of the various sport groups lease areas if appropriate. Also ensure the common space is not used 'for free' as a default.
- Provide key pick up and return from HBCC reception for hirer groups.
- Activate the building on Tuesday with YMCA Leap Takers, program that builds social networks and independent living skills by connecting adults with physical and intellectual disabilities into mainstream community groups and experiences. <https://www.sa.ymca.org.au/what-we-do/leap-inclusion-services/leap-takers> . This would build to 3 days a week in the second half of 2019/20 (Thursdays and Fridays)
- Facilitate community education and connection groups 2 times a week

- Support a community choir., such as the Singing Magpies.
- Provide access to the YMCA's NDIS capacity to support participants enjoy the programmes.
- Explore after hours sport programs with a focus on inclusion. (Seacliff Primary is next door.)
- Share sport development knowledge with occupier groups to grow their youth development (YMCA is about Youth Empowerment <https://www.sa.ymca.org.au/what-we-do/youth-empowerment>)
- Complete a gap analysis of the building usage for further activation
- Meet the community objectives in Council's corporate plan
- Explore further collaboration with other providers of service

Item No: **11.11**

Subject: **MOTION ON NOTICE – COMMUNITY CENTRE COORDINATOR FUNDING– COUNCILLOR CLANCY**

Date: 29th January 2019

PROPOSED MOTION

Councillor Clancy proposed the following motion:

1. That the remaining funds allocated in the 2018/2019 budget for the Community Centre Coordinator be returned to general revenue and not be reallocated to employ staff to undertake this role or any other similar role such as Community Development Coordinator that includes duties in relation to Community Centres similar to the previous coordinator.

2. That these funds be held over and possibly be reallocated to Community Centre support pending consultation with the Community Centre Coordinating Committee.

BACKGROUND

The Community Centres' Coordinator Position, unlike other staff positions which are the responsibility of the CEO, was created by Council resolution C100614/1132 in 2014. Initially there was a \$120,000 pa budget and more recently with slightly less. Over the 4.5 years it has been a significant investment of ratepayer funds. Administration have been aware for some time that the position did not meet the needs of the community centres.

Community Centre Coordinating Committee was formed last year independent of Council, and it is clear elected members want Council to engage with this representative group to provide direction regarding the way ahead for Community Centres.

A current Council advertisement for a "Community Development Coordinator" specifies a number of KPIs which are very imposing and directive of Community Centres' management committees.

The Coordinating Committee was not consulted about this or their current support needs.

Until it is clear what support is required by our very active community centres Council resources should not be spent. This is a saving of \$100,000.

ADMINISTRATION COMMENT

As currently drafted the Motion, is ultra vires. That is, it is beyond the power of the Council in so far as it pertains to the engagement and management of employees, and in particular, provides a direction to the CEO in relation to staffing arrangements for the Council's Community Centres.

The information below has been provided to Council for their information.

Council respond directly to community with regards to service and program provision and allocate appropriate resources accordingly. The Community Development Coordinator position currently 0.8FTE is pivotal to the delivery of community programs and services council wide not just those accessing programs delivered by committees and contracted operators at each respective Community Centre. Resource salary costs equate to approximately \$71,000 plus on costs. The position is responsible for an operating budget of approximately \$13,000 (excluding the operating subsidy of \$27,000 provided to the Holdfast Bay Community Centre. Importantly the operating subsidy is exclusive to the Holdfast Bay Community Centre and not amortised amongst all community centres).

The Community Development Coordinator position and, among other duties, is responsible for:

- The coordination and implementation of the Holdfast Bay Community Centre Masterplan (by June 30 2019)
- Managing the ongoing Community Donations program designed to strengthen community through support for non-profit organisations, local community and sporting groups and schools. Including recreation and wellbeing donations, events and festivals, arts and culture and Community Chest Donations which are small 'one off' payments to assist individuals and organisations within the Council area with costs associated with community development initiatives such as; small community events and projects that will have benefits to the surrounding community.
- Glenelg North Community Garden liaison and assistance in establishing the new Brighton Community Garden located Bowker Oval.
- Coordination of Community events such as Sidewalk Sundays, an activation event to engage both the city's businesses and community
- Manage bookings for Glenelg Community Centre outside of existing hire times.
- Administration of Community Centres MOU and reporting to Council on achievement of key objectives contained within it.
- Coordination and promotion of Community Centre "Come and Try week".
- Enable and provide assistance where required with Community Centre administration either directly to, volunteer recruitment.

Removal of the resource would directly impact and impede delivery of core community development services and programs as outlined above as these community driven functions of Council could not be absorbed across the respective Business Unit at a reduced FTE.

The defined KPIs associated with the Community Development Coordinator position are intended to ensure tangible outcomes to enable, enhance community benefits. The KPIs include;

- Successfully complete the Holdfast Bay Community Centre Masterplan within project budget (\$30,000) and timeframes (June 30 2019). This includes effective stakeholder and consultant management.
- Successful facilitation and delivery of community development activities, with a focus on activating community centres.
- Maintain strong links with the Community Centre Coordination Committee and management committees within the City of Holdfast Bay, and provide assistance with compliance and administrative overheads and maintenance requests.
- Through empowerment of external bodies, support the delivery of programs that engage and encourage social interaction amongst all age groups within our community.

Complete annual PDR with measurable goals and an effective development plan aligned to role requirements.

Item No: **13.1**

Subject: **MINUTES – JETTY ROAD MAINSTREET COMMITTEE – 5 DECEMBER 2018**

Date: 29 January 2019

Written By: General Manager Community Services

General Manager: Community Services, Ms Marnie Lock

SUMMARY

The minutes of the meeting of the Jetty Road Mainstreet Committee meeting held on 5 December 2018 are attached and presented for Council’s information.

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

RECOMMENDATION

That Council notes the minutes of the meeting of the Jetty Road Mainstreet Committee of 5 December 2018.

COMMUNITY PLAN

Placemaking: Creating vibrant and safe places
Community: Providing welcoming and accessible facilities
Economy: Supporting and growing local business
Economy: Making it easier to do business
Economy: Boosting our visitor economy
Culture: Being financially accountable
Culture: Supporting excellent, efficient operations
Culture: Being financially accountable

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Not Applicable.

BACKGROUND

The Jetty Road Mainstreet Committee (JRMC) 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 meeting of JRMC held on 5 December 2018 are attached for member's information.

BUDGET

Not applicable

LIFE CYCLE COSTS

Not Applicable

CITY OF HOLDFAST BAY

Minutes of the meeting of the Jetty Road Mainstreet Committee of the City of Holdfast Bay held in the Glenelg Library Meeting Room, Colley Terrace, Glenelg on Wednesday 5 December 2018 at 6:00pm.

PRESENT

Elected Members

Mr S Charlick (Elected Member Term 2014-2018)
Councillor B Patton
Mayor A Wilson (ex officio)

Community Representatives

Chairman, Fawkes & Co, Mr M Faulkner
Maios Group Investments, Mr C Maios
Ikos Holdings Trust, Mr A Fotopoulos
Elite Choice Home Improvements, Ms E Leenearts
Cibo Espresso, Mr T Beatrice
Caruso Fruit and Veg, Mr R Caruso
GU Film House, Mr S Robinson
Beach Burrito Company, Mr A Warren

Staff

Jetty Road Development Coordinator – Ms A Brown
Manager City Activation – Ms S Heading
General Manager Community Services – Ms M Lock
Team Leader Strategy - Mr W Deller-Coombs
Strategic Planning (Policy) - Ms E Kenchington

Guests

Premier Retail Marketing, Mr D West
Councillor P Chabrel
Councillor J Smedley
Councillor W Miller

1. OPENING

The Chairman declared the meeting open at 6:05pm

2. APOLOGIES

2.1 Apologies - Ms E Fassina and Councillor A Bradshaw

2.2 For Absence – Nil

3. DECLARATION OF INTEREST

Members were reminded to declare any interest before each item.

4. CONFIRMATION OF MINUTES

Motion

That the minutes of the Jetty Road Mainstreet Committee held on 7 November 2018 be taken as read and confirmed.

Moved S Robinson, Seconded T Beatrice

Carried

5. QUESTIONS BY MEMBERS

5.1 Without Notice Nil

5.2 With Notice Nil

6. MOTIONS ON NOTICE Nil

7. PRESENTATIONS

7.1 Jetty Road Master Plan

Warwick Deller-Coombs, Team Leader Strategy and Emily Kenchington, Strategic Planner (Policy) at the City of Holdfast Bay provided an update on work being undertaken by Jensen Plus and Tonkin for the detailed designs (Stage 1) of the Jetty Road Masterplan.

Mr A Fotopoulos entered the meeting at 6:12pm

7.2 Outgoing Committee Members

The Jetty Road Mainstreet Committee would like to take the opportunity to provide a vote of thanks to Councillor A Bradshaw and Councillor S Charlick for their time on the Jetty Road Mainstreet Committee this year.

8. REPORTS/ITEMS OF BUSINESS**8.1 JRMC Monthly Finance Report (Report No: 380/18)**

The Jetty Road Mainstreet Committee October 2018 variance report is prepared by the Jetty Road Development Coordinator and is presented for information to the members of the Jetty Road Mainstreet Committee.

Ms E Leenearts entered the meeting at 6:18pm

Motion

That the Jetty Road Mainstreet Committee note this report.

Moved A Warren, Seconded C Maios

Carried

8.2 Jetty Road Retail Strategy (Report No: 382/18)

At the 7 March 2018 JRMC meeting the Jetty Road Mainstreet Committee (JRMC) endorsed the vision, strategic objectives and direction of the draft Jetty Road Glenelg Retail Strategy 2018-2022.

Throughout April, May and June the JRMC reviewed the draft and provided feedback to Administration. At the 20 June JRMC special meeting the updated draft Jetty Road Glenelg Retail Strategy 2018-2022 and Summary document was presented to the Committee and endorsed for trader consultation. The Draft Strategy was provided to Council for their information at their meeting on 26 June 2018 and following this the Chair of the JRMC and David West, Principle of Premier Retail Marketing presented the draft strategy at the Council workshop on 7 August 2018.

Due to Council caretaker period taking place from 4 September 2018 the JRMC were unable to distribute the Draft Strategy for consultation until Council elections had occurred. The draft strategy was available to view from 19 November to 3 December 2018 for a closed consultation with Jetty Road, Glenelg retailers and landlords. The strategy will be scheduled to be endorsed at the 29 January 2019 Council meeting.

Ms A Brown also provided a verbal summary regarding the results of the consultation advising that a total of 113 downloads were:

- 75 individuals downloaded the summary document;
- 20 downloaded the full strategy;
- 18 individuals downloaded the four year delivery;
- No feedback was provided.
- 1 representative from the Jetty Road business community viewed the document at the Glenelg Library, however, did not provide feedback.

Motion

That the Jetty Road Mainstreet Committee note this report and endorse the Jetty Road Glenelg Retail Strategy.

Moved A Warren, Seconded T Beatrice

Carried

8.3 De-regulation of Shop Trading Hours (Report No: 383/18)

The de-regulation of shop trading hours report is prepared by the Jetty Road Development Coordinator and is presented for information to the members of the Jetty Road Mainstreet Committee. The current Shop Trading Hours Act recognises Glenelg's unique position as a tourist precinct, allowing exempt shops to trade on public holidays. The majority of shops in the Glenelg Tourist Precinct are exempt. Non-exempt shops include shops that have more than 200m² of retail floor area, or are a grocery store with more than 400m² of retail floor area.

Last month the Treasurer Rob Lucas granted a special exemption for shops in suburban areas to trade between 9:00am and 5:00pm on Boxing Day. The Chair of the JRMC requested that a representative of the JRMC attend a meeting with Colin Shearing, Chief Executive of the South Australian Independent Retailers Association on 20 November 2018 to discuss the impact of Treasurer Rob Lucas' recent decision to grant special exemption for shops in suburban areas to trade between 9am and 5pm on Boxing Day. Mr Shearing would like to keep in close communication with the JRMC and its retailers to monitor the impact of Boxing Day trade and may approach some retailers for comment for media in relation to this matter.

In addition to Boxing Day trading hours, extra trading hours have been approved by the State Government in the lead up to the 2018 Christmas period and for the post-Christmas sales period and are outlined in this report.

Motion

That the Jetty Road Mainstreet Committee note this report.

Moved A Warren, Seconded T Beatrice

Carried

8.4 Cowper Street Festoon Lighting (Report No: 384/18)

The Cowper Street Festoon Lighting report is prepared by the Jetty Road Development Coordinator and is presented for information to the members of the Jetty Road Mainstreet Committee. At the 7 November 2018 JRMC meeting a report was presented on a new initiative that would see the installation of festoon lighting in Cowper Street that would drive new economic outcomes for the precinct including the creation of an entry statement for the cinema, increase the aesthetics and atmosphere in the laneway, create a unique event space and play a significant role in marketing and driving demand to the Jetty Road, Glenelg precinct. The JRDC undertook quote refinement in November in consultation with the City of Holdfast

Bay's Building and Facilities Manager. The final quote was approved by the Chair of the JRMC and Manager City Activation in November and the works are scheduled to be completed prior to Christmas.

Motion

That the Jetty Road Mainstreet Committee note this report.

Moved T Beatrice, Seconded S Robinson

Carried

8.7 JRMC Governance Model Business Case (Report No: 381/18)

The Jetty Road Mainstreet Committee (JRMC) is an advisory committee of the City of Holdfast Bay formed under Section 41 of the Local Government Act 1999. The JRMC conducted a Special Meeting on 20 June 2018 to workshop alternative governance models with a facilitator and external subject matter experts. At its 4 July 2018 meeting the JRMC recommended to Council their preferred governance model of an Incorporated Association established under the Associations Incorporation Act 1985.

At the 3 October JRMC meeting the Committee agreed to prepare a business case on their preferred model to present to Administration. At the 7 November JRMC meeting the JRMC appointed Premier Retail Marketing and Peter McNabb and Associates to prepare a business case and David West presented to JRMC an overview of the business case.

Mayor Wilson, Councillor Chabrel, Councillor Smedley and Councillor Miller left the meeting at 6:57pm

Motion

That the Jetty Road Mainstreet Committee:

1. **Note this report.**
2. **That following the completion of the November business case study, extensive consultation with traders and showing a majority of support for the association model, we recommend to Council that the favoured governance association model as per the business case be implemented as soon as practically possible.**

Moved A Fotopoulos, Seconded R Caruso

Carried

8.5 Tree Lighting on Jetty Road (Report No: 385/18)

At the 7 November 2018 Jetty Road Mainstreet Committee meeting the Deputy Chair requested a report be provided on the background of maintenance on the tree lights on Jetty Road, Glenelg. The Jetty Road Mainstreet Committee installed tree lights on Jetty Road at the end of 2013 by Rawson's Electrical. Last maintenance took place in September 2016. A list of six trees were provided to

Rawsons Electrical as the lighting was not working correctly. In the interests of alignment with the future vision for the precinct the Jetty Road Mainstreet Committee should consider the Jetty Road Masterplan when planning for new tree lighting. The JRDC will consult with the City of Holdfast Bay's Strategic Planning team to investigate some proposed concepts that can be presented to the JRMC in the first quarter of 2019.

The Jetty Road Mainstreet Committee:

1. **Note this report; and**
2. **Consider new tree lighting options through the Jetty Road Masterplan process and consider 2019/20 budget allocation towards new lighting.**

Moved A Warren, Seconded T Beatrice

Carried

8.6 Jetty Road Development Coordinator Work in Progress Update (Report No: 386/18)

This report provides an update on the upcoming work in progress to be undertaken by the Jetty Road Development Coordinator over the summer 2018/19 period.

Motion

That the Jetty Road Mainstreet Committee note this report.

Moved S Robinson, Seconded R Caruso

Carried

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

9.1 Event Catering

Event organisers for SummerSalt & By the C have invited traders to be the food providers for these two events and no response has been received from traders at this time.

10. DATE AND TIME OF NEXT MEETING

The next meeting of the Jetty Road Mainstreet Committee will be held on Wednesday 6 February 2019 in the Glenelg Library Meeting Room, Colley Terrace, Glenelg.

11. CLOSURE

The meeting closed at 7:41pm.

CONFIRMED Wednesday 6 February 2019

CHAIRMAN

Item No: **13.2**

Subject: **MINUTES – ALWYNDOR MANAGEMENT COMMITTEE – 18 DECEMBER 2018**

Date: 29 January 2019

Written By: Personal Assistant, GM Alwyndor

Acting General Manager: Alwyndor, Mr B Capes

SUMMARY

The minutes of the Alwyndor Management Committee meeting held on 18 December 2018 are provided for information.

RECOMMENDATION

- 1. That the minutes of the Alwyndor Management Committee meeting held on 18 December 2018 be noted.**
- 2. That Council notes the appointment of Mr Kim Cheater as Deputy Chairperson of the Alwyndor Management Committee for the year ending 30 June 2019.**

RETAIN IN CONFIDENCE - Section 91(7) Order

- 3 That having considered Agenda Item 13.2, Report number 30/19 Confidential Minutes – Alwyndor Management Committee – 18 December 2018 in confidence under section 90(2) and (3)(b) of the *Local Government Act 1999*, the Alwyndor, pursuant to section 91(7) of that Act orders that the Attachments and minutes be retained in confidence until the Alwyndor Management Committee release the minutes from confidence and that this order be reviewed every 12 months.**
-

COMMUNITY PLAN

Community: Building a healthy, active and resilient community

Community: Providing welcoming and accessible facilities

Culture: Supporting excellent, efficient operations

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

CITY OF HOLDFAST BAY

Minutes of the meeting of the Alwyndor Management Committee of the City of Holdfast Bay held at Alwyndor Aged Care, Dunrobin Road, Hove on Tuesday 18 December 2018 at 6.30 pm.

PRESENT

Elected Members

Councillor P Chabrel
Councillor S Lonie – 7.11pm

Independent Members

Chairperson – Ms T Aukett
Mr T Bamford
Mr K Cheater
Mr K Whitford

Staff

General Manager Alwyndor – Mr R Kluge
Personal Assistant – Ms R Gordon
Chief People and Culture Officer – Mr B Capes – 7.18pm

Guests

Ms A LeCornu
Ms A King
Mr J Grealy - phone

1. OPENING

The Chairperson declared the meeting open at 6.44pm

2. KAURNA ACKNOWLEDGEMENT

With the opening of the meeting the Chairperson 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 - nil
- 3.2 Leave of Absence - Ms J Bonnici, Ms J Cudsi

4. DECLARATION OF INTEREST

Members were reminded to declare any interest before each item.

5. CONFIRMATION OF MINUTES

Motion

That the minutes of the Alwyndor Management Committee held on 20 November 2018 be taken as read and confirmed, with minor changes to motion 2 of item 7.7 (Report No: 79/18 Annual Review of Investments) on page 80 of the minutes to read: *(That the Alwyndor Management Committee:) 2. Endorse a review of the process and reporting to ensure maximising returns to Alwyndor, managing liquidity and complying with Council policy with regard to the investment of funds including an investment policy and liquidity management.*

Moved by Mr Cheater, Seconded by Mr Whitford

Carried

6. REVIEW OF ACTION ITEMS

Action items were noted by the committee.

7. REPORTS/ITEMS OF BUSINESS

7.1 **Appointment of Deputy Chairperson (Report No: 89/18)**

With the departure of the Deputy Chairperson, the AMC may appoint a Deputy Chairperson from amongst the Management Committee Members. The incumbent office bearers shall be eligible for reappointment at the expiry of their term, at the AMC's discretion.

Nominations for the position of Deputy Chairperson were received for Mr Kim Cheater.

As there was only one nomination for the position of Deputy Chairperson, the Chairperson declared that Mr Kim Cheater was elected Deputy Chairperson of the Alwyndor Management Committee.

Motion

That the Alwyndor Management Committee appoints Mr K Cheater to the position of Deputy Chairperson until 30 June 2019; and that Council be advised accordingly.

Moved Mr Whitford, Seconded Cr Chabrel

Carried

8. CONFIDENTIAL

8.1 **Monthly Financial Report – November 2018 (Report No: 86/18)**

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 Report No: 86/18 Monthly Financial Report – November 2018 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: 86/18 Monthly Financial Report – November 2018 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 Mr Bamford, Seconded Mr Chabrel

Carried

Motion

RETAIN IN CONFIDENCE - Section 91(7) Order

3. That having considered Agenda Item 8.1 Monthly Financial Report – November 2018 (Report No: 86/18) 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 18 months and that this order be reviewed every 12 months.

Moved Mr Bamford, Seconded Mr Cheater

Carried

8.2 WiFi Coverage Upgrade – Business Case (Report No: 87/18)

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 Report No: 87/18 WiFi Coverage Upgrade – Business Case 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: 87/18 WiFi Coverage Upgrade – Business Case 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 relating to the supply of the WiFi network.

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 Cr Chabrel, Seconded Mr Bamford

Carried

Motion

RETAIN IN CONFIDENCE - Section 91(7) Order

3. That having considered Agenda Item 8.2 WiFi Coverage Upgrade – Business Case (Report No: 87/18) in confidence under section 90(2) and (3)(d) of the *Local Government Act 1999*, the Alwyndor, pursuant to section 91(7) of that Act orders that the Report, Attachments and Minutes be retained in confidence for a period of 24 months and that this order be reviewed every 12 months.

Moved Mr Whitford, Seconded Mr Cheater

Carried

8.3 Operational Review Phase 2 (Report No: 88/18)

Exclusion of the Public – Section 90(3)(a & 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 Report No: 88/18 Operational Review Phase 2 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: 88/18 Operational Review Phase 2 on the following grounds:
 - a. pursuant to section 90(3)(a) of the Act, the information to be received, discussed or considered in relation to Report No: 88/18 Operational Review Phase 2 is information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead), being Alwyndor staff.
 - 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.

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 Cs Lonie, Second Cr Chabrel

Carried

Motion

RETAIN IN CONFIDENCE - Section 91(7) Order

4. That having considered Agenda Item 8.3 Report No: 88/18 Operational Review Phase 2 in confidence under section 90(2) and (3)(a & d) of the Local Government Act 1999, the Alwyndor, pursuant to section 91(7) of that Act orders that the Report and Minutes be retained in confidence for a period of 36 months and that this order be reviewed every 12 months.

Moved Cr Lonie, Seconded Cr Chabrel

Carried

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

Nil.

10. DATE AND TIME OF NEXT MEETING

The next meeting of the Alwyndor Management Committee will be held on Thursday 17 January 2019 in the Meeting Room, Alwyndor Aged Care, 52 Dunrobin Road, Hove.

11. CLOSURE

The meeting closed at 9.28pm.

CONFIRMED 17 January 2019

CHAIRPERSON

Item No: **14.1**

Subject: **ITEMS IN BRIEF**

Date: 29 January 2019

Written By: Personal Assistant

General Manager: Business Services, Mr R Bria

SUMMARY

These items are presented for the information of Members.

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

RECOMMENDATION

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

1. **Holdfast Bay Community Centres Coordinating Committee Correspondence**
 2. **Federal Government Community Sport Infrastructure - Grant Program Notification**
 3. **Let's Eat Food Journey**
 4. **Gross Pollutant Trap (GPT) Cleaning**
 5. **Letter from Mayor Wilson to Stephen Patterson MP – Police presence, Moseley Square**
-

COMMUNITY PLAN

Culture: Supporting excellent, efficient operations

COUNCIL POLICY

Not applicable

STATUTORY PROVISIONS

Not applicable

REPORT

1. **Holdfast Bay Community Centres Coordinating Committee Correspondence**

Mayor Wilson received the attached letter from the Holdfast Bay Community Centres Coordinating Committee regarding Leasing Policies.

*Refer Attachment 1***2. Federal Government Community Sport Infrastructure - Grant Program Notification**

Council Administration submitted two (2) applications for grant funding in September 2018, seeking Sport Australia (Federal Government) funding through their Community Sport Infrastructure fund. Unfortunately we were advised in December 2018 that both applications submitted were unsuccessful, however, there is another round being announced early in 2019, which our submissions will be assessed in.

Administration applied for two (2) projects under this fund, with each application capped at \$500K.

- Holdfast Tennis Club upgrades (part fund Stage 1 of Glenelg Oval Masterplan)
- Brighton Oval Stage 2 (part fund Stage 2 works)

The Glenelg Oval Masterplan Stage 1 Holdfast Tennis Club (redevelopment of clubrooms, realignment and resurfacing of tennis courts, court lighting) is included as a new initiative for consideration in the 2019/20 budget.

3. Let's Eat! Food Journey

The City of Holdfast Bay's Community Wellbeing Program has been operating for 35 years, and is made possible through grant funding from both Commonwealth and State Governments.

The program offers a wide range of services, events and activities that build resilient minds and bodies and enables residents to live well supporting their independence and enabling them to continue living in their own homes as they age.

Social support is one of the grant funded services that the Community Wellbeing team delivers. It has historically been difficult to secure space within Council's community centres to deliver these centre based activities. As a result, the Community Wellbeing program has used other community settings such as café's, Council meeting rooms and hire facilities both within and outside of Holdfast Bay to deliver its centre based social support activities.

Ongoing feedback in 2015/16 indicated that there was a demand for a community based meal. We successfully negotiated with the Holdfast Bay Community Centre for the hire of a hall from July 2016 to launch the Lets Eat Program as a seniors lunch, enabling like-minded people to gather over a nutritious meal. Currently an average of 25-30 people continue to attend the Let's Eat Lunch per month.

Further feedback from residents indicated an expressed desire for an affordable intergenerational community based meal that older people could invite their families and/or friends to. The concept for a 'Food Journey' was then developed, in consultation with residents.

The Let's Eat! Food Journey, a virtual tour of the globe, providing residents the opportunity to experience different cultures and cuisines without having to step a foot out of Council, was launched at the Glenelg North Community Centre in November 2017. It has rapidly grown in popularity and currently up to 70 people attend the Food Journey at Glenelg North each month. The hall is at capacity with these numbers and with demand continuing to grow, we thought it was time to bring this successful program to the southern suburbs of our Council.

The opportunity to use the Kauri Community and Sports Centre when it is not being used by the sports clubs has been timely and enabled the introduction of the Let's Eat! Food Journey at Kauri on the third Thursday evening of every month throughout 2019 as well as a number of other activities during the daytime hours one day per week.

4. **Gross Pollutant Trap (GPT) Cleaning**

Council owns and operates 7 Gross Pollutant Traps (GPT's) which are large underground chambers that capture the silt (a combination of sand, debris, litter and organic matter) that flows in the stormwater system prior to the cleaned stormwater being discharge into the Gulf. The GPT's are located close to the beach/waterway at:

- Wigley Reserve
- Augusta Street
- Moseley Square
- Pier Street
- Jetty Road, Brighton
- Edwards Street
- Young Street, Seacliff

From a technical viewpoint GPT's use a spiral flow to "spin" material from the stormwater flow and deposit it in an underground holding tank. The holding tank fills over time and must be cleaned regularly otherwise the GPT becomes full and cannot remove the silt and debris from the stormwater flow. This in turn can result in localized flood upstream and also odours as the accumulated materials start to decompose.

Council has a 2 year contract with an industrial pipeline cleaning business to clean the GPT's. The process involves sucking the retained liquid and silt materials from the holding tank using a large vacuum hose, draining off the liquid and then transporting the wet silt and debris to a secure landfill. Given the location of the GPT's, their depth and the hazardous nature of the work, the cost of cleaning the GPT's is significant. In the past, Council's cleaning program has been designed and executed to a price. In recent months, inspections have revealed that the GPT's were not being fully emptied and over time, the silt and debris was accumulating and the capacity of the GPT's to work correctly was being diminished.

Administration authorized a round of full-depth cleaning to commence in late November 2018 and this program has seem a number of GPT's fully cleaned and restored to their full capacity. Further full depth cleans are now proposed for the

remaining GPT's in Wigley Reserve (commencing 22.1.19), Moseley Square, Jetty Road Brighton and Young Street.

This work will occur during late January and February to avoid major events and school holidays.

The final cost of this major deep cleaning program is likely to be in the vicinity of \$200,000 as the actual costs depend heavily on the nature and depth of material found in the GPT once cleaning commences. These additional costs will be offset against the existing budget where possible. A new budget profile will be included in the 2019/20 Operating Budget to cover the regular deep cleaning that the GPT's require.

As the GPT's also provide an environmental benefit to all stormwater catchment users including flows that emanate from the City of Marion, Holdfast Bay and Marion Council shares these costs. Contact has been made with our counterparts in Marion to ensure that they budget for an increased cost in 2019/20.

5. **Mayor Wilson letter to Stephen Patterson MP, Member for Morphett – Police presence in Mosely Square**

Mayor Wilson wrote a letter to Stephen Patterson MP, Member for Morphett in relation to minimal police presence in Moseley Square on Saturday night 12 January 2019.

Refer Attachment 2

Holdfast Bay Community Centres' Coordinating Committee

Friday, 7 December 2018

Mayor Amanda Wilson
City of Holdfast Bay
PO Box 21
BRIGHTON SA

Reference: City of Holdfast Bay Leasing Policies

Dear Mayor Wilson,

The four community centres in Holdfast Bay will be subject to lease negotiations with Council during 2019 and have concerns about the policy regime to which Council administration will adhere.

It is the view of the Community Centre Coordinating Committee that the current "Sporting and Community Leasing Policy" is a document that fails to recognise the distinctly different nature and purpose of community centres compared to sport and recreational facilities. It is therefore an inappropriate document to serve as the basis on which to determine leases to community centres.

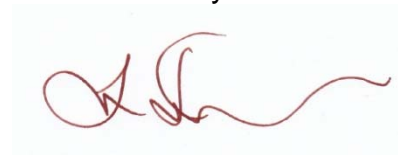
The Community Centres Coordinating Committee have a view that the "Social Development Policy" should be the starting point for development of a separate 'Community Centres Leasing policy'. This should recognise the purpose of Community centres to provide 'affordable space' for small groups as well as delivering the principles in section 2 of the "Social Development Policy" namely

Fostering the general wellbeing of the total community:

- *Children and Families*
- *Young People*
- *Older People*
- *People with Disabilities*
- *People from Diverse Cultural Backgrounds*
- *People who are socially isolated or disadvantaged*

The Community Centres Coordinating Committee agreed at its December 7th meeting to request that a new 'Community Centres Leasing policy' be drafted through agreement between the committee and council and once adopted, new leases be negotiated under that policy.

Yours sincerely



Tim Looker
On behalf of the Community Centres Coordinating Committee.



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

18 January 2019

Stephen Patterson MP
Member for Morphett
4 Byron Street
GLENELG SA 5045

Dear Mr Patterson,

I write to you regarding the police presence in Moseley Square on Saturday night 12 January 2019. There was no sign of any police officers on foot, or in vehicles in the surrounding streets.

I personally was nearby Moseley Square for most of the night.

With an increase in homeless people and visitors coming to Glenelg, it is vital that we have a visible police presence until April 2019.

The community are seeking safer public spaces and peaceful living.

I would be pleased to discuss any of these issues with you at your convenience.

Yours sincerely,

Amanda Wilson
Mayor



Item No: **14.2**

Subject: **APPOINTMENT TO AUDIT COMMITTEE**

Date: 29 January 2019

Written By: General Manager Business Services

General Manager: Business Services, Mr R Bria

SUMMARY

The term of Mr John Wood on Council's Audit Committee expires on 23 March 2019. Mr Wood has served on the Committee for two consecutive 3 year terms and in the interests of good governance, it is recommended that Council invite expressions of interest for this position. Mr Wood is eligible to apply.

RECOMMENDATION

That:

- 1. Council invite expressions of interest for the appointment of an independent member of the Audit Committee;**
 - 2. the elected members of the Audit Committee and General Manager Business Services review expressions of interest received and make a recommendation to Council.**
-

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

Audit Committee Terms of Reference.

STATUTORY PROVISIONS

Sec 126 Local Government Act 1999.

REPORT

The terms of reference for Council's Audit Committee provides for a membership of 5 comprising not less than 2 elected members and not less than 2 independent members, comprising:

Councillor John Smedley – term expires November 2022
Councillor Robert Snewin – term expires November 2022
Mr John Wood - term expires on 23 March 2019
Mr Sean Tu - term expires on 27 February 2020
Mr Sam Spadavecchia - term expires on 20 January 2021

Under the terms of reference independent members are appointed for a term not exceeding 3 years and on expiry a member may be re-appointed by Council.

Mr Wood has served on the Audit Committee for six years. He was first appointed in March 2013 and was re-appointed in March 2016. He has provided long and valuable service to the Audit Committee however, in the interests of good governance, it is recommended that the position be open to wider expressions of interest. Mr Wood is eligible to apply.

BUDGET

This report does not have any budget implications.

LIFE CYCLE COSTS

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

Item No: **14.3**

Subject: **APPOINTMENTS TO THE EXECUTIVE COMMITTEE**

Date: 29 January 2019

Written By: Team Leader Governance

General Manager: Business Services, Mr R Bria

SUMMARY

Following the recent local government elections it is necessary for Council to consider and make appointments to its Executive Committee.

The Executive Committee is a council committee established under s.41 of the *Local Government Act 1999* to undertake the annual performance appraisal of the Chief Executive Officer (CEO).

RECOMMENDATION

That Council:

1. **Appoint an Executive Committee in accordance with section 41 of the *Local Government Act 1999* and adopt the Executive Committee Terms of Reference.**
 2. **That Council appoint the following elected members to the Executive Committee for the remainder term of the Council (or as otherwise determined by council):**
 - **The Mayor**
 - **Deputy Mayor**
 - **Councillor _____ - Seacliff Ward**
 - **Councillor _____ - Brighton Ward**
 - **Councillor _____ - Somerton Ward**
 - **Councillor _____ - Glenelg Ward**
 3. **That the annual review of the CEO's performance be finalised by the CEO's employment arrangement being May of each year.**
-

COMMUNITY PLAN

Culture: Supporting excellent, efficient operations.

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Section 41 of the *Local Government Act 1999*

BACKGROUND

Since the local government elections it is necessary to establish and appoint members to the Executive Committee, in order for the committee to perform its functions, relating to the annual performance appraisal of the Chief Executive Officer. This includes:

- a. To recommend to Council the form and process of the Chief Executive Officer's annual performance appraisal;
- b. To undertake the annual performance appraisal;
- c. To provide a report and to make recommendations to Council on any matters arising from the annual performance appraisal.

The Executive Committee's authority extends to making recommendations to Council and does not have any authority to make decisions in relation to the CEOs employment arrangements.

REPORT

As the term for the previous members expired on 19 November 2018 the establishment and new appointments to the committee need to be made.

The CEOs employment contract requires that the CEO's performance is reviewed annually and that his Total Employment Cost (TEC) package is also reviewed annually with the CEOs participation, within one month following the performance review.

The details for the committee are as follows:

Delegations:	N/a
Operating Procedures:	Meetings conducted in accordance with Part 3 of the <i>Local Government (Procedures at Meetings) Regulations 2013</i> and the City of Holdfast Bay Code of Practice- Meeting Procedures
Term of Appointment:	Expiring on the conclusion of council elections in 2022 (as defined in the <i>Local Government Act 1999</i>)
Sitting Fees Paid:	No additional allowance will be paid to the elected member representatives on the committee
Meeting Timetable:	Meet on an as needs basis
Membership:	Mayor Deputy Mayor A Member from each ward

The Terms of Reference (adopted by Council on 25 August 2015) are included as Attachment 1, which provides for the Committee to consist of 6 persons including the Mayor and Deputy Mayor. The previous Terms of Reference are proposed to remain as previously approved, except an amendment to include the current *Local Government (Proceedings at Meetings) Regulations 2013* (previously 2010 regulations).

Refer Attachment 1

It is proposed that the appointments to the Executive Committee will be for the period from 29 January 2019 until the conclusion of the next council elections.

BUDGET

There are no budget implications.

LIFE CYCLE COSTS

There are no life cycle costs associated with this report.



EXECUTIVE COMMITTEE TERMS OF REFERENCE

Adopted 29 January 2019

1. The Executive Committee is a committee established under sec 41 of the *Local Government Act 1999*.
2. The objective of the Executive Committee is to undertake the annual performance appraisal of the Chief Executive Officer.
3. The functions of the Executive Committee are:
 - a. To recommend to Council the form and process of the Chief Executive Officer's annual performance appraisal;
 - b. To undertake the annual performance appraisal;
 - c. To provide a report and to make recommendations to Council on any matters arising from the annual performance appraisal.
4. The Executive Committee's authority extends to making recommendations to Council and does not have any authority to make decisions in relation to the Chief Executive Officer's employment arrangements.
5. Membership of the Executive Committee comprises:
 - a. The Mayor;
 - b. The Deputy Mayor; and
 - c. Four other Elected Members being one from each Council ward, appointed by Council.
6. The term of appointment is for the term of Council or as otherwise determined by Council.
7. The Mayor, or in his/her absence, the Deputy Mayor is the Chairperson of the Executive Committee.
8. Meetings are conducted in accordance with Part 3 of the *Local Government (Procedures at Meetings) Regulations 2013*.
9. Minutes of the Executive Committee meetings will be presented to Council as soon as practicable.
10. Meetings will be open to the public unless section 90(3) of the *Local Government Act 1999* applies.
11. A quorum comprises 4 members and no business can be transacted unless a quorum is present.
12. Members shall be provided not less than 3 clear days' notice in writing of the time and place of an ordinary meeting of the Executive Committee and 4 hours' notice of the time and place of a special meeting.

Item No: **14.4**

Subject: **APPOINTMENTS TO STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE**

Date: 29 January 2019

Written By: Team Leader Governance

General Manager: Business Services, Mr R Bria

SUMMARY

Following the recent local government elections it is necessary for Council to consider and make appointments to its Strategic Planning and Development Policy Committee.

The Strategic Planning and Development Policy Committee is a council committee established under s.41 of the *Local Government Act*.

Section 10a of the *Development Act 1993*, requires Council to establish a Strategic Plan and Development Policy Committee.

RECOMMENDATION

That Council:

- 1. Appoint a Strategic Planning and Development Policy Committee in accordance with section 41 of the *Local Government Act 1999* and adopt the Strategic Planning and Development Policy Committee Terms of Reference; and**
 - 2. That Council appoint all elected members to the Committee.**
-

COMMUNITY PLAN

Culture: Supporting excellent, efficient operations.

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Section 41 of the *Local Government Act 1999*

BACKGROUND

Since the local government elections it is necessary to establish and appoint members to the Strategic Planning and Development Policy Committee, in order for the committee to perform its functions. The functions of the committee are:

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

REPORT

As the term for the previous members has expired the establishment and appointment to the committee is required.

The details for the committee are as follows:

Delegations:	N/a
Operating Procedures:	Meetings conducted in accordance with Part 2 of the <i>Local Government (Procedures at Meetings) Regulations 2013</i> and the City of Holdfast Bay Code of Practice- Meeting Procedures
Term of Appointment:	Expiring on the conclusion of the council elections in 2022 (as defined in the <i>Local Government Act 1999</i>)
Sitting Fees Paid:	No additional allowance will be paid to the elected members on the committee
Meeting Timetable:	Meet on an as needs basis
Membership:	All Elected Members of the Council

The Terms of Reference (adopted by Council on 25 October 2011) have been reviewed and now included as Attachment 1. The previous Terms of Reference are proposed to remain as previously approved, except an amendment to include the current *Local Government (Proceedings at Meetings) Regulations 2013* (previously 2010 regulations).

Refer Attachment 1

It is proposed that the appointments to the Strategic Planning and Development Policy Committee will be for the period from 29 January 2019 until the conclusion of the next council elections.

The Committee meets on an as needs basis and over the last Council term, the Committee met only seven times.

BUDGET

There are no budget implications.

LIFE CYCLE COSTS

There are no life cycle costs associated with this report.



STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE

TERMS OF REFERENCE

Adopted 29 January 2019

1 Background/Preamble

Section 41 of the *Local Government Act 1999* provides for the establishment of Committees to assist Council with the performance of its functions and duties, to provide advice to Council and to exercise, perform or discharge delegated powers and function.

Section 101A of the *Development Act 1993* requires Council to establish a Strategic Planning and Development Policy Committee.

2 Objectives/Scope

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

3 Status of the Committee

The Strategic Planning and Development Policy Committee is established under Section 41 of the *Local Government Act 1999*, for the purpose described above.

4 Term of the Committee

The Strategic Planning and Development Policy Committee will meet on an as needs basis.

5 Reporting Responsibilities

The Strategic Planning and Development Policy Committee will present its minutes to Council for information and consideration of any recommendations from the committee.

6 Meetings – Operational Matters

- 6.1 The Council has delegated to the Strategic Planning and Development Policy Committee all of the relevant powers and functions of the Council necessary for the Committee to perform its functions as set out in these Terms of Reference.
- 6.2 Meetings will be held on an as needs basis.
- 6.3 In accordance with Section 87 of the *Local Government Act*, a minimum of three clear days notice of an ordinary meeting will be provided to members of the Committee.
- 6.4 All meetings shall be conducted in accordance with Part 2, of the *Local Government (Procedures at Meetings) Regulations 2013* and the City of Holdfast Bay Code of Practice - Meeting Procedures.
- 6.5 All meetings of the Strategic Planning and Development Policy Committee shall be open to the public unless the meeting resolves, in accordance with Section 90 of the *Local Government Act 1999*, specific grounds for meeting in confidence.
- 6.6 Members of the public have access to all documents relating to the Committee unless prohibited by resolution of the Committee under the confidentiality provisions of Section 91 of the *Local Government Act*.

7 Membership

- 7.1 Membership of the Strategic Planning and Development Policy Committee shall consist of all Elected Members of the Council.
- 7.2 All members of the Strategic Planning and Development Policy Committee are appointed for a term expiring at the conclusion of the next council elections in 2022 (as defined in the *Local Government Act 1999*).
- 7.3 The Mayor is appointed as the Presiding Member of the Strategic Planning and Development Policy Committee.
- 7.4 The office of a member of the Strategic Planning and Development Policy Committee will become vacant if the Member –
 - a. Dies;
 - b. Completes a term of office and is not reappointed
 - c. Resigns by written notice addressed to the council

- d. Is removed from office by the Council for any reasonable cause.

8 Voting

- 8.1 All members have equal voting rights.
- 8.2 A question arising for a decision will be decided by a majority of votes cast by all members present.
- 8.3 Each member must vote on a question arising for a decision.
- 8.4 The Chair must vote at the same time as the rest of the members but does not have a casting vote.
- 8.5 In the event of a tied vote the Chair of the Committee will determine whether
 - 8.5.1 The matter be referred to the next Council meeting for a decision; or
 - 8.5.2 The matter is placed on the Agenda of the next meeting of the Committee; or
The matter lapses.

9 Quorum

A quorum shall be 50% of the membership of the Committee plus one (ignoring any faction).

10 Conduct and Disclosure of Interests

Members of the Committee must comply with the conduct and conflict of interest provisions of the *Local Government Act*. In particular Sections 62 (general duties), 63 (code of conduct where one has been prepared) and 73-74 (conflict of interest, members to disclose interests) must be adhered to.

11 Meeting Minutes

Minutes of the Strategic Planning and Development Policy Committee meetings will be presented to the next meeting of the Committee for adoption.

Item No: **14.5**

Subject: **NATIONAL GENERAL ASSEMBLY 2019**

Date: 29 January 2018

Written By: Team Leader Governance

General Manager: Business Services, Mr R Bria

SUMMARY

The National General Assembly (NGA) 2019, will be hosted by the Australian Local Government Association (ALGA) from 16 - 19 June 2019, in Canberra, ACT. Registrations are open to attend the NGA 2019, but the program for the event has yet to be released.

ALGA has received correspondence inviting councils to propose Notices of Motions for debate at the NGA 2019. Motions must meet the set criteria.

RECOMMENDATION

1. **That Council approves the attendance of _____ at the National General Assembly 2019 from 16 - 19 June 2019 in accordance with Council's 'Elected member Training and Development Policy'.**
 2. **That all delegates attending the National General Assembly 2019 present a written report back to Council.**
 3. **That Councillor _____ be council voting delegate at the National General Assembly 2019.**
-

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

Elected Member Training and Development Policy

STATUTORY PROVISIONS

Not Applicable

BACKGROUND

Two representatives, Councillors Lonie and Bouchee attended the 2017 conference.

The attendance by two elected members provides a unique opportunity to enhance their understanding of local government and to network with other elected members.

REPORT

The National General Assembly (NGA) 2019 will be held on 16-19 June 2019 at the National Convention Centre, Canberra. The NGA will be celebrating 25 years in 2019 of providing a platform for the Local Government to address national issues and lobby the federal government on critical issues.

This year's theme will be 'Future Focused'. It acknowledges that the assembly will be held after a federal election and the need to come together as a sector to ensure the local government voice is heard by the incoming government to deliver in collaboration for the communities.

Keynote speakers will be:

- Steve Sammartino, Australian Futurist, Author, Technologist and Speaker
- Professor Genevieve Bell, Director of 3A Institute, Florence Violet McKenzie Chair, Professor at Australian National University and Vice President and Senior Fellow at Intel Cooperation

The Australian Local Government Association (LGA) has prepared a discussion paper that explores data which identifies critical areas local government needs to consider now and into the future.
Refer Attachments 1 and 2

There are social events during the time period (additional fees apply for the dinners):

- Welcome Reception- Sunday 16 June 5-7pm
- Networking Dinner- Monday 17 June 7-11pm
- General Assembly Dinner- Tuesday 18 June 7-11pm

The registration includes:

- Attendance at all General Assembly sessions
- Morning tea, lunch and afternoon tea as per the General Assembly program
- One ticket to the Welcome Drinks, Sunday
- General Assembly satchel and materials

Elected Member Training and Development Policy

Council's 'Elected Member Training and Development Policy' states:

"2.8 Elected Members are encouraged to attend Conferences as they provide opportunities to enhance his/her understanding of Local Government and to network with other Elected Members both within and outside the State:

- a. Council will support the attendance by all members at one intrastate local government related conference, and one interstate local government related conference or similar every two years.*
- b. The Mayor and one elected member (or two elected members in the absence of the Mayor) may attend the Local Government Associations National Congress and AGM each year, with the understanding that different members will attend in different years. (Attendance at this congress is to be included in 2.8(a) above.)"*

In accordance with the policy, members have the opportunity to attend one intrastate or interstate conference every two years, and that the Mayor and an elected member (or two elected members in the absence of the Mayor) can attend.

Refer Attachment 3

National General Assembly 2019 – Call for Notices of Motions

The CEO of the Australian Local Government Association (ALGA), Adrian Beresford-Wylie has written to Council inviting councils to propose Notices of Motions for debate at the NGA 2019.

To assist Council in identifying motions that address the theme of the NGA, the Discussion Paper 2019 is provided for guidance. For a notice of motion to be eligible for inclusion in the NGA Business Papers and subsequent debate on the floor of the NGA, motions must meet the following criteria:

- be relevant to the work of local government nationally;
- be consistent with the themes of the NGA;
- compliment or build on the policy objectives of your state and territory local government association;
- be from a council which is a financial member of your state or territory local government association;
- propose a clear action and outcome; and
- not be advanced on behalf or external third parties that may seek to use the NGA to apply pressure to Board members or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interest of, local government.

All motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and endorsement of the Council. Motions will be

lodged by Council's administration once endorsed by Council. Motions must be lodged on line at **no later than 11.59pm on Friday 29 March 2019.**

BUDGET

Attendance at the NGA (including flights, accommodation, transfers and registration) costs approximately \$4,000 per delegate.

The Elected Member Training budget (excluding post-election induction budget) for 2018/2019 was \$15,000 and currently there is \$14,810 available.

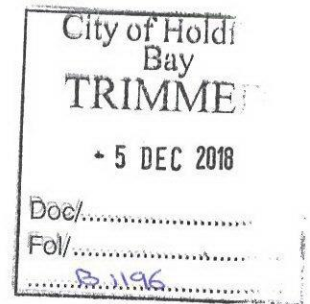
LIFE CYCLE COSTS

There are no full life cycle costs associated with this report.



29 November 2018

City of Holdfast Bay
PO Box 19
BRIGHTON SA 5048



To the Mayor, Councillors and CEO (please distribute accordingly)

The Australian Local Government Association (ALGA) is now calling for Notices of Motions for National General Assembly 2019 (NGA).

The NGA will be celebrating 25 years in 2019! Over the last 25 years, the NGA has provided a platform for Local Government to address national issues and lobby the federal government on critical issues facing our sector.

The theme for the 2019 NGA is *'future focused'*, this theme acknowledges that the assembly will be held after a federal election and we need to come together as a sector to ensure our voice is heard by the incoming government to deliver in collaboration for our communities.

