# NOTICE OF COUNCIL MEETING

Pursuant to the provisions of section 84 (1) of the Local Government Act 1999

## The Ordinary Meeting of the



will be held in

## Council Chamber Redbanks Road Mallala

on

Monday 30 January 2023 at 4.30pm

James Miller CHIEF EXECUTIVE OFFICER

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	Nil

## **1** ACKNOWLEDGEMENT OF COUNTRY

## 2 ATTENDANCE RECORD

## **3** CONFIRMATION OF COUNCIL MEETING MINUTES

- 3.1 Confirmation of Minutes Ordinary Council Meeting 19 December 2022
- 3.2 Confirmation of Minutes Special Council Meeting 16 January 2023



# **MINUTES**

of the

## **Ordinary Council Meeting**





Held, pursuant to the provisions of the Local Government Act 1999, in

> Council Chamber Redbanks Road Mallala

> > on

Monday 19 December 2022 at 4.30pm

#### 1. OPEN MEETING

#### 2. ACKNOWLEDGEMENT OF COUNTRY

The Acting Mayor formally declared the meeting open at 4.30pm, and in doing so acknowledged that the meeting was taking place on the traditional land of the Kaurna people.

#### 3. ATTENDANCE RECORD

- Present:
- Acting Mayor Marcus Strudwicke
- Councillor Alana Bombardieri
- Councillor John Lush
- Councillor Margherita Panella (from 4.32pm)
- **Councillor David Paton**
- Councillor Dante Mazzeo
- Councillor Terry-Anne Keen
- **Councillor Eddie Stubing**

#### Apologies

Mayor Mark Wasley Councillor Kay Boon

## Staff in Attendance:

Chief Executive Officer	Mr James Miller
General Manager – Governance and Executive Office	Ms Sheree Schenk
General Manager – Finance and Business	Mr Rajith Udugampola
General Manager – Infrastructure and Environment	Mr Thomas Jones
General Manager – Development and Community	Mr Darren Starr
Manager Governance and Administration	Ms Alyssa Denicola
Administration and Executive Support Officer/Minute Taker	Ms Stacie Shrubsole
Administration Support Officer – Infrastructure and Environment	Ms Lauren Bywaters
Information Technology Officer	Mr Thomas Harris-Howson
Manager Library and Community (for Item 22.3)	Ms Anne Sawtell
Property Officer (for Item 15.5)	Mr Rob Adam
Property Officer <i>(for Item 15.5)</i>	Mr Maurice Park

#### **Invited Guests:**

Chair, Norman Waterhouse Lawyers (for Item 22.1)	Mr Sean Keenihan
Principal, Alinea Group (for Item 22.1)	Mr Ben Koop
Transaction Manager, Alinea Group (for Item 22.1)	Ms Ashlyn Shearer
Managing Director, Powell & Co (for Item 22.1)	Mr David Powell
Director, Holmes Dyer (for Item 16.2)	Mr Stephen Holmes
Consultant, Holmes Dyer (for Item 16.2)	Ms Natasha Holmes

#### 4 CONFIRMATION OF COUNCIL MEETING MINUTES

#### 4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING – 28 NOVEMBER 2022

#### RESOLUTION 2022/386

Moved: Councillor Keen Seconded: Councillor Paton

"that the minutes of the Ordinary Council Meeting held on 28 November 2022 (MB Folios 17684 to 17704 be accepted as read and confirmed."

CARRIED

## 5 BUSINESS ARISING

Nil

## 6 DECLARATION OF MEMBERS' INTEREST

Councillor Bombardieri foreshadowed an interest in Item 22.3 – *Australia Day Awards* and indicated that she would deal with the interest at the time that the relevant award was being considered.

#### 7 ADJOURNED BUSINESS

Nil

## 8 MAYOR'S REPORT

#### 8.1 MAYOR'S REPORT – DECEMBER 2022

Councillor Margherita Panella joined the meeting at 4.32pm

#### RESOLUTION 2022/387

Moved: Councillor Lush Seconded: Councillor Mazzeo

"that Council, having considered Item 8.1 – *Mayor's Report – December 2022*, dated 19 December 2022, receives and notes the report."

#### CARRIED

#### 8.2 DEPUTY MAYOR'S REPORT – DECEMBER 2022

#### **RESOLUTION 2022/388**

Moved: Councillor Keen Seconded: Councillor Mazzeo

"that Council, having considered Item 8.2 – *Deputy Mayor's Report – December 2022*, dated 19 December 2022, receives and notes the report."

CARRIED

- 9 REQUESTED DOCUMENTS/CORRESPONDENCE TO BE TABLED
- Nil
- **10 DEPUTATIONS**
- Nil
- 11 PRESENTATIONS/BRIEFINGS
- Nil
- 12 PETITIONS
- Nil
- **13 COMMITTEE MEETING MINUTES**
- 13.1 MINUTES OF THE ADELAIDE PLAINS COUNCIL HISTORICAL COMMITTEE MEETING HELD 1 NOVEMBER 2022

RESOLUTION 2022/389

Moved: Councillor Paton Seconded: Councillor Bombardieri

"that Council receives and notes the minutes of the Minutes of the Adelaide Plains Council Historical Committee Meeting held 1 November 2022."

CARRIED

#### 13.2 MINUTES OF THE AUDIT COMMITTEE MEETING HELD 7 NOVEMBER 2022

#### RESOLUTION 2022/390

Moved: Councillor Mazzeo Seconded: Councillor Lush

"that Council receives and notes the minutes of the Minutes of the Adelaide Plains Council Audit Committee Meeting held 7 November 2022."

#### CARRIED

#### **RESOLUTION 2022/391**

Moved: Councillor Keen Seconded: Councillor Mazzeo

"that Council endorses resolution 2022/055 of the Audit Committee and in doing so acknowledges the progress made to complete the activities identified for the Audit Committee during the 2022/2023 Financial Year."

CARRIED

#### **RESOLUTION 2022/392**

Moved: Councillor Keen Seconded: Councillor Stubing

"that Council endorses resolution 2022/056 of the Audit Committee and in doing so adopts the revised Risk Management Policy as presented at Attachment 2 to this Report."

CARRIED

#### RESOLUTION 2022/393

Moved: Councillor Lush Seconded: Councillor Mazzeo

"that Council endorses resolution 2022/062 of the Audit Committee and in doing so instructs the Chief Executive Officer (CEO) to review Council's Credit Card Policy, via the Audit Committee, to include the reporting of the CEO's credit card transactions to the Audit Committee on a 6monthly basis and including the details of 'Supplier', 'Amount' and 'Description'."

CARRIED

## 13.3 MINUTES OF THE ADELAIDE PLAINS COUNCIL HISTORICAL COMMITTEE MEETING HELD 6 DECEMBER 2022

RESOLUTION 2022/394

Moved: Councillor Bombardieri Seconded: Councillor Mazzeo

"that Council receives and notes the minutes of the Minutes of the Adelaide Plains Council Historical Committee Meeting held 6 December 2022."

CARRIED

#### **RESOLUTION 2022/395**

Moved: Councillor Keen Seconded: Councillor Lush "that Council, having considered Item 13.3 – *Minutes of the Adelaide Plains Council Historical Committee Meeting held 6 December 2022*, dated 19 December 2022, endorses Resolution 2022/055 of the Adelaide Plains Council Historical Committee and in doing so appoints Councillor Marcus Strudwicke as Presiding Member and Mrs Christine Young as Deputy Presiding Member for a term expiring on 30 December 2024."

CARRIED

#### 14 SUBSIDIARY MEETINGS

14.1 GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY – BOARD MEETING – 20 OCTOBER 2022

#### RESOLUTION 2022/396

Moved: Councillor Keen Seconded: Councillor Lush

"that Council receives and notes the Minutes and Key Outcomes Summary of the Gawler River Floodplain Management Authority meeting held on 20 October 2022."

CARRIED

The Acting Mayor sought leave of the meeting to bring item 22.1 – *Two Wells Town Centre* – *Market Engagement* forward. Leave was granted.

#### 22 CONFIDENTIAL ITEM

22.1 TWO WELLS TOWN CENTRE – MARKET ENGAGEMENT

#### RESOLUTION 2022/397

Moved: Councillor Keen Seconded: Councillor Paton

"that:

- 1. Pursuant to section 90(2) of the Local Government Act 1999, the Council orders that all members of the public, except the Chief Executive Office, General Manager – Governance and Executive Office, General Manager – Development and Community, General Manager – Finance and Business, General Manager – Infrastructure and Environment, Manager Governance and Administration, Administration and Executive Support Officer/Minute Taker, Information Technology Officer, Administration Support Officer – Infrastructure and Environment, Mr Sean Keenihan of Norman Waterhouse Lawyers, Mr Ben Koop and Ms Ashlyn Shearer of Alinea Group and Mr David Powell of Powell & Co be excluded from attendance at the meeting of Council for Agenda Item 22.1 – Two Wells Town Centre – Market Engagement;
- 2. Council is satisfied that pursuant to section 90(3)(b) of the *Local Government Act* 1999, Item 22.1 – Two Wells Town Centre – Market Engagement concerns information of a confidential nature, the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or

proposing to conduct, business, or to prejudice the commercial position of the council; and

3. Council is satisfied that the principle that Council meetings should be conducted in a place open to the public has been outweighed by the need to keep the information, matter and discussion confidential."

CARRIED

## RESOLUTION 2022/399

Moved: Councillor Keen Seconded: Councillor Panella

"that Council, having considered the matter of Agenda Item 22.1 – *Two Wells Town Centre* – *Market Engagement* in confidence under section 90(2) of the *Local Government Act 1999*, resolves that:

- The staff report and attachments 1, 2, 3 and 4 pertaining to Agenda Item 22.1 Two Wells Town Centre – Market Engagement, remain confidential and not available for public inspection until further order of Council;
- 2. Pursuant to section 91(9)(a) of the *Local Government Act 1999*, the confidentiality of the matter will be reviewed every 12 months; and
- **3.** Pursuant to section 91(9)(c) of the *Local Government Act 1999*, Council delegates the power to revoke this confidentiality order to the Chief Executive Officer."

The Acting Mayor sought leave of the meeting to bring Item 16.2 – *Civic and Community Centre* forward. Leave was granted.

## 16 **REPORTS FOR INFORMATION**

#### 16.2 CIVIC AND COMMUNITY CENTRE

Mr Stephen Holmes and Ms Natasha Holmes, of Holmes Dyer, gave a 22-minute presentation in relation to the 'Community and Civic Centre Hub Investigation'.

#### RESOLUTION 2022/400

Moved: Councillor Panella Seconded: Councillor Paton

"that Council, having considered Item 16.2 – *Civic and Community Centre*, dated 19 December 2022, receives and notes the report."

CARRIED

#### 15 REPORTS FOR DECISION

#### 15.1 CODE OF PRACTICE - ACCESS TO COUNCIL MEETINGS AND DOCUMENTS

#### RESOLUTION 2022/401

Moved: Councillor Panella Seconded: Councillor Mazzeo

"that Council, having considered Item 15.1 – *Code of Practice - Access to Council Meetings and Documents*, dated 19 December 2022, receives and notes the report and in doing so:

- 1. Acknowledges that public consultation in relation to the revised *Code of Practice Meeting Procedures* was undertaken from 24 August 2022 to 15 September 2022 and that no feedback was received; and
- 2. Adopts the revised Code of Practice Access to Council Meetings and Documents as presented at Attachment 1 to this report."

CARRIED

#### 15.2 APPOINTMENT OF DELEGATE – GENERAL MEETINGS – LOCAL GOVERNMENT ASSOCIATION

#### RESOLUTION 2022/402

Moved: Councillor Panella Seconded: Councillor Lush

"that Council, having considered Item 15.2 – Appointment of Delegate – General Meetings – Local Government Association, dated 19 December 2022, receives and notes the report and in accordance with Clause 12.1 of the Local Government Association (LGA) Constitution and Rules, appoints the Mayor to act as Council's Delegate at LGA Ordinary General Meetings, Annual General Meetings and Special General Meetings held during the 2022-2026 term of Council."

CARRIED

#### **RESOLUTION 2022/403**

Moved: Councillor Keen Seconded: Councillor Panella

"that Council, having considered Item 15.2 – Appointment of Delegate – General Meetings – Local Government Association, dated 19 December 2022, resolves that in the event that the Mayor, as Council's Delegate, is unable to attend an Ordinary General Meeting, Annual General Meeting or Special General Meeting of the Local Government Association (LGA) the Deputy Mayor will be taken to be appointed as substitute Delegate for that meeting in accordance with Clause 12.5 of the Local Government Association (LGA) Constitution and Rules."

CARRIED

#### 15.3 CALL FOR PROPOSED ITEMS OF BUSINESS – 2023 LOCAL GOVERNMENT ASSOCIATION ORDINARY GENERAL MEETING

#### RESOLUTION 2022/404

Moved: Councillor Panella Seconded: Councillor Stubing

"that Council, having considered Item 15.3 – Call for Proposed Items of Business – 2023 Local Government Association Ordinary General Meeting, dated 19 December 2022, receives and notes the report."

CARRIED

## 15.4 REQUEST FROM FORMER COUNCIL MEMBER TO RETAIN/PURCHASE IPAD

#### **RESOLUTION 2022/405**

Moved: Councillor Panella Seconded: Councillor Bombardieri

"that Council, having considered Item 15.4 – *Request from Former Council Member to Retain/Purchase iPad*, dated 19 December 2022, receives and notes the report and in doing so instructs the Chief Executive Officer to facilitate the sale and transfer of ownership of the iPad currently issued to former council member Mr Joe Daniele (the iPad) for a total amount of \$20.00 and the change of ownership in relation to the current Telstra service account connected to the iPad."

#### 15.5 UPDATE ON PARHAM CAMPGROUND AND ROAD CLOSURE

#### **RESOLUTION 2022/406**

Moved: Councillor Lush Seconded: Councillor Keen

"that Council, having considered Item 15.5 – *Update on Parham Campground and Road Closure*, dated 19 December 2022, receives and notes the report and in doing so:

- 1. Acknowledges the Public Mapping System data anomaly and that the resultant issues are through no fault of Adelaide Plains Council;
- 2. Resolves to enter into an interim Licence Agreement with the Minister for Climate, Environment and Water to continue upgrade works and operation of the Parham Campground on portion of Section 631 CR 6202/438, effective from 10 January 2023;
- 3. Resolves to enter into a long-term Lease Agreement with the Minister for Climate, Environment and Water to operate the Parham Campground on portion of Section 631 CR 6202/438, with provision for the site to be managed by a third party; and Instructs the Chief Executive Officer to execute the documents specified above, on behalf of Council, in accordance with Section 44 of the Local Government Act 1999."

CARRIED

#### RESOLUTION 2022/407

Moved: Councillor Keen Seconded: Councillor Lush

"that Council, having considered Item 15.5 – *Update on Parham Campground and Road Closure*, dated 19 December 2022:

- 1. Endorses the action of the Chief Executive Officer to proceed with the closure of portion of *The Esplanade* from North Parade Road to North Terrace, Parham, comprising part of the Parham Campground, in accordance with Section 5 of the *Roads (Opening and Closing) Act 1991*; and
- 2. Resolves to exclude the portion of *The Esplanade* being closed, from North Parham Road to North Terrace, Parham, from classification of Community Land pursuant to Section 193(4a) of the *Local Government Act 1999* prior to the Final Plan being approved by the Surveyor-General under the *Roads (Opening and Closing) Act 1991* and Certificate of Title issued."

#### **RESOLUTION 2022/408**

Moved: Councillor Lush Seconded: Councillor Keen

"that Council, having considered Item 15.5 – Update on Parham Campground and Road Closure, dated 19 December 2022 instructs the Chief Executive Officer to formally advise the Mallala and Districts Lions Club (the Club) that:

- 1. The Section 222 Permit executed by Council and the Club on 4 July 2022 is no longer valid as the majority of the Parham Campground is located on the Adelaide International Bird Sanctuary National Park;
- 2. Negotiations for the management of the Parham Campground by the Club be deferred:
  - a. until Council has executed a long-term Lease Agreement with the Minister for Climate, Environment and Water; and
  - b. subject to the closure of portion of *The Esplanade* between North Parham Road and North Terrace, Parham being finalised under the *Roads (Opening and Closing) Act.*"

CARRIED

#### 15.6 REGIONAL PUBLIC HEALTH PLANNING AND REGIONAL PUBLIC HEALTH PLAN

#### MOTION 2022/409

Moved: Councillor Keen Seconded: Councillor Panella

"that Council, having considered Item 15.6 – *Regional Public Health Planning and Regional Public Health Plan*, dated 19 December 2022, receives and notes the report and in doing so appoints Councillor Kay Boon and Darren Starr, General Manager – Development and Community as Council's representatives on the Regional Public Health Advisory Group for the term of this Council or until further reviewed and changed."

#### **AMENDMENT 2022/410**

Moved: Councillor Bombardieri Seconded: Councillor Lush

"that the words 'Kay Boon' be replaced with the words 'Alana Bombardieri'."

#### AMENDMENT CARRIED UNANIMOUSLY

AS AMENDED RESOLUTION 2022/409 Moved: Councillor Keen Seconded: Councillor Panella

"that Council, having considered Item 15.6 – *Regional Public Health Planning and Regional Public Health Plan*, dated 19 December 2022, receives and notes the report and in doing so appoints Councillor Alana Bombardieri and Darren Starr, General Manager – Development and Community as Council's representatives on the Regional Public Health Advisory Group for the term of this Council or until further reviewed and changed."

CARRIED

#### 15.7 REGIONAL PUBLIC HEALTH AND WELLBEING PLAN – SECTION 52 PROGRESS REPORT

#### RESOLUTION 2022/411

Moved: Councillor Panella Seconded: Councillor Mazzeo

"that Council, having considered Item 15.7 – *Regional Public Health and Wellbeing Plan – Section 52 Progress Report*, dated 19 December 2022, receives and notes the report and in doing so adopts the Adelaide Plains Council component of the biennial Regional Public Health and Wellbeing Plan Section 52 Report contained in Attachments 2 and 3, noting the amendments outlined in Attachment 4."

CARRIED

15.8 MID NORTH COMMUNITY PASSENGER NETWORK ADVISORY COMMITTEE – APPOINTMENT OF MEMBER

RESOLUTION 2022/412

Moved: Councillor Keen Seconded: Councillor Paton

"that Council, having considered Item 15.8 – *Mid North Community Passenger Network Advisory Committee* – *Appointment of Member*, dated 19 December 2022, receives and notes the report and in doing so appoints Councillor Kay Boon as an Elected Member representative on the Mid North Community Passenger Network Advisory Committee until the end of the current term of Council."

#### **CARRIED UNANIMOUSLY**

#### 16 REPORTS FOR INFORMATION

#### 16.1 COUNCIL RESOLUTIONS – STATUS REPORT

#### **RESOLUTION 2022/413**

Moved: Councillor Keen Seconded: Councillor Paton

"that Council, having considered Item 16.1 – *Council Resolutions* – *Status Report*, dated 19 December 2022, receives and notes the report."

CARRIED

#### 16.3 GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY – OVERVIEW AND RISK ASSESSMENT – REPORT 1

#### **RESOLUTION 2022/414**

Moved: Councillor Lush Seconded: Councillor Keen

"that Council, having considered Item 16.3 – Gawler River Floodplain Management Authority – Overview and Risk Assessment – Report 1, dated 19 December 2022, receives and notes the report and in doing so acknowledges that the Chief Executive Officer intends to bring back a further report to the 30 January 2023 Meeting of Council which provides for the second element of resolution 2022/326 to be addressed, namely a report identifying risks to Council in either remaining or withdrawing from the subsidiary."

CARRIED

#### 16.4 LIGHT AND ADELAIDE PLAINS REGION ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION 2022/415

Moved: Councillor Mazzeo Seconded: Councillor Stubing

"that Council, having considered Item 16.4 – Light and Adelaide Plains Region Economic Development Authority, dated 19 December 2022, receives and notes the report."

#### 16.5 CAPITAL WORKS AND OPERATING PROGRAM MONTHLY UPDATE – DECEMBER 2022

#### **RESOLUTION 2022/416**

Moved: Councillor Mazzeo Seconded: Councillor Panella

"that Council, having considered Item 16.5 – *Capital Works and Operating Program Monthly Update – December 2022*, dated 19 December 2022, receives and notes the report."

CARRIED

#### 17 QUESTIONS ON NOTICE

Nil

#### 18 QUESTIONS WITHOUT NOTICE

Not recorded in Minutes in accordance with Regulation 9(5) of the *Local Government (Procedures at Meetings) Regulations 2013.* 

**19 MOTIONS ON NOTICE** 

Nil

20 MOTIONS WITHOUT NOTICE

#### RESOLUTION 2022/417

Moved: Councillor Keen Seconded: Councillor Paton

"that the Chief Executive Officer bring back a report regarding options to restrict vehicle access with appropriate exemptions, including jinkers, on Thompson Beach."

CARRIED

#### RESOLUTION 2022/418

Moved: Councillor Panella Seconded: Councillor Paton

"that Council, instructs the Chief Executive Officer to bring back a report, updating council on the progress of the Two Wells Tennis/Netball court surface renewal (300K) encompassing:

- 1. The consultation process taken with the affected community groups;
- 2. Any Issues raised by the affected community groups;
- 3. An outline of the timeline of the resurfacing of the Netball and Tennis Courts;
- 4. How long will the resurfacing last (what is the life span of this asset being resurfaced) and
- 5. When will the Two Wells Recreation Precinct Master Plan likely to commence?"

#### CARRIED

#### 21 URGENT BUSINESS

Nil

#### 22 CONFIDENTIAL ITEMS

The Acting Mayor sought leave of the meeting to bring Item 22.3 – *Australia Day Awards 2023 forward*. Leave was granted.

## 22.3 AUSTRALIA DAY AWARDS 2023

#### RESOLUTION 2022/419

Moved: Councillor Keen

Seconded: Councillor Lush

"that:

- Pursuant to section 90(2) of the Local Government Act 1999, the Council orders that all members of the public, except the Chief Executive Officer, General Manager – Governance and Executive Office, General Manager – Development and Community, General Manager – Finance and Business, General Manager – Infrastructure and Environment, Manager Governance and Administration, Administration and Executive Support Officer/Minute Taker, Administration Support Officer – Infrastructure and Environment, Information Technology Officer and Manager Library and Community be excluded from attendance at the meeting of Council for Agenda Item 22.3 – Australia Day Awards 2023;
- Council is satisfied that pursuant to section 90(3)(o) of the Local Government Act 1999, Item 22.3 – Australia Day Awards 2023 concerns information relating to a proposed award recipient before the presentation of the award; and
- 3. Council is satisfied that the principle that Council meetings should be conducted in a place open to the public has been outweighed by the need to keep the information, matter and discussion confidential."

## CARRIED

The Acting Mayor sought leave of the meeting to suspend meeting procedures pursuant to Regulation 20(1) of the *Local Government (Procedures at Meetings) Regulations 2013* for a period of time sufficient to facilitate informal discussions in relation to nominations for, and awarding of, the *Citizen of the Year Award*. Leave was granted

The meeting was suspended at 7.23pm.

The meeting resumed at 7.24pm.

It being 7.24pm, Council resolved to extend the meeting until 8.00pm in accordance with Division 2, Clause 7(6) of Council's *Code of Practice – Meeting Procedures*.

#### RESOLUTION 2022/420

Moved: Councillor Keen Seconded: Councillor Panella

"that the meeting be extended by 30 minutes."

The Acting Mayor sought leave of the meeting to suspend meeting procedures pursuant to Regulation 20(1) of the *Local Government (Procedures at Meetings) Regulations 2013* for a period of time sufficient to facilitate informal discussions in relation to the nominations for, and awarding of, the Citizen of the Year Award. Leave was granted

The meeting was suspended at 7.25 pm.

The meeting resumed at 7.27 pm.

Councillor Panella declared a general conflict of interest in relation to Item 23.3 – *Australia Day Awards 2023*, on the basis that she nominated a person for Citizen of the Year Award. Councillor Panella indicated that she would leave the meeting prior to Council determining the Citizen of the Year Award recipient.

Councillor Stubing declared a general conflict of interest in relation to Item 23.3 – *Australia Day Awards 2023* on the basis that he is a friend of one of the nominees for the Citizen of the Year Award. Councillor Stubing indicated that he would remain in the meeting and participate in the debate and vote to determine the Citizen of the Year Award recipient.

Councillor Bombardieri declared a general conflict of interest in relation to Item 23.3 – *Australia Day Awards 2023* on the basis that she is a Two Wells Regional Action Team (TWRAT) Committee Member (a nominee for the Community Event of the Year Award) and, further, that her family business has provided a letter supporting the nomination. Councillor Bombardieri indicated that she would leave the meeting prior to Council considering, and determining, the Community Event of the Year Award recipient.

Having declared a general conflict of interest in Item 22.3, Councillor Panella left the meeting at 7.34pm.

The Acting Mayor sought leave of the meeting to suspend meeting procedures pursuant to Regulation 20(1) of the *Local Government (Procedures at Meetings) Regulations 2013* for a period of time sufficient to facilitate informal discussions in relation to the nominations for, and awarding of, the Citizen of the Year Award. Leave was granted.

The meeting was suspended at 7.35pm.

The meeting resumed at 7.38pm.

#### **RESOLUTION 2022/421**

Moved: Councillor Keen Seconded: Councillor Mazzeo

"that Council, having considered Item 22.3 – *Australia Day Awards 2023*, dated 19 December 2022, receives and notes the report."

#### CARRIED

#### **RESOLUTION 2022/422**

Moved: Councillor Keen Seconded: Councillor Stubing

"that Council, having considered Item 22.3 – *Australia Day Awards 2023*, dated 19 December 2022, determines Joe and Jasmin Daniele as the recipient of the Citizen of the Year Award."

CARRIED

Councillor Bombardieri left the meeting at 7.39pm.

Councillor Panella returned to the meeting at 7.39pm.

#### RESOLUTION 2022/423

Moved: Councillor Lush Seconded: Councillor Keen

"that Council, having considered Item 22.3 – *Australia Day Awards 2023*, dated 19 December 2022, determines Jamie Humphrys as the recipient of the Young Citizen of the Year Award."

#### CARRIED

Acting Mayor Strudwicke declared a general interest in relation to Item 22.3 – *Australia Day Awards* on the basis that he is a member of the Mallala Museum Committee, which is nominated for the Community Event of the Year Award. The Acting Mayor indicated that he would remain in the meeting, noting that as the Presiding Member he would not influence the debate or vote.

Councillor Panella declared a general interest in relation to Item 22.3 – *Australia Day Awards* on the basis that she is a Two Wells Regional Action Team (TWRAT) Committee Member (a nominee for the Community Event of the Year Award). Councillor Panella indicated that she would remain in the meeting and participate in the debate and vote to determine the Citizen of the Year Award recipient.

Councillor Bombardieri returned to the meeting at 7.42pm.

Councillor Mazzeo left the meeting at 7.42pm.

Councillor Bombardieri declared a general interest in relation to Item 22.3 – *Australia Day Awards,* on the basis that her family business submitted a letter supporting TWRAT's nomination for the Community Event of the Year Award. Having declared a general interest, Councillor Bombardieri left the meeting at 7.43pm.

The Acting Mayor sought leave of the meeting to suspend meeting procedures pursuant to Regulation 20(1) of the *Local Government (Procedures at Meetings) Regulations 2013* for a period of time sufficient to facilitate informal discussions in relation to the nominations for, and awarding of, the Community Event of the Year Award. Leave was granted.

The meeting was suspended at 7.43pm.

Councillor Mazzeo returned to the meeting at 7.44pm.

The meeting resumed at 7.47pm.

#### **RESOLUTION 2022/424**

Moved: Councillor Lush Seconded: Councillor Stubing

"that Council, having considered Item 22.3 – *Australia Day Awards 2023*, dated 19 December 2022, determines Mallala Monument Centenary Celebrations as the recipient of the Community Event of the Year Award."

CARRIED

Councillor Bombardieri returned to the meeting at 7.48pm.

The Acting Mayor sought leave of the meeting to suspend meeting procedures pursuant to Regulation 20(1) of the *Local Government (Procedures at Meetings) Regulations 2013* for a period of time sufficient to facilitate informal discussions in relation to the nominations for the Community Project of the Year Award. Leave was granted.

The meeting was suspended at 7.48 pm.

The meeting resumed at 7.49 pm.

#### RESOLUTION 2022/425

Moved: Councillor Panella Seconded: Councillor Stubing

"that Council, having considered Item 22.3 – *Australia Day Awards 2023*, dated 19 December 2022, determines Dublin Cemetery Shelter as the recipient of the Community Project of the Year Award."

#### **RESOLUTION 2022/426**

Moved: Councillor Keen Seconded: Councillor Bombardieri

"that Council, having considered the matter of Agenda Item 22.3 – Australia Day Awards 2023 in confidence under sections 90(3)(o) of the Local Government Act 1999, resolves that:

- 1. The staff report and the minutes pertaining to Agenda Item 22.3 Australia Day Awards 2023, remain confidential and not available for public inspection until all award recipients have been notified of Council's decision;
- 2. Attachments 1-11 pertaining to Agenda Item 22.3 *Australia Day Awards 2023* remain confidential and not available for public inspection until further order of Council;
- 3. Pursuant to section 91(9)(a) of the *Local Government Act 1999,* the confidentiality of the matter will be reviewed every 12 months; and
- 4. Pursuant to section 91(9)(c) of the *Local Government Act 1999,* Council delegates the power to revoke this confidentiality order to the Chief Executive Officer."