ALGA received significant feedback on the motions process and topics from the 2018 NGA. In response to the feedback received, ALGA has prepared a discussion paper that explores data which identify critical areas local government needs to consider now and into the future.

To inform the submission of motions, please read the discussion paper (included with this letter) and ensure motions meet the identified criteria.

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

1. be relevant to the work of local government nationally;
2. be consistent with the themes of the NGA;
3. complement or build on the policy objectives of your state and territory local government association;
4. be from a council which is a financial member of their state or territory local government association;
5. propose a clear action and outcome; and
6. not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

All motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and endorsement of your council. Motions should be lodged online at alga.asn.au no later than 11:59pm on Friday 29 March 2019.

Any administrative inquiries can be directed to ALGA by calling 02 6122 9400.

A handwritten signature in black ink, appearing to read 'Adrian Beresford-Wylie', written in a cursive style.

Adrian Beresford-Wylie
ALGA CEO



Future Focused

Call for Motions
Discussion Paper 2019

National General Assembly
of Local Government **2019**

16—19 June 2019



KEY DATES

End of November 2018
Opening of Call for Motions

29 March 2019
Acceptance of motions close

16 - 19 June 2019
National General Assembly

SUBMITTING MOTIONS

The National General Assembly of Local Government (NGA) is an important opportunity for you and your council to influence the national policy agenda.

To assist you to identify motions that address the theme of the NGA, the Australian Local Government Association (ALGA) Secretariat has prepared this short discussion paper. You are encouraged to read all of the sections of the paper, but are not expected to respond to every question. Your motion/s can address one or all of the issues identified in the discussion paper.

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

1. be relevant to the work of local government nationally
2. be consistent with the themes of the NGA
3. complement or build on the policy objectives of your state and territory local government association
4. be submitted by a council which is a financial member of their state or territory local government association
5. propose a clear action and outcome
6. not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

Motions should generally be in a form that seeks the NGA's support for a particular action or policy change at the Federal level which will assist local governments to meet local community needs. For example: That this National General Assembly call on the Federal Government to restore funding for local government financial assistance grants to a level equal to at least 1% of Commonwealth taxation revenue.

Motions should be lodged electronically using the online form available on the NGA website at: www.alga.asn.au. All motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and endorsement of your council. Motions should be received no later than 11:59pm on Friday 29 March 2019.

Please note that for every motion it is important to complete the background section on the form. Submitters of motions should not assume knowledge. The background section helps all delegates, including those with no previous knowledge of the issue, in their consideration of the motion.

All motions submitted will be reviewed by the ALGA Board's NGA Sub-Committee as well as by state and territory local government associations to determine their eligibility for inclusion in the NGA Business Papers. When reviewing motions, the Sub-Committee considers the importance and relevance of the issue to local government. Please note that motions should not be prescriptive in directing how the matter should be pursued. With the agreement of the relevant council, motions may be edited before inclusion in the NGA Business Papers to ensure consistency. If there are any questions about the substance or intent of a motion, ALGA will raise these with the nominated contact officer. Any motion deemed to be primarily concerned with local or state issues will be referred to the relevant state or territory local government association, and will not be included in the NGA Business Papers.

INTRODUCTION

The purpose of this discussion paper is to provide guidance to councils developing Motions for Debate at the 2019 National General Assembly. This will be the 25th National General Assembly and will focus on the future of local government and local communities. It will consider what Councils can do today to get ready for the challenges, opportunities and changes that lie ahead.

Local governments across Australia already face a host of challenges including financial constraints, adapting to rapidly evolving technologies and community expectations of access to 24/7 services via websites, mobiles and call centres, changes in demographics and population size and preferred means of community engagement. It is unlikely that these challenges will disappear. In some cases, they will be compounded by climate change, the ageing population and further advances in disruptive technologies including artificial intelligences.

The challenges may also be exacerbated by increasing community expectations about the level and types of services and infrastructure provided by councils and the community's willingness to pay. The community, as council's customers, are increasingly growing accustomed to steadily falling prices for better products and services such as cars, computers, overseas travels. Exceptions to this are housing and in many cases government services such as health care and tertiary education. Another exception is council rates. While a number of states have capped rates, rates across the nation typically continue to rise.

In the case of rates, local communities can perceive that they are being asked to pay more money for the same product. The community may feel that they are paying enough and are therefore unlikely to be supportive of rate rises or swing behind the call for increased federal funding for local government ($\geq 1\%$ FAGs).

KEY QUESTIONS

This therefore raises the questions of:

1. What can local governments do differently now, and in the future, to deliver more for less?
 - o Are there new business models and new partnerships, new technologies and the willingness to reduce, phase out or change existing practices, opportunities for more sophisticated service planning and more efficient procurement?
2. How can local governments collaborate, be entrepreneurial and embrace disruption and innovation?
3. How can the Commonwealth Government help local governments prepare for the future and why should they care?
 - o What are the opportunities for leveraging regional, state and national partnerships?

THE PRESENT

Demographics

In 2018 the Australian population reached the 25 million mark.

73% of the population lives in stand-alone houses, while 27% of the population live in homes such as flats, apartments, semi-detached, row houses and town houses. 38% of occupied apartments are in high rise blocks with four or more storeys. That's up from 18% in 2006.

67% of Australians live in capital cities, 23% in other urban areas and 10% live in rural Australia. In total more than 90% of our population lives within 100km of the coast making us one of the world's most urbanised coastal dwelling populations. 86% of all Aussie households have internet access at home.

Australia has an aging population and we're also living longer with almost 4,000 people over the age of 100. In 2017, 308,000 babies were born. As a population, we're made up of more than six million families and they come in all shapes and sizes¹.

Diversity and culture

Australia has one of the most multicultural populations in the world with more than 300 different ancestries and 28% of our resident population born overseas — nearly 7 million people. Across the country more than 300 languages are spoken.

At the 2016 Census 50.7% of the population was female. However, gender equality advances have stalled across the local government sector. The rates of women in senior positions are far lower than any other tier of government. At the last round of local government elections, women accounted for just 32 per cent of all candidates and were elected to 30 per cent of positions. Even fewer (24 per cent) mayoral candidates were women but almost all were elected. Women account for 46 per cent of staff positions but this falls as the management level rises. Only 11 per cent of council chief executives are women².

At the 2016 Census Aboriginal and Torres Strait Islander people made up 2.8 per cent of the Australian population (approximately 649,000 out of 23.4 million people). Only eight politicians who identify as Indigenous have served in the Federal Parliament with six of those having been elected since 2010³. With the exception of a small number of local governments it is expected that there are very few Aboriginal and Torres Strait Islanders holding elected or senior executive positions in local government (data is not available for this issue).

According to the 2016 Census, almost 50 per cent of Australians were born overseas or had a parent born overseas. Census data also indicates that almost one quarter of Australians speak languages other than English in their homes. State and federal parliaments and local governments should reflect contemporary Australia but fail to do so.

A 2016 report by the Australian Human Rights Commission revealed that 1.61 per cent of federal and state public service heads of department, and 0 per cent of federal Ministers and Assistant Ministers come from a non-European background. In the federal parliament 79 per cent of the 226 elected members in the Australian Parliament have an Anglo-Celtic background, 16 per cent have a European background and those from a non-European background make up less than four per cent of the total⁴. There are no statistics available about cultural diversity in local government.

Fair Work Australia statistics indicate that workers compensation claims involving alleged bullying in local government were among the second highest of all sectors in 2017, with 42.2 claims per 100 million hours worked in 2017, up from being the third highest in 2016⁵.

Roles and funding

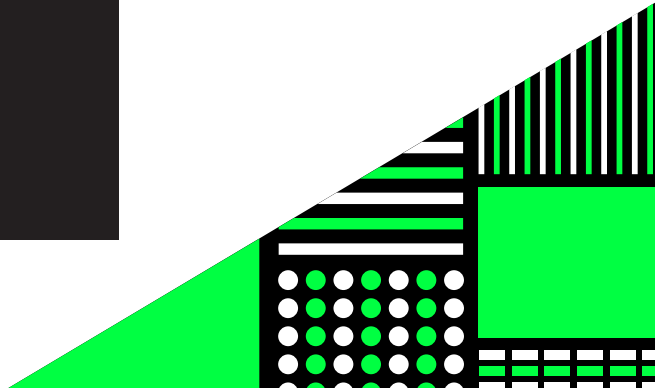
The scale and functional scope of local government spending has been subject to significant change over the last two decades. According to a report by the McKell Institute there has been a fourfold increase in spending by local governments in nominal terms (7.3% p.a. compound growth rate) from total outlays of A\$8.2 billion in 1994-95 to A\$33.6 billion in 2014-15 and \$35.9 billion in 2016-17 despite the fact that in some jurisdictions significant public service responsibilities (such as water and sewerage) have been stripped out from local government.

Causes for the increase in functions undertaken by local government⁶ include cost shifting, the need to address market failure (particularly in rural areas where it is commonly not financially viable for the private sector to provide essential goods and services such as aged care or childcare) and increasing community demand which has been rising steeply over the past two decades.

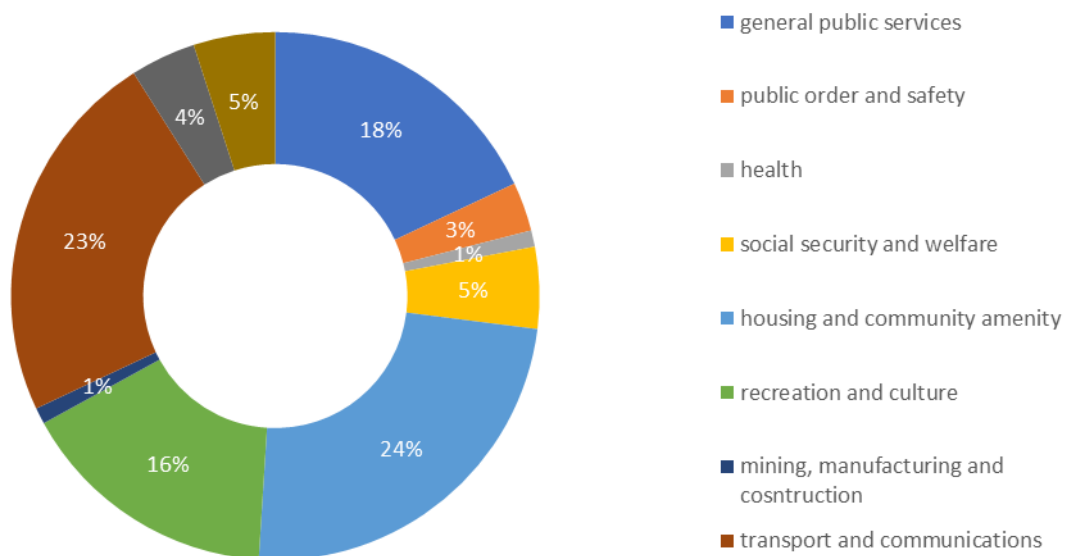
A gap has emerged between the community's propensity to pay for various amenities and the cost to council in providing those services. This has resulted in local governments under-charging and failing to effectively demonstrate the cost to consumers.

KEY QUESTION

What can local governments do differently?



AUSTRALIAN LOCAL GOVERNMENT SPENDING BY CATEGORY
2014-15 (total outlays \$33.6billion)

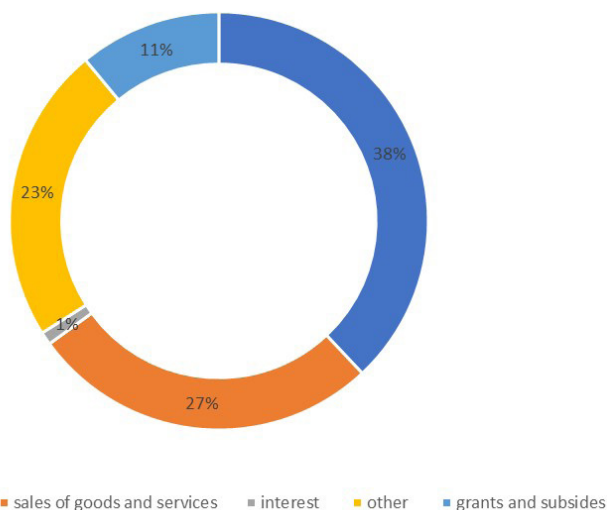


The following table demonstrates some of the key changes in local government expenditure between 2011-12 to 2016-17

Expense by purpose	Proportion of total expenditure	
	2011-12	2016-17
Transport and communications	23.7%	21.5%
Housing and community services	22.3%	24.2%
General public service	18.3%	17.6%
Recreation and culture	15%	16.6%
Social security and welfare	5.3%	4.8%
Other purpose	3.9%	4.2%
Other economic affairs	3.6%	3.6%
Public order and safety	2.6%	2.5%
Public debt transaction	2.1%	1.8%
Health	1.3%	1.2%
Mining, manufacturing and construction	1.2%	1.0%
Education	0.5%	0.6%
Fuel and energy	0.1%	0%
Agriculture, forestry and fishing	0.1%	0.1%
Total in \$\$	\$30.6b	\$35.9b

Between 2011-12 and 2016-17 local government revenue increased from \$36 billion to \$45.5 billion. Of this 88% (in 2011-12) and 89% (in 2016-17) was own source revenue⁷. Funding from the Commonwealth Government in the form of Financial Assistance Grants (FAGs) was \$2.14 billion in 2011-12 and \$2.29 billion (following the end on the freeze to indexation).

LOCAL GOVERNMENT REVENUE BY SOURCE 2016-17



KEY QUESTIONS

How can the Commonwealth Government help local governments?

Why should they care?

Total assets increased from \$350 billion in 2011-12 to \$467 billion in 2017-18. It has been estimated that the gross replacement value of local government infrastructure for all Australian councils was \$438 billion in 2014. 11% or \$47 billion of assets are in poor or very poor condition and require renewal or upgrade. Seven per cent or \$31 billion of the asset stock has poor function requiring upgrading to meet current or emerging local and regional service level targets for safety, compliance, social, environmental and economic performance. A further seven per cent or \$31 billion of assets have poor capacity and require augmenting to support growth and meet service needs⁸.

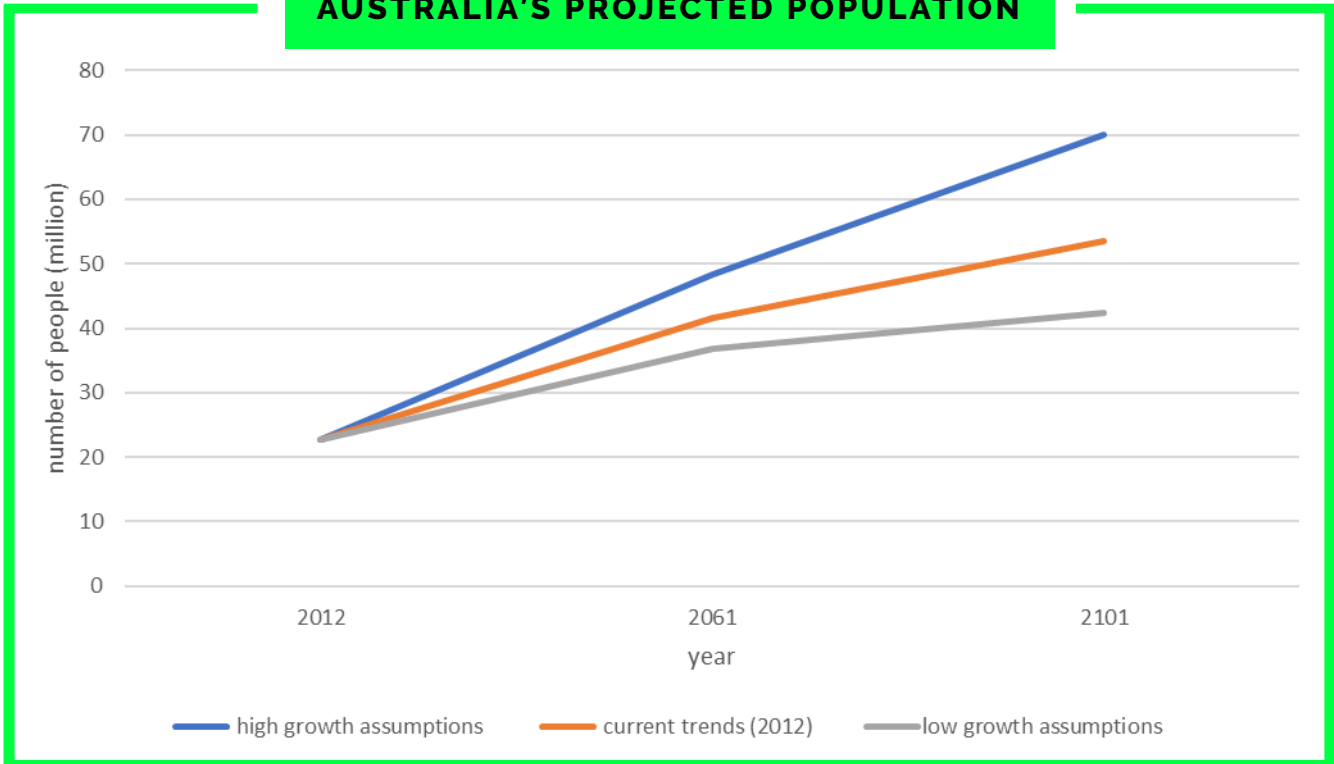
THE FUTURE

Demographics

Population projections by the Australian Bureau of Statistics illustrate the growth and change in population which would occur if certain assumptions about the future level of fertility, mortality, internal and overseas migration were to prevail over a projection period. Based on an estimated resident population of 22.7 million people at 30 June 2012 the population has been projected to increase to between 36.8 and 48.3 million people by 2061 and to between 42.4 and 70.1 million by 2101.

The median age of Australia's population (37.3 years at 30 June 2012) is projected to increase to between 38.6 years and 40.5 years in 2031 (high growth and low growth respectively) and to between 41.0 years and 44.5 years in 2061.

AUSTRALIA'S PROJECTED POPULATION



Source: ABS Population projections, Australia 2012 3222.0

Assuming the current (2012) trends continuing, the population will grow in all states and territories except Tasmania. All capital cities except Darwin are projected to experience higher percentage growth than their respective state or territory balances, resulting in a further concentration of Australia's population within the capital cities. In 2012, 66% of Australians lived in a capital city. By 2061 this proportion is projected to increase to 74%.

KEY QUESTIONS

*What partnerships, business models
can help local Government
deliver more with less?*

		2061		
State	2012	Low growth scenarios (C)	Current trend (B)	High growth scenario
NSW total	7.3 million	10.8 million	11.5 million	12.6 million
Sydney	4.7 million	8.0 million	8.5 million	8.9 million
Balance	2.6 million	2.9 million	3 million	3.7 million
Victoria Total	5.6 million	9.0 million	10.3 million	12.1 million
Melbourne	4.2 million	7.6 million	8.6 million	9.8 million
Balance	1.4 Million	1.4 million	1.7 million	2.3 million
Queensland total	4.6 million	7.9 million	9.3 million	11.1 million
Brisbane	2.2 million	3.8 million	4.8 million	5.6 million
Balance	2.4 million	4.1 million	4.5 million	5.5 million
Western Australia total	2.4 million	5.4 million	6.4 million	7.7 million
Perth	1.9 million	4.4 million	5.4 million	6.6 million
Balance	500,000	975,000	950,800	1.1 million
South Australia total	1.7 million	2.1 million	2.3 million	2.6 million
Adelaide	1.3 million	1.7 million	1.9 million	2.2 million
Balance	377,900	373,700 *	387,400	451,200
Tasmania Total	512,200	460,900 #	565,700 #	714,000
Hobart	217,000	228,700	270,600	339,300
Balance	295,400	232,200	295,100	374,700
Northern Territory total	235,200	455,700	453,000	457,800
Darwin	131,900	254,800	225,900	182,000
Balance	103,200	203,000	227,100	273,700
ACT Total	375,100	612,400	740,900	904,100

* In the low growth scenario, the population for the balance of South Australia is projected to increase marginally over the next twenty years, peaking at 398,100 in 2033, before declining to 373,700 in 2061.

In the current trend scenario (2012) Tasmania's population increases slowly before levelling out by around 2046 and then decreasing marginally from 2047 onwards. In the low growth scenario Tasmania's population increases only slightly over the first 15 years and begins to decline from 2028 onwards⁹.

In the high growth scenario, Australia's growth rate initially increases to 1.9% per year and remains above the 20-year average (1.3%) until the middle of the century. Over the second half of the century, growth rates gradually decline, reaching 1.0% in 2071 and 0.8% in 2101. In the current (2012) trend scenario Australia's annual growth rate decreases from 1.7% in 2012 to 1.0% in 2045, and to 0.5% in 2101. In the low growth scenario Australia's annual growth rate decreases at a faster rate, reaching 1.0% in 2031 and 0.2% in 2101.

Climate Change

The CSIRO and Bureau of Meteorology have compiled different models for predicting the outcome of climate change in Australia. According to this work, droughts are predicted to increase in a large portion of southern Australia, ("medium" level of confidence). It is predicted that in the main the southern half of Australia will experience less rainfall in winter, spring or both (high or medium confidence). Every part of Australia will continue to experience increases in average temperature, and will have a higher frequency of hot days. This will also result in higher evaporation across Australia, which will continue to make drought conditions worse in the future.

People living in large cities can be more susceptible than non-urban dwellers to the effects of heatwaves as a result of the urban heat island effect. This is caused by the prevalence in cities of heat absorbing materials such as dark coloured pavements and roofs, concrete, urban canyons trapping hot air, and a lack of shade and green space in dense urban environments. It can result in substantially higher temperatures (particularly overnight) than surrounding non-urban areas.



<https://www.climatechangeinaustralia.gov.au/en/climate-projections/future-climate/regional-climate-change-explorer/super-clusters/>

Northern Australia

- Average temperatures will continue to increase in all seasons (very high confidence).
- More hot days and warm spells are projected with very high confidence.
- Changes to rainfall are possible but unclear.
- Increased intensity of extreme rainfall events is projected, with high confidence.
- Mean sea level will continue to rise and height of extreme sea-level events will also increase (very high confidence).
- With medium confidence, fewer but more intense tropical cyclones are projected.

The Rangelands

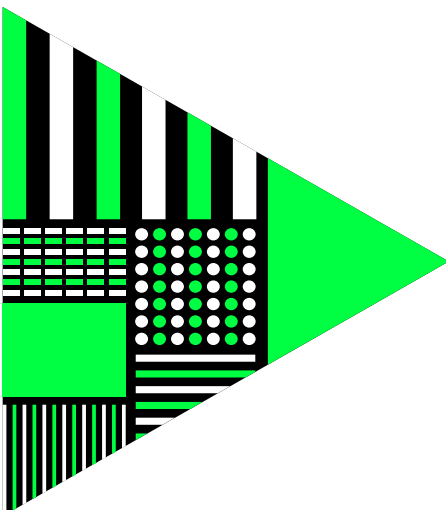
- Average temperatures will continue to increase in all seasons (very high confidence).
- More hot days and warm spells are projected with very high confidence. Fewer frosts are projected with high confidence.
- Changes to summer rainfall are possible but unclear. Winter rainfall is projected to decrease in the south with high confidence.
- Increased intensity of extreme rainfall events is projected, with high confidence.
- Mean sea levels will continue to rise and height of extreme sea-level events will also increase (very high confidence).

Eastern Australia

- Average temperatures will continue to increase in all seasons (very high confidence).
- More hot days and warm spells are projected with very high confidence. Fewer frosts are projected with high confidence.
- Average winter and spring rainfall is projected to decrease with medium confidence. Changes in summer and autumn are possible but unclear.
- Increased intensity of extreme rainfall events is projected, with high confidence.
- Mean sea level will continue to rise and height of extreme sea-level events will also increase (very high confidence).
- A harsher fire-weather climate in the future (high confidence).

Southern Australia

- Average temperatures will continue to increase in all seasons (very high confidence).
- More hot days and warm spells are projected with very high confidence. Fewer frosts are projected with high confidence.
- A continuation of the trend of decreasing winter rainfall is projected with high confidence. Spring rainfall decreases are also projected with high confidence. Changes to summer and autumn rainfall are possible but less clear.
- Increased intensity of extreme rainfall events is projected, with high confidence.
- Mean sea level will continue to rise and height of extreme sea-level events will also increase (very high confidence).
- A harsher fire-weather climate in the future (high confidence).



KEY QUESTIONS

How can local governments collaborate, build partnerships to address climate change?

Table 1 Climate Change Projections for selected Australian Cities

Variable	2030 (intermediate emission scenario)	2090 (intermediate emission scenario)	2090 (high emission scenario)
Adelaide			
Temperate	0.7	1.5	2.9
Rainfall (%)	-4	-7	-9
Days over 35°C (currently 20)	26	32	47
Alice Springs			
Temperate	1	2.1	4.4
Rainfall (%)	-2	-5	-4
Days over 35°C (currently 94)	113	133	168
Brisbane			
Temperate	0.9	1.8	3.7
Rainfall (%)	-4	-9	-16
Days over 35°C (currently 12)	18	27	55
Cairns			
Temperate	0.7	1.4	2.9
Rainfall (%)	0	-2	-2
Days over 35°C (currently 3)	5.5	11	48
Canberra			
Temperate	0.8	1.8	3.8
Rainfall (%)	-2	-6	-5
Days over 35°C (currently 20)	7.1	12	29
Darwin			
Temperate	0.9	1.8	3.7
Rainfall (%)	0	-1	+4
Days over 35°C (currently 11)	43	111	265
Dubbo			
Temperate	1	2.1	4.2
Rainfall (%)	-2	-4	-6
Days over 35°C (currently 22)	31	44	65
Hobart			
Temperate	0.6	1.4	2.9
Rainfall (%)	1	-1	-2
Days over 35°C (currently 1.6)	2	2.6	4.2
Melbourne			
Temperate	0.6	1.5	3
Rainfall (%)	-2	-7	-9
Days over 35°C (currently 11)	13	16	24
Perth			
Temperate	0.8	1.7	3.5
Rainfall (%)	-6	-12	-18
Days over 35°C (currently 28)	36	43	63
Sydney			
Temperate	0.9	1.8	3.7
Rainfall (%)	-3	-2	-3
Days over 35°C (currently 3.1)	4.3	6	11

Source: Webb, L.B. and Hennessy, K. 2015, Projections for selected Australian cities, CSIRO and Bureau of Meteorology, Australia.

Employment

Into the future, some of the most significant factors influencing employment will include change in industry structure, technological advances and globalisation. The trend towards employment requiring skills and training is also set to continue. The CSIRO estimates that while 44 per cent of Australian jobs are potentially at high risk of automation, this technology will also be responsible for the creation of new jobs. A projected growth area for regional economies is in the human services-related industries, particularly health care and social assistance for an ageing population. This will have significant implications for regional populations as service industries are more likely to cluster in regional centres than in smaller towns and rural areas. Tourism and related industries such as accommodation, food services and retail trade are also expected to continue to deliver economic growth in regional areas with help from the low Australian dollar. The knowledge economy, science, technology and finance will drive employment growth in urban areas.

Technology

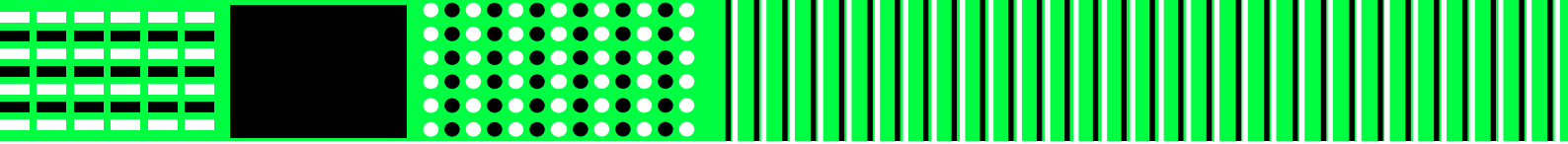
The pace of technological change at present is increasing and almost daily we hear of new technologies that will disrupt existing markets and change the way our communities live, work, play and travel. It is difficult to predict which of these new technologies will come to fruition, let alone the full impact that they will have. It is also difficult to predict what is likely to occur in the future in terms of the type of technological changes and the speed of change. Forward planning is therefore problematic but it is reasonably safe to assume that drones and electric vehicles and semi-or fully autonomous vehicles (self-driving cars) will be part of our future. These will have dramatic impact on the look and feel of our communities and the services and infrastructure needed to support them.

Local government services that utilise Artificial Intelligence (AI) are already emerging. AI has the ability to tap into social media to learn about problems in real time. When people post or tweet about issues in the local area AI powered systems can improve council response times and reduce costs. Predictive elements in AI help councils analyse infrastructure issues and fix small problems before they grow larger. Modern systems can track water pressure and alert workers to fix pipes before they burst. The application of blockchain should allow local councils to reduce a great amount of transaction costs in the delivery of local services, while also providing greater transparency and participation for citizens.

Contact centre chat bots (virtual customer service assistants) can help the public to pay parking fines and rates, or apply for a permit at any time Customer service AI can help community members find the information they need. Website AI can help individuals navigate online services. Some AI can even help residents with applications, guiding them through the process and suggesting additional services.

KEY QUESTIONS

How can local government embrace disruption and innovation?



AI technology is an opportunity to reimagine how future services can be delivered as well as gain value in:

- Reducing demand on services
- Improving efficiencies
- Enhancing the customer experience
- Driving better decision making from data insights

AI technology will not displace a team or service but complement it to truly be user-centric. It can reduce the burden of administrative tasks enabling staff to put their skills to more strategic and creative tasks and gain faster access to valuable insights. In doing so, the council is empowered to make better decisions for citizens.

AI has benefits for the workplace and citizens alike helping solve a problem and improving the lives of citizens. AI can have an enabling role in achieving this for local government today and for the 'council of the future.'

REFERENCES

PAGE FIVE - THE PRESENT:

¹ Interesting Facts about Australia's 25,000,000 population <http://www.abs.gov.au/websitedbs/D3310114.nsf/home/Interesting+Facts+about+Australia%E2%80%99s+population>

² Evans, M and Haussegger, V (2017) why are women so poorly represented in local government administrative leadership and what can be done about it? <http://www.5050foundation.edu.au/assets/reports/documents/online-gender-diversity-co-design-workshop-1-.pdf>

³ Joint select committee on constitutional recognition relating to the Aboriginal and Torres Strait Islander Peoples (2018) Interim report. The Parliament of the Commonwealth of Australia.

⁴ Australian Human Rights Commission (2016) The 'Leading for Change' blueprint

⁵ Clark, G (2018) Bullying endemic in councils, Fair Work turns staff away. Government News https://www.governmentnews.com.au/bullying-endemic-in-councils-fair-work-turns-staff-away/?utm_medium=email&utm_campaign=Newsletter%20-%2011th%20September%202018&utm_content=Newsletter%20-%2011th%20September%202018+Version+B+CID_250d36654e64011424c76af2e32234e8&utm_source=Campaign%20Monitor&utm_term=Bullying%20endemic%20in%20councils%20Fair%20Work%20turns%20staff%20away

PAGE SEVEN - THE FUTURE:

⁶ The McKell Institute (2016) Giving local governments the reboot: improving the financial sustainability of local governments.

⁷ Australian Bureau of Statistics (2018) Government Finance Statistics, Australia, 2016-17 Catalogue No: 55120 <http://www.abs.gov.au/ausstats/abs@.nsf/mf/5512.0>

⁸ Australian Local Government Association (2015) National State of the Assets Report

PAGE SEVEN - POPULATION

⁹ Source: ABS Catalogue 3222.0 - Population Projections, Australia, 2012 (base) to 2101 (LATEST ISSUE Released at 11:30 AM (CANBERRA TIME) 26/11/2013) [http://www.abs.gov.au/ausstats/abs@.nsf/Products/3222.0Main%20Features52012%20\(base\)%20to%202101?opendocument&tabname=Summary&prodno=3222.0&issue=2012%20\(base\)%20to%202101&num=&view=](http://www.abs.gov.au/ausstats/abs@.nsf/Products/3222.0Main%20Features52012%20(base)%20to%202101?opendocument&tabname=Summary&prodno=3222.0&issue=2012%20(base)%20to%202101&num=&view=) (downloaded 4 September 2018)



AUSTRALIAN
LOCAL GOVERNMENT
ASSOCIATION

AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION
8 Geils Court Deakin ACT 2600 PHONE (02) 6122 9400
EMAIL alga@alga.asn.au WEB www.alga.asn.au

Trim Container	FOL/17/1010
First Issued / Approved:	22/06/2010
Last Reviewed:	23/05/2017
	C230517/784
Next Review:	30/06/2019

1. PREAMBLE

1.1 Background

The City of Holdfast Bay supports the ongoing development of its Elected Members to enable them to engage in the decision making process with the appropriate knowledge, skills and competencies to undertake their Elected Member role.

The training needs of Elected Members will be specific to their legislative and governance roles and functions.

The City of Holdfast Bay recognises that the successful discharge of the role of the Elected Member is assisted by the provision of a range of training opportunities that include, but are not limited to:

- a. Information sessions
- b. Briefing on topical matters
- c. Elected Member Workshops
- d. Skills development
- e. Conferences and seminars.

A range of delivery methods will be considered, dependent upon the needs of the Members and the topic under consideration.

1.2 Purpose

This policy provides the framework under which the City of Holdfast Bay (Council) will provide appropriate training for Elected Members.

1.3 Scope

This policy applies to Elected Member of the City of Holdfast Bay.

1.4 Definitions

Training and Development – personal skills related to activities as an Elected Member (i.e. public speaking, finance, leadership) specific to, and directly related to, Local Government.

Conferences and seminars (directly related to the role of an Elected Member) – includes workshops and forums, specific to, and directly related to, Local Government.

ELECTED MEMBER TRAINING AND DEVELOPMENT POLICY

Elected Member Workshops – organised by City of Holdfast Bay staff on topics of immediate interest to Elected Members.

1.5 Strategic Reference

Community: Fostering an engaged and contributing community
Culture: Supporting excellent, efficient operations

2. PRINCIPLES

- 2.1 Council is committed to providing training and development activities for its Elected Members to assist them in the performance and discharge of their functions and duties.
- 2.2 Council will provide an annual budget allocation to support the training and development activities undertaken by Elected Members.
- 2.3 Council will maintain a training and development plan.
- 2.4 The plan will be developed within two (2) months of a general election and annually from that date.
- 2.5 Particular emphasis will be given in the training plan to the training needs of new Elected Members joining the City of Holdfast Bay following a general or supplementary election.
- 2.6 A range of strategies will be used to identify the training and development needs of Elected Members including:
 - a. Surveys and questionnaires; and
 - b. Elected Member self-assessment and referral.
- 2.7 The range of training delivery methods will include, but not be limited to:
 - a. Training and development sessions provided by the Local Government Association (LGA) and other recognised providers. This training may be delivered in-house or externally.
 - b. Informal briefing sessions.
 - c. Conferences and seminars offered by organisations such as the LGA, Australian Local Government Association, Local Government Managers Australia and other providers that provide an opportunity for Elected Members to gain information and network with Elected Members and staff of other Councils from within and outside of South Australia.
 - d. Purchase of training booklets and discussion papers for distribution to Elected Members for information.
 - e. On-line training delivery.
- 2.8 Elected Members are encouraged to attend Conferences as they provide opportunities to enhance his /her understanding of Local Government and to network with other Elected Members both within and outside the State.

ELECTED MEMBER TRAINING AND DEVELOPMENT POLICY

- a. Council will support the attendance by all members at one intrastate local government related conference, and one interstate local government related conference or similar every two years.
 - b. The Mayor and one elected member (or two elected members in the absence of the Mayor) may attend the Local Government Associations National Congress and AGM each year, with the understanding that different members will attend in different years. (Attendance at this Congress is to be included in 2.8(a) above.)
 - c. Non-elected members of Council's committees may also have the opportunity to attend a local government related conference with the approval of Council.
 - d. In approving a Members attendance at a conference, Council will take into account.
 - i. The relevance of the conference to the Members' role in Council.
 - ii. The available budget.
 - iii. Whether the member has attended any previous conferences during the current term of council, ensuring that the opportunity to attend a conference is made equally available to all Elected Members.
- 2.9 Elected Members who wish to participate in appropriate training, other than that provided to all Elected Members, must seek approval from Council prior to registering in any program, seminar or other development activity.
- a. If the cost of attendance at training is less than \$300 (including any related expenses), either the Mayor or CEO may give approval to attend the training, without the need for the matter to be considered by Council. A note of the request and its approval will be made in the next Items in Brief report to Council.
- 2.10 A budget for Elected Member training and development will be approved each year as part of the annual budget process. This budget will be based on a dollar amount for elected member.
- a. If an individual member seeks to attend training and development, and the cost of this training exceeds the total budget allocation for a member, then this will be identified in the Council report seeking approval for attendance.
- 2.11 Where approval has been granted by City of Holdfast Bay for attendance at a training program/activity, an Elected Member may seek reimbursement of expenses in accordance with the relevant provisions of the Local Government Act and Regulations, and Council's Elected Member Benefits and Entitlements Policy.
- 2.12 All training undertaken by Elected Members will be recorded in the Register of Allowances and Benefits which will be updated as required to reflect attendances.

ELECTED MEMBER TRAINING AND DEVELOPMENT POLICY

- 2.13 The City of Holdfast Bay's Annual Report will report on the attendance of Elected Members at any approved development activity.

3. REFERENCES

3.1 Legislation

- *Local Government Act 1999*

3.2 Other References

City of Holdfast Bay Elected Member Benefits and Entitlements Policy.

Item No: **14.6**

Subject: **REGIONAL GROUPS PROPOSAL FOR THE GREATER ADELAIDE REGIONAL ORGANISATION OF COUNCILS (GAROC) AND CALL FOR NOMINATIONS TO GAROC**

Date: 29 January 2019

Written By: Team Leader Governance

General Manager: Business Services, Mr R Bria

SUMMARY

In 2018 the Local Government Association (LGA) Constitution was changed, which included the establishment of the Greater Adelaide Region Organisation of Councils (GAROC). This was the reformation of the previous Metropolitan Local Government Group (MLGG).

GAROC is a committee of the LGA and its role is regional advocacy, policy initiation and review, leadership, engagement and capacity building.

For the 2018 GAROC elections, only one regional group was in place, being all metropolitan councils. The new LGA Constitution provides members may be organised into regional groups for participating in the election of GAROC. Proposed changes are now provided from the LGA on the future GAROC model.

The LGA is also calling for nominations to fill two (2) casual vacancies on GAROC. A nomination may only be made by resolution of the Council and must be received by the LGA Returning Officer by 5pm on 22 February 2019.

RECOMMENDATION

That Council:

1. **Note and approve the proposal that the City of Holdfast Bay form part of the 'West' group in the Greater Adelaide Region Organisation of Councils (GAROC), alongside the City of Port Adelaide Enfield, Charles Sturt and West Torrens.**

OR

1. **Note and reject the proposal but in the alternative propose that the City of Holdfast Bay form part of the ('South' group in the Greater Adelaide Region Organisation of Councils (GAROC), alongside the City of Onkaparinga, Mitcham and Marion.**

2. **Nominate _____ to fill a casual vacancy on the Greater Adelaide Regional Organisation of Councils (GAROC) to commence office from the date of the GAROC election and to remain in office until the conclusion of the 2020 GAROC AGM.**

COMMUNITY PLAN

Culture: Supporting excellent, efficient operations.

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Clause 24 of the Local Government Association (LGA) of South Australia Constitution.

BACKGROUND

12 September 2018, the Chief Executive Officer received correspondence from Matt Pinnegar, Chief Executive Officer of the LGA, advising of process for nominations for representation on GAROC. The City of Holdfast does not have members on the board.

17 October 2018, the Chief Executive Officer received further correspondence from Matt Pinnegar, Chief Executive Officer of the LGA seeing Council's feedback on the proposed regional grouping proposal.

Refer Attachment 1

26 October 2016, GAROC was operational through the LGA Constitution.

9 January 2019, the Chief Executive Officer received correspondence from Matt Pinnegar, Chief Executive Officer of the LGA calling for nominations from councils to fill two (2) casual vacancies on GAROC.

Refer Attachment 2

REPORT

A workshop held in the MLGG meeting, September 2018 and followed by a September Board meeting passed the following resolutions:

"membership of GAROC be based on regional voting after 2018, and that the member councils be consulted on the following GAROC model for future voting after 2018:

*North - Playford, Salisbury, Tee Tree Gully, Gawler
 West - Port Adelaide Enfield, Charles Sturt, West Torrens, Holdfast Bay
 South - Onkaparinga, Mitcham, Marion
 East - Prospect, Walkerville, Campbelltown, Norwood Payneham & St Peters, Burnside, Unley, Adelaide Hills*

A report on the outcomes of the consultation with member councils will be presented to GAROC at the end of February 2019."

Council's feedback on the proposed regional groupings as above are sought. The details of the population representation in each group is detailed in Attachment 1. Based on population the 'West' group that the City of Holdfast would be part of would have a population of 334,491 (the second largest after the 'North' group).

An alternative could be to be grouped within the 'South' Group with Onkaparinga, Mitcham and Marion (on the basis that the 'North' and 'East' groups are not within geographical proximity).

The LGA are also calling for nominations to GAROC to fill two (2) casual vacancies on GAROC. The nomination must be made by Council resolution and received by the LGA Returning Officer (Matt Pinnegar) by 5pm on 22 February 2019.

Clause 4.7.3 of GAROCs Terms of Reference (refer attachment 2) details the process to fill the casual vacancies. GAROC has resolved to conduct an election to fill the two casual vacancies as if it were undertaking its two yearly general GAROC elections.

If Council resolves to nominate an elected member for the position the form provided by the LGA will be forwarded to the nominee to sign, together with the Candidate Information Sheet for completion (see attachment 2). Governance will then provide these to the LGA Returning Officer by 22 February 2019.

If the number of nomination for GAROC exceeds the two vacancies a ballot will be conducted in accordance with clause 4.4.5 of GAROCs Terms of Reference. The table for key timings is included in attachment 2. If a ballot is required the LGA indicates it will provide ballot papers to council on 1 March 2019, voting by 11 April 2019 with a final declaration of result by 12 April 2019 (the LGAs indicative dates only).

BUDGET

There are no budget implications.

LIFE CYCLE COSTS

There are no life cycle costs associated with this report.

In reply please quote our reference: ECM 666492 KJ/SR

17 October 2018

Acting Mayor Amanda Wilson
City of Holdfast Bay
PO Box 19
BRIGHTON SA 5048
Emailed: awilson@holdfast.sa.gov.au

Dear Acting Mayor Wilson

Regional Groupings of Metropolitan Councils

As you are aware, changes to the LGA's governance structure with the implementation of the new Constitution envisages the reformation of the Metropolitan Local Government Group into the Greater Adelaide Region Organisation of Councils (GAROC). The role of GAROC is regional advocacy, policy initiation and review, leadership, engagement and capacity building in the regions.

The new Constitution further provides that Members may be organised into regional groups for the purpose of participating in the processes for the election of GAROC. The regional groupings of members are not formed to undertake any other function for the purposes of the LGA.

For the 2018 GAROC elections currently underway only one regional grouping was in place, being all metropolitan councils.

A productive workshop was held at the September MLGG meeting and followed by the September Board meeting, respective resolutions were passed that:

"membership of GAROC be based on regional voting after 2018, and that member councils be consulted on the following GAROC model for future voting after 2018:

- *North – Playford, Salisbury, Tea Tree Gully, Gawler*
- *West – Port Adelaide Enfield, City Charles Sturt, West Torrens, Holdfast Bay*
- *South – Onkaparinga, Mitcham, Marion*
- *East – Prospect, Walkerville, Campbelltown, Norwood Payneham & St Peters, Burnside, Unley, Adelaide Hills*

A report on the outcomes of the consultation with member councils will be presented to GAROC at the end of February 2019."

Please refer to the attached for further information on the above model. Note that the LGA Constitution provides that the Lord Mayor of the City of Adelaide or his or her nominee will be a member of GAROC. The City of Adelaide is therefore not included in the above proposed regional groupings.

The purpose of this letter is to seek your council's feedback on the proposed regional groupings as outlined above. Note that the regional groupings can be established at any time and following your feedback a report will be presented to both GAROC and the Board in February / March 2019. Once GAROC and the Board has considered your feedback, the Greater Adelaide regional groupings will be included as a Schedule to the GAROC terms of reference and presented to the April 2019 Ordinary General Meeting for ratification. These groupings will then be in place for any future GAROC elections, including election to fill any casual vacancies that may arise.

We look forward to receiving your feedback on the above model **by Friday 8 February 2019** via email to Kathy Jarrett, kathy.jarrett@lga.sa.gov.au. Please also feel free to contact Kathy on (08) 8224 2010 if you would like to discuss this matter further.

Yours sincerely



Matt Pinnegar

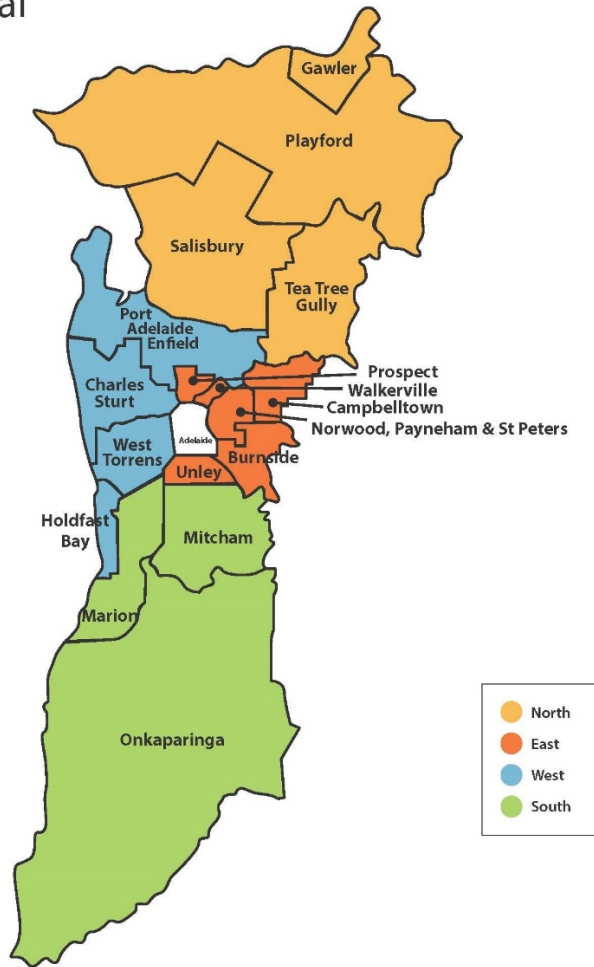
Chief Executive Officer

Telephone: (08) 8224 2039

Email: matt.pinnegar@lga.sa.gov.au

Copy to: CEOs

GAROC regional groupings proposal



The proposed regional groupings have the following representation in terms of population.

North	Population
Gawler	23,192
Playford	90,669
Salisbury	140,906
Tea Tree Gully	99,518
Total	354,285

East	Population
Adelaide Hills	39,525
Burnside	45,464
Campbelltown	51,265
Norwood, Payneham & St Peters	36,443
Prospect	21,095
Unley	38,916
Walkerville	7,838
Total	240,546

South	Population
Onkaparinga	169,073
Mitcham	66,372
Marion	90,602
Total	326,047

West	Population
Port Adelaide Enfield	123,947
Charles Sturt	114,688
West Torrens	59,457
Holdfast Bay	36,399
Total	334,491

Note that the LGA Constitution provides that the Lord Mayor of the City of Adelaide or his or her nominee will be a member of GAROC. The City of Adelaide is therefore not included in the above proposed regional groupings.

In reply please quote our reference ECM 669359 MP/AL

9 January 2019

Mr Justin Lynch
Chief Executive Officer
City of Holdfast Bay
PO Box 19
BRIGHTON SA 5048
Emailed: jlynch@holdfast.sa.gov.au

Dear Justin

Call for Nominations for Members of GAROC – Casual Vacancies

The LGA hereby calls for nominations to fill two (2) casual vacancies on the Greater Adelaide Regional Organisation of Councils (GAROC) to commence office from the declaration of this election and to remain in office until the conclusion of the 2020 AGM. A nomination form for the position of member of GAROC is attached and must be received by me, no later than **5pm Friday 22 February 2019**.

Casual Vacancies

The outcome of the general council elections in November has caused two (2) casual vacancies on GAROC. The processes to fill these casual vacancies are outlined in Clause 4.7.3 of the GAROC Terms of Reference (TOR):

4.7.3.If there is a casual vacancy in the membership of GAROC then the GAROC Regional Grouping relevant to the GAROC member the subject of the casual vacancy will appoint by resolution of the majority of Members comprising the GAROC Regional Grouping another Council Member to serve as a member of GAROC for the balance of the membership term.