CARRIED

#### 22.2 SECTION 270 REVIEW – APPOINTMENT OF MEMBERS TO COUNCIL ASSESSMENT PANEL

#### RESOLUTION 2022/427

- Moved: Councillor Keen
- Seconded: Councillor Lush

#### "that:

- 1. Pursuant to section 90(2) of the Local Government Act 1999, the Council orders that all members of the public, except the Chief Executive Officer, General Manager – Governance and Executive Office, General Manager – Development and Community, General Manager – Finance and Business, General Manager – Infrastructure and Environment, Manager Governance and Administration, Administration and Executive Support Officer/Minute Taker, Information Technology Officer and Administration Support Officer – Infrastructure and Environment be excluded from attendance at the meeting of Council for Agenda Item 22.2 – Section 270 Review – Appointment of Members to Council Assessment Panel;
  - Council is satisfied that pursuant to sections 90(3)(a), 90(3)(g) and 90(3)(h) of the Local Government Act 1999, Item 22.2 – Section 270 Review – Appointment of Members to Council Assessment Panel concerns:
    - a. information of a confidential nature, the disclosure of which would involve the unreasonable disclosure of information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person, being information about the suitability of various applicants for appointment as Independent Members of Council's Assessment Panel; and
    - b. matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted

bylaw, any duty of confidence, or other legal obligation or duty, being information/documents currently subject to a section 91 order of the Council; and

- c. legal advice, being Norman Waterhouse Lawyers' assessment of the Section 270 Review; and
- 3. Council is satisfied that the principle that Council meetings should be conducted in a place open to the public has been outweighed by the need to keep the information, matter and discussion confidential."

CARRIED

#### RESOLUTION 2022/429

Moved: Councillor Panella Seconded: Councillor Mazzeo

"that Council, having considered the matter of Agenda Item 22.2 – Section 270 Review – Appointment of Members to Council Assessment Panel in confidence under sections 90(3)(a), 90(3)(g) and 90(3)(h) of the Local Government Act 1999, resolves that:

- 1. The staff report and minutes pertaining to Agenda Item 22.2 Section 270 Review Appointment of Members to Council Assessment Panel, remain confidential and not available for public inspection until the Applicant has been notified of Council's decision in relation to the review;
- 2. Attachment 1 and Attachment 3 to Agenda Item 22.2 *Section 270 Review Appointment of Members to Council Assessment Panel*, remain confidential and not available for public inspection until further order of Council;
- 3. Pursuant to section 91(9)(a) of the *Local Government Act 1999*, the confidentiality of the matter will be reviewed every 12 months; and
- 4. Pursuant to section 91(9)(c) of the Local Government Act 1999, Council delegates the power to revoke this confidentiality order to the Chief Executive Officer."

CARRIED

#### FORMAL MOTION

#### RESOLUTION 2022/430

Moved: Councillor Panella Seconded: Councillor Paton

"that Item 22.4 – Organisation Review and Proposed Restructure be formally adjourned to the next Council Meeting."

## 23 CLOSURE

There being no further business, the Acting Mayor declared the meeting closed at 8.00pm.

The minutes of this meeting were confirmed as a true record

MAYOR

...../...../...../....../ DATE

# **MINUTES**

of the

## **Special Council Meeting**



held, pursuant to the provisions of the *Local Government Act 1999,* in the

## Council Chamber Redbanks Road Mallala

on

## Monday 16 January 2023 at 6.00pm



#### 1. ACKNOWLEDGEMENT OF COUNTRY

The Mayor formally declared the meeting open at 6.00pm, and in doing so acknowledged that the meeting was taking place on the traditional land of the Kaurna people.

#### 2. ATTENDANCE RECORD

#### Present:

Mayor Mark Wasley

Councillor Alana Bombardieri

Councillor Kay Boon

Councillor Terry-Anne Keen

Councillor John Lush

Councillor Dante Mazzeo

Councillor Margherita Panella

Councillor David Paton

Councillor Marcus Strudwicke

Councillor Eddie Stubing (from 6.02pm)

## Apologies

Nil

## **Staff in Attendance:**

Chief Executive Officer	Mr James Miller
General Manager – Governance and Executive Office	Ms Sheree Schenk
General Manager – Development and Community	Mr Darren Starr
Minute Taker/Administration and Executive Support Officer	Ms Stacie Shrubsole
Information Technology Support Officer	Mr Sean Murphy

#### **Invited Guests:**

Chief Executive Officer, Regional Development Australia	Ms Anne Moroney
Barossa Gawler Light Adelaide Plains (for Item 5.2)	



## 3. DECLARATION OF MEMBERS' INTEREST

Nil

#### 4. ADJOURNED BUSINESS

4.1 ADJOURNED ITEM – CONFIDENTIAL ITEM 22.4 – ORGANISATION REVIEW AND PROPOSED RESTRUCTURE – 19 DECEMBER 2022

#### RESOLUTION 2023/001

Moved: Councillor Panella Seconded: Councillor Boon

"that:

- 1. Pursuant to section 90(2) of the *Local Government Act 1999*, the Council orders that all members of the public, except the Chief Executive Officer be excluded from attendance at the meeting of Council for Agenda Item 22.4 *Organisation Review and Proposed Restructure*;
- Council is satisfied that pursuant to section 90(3)(a) of the Local Government Act 1999, Item 22.4 – Organisation Review and Proposed Restructure concerns information of a confidential nature, the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person; and
- 3. Council is satisfied that the principle that Council meetings should be conducted in a place open to the public has been outweighed by the need to keep the information, matter and discussion confidential."

CARRIED

Councillor Stubing entered the meeting at 6.02pm.

Council's Chief Executive Officer gave a 36-minute presentation in relation to Adjourned Item – Confidential Item 22.4 – Organisational Review and Proposed Restructure.

## RESOLUTION 2023/002

## Moved: Councillor Keen

Seconded: Councillor Bombardieri

"that Council, having considered Item 22.4 – Organisation Review and Proposed Restructure, dated 16 January 2023, receives and notes the report and in doing so acknowledges:-

- 1. the presentation by the Chief Executive Officer into the Organisation Review and Proposed Restructure delivered at the meeting in confidential session; and
- 2. resourcing projections foreshadowed in the forthcoming financial year, additional to those projections set aside within the 2022/2023-2032/2033 Long Term Financial Plan, and instructs the Chief Executive Officer to include same in the draft 2023/2024 Annual Business Plan and Budget papers for Council Member deliberations and prior to budget adoption."

CARRIED UNANIMOUSLY

17729



The General Manager – Governance and Executive Office, General Manager – Development and Community and Minute Taker/Administration and Executive Support Officer returned to the meeting at 6.48pm.

## RESOLUTION 2023/003

## Moved: Councillor Keen

## Seconded: Councillor Boon

"that Council, having considered the matter of Agenda Item 22.4 – Organisation Review and *Proposed Restructure* in confidence under section 90(3)(a) of the *Local Government Act 1999*, resolves that:-

- 1. The staff report pertaining to Agenda Item 22.4 Organisation Review and Proposed Restructure, remain confidential and not available for public inspection until further order of Council;
- 2. Pursuant to section 91(9)(a) of the *Local Government Act 1999*, the confidentiality of the matter will be reviewed every 12 months; and
- 3. Pursuant to section 91(9)(c) of the *Local Government Act 1999*, Council delegates the power to revoke this confidentiality order to the Chief Executive Officer."

CARRIED UNANIMOUSLY

## 5. REPORTS FOR DECISION

## 5.1 STATE GOVERNMENT INITIATED EXPERT PANEL PLANNING REVIEW – UPDATE

## RESOLUTION 2023/004

## Moved: Councillor Panella

## Seconded: Councillor Strudwicke

"that Council, having considered Item 5.1 – *State Government Initiated Expert Panel Planning Review* – *Update*, dated 16 January 2023, receives and notes the report and in doing so endorses the attached draft submission (Attachment 1) as its submission to the Expert Planning Panel subject to the inclusion of the following:

- Potential for conflicts between rural, agriculture and horticultural land uses; and
- Operation of buffer and exclusion zones within the Planning and Design Code."

## CARRIED UNANIMOUSLY

## 5.2 REGIONAL DEVELOPMENT AUSTRALIA (RDA) BAROSSA GAWLER LIGHT ADELAIDE PLAINS BOARD ANNUAL REPORT AND STRATEGIC PLAN

Ms Anne Moroney, Chief Executive Officer, Regional Development Australia Barossa Gawler Light Adelaide Plains (RDA), delivered a 33-minute presentation in relation to the functions of the RDA and the strategic priorities of the Board, including taking questions from Members.



#### RESOLUTION 2023/005

Moved: Councillor Keen

Seconded: Councillor Lush

"that Council, having considered Item 5.2 – *Regional Development Australia (RDA) Barossa Gawler Light Adelaide Plains Board Annual Report and Strategic Plan*, dated 16 January 2023, receives and notes the report and in doing so acknowledges that staff will provide feedback to the Board (both via email and at the next Board meeting) regarding the content and structure of the Strategic Plan."

CARRIED UNANIMOUSLY

#### 6. CLOSURE

There being no further business, the Mayor declared the meeting closed at 7.47pm.

The minutes of this meeting were confirmed as a true record

.....

MAYOR

...../...../...../....../

DATE

## 4 BUSINESS ARISING

## 5 DECLARATION OF MEMBERS' INTEREST

## 6 ADJOURNED BUSINESS

Nil

## 7 MAYOR'S REPORT

7.1 MAYOR'S REPORT - JANUARY 2023

Record Number: D23/2892

Prepared for: Mayor Mark Wasley

Reporting Period – Thursday 15 December 2022 to Tuesday 24 January 2023

#### Friday 6 January 2023

Meeting – Mayor, Deputy Mayor and Chief Executive Officer – Mayoral Handover Meeting

#### Monday 9 January 2023

Elected Members Induction Session (held by electronic means)

Wednesday 11 January 2023

Meeting – Councillor Paton – Introduction Meeting Meeting – Mayor and Chief Executive Officer – Various Matters

#### Thursday 12 January 2023

Meeting – Councillor Mazzeo – Introduction Meeting Meeting – Councillor Bombardieri – Introduction Meeting

#### Monday 16 January 2023

Special Council Meeting

## <u>Thursday 19 January 2023</u> Elected Members Induction Session – Regional Bus Tour

#### Monday 23 January 2023

Civic and Community Centre Study Tour (hosted by Holmes Dyer)

#### RECOMMENDATION

"that Council, having considered Item 7.1 – *Mayor's Report – January 2023*, dated 30 January 2023, receives and notes the report."

# 8 **REQUESTED DOCUMENTS/CORRESPONDENCE TO BE TABLED**

# 9 **DEPUTATIONS**

Nil

# **10 PRESENTATIONS/BRIEFINGS**

- **10.1 PRESENTATION LEGATUS GROUP STRATEGIC PLAN**
- Record Number: D23/2980
- Author: Administration and Executive Support Officer
- Authoriser: General Manager Governance and Executive Office
- Attachments: Nil

Legatus Group Chief Executive Officer, Mr Simon Millcock, and Chair Rodney Reid will be in attendance to provide Elected Members with a presentation in relation to the *Legatus Group Strategic Plan*.

## 10.2 PRESENTATION - GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY - GAWLER RIVER FLOOD MITIGATION BUSINESS CASE

<b>Record Number:</b>	D23/2981
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Author: Administration and Executive Support Officer

Authoriser: General Manager - Governance and Executive Office

Attachments: Nil

Gawler River Floodplain Management Authority Executive Officer, Mr David Hitchcock, and Chair, Mr Ian Baldwin, will be in attendance to provide the Chamber with a briefing and seeking council support for a proposed financial contribution toward completion of the Gawler River Flood Mitigation Business Case.

# 11 **PETITIONS**

Nil

# 12 COMMITTEE MEETING MINUTES

Nil

## **13 SUBSIDIARY MEETINGS**

13.1 GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY - BOARD MEETING - 8 DECEMBER 2022

Record Number: D23/3178

Author: Administration and Executive Support Officer

Authoriser: General Manager - Governance and Executive Office

- Attachments: 1. Gawler River Floodplain Management Authority Minutes of Meeting held on 8 December 2022 J 🖫
  - 2. Gawler River Floodplain Management Authority Key Outcomes Summary – Board Meeting held on 8 December 2022 J

## OVERVIEW

The purpose of this report is for Council to receive and note the Minutes and Key Outcomes Summary of the Gawler River Floodplain Management Authority meeting held on 8 December 2022.

## RECOMMENDATION

"that Council receives and notes the Minutes and Key Outcomes Summary of the Gawler River Floodplain Management Authority meeting held on 8 December 2022."

## MINUTES

#### GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY BOARD

#### 9:45am Thursday 8 December 2022 Civic Centre, 10 Playford Boulevard, Elizabeth

#### 1. Meeting of the Board

#### 1.1 Welcome by the GRFMA Chairperson

Mr Ian Baldwin formally welcomed Board Members, Deputy Board Members, Observers and the Executive Officer and opened the 136<sup>th</sup> meeting of the Board.

#### 1.2 Constituent Council GRFMA Board Representatives

#### 1.3 Present

- Mr Ian Baldwin, Independent Board Member, Chair
- Cr Terry-Anne Keen, Adelaide Plains Council, Board Member
- Mr James Miller, Adelaide Plains Council, Board Member
- Cr Malcolm Herrmann, Adelaide Hills Council, Board Member
- Cr Bruce Preece, The Barossa Council, Board Member
- Mr Martin Mc Carthy, The Barossa Council, Board Member
- Cr Paul Koch, Town of Gawler, Board Member
- Ms Whendee Young, Town of Gawler, Board Member
- Mr Richard Dodson, Light Regional Council, Board Member
- Cr Clint Marsh, City of Playford, Board Member
- Mr David Hitchcock, Executive Officer

#### 1.4 Apologies

- Mr Ashley Curtis, Adelaide Hills Council, Board Member
- Mr Greg Pattinson, City of Playford, Board Member
- Michael Phillips-Ryder, Light Regional Council, Board Member

#### 1.5 Appointment of Observers

GRB 22/58	Observers
Moved:	Mr. J Miller
Seconded:	Cr T Keen

That Cr Peter Rentoulis, City of Playford, Deputy Board Member and Cr John Lush, Adelaide Plains Council, Deputy Board Member be appointed as Observer

#### CARRIED UNANIMOUSLY

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#### 1.6 Declarations of Interest

Nil

#### 2. Confirmation of Minutes

2.1 GRFMA Ordinary Meeting Minutes

GB22/59 GRFMA Ordinary Meeting Minutes Moved: Cr M Herrmann Seconded: Cr P Koch

That the Minutes of the Gawler River Floodplain Management Authority Board meeting held 20 October 2022 as amended be confirmed as a true and accurate record of that meeting.

#### CARRIED UNANIMOUSLY

It was noted M Mc Carthy to be added to the list of persons present at the 20/10/2022 meeting.

#### 2.2 Actions on Previous Resolutions

- Policy review report requested to be tabled at the 16/2/2023 Meeting.
- Charter Review 2 Funding Model proposal responses from all constituent councils to be tabled at the 16/2/2023 meeting.

#### 3. Questions on Notice

Nil

4. Motions on Notice

Nil

#### 5. Presentations

Ms Katharine Ward (Project Manager Gawler River Flood Management Climate Change, Coast & Marine Branch, Environment, Heritage & Sustainability Division, Department for Environment and Water) attended at 10.05 am for Item 8.1.

The meeting adjourned at 11:10am for a short break.

The meeting resumed at 11:25am.

## 6. Audit Committee

## 6.1 Audit Committee Meeting Minutes

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# GB22/60Audit Committee Meeting MinutesMoved:Cr M HerrmannSeconded:Mr M McCarthy

That the minutes of the Gawler River Floodplain Management Authority Audit Committee meeting held 28 November 2022 be received.

#### CARRIED UNANIMOUSLY

Cr M Herrmann declared a general conflict of interest in item 6.2 and advised he would remain in the room and abstain from voting.

#### 6.2 Audit Committee Membership

GB22/61 Audit Committee Membership Moved: Cr T Keen Seconded: Cr B Preece

That the following Committee Members be reappointed to the GRFMA Audit Committee for a further two years until 30 June 2024:

- 1. Mr Peter Brass, Independent Member and Chair
- 2. Cr Malcolm Herrmann, Adelaide Hills Council
- 3. Mr Greg Pattinson, City of Playford

#### CARRIED UNANIMOUSLY

7. Technical Assessment Panel

Nil

- 8. Reports
  - 8.1 Gawler River Flood Mitigation, Department for Environment and Water, Business Case

#### GB22/62 Gawler River Flood Mitigation, Department for Environment and Water, Business Case Moved: Mr J Miller Seconded: Cr C Marsh

That in consideration of the Gawler River Flood Mitigation Business Case presentation from the Department of Environment and Water to the GRFMA meeting held on 8 December 2022, the Executive Officer formally write to the constituent council CEOs setting out the below: - 1. Status update on work undertaken to date in the development of the Business Case and progress made to date

2. Roadmap of anticipated schedule of works to 30 June 2023 to complete tranche 1 3. Further works envisaged for tranche 2 of the Business Case beyond 30 June 2023 in preparation for submission to Infrastructure SA and benefits to be derived 4. In relation to 3. above, an indication of additional costs likely to be required by the GRFMA and its constituent councils in order to complete the Business Case 5. Request a formal response of constituent councils to the notion of further contributions required by no later than 31 January 2023

## CARRIED UNANIMOUSLY

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#### 8.2 Stormwater Management Plan Progress Report

GB22/63 Stormwater Management Plan Progress Report Moved: Cr B Preece Seconded: Mr J Miller

That the GRFMA receives the report.

CARRIED UNANIMOUSLY

#### 8.3 Stormwater Management Expert Panel

GB22/64 Stormwater Management Expert Panel Moved: Mr J Miller Seconded: Mr R Dodson

That the GRFMA notes the report and receives further progress reports as relevant to information being available.

CARRIED UNANIMOUSLY

#### 8.4 Long Term Financial Plan and Asset Management Plan

GB22/65 Long Term Financial Plan and Asset Management Plan Moved: Mr J Miller Seconded: Cr B Preece

That the GRFMA:

- 1. Adopts the Long-Term Financial Plan 2023/2032 and the Asset Management Plan 2023/2032.
- 2. Endorses use of the document to assist compilation of the 2023/2024 GRFMA Annual Plan and Annual Budget.

CARRIED UNANIMOUSLY

#### 8.5 Ownership and Responsibility for the Management of New Flood Monitoring Equipment

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#### Ownership and Responsibility for the Management of New Flood Monitoring Equipment Moved: Mr M McCarthy Seconded: Cr B Preece

That the GRFMA assume ownership and ongoing operation and maintenance of the assets.

Lost

# GB22/66 Ownership and Responsibility for the Management of New Flood Monitoring Equipment Moved: Cr B Preece Seconded: Ms W Young

That the GRFMA:

- 1. Receive the report,
- 2. Respond to the Barossa Council and City of Playford advising at this point in time the GRFMA is not prepared to accept the proposal as put by the Department for Environment and Water

CARRIED

#### 8.6 Disaster Relief Australia

GB22/67 Disaster Relief Australia Moved: Cr M Herrmann Seconded: Mr R Dodson

That the GRFMA receives the report.

CARRIED UNANIMOUSLY

#### 8.7 Executive Officer Review – Interim

David Hitchcock, Executive Officer, advised of a general conflict of interest in item 8.7 and left the meeting at 12.24 pm.

Cr B Preece left the meeting at 12.25 pm

# GB22/68Executive Officer Review – InterimMoved:Cr M HerrmannSeconded:Mr R Dodson

That the GRFMA requests:

- 1. The Chair, Mr I Baldwin, to facilitate an interim review of the Executive Officer service provision as per Consultancy Agreement (GRFMA Contract: 1/21).
- 2. A report on findings of the review be provided to the 16 February 2023 GRFMA meeting.

CARRIED

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Cr B Preece, returned to the meeting at 12.26 pm

David Hitchcock, Executive Officer, returned to the meeting at 12.26 pm

Ian Baldwin, Chairperson, advised of a general conflict of interest in item 8.8 and left the meeting at 12.26 pm

Acting Chairperson GB22/69 Acting Chairperson Moved: Cr M Herrmann Seconded: Cr P Koch

That Mr. J Miller be appointed acting chairperson for consideration of item 8.8

CARRIED

#### 8.8 **GRFMA Chairperson Review**

#### GB22/70 GRFMA Chairperson Review Moved: Cr B Preece Seconded: Cr T Keen

That the GRFMA:

1. Facilitates an interim review of the current GRFMA Chairpersons appointment in relation to:

- a. Quality of chair and leadership services provided.
- b. Strategy and vision objectives
- c. Adequacy of remuneration to the position (clause 4.4.5)
- 2. Appoints the following persons to the review panel: (to be determined)
  - I. Mr G Pattinson
  - II. Mr J Miller
  - III. Cr M Herrmann
  - IV. Cr P Koch
- 3. Receives a report on the deliberation of the review panel at the 16 February 2023 GRFMA meeting.

#### CARRIED UNANIMOUSLY

#### 8.9 GRFMA Schedule of Meetings

GB22/71 GRFMA Schedule of Meetings Moved: Cr T Keen Seconded: Cr C Marsh

That the Schedule of ordinary GRFMA meetings for 2023 be:

- Thursday 16 February 2023, Adelaide Hills Council
- Thursday 20 April 2023, Light Regional Council
- Thursday 15 June 2023, The Barossa Council
- Thursday 17 August 2023, Town of Gawler
- Thursday 19 October 2023, Adelaide Plains Council

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Thursday 14 December 2023, City of Playford

#### CARRIED UNANIMOUSLY

Cr B Preece, Mr M McCarthy and Cr P Rentoulis left the meeting at 12.42 pm

8.10 Financial Report and Budget Review 1

# GB22/72Financial Report and Budget Review 1Moved:Mr R DodsonSeconded:Cr P Koch

That the GRFMA:

- 1. Receives the financial report as of 30 November 2022 showing a cash at bank balance of \$32,482.06
- 2. Notes internal cash lending for CAD offset is \$231,940.
- 3. Adopts the GRFMA 2022/2023 Budget Review 1 documents November 2022, and the variances contained as its amended and current budget for the period ended 30 June 2023.

#### CARRIED UNANIMOUSLY

#### 8.11 GRFMA Annual Business Plan Progress Report

#### GB22/73 GRFMA Annual Business Plan Progress Report Moved: Mr J Miller Seconded: Cr T Keen

That the GRFMA receives the progress report of the GRFMA Business Plan 2022-2023.

## CARRIED UNANIMOUSLY

#### 9. Correspondence

Refer Agenda Item 8.4.

#### 10. Confidential

Nil

#### 11. Urgent Matters Without Notice

**Recognition of Service** 

GB22/74 Recognition of service Moved: Mr J Miller Seconded: Cr M Herrmann

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That the GRFMA

1. Record a vote of thanks for contribution of services to outgoing members of the GRFMA Board,

2. Request the Executive Officer to forward a letter of appreciation to outgoing members

#### CARRIED UNANIMOUSLY

#### 12. Next Meeting

Date and Time:9:45am – Thursday, 16 February 2023Host:Adelaide Hills Council

#### 13. Closure

The Chairperson thanked the members for their attendance and contributions, wished members a safe festive season and closed the meeting at 12.53 pm

Chair \_\_\_\_\_ Date \_\_\_\_\_

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Adelaide Hills Council, Adelaide Plains Council, The Barossa Council, Town of Gawler, Light Regional Council, City of Playford

#### **KEY OUTCOMES SUMMARY**

#### GRFMA Board Meeting – 8 December 2022

#### **GRFMA Audit Committee**

The meeting reappointed the following Committee Members to the GRFMA Audit Committee for a further two years until 30 June 2024:

- 1. Mr Peter Brass, Independent Member and Chair
- 2. Cr Malcolm Herrmann, Adelaide Hills Council
- 3. Mr Greg Pattinson, City of Playford

#### **Gawler River Flood Mitigation Business Case**

The GRFMA will formally write to constituent council CEOs setting out:

1. Status update on work undertaken to date in the development of the Business Case,

2. Roadmap of anticipated schedule of works to 30 June 2023 to complete tranche 1,

3. Further works envisaged for tranche 2 of the Business Case beyond 30 June 2023 in preparation for submission to Infrastructure SA and benefits to be derived,

4. In relation to 3. above, an indication of additional costs likely to be required by the GRFMA and its constituent councils in order to complete the Business Case,

5 Request a formal response of constituent councils to the notion of further contributions required by no later than 31 January 2023.

#### Long-Term Financial Plan 2023/2032 and the Asset Management Plan 2023/2032

The meeting adopted the Long-Term Financial Plan 2023/2032 and the Asset Management Plan 2023/2032.

#### Management of new flood monitoring equipment

The GRFMA will respond to the Barossa Council and City of Playford advising at this point in time the GRFMA is not prepared to accept the proposal to accept oownership and responsibility for the management of new flood monitoring equipment as put by the Department for Environment and Water.

#### Financial Report and BR1

The meeting

- Received the financial report as of 30 November 2022 showing a cash at bank balance of \$32,482.06 also noting internal cash lending for CAD offset is \$231,940.
- Adopted the GRFMA 2022/2023 Budget Review 1 documents November 2022, and the variances contained as its amended and current budget for the period ended 30 June 2023.

#### Schedule of ordinary GRFMA meetings for 2023

The Schedule of ordinary GRFMA meetings for 2023 will be:

- Thursday 16 February 2023, Adelaide Hills Council
- Thursday 20 April 2023, Light Regional Council
- Thursday 15 June 2023, The Barossa Council
- Thursday 17 August 2023, Town of Gawler
- Thursday 19 October 2023, Adelaide Plains Council
- Thursday 14 December 2023, City of Playford

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## 13.2 LEGATUS GROUP MEETING – 16 DECEMBER 2022

<b>Record Number:</b>	D23/3180
Author:	Administration and Executive Support Officer
Authoriser:	General Manager - Governance and Executive Office
Attachments:	1. Legatus Group Minutes of Meeting held on 16 December 2022 🗓 🛣

## OVERVIEW

The purpose of this report is for Council to receive and note the Minutes of the Legatus Group meeting held on 16 December 2022.

## RECOMMENDATION

"that Council receives and notes the Minutes of the Legatus Group meeting held on 16 December 2022."



#### Unconfirmed Minutes of the Ordinary Meeting

#### I6 December 2022

Kapunda Bowling Club 19 Montefiore St, Kapunda

**Opening -** The Legatus Group Chairperson Mayor Rodney Reid opened the meeting at: 10.30am

Host Council Mayor Bill O'Brien provided an acknowledgement of country and welcomed everyone to the Light Regional Council. He outlined a number of achievements that the Light Regional Council has undertaken and provided an overview of the Drover's Encounter which is being designed to be a multi-cultural authentic Australian tourism experienced centred around culinary, cultural and entertainment elements.

#### I ADMINISTRATIVE MATTERS

#### I.I Attendance:

Members: Mayor Bim Lange OAM, Mayor Roslyn Talbot, Mayor Alan Aughey OAM, Mayor Ken Anderson, Mayor Bill Gebhardt, Mayor Bill O'Brien, Deputy Mayor Marcus Strudwicke, Mayor Stephen McCarthy, Mayor Sue Scarman, Mayor Kathie Bowman, Mayor Ruth Whittle OAM and Mayor Rodney Reid.

Others: Legatus Group CEO Simon Millcock and Administration Officer Tracey Rains. Council CEOs Paul Simpson, Stephen Rufus, Andrew MacDonald, Eric Brown, Richard Dodson and Sam Johnson.

#### **Apologies:**

Members: Mayor Mark Wasley, Mayor Darren Braund and Mayor Leonie Kerley.

Others: MP's Hon Geoff Brock, Hon Tony Piccolo, Rowen Ramsay, Ashton Hurn and Penny Pratt. Council CEO's Peter Ward, Maree Wauchope, Andrew Cameron and Helen Macdonald and RDA CEOs Kelly-Anne Saffin and Anne Moroney and PIRSA Angela Ruddenklau.

#### **1.2 Leave of Absence:**

Adelaide Plains Council advised that Mayor Mark Wasley is on leave and as such Deputy Mayor Marcus Strudwicke is the Principal Member for this meeting.

#### **I.3 Conflict of Interest**

Nil

#### **I.4 Previous Meeting Minutes**

The minutes of the Legatus Group Ordinary Meeting held on 9 September 2022 had been distributed to members.

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#### Motion: That the minutes of the Legatus Group Ordinary Meeting held on 9 September 2022 be confirmed as a true and correct record.

Moved: Mayor Roslyn Talbot Seconded: Mayor Bill O'Brien CARRIED

**1.5 Legatus Group Action List (Sept 2021 – December 2022)** The Legatus Group CEO provided an update on resolutions of the Legatus Group requiring action for noting with the agenda.