This provision was based on the premise that GAROC would be divided into regions, rather than the one region that currently exists. The LGA has obtained legal advice in relation to this matter, which indicates that GAROC should determine the process to fill the casual vacancies. It has been resolved by GAROC to conduct an election to fill the two casual vacancies as if it was undertaking its two yearly general GAROC elections.

Accordingly, I write to you in your capacity as the Chief Executive Officer of an Ordinary Member Council of the Greater Adelaide region to invite nominations from your council for a position on GAROC.

A nomination may only be made by resolution of the council and using the **enclosed** form. The form must be signed by both the candidate nominated by the council to indicate his/her willingness to stand for election, and by you as the Chief Executive Officer of the nominating council.

Voting

As the Returning Officer I am required to conduct a ballot if the number of nominations for GAROC exceeds the required number of candidates. If a ballot is required, the distribution of ballot papers to councils will include any information provided by the candidates to the Returning Officer in accordance with the requirements specified in clause 4.4.5 of the GAROC TOR (copy attached).

Timetable

Key timings and GAROC Terms of Reference provisions are outlined in the following table:

Indicative Timing	Headline	GAROC TOR Provision
n/a	Returning Officer	Returning Officer for all LGA electoral matters is the Chief Executive Officer (Clause 4.4.1)
10 January 2019	Nominations Called	CEO to write to members of GAROC calling for nomination for position of members of GAROC (Clause 4.3.2).
22 February 2019	Nominations Close	Nominations must be received by the CEO no later than 5pm on the day specified for the close of nomination (Clause 4.3.4). Council's will have 6 weeks to lodge their nominations.
n/a	Nominations equal to vacancies	If the number of nominations received equals the number of vacant positions each candidate is elected (Clause 4.4.3).
1 March 2019	Ballot papers prepared and posted	CEO shall deliver ballot papers to each GAROC member council (Clause 4.4.5(b)).
11 April 2019	Voting closes	The returning officer will determine the closing date for voting with reference to Clause 4.4.5(f) for counting of votes. Council's will have 6 weeks to lodge their votes.
12 April 2019	Counting of votes	The CEO shall nominate the date, time and place for the counting of votes (Clause 4.4.5(f))
12 April 2019	Final declaration of result	CEO shall declare the candidate with the most votes elected at the conclusion of the counting of the votes. The candidates elected will commence their term immediately and will remain in office until the conclusion of the 2020 AGM.

All nominations (and any accompanying candidate information) must be addressed to me as the LGA's Returning Officer and must be received by 5:00pm Friday 22 February 2019.

Extracts from the relevant section of the GAROC TOR relating to nominating and electing members to GAROC is attached for your information.

GAROC Membership

Information about the current membership of GAROC is attached for your information. The GAROC TOR (Clause 4.2.1) requires that all council members elected to GAROC must be from a different Member council. Therefore, if your council already has a council member currently serving as a member of GAROC; no further members of your council are eligible for this election. However, a council may nominate a council member from another council within the Greater Adelaide region for a position on GAROC.

Please contact me if you have any questions in relation to the election process.

Yours sincerely



Matt Pinnegar
Chief Executive Officer/ LGA Returning Officer

Telephone: (08) 8224 2039

Email: matt.pinnegar@lga.sa.gov.au

Attachments:

- 1 Nomination Form – GAROC Casual Vacancy
- 2 Candidate Information Sheet
- 3 Extract from LGA GAROC TOR – Section 4
- 4 ECM 669356 GAROC Membership

Nomination Form

GAROC – Casual Vacancy

Nominee's Council	<i>(insert name of council)</i>
Nominee's Name (full name)	<i>(insert title, first name and surname)</i>
Declaration and signature of nominee	<p>I hereby accept such nomination and consent to act as a member of GAROC if so elected.</p> <p>Signature:</p> <p>.....</p>
Signature and name of Nominating Council's CEO	<p>Signature:</p> <p>.....</p> <p><i>(insert name)</i></p>
Dated	<i>(insert date)</i>

This form is to be sent to the LGA Returning Officer
Close of nominations 5:00pm Friday 22 February 2019

Candidate Information Sheet

GAROC – Casual Vacancy

(word limit is strictly 1,000 words)

Name:	<i>(insert title, first name and surname)</i>
Council:	<i>(insert council name)</i>
Local Government Experience & Knowledge	<ul style="list-style-type: none">• <i>(insert)</i>
Local Government Policy Views & Interests	<ul style="list-style-type: none">• <i>(insert)</i>
Other information	<ul style="list-style-type: none">• <i>(insert details of leadership, board, corporate governance experience etc)</i>

This form must accompany the Nomination Form

This information will be supplied to GAROC member councils in the event that an election is required

Extract – GAROC Terms of Reference

Clause 4 – GAROC

4. GAROC

4.1. Role

The role of GAROC is regional advocacy, policy initiation and review, leadership, engagement and capacity building in the region(s).

4.2. Membership

4.2.1. The GAROC Regional Grouping of Members listed in the schedule to these Terms of Reference will elect in accordance with clause 4.3 and 4.4 from the Members of the GAROC Regional Grouping eight (8) Council Members of Members in the GAROC Regional Grouping to GAROC provided that each person elected is from a different Member.

4.2.2. In addition to the members of GAROC elected in accordance with clause 4.2.1, the Lord Mayor of the City of Adelaide or his or her nominee (also being a Council Member of the City of Adelaide) will be a standing member of GAROC.

4.3. Nominations for election to GAROC

4.3.1. The members of GAROC will be elected biennially.

4.3.2. In the year in which GAROC members will be elected, and at least 3 months before the Annual General Meeting, the Chief Executive shall write to all Members of GAROC as listed in the schedule calling for nominations for the membership of GAROC.

4.3.3. A nomination of a person as a member of GAROC must be by resolution of the Member received by the Chief Executive not later than 5 pm on the day specified for the closure of nominations (**Close of Nominations**). A nomination must be signed by the candidate indicating his or her willingness to stand for election and be in the form determined by the Chief Executive.

4.4. Election to GAROC

4.4.1. The Chief Executive shall be the returning officer for any election of members to GAROC.

4.4.2. After the Close of Nominations, the Chief Executive will notify Members of the GAROC Regional Grouping of the candidates for membership of GAROC nominated in the Regional Grouping of Members.

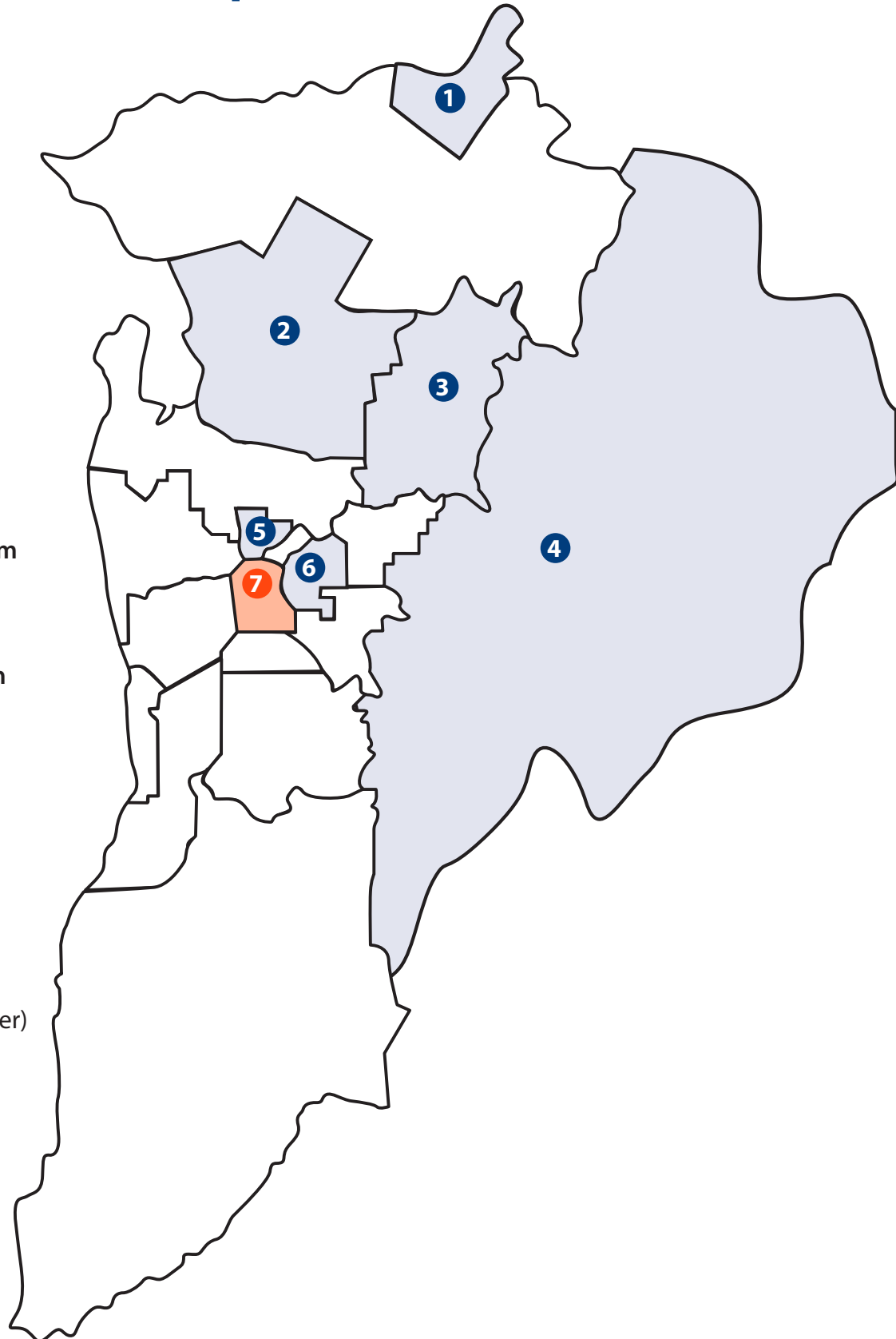
4.4.3. If the only nominations received from a Regional Grouping of Members by the Close of Nominations match the membership positions described in clause 4.2.1 then the Chief Executive will declare those persons duly elected to those membership positions.

- 4.4.4. If the number of persons nominated by the Close of Nominations by the Regional Grouping of Members exceeds the number of membership positions described 4.2.1 then an election for the purpose of clause 4.2.1 must be held in accordance with this clause.
- 4.4.5. In the event of an election being required, the Chief Executive shall conduct the election as follows:
- (a) at least six weeks before the Annual General Meeting, the Chief Executive shall deliver ballot papers to each Member of the Regional Grouping of Members;
 - (b) the ballot papers shall:
 - (i) list the candidate or candidates for election;
 - (ii) specify the day of closure of the election; and
 - (iii) be accompanied by an envelope marked "Ballot Paper" and a second envelope marked "Returning Officer";
 - (c) each Member shall determine by resolution the candidate or candidates (as relevant) it wishes to elect;
 - (d) the chair of the meeting for that Member shall mark the ballot paper with an "X" next to the candidate or candidates (as relevant) that the Member wishes elected and seal the ballot paper in the envelope marked "Ballot Paper" inside the envelope marked "Returning Officer". Before sealing the second envelope the chair must indicate the Member's name on the inside flap of the envelope. The envelope may then be sealed and delivered to the Returning Officer;
 - (e) on receipt of the envelopes the Chief Executive must:
 - (i) open the outer envelope addressed to the "Returning Officer" and record the name of the Member which appears on the inside flap of the envelope on the roll of Member's eligible to vote; and
 - (ii) place the envelope marked "Ballot Paper" unopened into the ballot box;
 - (f) the Chief Executive shall nominate the date, time and place for the counting of votes and shall invite each candidate and a person nominated as the candidate's scrutineer to be present;
 - (g) at the counting of the votes the Chief Executive shall produce unopened envelopes marked "Ballot Paper" and if satisfied that all votes are valid, count the number of votes received by each candidate;
 - (h) in respect of an election for the purposes of clause 4.2.1, the 8 candidates with the most votes shall be deemed elected and the Chief Executive shall declare the candidates elected at the Annual General Meeting.
 - (i) in the case of candidates for membership positions described in clause 4.2.1 receiving the same number of votes, the Chief Executive shall draw lots at the counting of the votes to determine which candidate is elected.

- 4.4.6. The Chief Executive may, in his or her discretion, appoint a deputy returning officer and delegate any of his or her powers, functions or duties to that person who shall act accordingly

January 2019 GAROC Membership

- 1** Mayor Karen Redman
Town of Gawler
(GAROC Chair)
- 2** Mayor Gillian Aldridge
City of Salisbury
(Office of the Immediate
Past President)
- 3** Mayor Kevin Knight
City of Tea Tree Gully
(Board Director)
- 4** Mayor Jan-Claire Wisdom
Adelaide Hills Council
(Board Director)
- 5** Mayor David O'Loughlin
City of Prospect
(Board Director)
- 6** Cr Christel Mex
City of Norwood,
Payneham & St Peters
- 7** Lord Mayor
Sandy Verschoor
City of Adelaide
(GAROC standing member)



Item No: **14.7**

Subject: **CULTURAL HERITAGE RESEARCH AND PROCEDURES REPORT**

Date: 29 January 2019

Written By: General Manager, Community Services

General Manager: Community Services, Ms Marnie Lock

SUMMARY

Integrated Heritage Services Pty Ltd (IHS) was engaged by the City of Holdfast Bay Council (CHB) on 28 March 2018, to commence desktop research to inform the drafting of recommended heritage procedures for managing Aboriginal and European cultural heritage sites within the City of Holdfast Bay jurisdiction.

The purpose of the research was to establish a map and associated database indicating areas of cultural Aboriginal and European historic heritage significance and potential heritage sensitivity including broadly proposed future land use and management recommendations, affording consideration to compliance requirements with relevant State and Commonwealth heritage legislation.

It is intended that the work undertaken will assist Council to manage heritage areas to the highest standard and work with traditional owners and other stakeholders into the future to enhance broader community access to both Aboriginal and European cultural heritage.

RECOMMENDATION

That Council note this report.

COMMUNITY PLAN

Placemaking: Building character and celebrating history
Community: Celebrating culture and diversity
Community: Fostering an engaged and contributing community

COUNCIL POLICY

Development Plan Policy

STATUTORY PROVISIONS

Aboriginal Heritage Act 1988 incl Aboriginal Heritage Regulations 2017 (SA)
Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (Cwlth)
Development Act 1993 (SA)
Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)
Heritage Places Act 1993 (SA)
Native Title Act 1993 (Cwlth)
Native Title (South Australia) Act 1994

BACKGROUND

Kurna Relations

Council reconvened meeting regularly with Kurna Nation Cultural Heritage Association (KNCHA), in September 2017, as previously meetings with KNCHA were established on a project specific basis.

The scope of the meetings has been established via KNCHA endorsed (18 December 2018) Terms of Reference which ensures Kurna people & the City of Holdfast Bay work together to promote projects and opportunities of cultural significance across the City, helping to promote a greater understanding of the Kurna people's cultural heritage and spiritual beliefs. These projects and opportunities include (but are not limited to):

- Identification and management of Aboriginal heritage sites (i.e. Tjilbruke),
- Signage at sites of cultural significance,
- Artworks,
- Providing input and advice into the development of plans for any sites of cultural significance within the City of Holdfast Bay,
- Special events such as Proclamation Day and NAIDOC week,
- Cultural and historical displays; and
- Other projects and opportunities which may arise which promote the Kurna people's connection to the land.

By working together the Kurna and City of Holdfast Bay Reference Group (Administration representatives) it is intended it will support the City of Holdfast Bay to:

- Develop and install signage which is consistent with signage being installed across the metropolitan area, which tells the Kurna story;
- Develop and install art work across the City of Holdfast Bay which is sympathetic to and representative of Kurna history, spiritual beliefs and art, and wherever possible, engages Kurna artists;
- Work to restore and manage the Tjilbruke Spring and other sites of cultural significance in ways which recognise Kurna expectations, spiritual beliefs and on-going attachment to the sites;
- Collaborate on any future plans to enhance and preserve other sites of cultural significance within the City of Holdfast Bay;

- Ensure that special events in the City of Holdfast Bay positively reflect Kurna history and expectations;
- Develop exhibitions and displays which show the Kurna connection to the land both before and after colonisation.

As part of the mutually agreed actions arising from regular KNCHA and Council meetings a commitment was made by the City of Holdfast Bay to map citywide both European and Aboriginal Heritage. On 28 March 2018 David Mott Principal Consultant – Senior Archaeologist, Integrated Heritage Services Pty Ltd was engaged to undertake desktop analysis and draft recommended heritage procedures for managing Aboriginal and European cultural heritage sites within the City of Holdfast Bay jurisdiction.

Refer Attachment 1

REPORT

The Heritage Research and Procedures Report collates desktop investigations into a written report which includes mapping and associated database resources delineating previously recorded Aboriginal and European heritage sites, incorporating areas of potential heritage sensitivity. The desktop research informs a high-level risk assessment across the City of Holdfast Bay jurisdiction, providing recommended procedures to assist Council staff manage both Aboriginal and European cultural heritage citywide during early stages of project planning. In addition any private or commercial developer in contact with Council proposing to undertake civil works throughout the City of Holdfast Bay could also be assisted with relevant information from the Heritage Research and Procedures Report.

Importantly the report demonstrates that the City of Holdfast Bay was a significant cultural and residential centre for Aboriginal people prior to European colonisation and remains so today.

The research shows, particularly the coastal areas and associated waterways, was once an area of significant traditional activities, including general living and subsistence, hunting, fishing and gathering, the site of ceremonial activities including corroborees that included neighbouring tribes as well as battlegrounds and burial sites.

The purpose of the research was to establish a map and associated database indicating areas of cultural Aboriginal and European historic heritage significance and potential heritage sensitivity including broadly proposed future land use and management recommendations, affording consideration to compliance requirements with relevant State and Commonwealth heritage legislation.

It is intended that the work undertaken will assist Council to manage heritage areas to the highest standard and work with traditional owners and other stakeholders into the future to enhance broader community access to both Aboriginal and European cultural heritage.

Additionally Heritage Research and Procedures Report will provide a good foundation for informing the Glenelg Town Hall Museum and Gallery redevelopment. Currently Council is reviewing submissions received by 11 architectural firms to develop new concept plans and

indicative design options for interior redevelopment, to align with international museum and gallery standards and incorporate indigenous heritage within the museum/historical narrative.

Risk Assessment, Management + Mitigation

Legislative obligations

The Aboriginal Heritage Act 1998 (AHA) is the most relevant piece of Aboriginal protection legislation to consider when planning ground disturbance works within the City of Holdfast Bay. Aboriginal heritage sites are protected regardless of whether they have been previously identified and recorded or not.

Aboriginal heritage management is also not simply about professional due diligence and managing legal obligations under the relevant legislation. A key part of managing Aboriginal heritage is gaining awareness, understanding and respect for the rich Aboriginal cultural values that are often less immediately visible compared to European historic built heritage. Today, Kurna people have deep attachment to tangible and intangible (archaeological and anthropological) Aboriginal heritage and are very active and concerned with ensuring sensitive management of Aboriginal cultural heritage sites.

For European historic heritage the sites have been subject to considerable previous work in relation to recording their physical details and heritage values. The heritage sites are clearly detailed on the mapping contained within the Heritage Research and Procedures Report which lists the 270 State and Local heritage listings including descriptive details for the City of Holdfast Bay.

For European heritage, The Heritage Places Act 1993 is the most relevant European heritage protection legislation to consider. Unlike many types of Aboriginal heritage sites in urban areas (largely buried/obscured), European built heritage has been mostly mapped and delineated and is contained neatly on the State Heritage Register. European heritage takes the forms of buildings and other structures and associated areas such as gardens/landscapes. For this reason, the heritage is much easier to identify and manage during the context of planning going forward.

Management and Risk Mitigation

Recognised Aboriginal Representative Bodies (RARB)

On 17 October 2017 the Minister for Aboriginal Affairs and Reconciliation introduced changes to the AHA in the form of the *Aboriginal Heritage Regulations 2017* (AHR). The main changes going forward include: The introduction of Recognised Aboriginal Representative Bodies whose main role is to consult with and represent the views of the Traditional Owners of heritage that is under threat of impact. RARBs can make formal agreements, called local heritage agreements, allowing proponents to impact the heritage the RARB represents. A proponent can take the actions agreed in an approved local heritage agreement without being prosecuted for them under the Heritage Act. Importantly, acts or omissions taken by proponents outside or beyond the terms of an

approved local heritage agreement and which adversely impact heritage remain liable to prosecution.

Kaurna Nation Cultural Heritage Association

It is intended that Kaurna Nation Cultural Heritage Association (KNCHA) will liaise directly with the RARB once established.

European Heritage Management

Where any proposed works may directly or indirectly impact areas identified as of European heritage significance a qualified expert in European heritage management should be engaged to provide advice on mitigation of any potential impacts to built heritage.

Aboriginal Heritage Management

Where any proposed works may require ground disturbance works beyond minor cosmetic and/or rehabilitative works to existing infrastructure, the project manager should assess the level of risk (using the associated mapping and database) and follow these steps:

High Risk

Definition – High Risk Areas feature previously recorded Aboriginal heritage sites. These areas also include culturally and archaeologically sensitive and relatively undisturbed landforms that have potential for featuring Aboriginal heritage sites.

1. Notification to monthly KNCHA meeting (project details, engineering and impacts – presentation & discussion)
2. Aboriginal cultural heritage survey involving a qualified archaeologist and anthropologist and traditional owners
3. Recommendations from results of heritage survey that may include but not be limited to:
 - Relevant permit applications under Aboriginal Heritage legislation
 - Project – specific cultural heritage management plan
 - Cultural awareness and induction for contractors
 - Monitoring ground disturbance phase
 - Final post – works audit and report

Moderate Risk (Coastal Zone)

Definition – Moderate Risk Areas feature some undisturbed landforms that feature potential for Aboriginal heritage sites. Proximity to coastal zones and watercourses heighten the cultural and archaeological sensitivity of these areas.

1. Notification to monthly Kaurna meeting (project details, engineering and impacts – presentation & discussion)
2. Upon consideration of the project the Kaurna and Council representatives will determine whether it proceeds to Aboriginal cultural heritage survey or any other form of heritage management process such as early inspection point, based on the project details

Low Risk (Inland Zone)

Definition – Low Risk Areas feature highly disturbed and urbanised areas that are situated inland and are generally not in proximity to landform features that are culturally and archaeologically sensitive. However, there may be unidentified areas existing in this category that do feature undisturbed alluvial soils with the potential to feature Aboriginal heritage sites and therefore need to be considered on their own merit on a project by project basis.

1. For any work in potentially natural ground surfaces (previously undisturbed) – instigate ‘moderate risk’ methodology
2. For any work in built up areas where it has been subject to definitive and total previous ground disturbance then organise for an early inspection point

By using the recommended procedures outlined, council will achieve highest standard due diligence in relation to the responsible management and legal obligations in relation to Aboriginal and European heritage sites within the city’s jurisdiction.

Current Action

A Heritage Agreement is currently being drafted in consultation with KNCHA as per amendments to the Aboriginal Heritage Act.

As per the Heritage Research and Procedures Report datasets and report mapping have been overlaid into Council Intramap application to assist manage heritage areas to the highest standard.

BUDGET

\$35,000 per annum is budgeted to service recommendations outlined within the Heritage Research and Procedures Report which also includes monthly KNCHA meetings.

Costs associated with heritage management directly relating to specific civil/capital projects will need to be contained within existing capital budgets. All budget planning moving forward will need to afford consideration for all three levels of associated risk.

LIFE CYCLE COSTS

\$35,000 per annum for the life of the agreement.

Item No: **14.8**

Subject: **KINGSTON PARK FORESHORE MASTER PLAN**

Date: 29 January 2019

Written By: Manager Strategy & Innovation

General Manager: Business Services, Mr Roberto Bria

SUMMARY

The Kingston Park Foreshore Master Plan was endorsed in October 2015. Since that time construction has been completed on Stages 1 & 2. Engagement with key stakeholders on progressing further stages of the Master Plan have identified a number of key concerns. In light of the matters raised it is recommended Council undertake a review of the Master Plan prior to undertaking further detailed design.

RECOMMENDATION

- 1. Endorse a review of the Kingston Park Foreshore Master Plan with no further work to be undertaken on the current Kingston Park Foreshore Master Plan until the review has been completed.**
-

COMMUNITY PLAN

Placemaking: Creating lively and safe places
Placemaking: Developing walkable connected neighbourhoods
Placemaking: Building character and celebrating history
Community: Celebrating culture and diversity
Economy: Boosting our visitor economy
Environment: Protecting Biodiversity

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Aboriginal Heritage Act 1988

BACKGROUND

In October 2015 Council endorsed the development of a final Kingston Park Foreshore Master Plan.

Refer Attachment 1

The Master Plan identified seven stages of project implementation.

- Stage 1 Coast Park path between Surf Life Saving Club and car park.
- Stage 2 Coast Park path between the car park and the City of Marion boundary
- Stage 3 Car Park (adjacent caravan park) reconfiguration and pedestrian crossing and walkway to monument car park
- Stage 4 Kiosk, Interpretive Centre, screening of pumping station and revegetation and reinstatement of Tjilbruke Spring site
- Stage 5 Adventure playground and activity node
- Stage 6 Extension and reconfiguration of the Monument car park to the east of the site
- Stage 7 Remainder of landscaping, viewing platforms, pathways, and interpretive and wayfinding signage

Since endorsing the plan Council sought funding for and completed Stages 1 & 2, the construction the Coast Park, in 2018. Two grant applications for detailed design of the adventure playground, through the DPTI Places for People funding rounds, have been unsuccessful.

On 13 March 2018 a report was tabled with Council providing an update of the Master Plan.

Refer Attachment 2

REPORT

In progressing the Master Plan, Council has continued engagement with key stakeholder with interest in the site, namely Kurna traditional owners and the 5049 Coastal Community (formerly the Marino Residents Association). This engagement included a public forum where approximately 150 local residents attended, as well as a workshop with 15 Kurna Traditional Owners. Through these engagements, concerns have been raised by both key stakeholder groups regarding elements of the current Master Plan, particularly Stages 3, 4 & 5. The matters raised include, but are not limited to, the following:

- The size and scale of the adventure playground
- The location of the kiosk/interpretative centre
- The (lack of) support for an interpretative centre at this point in time
- The rejuvenation of the natural spring
- Car park management
- The requirement of a multi-use court at the site

Kingston Park is an area of very important cultural significance to Traditional Owners. The Tjilbruke Spring and surrounding reserve is a registered Aboriginal Heritage site. It is registered due to its anthropological, archaeological and culture significance to Aboriginal people. Changes

to the *Aboriginal Heritage Act 1988* (SA) intends to recognise Aboriginal people as primary decision makers about their own heritage, and encourages land use proponents to speak directly with Traditional Owners about their plans and empower approved recognised Aboriginal bodies to make agreements about Aboriginal cultural heritage. Therefore the input by Traditional Owners is crucial to reaching agreed outcomes culturally significant sites such as Kingston Park.

In light of the matters raised by key stakeholder groups it would be prudent for Council to undertake a review of the current Masterplan prior to undertaking further detailed design of future stages.

A review of the Masterplan would involve input by Kaurna Traditional Owners as well as further targeted community engagement (particularly around the issues raised above) to ensure that all major stakeholder groups' views are taken into consideration with any plan revision. A report will be tabled with Council on the outcome of this review prior to any changes to the Master Plan concept design.

BUDGET

An appropriate budget for this project will be investigated during the 2019/20 Annual Business Plan process.

LIFE CYCLE COSTS

Not applicable.

Item No: **14.4**

Subject: **KINGSTON PARK FORESHORE DRAFT MASTER PLAN CONSULTATION RESULTS**

Date: 27 October 2015

Written By: Strategic Planner Policy

General Manager: Business Services, Mr I Walker

SUMMARY

On 23 June 2015, Council endorsed the Draft Kingston Park Foreshore Master Plan for wider community and State Government agency consultation.

This report summarises the outcomes of the community consultation and engagement and recommend changes to the draft Master Plan as a result of this consultation and anticipated project staging priorities prior to undertaking further detailed design work.

RECOMMENDATION

1. **That Council notes the results from the consultation and engagement on the Kingston Park Foreshore Draft Master Plan, summarised in Attachment 1, 2 and 3 to Report Number 317/15.**
 2. **That an updated Design Estimate costing be obtained from Rider Levett Bucknall (RLB) based upon the recommended changes and options to the Master Plan outlined in Report Number 317/15.**
 3. **That a revised Staging Priorities Plan and final 'Kingston Park Foreshore Master Plan' be prepared based upon the recommended changes outlined in Report Number 317/15 and a copy be provided to the relevant State Government agencies prior to undertaking detailed design works.**
 4. **That future detailed design documentation for the Kingston Park Foreshore Master Plan be staged and subject to future funding.**
-

COMMUNITY PLAN

A Place that is Well Planned
A Place that Provides Choices and Enhances Life
A Place with a Quality Lifestyle

A Place for Every Generation
A Place that Celebrates Culture
A Place that Values its Natural Environment
A Place that Manages its Environmental Impacts
A Place that Welcomes Visitors

COUNCIL POLICY

The Coast Park project is a State Government led initiative. Consequently there is no Council - level policy applicable to the initiative. While the minimum consultation requirements under Council's *Community Consultation and Engagement Procedure* were not applicable, consultation was still undertaken with respect to the general Consultation Requirements.

STATUTORY PROVISIONS

Not applicable.

BACKGROUND

On 23 June 2015, Council considered Report No: 205/15 which detailed the history of the Kingston Park Coast Park (known as Precinct 7) and provided a revised Draft Master Plan that included the Coast Park shared use pathway and the upgrade of the Kingston Park Coastal Reserve (known as the Kingston Park Foreshore Draft Master Plan). Council subsequently endorsed the draft Master Plan for wider community and State Government agency consultation which has now concluded.

REPORT

Consultation on the Kingston Park Foreshore Draft Master Plan occurred between 17 August and 31 August 2015. Two drop-in information sessions were held at the Seacliff Surf Life Saving Club on Wednesday 26 August.

Broadly, the consultation and engagement strategy included the following:

- an invitation to view and provide feedback on the draft Master Plan in the Guardian Messenger on the 18 August, an advertising banner on Council's website and *YourView Holdfast* online engagement platform;
- a number of banners located around the Kingston Park Coastal Reserve, including at the Brighton Road / Scholefield Road entry alerting users of the proposal and providing details for making comment and viewing more detailed information concerning the project;

- 375 written invitations to comment on the draft plan forwarded to all persons that previously received letters during the initial consultation stage, including Karna representatives, community interest groups, relevant State Government agencies (including a copy of the Master Plan) and selected property owners within 500 metres of the precinct;
- registered users seeking updates on projects via email (1,400 people on the database) and use of the City of Holdfast Bay Twitter account for the duration of the engagement period;
- two drop-in information sessions (2-4pm and 6-8pm) were held at the Seacliff Surf Life Saving Club on Wednesday 26 August to enable both people who work business hours and who are available during the day to participate;
- an invitation for Council staff to provide comment.

Copies of the Master Plan and Report were also made available for viewing at Council's Civic Centre, the Glenelg and Brighton Libraries and on Council's website and an information pamphlet and survey form seeking feedback on key issues was also produced (see Attachment 5).

During the consultation period, Council received 50 email, online and hard copy responses. The drop-in sessions on Wednesday 26 August attracted 55 people. Council received over 560 visits to the *YourView* Engagement website with over 480 downloads of the relevant documents (the Draft Master Plan was downloaded 150 times and the Report downloaded 180 times). This is considered to be a relatively high level of engagement and feedback compared to other consultations Council has recently undertaken, however it should be noted that this represents only around 1% of the total population of the City of Holdfast Bay notwithstanding that feedback was received from people living outside of the Council area.

Key Outcomes and Consultation Information

A summary of the consultation and engagement findings is located at Attachment 1.

Refer Attachment 1

A detailed summary of comments from the drop-in sessions is located at Attachment 2.

Refer Attachment 2

A detailed breakdown of individual submissions with responses and proposed actions is located at Attachment 3.

Refer Attachment 3

As part of the consultation and engagement process, a survey form was also developed which posed five key questions. A copy of the survey form is located at Attachment 4.

Refer Attachment 4

As part of the consultation and engagement process, a brochure summarising the draft Master Plan was developed. A copy is located at Attachment 5.

Refer Attachment 5

The survey questions were derived from feedback during the initial stakeholder engagement sessions and are listed below, along with the top three responses where relevant:

1. What features are do you see as important to you when evaluating the priorities for Coast Park? (rate in order of preference)

- 77% - Extension and redesign of Monument Car Park
- 74% - Multi-purpose hard court
- 68% - Caravan Park Car Park redesign

2. What material would you prefer to see for the shared-use Coast Park pathway?

- 28% - Square pavers with continuation of existing colour scheme
- 24% - Timber boardwalk
- 23% - Sand coloured concrete aggregate

3. The Master Plan proposes a new multi-use hard court. What active hard court recreation facilities would you like to see in the precinct? (multiple choice)

- Tennis court
- Volleyball court
- Basketball court

4. What sort of shade would you like to see over the Adventure Playground play equipment?

- 82% - Natural trees
- 18% - Shade structure ie shade sails

Staging Priorities

The Draft Master Plan Report proposed breaking up the project into seven (7) discrete stages, which may be funded separately or as a whole project. The Coast Park shared use pathway is intended to be constructed first (as it is the primary reason for the Master Plan) and will be likely completed in two sections; from south of the Seacliff Surf Life Saving Club to the Caravan Park Car Park and from there to the Council boundary with Marion at Burnham Road (boundary between Kingston Park and Marino).

During the community consultation and engagement period Council sought feedback from the community about what they saw as important for staging priorities for the Master Plan (other than the shared use pathway). Of the top three responses, two were associated with the upgrading of the Monument Car Park and Caravan Park Car Park redesign / upgrade, with the third being the multi-purpose hard court. This indicates that from the feedback received, car parking is considered to be a priority when it comes to upgrade works in the precinct along with a new multi-purpose hard court facility. This could be partially explained by the current condition of the existing tennis courts which are considered to be poor.

Coast Park shared Use Pathway, Nodes and Boardwalk Components

Feedback received regarding the shared use pathway was generally positive. The survey results suggest that there is a relatively even split with respect to the material used for the pathway. Currently the Draft Master Plan proposes the shared use pathway to be comprised primarily of concrete sand-coloured aggregate, including some timber boardwalk nodes around access points and a section of timber boardwalk over the drain outlet to the south of the Seacliff Surf Life Saving Club as well as over the Tjilbruke Spring outlet point. If it was determined by Council that the recycled plastic ('replas') material for the nodal points and boardwalk components is preferred, consideration should be given to a change in colour (from the blue currently used) to a more natural colour along with the balustrading posts with marine-grade stainless steel rails to soften the appearance of the boardwalk.

Several submissions indicated that there are not enough bins, taps and showers along the existing Coast Park and it was difficult to determine from the Draft Master Plan if this 'soft' infrastructure was going to be present along the shared use pathway. The Seacliff Surf Life Saving Club has also raised some concerns with the proposed pathway in front of the Club which they would like to see as more of a wider plaza type area (as was previously shown and consulted on in the 2011 Concept Plan) along with an area for a shower, taps and possibly a grassed section (as currently exists) to wash down beach craft such as canoes and stand up paddle boards.

Car Parking

A significant amount of feedback was centered on car parking within the Precinct. The proposed Draft Master Plan seeks to reconfigure and upgrade the existing Monument carpark at the top of Cameron Avenue. The existing car park would be reconfigured and upgraded to accommodate up to 12 formalised car parking spaces. This has direct access to the Caravan Park carpark via the steps. The Caravan Park carpark is also proposed to be reconfigured and narrowed to align with standard car park sizes, making it safer by complying with the relevant Australian Standards and providing additional room for an amenity node. This would also facilitate disabled parking spaces. Currently there are 31 car parks and this figure would likely be reduced to 28 spaces depending on the design. Constraints to making that car park bigger or re-orientating it include a registered aboriginal burial site immediately to the north and the Tjilbruke Spring (another registered site) to the south. As this is a 'Draft' Master Plan, a traffic study assessment and detailed car park re-design have not yet been undertaken.

Currently, there are approximately 185 car parking spaces within 350 metres to the north of the current Caravan Park carpark (Seacliff Yacht Club carpark), 150 metres to the east (Monument carpark) and 450 metres to the south (southern portion of Burnham Road). These are shared between a variety of users at different times of the day and night with different land uses having different demands at certain times of the year.

Given the topography of the Coastal Reserve, the Aboriginal cultural heritage constraints of the precinct, the desire to retain as much open space as possible and the intent of Coast Park to encourage and promote active transportation (walking, riding, running), achieving an increase in off-street parking is challenging and not necessarily the primary intent of the Master Plan which is the continuation of the Council's Coast Park shared use pathway and the upgrade of the Kingston Park Coastal Reserve.

Multi-use Hardcourt

Feedback received regarding the proposed multi-use court was generally positive. Despite a number of tennis courts being available within 750 metres of the Coastal Reserve (two recently resurfaced courts at Kingston House and twelve competition-grade courts being constructed at Kauri Parade sporting complex), a tennis court was the most selected response, followed by volleyball court and basketball court. The proposed multi-use hard court as shown on the Master Plan would facilitate tennis, volleyball and basketball. Different nets would need to be erected and removed for tennis and volleyball and the associated operational logistics should be considered further at the detailed design stage. Some of the feedback suggested having two courts and, while this is a possibility, additional open space area may need to be allocated for this on the plans.

Toilets

The draft Master Plan proposes to remove the existing toilet block adjacent Burnham Road in the Coastal Reserve to the east of the tennis courts and replace with up to three sets of Exeloo toilets dispersed throughout the precinct. One of these sets of toilets is proposed to be located just south of the Seacliff Surf Life Saving Club. Another set of toilets is proposed to be incorporated into the eastern side of the kiosk (a three-pan Exeloo toilet) including male, female and disabled/parent room. This Exeloo will be externally accessible so that it can be accessed even when the kiosk and interpretive centre are closed. Toilets proposed in the southern end of the precinct were indicated as a 'potential location' for a third set of toilets. A review of the number of facilities within the entire precinct suggests that two could be sufficient; one at the northern end and another within close proximity to the caravan park car park and kiosk facility. A third facility could be incorporated later down the track if the demand was sufficient.

The Tjilbruke Spring Site / Aboriginal Heritage

The intent of the Coastal Reserve upgrade is to increase the opportunities for local residents and the broader community to enjoy the space while honouring the site's cultural significance and retaining the valuable open space. One of the submissions received during the consultation and engagement period noted that the preliminary cost estimate prepared by RLB didn't make

allowances for the revegetation for the upgrade of the Tjilbruke Spring site. The Draft Master Plan Report identifies a number of funding opportunities which could be accessed for the various stages of the project to assist in achieving financial sustainability and would include enhancement / revegetation of the Tjilbruke Spring site.

Kiosk and Interpretative Centre

The intent of the Draft Master Plan was to find a suitable location for a kiosk and possible interpretative centre that was still within close proximity to the Caravan Park and that did not interfere with registered sites of significance, was not located over easements and was accessible for all types of users. A toilet facility for a variety of users was also a requirement. Feedback received regarding the kiosk and interpretative centre was generally very positive. Previous opposition to the relocation of the existing kiosk appears to have diminished, perhaps as a result of the revised Draft Master Plan process which explained that SA Water, a key stakeholder, would not support the rebuilding of a new kiosk in its current location over the existing easement which houses significant infrastructure for the area. In principle, support was given by the Aboriginal groups for the new proposed location but this will need to be fully confirmed.

Activity areas and play equipment

Several of the submissions received during the consultation and engagement period queried the need and scale of the proposed 'adventure' play space area on the draft Master Plan. The plans indicate up to nine pieces of play equipment including slides on mounding, spider web, junior play equipment, hamster wheel, tire swing, sandpit with sand sorting table, balance beams, swings (including disabled swing) and interactive sculpture. A review of the open space 'ratio' and amount of area allocated to play space and more formalised activities is recommended.

A number of submissions also suggested that an additional beach access point from the playground area should be included. At this location throughout the year, when the tide is high there is no beach and when the tide is low the beach is predominantly exposed rocks. However, further consideration will be given to an additional beach access point at this suggested location in the final Master Plan.

Shade and other matters

The results from the survey indicated that the vast majority of people supported using trees for natural shade of the play equipment spaces rather than shade structures. This should be given consideration in the redevelopment of the Coastal Reserve, however it is acknowledged that this is reliant upon larger trees that will grow with a canopy that produces sufficient shade and which don't pose significant risk to users of that space.

A few queries were also raised regarding the existing memorial seats. It is intended to retain these plaques (not necessarily the actual seats) and replace with new seating along the pathway. Another submission raised the "Loo" memorial plaque near the southern end of the precinct. This could be retained in the pathway at its current location.

Recommended changes to the Master Plan

Based on the above, the following changes are proposed to the Master Plan:

- Revise proposed Staging Plan to prioritise upgrading / reconfiguring the Monument and Caravan Park Car Park along with the construction of the multi-use hard court.
- Review the design of the area directly in front of Seacliff Surf Life Saving Club to incorporate a larger paved area with shower, taps and wash-down area for crafts such as paddle boards, kayaks which could include a grassed area (similar to what exists).
- Provide further details of soft infrastructure such as rubbish bins and shower locations in the final Master Plan, however seek to include a shower at every second beach access point / node as well as a bin and seating at every beach access point.
- That a traffic study be commissioned during the summer months between January to March when the area is at its peak to assess car parking capacity within a defined area before undertaking further detailed design work on the carparks.
- Retain the proposed multi-use court and ensure that it can accommodate tennis, basketball and volleyball.
- Provide an option for a double tennis court (similar size footprint as the two existing tennis courts) in a revised Cost Estimate prior to any detailed design.
- Retain sewer provisions for a toilet facility in the southern end of the precinct but remove the Exeloo labelled 'potential location'.
- Further dialogue to occur with Aboriginal groups with respect to revegetation / enhancement of the Tjilbruke Spring site. Additional dialogue will also occur with the Department of State Development - Aboriginal Affairs and Reconciliation.
- Subject to further dialogue with the relevant Aboriginal groups, retain the proposed kiosk and interpretative centre in the location shown on the Draft Master Plan in the final version.
- Review the amount and location of the play equipment in the Coastal Reserve as part of the final Master Plan and consider the open space 'ratio' and amount of area allocated to play space and more formalised activities.
- Investigate the suitability of an additional beach access point from the playground area in the final Master Plan.

- Include the existing memorial seat plaques in new seating along the shared use pathway.
- Include the “Loo” memorial plaque near the southern end of the precinct in the new shared use pathway at its current location.

Seek a revised Cost Estimate with the following:

- The Coast Park shared use pathway ‘as proposed’ with the current mixture of materials, including the aggregate, timber nodes and timber boardwalk over the Tjilbruke Spring outlet.
- An option for ‘replas’ boardwalk for the nodal points and any bridges where indicated on the plans.
- The provision for power supply conduit alongside the shared use pathway.

BUDGET

Council was notified in August by the Department of Planning, Transport and Infrastructure that it was unsuccessful in its latest application for grant funding to continue the Coast Park construction through Precinct 6 (finishing off the boardwalk in front of the Seacliff Beach Hotel) and for the first part of Precinct 7 (south of the Seacliff Surf Club to the Caravan Park Car Park).

No funding has been allocated in 2015/16 for any further changes and subsequent detailed design work for the Draft Master Plan as a whole. However, there are funds available in the Policy and Strategic Planning budget to enable minor adjustments to the Draft Master Plan and to obtain a revised Design Estimate costing from RLB.

The previous report (Report Number 205/15 – Item 14.3) detailed a number of funding opportunities that could be accessed for the various stages of the project to assist in achieving financial sustainability. These include:

- DPTI - The Planning and Development Fund - Open Space Program and Places for People Program
- Coast Protection Board – Coast Protection Fund
- Department of Environment, Water and Natural Resources – Significant Environmental Benefit Grants
- Office for Recreation and Sport – Community Recreation and Sport Facilities Program
- Australian Government Department of the Environment Indigenous Heritage Program
- Australian Government – Department of Infrastructure and Regional Development Community Grants Program.

DPTI have alluded to grant funding becoming more competitive and it may not be unreasonable for Council to assume that future State Government grants will be provided for the remaining sections of Coast Park. It may therefore be prudent for Council to consider funding the remaining Coast Park work of Precinct 7 in future budgets without it being contingent on matched funding from the State Government.

FULL LIFE CYCLE COSTS

On-going maintenance costs of the constructed Coast Park and Kingston Park Coastal Reserve will be considered during the detailed design phase with respect to the extent and type of furniture and material options available.

CONCLUSION

The Kingston Park Foreshore Draft Master Plan proposes two significant projects; completing the Kingston Park section of the Coast Park and redeveloping the Coastal Reserve. The project provides benefits extending beyond the City of Holdfast Bay to the community at large, offering unrestricted and open access to the State's premium coastal areas and immeasurable benefits to tourism and business within Holdfast Bay. As a package, the Master Plan is more likely to attract external funding once these further amendments are made. Importantly, as the project is proposed to be staged, priority should be given to constructing the shared use pathway to Council's boundary to complete one of the last remaining sections of Coast Park.

Item No: **14.8**

Subject: **KINGSTON PARK MASTERPLAN – UPDATE**

Date: 13 March 2018

Written By: General Manager Community Services

General Manager: Community Services, Ms T Aukett

SUMMARY

The Kingston Park Foreshore Master Plan (the Masterplan), was endorsed by Council in October 2015. Since 2015, work has progressed in implementing elements of the Plan, and it is timely to review progress and agree on next steps.

RECOMMENDATION

That Council

- 1. Continues to stage the implementation of the endorsed Kingston Park Master Plan subject to available funding over the next 5 years;**
 - 2. Supports the development of a formal Cultural Heritage Agreement for Kingston Park;**
 - 3. Reviews the progress of the implementation of the Master Plan as part of a strategic property review prior to the 2019/20 budget.**
-

COMMUNITY PLAN

Placemaking: Creating lively and safe places

Placemaking: Developing walkable connected neighbourhoods

Placemaking: Building character and celebrating history

Community: Celebrating culture and diversity

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Aboriginal Heritage Act 1988

BACKGROUND

In October 2015 Council endorsed the development of a final Kingston Park Foreshore Master Plan taking into account the feedback of results from the public consultation of the draft Plan.

Refer Attachment 1

It was further agreed that future detailed design be staged and subject to future funding.

Since endorsing the Plan in 2015, the following actions have occurred:

- The temporary 'pop-up' kiosk license has been extended until December 2018.
- The Coast Park section in front of the caravan park and across Kingston Park is nearing completion.
- A Kurna and Cultural Heritage working party has been established at Council to foster closer working relationship with the local indigenous custodians of the area.
- Kurna and Council are discussing landscaping around the spring and along the coast.
- Two grant applications for the detailed design of the adventure playground, through the DPTI Places for People funding rounds, have been unsuccessful.

REPORT

Status update

As it is now two and half years since the Masterplan was endorsed, it is timely to consider the next steps toward the implementation of the Plan.

Important elements of the Masterplan still to be implemented include:

- a permanent kiosk/café and indigenous interpretive centre;
- the adventure playground, including the construction of a half-court multi-sport space;
- new toilets including disability access;
- traffic and Parking improvements;
- treatment of the Tjilbruke Springs – a significant area of cultural importance and sensitivity; and
- landscaping improvements for the whole site.

In the 2017/18 budget \$90,000 was included as a **capital** new initiative, subject to matched grant funding, for the detailed design of parts 4 and 6 of the Masterplan – the playground, parking improvements and landscaping. Two recent applications for matched funding have been unsuccessful.

Site of cultural significance

As Kingston Park, including the Tjilbruke Spring is an area of important cultural significance, agreement with the local indigenous people on all elements of the Kingston Park Masterplan will be critical in moving the project forward. To help develop an on-going and mutually respectful

relationship between the indigenous custodians and the City of Holdfast Bay, a Kurna/City of Holdfast Bay working party has been established. This forum aims to strengthen relationships between Kurna and Council. The working party has been meeting since October 2017 with positive results. (A meeting of Kurna is scheduled to be held in early March to discuss and agree on treatments for the Spring and the crossing of the outflow as part of the Coast Park path.)

The development of a permanent café/kiosk and cultural interpretive centre on the site was supported by the majority of the community at the time of public consultation on the Masterplan, however agreement on the precise location, ownership/management model and purpose has not yet been reached, and will require significant input from Kurna.