#### Motion: That the Legatus Group receives and notes the report.

Moved: Mayor Leon Stephens	Seconded: Mayor Sue Scarman	CARRIED
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#### I.6 Deferred/Adjourned Items

Nil

#### 2. PRESENTATIONS / PETITIONS / DEPUTATIONS

#### 2.1 Dr John Brayley Chief Psychiatrist

Dr Brayley acknowledged that he was attending following the request by the Legatus Group for the Hon Chris Picton MP Minister for Health to meet and respond to the approach from the Legatus Group, Lifeline Country to Coast, MPs Hon Geoff Brock, Penny Pratt and Fraser Ellis. Dr Brayley outlined the Rural Mental Health Review – with the reference document being a report released by the State Coroner. His presentation included an acknowledgement of the value of models such as the Lifeline Connect. He outlined the role of Mayors and CEOs within the Suicide Prevention Act and the Local health Network will be meeting with Mayors and CEOs to discuss this matter.

## **3 REPORTS FOR INFORMATION**

#### 3.1 Committee Minutes

The Legatus Group CEO provided the following minutes from the Legatus Group Advisory committees with the agenda:

- I. Audit & Risk Management Committee 8 December 2022
- 2. Road Transport and Infrastructure Advisor Committee 18 November 2022
- 3. Waste Management Advisory Committee 25 November 2022
- 4. Community Wastewater Management Schemes Advisory Committee 16 September 2022
- 5. Community Wastewater Management Schemes Advisory Committee 2 December 2022

#### Motion: That the Legatus Group receives and notes the committee minutes.

Moved: Mayor Ruth Whittle Seconded: Acting Mayor Marcus Strudwicke CARRIED

#### 4 REPORTS FOR DECISIONS

#### 4.1 Business Plan Update

The Legatus Group CEO provided a report with the agenda with a brief update on the 2022/2023 Legatus Group Business Plan.

Motion: That the Legatus Group notes the business plan and project updates and that the Legatus Group CEO extends an invitation to the relevant State Government Ministers to attend and open Regional Forums being staged by the Legatus Group.

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Moved: Mayor Leon Stephens Seconded: Mayor Sue Scarman CARRIED

#### 4.2 Auditors Balance Date Management Letter 2021/2022 Financial Report

The Legatus Group CEO provided a report with the agenda including a letter from the Auditors.

#### Motion: That the Legatus Group notes issues outlined in the letter from the auditors.

Moved: Mayor Roslyn Talbot	Seconded: Mayor Kathie Bowman	CARRIED
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#### 4.3 Financial Report 2022/2023

The Legatus Group CEO provided a report with the agenda including the Legatus Management Report for October 2022 and Legatus Profit & Loss Jobs Report for October 2022

#### Motion: That the Legatus Group

- Receives the report and that pursuant to Section 123(13) of the Local Government Act 1999 and Section 7 of the Local Government (Financial management) Regulations 2011 the Legatus Group notes the contents of the Statutory Finance Reports for the period ending 31 October 2022.
- 2. Notes that a report for the Budget Review 2 will be provided following the next meeting of the Legatus Group Audit and Risk Management Group.
- 3. Authorises Stephen Rufus as a signatory for the Legatus Group Bank Accounts.
- 4. Notes the CEOs credit card expenditure report for 1 September 2022 till 30 November 2022.

Moved: Mayor Roslyn Talbot	Seconded: Mayor Ken Anderson	CARRIED
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#### 4.4 Legatus Group Committee Representatives

The Legatus Group CEO provided the report with the agenda, re the current committee vacancies.

At 11.57am the Legatus Group Chair with approval from the members suspended the operation of the meeting to discuss any members interest in the current vacancies for advisory committees. The suspension ended at 12.01pm.

#### Motion:

I. That Mayor Leon Stephens is appointed to the Road Transport and Infrastructure Advisory Committee for 2 years.

2. That Mayor Leon Stephens is appointed to the Community Wastewater Management Advisory Committee for 2 years.

Moved: Mayor Roslyn Talbot	Seconded: Mayor Ruth Whittle	CARRIED
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#### 4.5 Legatus Group Strategic Plan

The Legatus Group CEO provided a report re the progress of the Legatus Group Strategic Plan.

Motion: That the Legatus Group notes the report and encourages constituent councils to meet with the Legatus Group Chair and CEO to discuss the Legatus Group Strategic Plan prior to the March 2023 Legatus Group meeting.

Moved: Mayor Bim Lange	Seconded: Mayor Roslyn Talbot	CARRIED
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#### 4.6 SA Coastal Council Alliance

The Legatus Group provided a report with correspondence from the SA Coastal Council Alliance (SACCA) seeking nominations for the 2023-25 SACCA Committee from the Legatus Group for one member and one proxy member.

Motion: That the Legatus Group nominates Mayor Darren Braund as member and Mayor Mark Wasley as proxy member to the South Australian Coastal Council Alliance.

Moved: Mayor Leon Stephens Seconded: Acting Mayor Marcus Strudwicke CARRIED

#### 4.7 Legatus Group and Lions Club MoU re Waste

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group notes the report and approves the Legatus Group CEO to finalise a Memorandum of Understanding between the Legatus Group and Lions International District 201CI Australia to assist in progress recommendations from the Legatus Group Waste Resource and Recovery Strategy.

Moved: Mayor Bill O'Brien

Seconded: Mayor Bill Gebhardt

CARRIED

#### 4.8 Rating Equity Power Generators

The Legatus Group CEO provided an update on the progress of the advocacy associated with fair rates for councils with reference to electricity generators.

Motion: That the Legatus Group notes the report and:

- 1. Encourages all member councils to continue to reaffirm the position of the Legatus Group and the Local Government Association of its opposition to provisions in the Electricity Corporations (Restructuring and Disposal) Act 1999, which prevent councils levying fair rates on land used for electricity generation with their local State Members of Parliament.
- 2. That the Legatus Group request that the LGA encourages the SA Government to make this a matter of priority.

Moved: Mayor Sue Scarman

Seconded: Mayor Bill Gebhardt CARRIED

#### 4.9 RDA CEOs

The Legatus Group CEO provided a report on the resignations of Anne Moroney CEO RDA Barossa Light Gawler Adelaide Plains and Kelly-Anne Saffin CEO RDA Yorke Mid North.

Motion: That the Legatus Group extends its acknowledgement and appreciation to Anne Moroney and Kelly-Anne Saffin for their commitment to their Regions, Boards, Member Councils and Regional South Australia.

Moved: Mayor Bim Lange

Seconded: Mayor Bill O'Brien

CARRIED

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## 5 MOTIONS AND QUESTIONS

#### 5.1 Motions of which Notice has been given

#### 5.1.1 Appointments to LGA Board and SAROC and timing of the AGM

The Legatus Group CEO and Eric Brown CEO (The Flinders Ranges Council) provided a report for the Legatus Group to consider issues associated with the timing of the LGA AGM and process re appointment of President and SAROC and LGA Board members.

#### Motion: That the Legatus Group write to the LGA Board requesting:

- 1. That the timing of future LGA (OGM/AGM) meetings are set, taking into account the travel required by Regional Councils and that they preferably completed by Ipm.
- 2. That the LGA Constitution be reviewed to more appropriately deal with procedural issues identified in the recent LGA President, LGA Board and SAROC member nominations and election process, specifically with respect to the conflict in timing with the general elections as described in this report.
- 3. That the SAROC Terms of Reference be reviewed to consider the process and timing for receiving nominations from each Regional Grouping.

Moved: Mayor Ken Anderson Seconded: Mayor Kathie Bowman

CARRIED

## 5.1.2 Backup Power for Telecommunication Towers

The Legatus Group CEO and Mayor Bill Gebhardt provided a report seeking support from the Legatus Group to advocate on the lack of backup power to telecommunications towers.

Motion: That the Legatus Group notes the report and provides a letter in support of a minimum standard with respect to blackspot funded towers and the items identified in the report to strengthen the voice of the Zone Emergency Management Committees.

Moved: Mayor Bill Gebhardt Seconded: Mayor Alan Aughey	CARRIED
5.2 Motions without Notice	
Motion: That the Legatus Group meetings are to be held in the months of Fo May, August and November.	ebruary,
Moved: Mayor Ruth Whittle Seconded: Mayor Roslyn Talbot	CARRIED
5.3 Questions with Notice	
Nil	
5.4 Questions without Notice	

Nil

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## 6 MEMBERS COMMUNICATION

#### 6.1 Legatus Group Chair

Mayor Rodney Reid reported on the meeting he had held with the Legatus Group CEO and Minister Picton plus local MPs and Lifeline Country to Coast. He advised that he had attended the Advisory Committees and he will distribute a report for distribution with the minutes.

## 6.2 SAROC

The Legatus Group SAROC Representatives Mayor Rodney Reid and Mayor Bill O'Brien advised there has yet to be a SAROC meeting.

## 7 ANY OTHER BUSINESS

#### 7. ILegatus Group CEO's leave and involvement with outside organisations

The Legatus Group CEO provided a report on upcoming leave and involvement with other organisations.

#### Motion: That the Legatus Group notes the report.

Moved: Mayor Bill O'Brien

Seconded: Mayor Ken Anderson

CARRIED

## 8 CLOSE

Meeting closed at: 12:35pm

Next meeting date to be held with a date to be set in February 2023 and to be host by Port Pirie Regional Council.

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## 14 **REPORTS FOR DECISION**

## 14.1 FIRST BUDGET UPDATE 2022/2023

Record Number: D22/54361

Author: General Manager - Finance and Business

- 1. Operating Projects Progress Report July-December 2022 🗓 🛣
- 2. Capital Projects Progress Report July-December 2022 🕂 🛣
- 3. First Budget Review 2022-2023 Updated Financial Statements 🕂 🛣

## **EXECUTIVE SUMMARY**

Attachments:

- The purpose of this report is to provide the Council with a summary of the updated Budget position for the year ended 30 June 2023 following the First Budget Update.
- Council's 2022/2023 Adopted Budget forecast an operating Deficit of \$1.029m.
- Following the First Budget Update, it is estimated that an operating deficit of \$1.654m will be reported for 2022/2023 Financial Year primarily due to combined impacts of;
  - operating projects income (\$2.120m) and expenses (\$2.364m) that was budgeted in the 2021/2022 being brought forward to the 2022/2023 Financial Year as those expenses were not incurred by 30 Jun 2022 as planned;
  - New operating project expenses of \$0.475m that have been approved by the Council;
  - \$0.134m of Supplementary Local Road Funding allocated by Federal Government for the 2022/2023 Financial Year; and
  - Financial Assistance Grant from Federal Government being under-estimated by \$0.197m.
- Budget changes proposed in the First Budget Update can be summarises as follows (\$'Mn).

Description	Amo	ount
Operating Deficit as per budget Adopted on 11 July 2022		(1.029)
Add : Unfavourable Recurrent Variances - First Budget Update	(0.134)	
Less : Favourable Recurrent Variances - First Budget Update	0.337	0.203
Operating Project Income Carried Forward from 2021/2022	2.120	
Operating Project Expenses Carried Forward from 2021/2022	(2.364)	
New Operating Project Expenses Approved by the Council	(0.475)	
New Operating Projects to be added due to 100% grant funding	(0.150)	
Reduction in Operating Project Expenses	0.041	(0.828)
Revised Operating Deficit following First Budget Update		(1.654)

- Changes to Capital Project budget due to projects carried forward from last financial year is \$1.894m (**Table 3**).
- Council had outstanding short-term borrowings of \$6.866m as of 16 January 2023.

## RECOMMENDATION

"that Council, having considered Item 14.1 – *First Budget Update 2022/2023*, dated 30 January 2023, receives and notes the report and in doing so

- 1. Receives and note the project progress reports contained in Attachment 1 and 2 to this Report;
- 2. Pursuant to Regulation 9 (1)(a) of the Local Government (Financial Management) Regulations 2011, adopts the revised 2022/2023 Budgeted Financial Statements as contained within Attachment 3 that has been updated following the first budget review changes identified in Table 1, Table 2 and Table 3: and
- 3. Instructs Chief Executive Officer to allocate budget savings from operating and capital projects to other operating and capital projects where necessary earmarked for delivery in 2022/2023 Financial Year."

## BUDGET IMPACT

Estimated Cost:	An Operating Deficit of \$1.654m
Future ongoing operating costs:	Not Applicable
Is this Budgeted?	Not applicable

## **RISK ASSESSMENT**

Nil

## DETAILED REPORT

## Purpose

The purpose of this report is to provide the Council with a summary of the updated Budget position for the year ended 30 June 2023 following the First Budget Update based on year-to-date September 2022 actual performance and other known information that will have a financial impact for the remainder of the financial year.

## Background

Pursuant to Section 123 (13) of the Local Government Act 1999, the Council must, as required by the regulations reconsider its Annual Business Plan or its budget during the course of a financial year and, if necessary or appropriate, make any revisions.

The Budget Reporting Framework, set out in Regulation 9 of the Local Government (Financial Management) Regulations 2011 (the Regulations), comprises two (2) types of reports: -

- 1. Budget Update; and
- 2. Mid-year Budget Review.

## **Budget Update**

The Budget Update report sets outs a revised forecast of the Council's Operating and Capital investment activities compared with the estimates for those activities set out in the Adopted Budget. The Budget Update is required to be presented in a manner consistent with the note in the Model Financial Statements titled *Uniform Presentation of Finances*.

The Budget Update report must be considered by the Council at least twice per year between 30 September and 31 May (both dates inclusive) in the relevant financial year, with at least one (1) Budget Update report being considered by the Council prior to consideration of the Mid-Year Budget Review report.

The Regulations require a Budget Update report to include a revised forecast of the Council's operating and capital investment activities compared with the estimates set out in the Adopted Budget. The Local Government Association recommends that the Budget Update report should also include, at a summary level:

- the year to date result;
- any variances sought to the Adopted Budget or the most recent Revised Budget for the financial year; and
- a revised end of year forecast for the financial year.

## Mid-Year Review

The Mid-Year Budget Review must be considered by the Council between 30 November and 15 March (both dates inclusive) in the relevant financial year. The Mid-Year Budget Review report sets out a revised forecast of each item shown in its Budgeted Financial Statements compared with the estimates set out in the Adopted Budget presented in a manner consistent with the Model Financial Statements. This report must also include revised forecasts for the relevant financial year of the council's operating Deficit ratio, net financial liabilities ratio and asset sustainability ratio compared with estimates set out in the budget presented in a manner consistent with the note in the Model Financial Statements entitled Financial liabilities ratio and asset sustainability ratio compared with estimates set out in the budget presented in a manner consistent with the note in the Model Financial Statements entitled Financial Indicators.

The Mid-year Budget Review is a comprehensive review of the Council's Budget and includes the four principal financial statements, as required by the Model Financial Statement, detailing:

- the year to date result;
- any variances sought to the Adopted Budget; and
- a revised full year forecast of each item in the budgeted financial statements compared with estimates set out in the Adopted budget.