Changes to the *Aboriginal Heritage Act 1988 (SA)*, and the consultation requirements necessary before work can commence on sites of cultural significance will require, before proceeding any further with the implementation of the Masterplan, a formal Cultural Heritage Agreement for the Park with the Kurna Regional Authority, the new body established for the purposes of formal consultation.

The process for establishing a Cultural Heritage Agreement has yet to be explored, however it is estimated that it may take between six and 12 months.

Playspace

The Masterplan identifies the proposed Play area as a 'neighbourhood playspace' with the potential to upgrade it to a 'metropolitan playspace'. This means that the playspace will be attracting visitors from a 10km radius, which will, in turn, impact on the requirement for amenities in the Park, including parking and toilets. With the failure of two successive funding applications for detailed design, further consideration will need to be given to the impact and value of this playspace in the review of the Open Space Strategy and draft Playspace Action Plan.

Next Steps

While progress on elements of the Kingston Park Masterplan have been slow, significant work has occurred. The following actions and timeline for the continued implementation of the Masterplan are proposed:

1. Continue to strengthen relationships with Kurna through the on-going work of the Kurna/City of Holdfast Bay working group.
2. Develop a formal Cultural Heritage Agreement with the Kurna Regional Authority – December 2018.
3. Review the Open Space Strategy, and endorse a Playspace Action Plan – August 2018.
4. Conduct a feasibility study and business case for a kiosk/café and interpretive centre at the site.
5. Reach agreement on location, management model and location of a kiosk/café and cultural interpretive centre – February 2019 for design and construct in 2019/20 budget.

BUDGET

Work on actions 1, 3, and 5 above can be absorbed within current operational budgets. The development of a formal Cultural Heritage Agreement will require additional funds to pay for Kaurua time and professional support. It is suggested that the return of monies from the LGA for the ILUA (\$6,742) be used to fund this work. The development of a feasibility study/business plan may need additional funding dependent on the scope of work to be undertaken.

LIFE CYCLE COSTS

Costs of a neighbourhood playspace and kiosk/café and cultural interpretive centre have not been determined. Funding of these elements will need to be considered as part of future budgets consideration and aligned to appropriate grant funding opportunities.

Item No: **14.9**

Subject: **MONTHLY FINANCIAL REPORT – 30 NOVEMBER 2018**

Date: 29 January 2019

Written By: Management Accountant

General Manager: Business Services, Mr R Bria

SUMMARY

Attached are financial reports as at 30 November 2018. They comprise a Funds Statement and a Capital Expenditure Report for Council's municipal activities and Alwyndor Aged Care, and a month by month variance report for Council's municipal activities. The adjusted forecast budget includes the carried forward amount as approved by Council 14 August 2018 and the first quarterly budget update approved by Council 23 October 2018.

There are no recommended changes to the Alwyndor and Municipal budgets, however, the report highlights Council's decisions that will affect the budget and these will be included in the second quarterly budget review report that will be tables at The first Council Meeting in February.

RECOMMENDATION

That Council receives the financial reports and budget update for the 5 months to 30 November 2018 and notes:

- **no change to the Municipal activities 2018/19 revised budget forecast;**
 - **no change to the Alwyndor Aged Care 2018/19 revised budget forecast;**
 - **that Council approved 2018/19 budget variations will be included in the second budget update as at 31 December 2018.**
-

COMMUNITY PLAN

Culture: Being financially accountable

COUNCIL POLICY

Not applicable.

STATUTORY PROVISIONS

Not applicable.

BACKGROUND

Council receives financial reports each month comprising a Funds Statement and Capital Expenditure Report for each of Council's municipal activities and Alwyndor Aged Care.

The Funds Statements include an income statement and provide a link between the Operating Surplus/Deficit with the overall source and application of funds including the impact on cash and borrowings.

Refer Attachment 1

REPORT

The majority of the variances to date are due to budget and actuals timing differences over the first five months of the financial year. A comprehensive budget update will be conducted for the half-year ending 31 December 2018 and will be reported to Council in February. The update will be reviewing forecast income and expenditure and will include the following 2018/19 variances previously approved by Council.

Operational Expenditure

- \$50,000 – a provision of up to \$50,000 to fund any necessary infrastructure requirements in relation to the bus trial (C091018/1302).
- \$1,000 – donation to Christchurch Adelaide Sister City Committee for artwork (C091018/1299).

Details of other major variances along with amounts and notes for both Council Municipal and Alwyndor operations have been prepared and are attached to this report.

Refer Attachment 1

Alwyndor Aged Care

There are no changes to the Alwyndor revised budget forecast as approved by Council, however as with the Municipal budget, a comprehensive budget update will be conducted for the month ending 31 December 2018.



City of Holdfast Bay Municipal Funds Statement as at November 2018

2018 - 2019 Original Budget \$'000	Year to Date				2018 - 2019 Adopted Forecast \$'000	Note
	Adopted Forecast \$'000	Actual \$'000	Variance \$'000			
(1,055)	(447)	(439)	(8) Administrative Services	(1,038)		
1,637	745	745	(0) FAG/R2R Grants	1,637		
(1,087)	(502)	(434)	(67) Financial Services	(1,063)	1	
(9,033)	(2,258)	(2,261)	2 Financial Services-Depreciation	(9,033)		
(247)	-	-	- Financial Services-Employee Leave Provisions	(247)		
(753)	(193)	(164)	(29) Financial Services-Interest on Borrowings	(753)	2	
230	-	-	- Financial Services-SRWRA	230		
34,292	34,793	34,790	2 General Rates	34,246		
(647)	(248)	(164)	(83) Human Resources	(647)	3	
(3,730)	(1,787)	(1,819)	32 Strategic and Commercial Services	(3,703)		
(708)	(296)	(284)	(12) Strategy and Policy	(759)		
(675)	(212)	(164)	(48) Business Development	(679)	4	
(968)	(369)	(336)	(33) Community Development	(972)		
(347)	(125)	(160)	35 Community Engagement Admin	(347)		
(886)	(299)	(283)	(17) Community Events	(886)		
(289)	(111)	(132)	21 Community Services Administration	(289)		
(206)	(70)	(56)	(14) Community Transport	(193)		
(8)	95	107	(12) Community Wellbeing	(11)		
(545)	(220)	(209)	(11) Customer Service	(545)		
-	255	255	- Jetty Road Mainstreet	(77)		
(1,435)	(486)	(454)	(32) Library Services	(1,435)		
17	80	56	25 SA HACC	(70)		
(325)	(129)	(101)	(27) Tourism & Marketing Admin	(325)		
(1,471)	(573)	(593)	20 Asset Management	(1,471)		
(1,494)	(597)	(574)	(24) Assets and City Services	(1,567)		
36	72	60	11 Cemeteries	36		
590	366	361	5 City Regulation	724		
935	131	195	(65) Commercial - Brighton Caravan Park	935	5	
7	(30)	(10)	(20) Commercial - Partridge House	7		
392	175	157	18 Commercial - Recreational Clubs Leases	392		
(903)	(249)	(272)	23 Development Services	(903)		
(569)	(106)	(106)	1 Environmental Services	(511)		
(407)	(123)	(93)	(29) Infrastructure Maintenance	(407)		
(64)	(4)	(4)	(1) Property Maintenance	(64)		
(7,310)	(2,900)	(2,926)	27 Public Spaces	(7,374)		
(3,515)	(1,200)	(1,226)	25 Waste Management	(3,515)		
-	-	(4)	4 Net Gain/Loss on Disposal of Assets - non cash item	-		
816	-	-	- Less full cost attribution - % admin costs capitalised	816		
272	23,177	23,460	(283) =Operating Surplus/(Deficit)	137		
-	-	4	(4) Net Gain/loss on disposal of assets	-		
9,033	2,258	2,261	(2) Depreciation	9,033		
17	-	-	- Other Non Cash Items	17		
9,050	2,258	2,264	(6) Plus Non Cash Items in Operating Surplus/(Deficit)	9,050		
9,322	25,436	25,724	(289) =Funds Generated from Operating Activities	9,188		
9,585	6,291	6,292	- Amounts Received for New/Upgraded Assets	9,530		
1,202	138	129	9 Proceeds from Disposal of Assets	1,333		
10,787	6,430	6,421	9 Plus Funds Sourced from Capital Activities	10,864		
(5,499)	(2,048)	(2,044)	(4) Capital Expenditure on Renewal and Replacement	(6,126)		
(17,059)	(1,015)	(754)	(261) Capital Expenditure on New and Upgraded Assets	(19,038)	6	
(22,558)	(3,064)	(2,798)	(265) Less Total Capital Expenditure	(25,164)		
208	199	195	3 Plus:Repayments of loan principal by sporting groups	208		
208	199	195	3 Plus/(less) funds provided (used) by Investing Activities	208		
(2,240)	29,000	29,542	(542) = FUNDING SURPLUS/(REQUIREMENT)	(4,904)		
Funded by						
-	1,619	1,619	- Increase/(Decrease) in Cash & Cash Equivalents	(300)		
-	27,047	27,590	(543) Non Cash Changes in Net Current Assets	-		
(3,381)	-	-	- Less: Proceeds from new borrowings	(5,745)		
1,141	334	334	- Plus: Principal repayments of borrowings	1,141		
(2,240)	29,000	29,542	(542) =Funding Application/(Source)	(4,904)		

Note 1 – Financial Services - \$67,000 favourable

Positive cash flow and investment of \$4.8m grant from Dept. of Planning, Transport and Infrastructure for the Minda Coast Park project has resulted in additional interest on investments (\$36,000) – will be adjusted as part of the December budget update.

Note 2 – Financial Services – Interest on Borrowings - \$29,000 favourable

Due to the positive cash flow there has been no need for Council to borrow resulting in a saving on budgeted interest costs (\$19,000) - will be adjusted as part of the December budget update.

Note 3 – Human Resources - \$83,000 favourable

Special distribution received from the Local Government Association Workers Compensation Scheme (\$52,000) - will be adjusted as part of the December budget update.

Note 4 – Business Development - \$48,000 favourable

Community Heritage grant received from the National Library of Australia for the 1950s 'Zorita' sideshow banner conservation project (\$14,000) and salary savings due to temporary vacancies (\$18,000) - will be adjusted as part of the December budget update.

Note 5 – Commercial – Brighton Caravan Park - \$65,000 favourable

Income higher than anticipated partly offset by \$23,000 of additional expenditure incurred in November.

Note 6 – Capital Expenditure on New and Upgraded Assets - \$261,000 favourable

The majority of variances are due to timing differences between budget and actual expenditure at the end of November. The capital program will be reviewed as part of the half-yearly budget update to identify if all projects are to be completed in 2018/19. Notable variances are:

- \$100,000 – Stormwater Management Plan Implementation project has not yet commenced.
- \$83,000 – Kauri Parade Sports Complex project tracking favourably. Final project costs are yet to be finalised.
- \$50,000 – Sandbag Groyne Installation project has not yet commenced.
- \$25,000 – Licence Plate Recognition equipment awaiting final invoice.



City of Holdfast Bay Capital Expenditure Summary by Budget Item to November 2018

2018-19 Original Budget \$'000	Year to Date				2018-19 Adopted Forecast \$'000
	Adopted Forecast \$'000	Actual \$'000	Variance \$'000		
(816)	-	-		- Full Cost Attribution	(816)
(280)	(90)	(96)		6 Information Technology	(280)
(94)	-	-		- Commercial and Economic Enterprises	(94)
(86)	(53)	(49)		(3) Brighton Library	(86)
(8)	-	-		- Community Centres General Admin	(8)
-	(6)	(17)		11 Sport and Recreation	(90)
(12)	(1)	(1)		- Depot and Stores	(12)
(401)	(283)	(320)		38 Machinery Operating	(790)
(642)	(496)	(505)		9 Road Construction and Re-seal Program	(692)
(60)	(76)	(96)		20 Car Park Construction	(76)
(246)	(79)	(27)		(53) Footpath Program	(257)
(2,750)	(107)	(42)		(65) Stormwater Drainage Program	(2,903)
(70)	(70)	(46)		(24) Traffic Control Construction Program	(70)
(661)	(483)	(438)		(45) Kerb and Water Table Construction Program	(686)
(110)	(80)	(85)		5 Other Transport - Bus Shelters etc.	(110)
(5,439)	(456)	(350)		(106) Reserve Improvements Program	(5,728)
(1,711)	(335)	(338)		3 Land, Buildings and Infrastructure Program	(1,888)
(3,726)	(105)	(97)		(8) Streetscape Program	(4,526)
(50)	(3)	-		(3) Street Lighting	(50)
(5,396)	(340)	(290)		(50) Foreshore Improvements Program	(5,898)
-	-	-		- Caravan Park - General	(102)
(22,558)	(3,064)	(2,798)	(265)	Total	(25,164)



Alwyndor Aged Care Funds Statement as at 30 November 2018

2018-19 Original Budget \$'000	Year to Date				2018-19 Adopted Forecast \$'000	Note
	Adopted Forecast \$'000	Actual YTD \$'000	Variance \$'000			
3,723	1,526	1,525	1	User Charges	3,582	
10,224	4,219	4,179	40	Operating Grants and Subsidies	10,127	1
424	178	204	(26)	Investment Income	415	2
3,145	1,193	1,260	(67)	Reimbursements	2,996	3
1,934	788	840	(52)	Other Income	2,143	4
19,450	7,904	8,008	(103)	Operating Revenue	19,263	
(14,039)	(5,588)	(5,723)	134	Employee Costs - Salaries & Wages	(14,121)	5
(4,248)	(1,937)	(1,921)	(16)	Materials, contracts and other expenses	(4,214)	6
(70)	(29)	(66)	36	Finance Charges	(93)	7
(907)	(430)	(502)	72	Depreciation	(1,169)	8
(19,264)	(7,985)	(8,212)	227	Less Operating Expenditure	(19,598)	
186	(81)	(205)	124	=Operating Surplus/(Deficit)	(335)	
907	430	502	(72)	Depreciation	1,169	
127	48	37	12	Provisions	127	
1,034	479	539	(60)	Plus Non Cash Items in Operating Surplus/(Deficit)	1,296	
1,220	398	335	63	=Funds Generated from Operating Activities	961	
(889)	(370)	(78)	(292)	Capital Expenditure on New and Upgraded Assets	(889)	
(889)	(370)	(78)	(292)	Less Total Capital Expenditure	(889)	
331	28	257	(229)	= Funding SURPLUS/(REQUIREMENT)	72	
Funded by						
331	28	257	(229)	Increase/(Decrease) in Cash & Cash Equivalents	590	
331	28	257	(229)	=Funding Application/(Source)	72	

- 1 Operating Grants and Subsidies – Government subsidies for Residential Home Care are down due to a mix of lower than budgeted occupancy rates and Aged Care Funding Instrument (ACFI) not reaching budgeted targets. The occupancy rate has been addressed and is back up to budgeted levels. The revised forecast has been adjusted down to take into account a slower paced increase in ACFI income.
- 2 Investment Income – Investment matured in November and interest paid. Accrual is now reflecting correctly.
- 3 Reimbursements – To be read in conjunction with Other Income
- 4 Other Income – Reimbursement Income and Other Income is generated from Consumer Directed Care packages. Adjustments to the revised forecast is a result of starting the year with a greater number of home care packages than originally budgeted.
- 5 Employee Costs – Variance is due to the implementation of budgeted work hours being delayed to the middle of July as well as a higher usage of agency than originally budgeted. Agency usage has further reduced in November and is expected to return to budgeted levels.
- 6 Materials, contracts and other expenses – Budgeted expenses not yet committed
- 7 Finance Charges - Delay with Grants of Probate for Accommodation Bond refunds, resulting in higher interest payments.
- 8 Depreciation – The increase is due to the external revaluation done on Alwyndor buildings resulting in an increase value of \$3.9 million and the residual value of \$6.4 million also being removed from the calculation base in line with Australian Accounting Standards. This has had an impact on the depreciation rate which was not accounted for in the original budget, but has since been adjusted for in the revised budget.



**City of Holdfast Bay
Municipal Funds Statement as at November 2018**

	July		August		September		October		November		YTD Revised Budget \$,000	Actual YTD \$,000
	Budget \$,000	Actual \$,000	Budget \$,000	Actual \$,000	Budget \$,000	Actual \$,000	Budget \$,000	Actual \$,000	Budget \$,000	Actual \$,000		
Administrative Services	(113)	(79)	(130)	(136)	(40)	(61)	(50)	(48)	(115)	(115)	(447)	(439)
FAG/R2R Grants	-	-	314	314	-	-	-	-	431	431	745	745
Financial Services	(51)	(50)	(250)	(263)	(73)	(59)	(58)	(20)	(70)	(42)	(502)	(434)
Financial Services-Depreciation	-	-	-	-	(2,258)	(2,261)	-	-	-	-	(2,258)	(2,261)
Financial Services-Interest on Borrowings	(1)	73	65	(6)	1	4	(27)	(5)	(230)	(230)	(193)	(164)
General Rates	35,306	35,391	(323)	(311)	111	19	4	(8)	(305)	(301)	34,793	34,790
Human Resources	5	-	(89)	(73)	(24)	(8)	(81)	(24)	(60)	(60)	(248)	(164)
Net Gain/Loss on Disposal of Assets - non cash item	-	-	-	-	-	(4)	-	-	-	-	-	(4)
Strategic and Commercial Services	(546)	(342)	(540)	(742)	(243)	(272)	(220)	(343)	(238)	(119)	(1,787)	(1,819)
Strategy and Policy	(34)	(43)	(73)	(31)	(70)	(51)	(57)	(50)	(63)	(109)	(296)	(284)
Business Development	(147)	69	46	(152)	(41)	(14)	(29)	(32)	(42)	(35)	(212)	(164)
Community Development	(44)	(48)	(83)	(100)	(76)	(84)	(92)	(48)	(74)	(56)	(369)	(336)
Community Engagement Admin	(15)	(30)	(31)	(37)	(25)	(18)	(28)	(43)	(27)	(32)	(125)	(160)
Community Events	(50)	(34)	(53)	(47)	(30)	(56)	(64)	(75)	(103)	(71)	(299)	(283)
Community Services Administration	(15)	(14)	(31)	(32)	(21)	(38)	(23)	(27)	(21)	(21)	(111)	(132)
Community Transport	(10)	(6)	(18)	(17)	(10)	(9)	(18)	(8)	(14)	(17)	(70)	(56)
Community Wellbeing	164	188	(80)	(93)	(73)	(71)	155	173	(71)	(89)	95	107
Customer Service	(31)	(31)	(62)	(55)	(43)	(43)	(41)	(40)	(43)	(40)	(220)	(209)
Jetty Road Mainstreet	228	609	114	(177)	23	(66)	(31)	(55)	(79)	(56)	255	255
Library Services	(95)	(72)	(172)	(165)	(119)	(111)	(123)	(120)	23	14	(486)	(454)
SA HACC	69	63	(20)	(32)	(17)	(19)	65	63	(17)	(20)	80	56
Tourism & Marketing Admin	(19)	(11)	(36)	(20)	(25)	(23)	(25)	(24)	(24)	(24)	(129)	(101)
Asset Management	(96)	(38)	(121)	(174)	(125)	(99)	(128)	(134)	(103)	(149)	(573)	(593)
Assets and City Services	(82)	(116)	(158)	(152)	(107)	(90)	(122)	(111)	(129)	(105)	(597)	(574)
Cemeteries	25	15	14	10	17	(3)	-	22	15	16	72	60
City Regulation	75	98	(49)	(48)	53	31	206	87	82	193	366	361
Commercial - Brighton Caravan Park	14	23	(2)	(13)	27	62	55	51	35	71	131	195
Commercial - Partridge House	(8)	7	(11)	(15)	(22)	(9)	(4)	11	16	(5)	(30)	(10)
Commercial - Recreational Clubs Leases	42	33	44	37	29	29	35	30	24	28	175	157
Development Services	(27)	(3)	(70)	(72)	(75)	(61)	(57)	(110)	(19)	(27)	(249)	(272)
Environmental Services	(32)	(26)	(38)	18	58	22	(41)	(24)	(53)	(96)	(106)	(106)
Infrastructure Maintenance	(19)	(12)	(23)	(20)	(40)	(34)	(12)	(5)	(28)	(22)	(123)	(93)
Property Maintenance	(1)	(1)	-	(1)	(1)	-	(1)	(2)	(1)	-	(4)	(4)
Public Spaces	(506)	(408)	(556)	(708)	(662)	(627)	(549)	(640)	(626)	(543)	(2,900)	(2,926)
Waste Management	(39)	(25)	(293)	(280)	(262)	(268)	(303)	(303)	(303)	(350)	(1,200)	(1,226)
=Operating Surplus/(Deficit)	33,946	35,181	(2,714)	(3,592)	(4,161)	(4,289)	(1,663)	(1,861)	(2,231)	(1,978)	23,177	23,460
Net Gain/loss on disposal of assets	-	-	-	-	-	4	-	-	-	-	-	4
Depreciation	-	-	-	-	2,258	2,261	-	-	-	-	2,258	2,261
Plus Non Cash Items in Operating Surplus/(Deficit)					2,258	2,264				0	2,258	2,265
=Funds Generated from Operating Activities	33,946	35,181	(2,714)	(3,592)	(1,903)	(2,025)	(1,663)	(1,861)	(2,231)	(1,978)	25,436	25,724
Amounts Received for New/Upgraded Assets	-	50	6,242	6,242	-	-	-	-	50	-	6,291	6,292
Proceeds from Disposal of Assets	-	-	-	-	-	89	74	1	64	40	138	129
Plus Funds Sourced from Capital Activities	-	50	6,242	6,242	-	89	74	1	114	40	6,430	6,421
Capital Expenditure on Renewal and Replacement	(181)	(70)	(265)	(294)	(312)	(215)	(652)	(735)	(638)	(730)	(2,048)	(2,044)
Capital Expenditure on New and Upgraded Assets	(30)	(215)	(125)	(11)	(142)	(52)	(60)	(59)	(658)	(418)	(1,015)	(754)
Less Total Capital Expenditure	(211)	(285)	(390)	(305)	(454)	(267)	(712)	(793)	(1,296)	(1,148)	(3,064)	(2,798)
Plus:Repayments of loan principal by sporting groups	-	-	3	1	4	2	184	184	8	8	199	195
Plus/(less) funds provided (used) by Investing Activities	-	-	3	1	4	2	184	184	8	8	199	195
= FUNDING SURPLUS/(REQUIREMENT)	33,735	34,946	3,140	2,345	(2,353)	(2,201)	(2,117)	(2,470)	(3,405)	(3,079)	29,000	29,542
Funded by												
Increase/(Decrease) in Cash & Cash Equivalents	(720)	(720)	1,488	1,488	2,210	2,210	(1,020)	(1,020)	(339)	(339)	1,619	1,619
Non Cash Changes in Net Current Assets	34,443	35,654	1,620	825	(4,566)	(4,414)	(1,112)	(1,464)	(3,339)	(3,012)	27,047	27,590
Plus: Principal repayments of borrowings	12	12	32	32	3	3	15	15	272	272	334	334
=Funding Application/(Source)	33,735	34,946	3,140	2,345	(2,353)	(2,201)	(2,117)	(2,470)	(3,405)	(3,079)	29,000	29,542

Item No: **14.10**

Subject: **TOURISM PLAN 2020 REVIEW**

Date: 29 January 2018

Written By: Tourism Development Coordinator

General Manager: Community Services, Ms Marnie Lock

SUMMARY

The Holdfast Bay Tourism Plan 2020 was adopted by Council in July 2017 confirming an ongoing commitment of Council, the tourism industry and the community to see our City go from strength to strength as a Tourism destination.

To ensure the currency and continued relevance of the Tourism Plan, an annual review of the strategies will be undertaken. Given the changing nature of the industry, it is expected that modifications will occur over time to ensure the plan remains relevant, achievable and measurable.

RECOMMENDATION

That Council note the report.

COMMUNITY PLAN

Economy: Boosting our visitor economy

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Not Applicable.

BACKGROUND

The Holdfast Bay Tourism Plan 2020 was adopted by Council in July 2017 confirming an ongoing commitment of Council, Industry and the Community to see our City go from strength to strength as a Tourism destination.

The following review incorporates:

- Progress against the strategies outlined in the Tourism Plan
- A review of visitor numbers and expenditure
- Review of responsibilities and resources
- Consideration of upcoming actions
- A review of event statistics and media impact
- Estimated ROI for Council - for every dollar invested by Council on tourism, marketing and events to what is returned to the local economy

OBJECTIVES

Success will be measured via visitation and visitor expenditure. **The 2020 goal is to increase total visitor numbers by 25% and reach \$335 million in tourism expenditure for the local economy.**

Target 2020: 1.6 million visitors and \$335 million tourism expenditure

Key Deliverables

- **Destination Marketing Campaign**
Communicate the 'I Want to Stay' destination campaign in relevant media to increase engagement, trust and consideration of Holdfast Bay. Leverage positive sentiment and address negative perceptions. A variety of digital advertising platforms, incorporating a mix of 15 second video and display ads was used. The majority of advertising was scheduled around events and targeted by our most profitable visitor's demographics, location, interests, viewing devices and time of day. Digital advertising enables us to reach a wider audience aimed specifically towards our target market. We can also track and understand what advertising is most effective, yielding the best results.
- **Destination Management Plan**
The Holdfast Bay Destination Management Plan identifies the product and infrastructure needed to support growth to reach the Tourism Plan 2020 goal.
- **Visitor Servicing Strategy**
Recommended ways to improve and standardise visitor servicing, commitment to training and professional development, information provision and familiarisations.
- **Wayfinding Signage Upgrades**
A Tourism Wayfinding Signage audit was undertaken within Glenelg to ascertain gaps and upgrades required to give visitors direction and guidance to tourism attractions, facilities and services. This resulted in:
 - Replacement of two directional nodes including a map in Moseley Square
 - Installing two new directional nodes along Colley Terrace
 - Upgrading signage on Anzac Hwy
 - New VIC directional blade on Colley Terrace and in Moseley Square
 - Four new directional flag pole signs in Moseley Square

- Replacement of signage at Marina Pier and Patawalonga Lock

The objective was to enhance the visitor experience, promote longer stays within the precinct and facilitate movement into other areas.

- **Regional Tourism Website**

The marketing of Western Adelaide was the first project by the Western Alliance Tourism Destination Action Plan (TDAP) to create a vision that positioned Western Adelaide as a must-visit inclusion for all visitors to South Australia. Based on search engine research it was determined that branding decided upon was “Adelaide Beaches”.

Adelaidebeaches.com.au was developed and launched in February 2018 to raise awareness and promote tourism experiences across Western Adelaide and the online presence of businesses within the region. The website links to key state and national sites through the Australian Tourism Data Warehouse. Since launch the website has received over 6000 unique visitors and 142 businesses are currently registered from accommodation, attractions, events and restaurants.

- **Product Development**

Every visitor has a positive, memorable time by building the experience base in Holdfast Bay:

- Guided Heritage Walking Tours commenced November 2018. We have already had 32 participants on the Glenelg Walking Tours and 16 participants on the North Brighton Cemetery tours.
- Segway Sensation SA Tours have received approval from DPTI and will commence mid-January 2019 operating four tours per day, six days a week.
- Cruise Ship Tours commenced October 2018. We have already had 65 international visitors on this tour.

- **Event Development**

- Beach Activations – specifically aimed at attracting high yielding target market from regional, interstate and international.
 - Beach Concerts
 - Moseley Beach Club
 - Beach Polo – hosting Singaporean team
- Hosting International Events
 - Tour Down Under Stage Start
 - World Surf Live Saving Championships
 - Commonwealth Baton Relay

2017/18 Results

Total Visitor Numbers - 1,295,000 increased to 1,335,000

Tourism Expenditure – \$262 million increased to \$265 million

Tourism Jobs – 1643 increased to 1807

Event attendance numbers – 398,144 increased to 479,691

2017/18 Achievements

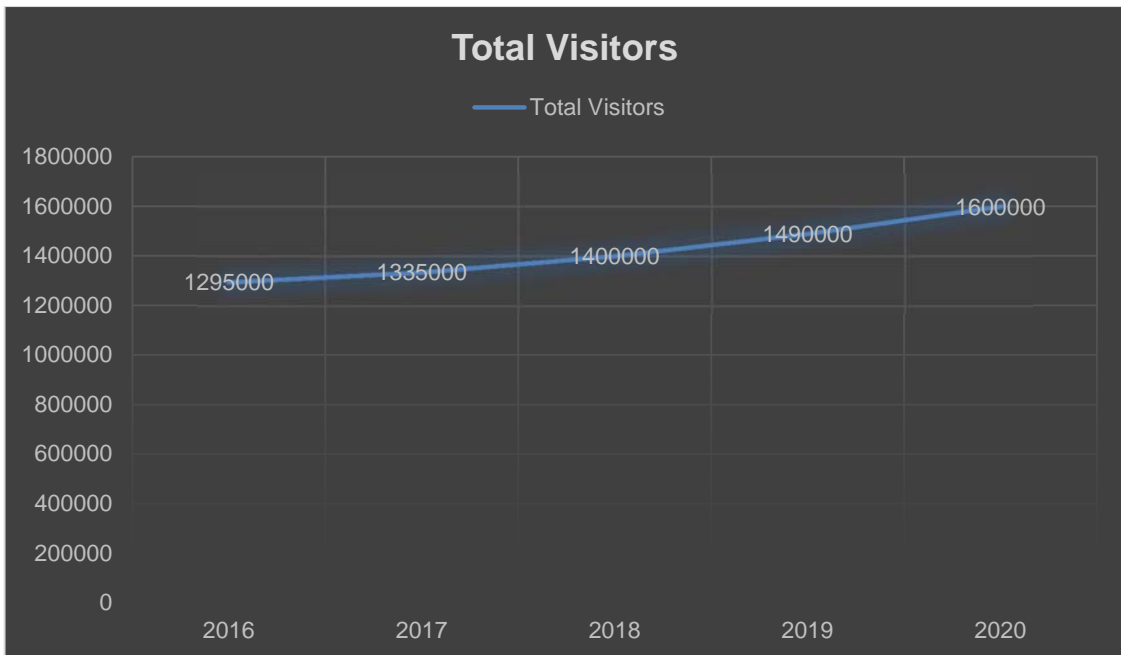
3% increase in Visitor Numbers

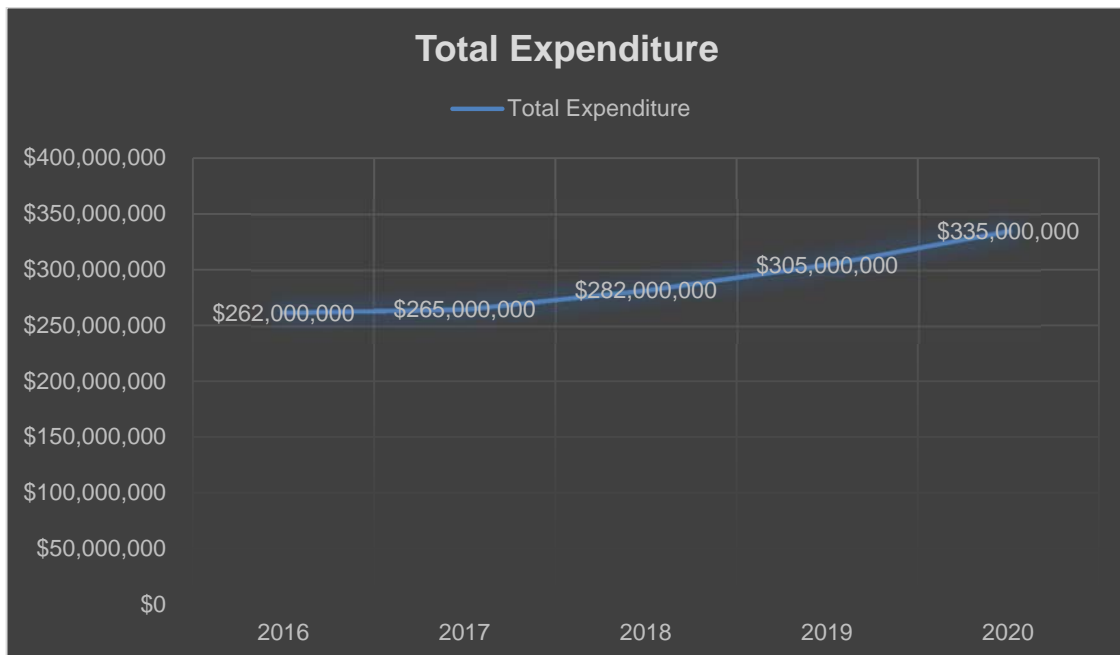
1% increase in Tourism Expenditure

9% increase in Tourism Jobs

17% increase in event attendance generating in excess of \$6 million worth of media coverage and reaching an audience of 49.8 million people

Tracking





Destination Management Resources

Holdfast Bay Council have a number of staff allocated across departments who deliver ongoing business development and marketing activity. Key actions such as investment attraction, brand management, event development, precinct master planning and funding can utilise existing resources.

Additional resources will be required to deliver specialist projects and consultants may be required to further assess opportunities such as the Glenelg Town Hall redevelopment, indigenous projects, china ready initiatives, economic impact case studies, market research, volunteer training and tour guiding.

Upcoming Actions

- Destination Marketing Campaign
- Western Alliance Tourism Destination Action Plan – Tourism business training and networking in conjunction with South Australian Industry Tourism Council
- Product packaging / travel itineraries
- Product Development
 - New aquatic experience coming April 2019
 - Adelaide Visitor Pass in conjunction with South Australian Tourism Commission
 - Brighton Historic Walk

BUDGET

Council spent \$1,842,600 in total tourism, marketing and events in 2017/2018.
This investment is divided into resources and activation:

- Resource Investment: \$945,000
- Activation Investment: \$897,600

NOTE: Council's current investment makes up 4% of annual turnover of \$45.4m.

Resource investment includes Council salaries and Council Depot internal charges for event support. Activation investment includes marketing, communications, advertising and professional services.

Total Tourism Expenditure for Holdfast Bay local economy is \$265 million.

ROI: For every \$1 spent by Council \$141.81 was returned back to the local economy.

NOTE: The return on investment formula:

$$\text{ROI} = \frac{\text{Gain from Investment} - \text{Cost of Investment}}{\text{Cost of Investment}}$$

Item No: **14.11**

Subject: **REDUCTION OF SPEED LIMIT - MARINE PARADE SEACLIFF**

Date: 29 January 2019

Written By: Traffic & Transport Technical Officer

General Manager: City Assets and Services, Mr H Lacy

SUMMARY

Residents have raised concerns regarding the safety of children at Marine Parade which runs adjacent Angus Neill Reserve as a new playspace has been installed in proximity of this road.

This report discusses six options for improving safety being - whether an application is made to the Department of Planning, Transport and Infrastructure for a reduction in speed limit on Marine Parade; whether signage is installed advising motorists that they are entering a playground area; whether a fence is installed to separate children from the roadway; whether parking is relocated to the opposite side of the road; whether raised pavement is installed; or, whether road humps are installed.

RECOMMENDATION

- 1. Council endorses Option 2: the installation of Children Warning signs with supplementary Play Ground signs on Marine Parade on the northern and southern approaches to Angus Neill Reserve.**
 - 2. Council approves consultation with residents regarding Option 3 - the installation of a 30m portion of fencing on the footpath adjacent the playspace to provide a barrier between children and the road.**
-

COMMUNITY PLAN

Placemaking: Creating lively and safe places.

COUNCIL POLICY

Asset Management Policy.
Community Consultation and Engagement Policy.

STATUTORY PROVISIONS

Local Government Act 1999.

Road Traffic Act 1961.

DPTI Speed Limit Guideline for South Australia 2017.

DPTI Code of Technical Requirements: Manual of Legal Responsibilities and Technical Requirements for Traffic Control Devices.

AS1742.10 Manual of uniform traffic control devices Part 10: Pedestrian control and protection 2009.

BACKGROUND

Council motion 315/18 requested *'that a report be brought back to Council examining a change in the speed limit on Marine Parade Seacliff, between Young and Portland streets, from 50kph to 25kph and placement of signage on the street to advise motorists that they are entering a playground area.'*

The background information in the motion stated: *'This section of road runs directly parallel to Angus Neill Reserve. There is no fence to contain children and because parking is on the eastern side of the road, cars travel on the western side right next to the park. Residents have advised of near misses when balls go onto the road. Since the playspace redevelopment there has been an increase in attendance. It is also a risk that when pre-schoolers scale the wall and the parents are on the flat, that they run off. Hence the car speed needs to be reduced and motorists made aware they are entering a playground area.'*

REPORT

Marine Parade, between Young Street and Portland Street, is less than 6 metres wide. Parking is provided on the eastern side of the road adjacent residences and a yellow line is installed on the western side of the road adjacent Angus Neill Reserve. This portion of Marine Parade supports two way traffic flows via one lane of travel. Given parking is located on the eastern side of the road and the road is less than 6m wide, cars travel adjacent the footpath on the western side of the road. The footpath on the western side of the road, adjacent Angus Neill Reserve, is 1.6m wide, whereas there is no footpath on the eastern side of the road where residential fences abut the roadway.

The new Angus Neill Reserve playspace is situated opposite three residences at No. 1, No. 3 (currently a vacant block) and No. 3b Marine Parade, on a slope within 5m of the footpath on Marine Parade and 6.5m of the road.

In the week beginning 17 September 2018, traffic speed and volume data was collected on Marine Parade, between Wheatland Street and Portland Street adjacent Angus Neill Reserve playspace.

The traffic data recorded the average weekday daily traffic volume on this portion of Marine Parade at 76 vehicles with an average of 49 vehicles travelling north and 27 travelling south. This traffic volume is very low for urban local streets, suggesting traffic using this portion of Marine Parade is predominantly local residential traffic.

Speed data recorded at the same time showed the mean speed of vehicles travelling north on this portion of Marine Parade at 30km/h and south at 36km/h. One vehicle recorded a speed in excess of the default 50km/h urban speed limit at 50.8km/h.

Presumably, as the weather improves, at weekends and during events such as the summer markets which are held on the reserve, there will be an increase in the number of people accessing Angus Neill Reserve and a corresponding increase in the volume of traffic on Marine Parade.

Six options to improve road safety at this location are proposed:

Option 1: Apply to Department of Planning, Transport and Infrastructure (DPTI) for a reduced speed limit.

DPTI approval is required for a permanent reduction to a speed limit, including on the local road network. DPTI Speed Limit Guidelines indicate that 25km/h reduce speed limits are only applicable to school zones and temporarily at work zones and community events. A 25km/h speed limit cannot be permanently installed at locations other than schools.

DPTI's Speed Limit Guideline for South Australia stipulates that other speed limits such as 30km/h or 40km/h are for high pedestrian activity centres where there are relatively high numbers of pedestrians on a consistent daily basis, such as major retail centres, commercial areas or tourism areas. It is not intended for streets with short holiday or tourism peaks.

Within City of Holdfast Bay only three 40km/h reduced speed limits have been approved by DPTI being Jetty Road Brighton, Jetty Road Glenelg and Broadway Glenelg South.

DPTI Speed Limit Guideline for South Australia stipulates that a 40km/h speed-limited area may be introduced to help create a speed environment appropriate to local streets. However, this excludes sections of an otherwise continuing street between devices such as stop signs, give way signs or roundabouts which are less than 250m. Thus Marine Parade would not meet DPTI's criteria.

It is therefore more than likely that any application to DPTI for a reduction speed limit on Marine Parade to 40km/h will not be approved. And, in any case, the installation of reduced speed limit signage does not guarantee safe driver behaviour, including compliance with a speed limits.

Option 2: Installation of signage to advise motorists that they are entering a playground area.

Council may install fluorescent yellow green **Children** warning signs with supplementary Play Ground signs on Marine Parade on the northern and southern approaches to Angus Neill Reserve at Young Street and Portland Street.

AS1742.10 provides for the installation of **Children** warning signs where it is necessary to give warning of children on or crossing the road where the presence of children might be unexpected, together with supplementary Play Ground signs.

Option 3: install a 30m portion of fencing on the footpath immediately adjacent the new playspace.

Installing a 30m portion of 0.9m high fencing on the footpath adjacent the playspace will provide a barrier between children and the road. Similar fencing is installed on footpaths at many school access points within the City providing a barrier between the footpath and road.

Installation of a fence will provide a physical barrier between the new playspace and the road, eliminating any chance of children running from the playspace directly onto the footpath (5m from the playspace) or road (6.5m from the playspace). However, the residents at the three properties opposite the fence may object to the installation of the fence due to the visual obstruction; although the visual obstruction would be lower than the height of a vehicle parked outside their residence. Installing the fence on the footpath immediately adjacent the grass will prevent any obstruction to maintaining the Reserve's grass and maintain a minimum of 1.5m footpath width for pedestrians.

Supply and install of 30 metres of 0.9m high aluminium pool fencing in a black finish will cost \$6,300 ex GST, including the cost of service location.

Refer Attachment 1

If Council wanted to extend the fencing the full 150m length of Angus Neill Reserve on Marine Parade, this would cost an additional \$190 ex GST per linear metre. The additional 120m of fencing would cost \$22,800 ex GST. Therefore, the total fencing cost would be \$29,100 ex GST. Also more residents would need to be consulted.

Option 4: Remove the yellow line on the western side of the road and install a yellow line on eastern side of the road.

This option would allow drivers to park on the western side of the road adjacent the footpath at Angus Neill Reserve. This would provide passengers, including children, the opportunity to alight onto the footpath adjacent the reserve. But children using the playground may remain vulnerable while drivers are manoeuvring vehicles into parking spaces or when no vehicles are parked. Vehicles parked adjacent the reserve would also provide a slightly larger visual obstruction to residents than vehicles parked adjacent residences or a barrier fence discussed at Option 3.

Vehicles would also need to access Marine Parade via Portland Street to park legally on the western side of the road. As there is currently a road narrowing and No Entry preventing traffic from entering Portland Street from Esplanade, drivers attempting park on the western side of Marine Parade to access Angus Neill Reserve would find this arrangement problematic.

For these reasons, the proposal to switch parking to the western side of Marine Parade is not considered beneficial.

Option 5: Rninstall raised pavement

DPTI's Code of Technical Requirements states:

'To control vehicle speeds along a length of road, raised pavements may be used at intersections in conjunction with a series of flat-top road humps, where the road humps are located on the continuing road of a T-intersection, or the priority approaches at a four-way intersection.'

Therefore at Marine Parade, raised pavements may only be used at the intersections only.

Marine Parade is not located on the continuing road of a T-Intersection and is not the priority approaches at a four-way intersection; therefore, according to the Code, a series of flat-top road humps would not be able to be installed on the portion of Marine Parade adjacent Angus Neill Reserve.

Option 6: Install road humps

DPTI's Code of Technical Requirements states:

'Devices such as slow points, road humps and road cushions are generally used in a series along a road to maintain lower vehicles speeds. Devices used in series should be consistent along a length of road and uniformly spaced. Spacing road humps or angled slow points at 90m to 100m has been shown to produce a fairly uniform speed along the road, minimising the repeated acceleration and braking, with the associated noise, which occurs with longer spacings.'

Marine Parade, between Young Street and Portland Street, is 215 metres. Council has previously installed road humps on continuing roads of much longer length and road humps are generally installed on roads of much longer length.

To achieve speed reductions on Marine Parade adjacent Angus Neill Reserve; and, in particular adjacent the new playspace, road hump spacings would need to be closer together than the recommended spacings and located clear of driveway entrances.

It may be possible to install 3 road humps: 48m from Young Street; 104m from Young Street and 160m from Young Street, essentially starting 50m from the intersections and with 50m spacing between speed humps.

There will still be some degree of repeated acceleration and braking between the road humps; and, vehicles will still be able to travel adjacent the footpath adjacent Angus Neill Reserve.

The length of a Watt's profile road hump is 3.5m; therefore, the installation of road humps may result in some loss of parking.

Also the noise of vehicles passing over a series of closely spaced road humps may affect the residential amenity.

Although a detailed cost estimate would be required, the design and installation of 3 road humps and associated signage is estimated to be approximately \$30,000 ex GST.

Refer Attachment 2

BUDGET

Supply and install of Children warning signage can be funded from the existing Traffic & Transport signage maintenance budget.

If Council endorses the, supply and install of 30 metres of 0.9m high aluminium pool fencing in a black finish, and extra \$6,300 ex GST will need to be allocated within the 2018/19 financial year budget.

LIFE CYCLE COSTS

Ongoing maintenance of signage will be funded from the Traffic & Transport signage maintenance budget.

Ongoing maintenance of the fence will be funded from the Asset maintenance budget.

Attachment 1: Option 3 - Location of barrier fence on Marine Parade adjacent playspace area



Attachment 2: Option 6 – Proposed location of three road humps on Marine Parade



Item No: **14.12**

Subject: **2018 LIFESAVING WORLD CHAMPIONSHIPS**

Date: 29 January 2019

Written By: Manager, City Activation

General Manager: Community Services, Ms Marnie Lock

SUMMARY

The 2018 Lifesaving World Championships were held in Glenelg from 16 November – 2 December. The 2018 event was the biggest World Championships ever held by the International Lifesaving Federation.

RECOMMENDATION

That Council note the report.

COMMUNITY PLAN

Economy: Boosting our visitor economy

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Not Applicable.

BACKGROUND

The Lifesaving World Championships are held every 2 years, showcasing excellence in lifesaving sports and rescue; attracting the most talented and skilled lifesaving athletes to compete for the title of World's Best.

In December 2014 the International Lifesaving Federation (ILS) voted unanimously for South Australia to host the 2018 Lifesaving World Championships (LWC2018). This was the first time the championships returned to a previous host location (having previously been successfully held in Glenelg and Christies Beach in 2012). The return to Glenelg was supported by Events South Australia, Surf Lifesaving SA and the City of Holdfast Bay.

REPORT

The Lifesaving World Championships (LWC2018) was held from 16 November – 2 December on Glenelg beach and pool events held at the State Aquatic and Leisure Centre at Marion.

CHB locations used for the event included:

- Glenelg Beach (north of the Jetty): Competition areas (water arenas and beach)
- Glenelg (south of the Jetty): Competition area (boat events)
- Wigley Reserve: Storage area
- Brian Nadilo Reserve: Champs Hub
- Glenelg Community Centre: Administration Centre
- Glenelg Library: Media Centre

With over 7,000 registered participants which included 4,400 competing athletes from 45 nations, the LWC2018 hosted in Glenelg has been the largest Lifesaving World Championships ever conducted.

LWC2018 also saw a number of firsts for the International Lifesaving Federation:

- It was the first time the event has returned to the same city for a second time.
- It was the first time a state association has successfully bid for, and run a World Championships (until now it has always been a national body).
- The running of the first National Youth Teams events and the first National IRB Teams events.
- The largest number of technical officials attending a World Championships
- Hosted the first Nipper carnival within a Lifesaving World Championships, which saw over 800 local Nippers showing the world how healthy lifesaving is in South Australia.

There were 35 World Records broken in the pool events, and Australia and New Zealand dominated in the international competition.

Event media reached in excess of 7 million people in Australia and a live streaming audience online reached 50,000 viewers around the world.

Accommodation providers have also reported occupancy rates at a minimum of 90% for that period, with the majority of operators at 97% – 100% occupancy rates.

On 21 November 2018 the area was hit with a significant weather event which resulted in two storm surges in the morning and afternoon. In regular liaison with the event organisers and the Bureau of Meteorology in the days leading up, Council's staff prepped the area as best possible including the building of a "levee" around the site. This levee protected the site from the morning tidal surge, however the surge at 4.30pm broke through the levees and flooded the site. There was an impressive post-storm effort from Council and LWC2018 staff and volunteers to ensure a safe venue for competition to restart, which is did on 23 November 2018, ensuring that the

LWC2018 only lost 1 day of competition. Competition events from this day were incorporated into the rest of the event programming.

BUDGET

Over 2 years, CHB has provided \$50,000 in cash sponsorship and contra support of \$47,610 (in the form of marketing and operational support). An Event Coordinator was also employed to support Council's implementation of the event for a 2 year period. This position was then able to be utilised to support the more than 200 events held in CHB over the 2 year period.

Item No: **14.13**

Subject: **GOOD NEIGHBOUR GARDENS RESERVE - VEGETATION IMPROVEMENTS**

Date: 29 January 2019

Written By: Technical Officer – Arboriculture

General Manager: City Assets and Services, Mr H Lacy

SUMMARY

A Vegetation Assessment has been undertaken for Good Neighbour Gardens Reserve at North Brighton after concerns were raised by a neighbouring resident regarding the proximity of a tree to their property. The Vegetation Assessment supports the removal of this tree and up to 22 other trees and bushes in Good Neighbour Gardens due to their poor health, risk or high maintenance costs. A revegetation plan is proposed which will result in improved amenity, better biodiversity, lower risk and lower ongoing maintenance costs for the Gardens.

RECOMMENDATION

DECISION 1

1. That Council support the removal of two (2) trees located in Good Neighbour Gardens being:
 - a) an *Allocasuarina cunninghamiana* (River Oak) (Tree 2 in Vegetation Assessment Report) adjoining property at 35 Vincent Avenue North Brighton as the tree represents an unreasonable risk to adjoining property.
 - b) an *Allocasuarina cunninghamiana* (River Oak) located in Good Neighbour Gardens (Tree 7 in Vegetation Assessment Report) due to excessive risk of failure caused by poor tree health and poor structural stability.
2. That replanting to offset removal of these two (2) trees be undertaken as per the recommendations of the Good Neighbour Gardens Vegetation Assessment Report.

DECISION 2

1. That Council support the removal of an additional 21 trees and shrubs from the Good Neighbour Gardens Reserve and replanting with approximately 655 plants to

improve the visual amenity, biodiversity, risk and maintenance costs of the Gardens as outlined in the Vegetation Assessment Report.

- 2. That the cost of removals and replanting (estimated at around \$5,500) be funded from existing maintenance and operating budgets.**
-

COMMUNITY PLAN

Environment: Protecting Biodiversity

Environment: Building an environmentally resilient city

Environment: Using resource efficiently

Environment: Fostering an environmentally connected community

COUNCIL POLICY

Tree Management Policy

STATUTORY PROVISIONS

Development Act 1993

BACKGROUND

A Vegetation Assessment report has been prepared for the Good Neighbour Gardens Reserve after concerns were raised by a resident living adjacent to the reserve about undue risk of property damage from an overhanging tree and the general poor state of the vegetation at the Reserve. This complaint resulted in an assessment of the reserve's vegetation as the tree removal needed to be supported with a workable revegetation plan.

REPORT

A resident had previously raised concerns regarding the proximity of an *Allocasuarina cunninghamiana* (River Oak) tree in relation to risks to his dwelling and also the general state of the reserve. This triggered an assessment of the tree in question and of the vegetation located in the reserve.

The initial tree assessment was carried out on 24 October 2018, determining the River Oak (referred to as Tree 2 in the Vegetation Assessment report) to be healthy and supporting reasonable structure. However, this large tree, located at only 2.1 m from the dwelling, did raise concerns of a potential future risk. As this tree presents a notable visual element to the area, removal could not be considered without incorporating a revegetation plan and so a whole of Reserve assessment was also undertaken to provide a holistic management plan for the reserve vegetation.

A Vegetation Assessment has therefore been undertaken, encompassing the entire perimeter of Good Neighbour Gardens Reserve. There are a number of recommended removals, including the tree at the side of 35 Vincent Avenue and another large tree within the reserve. In total 23 trees and bushes are recommended for removal due to poor health or poor tree structure. These proposed removals create a void space which gives an opportunity to rejuvenate and replant the sections of reserve to increase amenity, improve biodiversity and reduce costs. The removal and replanting schedules are presented in the Vegetation Assessment report.

Refer Attachment 1

Tree 7 is recommended for immediate removal due to its poor health and the risk of future collapse.

A recommended plant list is detailed within the Vegetation Assessment and will attract a number different native invertebrates. The plant list also recommends quantities, whilst specifying the invertebrates this planting palette is aimed to attract. The recommended revegetation is consistent with the Environment Pillar objective of protecting and increasing biodiversity. Council has received a quotation for the plants listed in the recommended plant list and this is found in Attachment 2.

Refer Attachment 2

BUDGET

The removal component of the Vegetation Assessment is estimated at \$2,200 and will be met from within the Depot's Operational Budget. The revegetation component, estimated to cost around \$3,350 will be met by the Environment Budget.

Watering and formative pruning will be provided by Council staff from existing budgets.

LIFE CYCLE COSTS

As vegetation and trees require ongoing maintenance throughout their lifespan, this is allowed for within the operational budget.

Good Neighbour Gardens Vegetation Assessment and Recommendations



Prepared for Council
Compiled by Ben Hall, Technical Arboriculture Officer

Contents

Executive Summary..... 3
Area of assessment 3
Identification Data Map 4
Individual Vegetation Data & Imagery..... 5
Tabled Vegetation Data 17
Medium Risk Trees – Detailed 20
Revegetation Plan 23
Recommended plant list 24
Conclusion..... 26

Executive Summary

A vegetation assessment was carried out in Good Neighbour Gardens Reserve incorporating only the garden beds that are on the perimeter of the reserve.

From the 45 trees and shrubs assessed, it was determined that 23 be recommended for removal. These removals have been taken into consideration with the aim of rejuvenating this widely utilised public reserve with revegetation following removal.

Area of assessment

The Good Neighbour Gardens Reserve is 98 m x 67 m in area. It is fringed by concrete edged garden beds as indicated in red below. This area is currently a bare un-mulched zone that supports a variety of species.



Identification Data Map

All vegetation assessed has been labelled 1 to 45, as per aerial imagery. Reference to the allocated identification labels correlate to the detailed vegetation assessment.



Individual Vegetation Data and Imagery



1
Species: *Pittosporum crassifolium*
Recommendation: Retain



2
Species: *Allocasuarina cunninghamiana*
Recommendation: Remove



3
Species: *Braychiton acerifolius*
Recommendation: Retain



4
Species: *Strelitzia reginae*
Recommendation: Retain



5
Species: *Photinia robusta*
Recommendation: Remove



6
Species: *Nerium Oleander*, *Hedera helix*
Recommendation: Remove



7
Species: *Allocasuarina cunninghamiana*
Recommendation: Remove



8
Species: *Olea europaea*
Recommendation: Remove



9

Species: *Prunus dulcis*
Recommendation: Remove



10

Species: *Cercis siliquastrum*
Recommendation: Remove



11

Species: *Prunus dulcis*
Recommendation: Remove



12

Species: *Prunus dulcis*
Recommendation: Remove



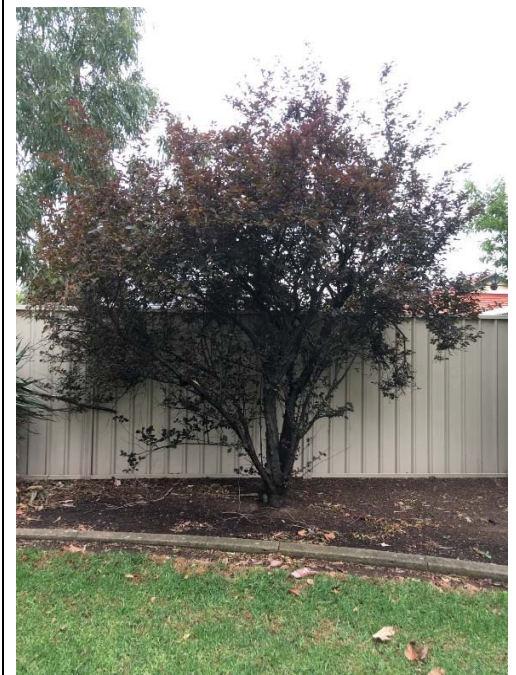
13

Species: *Cercis siliquastrum*
Recommendation: Remove



14

Species: *Yucca gloriosa*
Recommendation: Retain



15

Species: *Cercis siliquastrum*
Recommendation: Remove



16

Species: *Prunus dulcis*
Recommendation: Remove



17

Species: *Pittosporum crassifolium*
Recommendation: Retain



18

Species: *Pinus canariensis*
Recommendation: Retain



19

Species: *Araucaria heterophylla*
Recommendation: Retain



20

Species: *Yucca gloriosa*
Recommendation: Retain



21

Species: *Olea europaea*, *Cupressus arizonica*
Recommendation: Remove



22

Species: *Allocasuarina cunninghamiana*
Recommendation: Retain



23

Species: *Allocasuarina cunninghamiana*
Recommendation: Retain



24

Species: *Pittosporum crassifolium*
Recommendation: Retain



25

Species: *Nerium Oleander*
Recommendation: Remove



26

Species: *Allocasuarina cunninghamiana*
Recommendation: Retain



27

Species: *Citharexylum spinosum*
Recommendation: Retain



28

Species: *Ficus macrophylla*
Recommendation: Retain



29

Species: *Populus fremontii*
Recommendation: Retain



30

Species: *Strelitzia reginae*
Recommendation: Retain



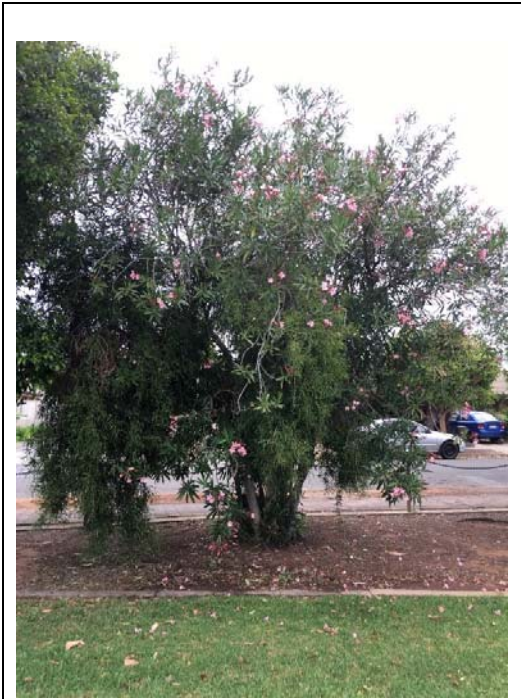
31

Species: *Agonis flexuosa*
Recommendation: Retain



32

Species: *Syzygium australe*
Recommendation: Retain



33

Species: *Nerium Oleander*
Recommendation: Remove



34

Species: *Prunus dulcis*
Recommendation: Remove



35

Species: *Nerium Oleander*
Recommendation: Remove



36

Species: *Ligustrum japonicum*
Recommendation: Remove



37
Species: *Jacaranda mimosifolia*
Recommendation: Remove



38
Species: *Yucca gloriosa*
Recommendation: Remove



39
Species: *Lagunaria patersonia*
Recommendation: Retain



40
Species: *Nerium Oleander*
Recommendation: Remove



41

Species: *Cotoneaster lacteus*
Recommendation: Remove



42

Species: *Ligustrum japonicum*
Recommendation: Remove



43

Species: *Araucaria heterophylla*
Recommendation: Retain



44

Species: *Brachychiton populneus*
Recommendation: Retain



45

Species: *Araucaria heterophylla*

Recommendation: Retain

Tabled Vegetation Data

ID	Species	Common Name	Health	Structure	Risk	Recommendation	Additional comment
1	<i>Pittosporum crassifolium</i>	Karo	Good	Fair-Poor	Low	Retain	None noted
2	<i>Allocasuarina cunninghamiana</i>	River Oak	Good	Good	Medium	Remove	With consideration of proximity of tree to dwelling, medium risk is recognised. In the event of limb failure, potential of damaging neighboring property is likely.
3	<i>Braychiton acerifolius</i>	Illawarra Flame Tree	Good	Good	Low	Retain/Prune	Minor dead-wooding required
4	<i>Strelitzia reginae</i>	Bird of Paradise	Good	Herbaceous N/A	Low	Retain	None noted
5	<i>Photinia robusta</i>	Red Leaf Photinia	Poor	Poor	Low	Remove	None noted
6	<i>Nerium</i> <i>Oleander,</i> <i>Hedera helix</i>	Oleander & Common Ivy	Fair-Poor	Shrub/Climber N/A	Low	Remove	None noted
7	<i>Allocasuarina cunninghamiana</i>	River Oak	Fair-Poor	Poor	Medium	Remove	Tree has a bifurcated main stem with included bark. Evident scaring at the collar further reduce tree's structural integrity.
8	<i>Olea europaea</i>	Olive	Good	Poor	Low	Remove	Declared weed – regulated under the <i>Natural Resources Management Act 2004</i>
9	<i>Prunus dulcis</i>	Almond	Fair	Poor	Low	Remove	None noted
10	<i>Cercis siliquastrum</i>	Judas Tree	Poor	Poor	Low	Remove	None noted
11	<i>Prunus dulcis</i>	Almond	Fair	Good	Low	Remove	None noted
12	<i>Prunus dulcis</i>	Almond	Fair	Poor	Low	Remove	None noted
13	<i>Cercis siliquastrum</i>	Judas Tree	Fair	Poor	Low	Remove	None noted
14	<i>Yucca gloriosa</i>	Yucca	Fair	Poor	Low	Retain/Prune	Remove dead foliage

ID	Species	Common Name	Health	Structure	Risk	Recommendation	Additional comment
15	<i>Cercis siliquastrum</i>	Judas Tree	Good	Fair-Poor	Low	Remove	None noted
16	<i>Prunus dulcis</i>	Almond	Good	Fair-Poor	Low	Remove	None noted
17	<i>Pittosporum crassifolium</i>	Karo	Good	Fair	Low	Retain	None noted
18	<i>Pinus canariensis</i>	Canary Island Pine	Good	Good	Low	Retain	None noted
19	<i>Araucaria heterophylla</i>	Norfolk Island Pine	Good	Good	Low	Retain	None noted
20	<i>Yucca gloriosa</i>	Yucca	Good	Good	Low	Retain	None noted
21	<i>Olea europaea, Cupressus arizonica</i>	Olive & Arizona Cypress	Poor	Poor	Low	Remove	None noted
22	<i>Allocasuarina cunninghamiana</i>	River Oak	Good	Good	Low	Retain	None noted
23	<i>Allocasuarina cunninghamiana</i>	River Oak	Good	Good	Low	Retain	None noted
24	<i>Pittosporum crassifolium</i>	Karo	Good	Fair	Low	Retain	None noted
25	<i>Nerium Oleander</i>	Oleander	Fair	Shrub N/A	Low	Remove	None noted
26	<i>Allocasuarina cunninghamiana</i>	River Oak	Good	Good	Low	Retain	None noted
27	<i>Citharexylum spinosum</i>	Florida Fiddlewood	Fair	Fair	Low	Retain	None noted
28	<i>Ficus macrophylla</i>	Moreton Bay Fig	Good	Good	Low	Retain	None noted
29	<i>Populus fremontii</i>	Fremont Cottonwood	Good	Good	Low	Retain	None noted
30	<i>Strelitzia reginae</i>	Bird of Paradise	Good	Herbaceous N/A	Low	Retain	None noted

ID	Species	Common Name	Health	Structure	Risk	Recommendation	Additional comment
31	<i>Agonis flexuosa</i>	Willow Myrtle	Good	Good	Low	Retain	None noted
32	<i>Syzygium australe</i>	Creek Lily-Pilly	Good	Good	Low	Retain	None noted
33	<i>Nerium Oleander</i>	Oleander	Poor	Shrub N/A	Low	Remove	Host plant to Mistletoe
34	<i>Prunus dulcis</i>	Almond	Fair	Fair	Low	Remove	None noted
35	<i>Nerium Oleander</i>	Oleander	Good	Shrub N/A	Low	Remove	None noted
36	<i>Ligustrum japonicum</i>	Japanese Privet	Fair	Shrub N/A	Low	Remove	None noted
37	<i>Jacaranda mimosifolia</i>	Jacaranda	Poor	Good	Low	Remove	Although tree is a desirable species, exposed roots reveal evidence of poor stock making removal and replacement best practice.
38	<i>Yucca gloriosa</i>	Yucca	Poor	Poor	Low	Remove	None noted
39	<i>Lagunaria patersonia</i>	Norfolk Island hibiscus	Good	Good-Fair	Low	Retain	None noted
40	<i>Nerium Oleander</i>	Oleander	Fair	Shrub N/A	Low	Remove	None noted
41	<i>Cotoneaster lacteus</i>	Milk Flower Cotoneaster	Poor	Shrub N/A	Low	Remove	None noted
42	<i>Ligustrum japonicum</i>	Japanese Privet	Poor	Shrub N/A	Low	Remove	None noted
43	<i>Araucaria heterophylla</i>	Norfolk Island Pine	Good	Good	Low	Retain	None noted
44	<i>Brachychiton populneus</i>	Kurrajong	Good	Good	Low	Retain	None Noted
45	<i>Araucaria heterophylla</i>	Norfolk Island Pine	Good	Good	Low	Retain	None noted

Detail of Medium Risk Trees

The Vegetation Assessment identified both trees Two and Seven as vegetation presenting a medium level of risk. As these two trees display a notable visual element to the area, their characteristics have been depicted in more detail below.

Tree 2

Whilst this particular River Oak displays reasonably good health and structure, its proximity to the neighbouring dwelling (2.1m) raises a level of concern in terms of locational risk. Further, due to this proximity the tree is considered exempt from the controls of the *Development Act 1993*, therefore cannot be considered 'Significant' or 'Regulated'.

The tree stands at 20.5 m tall and the canopy extends 5.8 m to the north over the roof line of the property. The prevailing southerly winds cause frequent large amounts of tree debris to fall on the roof of this dwelling, filling up the gutters and causing minor branch failures. Subsequently, this has required frequent reactive attendance by Council to undertake counteractive pruning. This highlights a medium level of risk with the likelihood of property damage should the tree fall down.

Summary

- Botanical name: *Allocasuarina cunninghamiana*
- Common name: River Oak
- Circumference 1 m from base: 265 cm
- Height: 20.5 m
- Average canopy spread: 5.15 m
- Distance from dwelling: 2.1 m



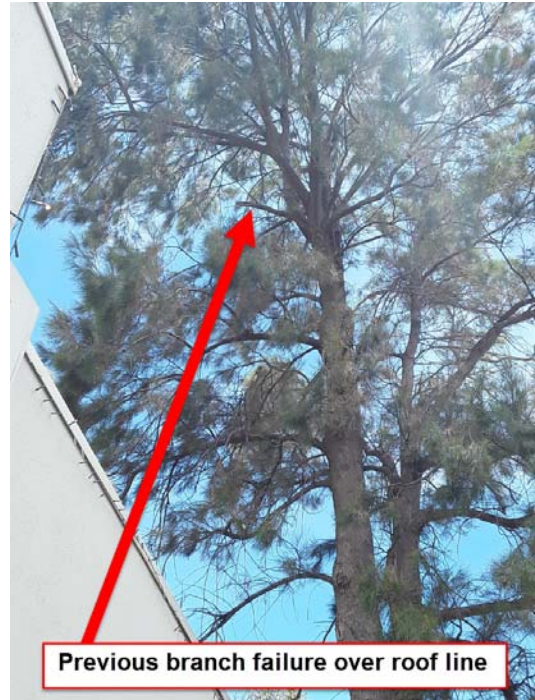
Tree 2 Looking south east



Tree 2 Main trunk looking north



Tree 2 Looking east indicating canopy extension



Tree 2 Canopy overhang indicating previous break

Tree 7

Whilst this particular River Oak is positioned in a location of low risk, it is considered to have fair to poor health, whilst supporting a poor structure. The tree presents poorly due to a bifurcated main stem. This structural default is likely to weaken and then split, creating a medium level risk.

Due to this tree being 7.7 m from a dwelling this specimen is also considered exempt from the controls of the *Development Act 1993* and therefore cannot be considered 'Significant' or 'Regulated'.

Summary

- Botanical name: *Allocasuarina cunninghamiana*
- Common name: River Oak
- Circumference 1 m from base: 212 cm
- Height: 18 m
- Average canopy spread: 3.85 m
- Distance from dwelling: 7.7 m



Tree 7 Looking north at bifurcated main stem



Tree 7 Looking north at entire tree

Revegetation Plan

With the 23 recommended removals, the area of potential revegetation has been highlighted in yellow. This void space will present the opportunity to rejuvenate the zone and increase biodiversity in the area.

A recommended plant list has been developed to attract a number of native invertebrates. This species list also recommends quantities, whilst specifying the invertebrates this planting palette is aimed to attract. Please refer to the Recommended Plant List section for further details.



Recommended plant list

Species	TOTAL	Biodiversity Benefit
<i>Acacia acinacea</i>	10	Native bees
<i>Adriana quadripartita</i>	5	Bitterbush Blue butterfly
<i>Atriplex semibaccata</i>	5	Saltbush Blue butterfly
<i>Austrodanthonia spp.</i>	25	White Banded Grass Dart
<i>Austrostipa spp.</i>	25	Southern Grass Dart, White Banded Grass Dart, Common Brown butterflies
<i>Banksia marginata</i>	5	Honey Eaters / Native bees
<i>Billardiera cymosa</i>	5	Native bees
<i>Bursaria spinosa</i>	10	Australian Painted Lady butterfly / Native bees
<i>Chrysocephalum apiculatum</i>	50	Australian Painted Lady butterfly / Native bees
<i>Chrysocephalum semipapposum</i>	25	Australian Painted Lady butterfly / Native bees
<i>Daviesia leptophylla</i>	5	Native bees
<i>Dianella revoluta</i>	50	Common Grass Blue butterfly / Native bees
<i>Einadia nutans ssp. Nutans</i>	20	Saltbush Blue butterfly
<i>Eutaxia microphylla</i>	10	Fringe Heath Blue butterfly
<i>Goodenia varia</i>	10	Butterflies / Native bees
<i>Goodenia albiflora</i>	20	Native bees
<i>Goodenia amplexans</i>	50	Butterflies / Bees
<i>Hardenbergia violacea</i>	25	Common Grass Blue butterfly / Native bees
<i>Leucophyta brownii</i>	20	
<i>Linum marginale</i>	25	Native bees
<i>Lotus australis</i>	50	Common Grass Blue butterfly / Native bees
<i>Myoporum parvifolium</i>	5	
<i>Olearia axillaris</i>	10	Native bees
<i>Oxalis perennans</i>	5	Chequered Copper butterfly
<i>Pittosporum angustifolium</i>	5	

Species	TOTAL	Biodiversity Benefit
<i>Poa poiformis</i> var. <i>poiformis</i>	25	Mottled Grass Skipper, Common Brown, White Banded Grass Dart butterflies
<i>Pultenaea daphnoides</i>	10	Native bees
<i>Pultenaea largiflorens</i>	25	Native bees
<i>Rhagodia candolleana</i> ssp. <i>candolleana</i>	10	Saltbush Blue butterfly
<i>Scaevola albida</i>	25	Meadow Argus butterfly
<i>Teucrium racemosum</i>	10	
<i>Themeda triandra</i>	25	Common Brown Southern Grass Dart
<i>Xerochrysum bracteatum</i>	50	Australian Painted Lady butterfly / Native bees
TOTAL	655	

Conclusion

In conclusion, approximately 50% of the vegetation is recommended for removal, based on health, structure and risk. Whilst the depicted removals contribute to recognised amenity it is suggested that these removals only occur to coincide with the revegetation plan.

As a part of the rejuvenation, the specified zones will require preparation through tree removals and mulching. Replacement plantings need to occur closely following removals in June and/or July to ensure establishment. Irrigation and occasional hand watering will also aid in establishing the juvenile plants.

Planting for Biodiversity and Riparian areas

		TOTAL	Comments	Biodiversity Benefit	Cost	Total
<i>Acacia acinacea</i>	10	10				
<i>Adriana quadripartita</i>	5	5	Male & Female	Bitterbush Blue	\$ 2.10	\$ 10.50
<i>Atriplex semibaccata</i>	5	5		Saltbush Blue	\$ 1.95	\$ 9.75
<i>Austrodanthonia spp.</i>	25	25		White Banded Grass Dart	\$ 1.95	\$ 48.75
<i>Austrostipa spp.</i>	25	25		Southern Grass Dart White Banded Grass Dart Common Brown	\$ 1.95	\$ 48.75
<i>Banksia marginata</i>	5	5		Honey Eaters / Native Bees	\$ 2.10	\$ 10.50
<i>Billardiera cymosa</i>	5	5		Native Bees	\$ 1.95	\$ 9.75
<i>Bursaria spinosa</i>	10	10		Australian Painted Lady / Native Bees	\$ 2.10	\$ 21.00
<i>Chrysocephalum apiculatum</i>	50	50		Australian Painted Lady	\$ 2.10	\$ 105.00
<i>Chrysocephalum semipapposum</i>	25	25		Australian Painted Lady	\$ 2.10	\$ 52.50
<i>Daviesia leptophylla</i>	5	5			\$ 1.95	\$ 9.75
<i>Dianella revoluta</i>	50	50		Common Grass Blue / Native Bees	\$ 2.10	\$ 105.00
<i>Einadia nutans ssp. Nutans</i>	20	20		Saltbush Blue	\$ 1.95	\$ 39.00
<i>Eutaxia microphylla</i>	10	10		Fringe Heath Blue	\$ 1.95	\$ 19.50
<i>Goodenia varia</i>	10	10		Butterflies / Bees	\$ 2.10	\$ 21.00
<i>Goodenia albiflora</i>	20	20		Native Bees	\$ 2.10	\$ 42.00
<i>Goodenia amplexans</i>	50	50		Butterflies / Bees	\$ 2.10	\$ 105.00
<i>Hardenbergia violacea</i>	25	25		Common Grass Blue	\$ 1.95	\$ 48.75
<i>Leucophyta brownii</i>	20	20			\$ 2.10	\$ 42.00
<i>Linum marginale</i>	25	25			\$ 1.95	\$ 48.75
<i>Lotus australis</i>	50	50		Common Grass Blue / Native Bees	\$ 1.95	\$ 97.50
<i>Olearia axillaris</i>	10	10			\$ 1.95	\$ 19.50
<i>Oxalis perennans</i>	5	5	only of intested if trying to create a Butterfly Garden	Chequered Copper	\$ 2.10	\$ 10.50
<i>Myoporum parvifolium</i>	5	5			\$ 2.10	\$ 10.50
<i>Pittosporum angustifolium</i>	5	5			\$ 2.10	\$ 10.50
<i>Poa poiformis var. poiformis</i>	25	25		Mottled Grass Skipper Common Brown White Banded Grass Dart	\$ 1.95	\$ 48.75
<i>Pultenaea daphnoides</i>	10	10			\$ 1.95	\$ 19.50

<i>Pultenaea largiflorens</i>	25	25			\$ 1.95	\$ 48.75
<i>Rhagodia candolleana ssp. candolleana</i>	10	10		Saltbush Bue	\$ 2.10	\$ 21.00
<i>Scaevola albida</i>	25	25		Meadow argus	\$ 2.10	\$ 52.50
<i>Teucrium racemosum</i>	10	10			\$ 2.10	\$ 21.00
<i>Themeda triandra</i>	25	25		Common Brown Southern Grass Dart	\$ 1.95	\$ 48.75
<i>Xerochrysum bracteatum</i>	50	50		Australian Painted Lady	\$ 1.95	\$ 97.50
TOTAL	655	655			Total	\$ 1,303.50

Item No: **14.14**

Subject: **FOOTPATH ENCROACHMENT - PURCHASE OF LAND - PORTION OF 15 PINE AVENUE, KINGSTON PARK**

Date: 29 January 2019

Written By: Manager Assets & Facilities

General Manager: City Assets and Services, Mr H Lacy

SUMMARY

Council's footpath adjoining the residential block at 15 Pine Avenue, Kingston Park encroaches some 11.84 square metres onto that private property.

The property owner is willing to sell the portion for a price of approximately \$18,000 which includes the cost of construction of a cross over. The alternative option is to reduce the width of the foot path or the roadway. This remediation is estimated to cost approximately \$15,000 but will reduce the road width.

This report recommends that Council purchase the encroachment area for the price sought by the land owner. Note that Council will also need to pay all transaction costs (ie. conveyancing, road opening process, etc) of about \$7,000.

RECOMMENDATION

That Council:

- 1. Approve the purchase of approximately 11.84 m² of land that is part of 15 Pine Ave, Kingston Park, at a cost of approximately \$18,000 which includes the cost of construction of a crossover.**
 - 2. Authorises the Mayor and Chief Executive Officer to affect the land purchase, affix the Seal and sign any associated documentation.**
 - 3. Subject to transfer of the subject land, approve a road opening in accordance with Roads (Opening and Closing) Act 1991.**
 - 4. Provide additional capital expenditure of up to \$25,000 at the March 2019 budget update for the purchase of the land and associated costs.**
-

COMMUNITY PLAN

Placemaking: Creating lively and safe places

Placemaking: Developing walkable connected neighborhoods

Placemaking: Building character and celebrating history

Community: Building a healthy, active and resilient community

Community: Celebrating culture and diversity

Community: Providing welcoming and accessible facilities

Community: Fostering an engaged and contributing community

Environment: Fostering an environmentally connected community

Culture: Supporting excellent, efficient operations

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Development Act 1993

Encroachment Act 1944

BACKGROUND

In 2016, subsequent to examining survey reports and other information from the owner of 15 Pine Avenue, Seacliff, Council's then Technical Engineer identified that council's footpath encroached some 11.84 square meters onto the private property. As the property owner indicated a willingness to sell this portion of his property, the subject land was assessed and valued as having a market value of \$12,000.

Refer Attachment 1 – letter from the land owner

Refer Attachment 2 – Land value assessment

In the latest letter dated August 2018, the property owner advised that he would take the issue to the court and claim compensation in-line with the Encroachment Act 1944 which potentially could see council exposed to higher costs, including legal fees.

REPORT

At a recent meeting, the property owner has indicated that he would be willing to accept payment of \$16,000 plus the construction of a new crossover that is estimated to cost approximately \$2,000. All transfer costs (estimated at around \$7,000) would also be bourn by the Council.

Council has three options:

- Option 1 - purchase the small parcel of land (approx. 11.84m²) under the encroachment at the price sought by the property owner. This will resolve the encroachment and retain Council infrastructure in current configuration
- Option 2 - refer the matter to Court and seek an order for the sale of the land (at market value) to Council. The owner may also refer the matter to Court and argue that Council can remedy the encroachment by removing the footpath. In either case, the process will incur additional legal fees to action or defend Council's position
- Option 3 – remove the footpath from the private land and reduce the footpath and potentially the road to remove the encroachment.

If council were to reduce the footpath and road width (Option 3 or a failed Option 2), the estimated cost of the capital works is around \$15,000 but Council is left with a non-compliant footpath or potentially narrowed roadway.

Legal costs for Option 2 could amount to \$5,000-10,000 depending on progress of the matter and could result in this option being more expensive than Option 1 or Option 3.

A "road opening" process will also need to be agreed to by Council in accordance with the Roads (Opening and Closing) Act 1991 (SA). The land transfer including conveyancing have been estimated to cost the council an additional \$7,000.

BUDGET

Currently there is no budget allocated to the proposed purchase. Required budget to acquire the land and undertake the associated processes is approximately \$25,000.

LIFE CYCLE COSTS

No life cycle costs changes as there are no changes proposed for Council infrastructure.



15 Pine Avenue
Kingston Park SA 5049
23rd October 2017

The City of Holdfast Bay
The Chief Executive Officer
24 Jetty Road
Brighton SA 5049

Att'n Justin Lynch CEO

INCORRECT ROAD AND FOOTPATH ALIGNMENT 15 PINE AVENUE KINGSTON PARK

I refer to an issue dating back to 18th November 2015, my subsequent letter 16th August 2017 and meeting with Holdfast Bay Council Technical Engineer Hilton Solyom the week following. I subsequently replied 23rd October 2017 and met with Hilton late last year where he reiterated that the council would not consider increasing its offer of purchase for the incorrectly aligned land.

Mr. Solyom had initially replied to my inquiry with an erroneous letter 19th November 2015 stated the council footpath did not encroach on my property. Mr Solyom subsequently asked for survey plans to confirm the encroachment. I provided these plans of the survey at my cost and he subsequently agreed that the council had incorrectly approved the sub-division survey which had included a section of the footpath located on my land.

I provided survey plans by Mattson and Martyn which confirmed the incorrect alignment resulting from incorrect survey and layout of the above block when approved council.

This error could have easily been sighted by a site visit by a council officer.

The outcome of our last meeting and discussions to this date remain un-resolved

From my discussions with Hilton Solyom the following resolution was to be adopted by council:

Realignment of the western boundary point of my property 1.0m south compensating myself for the reduced block area. This also requires that the council approve my house building approval based on 5.7m set back from the boundary in lieu of the present 6.7m setback and retaining wall to limit the fall from the cut.

The proposed compensation offer by Mr Solyom was \$12,000. I pointed out that this cost did not cover my costs related to the reduced value of my land area, the costs of the survey and the additional landscaping costs for a retaining wall. Noting the council had cut the block to suit the footpath and road level.

Subsequent to my letter 23rd October 2017 I did not receive any response on or before 6th November 2017. I have therefore consulted my solicitor DBH Lawyers who advised that under the Encroachment Act 1944 that compensation for an encroachment is nominated under the Act at three times the land value.

I am now prepared pursue this matter and seek arbitration in the District Court unless council is prepared to meet my compensation request.

I advise that I intend to commence landscaping of the front of my site and driveway and require resolution of this matter in the near future.

Considering that I have had to pursue this matter now over three years to obtain even partial resolution, after initially being given erroneous advice by council staff. Legal resolution will only increase the costs to council.

I have been advised by my legal counsel that if we do not receive your reply with a offer settlement suitable to myself within the next 14 days I intend to pursue this matter through legal remedy.

Please do not hesitate to contact the undersigned,

Yours faithfully



Paul Rampling
0429 944 445

Cc: DBH Lawyers Att'n Mr W. Moody

Encl: Copy of Encroachment Act 1944



South Australia

Encroachments Act 1944

An Act to provide for the adjustment of boundaries where buildings or walls encroach on adjoining land; to facilitate the determination of boundaries; and for purposes connected therewith.

Contents

- 1 Short title
- 2 Interpretation
- 3 Jurisdiction
- 4 Application to court in respect of encroachments
- 5 Compensation
- 6 Charge on land
- 7 Encroaching owner—compensation and conveyance
- 8 Adjacent owner—compensation and conveyance
- 9 Vesting order
- 10 Boundaries
- 11 Suit, action, or other proceeding
- 12 Persons interested

Legislative history

The Parliament of South Australia enacts as follows:

1—Short title

This Act may be cited as the *Encroachments Act 1944*.

2—Interpretation

In this Act, unless the context otherwise requires or some other meaning is clearly intended—

adjacent owner means the owner of land over which an encroachment extends;

boundary means the boundary line between contiguous parcels of land;

building means a substantial building of a permanent character and includes a wall;

court means a court which has jurisdiction in the particular matter;

encroaching owner means the owner of the land contiguous to the boundary beyond which an encroachment extends;

encroachment means encroachment by a building, and includes encroachment by overhang of any part as well as encroachment by intrusion of any part in or upon the soil;

owner means any person entitled to an estate of freehold in possession—

- (a) whether in fee simple or for life or otherwise;
- (b) whether at law or in equity;
- (c) whether absolutely or by way of mortgage;

and includes a mortgagee under a registered mortgage of a freehold estate in possession in land under the *Real Property Act 1886*;

subject land means that part of the land of the adjacent owner over which an encroachment extends;

the Land and Valuation Court means the Land and Valuation Court constituted under the *Supreme Court Act 1935*.

3—Jurisdiction

The jurisdiction with which a court is invested under and pursuant to this Act (excepting section 11 of this Act) shall be exercised by the Land and Valuation Court.

4—Application to court in respect of encroachments

- (1) Either an adjacent owner or an encroaching owner may apply to the court for relief under this Act in respect of any encroachment.
- (2) On the application the court may make such orders as it deems just with respect to—
 - (a) the payment of compensation to the adjacent owner;
 - (b) the conveyance transfer or lease of the subject land to the encroaching owner, or the grant to him of any estate or interest therein, or any easement, right, or privilege in relation thereto;
 - (c) the removal of the encroachment.
- (3) The court may grant or refuse the relief or any part thereof as it deems proper in the circumstances of the case, and in the exercise of this discretion may consider amongst other matters—
 - (a) the fact that the application is made by the adjacent owner or by the encroaching owner, as the case may be;
 - (b) the situation and value of the subject land, and the nature and extent of the encroachment;
 - (c) the character of the encroaching building, and the purposes for which it may be used;
 - (d) the loss and damage which has been or will be incurred by the adjacent owner;
 - (e) the loss and damage which would be incurred by the encroaching owner if he were required to remove the encroachment;
 - (f) the circumstances in which the encroachment was made.
- (4) This section applies to encroachments made either before or after the commencement of this Act.

5—Compensation

- (1) The minimum compensation to be paid to the adjacent owner in respect of any conveyance, transfer, lease, or grant to the encroaching owner shall, if the encroaching owner satisfies the court that the encroachment was not intentional, and did not arise from negligence, be the unimproved capital value of the subject land, and in any other case three times such unimproved capital value.
- (2) In determining whether the compensation shall exceed the minimum, and if so, by what amount, the court shall have regard to—
 - (a) the value, whether improved or unimproved, of the subject land to the adjacent owner;
 - (b) the loss and damage which has been or will be incurred by the adjacent owner through the encroachment and through the orders proposed to be made in favour of the encroaching owner;
 - (c) the circumstances in which the encroachment was made.

6—Charge on land

- (1) The order for payment of compensation may be registered in the Lands Titles Office or the General Registry Office in such manner as the Registrar-General determines, and shall, except so far as the court otherwise directs, upon registration operate as a charge upon the land of the encroaching owner and shall have the same priority as if it were a mortgage registered at the time when the order is registered.
- (2) In this section the land of the encroaching owner means the parcel of land contiguous to the boundary beyond which the encroachment extends, or such part thereof as the court specifies in the order.

7—Encroaching owner—compensation and conveyance

Wherever the court sees fit, and in particular where the encroaching owner is not an owner beneficially entitled to the fee simple free from encumbrances, the court may determine—

- (a) by whom and in what proportions the compensation is to be paid in the first instance, and is to be borne ultimately;
- (b) to whom, for whose benefit, and upon what limitations the conveyance, transfer or lease of the subject land or grant in respect thereof is to be made.

8—Adjacent owner—compensation and conveyance

Wherever the court sees fit, and in particular where the adjacent owner is not an owner beneficially entitled to the fee simple free from encumbrances, the court may determine—

- (a) to whom, for whose benefit, and in what proportions the compensation is to be paid or applied; and
- (b) by whom the conveyance, transfer or lease of the subject land or grant in respect thereof is to be made.

9—Vesting order

Wherever the court may make or has made an order under this Act with respect to the subject land, the court may make such vesting order as it deems proper in lieu thereof or in addition thereto, or in default of compliance therewith.

10—Boundaries

- (1) Where any question arises, whether an existing building encroaches or a proposed building will encroach beyond the boundary, either of the owners of the contiguous parcels of land may apply to the court for the determination under this Act of the true boundary.
- (2) On the application the court may make such orders as it deems proper for determining, marking, and recording the true boundary.
- (3) This section applies to buildings erected either before or after the commencement of this Act.

11—Suit, action, or other proceeding

- (1) In any proceeding before a court, however originated, the court may, if it sees fit, exercise any of the powers conferred by this Act, and may stay the proceeding on such terms as it deems proper.
- (2) Where any proceeding is taken or is about to be taken by any person, and the court in which the proceeding is taken or is about to be taken, or the Supreme Court, is of opinion that the matter could more conveniently be dealt with by an application under this Act, the court may grant an injunction on such terms as it may deem proper, restraining the person from taking or continuing the proceedings.
- (3) In any proceeding the court may, if it is of opinion that the matter could more conveniently be dealt with by an application under this Act, stay the action on such terms as it deems proper.

12—Persons interested

In any application under this Act the court may require—

- (a) that notice of the application shall be given to any person interested;
- (b) that any person interested shall be made a party to the application.

Legislative history

Notes

- For further information relating to the Act and subordinate legislation made under the Act see the Index of South Australian Statutes or www.legislation.sa.gov.au.

Principal Act and amendments

New entries appear in bold.

Year	No	Title	Assent	Commencement
1944	24	<i>Encroachments Act 1944</i>	14.12.1944	14.12.1944
1969	53	<i>Encroachments Act Amendment Act 1969</i>	4.12.1969	21.5.1970 (<i>Gazette 21.5.1970 p1842</i>)

SAM CHRISTODOULOU F.A.P.I.
Grad. Dip. Town Planning

ABN 45 362 691 173

PROPERTY VALUER
REAL ESTATE CONSULTANT

222 STURT STREET
ADELAIDE SA 5000

PO BOX 84,
GOODWOOD SA 5034

TELEPHONE: 0417 839 245
FAX: (08) 8231 5480
EMAIL: samchris@esc.net.au

Our Ref: SC/MC/3979

10th October 2016

Technical Engineer,
City of Holdfast Bay,
Brighton Civic Centre,
24 Jetty Road,
BRIGHTON S.A. 5048



ATTENTION: MR. HILTON SOLYOM

Dear Sir,

RE: OPINION OF VALUE
FOOTPATH ENCROACHMENT
15 PINE AVENUE KINGSTON PARK S.A.

Following on your instructions I inspected the above encroachment on the 16th September 2016, in order to determine the “fair market value” of the land encroached upon.

I report as follows:

The encroachment is depicted on the survey plan prepared by Allsurv Engineering Surveys Pty Ltd. Job Ref drawing: 03716; dated 17th February 2016.

The encroachment is over portion of land in Certificate of Title Register Book Volume 5884 Folio 212 being allotment 13 in DP 60184 subject to and together with drainage easements and rights of way over portion of the land marked ‘B’ and ‘A’ respectively

The drainage easement bisects the land midway across the depth of the allotment and is 3.00 metres wide.

Allotment 13, has a frontage of 23.67 metres to the south side of Pine Avenue, and has an irregular boundary depth and rear width, due to the contour of the land; there being a slight depression in the centre of the allotment along which the drainage easement is situated.

Notwithstanding, Allotment 13 contains some 548 square metres.

A dwelling-house has been recently erected on the land, but site works were being completed as at the date of inspection.

The dwelling-house is two storey, with a double garage. The building is erected forward of the allotment.

The encroachment is situated across the face of the allotment in the shape of a long “slither” of land in a acute angle triangular shape and commencing from near zero encroachment on the eastern side boundary of Allotment 13, widening at its base to 1.0 metre, (depth into the allotment) encroachment at the western boundary. In all the area encroached upon is calculated to be some 11.84 metres.

Due to the nature of the development having occurred on Allotment 13, the impact of the encroachment on the value of Allotment in its utility is minimal.

However, the value of the allotment is determined by inter alia, “block” value, or unimproved land value by an englobo assessment; and by taking into account analysis of the allotment area, width and depth factors.

Given the Residential zoning, location, shape and contour of Allotment 13 the market value thereof is assessed at \$1,000/sqm or as a vacant block value at \$550,000.

The encroachment removes 11.84 square metres of land across the front, which is generally considered a valuable portion of land content. However the shape of the encroachment causes the loss to grow from near zero value due to the acute angle minimally encroaching on Allotment 13, for nearly on half of the frontage, to an increasing in depth for the balance to a maximum of one metre at the western boundary.

The loss in value is therefore restricted to the average area value (of the unimproved allotment) based on the analysed value of \$1,000/sqm i.e. \$11,840, or rounding to give the benefit of doubt to the current registered proprietor the amount of \$12,000.

VALUE:

Having regard to all relevant considerations I have determined the fair market value of an unimproved allotment content of Allotment 13, DP 60184, to be \$550,000 and therefore the fair market value of the encroachment to be the amount of TWELVE THOUSAND DOLLARS (\$12,000) plus GST if applicable, the City of Holdfast Bay being responsible for all legal, and transfer costs, survey and LTO fees and registration costs, which are likely to be in the vicinity of \$7,000, plus GST where applicable.

This opinion does not constitute or address a structural, boundary, termite or wood rot, geotechnical or contamination soil or asbestos surveys.

This opinion is for the use only of the person to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this opinion.

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any affect on the valuation.

This statement is a requirement of the Professional Indemnity Policy cover.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S. Christodoulou', written in a cursive style.

S. CHRISTODOULOU F.A.P.I.
Property Valuer Consultant

SALES EVIDENCE:

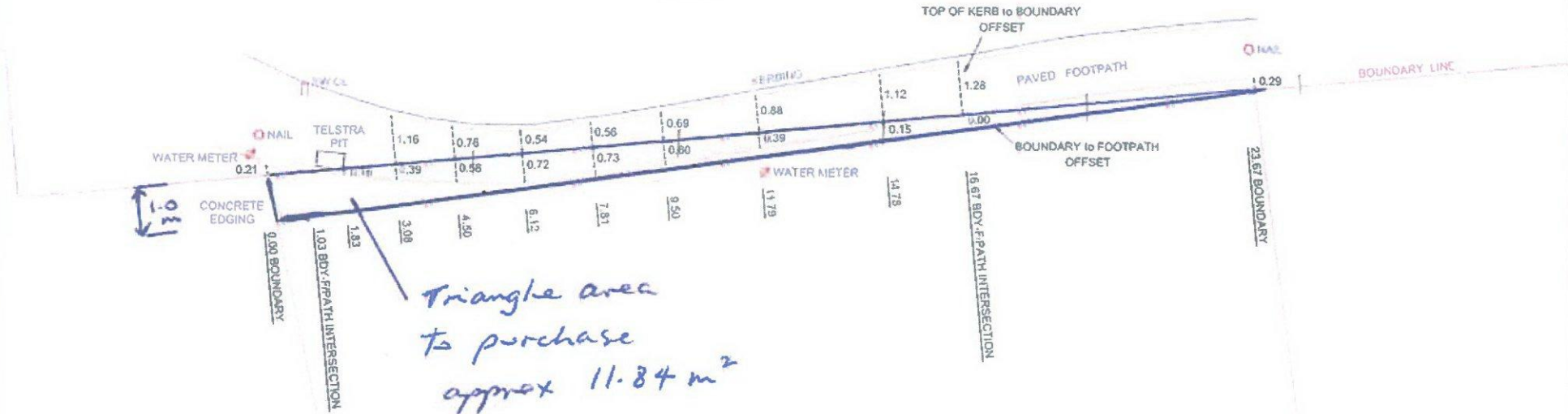
- 42 Maitland Terrace Seacliff SA
Allotment 2, D113531
Sold September 2016, \$570,000
Land Area 483 sqm; frontage 17.27 metres
Vacant, relatively level, no encumbrances
Superior position.
Analysis: \$1,180 per square metre.