The Mid-year Budget Review report should also include information detailing the revised forecasts of financial indicators compared with targets established in the Adopted Budget and a summary report of operating and capital activities consistent with the note in the Model Financial Statements entitled Uniform Presentation of Finances. The requirements of the Mid-Year review are consistent with budget review requirements previously required by the Regulation 7 of the *Local Government (Financial Management) Regulations 1999.* 

## Discussion

## Statement of Comprehensive Income

Council's Statement of Comprehensive Income or Profit & Loss account has two parts:

- 1. Recurrent Budget Deficit of \$0.095m;
- 2. Operating Project Budget expenditure of \$0.934m;

resulting an operating deficit of \$1.029m for the 2022/2023 Financial Year which was adopted on 11 July 2022.

As a result of the First Budget Update, it is estimated that the recurrent budget position will improve from a deficit to a surplus of \$0.108m (a positive variance of \$0.203 as summarised in **Table 1**).

In addition, operating project expenditure budget (net of grants) is expected to increase to \$1.762m (a negative variance of \$0.828m as summarised in **Table 2**) for 2022/2023 Financial Year.

Therefore, overall operating deficit for the 2022/2023 Financial Year following First Budget Review is estimated at \$1.654m.

## Table 1: Recurrent Budget Variances (\$)

Recurrent Budget Variances	Amount
Unfavourable	
Costs associated with rehabilitating quarries leased by the Council	(50,000)
Increase in software subscription and IT equipment lease charges	(40,504)
Library training position was transitioned to a part-time employee	(32,511)
Designing and printing of 2021/2022 Annual Report and additional photography was	5
not budgeted	(8,155)
Mallala Monument Centenary Celebrations event	(1,698)
Wallis Cinema – Gawler - Tickets annual volunteer celebrations	(600)
Total Unfavourable Recurrent Budget Variances	(133,468)

Favourable	
Financial Assistance Grant allocated to the Council by Federal Government for the	
2022/2023 Financial Year has been higher than budgeted – Confirmed in early	
October 20022	197,089
Supplementary Local Road Funding allocated to the Council by Federal Government	
for the 2022/2023 Financial Year – Confirmed in early October 2022	133,824
Income from expiations and animal impounding is expected to be higher than	
budgeted	4,218
Other minor favourable budget variances	1,500
Total Favourable Recurrent Budget Variances	336,631
Net Favourable Recurrent Budget Variances	203,163

# Table 2: Operating Project Budget Variances (\$)

Unfavourable		
New expenses approved by the Council		
<ul> <li>Appointed a consultant to undertake Stages 1-4 of the transaction strategy in relation to Two Wells Town Centre Market Engagement (Council resolution 2022/267 from August 2022 meeting)</li> </ul>	(180,000)	
<ul> <li>Additional administration resources (Council resolution 2022/268 from August 2022 meeting)</li> </ul>	(180,000)	
<ul> <li>Contribution to Mallala and Districts Lions Club for the Mallala Community Complex project (Council resolution 2022/300 from August 2022 meeting)</li> </ul>	(70,000)	
<ul> <li>Engaged a consultant to undertake stage 2 requirements of the PLEC application (Council resolution 2022/174 from June 2022 meeting)</li> </ul>	(30,000)	
<ul> <li>Engaged consultants to deliver community waste education (Council resolution 2022/175 from June 2022 meeting)</li> </ul>	(15,000)	(475,000)
Projects carried forward from 2021/2022		-

- Construction of Two Wells flood protection levee	(1,625,088)	
- Installation of single lane roundabout (\$439,500 will be funded by a		
Federal Government grant)	(500,000)	
<ul> <li>Short Term Staff Accommodation in Two Wells</li> </ul>	(94,000)	
<ul> <li>Establish a horse float parking area in Parham</li> </ul>	(50,000)	
<ul> <li>Two Wells Main Street Upgrade – Detailed design work</li> </ul>	(49,253)	
- Community Survey 2022	(10,200)	
<ul> <li>Funds required to engage Traffic Management Study, probity advice and commercial legal advice with regard to Two Wells Town Centre Market Engagement</li> </ul>	(35,000)	(2,363,541
New Projects added to 2022/2022 Operating Project Program	(33,000)	(2,303,341
<ul> <li>Preparing Australian Communities – Local Stream program - Coastal</li> </ul>		
Settlement Adaptation Study Review (100% funded by Federal Government Grant)	(60,000)	
- Breeder Education and Compliance Project (100% funded by Dog		
	(60,000)	
and Cat Management Board))	(60,000)	
<ul> <li>Mosquito Management Initiatives in APC during 2022/2023 (100% funded by a grant from SA Health)</li> </ul>	(30,000)	(150,000
<ul> <li>Mosquito Management Initiatives in APC during 2022/2023 (100% funded by a grant from SA Health)</li> <li>Favourable</li> <li>Adopted budget no longer required (Council management recommends that's the fund be reallocated to Two Wells Town</li> </ul>		(150,000
<ul> <li>Mosquito Management Initiatives in APC during 2022/2023 (100% funded by a grant from SA Health)</li> <li>Favourable</li> <li>Adopted budget no longer required (Council management recommends that's the fund be reallocated to Two Wells Town Centre Market Engagement process)</li> </ul>		(150,000
<ul> <li>Mosquito Management Initiatives in APC during 2022/2023 (100% funded by a grant from SA Health)</li> <li>Favourable</li> <li>Adopted budget no longer required (Council management recommends that's the fund be reallocated to Two Wells Town Centre Market Engagement process)</li> <li>Economic Zones</li> </ul>		(150,000
<ul> <li>Mosquito Management Initiatives in APC during 2022/2023 (100% funded by a grant from SA Health)</li> <li>Favourable</li> <li>Adopted budget no longer required (Council management recommends that's the fund be reallocated to Two Wells Town Centre Market Engagement process)</li> <li>Economic Zones</li> <li>Grant Writer</li> </ul>	(30,000)	(150,000
<ul> <li>Mosquito Management Initiatives in APC during 2022/2023 (100% funded by a grant from SA Health)</li> <li>Favourable</li> <li>Adopted budget no longer required (Council management recommends that's the fund be reallocated to Two Wells Town Centre Market Engagement process)</li> <li>Economic Zones</li> <li>Grant Writer</li> <li>Council Member laptops replacement following election - Costs in</li> </ul>	(30,000) 20,000	(150,000
<ul> <li>Mosquito Management Initiatives in APC during 2022/2023 (100% funded by a grant from SA Health)</li> <li>Favourable</li> <li>Adopted budget no longer required (Council management recommends that's the fund be reallocated to Two Wells Town Centre Market Engagement process)</li> <li>Economic Zones</li> <li>Grant Writer</li> </ul>	(30,000) 20,000	(150,000
<ul> <li>Mosquito Management Initiatives in APC during 2022/2023 (100% funded by a grant from SA Health)</li> <li>Favourable</li> <li>Adopted budget no longer required (Council management recommends that's the fund be reallocated to Two Wells Town Centre Market Engagement process)</li> <li>Economic Zones</li> <li>Grant Writer</li> <li>Council Member laptops replacement following election - Costs in</li> </ul>	(30,000) 20,000	(150,000
<ul> <li>Mosquito Management Initiatives in APC during 2022/2023 (100% funded by a grant from SA Health)</li> <li>Favourable</li> <li>Adopted budget no longer required (Council management recommends that's the fund be reallocated to Two Wells Town Centre Market Engagement process)</li> <li>Economic Zones</li> <li>Grant Writer</li> <li>Council Member laptops replacement following election - Costs in this budget have now been redirected to facilitating ongoing</li> </ul>	(30,000) 20,000	(150,000
<ul> <li>Mosquito Management Initiatives in APC during 2022/2023 (100% funded by a grant from SA Health)</li> <li>Favourable</li> <li>Adopted budget no longer required (Council management recommends that's the fund be reallocated to Two Wells Town Centre Market Engagement process)</li> <li>Economic Zones</li> <li>Grant Writer</li> <li>Council Member laptops replacement following election - Costs in this budget have now been redirected to facilitating ongoing Microsoft Office and Remote Support software license costs which</li> </ul>	(30,000) 20,000	
<ul> <li>Mosquito Management Initiatives in APC during 2022/2023 (100% funded by a grant from SA Health)</li> <li>Favourable</li> <li>Adopted budget no longer required (Council management recommends that's the fund be reallocated to Two Wells Town Centre Market Engagement process)</li> <li>Economic Zones</li> <li>Grant Writer</li> <li>Council Member laptops replacement following election - Costs in this budget have now been redirected to facilitating ongoing Microsoft Office and Remote Support software license costs which were higher than originally anticipated. Laptops has been issued to</li> </ul>	(30,000) 20,000 15,000	
<ul> <li>Mosquito Management Initiatives in APC during 2022/2023 (100% funded by a grant from SA Health)</li> <li>Favourable</li> <li>Adopted budget no longer required (Council management recommends that's the fund be reallocated to Two Wells Town Centre Market Engagement process)</li> <li>Economic Zones</li> <li>Grant Writer</li> <li>Council Member laptops replacement following election - Costs in this budget have now been redirected to facilitating ongoing Microsoft Office and Remote Support software license costs which were higher than originally anticipated. Laptops has been issued to new Elected Members from current inventory.</li> </ul>	(30,000) 20,000 15,000	
<ul> <li>Mosquito Management Initiatives in APC during 2022/2023 (100% funded by a grant from SA Health)</li> <li>Favourable</li> <li>Adopted budget no longer required (Council management recommends that's the fund be reallocated to Two Wells Town Centre Market Engagement process)</li> <li>Economic Zones</li> <li>Grant Writer</li> <li>Council Member laptops replacement following election - Costs in this budget have now been redirected to facilitating ongoing Microsoft Office and Remote Support software license costs which were higher than originally anticipated. Laptops has been issued to new Elected Members from current inventory.</li> </ul>	(30,000) 20,000 15,000 5,752	
<ul> <li>Mosquito Management Initiatives in APC during 2022/2023 (100% funded by a grant from SA Health)</li> <li>Favourable</li> <li>Adopted budget no longer required (Council management recommends that's the fund be reallocated to Two Wells Town Centre Market Engagement process)</li> <li>Economic Zones</li> <li>Grant Writer</li> <li>Council Member laptops replacement following election - Costs in this budget have now been redirected to facilitating ongoing Microsoft Office and Remote Support software license costs which were higher than originally anticipated. Laptops has been issued to new Elected Members from current inventory.</li> <li>Operating Project Income Budget Carried Forward from 2021/2022</li> <li>Grant for the construction of Two Wells flood protection levee</li> </ul>	(30,000) 20,000 15,000 5,752 1,650,000	(150,000

**Attachment 1** contains the progress of annual operating project program inclusive of carried forward projects.

**Table 3** below shows the proposed movement in Capital Project Program. Cost of acquiring Crown Land in Two Wells have been excluded from the First Budget Update as the information is currently confidential and the pre-mature disclosure of the purchase price would prejudice Council's commercial position with regard to private sector investment in Two Wells. Release of the purchase price is likely to occur once a preferred tendered is selected.

## Table 3: Capital Project Budget Variances (\$)

Projects carried forward from 2021/2022	
<ul> <li>Sealing - Aerodrome Road (Hall Rd to Farrelel Rd)</li> </ul>	537,695
- Sealing - Barabba Rd (Redbanks Rd to Mallala Rd)	374,717
- Middle Beach Rd (Road Train Drive to End of Seal)	97,233
<ul> <li>Parham Playground - Shade shelter/New Element</li> </ul>	47,683
- Reserve and St furniture - Various locations	4,765
<ul> <li>Various locations - Signage - wayfinding and information</li> </ul>	35,000
- Parham Short Stay Facility Upgrade	199,520
- Dublin Institute/ Hall - Toilets	55,922
<ul> <li>Sealing of Glover Road (Williams Road to Germantown Road)</li> </ul>	459,718
- Sealing of Buckland Park Road (PW Rd to Halstead Rd West)	276,700
Total Capital Budget Changes following First Budget Update	1,894,487

**Attachment 2** contains the progress of annual capital project program inclusive of carried forward projects.

Number of Operating and Capital Projects adopted of current financial year was 71 with a total investment of \$9.003m. Following the First Budget Update, it has increased to 93 projects with the total investment of \$13.845m as summarised in the below table.

	Adopted Budget	Carried Forward	New Expenditure	Discontinued	Q1 Approved Budget
Capital Projects (Nos)	49	9	-		58
Operating Projects (Nos)	22	8	8	(3)	35
Total	71	17	8	(3)	93

	Adopted Budget	Carried Forward	New Expenditure	Discontinued	Q1 Approved Budget
Capital Projects (\$'Mn)	8.069	1.894	-	-	9.963
Operating Projects (\$'Mn)	0.934	2.329	0.660	(0.041)	3.882
Total	9.003	4.223	0.660	(0.041)	13.845

## New short-term borrowings

In the 2022/2023 Adopted Budget, Council approved new borrowings of \$4.473m (Council resolution 2022/213). However, in order to deliver the revised operating and capital budget, Council may be required to borrow additional (some of these additional borrowings were approved in prior years but Council didn't borrow money as projects were carried over) short-term funding up to \$1.260m resulting total maximum short-term new borrowings of \$5.733m (Excluding new borrowings required to fund Two Wells Crown Land Purchase) in the 2022/2023 Financial year.

However, actual timing of the borrowings will be known depending on the progress of operating and capital project program during the year. Council currently have a short-term borrowing facility of \$10.500m with Local Government Financing Authority. As of 16 January 2023, Council have outstanding short-term borrowings of \$6.866m at an interest rate ranging from 4.30% to 5.05%.

## Updated Financial Statements

The budgeted Financial Statements as required by Regulation 9 (1) (b) and (2), detailing the revised forecast as a result of the First Budget Update is contained in **Attachment 3**.

## Conclusion

The First Budget Update for the 2022/2023 financial year provides the opportunity to amend the 2022/2023 Adopted Budget, to reflect any changes in budget estimates based on;

- most recent information available;
- audited results to 30 Jun 2022; and
- the first quarter results to 30 September 2022.

## References

## **Legislation**

Regulation 9 of the Local Government (Financial Management) Regulations 2011

Section 123 (13) of the Local Government Act 1999

Council Policies/Plans

Budget Management Policy

Funding Policy

Treasury Management Policy

#### 2022/2023 Operating Projects: Progress Report – July-December 2022 (Updated 16/1/2023)

					Total	YTD			If not	1	lf not	
			Carried	01	Budget	December		Project	commenced.	Proiect	completed,	
		Adopted	Forward	Budget	Following	Actual	Available to		when will be	Completed	when will be	
	Project Name	Budget	from 21/22	Change	Q1 Budget	Spend	Spend	(Y/N)	commenced?	(Y/N)	completed?	Comment
1	Two Wells Main Street Upgrade – Detailed design work	Buuget	49.253	Change	49.253	49.253	o Sperio	( )	N/A	No	Jun-23	Signage & branding component is to be completed
1							0					
2	Installation of single lane roundabout (Govt grant of \$435,000)		500,000	~~~~~	500,000	500,000	-	Yes	N/A	No	Jun-23	Hickinbotham is managing the delivery of the project
												Consultation has been undertaken with the commun
												regarding potential locations. At the request of the commun
												another alternative location is being investigated. Delivery o
									To be	To be	To be	physical asset this financial year is unlikely and the project v
3	Establish a horse float parking area in Parham		50,000		50,000	50,000	-	Yes	confirmed	confirmed	confirmed	again need to be carried forward.
	Delivery of Strategic Projects	77,000			77,000	77,000	0	Yes	N/A	No	Jun-23	All four (4) projects are delivered by contract staff
												Report to considers submissions received during pub
												consultation is presented to January 2023 Council meeting.
												adopted by Council, will update strategy and backgrou
												papers and represent to the Council for final adoption
4	- Growth Strategy (Carried forward from 2021/2022)											April/May.
												Council have already adopted 2 CEMPs (Parham and We
												Beach) and endorsed community information program
												assist the 250 or so residents (owners and occupiers of lar
												understand the nature of sea flood risk.
												The communication materials being prepared by Council sta
												Intend to undertake information program over Feb/Marc
-												
5	- Parham CEMP (Carried forward from 2021/2022)											Expect to finish in April/May.
												The formal paperwork is with the State Planning Commissi
												seeking approval to consult. The Heritage Sub-Committee
												inspecting it on 31 January. Expect permission to commen
												preparing next stage of paperwork in Feb/March a
												commence formal consultation with owners by June. Expect
												to carry over to 2023/2024.
6	- Undertake Heritage Study - Part 2											
												Desktop research and informal conversations with k
												stakeholders in Dublin and nearby settlements h
												commenced. By June, a draft background paper and dr
												strategy to be presented to Council for the purpose of bc
												considering and seeking approval for formal consultation. TI
												consultation will take place from mid-2023 and therefo
7	- Dublin - Township Growth & Tourism Master Plan											expect to carry over to 2023/2024
8	Community Survey 2022		10,200		10,200	10,200	_	Yes	N/A	Yes	N/A	Workshop to be conducted with Elected Members
	Crown Land		10,200		10,200	10,200		105	N/A	105		\$180k approved by the Council resolution 2022/267 (Aug
	ere mit zand				1							22 meeting) to appoint a consultant to undertake Stages 1-4
					1							
												the transaction strategy . Further \$35k is recommended
												reallocated from existing budgets that are no longer requir
~				215 000	215 000	215 000		¥	N/ A	N	hur 22	to undertake additional consultancy work
9		-		215,000	215,000	215,000	-	Yes	N/A	No	Jun-23	
												100% funded by Government grant. Potential carry over
	Two Wells Levee (100% funded by government grant)		1,625,088		1,625,088	1,625,088	-	Yes	N/A	No	Jun-23	2023/2024
11	Council Election	60,000			60,000	60,000	-	Yes	N/A	Yes	N/A	Cost to be finalised. Awaiting final invoice from ECSA
10.00 A. 00.00	Economic Zones	20,000		(20,000)	-	-	-	N/A	N/A	N/A	N/A	Budget is no longer required. Proposed to transfer to T
	Grant Writer	15,000		(15,000)	-	-	-	N/A	N/A	N/A	N/A	Crown Land Project
12	Street/Verge Tree Planting	20,000			20,000	20,000	-	No	Mar-23	No	Mar-23	Locations confirmed and order placed.
									To be			Public Consultation on whether to sell or develop Site
13	Parham - Old Playground Block	5,000			5,000	5,000	-	No	confirmed	No	Jun-23	
												Draft project brief has been prepared but may not commen
									To be		To be	in this financial year due to workload and other prioritie
T		1		1	1	l	1	1		1		I ,

#### 2022/2023 Operating Projects: Progress Report – July-December 2022 (Updated 16/1/2023)

		1			Total	YTD			If not		If not	
			Carried	Q1	Budget	December		Project	commenced,	Project	completed,	
		Adopted	Forward	Budget	Following	Actual	Available to	Commenced	when will be	Completed	when will be	
	Project Name	Budget	from 21/22	Change	Q1 Budget	Spend	Spend	(Y/N)	commenced?	(Y/N)	completed?	Comment
15	Roadside Vegetation Management Plan	100,000		0.101.80	100,000	100,000	-	Yes	N/A	No	Jun-23	In progress
	Two Wells - Liberty and Eden Estates & Recycled Water	59,000			59,000	59,000	-	No	Jan-23	No	Jun-23	
	Donaldson Road - Design (Reserve corridor)	10,000		***************	10,000	10.000	-	Yes	N/A	No	Jun-23	
	Mallala Stormwater Flood Plain Management Plan	65,000			65,000	65,000	-	Yes	N/A	No	Jun-23	
					,				,			Pending a lease with DEW to continue the Campgrou
19	Parham Campground - Formalise Land	5,000			5,000	5,000	-	Yes	N/A	No	Jun-23	operation.
		-,										Expected to commence in 2022/2023 but will carry over
20	Two Wells Oval - Master Plan - Design/Costing/Cons	100,000			100.000	100,000	-	Yes	N/A	No	To be confirmed	
	Thompson Beach Esplanade and Webb Beach Road - Detailed	,							,	-		
21	design and cost estimates for sealing	34,000			34,000	34,000	-	Yes	N/A	No	Jun-23	
									To be		To be	Project brief has been prepared but not yet fully commence
22	Social & Community Infrastructure Plan	100,000			100,000	100,000	-	No	confirmed	N/A	confirmed	Potential carry forward to 2023/2024
23	Content Manager Upgrade - EDRMS	33,000			33,000	33,000	-	Yes	N/A	No	Jun-23	Awaiting the completion of Authority 7 upgrade
								To be	To be	To be	To be	
24	Network Shared Drive Migration Strategy (Shared Folders)	9,000			9,000	9,000	-	confirmed	confirmed	confirmed	confirmed	
25	Microfiche Digitisation Project	39,600			39,600	39,600	-	Yes	N/A	No	Jun-23	In progress
26	Redundancy and Backup Servers	33,000		n an an re an an re an re an an re an an re an an re	33,000	33,000	-	Yes	N/A	No	Jun-23	
												Costs in this budget have now been redirected to facilitati
												ongoing Microsoft Office and Remote Support software licen
												costs which were higher than originally anticipated. Lapto
												will be issued to new Elected Members from curre
	Council Member Computer Hardware Refresh following 2022 Electio	5,752		(5,752)	-	-	-	Yes	N/A	Yes	N/A	inventory.
												Project is underway and expected to be completed
27	Mosquito Management Initiatives in APC during 2022/2023			30,000	30,000	30,000	-	Yes	N/A	No	May-23	2022/2023 Financial Year
28	Engage a consultant to undertake stage 2 requirements of the PLEC	application		30,000	30,000	30,000	-	Yes	N/A	No	Jun-23	As per Council resolution 2022/174 (June 22 meeting)
									To be			Report is to be presented to the March I&E Committee
29	Engaging consultants to deliver community waste education			15,000	15,000	15,000	-	No	confirmed	No	Jun-23	
								To be	To be			As per Council resolution 2022/300 (August 22 meeting)
30	Mallala and Districts Lions Club – Mallala Community Complex proje	ct		70,000	70,000	70,000	-	confirmed	confirmed	No	Jun-23	
									To be			Consultant is yet to be appointed. Potential carry over
31	Coastal Settlement Adaptation Study Review			60,000	60,000	60,000	-	No	confirmed	No	Jun-23	2023/2024
								To be	To be			Project is underway and project will be completed
32	Breeder Education and Compliance			60,000	60,000	60,000	-	confirmed	confirmed	No	Jun-23	2022/2023
								1				Project is underway and a report will be presented to t
33	Temporary Staff Accommodation in Two Wells		94,000	-	94,000	94,000	-	Yes	N/A	N/A	Jun-23	Council in February 2023 with project update
								1	To be			Recruitments are yet to occur for 2 FTEs approved as part
34	Additional Administration Resources			180,000	180,000	-	180,000	No	confirmed	N/A	Jun-23	Council resolution 2022/268
								1				2 X trainees have been engaged in lieu of budgeted 1 FTE (
35	2 X Trainees for Parks and Garden and Civil	83,451		-	83,451	13,654	69,797	Yes	N/A	No	Jun-23	significant budget impact).
		933,803	2,328,541	619,248	3,881,592	3,631,795	249,797	-				

#### 2022/2023 Capital Projects: Progress Report – July-December 2022 (Updated 16/1/2023)

			Total	YTD						
		Carried	Budget	December		Project	If not commenced,	Project	If not completed,	
	Adopted	Forward	Following	Actual	Available to		when will be	Completed	when will be	Comment
Project Name	Budget	from 21/22	Q1 Budget	Spend	Spend	(Y/N)	commenced?	(Y/N)	completed?	
Sealing - Aerodrome Road (Hall Rd to Farrelel Rd)	-	537,695	537,695	544,145	(6,450)	Yes	N/A	Yes	N/A	50% funded under LGIPP
2 Sealing - Barabba Rd (Redbanks Rd to Mallala Rd)	-	374,717	374,717	353,831	20,886	Yes	N/A	Yes	N/A	50% funded under LGIPP
		- /	- ,	,	.,		,		,	50% funded under LGIPP. To be completed i
Middle Beach Rd (Road Train Drive to End of Seal)	2,390,000	(97,233)	2,292,767	19,685	2,273,082	Yes	N/A	No	To be confirmed	
Parham Playground - Shade shelter/New Element	-	47,683	47,683	37,309	10,374	Yes	N/A	Yes	N/A	· ·
Reserve and St furniture - Various locations	-	4,765	4,765	10,413	(5,648)	Yes	N/A	Yes	N/A	
										Waiting on the branding consultancy work t
Various locations - Signage - wayfinding and information	-	35,000	35,000	-	35,000	Yes	N/A	No	Jun-23	be completed.
Parham Short Stay Facility Upgrade	-	199,520	199,520	178,544	20,976	Yes	N/A	No	Jun-23	
3 Dublin Institute/ Hall - Toilets	-	55,922	55,922	34,193	21,729	Yes	N/A	Yes	N/A	
Sealing of Glover Road (Williams Road to Germantown Road)	-	459,718	459,718	26,263	433,455	Yes	N/A	No	Jan-23	100% funded by LRCIP Round 3
										80% (\$225,500) funded by LRCIP Round 3
										Remaining \$55,000 (20%) is Counc
Sealing of Buckland Park Road (PW Rd to Halstead Rd West)	-	276,700	276,700	128,566	148,134	Yes	N/A	No	Apr-23	contribution
Streetscape - Cameron Tce - Dublin Rd to Feltwelll	39,000		39,000	23,316	15,684	Yes	N/A	No	Dec-22	
Streetscap-Railway Av Balaklava Rd to Lindsay St	25,000		25,000	17,186	7,814	Yes	N/A	No	Dec-22	
Streetscape - Carmel St - Balaklava Rd to End Seal	37,000		37,000	16,020	20,980	Yes	N/A	Yes	N/A	
Streetscape - Calagora St-Lisieux St to Carmel St	32,000		32,000	25,000	7,000	Yes	N/A	Yes	N/A	
Kerbing - Balaklava Rd-Lisieux St to Aerodrome Rd	240,000		240,000	-	240,000	No	Feb-23	No	Mar-23	
Sealed - Dawkins Rd & Williams Rd-Intersection Upg	100,000		100,000	-	100,000	No	Feb-23	No	Jun-23	
7 Sealed - Gawler River Rd-Germantown Rd to Boundary	341,000		341,000	350,911	(9,911)	Yes	N/A	Yes	N/A	
Sealed - Bethesda Rd-Hayman Rd to Dawkins Rd	46,568		46,568	62,186	(15,618)	Yes	N/A	Yes	N/A	
Sealed - Port Gawler Rd-PWfield Rd-Old PWfield Rd	72,000		72,000	73,048	(1,048)	Yes	N/A	Yes	N/A	
Sealed - Port Parham Rd - PWfield Rd to Beach Rd	260,000		260,000	270,114	(10,114)	Yes	N/A	Yes	N/A	
Resheet - Crabb Rd-Port Wakefield Rd to Kidman Rd	114,000		114,000	81,097	32,903	Yes	N/A	Yes	N/A	
Resheet - Feltwell Rd-End of Seal to Hill Rd	77,000		77,000	58,780	18,220	Yes	N/A	Yes	N/A	
Resheet - Germantown Rd-Simpkin Rd to Verner Rd	189,000		189,000	-	189,000	No	Dec-22	No	Feb-23	
Resheet - Gilks Rd-Lawrie Rd to End	15,000		15,000	5,100	9,900	Yes	N/A	No	Dec-22	
Resheet - Hamley Bridge Rd-Barabba Rd to Kain Rd	143,000		143,000	96,556	46,444	Yes	N/A	Yes	N/A	
Resheet - Harvey Rd-Simpkin Rd to Pratt Rd	27,000		27,000	3,107	23,893	Yes	N/A	No	May-23	
Resheet - Leilete Rd-Dawkins Rd to Coats Rd	16,000		16,000	-	16,000	Yes	N/A	No	Jun-23	
Resheet - Light Beach Rd-Wylie Rd to McEvoy Rd	67,000		67,000	59,288	7,712	Yes	N/A	Yes	N/A	
Resheet - Long Plains Rd-PWakefield Rd to Dublin R	150,000		150,000	121,797	28,203	Yes	N/A	Yes	N/A	
Resheet - Nairn Road - Hall Road to Powerline Road	50,294		50,294	31,162	19,132	Yes	N/A	Yes	N/A	
Resheet - North Parham Rd-Gilberts Rd to Saltbush	83,463		83,463	66,775	16,688	Yes	N/A	Yes	N/A	
Resheet - Secombs Rd-PWakefield Rd to Prices Rd	60,997		60,997	50,133	10,864	Yes	N/A	Yes	N/A	
Resheet - Stanley Rd-Pritchard Rd to Secombs Rd	35,312		35,312	24,291	11,021	Yes	N/A	Yes	N/A	
Resheet - Torelete Rd-Dawkins Rd to Coats Rd	16,941		16,941	-	16,941	No	Dec-22	No	Dec-22	
Resheet - Trim Road-Williams Road to Russell Rd	13,685		13,685	-	13,685	No	Dec-22	No	Dec-22	
Resheet - Verner Road-Day Road to Boundary Road	69,434		69,434	3,769	65,665	Yes	N/A	No	Mar-23	
Resheet - Wasley Road-Pratt Rd to Big Rabbit Rd	43,847		43,847	-	43,847	No	Apr-23	No	May-23	
New/Upgrade - Street & Reserves/Parks Furniture	20,000		20,000	-	20,000	No	To be confirmed	No	Jun-23	
Renewal - Street & Reserves/Parks Furniture	70,000		70,000	5,244	64,756	Yes	N/A	No	Jun-23	
New/Upgrade - Streetscape & Water Sensitive UD	50,000		50,000	-	50,000	No	To be confirmed	No	Jun-23	
										Waiting on the branding consultancy work t
New/Upgrade - Council Boundary Signs	60,000	1	60,000	-	60,000	No	Jan-23	No	Jun-23	be completed.