- 4 Seaview Avenue Kingston Park SA
Equivalent to vacant land value
Sold July 2016, \$780,000
Area: 1,011 sqm; significantly large allotment.
Analysis: \$771.50 per square metre

- 5 Seaview Avenue, Kingston Park SA
Sold January 2016 \$400,000
Land area 439 sqm; frontage 10.67 metres
Analysis: \$911.16 per square metre

- 5A Seaview Avenue Kingston Park SA
(as above)

PINE AVENUE



*Triangle area
to purchase
approx 11.84 m²*

LOT 13
DP 60184



ALLSURV ENGINEERING SURVEYS PTY. LTD.
8 BOWEN STREET, KENSINGTON 5068
TEL: 8364 2710 FAX: 8332 0005

BOUNDARIES & PLOTTED PERMITS
DRAWN BY: J. GARDNER / D. J. GARDNER
CHECKED BY: J. GARDNER / D. J. GARDNER

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			

DATE	BY	DATE
15/02/16	MK	
17/02/16	MK	
	MGA	



KINGSTON PARK
PINE AVENUE - FOOTPATH LOCATION
DETAIL SURVEY
SCALE: 1:100(A3) JOB REF: 03716

DATE: 15/02/16
DRAWN BY: MK
CHECKED BY: MK
DATE: 17/02/16
DRAWN BY: MGA
CHECKED BY: MK
DATE: 17/02/16
JOB REF: 03716
SCALE: 1:100(A3)
JOB REF: 03716

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



Registrar-General

Certificate of Title - Volume 5884 Folio 212

Parent Title(s) CT 5084/499, CT 5111/46
**Dealing(s)
Creating Title** RTC 9414815
Title Issued 26/11/2002
Edition 4
Edition Issued 18/01/2005



Estate Type

FEE SIMPLE

Registered Proprietor

PAUL THOMAS RAMPLING
OF 28 WHEATLAND STREET SEACLIFF SA 5049

Description of Land

ALLOTMENT 13 DEPOSITED PLAN 60184
IN THE AREA NAMED KINGSTON PARK
HUNDRED OF NOARLUNGA

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED B FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

TOGETHER WITH RIGHT(S) OF WAY OVER THE LAND MARKED A (RTC 9414815)

Schedule of Dealings

Dealing Number	Description
10138437	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

Notations

Dealings Affecting Title

NIL

Priority Notices



NIL

Notations on Plan

NIL

Registrar-General's Notes

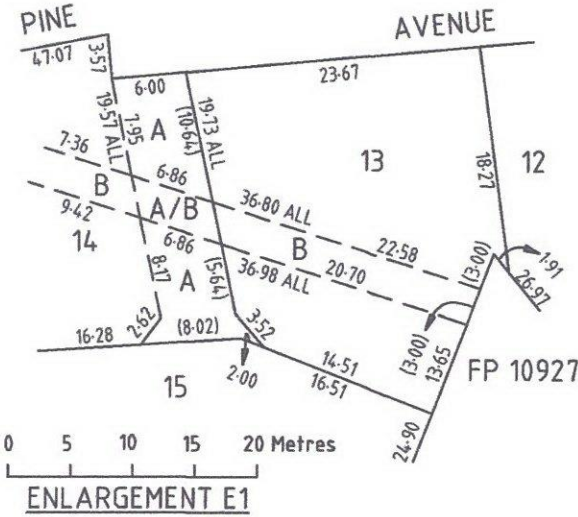
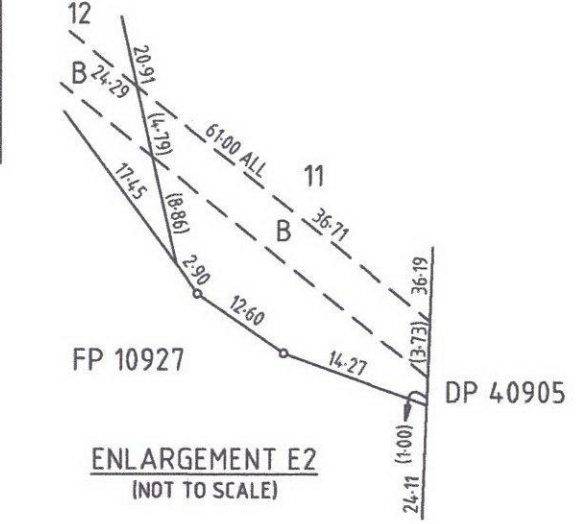
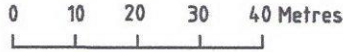
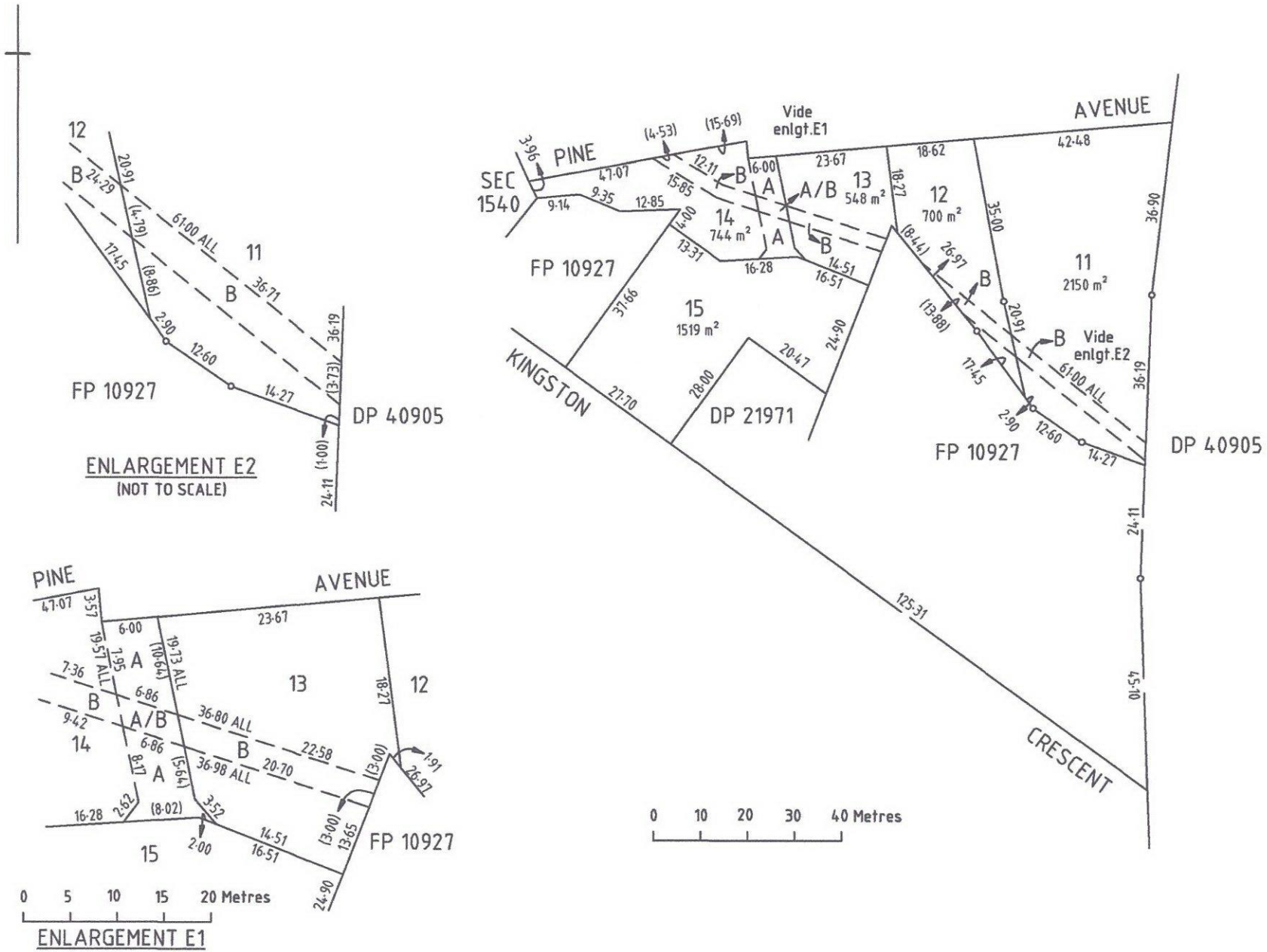
NIL

Administrative Interests

NIL



Product Register Search
Date/Time 16/09/2016 02:59PM
Customer Reference s/CoHB
Order ID 20160916008555
Cost \$41.90



Certificate of Title

Title Reference CT 5884/212
Status CURRENT
Easement YES
Owner Number 04690264
Address for Notices PO BOX 13 PARK HOLME 5043
Area 548M² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

PAUL THOMAS RAMPLING
OF 28 WHEATLAND STREET SEACLIFF SA 5049

Description of Land

ALLOTMENT 13 DEPOSITED PLAN 60184
IN THE AREA NAMED KINGSTON PARK
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference Transfer (T) 9442771
Dealing Date 11/10/2002
Sale Price \$170,000
Sale Type Transfer for full monetary consideration

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	10138437	COMMONWEALTH BANK OF AUSTRALIA

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1224480407	CURRENT	15 PINE AVENUE, KINGSTON PARK, SA 5049



Product	Register Search
Date/Time	16/09/2016 02:59PM
Customer Reference	s/CoHB
Order ID	20160916008555
Cost	\$41.90

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL



Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$340,000	\$580,000			
Previous	\$325,000	\$570,000			

Building Details

Valuation Number	1224480407
Building Style	Conventional
Year Built	2012
Building Condition	Very Good
Wall Construction	Rendered
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	295 sqm
Number of Main Rooms	8

TAX INVOICE
ABN: 45 362 691 173

SAM CHRISTODOULOU F.A.P.I.
Grad. Dip. Town Planning

ABN 45 362 691 173

PROPERTY VALUER
REAL ESTATE CONSULTANT

222 STURT STREET
ADELAIDE SA 5000

PO BOX 84,
GOODWOOD SA 5034

TELEPHONE: (08) 0417 839 245

FAX: (08) 8231 5480

EMAIL: samchris@esc.net.au

Our Ref: SC/MC/3979

10th October, 2016

Received

12 OCT 2016

CITY OF HOLDFAST BAY

Technical Engineer,
City of Holdfast Bay,
Brighton Civic Centre,
24 Jetty Road
BRIGHTON SA 5048

Dear Sir,

RE: OPINION OF VALUE,
FOOTPATH ENCROACHMENT
15 PINE AVENUE, KINGSTON PARK SA

TO:

Inspection and Report	\$600.00
Searches	<u>\$ 41.90</u>
Plus GST	\$641.90 <u>64.19</u>
TOTAL	<u>\$706.09</u>

EFT Payments may be made to

National Australia Bank
BSB 085 070 Account 50800 0562
Please quote Reference No: V3979

NET SEVEN DAYS

E & OE

Item No: **14.15**

Subject: **JETTY ROAD GLENELG RETAIL STRATEGY**

Date: 29 January 2019

Written By: Manager City Activation

General Manager: Community Services, Ms Marnie Lock

SUMMARY

During 2018 the Jetty Road Mainstreet Committee in consultation with the City of Holdfast Bay and Premier Retail Marketing developed the Jetty Road Glenelg Retail Strategy 2018-2022. At its meeting on 28 August 2018, Council endorsed the Jetty Road Glenelg Retail Strategy for trader consultation following the 2018 Local Government elections. On 19 November 2018 to 3 December 2018 the Draft Jetty Road Glenelg Retail Strategy 2018-2022 was made available to the trader precinct for a closed consultation (retailers and landlords) to view and to comment. No feedback was received. The JRMC endorsed the Strategy at their 5 December 2018 committee meeting.

Refer Attachments 1, 2 & 3

RECOMMENDATION

That the Council endorse the Jetty Road Glenelg Retail Strategy 2018-2022.

COMMUNITY PLAN

Economy: Supporting and growing local business
Economy: Boosting our visitor economy

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Not Applicable.

BACKGROUND

On 19 November 2018 the Draft Jetty Road Glenelg Retail Strategy 2018-2022 was made available to the trader precinct for a closed consultation (retailers and landlords) to view and to comment.

No feedback was received. The JRMC endorsed the Strategy at their 5 December 2018 Committee meeting.

REPORT

The Draft Jetty Road Glenelg Retail Strategy 2018-2022 was available to view from 19 November 2018 to 3 December 2018 for a closed consultation with Jetty Road, Glenelg retailers and landlords. This was communicated to Jetty Road, Glenelg retailers and landlords via the Jetty Road Trader Newsletter on 19, 22 and 29 November 2019 and two hard copies of the Summary, Full Strategy and Four Year Delivery were available to be viewed at the Glenelg Library.

The trader newsletter has a subscription of 555 individuals, including traders, landlords, councilors, senior leadership team and associated Council staff. The average open rate for the newsletter was 40% (222). A total of 113 downloads were:

75 Individuals downloaded the summary document
20 downloaded the full strategy
18 individuals downloaded the four year delivery
No feedback was provided.

One representative from the Jetty Road business community viewed the document at the Glenelg Library, however did not provide feedback.

BUDGET

The 2018/19 budget includes \$40,000 for implementing actions outlined within the Strategy.

LIFE CYCLE COSTS

The 2019/20 budget will include an allocation of financial resources to implement actions outlined within the Strategy. Budget planning is still underway.



JETTY ROAD GLENELG
RETAIL STRATEGY 2018-2022
SUMMARY

**JETTY RD
GLENELG**



OUR VISION

Jetty Road, Glenelg will be the premier shopping and dining destination; supported by a dynamic local economy. The iconic precinct will attract new and exciting retail brands.

**JETTY RD
GLENELG**



INTRODUCTION

This strategy has been commissioned by the Jetty Road Mainstreet Committee and developed collaboration with the City of Holdfast Bay to foster a prosperous precinct and a resilient retail sector.

The retail sector is a key driver of the Jetty Road Precinct's economy and vital to the future success and vibrancy.

Contributing \$345 million per annum to the City of Holdfast Bay's economy¹, the retail, hospitality and allied industry sectors² play an important role in attracting visitors, providing local jobs and catering for the needs of local residents. The retail, hospitality and allied industry sectors of Jetty Road Glenelg and surrounds are worth \$263 million and the precincts industry potential is set to grow to \$297 million by 2022.

A thriving retail sector helps to create a lively and safe city, generating both economic and social benefits that radiate throughout the community.

With its attractive seaside location, direct tram link to Adelaide city centre, and diverse and vibrant business mix, Jetty Road, Glenelg is the City of Holdfast Bay's

1. Remplan Retail Trade Output June 2018

2. Allied industry sectors include food and beverage services, accommodation, personal services and travel agencies.

premier retail precinct. It generates more than 40% of the city's total annual retail turn-over and acts as a major drawcard for visitors.

In conjunction with council's Jetty Road Glenelg Masterplan which guides a staged upgrade of Jetty Road Glenelg over the next ten years, the Jetty Road Retail Strategy 2018-22 will position the precinct for continued success and growth in the context of an increasingly challenging retail environment.

The Retail Strategy aligns with council's Tourism Plan 2020, and supports the third pillar of council's strategic plan – Our Place 2030, building a diverse and resilient economy by:

- supporting and growing local business
- making it easier to do business
- harnessing emerging technology
- boosting the visitor economy



CURRENT SCENARIO

Jetty Road, Glenelg is South Australia's leading seaside shopping and leisure destination.

The mainstreet is home to over 330 shops and services including many unique, independent specialty and hospitality businesses.

Thirty percent of Jetty Road's businesses are service-related including travel, medical and health businesses, while another third are food-related including restaurants, cafes, takeaways, pubs and bars. This reflects the strip's role as a retail precinct for the local community as well as a destination for tourists.

The remainder of the business mix comprises fashion, leisure and homewares stores complemented by key anchor destinations – Woolworths Bayside Village, a free-standing Coles Supermarket and the GU Film House.

The precinct's vacancy rate has remained consistent at around 5% over the last five years.

Shoppers (including residents, day trippers, interstate and international tourists, business tourists, and local workers) enjoy the friendly service, village atmosphere, and leisurely pace of Jetty Road.

Latent demand research conducted in September 2016 by Adelaide based research agency, McGregor Tan highlighted the existing attributes that should be promoted to drive demand. The research identified 'attending festivals' and 'eating out' as having the highest appeal for residents, day trippers and tourists.

The strong identity and profile of Glenelg as a must-see destination for local, interstate and international visitors provides a significant opportunity for promotion to retailers as a desirable location for their stores.



PLANNED DEVELOPMENT

Millions of dollars of projects are in the pipeline for Jetty Road which will drive its renewal as a world class location to live, work and play.

A proposal initiated by the Jetty Road Mainstreet Committee would see a multimillion dollar regeneration of the Glenelg jetty. Featuring a boutique hotel, public baths, a pavilion, event space, a terminal for ferries and seaplanes, moorings for luxury yachts and a possible marine research centre, the intention is to attract thousands of additional interstate and international visitors each year.

The Jetty Road Glenelg Masterplan was endorsed by the City of Holdfast Bay in February 2018 to guide the development of Jetty Road over the next decade. The masterplan retains the distinctive character of Jetty Road, while proposing new ideas and improvements that contribute to the precinct's attractiveness and functionality.

The resident population is expected to grow, with the first of several premium apartment projects set to commence construction in 2018.



WHY WE NEED A STRATEGY

The Australian retail sector is experiencing significant challenges. Digital disruption, uncertain economic conditions, waning consumer confidence and relentless competition have created unprecedented conditions for traditional retailers and shopping centre operators.

Online shopping accounts for 7.4% of Australian spending (source NAB Online Index) and is expected to grow to 15% by 2027. Sophisticated retailers are increasingly using digital marketing techniques to target customers, manage customer relationships and create memorable in-store experiences.

Mega-retail environments such as Westfield Marion offer shoppers the convenience of all their favourite brands in a single, undercover environment with ample parking. And home-maker centres are drawing furniture, electrical and homewares stores away from mainstreets. The nearby Harbour Town outlet centre has become a fashion shopping destination for bargain savvy consumers, and IKEA competes for the homeware dollar. The political environment has changed with the proposed de-regulation of shop trading hours, that will impact on the Glenelg Tourist Precinct's current competitive advantage on public holidays.

Limited population growth and stagnant wages have restricted consumer spending in South Australia over the past five years. Low consumer confidence continues to dampen retail demand in all except the food and hospitality segments, which have continued to grow and account for a significant proportion of new leasing demand.

In order to remain relevant and appealing to shoppers and compete with alternative shopping experiences and leisure destinations, Jetty Road must evolve and differentiate its offering.

The Jetty Road Retail Strategy will guide the future direction and identify the actions required to maintain a prosperous retail sector. It will leverage the opportunities created through the masterplan and new development investment, bringing place-making and place-management together to create a unique offering in a high-quality environment.

PRIORITY AREAS

The retail strategy identifies four key priority areas for success:

1. Promote shopping and dining as the key reasons to visit
2. Develop and enhance the appeal of the retail experience
3. Grow the capabilities of the retail sector
4. Work better together

Priority 1: Promote shopping and dining as the key reasons to visit

Jetty's Road's marketing and promotional campaigns will incorporate a mix of mainstream and digital media to highlight the small, independent businesses not found in the large shopping centres, and showcase the food-scene, leveraging the number and variety of cafes, restaurants and bars along the strip.

Campaigns should target the day tripper and tourist markets and seek to build traffic during off-peak months by promoting Jetty Road as a great all-year-round destination.

A working group will help engage local traders, encourage cross-promotion, and ensure business operators have sufficient advance notice to enable their participation in promotional activities.

Promote shopping and dining as a key reason to visit actions
Drive awareness of easily accessible shopping and dining experiences through integrated marketing campaigns.
Increase Jetty Road, Glenelg's digital presence to showcase businesses, experiences, shopping, promotions and what's on.
Grow demand for food and wine as part of the visitor experience by showcasing the produce and restaurant offer on Jetty Road.
Actively seek and collaborate with unique brands and partners across an array of sectors (food and wine, fashion, lifestyle, services) to add value to the destination appeal and drive sale conversion.
Encourage locals, Adelaide day trippers and domestic tourist markets to re-discover Jetty Road, Glenelg.
Promote Jetty Road as a great place to visit and shop all year round, focusing on growing off-peak periods.
Encourage retailers to create cross promotions to increase visitor length of stay, repeat visitation and expenditure.
Measures
Overall retail and hospitality expenditure in Jetty Road, Glenelg
Local retail and hospitality expenditure in Jetty Road, Glenelg
Visitor retail and hospitality expenditure in Jetty Road, Glenelg



Priority 2: Develop and enhance the appeal of the retail experience

Jetty Road will seek to attract unique, independent traders and high-end restaurants and bars to complement the existing business mix. A targeted list of desired retailers will be developed that align with the vision for each of the three zones identified in the masterplan.

Zone 1 – Coast: hospitality and entertainment

Zone 2 – Central: fashion, gifts and homewares

Zone 3 – Gateway: fresh food and services

A new website will showcase the precinct to consumers and potential tenants and printed collateral will set out the business case for leasing.

Aligned to the delivery of the masterplan, parking access and availability will continued to be monitored and promoted to address access perceptions.

Existing businesses will be encouraged to take advantage of the Shopfront Improvement Grant, enhance their forward planning, and improve the instore experience offered to consumers.

Develop and enhance an appealing retail experience actions
Attract investment by developing a Jetty Road retail website to showcase the precinct, retail investment and leasing opportunities.
Develop a targeted list of desired retailers to enhance the mix of businesses, aligned to the Jetty Road brand and the three zones set out in the masterplan.
Promote the Shopfront Improvement Grant to encourage enhancements in line with the improvements identified in the masterplan.
Promote the unique brands, products and services and convenient parking available on Jetty Road.
Encourage retailers to improve the in-store experience through meaningful customer experiences, brand engagement, unique merchandise offers and improved digital capabilities.
Encourage retailers to holistically plan and execute across all channels to drive conversion whether it be in store or online.
Measures
Maintain a diverse an appealing retail and hospitality mix
Number of new anchor and unique retailers
Continuation of the Shopfront Improvement Grant and number of upgrades delivered
Overall retail and hospitality expenditure in the precinct



Priority 3: Grow the capabilities of the retail sector

The Jetty Road Mainstreet Committee will support Jetty Road retailers to adapt to the changing retail environment and embrace new technologies that enable them stay competitive.

Up-to-date information, training and workshops will help traders understand consumer expectations and develop compelling online and instore experiences.

Partnerships and collaborations between traders will result in packages that encourage visitors to stay longer and spend more.

Grow the capabilities of the retail sector actions
Provide the retail industry with information and insights on the latest emerging ecommerce and digital technologies to grow their business.
Provide training and workshops to the retail sector, that help them make the right investment decisions and to keep their businesses at the forefront of the industry.
Encourage local businesses to partner with one another to create packages to provide a stronger reason for consumers to choose Jetty Road as a place to shop or visit.
Jetty Road Mainstreet Committee work collaboratively and support existing businesses to continue to be innovative and drive expenditure.
Measures
Off peak visitation and expenditure in the precinct
Industry attendance at training workshops and networking events
Number of new industry partnerships in place delivering retail outcomes



Priority 4: Work better together

The Jetty Road Retail Strategy requires the support of key private and public stakeholders. A well-coordinated and professional approach to mainstreet management will be applied that covers:

- An inclusive governance model
- Marketing and promotion
- Business mix development and support
- Streetscape planning and management

Council and the Jetty Road Mainstreet Committee will continue to work closely to ensure that the needs of traders, landlords and consumers are respected, to advocate for the precinct, and to leverage the opportunities presented through partnerships and future development.

Working better together actions
Develop partnerships across the retail, hospitality, entertainment and service sectors to drive retail outcomes.
Continue to provide a strong and best practice management structure with the JRMC.
Continue to foster a positive relationship with council to drive growth in Jetty Road Glenelg's retail economy.
Working with State Government, including DPTI, particularly in relation to planning reforms and the tram.
Work with landlords to ensure a clear vision for the tenancies in the precinct align to the zones in the Jetty Road Masterplan.
Measures
Industry participation and engagement with Jetty Road Mainstreet Committee and the masterplan
Jetty Road Mainstreet Committee delivery of the strategy against priority areas
Sentiment of traders and landlords with the Jetty Road Mainstreet Committee through the annual Jetty Road Business Survey
Collaborative initiatives delivered by the Jetty Road Mainstreet Committee and Council

HOW WILL WE MEASURE SUCCESS?

The success of the Jetty Road Retail Strategy will be measured by its impact on a range of factors, including:

- Pedestrian traffic along Jetty Road
- Customer spending and retail market share
- Dwelling time in the mainstreet
- The mix of shops and services
- Vacancy rate
- Awareness of and attitudes towards Jetty Road as a leisure, shopping and dining destination

A progress report will be prepared annually and distributed to Jetty Road Mainstreet traders and service providers.

References

A variety of references were used to develop this strategy. In particular the Jetty Road Mainstreet Committee and the City of Holdfast Bay would like to acknowledge the work undertaken by Premier Retail Marketing, Principal Consultant, David West in preparing this strategy.

WANT TO KNOW MORE?

Jetty Road Mainstreet Committee
hello@jettyroadglenelg.com

Read full strategy:
jettyroadglenelg.com

**JETTY RD
GLENELG**



JETTY ROAD GLENELG
RETAIL STRATEGY 2018-2022

**JETTYRD
GLENELG**



TABLE OF CONTENTS

1.	Introduction	3
2.	Background	4
	2.1 About Jetty Road	4
	2.2 Planned development	4
	2.3 Jetty Road Mainstreet Committee	4
3.	Why do we need a strategy?	6
4.	Where are we now?	7
	4.1 Business mix	7
	4.2 Changes to the business mix	9
	4.3 Access 10	
	4.4 Events and attractions	10
	4.5 Digital presence	11
	4.6 Seasonality	11
	4.7 Trading hours	12
	4.8 Current perceptions	12
5.	Market Profiles	13
6.	Competition	15
7.	Economic climate	16
8.	Key influences	17
	8.1 Jetty Road Masterplan	17
	8.2 Major projects	17
	8.3 Western Region Tourism Destination Action Plan	18



9.	Challenges and opportunities	19
9.1	SWOT Analysis	19
9.2	Challenges	20
9.3	Opportunities	20
10.	Where do we want to be?	20
10.1	Vision	20
10.2	Objectives	20
11.	How will we get there?	21
	Strategy 1: Promote shopping and dining as the key reasons to visit	21
	Strategy 2: Develop and enhance the appeal of the retail experience	22
	Strategy 3: Grow the capabilities of the retail sector	23
	Strategy 4: Work better together	24
12.	How will we measure success?	25
13.	Want to know more?	25
14.	Reference publications	25

Wine in Spain
Damm \$8
lager \$9.5
tz Epidor \$10

TORRES



1. INTRODUCTION

This strategy has been commissioned by the Jetty Road Mainstreet Committee and developed in collaboration with the City of Holdfast Bay to foster a prosperous precinct and a resilient retail sector.

The retail sector is a key driver of the Jetty Road Precinct's economy and vital to the future success and vibrancy.

Contributing \$345 million per annum to the City of Holdfast Bay's economy¹, the retail, hospitality and allied industry sectors² play an important role in attracting visitors, providing local jobs and catering for the needs of local residents. The retail, hospitality and allied industry sectors of Jetty Road Glenelg and surrounds are worth \$263 million and the precinct's industry potential is set to grow to \$297 million by 2022.

A thriving retail sector helps to create a lively and safe city, generating both economic and social benefits that radiate throughout the community.

With its attractive seaside location, direct tram link to Adelaide city centre, and diverse and vibrant business mix, Jetty Road Glenelg is the City of Holdfast Bay's premier retail precinct and a major drawcard for visitors.

In conjunction with council's Jetty Road Glenelg Masterplan which guides a staged upgrade of Jetty Road Glenelg over the next ten years, the Jetty Road Retail Strategy 2018-22 will position the precinct for continued success and growth in the context of an increasingly challenging retail environment.

The Retail Strategy aligns with council's Tourism Plan 2020, and supports the third pillar of council's strategic plan – Our Place 2030, building a diverse and resilient economy by:

- supporting and growing local business
- making it easier to do business
- harnessing emerging technology
- boosting the visitor economy

1. Remplan Retail Trade Output June 2018

2. Allied industry sectors include food and beverage services, accommodation, personal services and travel agencies



2. BACKGROUND

2.1 ABOUT JETTY ROAD

Running from Brighton Road to the foreshore at Moseley Square, Jetty Road Glenelg is one kilometre long, and is home to over 330 businesses.

Thirty percent of Jetty Road's businesses are service-related including travel, medical and health businesses, while another third are hospitality-related including restaurants, cafes, takeaways, pubs and bars. This reflects the strip's role as a retail precinct for the local community as well as a destination for tourists.

The remainder of the business mix comprises fashion, leisure and homewares stores complemented by key anchor destinations – Woolworths Bayside Village, a free-standing Coles Supermarket and the GU Film House.

Shoppers (including residents, day trippers, interstate and international tourists, business tourists, and local workers) enjoy the friendly service, village atmosphere, and leisurely pace of Jetty Road.

2.2 PLANNED DEVELOPMENT

Millions of dollars of projects are in the pipeline for Jetty Road which will drive its renewal as a world class location to live, work and play.

A proposal initiated by the Jetty Road Mainstreet Committee would see a multimillion dollar regeneration of the Glenelg jetty, designed to attract thousands of additional interstate and international visitors each year.

The Jetty Road Glenelg Masterplan was endorsed by the City of Holdfast Bay in February 2018 to guide the development of Jetty Road over the next decade. The masterplan retains the distinctive character of Jetty Road, while proposing new ideas and improvements that contribute to the precinct's attractiveness and functionality.

The resident population is expected to grow, with the first of several premium apartment projects set to commence construction in 2018.



2.3 JETTY ROAD MAINSTREET COMMITTEE

The Jetty Rd Mainstreet Committee (JRMCC) is an advisory committee of Council for the benefit of traders and is funded by a mainstreet levy.

The role of the JRMCC is to provide advice to council on:

- Enhance and promote the precinct as a vibrant shopping, leisure and recreational area with year-round appeal to residents and visitors.
- Furthering the economic development of the precinct, encouraging further retail investment in the precinct.
- A consistent marketing and brand strategy for the precinct.
- Initiatives required to operate the Precinct in accordance with the Council's Strategic Management Plans.
- The Committee will also maintain communication between the Council, traders, landlords, tourism providers, consumers and residents in the precinct.

The JRMCC will help guide the future of the precinct and fund many of the actions identified in this strategy via the mainstreet levy that is valued at \$568,000 in 2018/19.

-MOSELEY ST-

SUPERETT

E & PROVEDORE



3. WHY DO WE NEED A STRATEGY?

The Australian retail sector is experiencing significant challenges. Digital disruption, uncertain economic conditions, waning consumer confidence and relentless competition have created unprecedented conditions for traditional retailers and shopping centre operators.

Despite its significance as a tourist destination, Jetty Road must evolve and differentiate its offering in order to remain relevant and appealing to shoppers and compete with alternative shopping experiences and locations like Harbour Town, Westfield Marion and other leisure options.

The political environment has changed with the proposed deregulation of shop trading hours, that will impact on the Glenelg Tourist Precinct's current competitive advantage on public holidays.

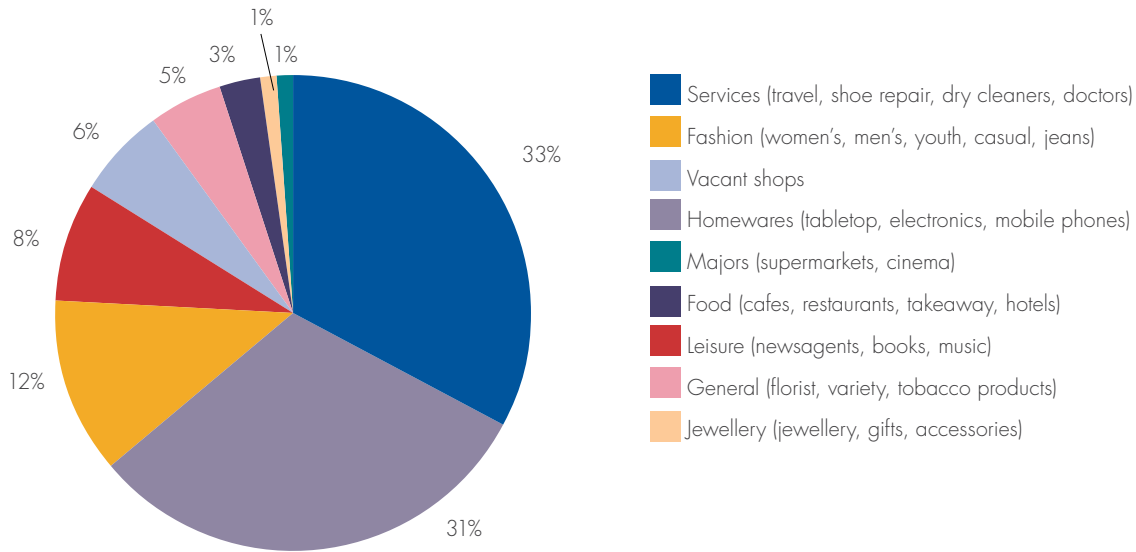
Engaging existing traders and attracting new lessees also requires a coordinated approach that establishes a clear way forward and provides an inspiring vision for the future.

The Jetty Road Retail Strategy will guide the future direction and identify the actions required to maintain a prosperous retail sector. It will leverage the opportunities created through the masterplan and new development investment, bringing place-making and place-management together to create a unique offering in a high-quality environment.

4. WHERE ARE WE NOW?

4.1 BUSINESS MIX

Jetty Road Tenancy Mix – 2017



Jetty Road offers 330 stores and services on the mainstreet and side-streets anchored by the Bayside Shopping Centre, Woolworths supermarket, the free-standing Coles supermarket, GU Film House cinema complex, Stamford Grand hotel and more than one hundred restaurants, cafes, bars and takeaway outlets.

The hospitality sector accounts for over one third of the businesses on Jetty Road. As the sector has grown over the past few years it has provided a more multi-cultural and diverse food offering which is consistent with other mainstreets in cities around the world. However, the precinct lacks a choice of high-end restaurants and bars expected by the overnight tourist and Adelaide day tripper market.

The extensive food offering in Jetty Road and Moseley Square is supported by retailers in the fashion, accessories, homewares and entertainment categories along the retail strip.

Independent boutique fashion and homeware stores have set a high standard in recent years, offering a point of difference to nearby competitors.

The GU Film House cinema complex and The Beachouse provide entertainment and help to extend the length of stay within the precinct.

The retail, hospitality and entertainment segments each play a role in attracting and retaining customers and contributing to the experience of Jetty Road, Glenelg.

Jetty Road Retail Sector	Jetty Road Hospitality Sector	Jetty Road Entertainment Sector
Bayside Shopping Centre &	Cafes, restaurants	GU Film House
Woolworths supermarket	Pubs, taverns, bars, clubs	The Beachhouse
Coles supermarket free standing	Takeaway food outlets	Chalkers Pool Room
Multiple brand and franchise stores	Catering services	Playground
Unique independent brands	Accommodation	
Small retailers and boutiques		
Retail services including travel, beauty		
Professional services - health, medical		
Small retailers and boutiques		
Retail services including travel, beauty		
Professional services - health, medical		

The mainstreet serves as destination for convenience shopping, comparison shopping and experiential opportunities.

Jetty Road Primary catchment zone	Jetty Road Secondary catchment zone	Jetty Road Tertiary catchment zone
Residents living within 5km radius	Residents living within 10km radius	Residents from outer metropolitan Adelaide
Local staff/workers	Comparison shoppers	Day trippers (regional/state)
Convenience shoppers	Fashion/accessory shoppers	Overnight tourists
Food shoppers	Homewares shoppers	Experience shoppers
Use retail and professional services		
		
Short term parking (<1hr) needed	Medium term parking (2-3hr) needed	Public transport access is important
Convenient access is important		

4.2 CHANGES TO THE BUSINESS MIX

While the vacancy level has remained stable at approximately 5% over the past five years, the table below shows the changes in the business mix from 2012 to 2017. The decrease in services, fashion and homewares was offset by an increase in food and general retailers.

Changes in the mix are a response to market conditions and the impact of competition and online shopping. The increase in hospitality businesses is consistent with a statewide trend in mainstreets, shopping centres and the Adelaide city centre.

Category	2012	2017	Change over 5 years
Services (travel, shoe repair, dry cleaners, doctors)	37%	33%	(4%) decrease
Food (cafes, restaurants, takeaway, hotels)	26%	31%	5% increase
Fashion (women's, men's, youth, casual, jeans)	16%	12%	(4%) decrease
Leisure (newsagents, books, music)	8%	8%	0% no change
Vacant shops	6%	6%	0% no change
General (florist, variety, tobacco products)	2%	5%	3% increase
Homewares (tabletop, electronics, mobile phones)	4%	3%	(1%) decrease
Jewellery (jewellery, gifts, accessories)	1%	1%	0% no change
Majors (supermarkets, cinemas)	1%	1%	0% no change

Source: Premier Retail Marketing 2017.

4.3 ACCESS

Jetty Road Glenelg is served by Anzac Highway, Brighton Road and Tapleys Hill Roads, and the Glenelg–Adelaide tramway.

Anzac Highway connects many of Adelaide's main arterial roads, and funnels people to Glenelg from any point in Greater Adelaide.

Jetty Road is visible to high volumes of passing vehicle traffic (43,800 vehicles cross Brighton Road and Jetty Road intersection daily³).

The area offers sufficient parking with approximately 3,500 carparks. However, off-street carparking is underutilised, and on-street parking will be reconfigured under the Jetty Road Masterplan to create a better balance between the pedestrian environment and provision of readily accessible carparking.

With services running every 15 minutes during peak times, the tram delivers an average of 19,000 people per week⁴ to the precinct.

4.4 EVENTS AND ATTRACTIONS

Jetty Road traders benefit from the extensive calendar of events held in Glenelg which attracts a large number of visitors to the area.

Annual large-scale events include the Bay Sheffield Sports Carnival, National Beach Volleyball, and the Brighton Jetty Classic open water swim, and the City to Bay Fun Run,

New Year's Eve celebrations and the Glenelg Christmas Pageant.

The Jetty Road Mainstreet Committee and the City of Holdfast Bay value events highly and understands the flow-on effect that events have on the community and offers different levels of support to events, from cash sponsorship to in-kind infrastructure and advice.

3. DPTI Annual Average Daily Traffic Estimates 24 hour two-way flows. 4. APN Outdoor Advertising tram Statistics



The City of Holdfast Bay also boasts many outstanding natural and historic assets that serve to attract people to the area.

Research into latent demand (factors that motivate people to travel) identified the beach and shopping as one of the area’s key strengths, and history/heritage and nature as aspects that have a high latent demand but low current awareness.

Latent demand provides:

The latent demand table provides:

- Insight into which existing attributes/activities should be promoted through tactical messaging to generate increased visitor demand

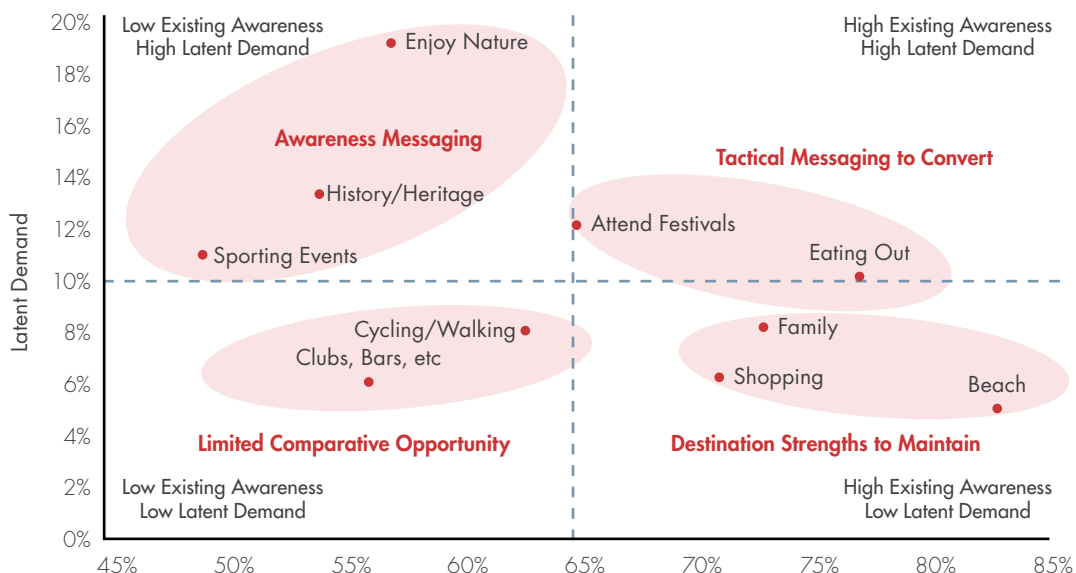
- Destination strengths to maintain due to high existing awareness
- Which attributes/activities have limited return on investment and should only be promoted when new/ refreshed product becomes available

The retail entertainment offer in Glenelg is anchored by the Beachouse as a drawcard for many day trippers and domestic visitors with its activities for families.

The GU Film House attracts patrons from Glenelg and surrounding areas.

The Stamford Grand Hotel also draws business and private function guests to the area.

City of Holdfast Bay Latent Demand vs Awareness⁵





4.5 DIGITAL PRESENCE

Jetty Road Glenelg has a substantial online community that has grown organically, Facebook following of over 23,000 people, over 5,000 Twitter followers and 5,500 on Instagram.

The Jetty Road Lifestyle blog www.jettyroadlifestyle.com.au has 1160 subscribers and the Jetty Road Mainstreet Committee is investing in upgrades mid-2018 to become www.jettyroadglenelg.com.

The precinct lacks an online directory, and a consolidated digital presence for leasing information. It does not provide any form of app for consumers.

The 2017 Business Confidence Survey indicated only a quarter of businesses are transacting online and these businesses were more likely to be retail or accommodation and food services.

44% of all businesses surveyed claim to be investing in eCommerce or digital platforms to aid business transactions. Those more likely to be investing however are not the food services or retail enterprises rather they are medium sized businesses in the transport, postal and warehousing; rental, hiring and real estate services; professional, scientific and technical; construction; manufacturing and administrative and support services sectors.⁶

4.6 SEASONALITY

Glenelg's appeal as a beachside destination means that the level of foot traffic along Jetty Road is influenced by the seasons - attracting a higher number of people during the summer months.

4.7 TRADING HOURS

The majority of businesses on Jetty Road operate during standard trading hours (9am-5pm), with late night trading on Thursday evening (to 9pm) and extended trading hours in the run up to Christmas.

While the two supermarkets and a cluster of hospitality businesses near to Moseley Square trade into the evening, the night-time economy is limited.

Overseas studies and examples show that the night-time economy can make a significant contribution to mainstreet and city centre economies. However, the extension of trading hours has implications for public transport, licensing, public safety and the amenity of local residents which need to be carefully considered.

5. McGregor Tan qualitative consumer research study September 2016 6. Intuito Market Research City of Holdfast Bay survey on Business Confidence November 2017



4.8 CURRENT PERCEPTIONS

Glenelg Preferred Activities

Tourists and day trippers; Walk around Glenelg + jetty, eat + drink, sunset, swim, ice-cream,

Residents; grocery shopping, meal and coffee, meet family friends, visit a service, walk, run, ride and non-grocery shopping, swimming, drinking.

Glenelg Shopping Experience Net promoter score⁷;

Tourists - 41

Day trippers - 34

Residents +3

Glenelg Dining Experience Net promoter score⁸;

Tourists - 32

Day trippers - 6.7

Residents -14.8

Gaps

Day trippers and Tourists - Weekend outdoor market, fresh food market, boutique or unique shops, providores

Residents - Fresh seafood shop, better quality products, regional specialty product stores, menswear

Net Promoter Score offers an indication of whether people who have recently visited a destination will promote it to people in their lives. Having a low score is not a negative in itself, but the more people out there recommending your product (promoters) the better, it is more a measure of loyalty than satisfaction. On average, tourism destinations should be aiming for between 20-30 Net Promoter Score, which indicates a strong positive sentiment for the place brand.

7. McGregor Tan qualitative consumer research study September 2016 8. McGregor Tan qualitative consumer research study September 2016



5. MARKET PROFILES

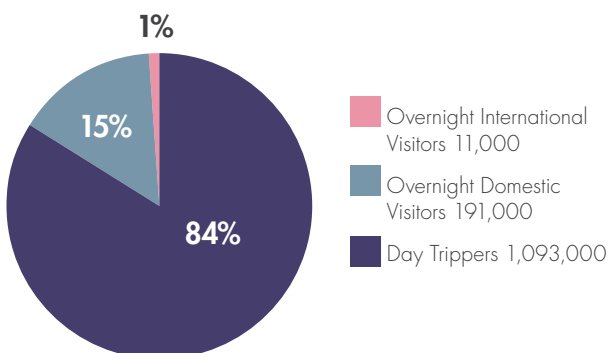
Glenelg receives over 1 million visitors each year. Eighty four percent of visitors are day trippers, 15% are domestic tourists staying overnight, and 1% are international visitors⁹.

Data compiled for the Western (Adelaide) Region Tourism Destination Action Plan 2020 indicates that the bulk of domestic visitors are from regional SA, while the relatively small percentage of international visitors come from a variety of regions including the UK, Europe, Asia and New Zealand.

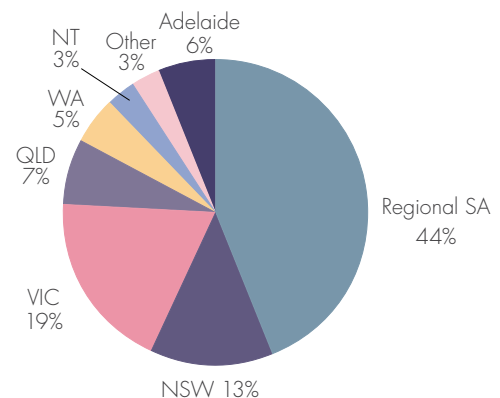
In addition, almost 60% of local residents shop or access services in Glenelg at least once a week¹⁰. This translates to approximately 3,000 people visiting Jetty Road each day.

The table on the next page describes the varying interests of the markets currently attracted to Glenelg.

Glenelg Visitor Summary



Origin of Domestic Visitors to the West Adelaide region



⁹. Tourism Research Australia, NVS and IVS 2016, Adelaide ¹⁰. Intuito Market Research 2016



User Profiles	Demographics	Interests/Activities
Residents	35-49 year age group predominantly affluent females	Grocery shopping and services, foreshore recreation, unique events
Day Trip Visitors	Two distinct ages categories: 18-24 years and 40-54 years	Events, non-grocery shopping; restaurant or café dining; catching up with family and/or friends; and watching the sunset
Interstate	Predominantly visiting friends and relatives aged 40-54 years	Stroll around to experience the sense of fun, quaintness, colour, atmosphere of the various precincts, shop and do other indoor and outdoor activities
International	Backpackers: usually a younger demographic (under 25) Hotel users: High yield travellers on holiday tending to be over 40 with a disposable income	Beach, beautiful jetty, lots of shopping and things to do, vibrancy, great atmosphere, easy to get to
Social Media Jetty Road Facebook Followers	73% fall into the 25 – 44 age group, predominantly female Adelaide based, 5% interstate and 4% international	Seaside holiday destination, shopping, entertainment, events



6. COMPETITION

Online shopping accounts for 7.4% of Australian spending and is expected to grow to 15% by 2027¹¹. Sophisticated retailers are increasingly using digital marketing techniques to target customers, manage customer relationships and create memorable in-store experiences.

While platforms such as UBEReats and Deliveroo are catering to changing customer habits, they are challenging current business models and placing margin pressure on hospitality businesses.

Staying abreast of the rapidly changing digital market place can be daunting for small business owners.

Mega-retail environments such as Westfield Marion offer shoppers the convenience of all their favourite brands and new dining experiences in a single, undercover environment with ample parking.

Home-maker centres are drawing furniture, electrical and homewares stores away from mainstreets.

The nearby Harbour Town outlet centre has become a fashion shopping destination for bargain savvy consumers, and IKEA competes for the homeware dollar.

Upmarket high street shopping destinations such as King William Road, and an increasing number of food, craft and fashion markets such as the Holland Street and Gilles Street markets compete for the attention of experience-seeking shoppers.

A burgeoning, vibrant restaurant and bar scene in Adelaide has made the city centre an increasingly competitive proposition for people wanting to eat-out.

11. NAB Online Index 2017



7. ECONOMIC CLIMATE

The City of Holdfast Bay conducted a business confidence survey of 330 businesses city wide in November 2017. Analysis revealed 53% of local businesses felt confident however in comparison to previous years overall confidence is down compared to the national index. The level of worry is considerably higher with local medium sized businesses particularly within the accommodation and food service sectors.¹²

Businesses indicated power costs was the most prominent factor affecting profitability followed by cost of labour, rent and low margins.

Importantly local businesses highly value day tripper visitation with intrastate visitors rated more highly at 7.5 out of 10, followed by interstate visitors at 5.2 out of 10 and international visitors at only 3.7 out of 10. This is reflective of a buoyant tourism market both nationally and globally.¹³

Limited population growth and stagnant wages, combined with an uncertain housing market and rising living-costs have restricted consumer spending in South Australia over the past five years.¹⁴

Low consumer confidence continues to dampen retail demand in all except the food and hospitality segments, which have continued to grow and account for a significant proportion of new leasing demand.

12. Intuito Market Research City of Holdfast Bay survey on Business Confidence November 2017 13. Intuito Market Research City of Holdfast Bay survey on Business Confidence November 2017 14. Global Powers of Retailing 2018, Deloitte



8. KEY INFLUENCES

8.1 JETTY ROAD MASTERPLAN

The Jetty Road Glenelg Masterplan was commissioned to establish a planning and design framework to guide future works over the next decade while maintaining the historical and distinctive character of the street.

Improvements to Jetty Road are driven by:

- Participation by the private sector including developers who are willing to work with council to coordinate their proposals with public realm improvements.
- Responding to the community's desire for a safe and inclusive public realm, including wider footpaths, improved paving, lighting and street furniture.
- The need to accommodate climate change including planning for tree succession, increased shade and introduction of water sensitive urban design.

Key aspects of the masterplan include:

- The identification of 3 zones:
 - Zone 1 – Coast: hospitality and entertainment
 - Zone 2 – Central: fashion, gifts and homewares
 - Zone 3 – Gateway: fresh food and services
- Improved connectivity and integration with Moseley Square and Colley Terrace.
- Safer pedestrian crossings.
- Wider footpaths, street trees, new street furniture and pedestrian lighting.
- Removal of on-street carparking.
- Redefining a visual identity to the eastern gateway to Jetty Road.
- Improved safety for cyclists and better connections to the Mike Turtur Cycleway.
- Clearer wayfinding through improved signage.

A staged implementation will see upgrades to enhance the precinct's function and attractiveness as a destination over the next 5 – 10 years.

The masterplan provides an impetus for change amongst existing businesses and will result in opportunities to attract new retail businesses to Jetty Road.



8.2 MAJOR PROJECTS

Premium apartment projects are set to commence construction in 2018 including Ei8ht South Esplanade as well as a mixed use development on Colley Terrace, and another at the gateway end of Jetty Road, all of which are set to increase the residential population using the precinct.

The Lustro Hotel Group has plans to commence a 12-story, 6-star waterfront development on Adelphi Terrace, increasing Glenelg's capacity to host high-yielding visitors and further boosting the residential population.

A proposal initiated by the Jetty Road Mainstreet Committee would see a multimillion dollar regeneration of the Glenelg jetty. Featuring a boutique hotel, public baths, a pavilion, event space, a terminal for ferries and seaplanes, moorings for luxury yachts and a possible marine research centre, the intention is to attract thousands of additional interstate and international visitors each year.

8.3 WESTERN REGION TOURISM DESTINATION ACTION PLAN

The Western Region Tourism Destination Action Plan 2020 sets the strategic direction for destination management and marketing of the visitor economies for the Western Adelaide councils of City of Port Adelaide Enfield, City of West Torrens, City of Charles Sturt, and the City of Holdfast Bay.

In conjunction with council's own Tourism Plan 2020, the action plans will help to grow the profile of the region and attract a greater number of visitors to Glenelg.

9. CHALLENGES AND OPPORTUNITIES

9.1 SWOT ANALYSIS

Strengths	Weaknesses
<p>Beachside location</p> <p>350 diverse retail businesses</p> <p>Bayside Village shopping centre including Woolworths supermarket</p> <p>Coles supermarket</p> <p>GU Film House cinema</p> <p>Stamford Grand hotel</p> <p>Major tourist destination</p> <p>7 million people on the tram service annually</p> <p>Moseley Square alfresco dining</p> <p>Collective campaigns funded by a \$500k levy</p> <p>Annual marketing and promotional activity</p> <p>Positive publicity stories</p> <p>Significant events calendar</p> <p>Street manager to support businesses</p> <p>Beachouse leisure facility</p> <p>Proximity to Adelaide Airport</p> <p>Strong social media presence</p>	<p>Winter trade seasonality</p> <p>Car parking perception</p> <ul style="list-style-type: none"> • Staff park in customers car parks • Partridge Street rooftop underutilised <p>Inconsistent presentation of buildings</p> <p>JRMC Committee needs wider support from the street</p> <p>Visitors and residents do not rate shopping highly</p> <p>No consumer shopping directory/website/APP</p> <p>No central leasing information point for potential businesses/retailers considering Jetty Road</p> <p>No long term retail mix plan to meet future needs</p> <p>No official loyalty scheme for staff</p> <p>No special offers collated for tourists</p> <p>Retail Awards lack a secret shopper element</p> <p>Lack of upmarket restaurants and fashion stores</p> <p>Holdfast Walk vacant shops</p> <p>Streetscape is tired</p> <p>The road is 1.0km long</p> <p>Shop numbers are not visible on shop facades</p> <p>Some retailers need upskilling in the digital space</p>
Opportunities	Threats
<p>New retail, residential and infrastructure developments</p> <p>New regional tourism alliance</p> <p>Growing Chinese tourism market</p> <p>Master Plan investment can be leveraged</p> <p>Increase digital marketing and distribution sophistication of traders</p> <p>Provide promotional opportunities linked to events to leverage shopping</p> <p>Liquor license reform</p>	<p>Competition from other coastal towns such as Henley Beach, Semaphore, Port Noarlunga and new Adelaide attractions</p> <p>Westfield Marion (285 retailers)</p> <p>Harbourtown Outlet Centre (135 outlet stores)</p> <p>IKEA – homewares / furniture</p> <p>Growing online shopping</p> <p>Consumer confidence affecting spending</p> <p>De-regulation of shop trading hours</p>



In summary, the Jetty Road Retail Strategy seeks to address the following key challenges and opportunities:

9.2 CHALLENGES

- Seasonality
- High levels of competition (traditional and digital)
- Sluggish economy
- Mediocre perceptions of current retail offer
- Inconsistent presentation of premises
- Inconsistent uptake/use of emerging technology

9.3 OPPORTUNITIES

- Masterplan and new development
- Latent demand for eating-out and shopping
- Growing tourism market – supported by regional tourism alliance
- Existing digital/social media presence
- Events program
- Cross promotion and partnerships



10. WHERE DO WE WANT TO BE?

10.1 VISION

Jetty Road, Glenelg will be the premier shopping and dining destination; supported by a dynamic local economy. The iconic precinct will attract new and exciting retail brands.

10.2 OBJECTIVES

The objectives of the retail strategy are:

To support the ongoing viability of traders and the future growth of the retail offering by:

- Positioning Jetty Road as the premier coastal shopping and dining destination.
- Attracting a greater number of shoppers.
- Attracting new independent and upmarket retailers and hospitality providers to complement this existing business mix.
- Supporting retailers to embrace the digital market place and provide a high-quality retail experience.

11. HOW WILL WE GET THERE?

The retail strategy identifies four key priority areas:

1. Promote shopping and dining as the key reasons to visit
2. Develop and enhance the appeal of the retail experience
3. Grow the capabilities of the retail sector
4. Work better together

Priority 1: Promote shopping and dining as the key reasons to visit

Jetty’s Road’s marketing and promotional campaigns will incorporate a mix of mainstream and digital media to highlight the small, independent businesses not found in the large shopping centres, and showcase the food-scene, leveraging the number and variety of cafes, restaurants and bars along the strip.

Campaigns will build upon existing awareness and key strengths, including the beach location and distinctive character of Jetty Road. Campaigns will primarily target the day tripper and domestic tourist markets and seek to build traffic during off-peak months by promoting Jetty Road as a great all-year-round destination.

A working group will help engage local traders, encourage cross-promotion, and ensure business operators have sufficient advance notice to enable their participation in promotional activities.

Promote shopping and dining as a key reasons to visit actions
Drive awareness of easily accessible shopping and dining experiences through integrated marketing campaigns.
Increase Jetty Road, Glenelg’s digital presence to showcase businesses, experiences, shopping, promotions and what’s on.
Grow demand for food and wine as part of the visitor experience by showcasing the produce and restaurant offer on Jetty Road.
Actively seek and collaborate with unique brands and partners across an array of sectors (food and wine, fashion, lifestyle, services) to add value to the destination appeal and drive conversion.
Encourage locals, Adelaide day trippers and domestic tourist markets to re-discover Jetty Road, Glenelg.
Promote Jetty Road as a great place to visit and shop all year round, focusing on growing off-peak periods.
Encourage retailers to create cross promotions to increase visitor length of stay, repeat visitation and expenditure.
Measures
Overall retail and hospitality expenditure in Jetty Road, Glenelg
Local retail and hospitality expenditure in Jetty Road, Glenelg
Visitor retail and hospitality expenditure in Jetty Road, Glenelg



Priority 2: Develop and enhance the appeal of the retail experience

Jetty Road will seek to attract unique, independent traders and high-end restaurants and bars to complement the existing business mix. A targeted list of desired retailers will be developed that align with the vision for each of the three zones identified in the masterplan.

Zone 1 – Coast: hospitality and entertainment

Zone 2 – Central: fashion, gifts and homewares

Zone 3 – Gateway: fresh food and services

Emphasis will be placed on the development of corner sites which have the potential to add to the vibrancy of the street. Pop-up stores will be encouraged to set up in vacant locations.

A new website will showcase the precinct to consumers and potential tenants and printed collateral will set out the business case for leasing, a cache of retail statistics will be maintained to help underpin the business case for prospective tenants.

Aligned to the delivery of the masterplan, parking access and availability will continued to be monitored and promoted to address access perceptions.

Existing businesses will be encouraged to take advantage of the Shopfront Improvement Grant, enhance their forward planning, and improve the instore experience offered to consumers. And the masterplan improvements to the streetscape will be promoted to help attract and inspire new traders.



Develop and enhance an appealing retail experience actions

- Attract investment by developing a Jetty Road retail website to showcase the precinct, retail investment and leasing opportunities.
- Develop a targeted list of desired retailers to enhance the mix of businesses, aligned to the Jetty Road brand and the three zones set out in the masterplan.
- Promote the Shopfront Improvement Grant to encourage enhancements in line with the improvements identified in the masterplan.
- Promote the unique brands, products and services and convenient parking available on Jetty Road.
- Encourage retailers to improve the in-store experience through meaningful customer experiences, brand engagement, unique merchandise offers and improved digital capabilities.
- Encourage retailers to holistically plan and execute across all channels to drive conversion whether it be in store or online.

Measures

- Maintain a diverse an appealing retail and hospitality mix
- Number of new anchor and unique retailers
- Continuation of the Shopfront Improvement Grants and number of upgrades delivered
- Overall retail and hospitality expenditure in the precinct



Priority 3: Grow the capabilities of the retail sector

The Jetty Road Mainstreet Committee will support Jetty Road retailers to adapt to the changing retail environment and embrace new technologies that enable them stay competitive.

Up-to-date information, training and workshops will help traders understand consumer expectations and develop compelling online and instore experiences.

Partnerships and collaborations between traders will result in packages that encourage visitors to stay longer and spend more.

Grow the capabilities of the retail sector actions
Provide the retail industry with information and insights on the latest emerging ecommerce and digital technologies to grow their business.
Provide training and workshops to the retail sector, that help them make the right investment decisions and to keep their businesses at the forefront of the industry.
Encourage local businesses to partner with one another to create packages to provide a stronger reason for consumers to choose Jetty Road as a place to shop or visit.
Jetty Road Mainstreet Committee work collaboratively and support existing businesses to continue to be innovative and drive expenditure.
Measures
Off peak visitation and expenditure in the precinct
Industry attendance at training workshops and networking events
Number of new industry partnerships in place delivering retail outcomes



Priority 4: Work better together

The Jetty Road Retail Strategy requires the support of key private and public stakeholders. A well-coordinated and professional approach to mainstreet management will be applied, including:

- An inclusive governance model
- Marketing and promotion
- Business mix development and support
- Streetscape planning and management

Council and the Jetty Road Mainstreet Committee will continue to work closely to ensure that the needs of traders, landlords and consumers are respected, to advocate for the precinct, and to leverage the opportunities presented through partnerships and future development.

Working better together actions
Develop partnerships across the retail, hospitality, entertainment and service sectors to drive retail outcomes.
Continue to provide a strong and best practice management structure with the JRMC.
Continue to foster a positive relationship with council to drive growth in Jetty Road Glenelg's retail economy.
Working with State Government, including DPTI, particularly in relation to planning reforms and the tram.
Work with landlords to ensure a clear vision for the tenancies in the precinct align to the zones in the Jetty Road Masterplan.
Measures
Industry participation and engagement with Jetty Road Mainstreet Committee and the masterplan
Jetty Road Mainstreet Committee delivery of the strategy against priority areas
Sentiment of traders and landlords with the Jetty Road Mainstreet Committee through the annual Jetty Road Business Survey
Collaborative initiatives delivered by the Jetty Road Mainstreet Committee and Council

A dark, atmospheric photograph of a dining table. In the center, a succulent in a white and black striped pot sits on a wooden surface. To its right is a dark glass bottle of beer with a label that says 'GOOD BIER'. In the background, a white container with a blue logo is visible. The foreground shows a plate of food, possibly a pizza or flatbread, with various toppings. The lighting is low, creating a moody and intimate setting.

12. HOW WILL WE MEASURE SUCCESS?

The success of the Jetty Road Retail Strategy will be measured by its impact on a range of factors, including:

- Pedestrian traffic along Jetty Road
- Customer spending and retail market share
- Dwelling time in the mainstreet
- The mix of shops and services
- Vacancy rate
- Awareness of and attitudes towards Jetty Road as a leisure, shopping and dining destination

A progress report will be prepared annually and distributed to Jetty Road Mainstreet traders and service providers.

13. WANT TO KNOW MORE?

Jetty Road Mainstreet Committee
hello@jettyroadglenelg.com

14. REFERENCES

The Jetty Road Mainstreet Committee and the City of Holdfast Bay would like to acknowledge the work undertaken by Premier Retail Marketing, Principal Consultant, David West in preparing this strategy. David has a deep understanding of the national and global retail landscape and has experience in mainstreet and shopping centre management.

- Our Place 2030 Strategic Plan
- Holdfast Bay Tourism Plan 2020
- Jetty Road Glenelg Masterplan 2017
- Western Alliance Tourism Destination Action Plan 2017
- Intuito Mainstreet Panel Discussion Summary, April 2017
- Intuito Market Research Resident, Daytrippers, Interstate Domestic and International Tourism 2016
- City of Holdfast Bay Destination Management Plan, Nov 2017
- Jetty Road pedestrian traffic counts
- Investment Prospectus 2016
- McGregor Tan qualitative consumer research study September 2016
- Shopping Centre News SCN 2017
- Premier Retail Marketing, Principal Consultant, David West

**JETTYRD
GLENELG**

JETTY ROAD GLENELG RETAIL STRATEGY 2018-2022

FOUR YEAR DELIVERY

JETTY RD GLENELG

2018/19

Promote Shopping and dining as a key reason to visit	WHO
Develop local and Adelaide day tripper marketing approaches of the key themes of shopping, dining and entertainment.	Marketing Working Group
Develop consumer newsletters including retail promotions	JRDC
Upgrade the Jetty Road consumer facing website and include a business directory, What's On list, top ten restaurants and things to do.	JRDC
Based on expenditure leakage data identify targeted promotional opportunities to drive visitation	Marketing Working Group
Develop shopping and dining incentives through a staff loyalty card	JRDC
Develop new visual assets of shopping and dining on Jetty Road	JRDC
Develop and enhance the appeal of the retail experience	
Promote the Shopfront Improvement Grant to encourage enhancements in line with the Master Plan improvements	JRDC
Leasing Plan: On the leasing section of the Jetty Road consumer website include information on Jetty Road Glenelg as a destination of choice to potential retailers	JRDC
Leasing Plan: Develop a 'TOP TEN' target list of desired retailers to enhance the mix of businesses in Jetty Road	JRMC
Leasing Plan: Work with leasing agents along the street to attract the best most unique retailers available	JRMC
Introduce secret shoppers and visual judging of finalists in the annual Retail Awards	JRDC
Grow the capabilities of the retail sector	
Identify trader business capability needs through trader survey and deliver training and workshops e.g. customer experience, digital connectivity, ecommerce, social media	JRMC
Provide retailers with latest data and insights to assist with business and marketing planning	Council
Encourage retailers to create cross promotions with each other to increase dwell time and frequency of visits.	JRDC, Marketing Working Group, Retailers
Ensure retailers digital capability is enhanced to maximize online sales and visibility	Retailers
Working Better Together	
Review best practice governance models for mainstreets worldwide and recommend the best option for Jetty Road Glenelg – consider committees, associations, business improvement district subsidiaries	Council and JRMC
Provide opportunities for levy payers to provide input into the planned expenditure of funds	JRMC
Show the annual levy budget in an easy to read report for all levy payers to gain broader support	JRMC
Introduce monthly inspections of the street from a customer view to maintain presentation standards	JRDC and Council
Develop and promote designated staff parking areas	JRMC
Develop a Welcome Pack for new businesses	JRMC

2019/20

Promote Shopping and dining as a key reason to visit	WHO
Develop a book of shopping offers targeting tourists and visitors – i.e. a VIP Pass Book, One day offers	JRMC
Develop an annual promotional calendar for all businesses in the precinct	JRDC
Encourage visitors get off the tram at stop 15 at Brighton Road to explore the full length of Jetty Road	Marketing Working Group
Develop new visual assets (images and video) of Jetty Road based on identified gaps	JRDC, Marketing Working Group
Develop a Promotional Opportunities webpage where retailers can contact event organisers	JRDC
Develop mid-week parking offers and customer shopping incentives	Marketing Working Group
Develop and enhance the appeal of the retail experience	
Include iconic retail and hospitality leasing opportunities on the retail section of the Jetty Road website to potential retailers.	JRMC
Leasing Plan: Work with leasing agents along the street to attract the unique anchor retailers on TOP TEN desired list and the three zones of the Jetty Road Master Plan. Achieve one new iconic retailer and one new iconic restaurant.	JRMC
Leasing Plan: Plan to create tools to generate retailer demand for Jetty Road sites and vacancies including a leasing brochure	JRMC
Leasing Plan: Develop detailed benchmarking against other key mainstreets around Australia. Measure vacancies, retailer confidence, traffic counts.	Council
Constantly monitor the customer car parking, easily accessed by customers, well promoted and capacity levels are maintained during building/landscape works in the precinct.	Council
Monitor parking capacity for shoppers versus the square metres of retail space	Council
Support property owners with new developments to find retailers	JRMC
Grow the capabilities of the retail sector	
Identify trader business capability needs through trader survey and deliver training and workshops e.g. customer experience, digital connectivity, ecommerce, social media	JRMC
Develop a brand style guide to assist retailers with advertising brand consistency	JRMC
Hold category meetings with key retail categories including cafes, restaurants, homewares and fashion for knowledge sharing on latest trends	JRMC
Working Better Together	
Encourage leadership from the retail and business sector through an effective governance model	JRMC
Develop a security network with key retailers along the street to ensure customers feel safe	JRMC
Ensure the Governance Board Members are well known to retailers and businesses through effective networking, newsletters and face to face contact	JRMC
Provide retail and business reports annually to monitor progress and the state of the mainstreet	JRMC
Actively promote high quality design for buildings and shopfronts through design regulations and guidelines	Council
Conduct a signage audit project to assess where improvements can be made	JRDC
Survey event patrons to map their walking/spending behaviour before and after events	Council
Conduct manual pedestrian counts quarterly at key locations	Council
Conduct shopper focus group research to understand current customer opinion	Council
Improve customer service through a customer service award at the Trader Awards for young retail staff using secret shoppers and video interviews	JRMC

2020/21

Promote Shopping and dining as a key reason to visit	WHO
Create promotions focused on small independent retailers and promote the unique shopping experiences to potential customers	Marketing Working Group
Develop new visual assets of Jetty Road based on identified gaps	Marketing Working Group
Develop and enhance the appeal of the retail experience	
Maintain contact with the 'TOP TEN' target list of desired retailers to enhance the mix of businesses in Jetty Road	JRMC
Develop a mechanism to monitor the balance of sales versus occupancy costs	JRMC
Include a section on the website to help retailers find quality staff	JRDC
Second retail anchor store entering the precinct	JRMC
Second restaurant anchor entering the precinct	JRMC
Support property owners with new developments to find retailers	JRDC & JRMC
Include a section on the website to help retailers find quality staff	JRDC
Grow the capabilities of the retail sector	
Identify trader business capability needs through trader survey and deliver training and workshops e.g. customer experience, digital connectivity, ecommerce, social media	JRMC
Hold category meetings with key retail categories including cafes, restaurants, homewares and fashion for knowledge sharing on latest trends	JRMC
Working Better Together	
Develop mid-week parking offers and customer shopping incentives	Council and JRMC
Utilize the collective purchasing power of the retailers in the precinct to secure cost savings in Insurance costs and other benefits	JRDC

2021/22

Promote Shopping and dining as a key reason to visit	WHO
Develop the consumer website to a full directory, links to all retailers and printable vouchers	JRDC
Use staff emails gathered through the Loyalty system to promote mid-week offers	JRDC
Develop new visual assets of Jetty Road based on identified gaps	Marketing Working Group
Develop and enhance the appeal of the retail experience	
Maintain contact with the 'TOP TEN' target list of desired retailers to enhance the mix of businesses in Jetty Road	JRMC
Leasing Plan: Work towards a longer term optimum retailer mix to meet the needs of the future	JRMC
Third retail anchor store entering the precinct	JRMC
Third restaurant anchor entering the precinct	JRMC
Develop a lease expiry list so that vacant properties can be pre-empted and potential retailers alerted in a timely manner	JRDC
Grow the capabilities of the retail sector	
Identify trader business capability needs through trader survey and deliver training and workshops e.g. customer experience, digital connectivity, ecommerce, social media	JRMC
Hold category meetings with key retail categories including cafes, restaurants, homewares and fashion	JRMC
Working Better Together	
Jetty Road is ready to take on an advanced governance model. Ensure Council/property owner/r interests supported by the new model.	Council and JRMC
Install electronic traffic counters in key locations	Council/JRMC
Improve the shopping experience ratings for residents, day trippers and tourists	JRMC
Improve the dining experience ratings for residents, day trippers and tourists	JRMC

Item No: **14.16**

Subject: **JETTY ROAD GLENELG MASTERPLAN - CHAPEL STREET PLAZA**

Date: 29 January 2019

Written By: Team Leader Strategy

General Manager: Business Services, Mr R Bria

SUMMARY

The Detailed Designs for Jetty Road Glenelg are underway for Stages 1 and 2: Chapel Street Plaza and Moseley Square Integration. This report seeks Council endorsement to proceed to key stakeholder engagement and complete detailed designs for Stage 1: Chapel Street Plaza.

In addition, this report identifies a revised scope to include Hindmarsh Lane in the redevelopment to allow for consolidation and improvement of existing toilet amenities and improve pedestrian connectivity between the plazas. Council endorsement of the amended scope and resource commitment will allow for Hindmarsh Lane to be included with the Chapel Street Plaza in the current Places for People Grant fund round application closing on 8 February 2019.

RECOMMENDATIONS

That Council:

- 1. Endorse the Chapel Street Plaza and Hindmarsh Lane Plaza concept plans to proceed to targeted engagement with key stakeholders and continue detailed design development.**
- 2. Endorse a funding commitment of \$1.8 million for the Chapel Street and Hindmarsh Lane Plaza Project as shown in Attachment 1 (excluding the Coles Car Park and Waterloo Street Connection) subject to a successful grant application for \$1.8 million (50% contribution) from the State Government's Places for People Grant Fund.**
- 3. Note that the \$1.8 million Council contribution is made up of approximately \$1.083 million in existing budgeted funds and approximately \$617,000 new funding commitment and a grant of up to \$100,000 from the Department of Communities and Social Inclusion for the Changing Places toilet in Hindmarsh Lane.**
- 4. Note that following stakeholder engagement in February 2019, the Chapel Street Plaza and Hindmarsh Lane Plaza designs will be refined and returned to Council for endorsement.**
- 5. Endorse the Chapel Street Road Closure Process to commence, as per the process outlined in Section 32 of the Road Traffic Act 1961.**

COMMUNITY PLAN

Placemaking: Creating lively and safe places

Placemaking: Developing walkable connected neighbourhoods

Placemaking: Building character and celebrating history

Community: Providing welcoming and accessible facilities

Economy: Harnessing emerging technology

Economy: Boosting our visitor economy

Environment: Building an environmentally resilient city

COUNCIL POLICY

N/A

STATUTORY PROVISIONS

Local Government Act

Road Traffic Act 1961

BACKGROUND

The Jetty Road Glenelg Masterplan endorsed on 13 February 2018 (C130218/1032) identifies seven project stages for implementation over the next decade, with Chapel Street Plaza the first priority project stage. Following unsuccessful 'design and construct' application for of the Chapel Street Plaza in the Places for People grant fund in March 2018, Council allocated \$747,500 funding to complete detailed designs for stages 1, 2 & 3 (Chapel Street Plaza and Moseley Square Integration 01 & 02). An additional \$833,000 was committed towards construction for Chapel Street Plaza and Moseley Square Integration (part 01), subject to matched funding from the 2019 Places for People Grant Fund.

Jensen Plus (together with broader design and engineering team) have been engaged to undertake the detailed designs for Chapel Street Plaza and have further developed the concept plan based on the preliminary concept by Oxigen from the Masterplan.

The initial Chapel Street concept in the Masterplan identified the possibility of a toilet amenity building at the rear of the Chapel Street site adjacent the Milton St Intersection. However, further investigation has found that an amenities building in Chapel Street is difficult to accommodate due to proximity businesses and the State Heritage listed church, loss of public space, vehicle access requirements and visual screening. The existing toilet facilities in Hindmarsh Lane, including three Exeloo toilets and the older amenity building in the Coles car park are at capacity and would benefit from upgrading. There is an opportunity to upgrade these facilities including replacement of the Exeloo's and upgrades to the brick amenity building adjacent the Coles car park with a Changing Places toilet and parenting facility. Council currently has a grant offer from the State Government to build a Changing Places toilet which is essentially a large disabled toilet with adult-sized change facilities.

Council support of the Chapel Street Plaza concept plan is required to proceed with targeted stakeholder engagement with adjoining property owners, traders and tenants. Endorsement of the altered scope to include Hindmarsh Lane will allow its inclusion in the construction bid in the current round of Place for People funding.

REPORT

Chapel Street Plaza

The Chapel Street Plaza concept is similar to the concept developed at masterplan stage. However, several design modifications have been included to improve function and use of the space. Some of these inclusions add cost to the overall project and are intended to be refined during an initial round of stakeholder engagement.

Firstly, the new proposed public toilet facility has been removed from Chapel Street. Feedback from local businesses and the church group as well as internal project team discussions led for the facility to be removed as it dominated the space and was not suitable for the intended function of Chapel Street Plaza as a local community activation space. However, noting the high-use of toilet facilities at Hindmarsh Lane – an additional facility is proposed to be located there (as detailed below).

Other new significant inclusions for the Chapel Street Plaza project include:

An open pergola structure over the centre of the plaza.

The rationale for this addition is to create a cooler shaded environment and greening to reduce the urban heat island effect and make the space more pleasant. Secondly, the pergola visually connects Chapel Street with Hindmarsh Lane to enhance wayfinding and urban design quality of the two plazas and the Jetty Road precinct generally.

Public Art

Public Art was listed as an excluded item in the previous cost estimate but an amount is now included to be a feature of the new space and possibly integrated with a (water efficient) misting feature to help cool passers-by and attract greater visitation.

Increased paving area to Milton Street

Previously, the masterplan indicated that the paving treatment stopped at the rear-lane access (behind the Sportsgirl and Bakers Delight Shops). This is proposed to be extended to make the area more user friendly (while maintaining vehicular access to the rear-lane). The increased paving will allow better outdoor dining facilities to the current café on Chapel Street (Raw Conscious Eatery)

Stage area and shelter

A focal point in the centre edge of the plaza is a timber deck stage and bespoke shelter for used by acoustic ensembles or performances during activations and for informal or spontaneous use.

Church steps/ramp structure and car park modifications

The redesigned Church steps have been included to offer disabled access and the steps to be a feature for the area. The car park modifications are designed to allow better functionality of the rear section of the plaza and will also improve the outlook of the new outdoor dining area (as mentioned above). To note, the car park modifications will result in changes to parking conditions on Milton Street and may result in an additional on-street car park loss. Church representatives have been notified about this part of the project and remain open progressing this with Council. Formal stakeholder engagement will occur if approved with this report.

Refer Attachment 1

Hindmarsh Lane Concept

It is proposed that Hindmarsh Lane concept plan is added to the Stage 1 Chapel Street Plaza project. The main features of the Hindmarsh Lane plan include reconfiguring the public toilets to allow 1 additional ambulant toilet and the addition of a 'Changing Places' toilet (further detailed below).

This will allow Council to improve the existing amenities (which is preferable to a new toilet building in Chapel Street). Consolidation and improvement of the existing toilet amenities will benefit both areas as well as the broader precinct. The scope alteration will also allow for its inclusion in current the Places for People application and construction if successful.

Hindmarsh Lane will feature new paving, reduction of clutter, pergola retained, better pedestrian amenity and public safety improvements with the new toilet block. The tree is also proposed to be removed – advice from Council's Technical Officer-Arbiculture advised that this would be appropriate and strengthen the life of the vines over the pergola.

The Hindmarsh Lane concept also includes two extra options to pave through to Waterloo Street and over Coles land for more integrated connection to the supermarket entrance. It is envisaged that these options form later stages of the project and not be included in the funding proposal.

Refer Attachment 1

Changing Places toilet facility

Council currently has an offer of a \$100,000 funding contribution towards construction of a 'Changing Places' toilet from the Department of Communities and Social Inclusion. A Changing Places toilet is an adult-sized disability friendly facility with a full sized change table and hoist to meet the needs of people with severe and profound disabilities. The locked facility is available to eligible members that register to have a key access to these facilities across Australia.

Often a standard disabled toilet is not big enough to accommodate a wheelchair once the person is on the floor. The new disability legislation has as much of a focus on 'inclusion' as it has on 'access', making a changing places toilet a welcoming and accessible facility for a broader group of the community and allow carers, disabled individuals and their families to extend outings and activities within the precinct. Having a Changing Places toilet facility at Glenelg would be a significant social inclusion asset for the City of Holdfast Bay. The Assets and Facilities team is leading progressing for the Changing Places grant application.

Refer Attachment 2

The existing redbrick building adjacent Hindmarsh Lane is on private land owned by Coles and currently subject to a license agreement with Council on a 10-year term. Renegotiating the agreement to allow redevelopment would form part of the project scope. Council's Leasing Officer is aware of the project and is assisting the Strategy Team.

Chapel Street Road Closure

Closure of Chapel Street is required to enable the design and creation of a civic plaza. Section 32 of the *Road Traffic Act 1967* details the process of closing the road by Council for road traffic purposes and the required public notification. A copy of S32 has been provided for your information.

Refer Attachment 3

Tonkin engineering consultants and Council's Technical Roads Officer have been engaged to provide guidance regarding the legislative process and Council requirements. Tonkin is have also been tasked with undertaking the relevant engineering documentation required to complete the process. A further report will be provided to Council at a later with the results of the public notification period and any recommendations for endorsing the closure.

Stakeholder engagement

Following endorsement by Council, the project team will undertake thorough engagement with the Jetty Road Mainstreet Committee and stakeholders directly affected by the Chapel Street / Hindmarsh Lane proposals. This includes St Andrews Church by the Sea, St Mary's Memorial School, Chapel Street Residents, Coles, Gloria Jeans, NAB and other business owners adjacent the project areas. While a broader community engagement is not necessary during this phase (as the Chapel Street Plaza intent since the Masterplan engagement remains unchanged) we intend keeping the community up-to-date with project progress through our website. Wider community engagement may be required in subsequent stages of the Masterplan development and implementation.

BUDGET

Previous Cost Estimates and Current Budget Amounts

Chapel Street Plaza concept was originally scoped at approximately \$1.66 million and included in the 2018/19 budget. However as part of the adoption of the Jetty Road MasterPlan the addition of a public toilet building was included and increased the estimate to approximately \$1.96 million which would be looked at as part of the detailed designing.

In the current 2018/19 budget the amount of **\$833,000** has been allocated as Council's contribution for the Chapel Street Plaza project.

A further \$912,000 has been identified to be included in the next 2019/20 financial year budget cycle for construction of part of Stage 2 of this project (Moseley Square Integration – Moseley to Colley). It is intended to provide Council with a separate update and report on the progress of Stage 2.

Revised Chapel Street Costings and Hindmarsh Lane Cost Estimate

A preliminary costing report has been conducted by quantity surveyors Rider Levett Bucknall for the updated Chapel Street Plaza concept and new Hindmarsh Lane concept.

The revised Chapel Street Plaza costs is in the order of \$2.4 million.

Cost variations for Chapel Street are due to:

- Greenwall (removed)
- Public toilet removed (moved to Hindmarsh Lane)
- New Church Steps/Ramp
- Church car park upgrade
- New pergola
- Increased paved scope area
- Timber deck stage and shelter
- Provision for public art
- New digital information sign.

The overall cost for Chapel Street Plaza may be revised down following initial stakeholder feedback. However, due to the Places for People Grant Fund application being due on 8 February 2019, it is recommended that Administration be able to apply for the full amount of the project – with the intent that this figure may be revised (likely down if anything) during the application process.

We anticipate being able to make changes to the figures in the grant round as similar negotiations took place during the assessment of the Minda Coast Park project.

The Hindmarsh Lane costings are in the order of \$1.2 million (which excludes the paving to Waterloo Street and over additional Coles land – these projects may be funded at a later date).

Overall project cost

The combined Chapel Street Plaza and Hindmarsh Lane project budget is a total of \$3.6 million which would equate to a 50/50 co- contribution of \$1.8 million between Council and State Government.

\$833,000 is already allocated in this financial year as Council's contribution for the construction of Chapel Street Plaza based on the initial concept design.

Council allocated funds of \$747,500 for the detailed designs of for stages 1, 2 & 3 (Chapel Street Plaza and Moseley Square Integration 01 & 02). From this budget line it is estimated that a saving of \$250,000 can be allocated towards the construction costs of the project. The split between construction and design costs were indicative at the time based on the total costs estimates.

Combing the allocation and savings on design the 2018/19 budget has an allocation of \$1.083 million, leaving a shortfall of approximately \$717,000 for the increased scope of including Hindmarsh Lane.

The council has had an offer of \$100,000 in external funding for building a changing places toilet facility and will reduce the overall additional amount required to \$617,000.

It is recommended that the existing budgeted funds (totalling \$1.083 million), Changing places toilet grant of \$100,000 and an additional \$617,000 be committed to the project. This commitment will allow Council to submit the grant through the current Places for People Grant fund round application closing on 8 February 2019.

Further details of the financial commitment are intended to be reported to Council in March, together with the final designs of Chapel Street after community consultation and greater certainty around the Changing Places grant.

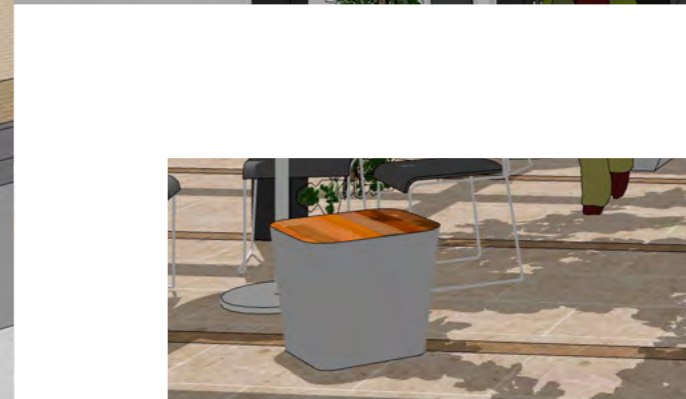
LIFE CYCLE COSTS

On completion of construction, these projects will be included in the Asset Management Plan. Relevant asset categories and resources required for renewal and maintenance will be determined out of these plans. Materials selection for the project will include depot staff input. Programming community activation of the space will be coordinated by relevant teams once construction is completed.

Jetty Road Masterplan Implementation

January 2019

Concept Design Options Packages - Chapel Street + Hindmarsh Lane



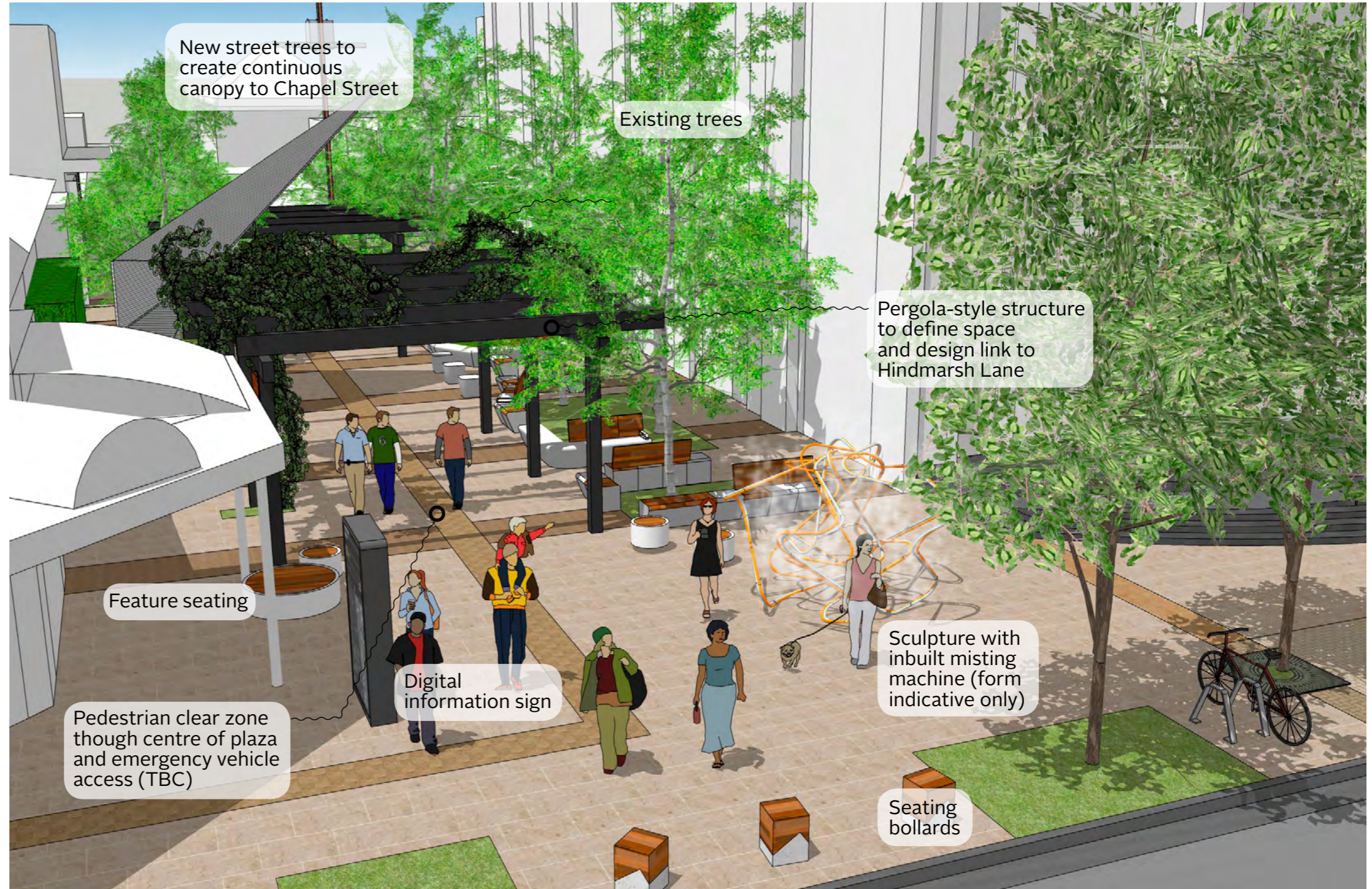
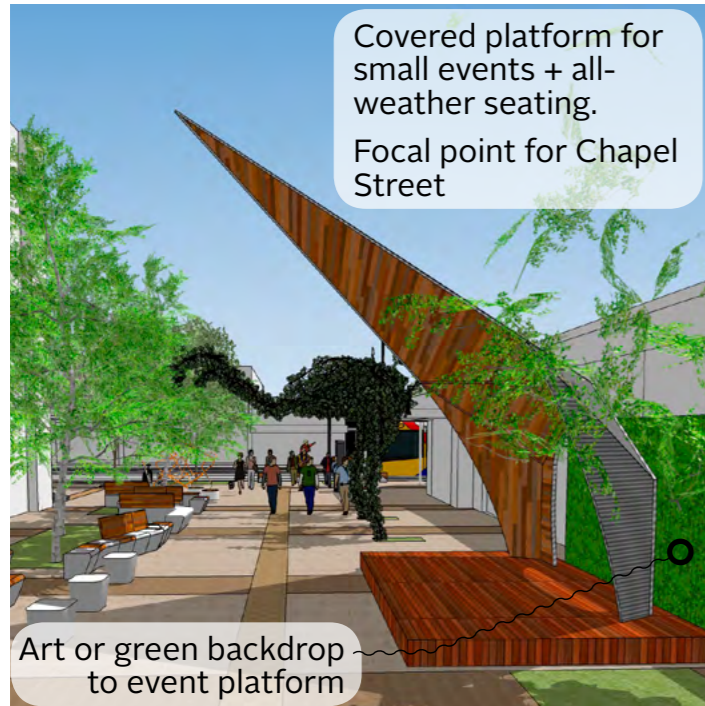
This page is intended to be blank

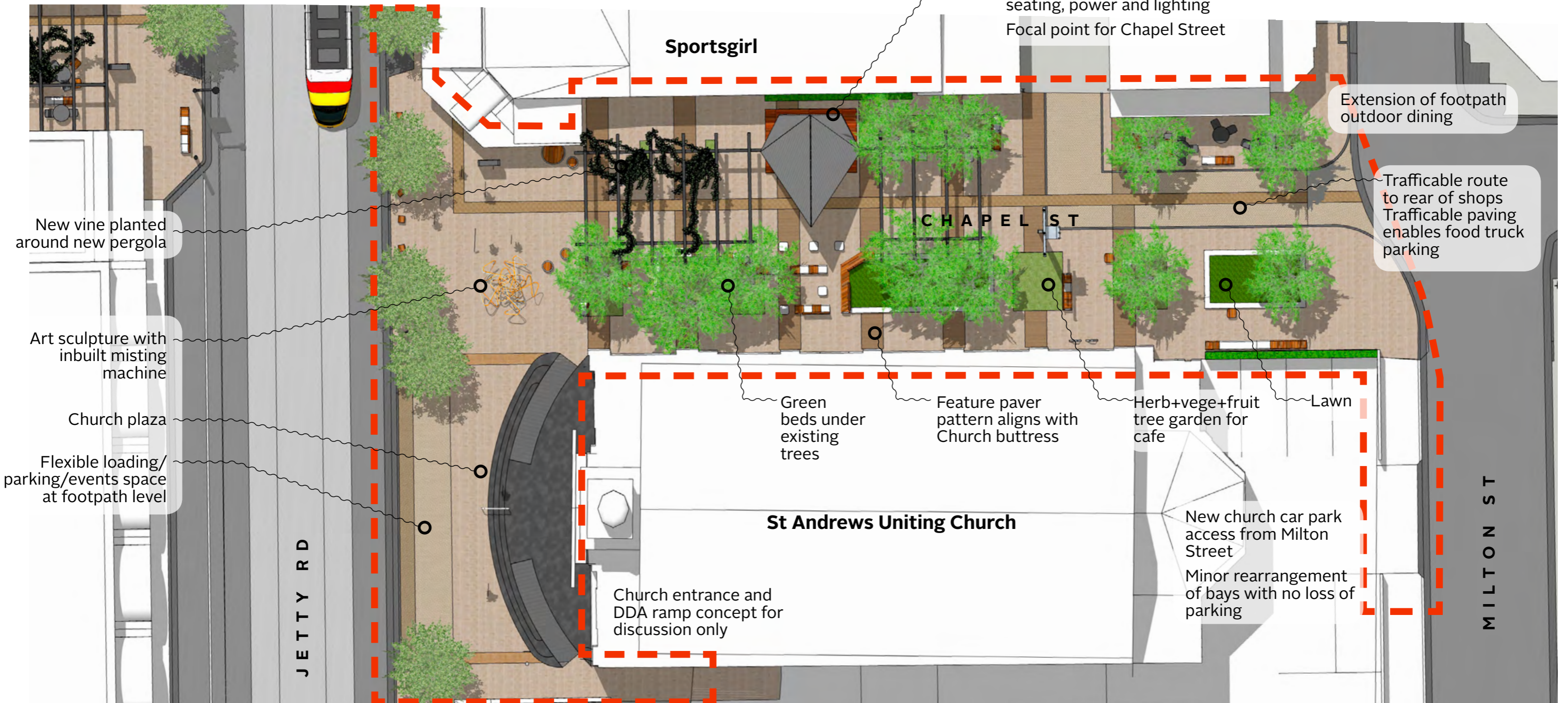
Location Plan



Chapel Street

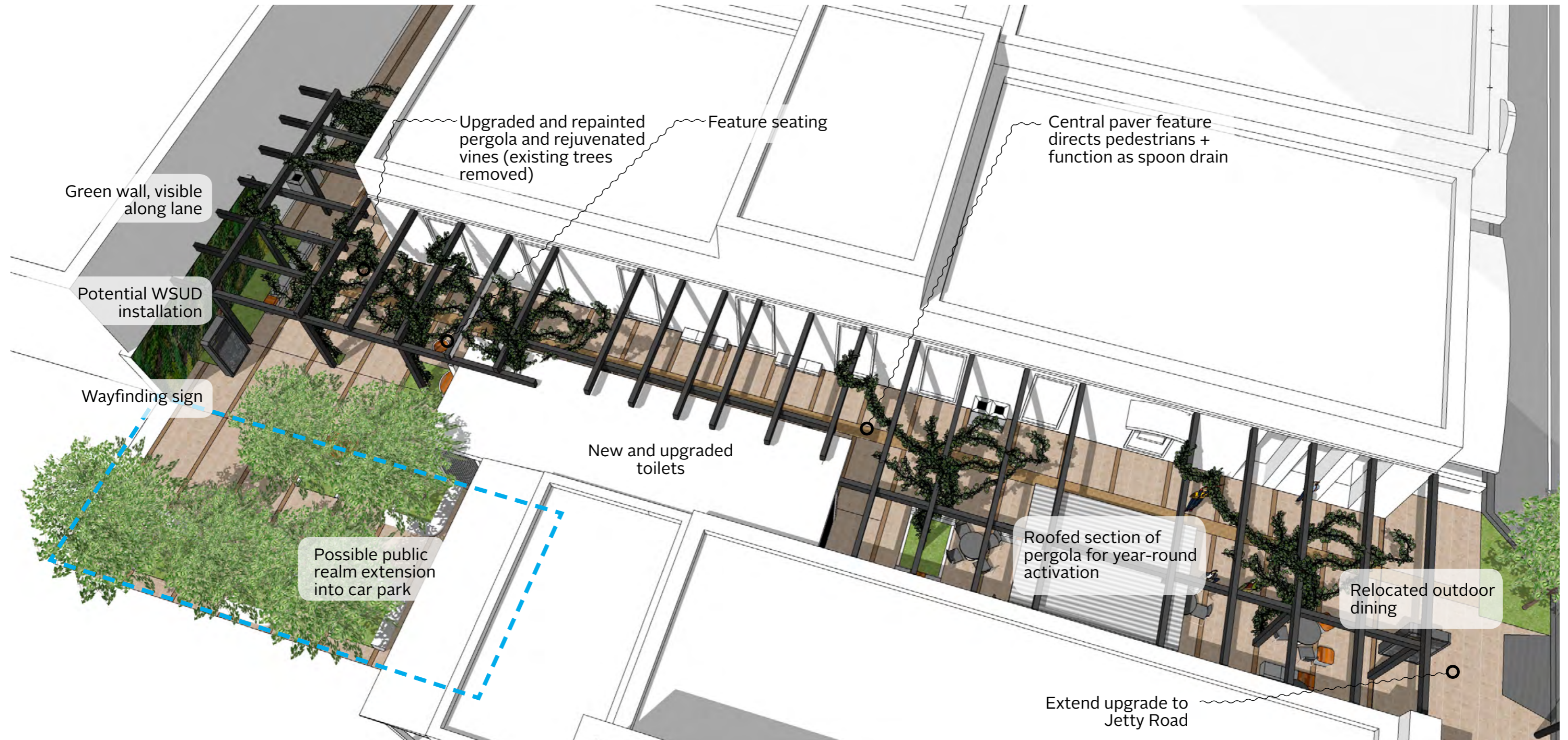
New community space central to Jetty Road

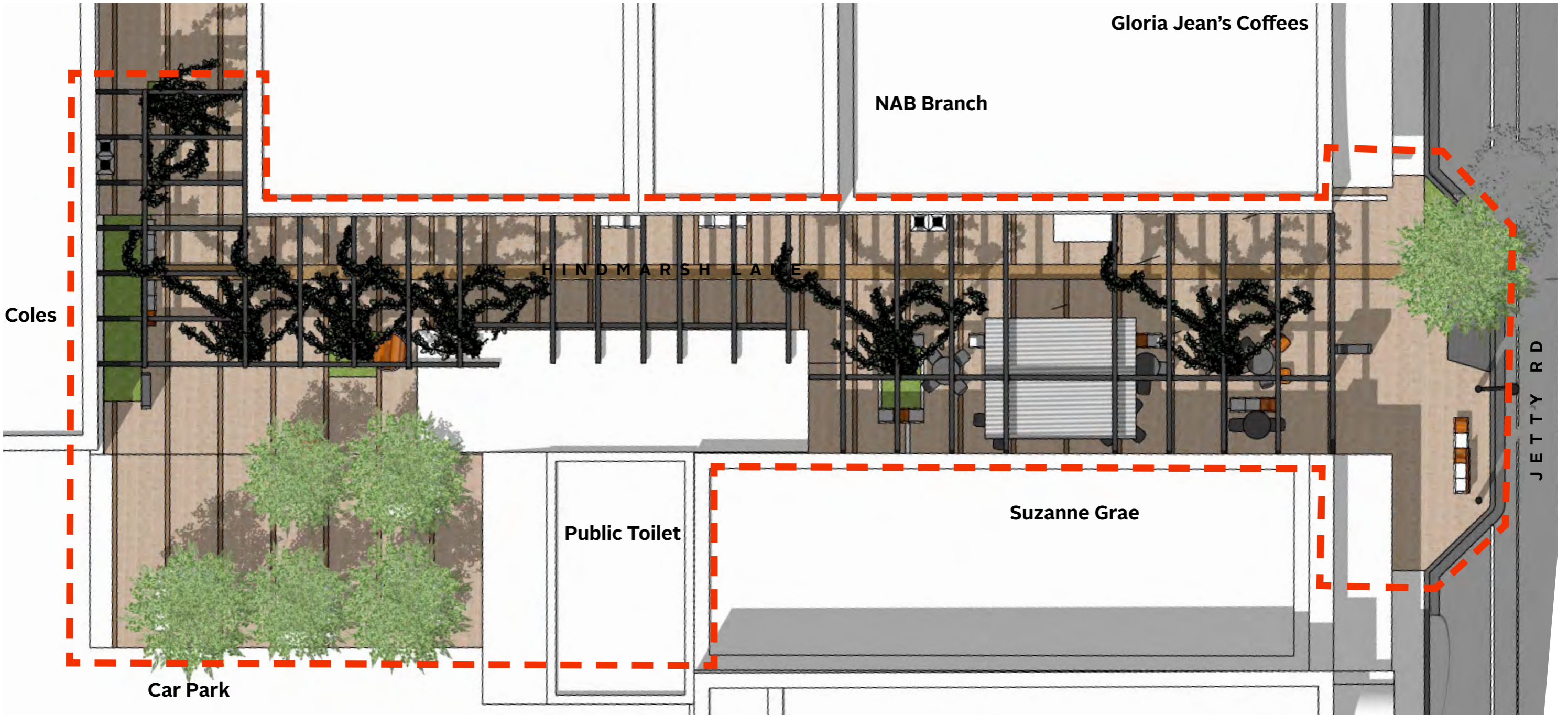




Hindmarsh Lane

Public realm + toilet upgrades





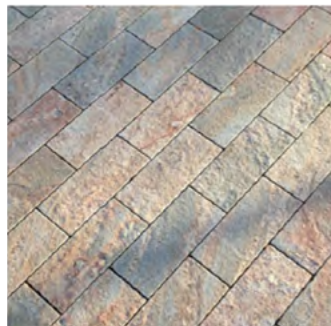
Paving

Master Plan (Oxigen - Feb 18)



Natural Stone - Juperana

- _ Large format
- _ Stretcherbond



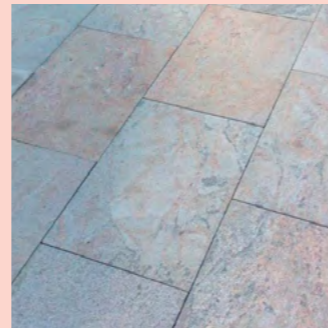
Natural Stone - Juperana

- _ Small format
- _ Herringbone + stretcherbond

Natural Stone, Adelaide Black

- _ No Master Plan reference

Concept Design (Jan 19)



Design Detail

_ 900x600mm Juperana paving, stretcherbond

Colour

_ Juperana Natural Stone

Surface Finish

_ Semi-honed

Performance Rating

_ Non slip for pedestrian traffic

Maintenance

_ Lift damaged pavers + replace, general cleaning

Design Application

_ Church plaza

Initial

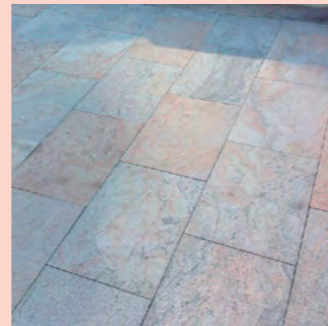


\$

Maintenance



Life



Design Detail

_ 400x200mm Juperana paving, stretcherbond

Colour

_ Juperana Natural Stone

Surface Finish

_ Semi-honed

Performance Rating

_ Non slip for pedestrian traffic

Maintenance

_ Lift damaged pavers + replace, general cleaning

Design Application

_ General paving

Initial

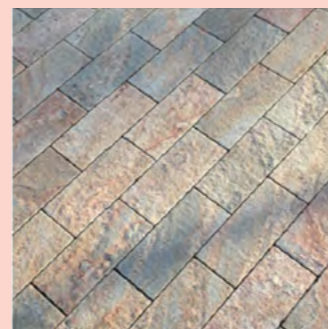


\$

Maintenance



Life



Design Detail

_ 230x110mm Juperana paving, herringbone

Colour

_ Juperana Natural Stone

Surface Finish

_ Semi-honed

Performance Rating

_ Trafficable + non slip for both vehicles/pedestrians

Maintenance

_ Lift damaged pavers + replace, general cleaning

Design Application

_ Trafficable paving

Initial



\$

Maintenance



Life



Design Detail

_ 230x110mm Adelaide Black paving, stretcherbond

Colour

_ Adelaide Black (Slate)

Surface Finish

_ Semi-honed

Performance Rating

_ Trafficable + non slip for both vehicles/pedestrians

Maintenance

_ Sawcut + replace damaged sections

Design Application

_ Feature band patterning in paving + trafficable paving

Initial



\$

Maintenance



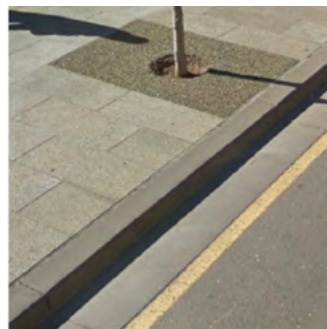
Life





Master Plan (Oxigen - Feb 18)

- _ No Master Plan reference

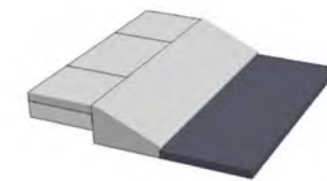


Concrete Kerb

- _ Dark oxide
- _ Smooth trowel finish

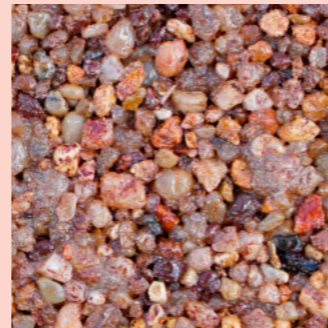


Upright Kerb



Semi-mountable Kerb

Concept Design (Jan 19)



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Resin bound gravel
- _ Bronze
- _ Smooth + level finish
- _ Trafficable + non slip for both vehicles/pedestrians
- _ Non toxic solution for general cleaning
- _ Edging to tram line concrete corridor / Tree surrounds in side streets

Initial

Maintenance

Life

\$



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Concrete kerb / bond beam / valley drain
- _ Dark oxide (TBC)
- _ Smooth trowel finish
- _ Non slip for both vehicles/pedestrians
- _ Sawcut + replace damaged sections
- _ Road edge / paver control / drainage

Initial

Maintenance

Life

\$

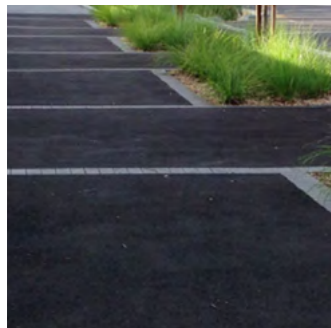


Master Plan (Oxigen - Feb 18)



Insitu Concrete

- _ Shotblast
- _ Light reveal



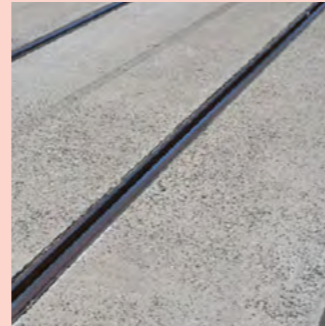
Hotmix

- _ Natural stone inlays + headers

Bike Lane

Tactile Pavers

Concept Design (Jan 19)



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Insitu Concrete
- _ Natural or painted
- _ Shotblast, light reveal or Alternative artist paint treatment
- _ Trafficable + non slip for both vehicles/pedestrians
- _ Sawcut + replace damaged sections
- _ Tram line corridor

Initial

Maintenance (Painted)

Maintenance (Shotblast)

Life (Painted)

Life (Shotblast)

\$



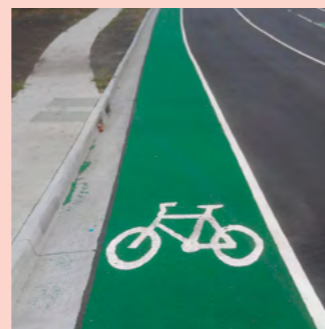
Cost

\$

Initial

Maintenance

Life



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

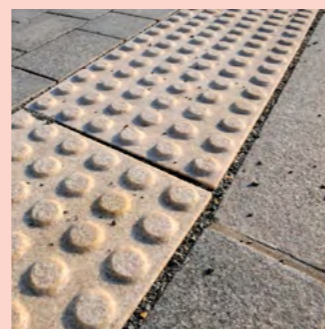
- _ Green bike lane
- _ Green
- _
- _ Non slip for cyclists and vehicles
- _
- _ Jetty Road + Colley Tce roadway

Initial

Maintenance

Life

\$



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ 300x300mm Natural Stone Tactile Type B or C
- _ Silver or to provide required luminance value
- _ Sandblasted
- _ Non slip for pedestrian traffic + appropriate hazard/directional indications
- _ Lift + replace tactile
- _ All areas requiring hazard or direction indication

Initial

Maintenance

Life

\$



Street Furniture

Master Plan (Oxigen - Feb 18)



Fixed Wall Seating

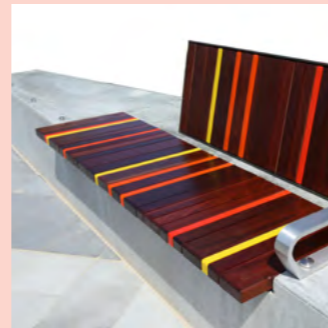
- _ Precast concrete/stone
- _ One off item
- _ Armrests + backrests can be included



Bespoke Seats (Plaza)

- _ One off item
- _ Steel frame (painted/stainless steel)
- _ Integrated lighting

Concept Design (Jan 19)



Design Detail

- _ Bespoke precast concrete wall seating with optional backrest + armrest (Sizing varies - TBC)

Colour

- _ Natural

Surface Finish

- _ Smooth concrete + oiled timber battens

Performance Rating

- _ Removal of all sharp edges

Maintenance

- _ Fill + grind concrete, lift + replace battens, general cleaning + re-oiling timber battens

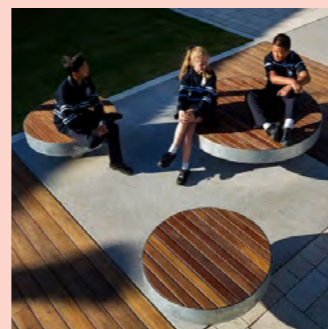
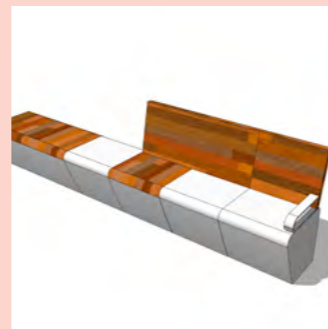
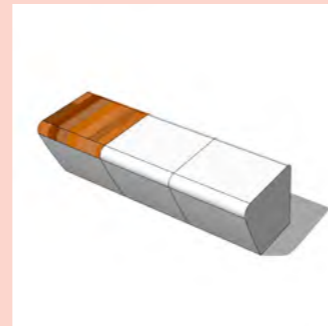
Design Application

- _ Hindmarsh Lane + Chapel St

Initial ●●●● \$

Maintenance ●●●

Life ●●●



Design Detail

- _ Spark Pod Seats

Colour

- _ Natural or Dulux Pearl Effect Metropolis Storm Pearl Satin #84684

Surface Finish

- _ Oiled timber + stainless steel or powdercoated

Performance Rating

- _ Removal of all sharp edges

Maintenance

- _ Lift + replace battens, general cleaning + re-oiling timber battens

Design Application

- _ Hindmarsh Lane / Chapel St / Durham Street plaza

Initial ●●● \$

Maintenance ●●

Life ●

From Council Public Realm Style Guide

Master Plan (Oxigen - Feb 18)



Street Bench Seat

- _ Proprietary item
- _ Painted steel/anodised aluminium frame with hardwood battens



Picnic Setting

- _ Proprietary item
- _ Steel frame + hardwood battens
- _ DDA compliant



Drink Fountain

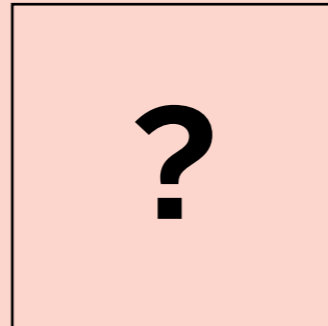
- _ Proprietary item
- _ Brushed 316 stainless steel



Bin Surrounds

- _ Proprietary item
- _ Stainless steel/painted cover
- _ Recycling + rubbish (240ltr)

Concept Design (Jan 19)



Design Detail

_ Artist designed bespoke seating

Colour

_ TBC

Surface Finish

_ TBC

Performance Rating

_ TBC

Maintenance

_ TBC

Design Application

_ TBC

Initial

\$

?

Maintenance

?

Life

?

Design Detail

_ None Proposed

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

Initial

\$

Maintenance

Life



Design Detail

_ Street Furniture Arqua Drink Fountain

Colour

_ Natural

Surface Finish

_ Electropolished 316 stainless steel

Performance Rating

_ DDA compliant

Maintenance

_ Remove damaged parts + replace, general cleaning

Design Application

_ Hindmarsh Lane + Chapel St plazas

Initial

●●

Maintenance

●

Life

●

From Council
Public Realm
Style Guide



Design Detail

_ Spark Standard Bin Enclosure

Colour

_ Natural or Dulux Pearl Effect Metropolis Storm Pearl Satin #84684

Surface Finish

_ Perforated (entire panel) powder coated zinc plated steel; Splash tray and trim: brushed stainless steel (316 grade)

Performance Rating

Maintenance

Design Application

_ UV resistant + anti-graffiti

_ Remove damaged enclosure + replace, general cleaning

_ Hindmarsh Lane + Chapel St plazas

Initial

●●

Maintenance

●

Life

●

From Council
Public Realm
Style Guide

Master Plan (Oxygen - Feb 18)



Feature Bollards

- _ One off item
- _ Polished steel
- _ Fixed position



Standard Bollards

- _ Proprietary item
- Removable option



Tree Grates

- _ Steel surrounds with grated cover
- _ Natural finish

Concept Design (Jan 19)



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

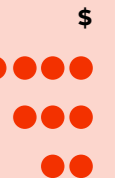
Design Application

- _ Bespoke Designed Bollard
- _ Natural
- _ Honed granite + oiled timber
- _ Anti-graffiti
- _ Remove damaged block + replace, general cleaning
- _ Hindmarsh Lane + Chapel St plaza entrances

Initial

Maintenance

Life



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Sentry Bollards (flat capped) (from Council Public Realm Style Guide)
- _ Natural
- _ Brushed 316 Stainless Steel
- _ Anti-graffiti
- _ Remove damaged bollard + replace, general cleaning
- _ All areas requiring blocking of vehicles

Initial

Maintenance

Life



From Council Public Realm Style Guide



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Resin bound gravel tree grate (Steel base frame)
- _ Bronze
- _ Smooth + level finish
- _ Non slip for pedestrian traffic + permeable surface
- _ Lift damaged grate + replace, general cleaning
- _ Side streets or low visitation area

Initial

Maintenance

Life



From Council Public Realm Style Guide



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

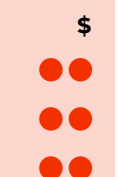
Design Application

- _ Bespoke Jetty Road Tree Grate
- _ Natural or Dulux Pearl Effect Metropolis Storm Pearl Satin #84684
- _ Powdercoated or lasercut stainless steel
- _ Non slip for pedestrian traffic + permeable surface
- _ Lift damaged grate + replace, general cleaning
- _ Jetty Rd

Initial

Maintenance

Life



Master Plan (Oxigen - Feb 18)



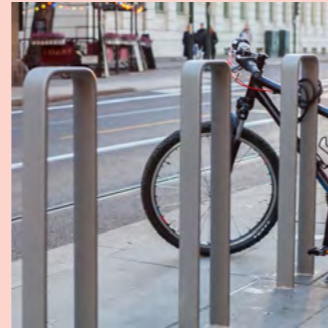
Cycle Racks + Repair Stations

- _ Painted stainless steel
- _ Natural grey tones colours to match bench seats + bollards

Pergola

- _ No Master Plan reference

Concept Design (Jan 19)



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Vroom Cycle Rack
- _ Natural
- _ Brushed 316 Stainless Steel
- _ UV resistant + anti-graffiti
- _ General repairs and maintenance, cleansing
- _ Hindmarsh Lane, Chapel St + Colley Tce corners/plazas

Initial

Maintenance

Life

\$



From Council Public Realm Style Guide



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Cyclehoop Deluxe Repair Station
- _ Varies
- _ Powdercoated cast aluminum
- _ ADA compliant + UV resistant
- _ Remove damaged parts + replace, general cleaning
- _ Colley Tce in close proximity to bike racks

Initial

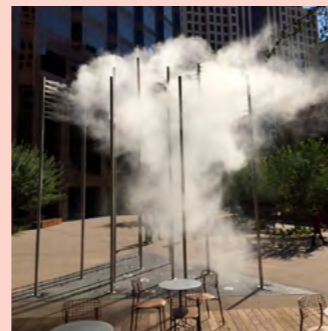
Maintenance

Life

\$



From Council Public Realm Style Guide



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Bespoke Vertical Misting Unit
- _ Natural
- _ Brushed 316 stainless steel or powdercoated
- _ UV resistant + watertight
- _ Remove damaged parts + replace, general cleaning
- _ Cooling unit to sheltered area of Chapel St in ground lighting feature included

Initial

Maintenance

Life

\$



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Powdercoated Steel Pergola with Roof Structure
- _ Dulux Pearl Effect Metropolis Storm Pearl Satin #84684
- _ Structural steel + mild steel sheet
- _ UV resistant + watertight
- _ Remove damaged parts + replace, general cleaning
- _ Shelter structure to Hindmarsh Lane + Chapel St

Initial

Maintenance

Life

\$





Master Plan (Oxygen - Feb 18)



Green Walls

Shelter Structure

- _ No Master Plan reference

Concept Design (Jan 19)



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Greenwall Australia Skale Wall or equivalent

- _ Black

- _ Powdercoated

- _ Anti-graffiti

- _ Remove damaged parts / plants + replace, general cleaning

- _ Coles wall in Hindmarsh Lane

Initial



Maintenance



Life



\$



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Bespoke design

- _ Dulux Pearl Effect Metropolis Storm Pearl Satin #84684 + Hardwood Timber

- _ Powdercoated + Oiled

- _ Anti-graffiti

- _ Remove damaged parts / general cleaning

- _ Focal point over stage in Chapel Street

Initial



Maintenance



Life



\$

Street Infrastructure + Services

Master Plan (Oxigen - Feb 18)



Grates

- _ Integrated grate



Integrated Power

- _ Powered bollards
- _ Plazas + parks for events
- _ Catering for pop-ups



Public Toilets



Concept Design (Jan 19)



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

_ ACO Freestyle Range

_ TBC

_ TBC

_ Non slip for pedestrian and vehicle traffic

_ Remove damaged section + replace, general cleaning

_ Hindmarsh Lane + Chapel St

Initial

\$



Maintenance



Life



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

_ 3 phase OPPAD 180 Pedestal Pole

_ Natural or Dulux Pearl Effect Metropolis Storm Pearl Satin #84684

_ Stainless steel or powdercoated

_ UV resistant + watertight

_ Remove damaged parts + replace, general cleaning

_ Chapel St / Durham St plaza

Initial

\$



Maintenance



Life



From Council
Public Realm
Style Guide



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

_ Street Furniture PowerMe Table

_ Sable Bass

_ Cast aluminium powdercoated

_ DDA compliant + weatherproofing

_ Remove damaged parts + replace, general cleaning

_ Chapel St / Durham St plaza

Initial

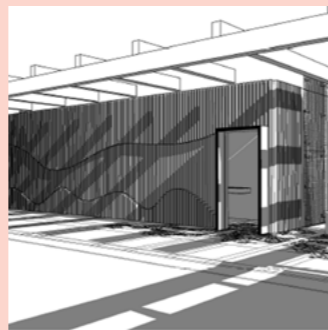
\$



Maintenance



Life



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

_ Adapted DDA Toilet Block

_ TBC

_ TBC

_ DDA compliant

_ Remove damaged parts + replace, general cleaning

_ Hindmarsh Lane

Initial

\$



Maintenance



Life



Wayfinding + Signage

Master Plan (Oxigen - Feb 18)



Street Banner + Promotion

- _ Proprietary existing item to existing light poles
- _ Banners reflect upcoming events + festive season
- _ Jetty Road



Digital Interaction

- _ Online digital platforms inform users of key information such as off street car parking
- _ Jetty Road + side streets



Pedestrian + Cyclist Wayfinding

- _ Consistent suite that are iconic to Jetty Road catering for tourist + locals
- _ Jetty Road + key side streets



Concept Design (Jan 19)

Design Detail	_ See Draft Wayfinding + Signage Strategy				\$
Colour					Initial ●
Surface Finish					Maintenance ●●●
Performance Rating					Life ●●
Maintenance					
Design Application					
Design Detail	_ See Draft Wayfinding + Signage Strategy				\$
Colour					Initial ●●●●
Surface Finish					Maintenance ●●●
Performance Rating					Life ●●
Maintenance					
Design Application					
Design Detail	_ See Draft Wayfinding + Signage Strategy				\$
Colour	_ TBC				Initial ●●●
Surface Finish	_ TBC				Maintenance ●●
Performance Rating	_ TBC				Life ●●
Maintenance	_ TBC				
Design Application	_ Jetty Road, Hindmarsh Lane, Chapel St + Colley Tce				
Design Detail	_ See Draft Wayfinding + Signage Strategy				\$
Colour	_ TBC				Initial ●●●
Surface Finish	_ TBC				Maintenance ●●
Performance Rating	_ TBC				Life ●●
Maintenance	_ TBC				
Design Application	_ Jetty Road, Hindmarsh Lane, Chapel St + Colley Tce				

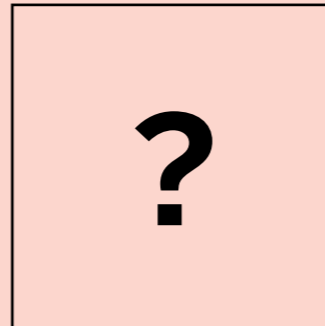
Master Plan (Oxygen - Feb 18)



Art + Culture Interpretation

- _ Iconic public artworks create an identity location functioning as a landmark that is referenced by tourists + locals
- _ Key public spaces

Concept Design (Jan 19)



- Design Detail** _ Artwork designed by local artists
- Colour** _ TBC
- Surface Finish** _ TBC
- Performance Rating** _ TBC
- Maintenance** _ TBC
- Design Application** _ Chapel St entrance to plaza

Initial \$
Maintenance ?
Life ?

Lighting

Master Plan (Oxigen - Feb 18)

Street Lighting

- _ Existing lighting
- _ Optional additional back arm for pedestrian lighting



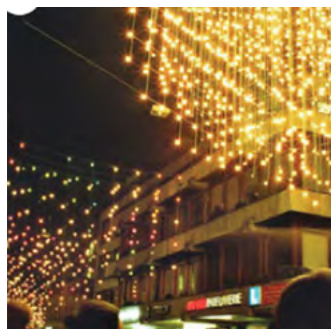
Public Amenity Lighting

- _ Directional spotlight - multi functional
- _ Plazas
- _ Squares
- _ Beachfront



Feature Lighting

- _ Iconic public artworks create an identity location functioning as a landmark that is referenced by tourists + locals
- _ Key public spaces



Concept Design (Jan 19)

Design Detail	_ To remain unchanged			\$
Colour			Initial	
Surface Finish			Maintenance	
Performance Rating			Life	
Maintenance				
Design Application				
Design Detail	_ TBC			\$
Colour	_ TBC		Initial	?
Surface Finish	_ TBC		Maintenance	?
Performance Rating	_ TBC		Life	?
Maintenance	_ Remove damaged parts + replace, general cleaning			
Design Application	_ Jetty Road, Hindmarsh Lane, Chapel St, ColleyTce + Moseley St			
Design Detail	_ TBC			\$
Colour	_ TBC		Initial	●●●●
Surface Finish	_ TBC		Maintenance	●●
Performance Rating	-		Life	●●
Maintenance	_ Remove damaged parts + replace, general cleaning			
Design Application	_ Chapel St			
Design Detail	_ TBC			\$
Colour	_ TBC		Initial	?
Surface Finish	_ TBC		Maintenance	?
Performance Rating	_ TBC		Life	?
Maintenance	_ Remove damaged parts + replace, general cleaning			
Design Application	_ Hindmarsh Lane + Chapel St			



Master Plan (Oxigen - Feb 18)



Integrated Lighting

- _ In-ground + furniture



Uplighting

- _ Online digital platforms inform users of key information such as off street car parking
- _ Jetty Road + side streets



Concept Design (Jan 19)

Design Detail	_ TBC			\$
Colour	_ TBC		Initial	?
Surface Finish	_ TBC		Maintenance	?
Performance Rating	_ TBC		Life	?
Maintenance	_ Remove damaged parts + replace, general cleaning			
Design Application	_ Hindmarsh Lane + Chapel St plazas			
Design Detail	_ TBC			\$
Colour	_ TBC		Initial	?
Surface Finish	_ TBC		Maintenance	?
Performance Rating	_ TBC		Life	?
Maintenance	_ Remove damaged parts + replace, general cleaning			
Design Application	_ Church, Glenelg Jetty Hotel or other feature buildings			
Design Detail	_ TBC			\$
Colour	_ TBC		Initial	?
Surface Finish	_ TBC		Maintenance	?
Performance Rating	_ TBC		Life	?
Maintenance	_ Remove damaged parts + replace, general cleaning			
Design Application	_ Jetty Road, Hindmarsh Lane, Chapel St, ColleyTce + Moseley St			

Street Trees + Amenity Planting

Master Plan (Oxigen - Feb 18)



Celtis australis

- _ Deciduous main street tree
- _ Jetty Road



Side Street Trees

- _ A consistent palette of trees that provide an identity to the area

Concept Design (Jan 19)



Species

_ Celtis australis

Mature Height

_ 15-20m

Mature Spread

_ 10-15m

Water Requirements

_ Moderate

Maintenance

_ Trim + remove damaged limbs, drupe clean up + general pruning

Design Application

_ Jetty Road

Initial



\$

Maintenance



Life



Species

_ Gleditsia tricanthos

Mature Height

_ 10-20m

Mature Spread

_ 5-10m

Water Requirements

_ Low

Maintenance

_ Trim + remove damaged limbs + general pruning

Design Application

_ Chapel St + Hindmarsh Lane

Initial



\$

Maintenance



Life





Master Plan (Oxigen - Feb 18)

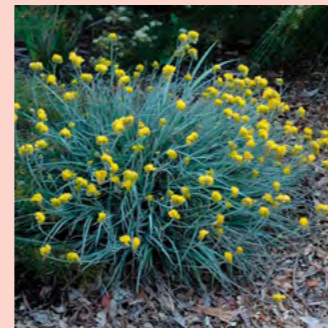
_ No Master Plan reference

Concept Design (Jan 19)



Species _ Carpobrotus rossii
Mature Height _ 1-3m
Mature Spread _ 0.2-0.4m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage + general pruning
Design Application _ Ground cover?

Initial \$ ●
Maintenance ●●
Life ●●●



Species _ Conostylis candicans
Mature Height _ 0.4m
Mature Spread _ 0.5m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage + general pruning
Design Application _ Medium amenity planting

Initial \$ ●
Maintenance ●●
Life ●●●



Species _ Festuca glauca
Mature Height _ 0.3m
Mature Spread _ 0.5m
Water Requirements _ Medium
Maintenance _ Trim + remove damaged foliage
Design Application _ Medium amenity planting

Initial \$ ●
Maintenance ●●
Life ●●●



Species _ Leucophyta brownii
Mature Height _ 0.4-1m
Mature Spread _ 0.5-1.5m
Water Requirements _ Medium
Maintenance _ Trim + remove damaged foliage + general pruning
Design Application _ Medium amenity planting

Initial \$ ●
Maintenance ●●
Life ●●●

Master Plan (Oxigen - Feb 18)

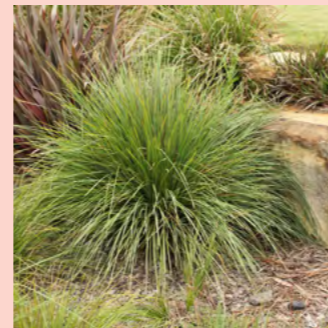
_ No Master Plan reference

Concept Design (Jan 19)



Species _ Leucospermum cordifolium 'Yellow Bird'
Mature Height _ 2m
Mature Spread _ 2m
Water Requirements _ Medium
Maintenance _ Trim + remove flowerheads in late Summer to encourage growth
Design Application _ High amenity planting

Initial \$ ●
Maintenance ●●
Life ●●●



Species _ Lomandra longifolia 'Nyalla'
Mature Height _ 0.5-0.7m
Mature Spread _ 0.7-1m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage near crown of plant
Design Application _ Medium amenity planting

Initial \$ ●
Maintenance ●●
Life ●●●



Species _ Pennisetum alopecuroides 'Nafray'
Mature Height _ 0.6m
Mature Spread _ 0.6m
Water Requirements _ Medium
Maintenance _ General pruning to maintain shape + heavier pruning after flowering
Design Application _ Medium amenity planting

Initial \$ ●
Maintenance ●●
Life ●●●



Species _ Myoporum parvifolium
Mature Height _ <0.2m
Mature Spread _ 1.5-2m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage + general pruning
Design Application _ Low amenity planting

Initial \$ ●
Maintenance ●●
Life ●●●

Master Plan (Oxigen - Feb 18)

_ No Master Plan reference

Concept Design (Jan 19)



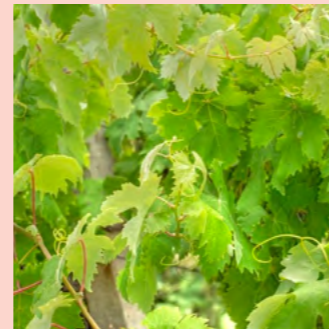
Species _ Scaevola albida
Mature Height _ 0.1-0.2m
Mature Spread _ 0.2-2m
Water Requirements _ Low
Maintenance _ Light general pruning / contain spread as required
Design Application _ Low amenity planting

Initial \$ ●
Maintenance ●●
Life ●●●



Species _ Senecio serpens
Mature Height _ 0.1-0.3m
Mature Spread _ 0.6-1m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage
Design Application _ Low amenity planting

Initial \$ ●
Maintenance ●●
Life ●●●



Species _ Vitis vinifera
Mature Height _ 5-8m
Mature Spread _ 4-8m
Water Requirements _ Moderate
Maintenance _ Trim + remove damaged foliage + directional training
Design Application _ Feature climbing amenity planting in Hindmarsh Lane + Chapel St

Initial \$ ●
Maintenance ●●
Life ●●●



Species _ Pennisetum clandestinum (Kikuyu grass)
Mature Height _ N/A
Mature Spread _ N/A
Water Requirements _ Moderate
Maintenance _ General mowing + edge trimming
Design Application _ Designated areas in Chapel St

Initial \$ ●
Maintenance ●●●
Life ●●●

From Council
 Public Realm
 Style Guide

Master Plan (Oxigen - Feb 18)

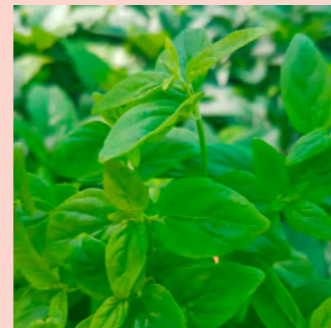
_ No Master Plan reference

Concept Design (Jan 19)



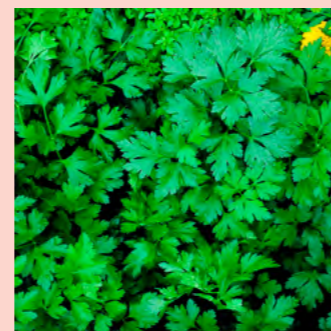
Species _ Ocimum basilicum
Mature Height _ <0.5m
Mature Spread _ <0.5m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage + general pruning
Design Application _ Edible amenity planting to Chapel St outdoor dining area

Initial \$ ●
Maintenance ● ●
Life ● ● ●



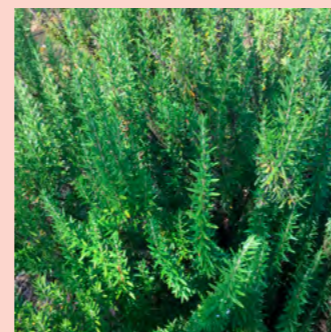
Species _ Mentha australis
Mature Height _ 0.4-0.7m
Mature Spread _ 0.3-1m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage + general pruning
Design Application _ Edible amenity planting to Chapel St outdoor dining area

Initial \$ ●
Maintenance ● ●
Life ● ● ●



Species _ Petroselinum crispum
Mature Height _ 0.6-0.8m
Mature Spread _ <0.5m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage + general pruning
Design Application _ Edible amenity planting to Chapel St outdoor dining area

Initial \$ ●
Maintenance ● ●
Life ● ● ●



Species _ Rosmarinus officinalis
Mature Height _ 1-2m
Mature Spread _ 1-1.5m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage + general pruning
Design Application _ Edible amenity planting to Chapel St outdoor dining area

Initial \$ ●
Maintenance ● ●
Life ● ● ●

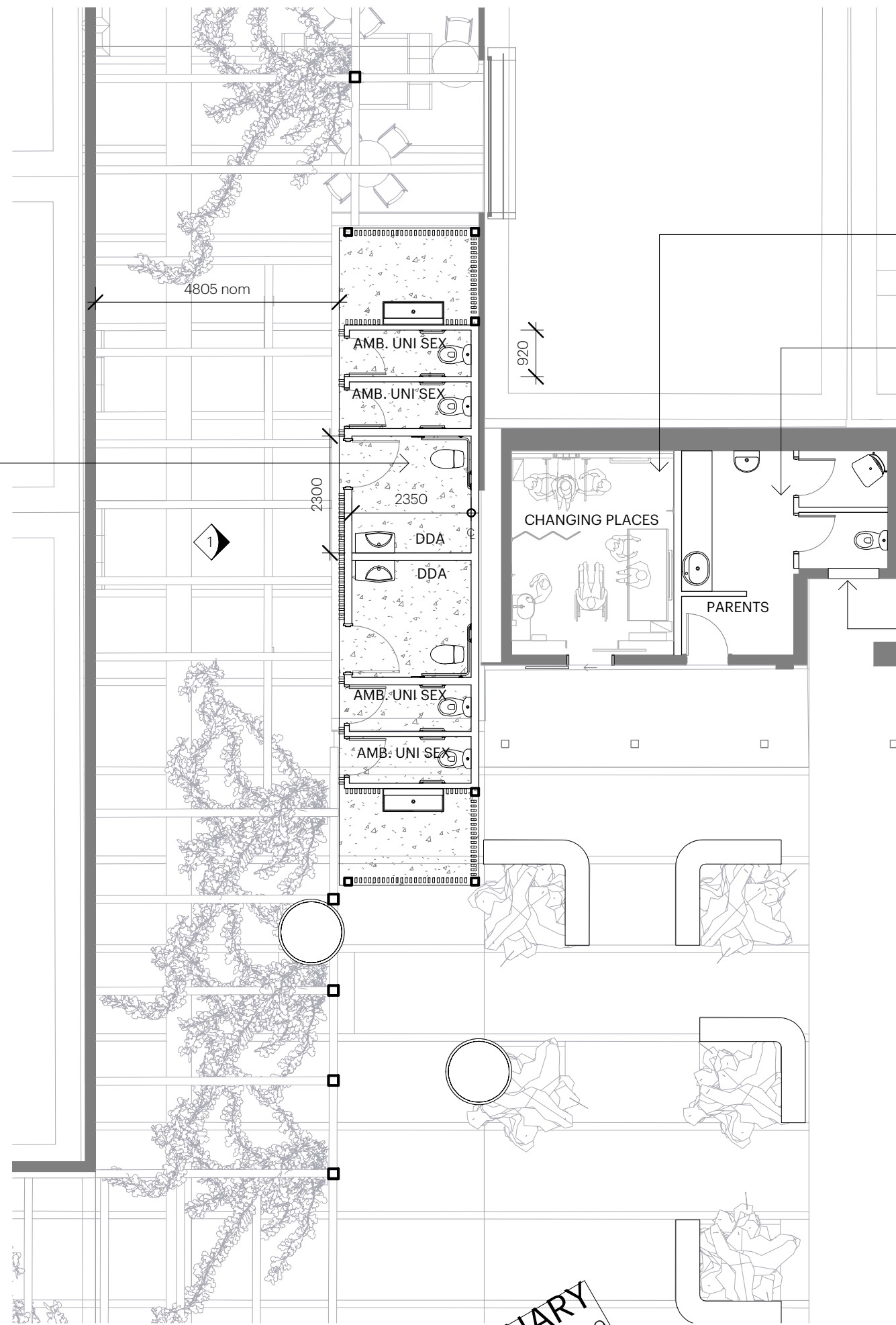
Level 1, 21 Roper Street
Adelaide 5000 South Australia
08 8338 5511
admin1@jensenplus.com.au
www.jensenplus.com.au



Plotted: 16/01/2019 10:23:04 AM File: \\SP-svr3\synergy\Projects\0919\0919-009 Moseley Square Integration\05 SDT\Toilet\0919-009 SD06_2019.rvt

1 FLOOR PLAN

SCALE 1:100



PRELIMINARY
DATED 16/01/2019

STUDIO NINE ARCHITECTS

9 King William Street
Kent Town SA 5067
Australia

T +61 8 8132 3999
F +61 8 8363 7499
hello@studionine.net.au
studionine.net.au
©2018 \ Copyright

PROJECT
JETTY RD GLENELG - PUBLIC TOILETS

DRAWING TITLE
PLANS

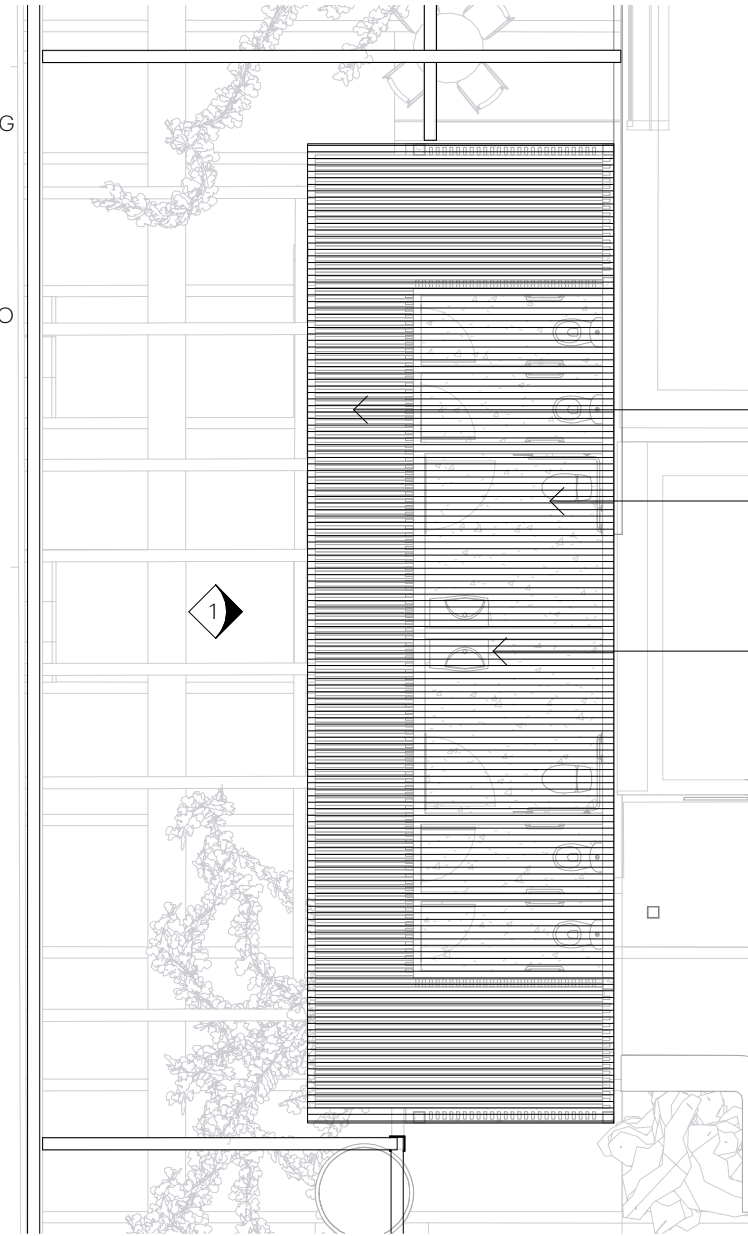
DRAWING NUMBER
0919-009-SK01

REVISION

RECONFIGURE EXSITING PARENTS CHANGE TO CHANGING PLACES

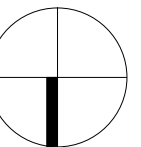
EXISTING DDA AND FEMALE CONVERTED TO PARENTS ROOM

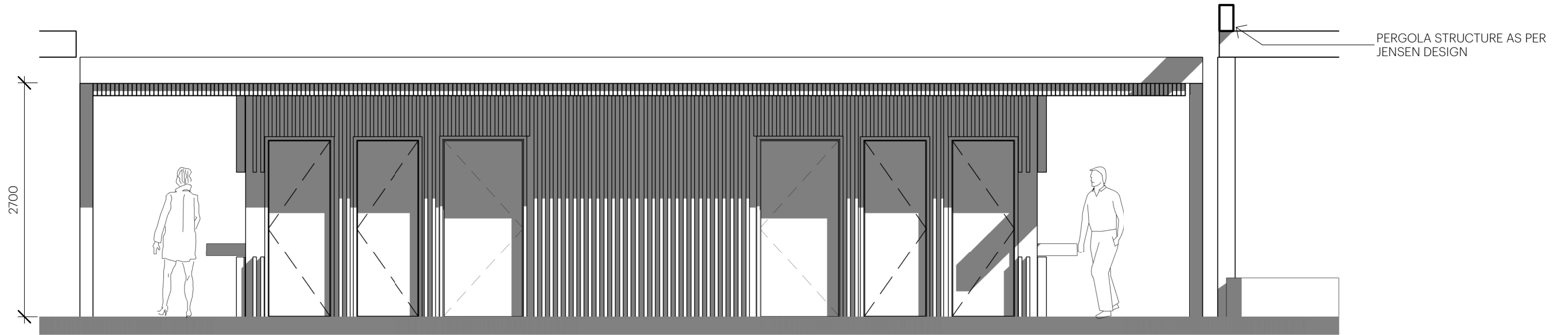
INFILL EXISTING DOOR



2 ROOF PLAN

SCALE 1:100

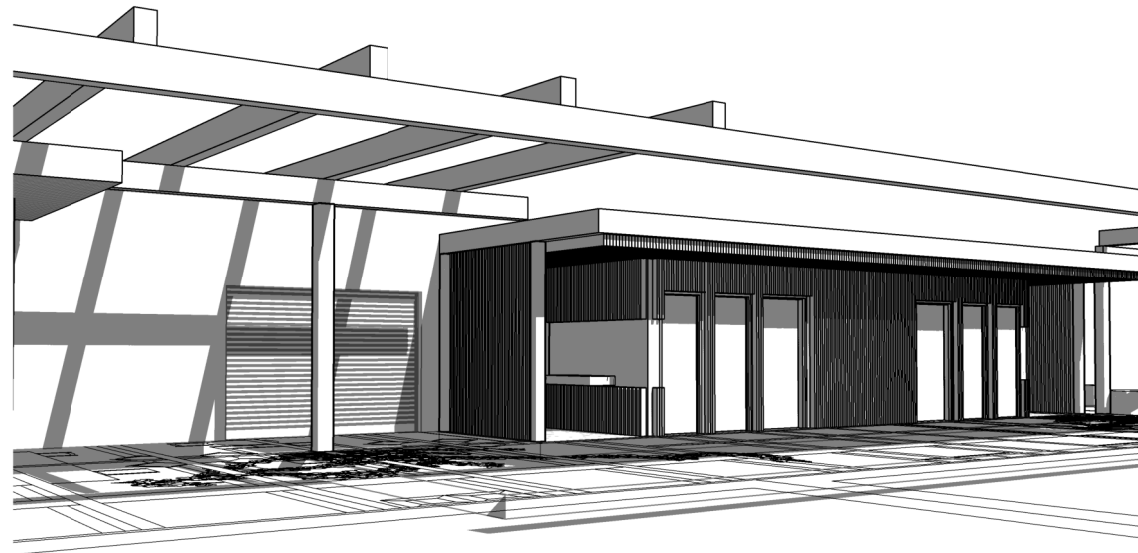




1 EAST ELEVATION
SCALE 1:50



2 PERSPECTIVE IMAGE 1
SCALE



3 PERSPECTIVE IMAGE 2
SCALE

Plotted: 16/01/2019 10:23:08 AM File: \\SP9-svr3\synergy\synergy\Projects\0919\0919-009 Moseley Square Integration\05 SD\Toilet\0919-009 SD06_2019.rvt



PRELIMINARY
DATED 16/01/2019

STUDIO NINE ARCHITECTS

9 King William Street
Kent Town SA 5067
Australia

T +61 8 8132 3999
F +61 8 8363 7499
hello@studionine.net.au
studionine.net.au
©2018 \ Copyright

PROJECT
**JETTY RD GLENELG -
PUBLIC TOILETS**

DRAWING TITLE
ELEVATIONS

DRAWING NUMBER
0919-009-SK02

REVISION

ATTACHMENT 3: Section 32 of the *Road Traffic Act 1961*

Division 3—Road closing provisions

32—Road closing by councils for traffic management purposes

- (1) If a council proposes, by the installation or alteration of a traffic control device—
 - (a) to close a road or a part of a road to all vehicles or vehicles of a specified class (whether or not the closure is to apply every day in a week or for all hours in a day); or
 - (b) to close a road as a through road for motor vehicles,
for the purposes of rationalising the flow or impact of traffic within a part of the council's area, the council may only do so in accordance with a resolution of the council and must, at least one month before the meeting at which the resolution is first to be considered, cause notice of the proposal—
 - (c) to be published both in a newspaper circulating generally in the State and a newspaper circulating within the area of the council; and
 - (d) to be given by post to each ratepayer of land immediately abutting the road, or portion of road, the subject of the proposal; and
 - (e) if the road is a prescribed road, to be given to each affected council; and
 - (f) if the road is a highway, or runs into or intersects with a highway, to be given to the Commissioner of Highways.
- (2) The council must give due consideration to all written submissions made on the proposal that are received by the council before the meeting.
- (3) A resolution for a road closure to which subsection (1) applies is not effective unless a majority of all members of the council concur in it.
- (4) A resolution for a road closure to which subsection (1) applies that would have the effect of the closure being operative in relation to a highway is not effective unless—
 - (a) the Commissioner of Highways concurs with it; or
 - (b) the closure is consistent with a notice of the Commissioner of Highways under section 26 of the *Highways Act 1926*.
- (5) A resolution for a road closure to which subsection (1) applies that would have the effect of the closure being operative—
 - (a) for a continuous period of more than 6 months; or
 - (b) for periods that, in aggregate, exceed 6 months in any 12 month period,
is not effective unless—
 - (c) if the road runs into or intersects with a highway, the Commissioner of Highways concurs with it; and
 - (d) if the road is a prescribed road, each affected council concurs with it.

(6) A council must, as soon as practicable after a resolution for a road closure to which subsection (1) applies has been passed and, if required, concurred with under subsection (4) or (5), cause notice of the resolution to be published and given in the manner set out in subsection (1).

(7) In this section—

affected council, in relation to a prescribed road, means a council into whose area or along the boundary of which the road runs;

highway means—

- (a) a main road or a controlled access road within the meaning of the *Highways Act 1926*; or
- (b) a road vested in the name of the Commissioner of Highways or the Minister to whom the administration of the *Highways Act 1926* is committed; or
- (c) a road that is subject to a notice under section 26 of the *Highways Act 1926*;

prescribed road means a road that runs into the area, or along the boundary, of another council.

(8) For the purposes of this section, a road that runs up to—

- (a) the boundary of another council area; or
 - (b) another road running along or containing the boundary of another council area,
- will be taken to run into that area.