#### 2022/2023 Capital Projects: Progress Report – July-December 2022 (Updated 16/1/2023)

			Total	YTD						
		Carried	Budget	December		Project	If not commenced,	-	If not completed,	Comment
	Adopted	Forward	Following	Actual	Available to		when will be	Completed	when will be	connent
Project Name	Budget	from 21/22	Q1 Budget	Spend	Spend	(Y/N)	commenced?	(Y/N)	completed?	
3 Two Wells Tennis/Netball court surface renewal	300,000		300,000	-	300,000	No	Jul-22	No	Feb-23	
4 Dublin Playground Upgrade	130,000		130,000	-	130,000	No	Jul-22	No	Jun-23	
5 Mallala Playground Irrigation Renewal	50,000		50,000	39,668	10,332	Yes	N/A	Yes	N/A	
6 Renewal of Lighting & Paths and Bike Racks Various	100,000		100,000	-	100,000	No	Jul-22	No	Jun-23	
7 Lewiston Wetlands Playground - Toilet Block Renewa	130,000		130,000	56,486	73,514	Yes	N/A	No	Jun-23	
8 Mallala CWMS - Replacement of Property Pumps	15,000		15,000	670	14,330	No	Jul-22	No	Jun-23	
9 Middle Beach CWMS	10,000		10,000	-	10,000	No	Jul-22	No	Jun-23	
0 Mallala Treatment Plant (Chamber Protection Coatin	60,000		60,000	-	60,000	No	Jul-22	No	Jun-23	
1 Pump Station & Pump Replacements	10,000		10,000	-	10,000	No	Jul-22	No	Jun-23	
2 Middle Beach - Tidal Drainage System	15,000		15,000	-	15,000	No	Feb-23	No	Jun-23	
3 Wasleys Bridge - Repairs	200,000		200,000	229	199,771	No	To be confirmed	No	Jun-23	
4 Salt Creek Bridge - Repairs	170,000		170,000	-	170,000	No	Jul-22	No	Jun-23	
5 TWMain street - Eastern End Car Parking and WSUD	300,000		300,000	-	300,000	No	Jul-22	No	Jun-23	
6 Longview Rd and Gameau Rd-Traffic calming devices	60,000		60,000	-	60,000	No	Feb-23	No	Jun-23	
7 Pram Ramp Renewals	10,000		10,000	14,888	(4,888)	Yes	N/A	Yes	N/A	
8 Plant & Machinery - Capital Purchases	1,154,100		1,154,100	1,017,691	136,409	Yes	N/A	No	Jun-23	Delivery of plant to occur throughout the year
	8,068,641	1,894,487	9,963,128	3,990,450	5,972,678					•

## Attachment 3

1,195

5,300

5,072

1,500

1,445

6,517

(55)

ADELAIDE PLAINS COUNCIL BUDGETED STATEMENT OF COMPREHENSIVE INCOME (\$'000) FOR THE YEAR ENDED 30 JUNE 2023									
	ADOPTED BUDGET		GET REVIEW NGES	REVISED 2022/2023 BUDGET FOLLOWING FIRST BUDGET					
	2022/2023	PROJECTS	RECURRENT	REVIEW					
INCOME									
Rates	12,145	-	(1)	12,145					
Statutory charges	589	-	4	594					
User charges	193	-	-	193					
Grants, subsidies and contributions Investment Income	1,955 3	-	313	2,268					
Reimbursements	123	-	- 7	3 130					
Other Income	48	-	-	48					
Operating Project Income	- -	2,120		2,120					
Total Revenues	15,056	2,120	324	17,499					
EXPENSES									
Employee Costs	6,465	_	_	6,465					
Materials, contracts and other services	5,191	-	120	5,312					
Depreciation, Amortisation & Impairment	3,144	-	-	3,144					
Finance Costs	272	-	-	272					
Share of loss - joint ventures & associates	79	-	-	79					
Operating Project Expenses	934	2,948		3,882					
Total Expenses	16,085	2,948	120	19,153					
OPERATING SURPLUS / (DEFICIT)	(1,029)	(828)	203	(1,654)					
Asset Disposal & Fair Value Adjustments	231	-		231					

ADELAIDE DI AINS COUNCIL

Asset Disposal & Fair Value Adjustments Amounts specifically for new or upgraded assets Physical resources received free of charge NET SURPLUS (DEFICIT)

#### Other Comprehensive Income Changes in revaluation Surplus Share of Other comprehensive Income - joint ventures

TOTAL OTHER COMPREHENSIVE INCOME

#### TOTAL COMPREHENSIVE INCOME

OME (\$'000)		

ADOPTED BUDGET	CHAI	NGES	BUDGET FOLLOWING FIRST BUDGET
2022/2023	PROJECTS	RECURRENT	REVIEW
10 145		(4)	40.445
12,145	-	(1)	12,145
589	-	4	594
193	-	-	193
1,955	-	313	2,268
3	-	-	3
123	-	7	130
48	-	-	48
-	2,120	-	2,120
15,056	2,120	324	17,499
C 465			0.405
6,465	-	•	6,465
5,191	-	120	5,312
3,144	-	-	3,144

-

-(828)

-

(828)

-

-

203

-

203

1,195

5,300

5,697

1,500

1,445

7,142

(55)

# Attachment 3

ADELAIDE PLAINS COUNCIL BUDGETED BALANCE SHEET (\$'000) AS AT 30 JUNE 2023							
	ADOPTED FIRST BUDGET REVIEW BUDGET 2022/2023 PROJECTS RECURRENT			REVISED 2022/2023 BUDGET FOLLOWING FIRST BUDGET			
		PROJECTS	RECORRENT	REVIEW			
ASSETS							
Current Assets Cash and cash equivalents	415			415			
Trade & other receivables	1,031		•	1,031			
Inventories	154			154			
Total Current Assets	1,600			-			
Non-current Assets							
Equity accounted investments in Council businesses	5,795	-	-	5,795			
Infrastructure, Property, Plant & Equipment	136,196	1,894	-	138,091			
Other Non-current Assets	15	-	-	15			
Total Non-current Assets	142,006	1,894		143,900			
Total Assets	143,606	1,894	-	143,900			
LIABILITIES							
Current Liabilities							
Trade & Other Payables	1,353		-	1,353			
Borrowings	7,744	1,463	(203)	9,004			
Provisions	1,009	-	-	1,009			
Total Current Liabilities	10,106	1,463	(203)	11,366			
Non-current Liabilities							
Long-term Borrowings	1,743	-	-	1,743			
Long-term Provisions	220	<u> </u>	-	220			
Total Non-current Liabilities	1,963	-	-	1,963			
Total Liabilities NET ASSETS	12,069 131,537	1,463 431	(203)	13,329			
	131,537	431	203	130,571			
EQUITY							
Accumulated Surplus	46,565	(828)	203	45,940			
Asset Revaluation Reserve	82,738	-	-	82,738			
Other Reserves	2,234	-	-	2,234			
TOTAL EQUITY	131,537	(828)	203	130,911			

# Attachment 3

ADELAIDE PLAINS COUNCIL
BUDGETED STATEMENT OF CHANGES IN EQUITY (\$'000)
FOR THE YEAR ENDED 30 JUNE 2023

	ADOPTED BUDGET	FIRST BUDGET REVIEW CHANGES		REVISED 2022/2023 BUDGET FOLLOWING
	2022/2023	PROJECTS	RECURRENT	FIRST BUDGET REVIEW
ACCUMULATED SURPLUS				
Balance at end of previous reporting period	40,868	-	-	40,868
Net Result for Year	5,697	(828)	203	5,072
Balance at end of period	46,565	(828)	203	45,940
ASSET REVALUATION RESERVE				
Balance at end of previous reporting period	81,238	-	-	81,238
Gain on revaluation of infrastructure, property, plant & equipment	1,500	-	-	1,500
Balance at end of period	82,738	•		82,738
OTHER RESERVES				
Balance at end of previous reporting period	2,289	-	-	2,289
Share of other comprehensive income - GRFMA	(55)			(55)
Balance at end of period	2,234	-	-	2,234
TOTAL EQUITY AT END OF REPORTING PERIOD	131,537	(828)	203	130,911

# Attachment 3

	ADOPTED BUDGET	FIRST BUD CHA	REVISED 2022/2023 BUDGET FOLLOWING		
	2022/2023	PROJECTS	RECURRENT	FIRST BUDGET REVIEW	
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts					
Rates	12,145	-	(1)	12,145	
Statutory charges	589	-	4	594	
User charges	193	-	-	193	
Grants, subsidies and contributions	3	2,120	-	2,122	
Investment Income	1,955	-	313	2,268	
Reimbursements	123	-	7	130	
Other Income	48	-	-	48	
Payments					
Employee Costs	(6,548)	-	-	(6,548	
Materials, contracts and other services	(5,933)	(2,948)	(120)	(9,001	
Finance payments	(272)	•	-	(272	
Net Cash provided by (or used in) Operating Activities CASH FLOWS FROM INVESTING ACTIVITIES	2,303	(828)	203	1,677	
Receipts					
Grants specifically for new or upgraded assets	1,195	1,259	-	2,454	
Sale of replaced assets	231	-	-	231	
Payments					
Expenditure on renewal/replacement of assets	(4,593)	62	-	(4,530	
Expenditure on new/upgraded assets	(3,476)	(1,957)	-	(5,433	
Net Cash provided by (or used in) Investing Activities CASH FLOWS FROM FINANCING ACTIVITIES	(6,643)	(635)	· ·	(7,278	
Receipts					
Proceeds from Borrowings	4,473	1,463	(203)	5,733	
Payments					
Repayments of Borrowings	(23)	-		(23	
Net Cash provided by (or used in) Financing Activities	4,449	1,463	(203)	5,710	
Net Increase (Decrease) in cash held	109	•	<u>.                                </u>	110	
Cash & cash equivalents at beginning of period	306			306	
Cash & cash equivalents at end of period	415		<u> </u>	416	

ADELAIDE PLAINS COUNCIL

# Attachment 3

BUDGETED UNIFORM PRESENTATION OF FINANCES (\$'000) FOR THE YEAR ENDED 30 JUNE 2023									
	ADOPTED BUDGET	FIRST BUDO CHAI	REVISED 2022/2023 BUDGET FOLLOWING FIRST BUDGET						
	2022/2023	PROJECTS	RECURRENT	REVIEW					
Operating Revenues	15,056	2,120	324	17,499					
less Operating Expenses	(16,085)	(2,948)	(120)	(19,153)					
Operating Surplus / (Deficit) before Capital Amounts	(1,029)	(828)	203	(1,654)					
less Net Outlays on Existing Assets									
Capital Expenditure on renewal and replacement of Existing Assets	4,593	(62)	-	4,530					
less Depreciation, Amortisation and Impairment	(3,144)	-	-	(3,144)					
less Proceeds from Sale of Replaced Assets	(231)	-	<u> </u>	(231)					
	1,218	(62)	-	1,156					
less Net Outlays on New and Upgraded Assets									
Capital Expenditure on New and Upgraded Assets	3,476	1,957		5,433					
(including investment property & real estate developments)	,	,							
less Amounts received specifically for New and Upgraded Assets	(1,195)	(1,259)	<u> </u>	(2,454)					
	2,281	697	<u> </u>	2,978					
Net Lending / (Borrowing) for Financial Year	(4,528)	(1,463)	203	(5,788)					

ADELAIDE PLAINS COUNCIL

# Item 14.1 - Attachment 3

# Attachment 3

	ADOPTED FIRST BUDGET REVIEW BUDGET CHANGES					
	2022/2023	PROJECTS	RECURRENT	FIRST BUDGET REVIEW		
Financial Indicators calculated in accordance with Information Paper 9 - Local Sustainability Program	Government Financial	Indicators prepared	as part of the LGA i	Financial		
Operating Surplus Ratio Operating Surplus	(7)			(9		
Total Operating Revenue This ratio expresses the operating surplus as a percentage of total operating r						
Target : 0% average over long term	Svenue.					
Net Financial Liabilities Ratio						
Net Financial Liabilities Ratio Net Financial Liabilities Total Operating Revenue	72			68		
Net Financial Liabilities		percentage of total c	operating revenue.	68		
Net Financial Liabilities Total Operating Revenue Net Financial Liabilities are defined as total liabilities less financial assets. The Target : Greater than 0% but no more than 100% on average over long term Asset Sustainability Ratio	se are expressed as a	percentage of total c	operating revenue.			
Net Financial Liabilities Total Operating Revenue Net Financial Liabilities are defined as total liabilities less financial assets. The Target : Greater than 0% but no more than 100% on average over long term		percentage of total c	operating revenue.	68		

#### ADELAIDE PLAINS COUNCIL BUDGETED FINANCIAL INDICATORS FOR THE YEAR ENDED 30 JUNE 2023

## 14.2 GROWTH STRATEGY COMMUNITY AND STAKEHOLDER CONSULTATION

<b>Record Number:</b>	D23	/2704				
Author:	Stra	tegic Project Officer – Development and Community				
Authoriser:	General Manager - Development and Community					
Attachments:	1.	Submissions 😃 🖀				
	2.	Consultation Report 🗓 🖬				
	3.	Draft Strategy for Consultation 🎝 🛣				

4. Draft Background Paper for Consultation 🕹 🛣

## **EXECUTIVE SUMMARY**

- Council endorsed a draft Growth Strategy and Action Plan and Background Paper for stakeholder and community consultation in accordance with Council's *Public Consultation Policy in June 2022*.
- Consultation was undertaken with other levels of government, State wide peak bodies, and local economic and resident groups. Local economic and resident groups were invited to provide input, noting local groups and residents are likely more interested in participating in future planning specific for their town/settlement.
- Two Wells stakeholders invited to provide input include schools, children centre, sporting clubs, community centre, faith communities, the Two Wells Regional Action Team, the Town Centre Advisory Group, and land developers.
- Consultation was undertaken principally over August, involving public notices, direct e-mails and a variety of discussions. Submissions form **Attachment 1**.
- The Growth Strategy Consultation Report and Response to Submissions (Attachment 2) details the engagement undertaken, summarises submissions made, and provides proposed responses to each submission.
- Overall, key elements in the approach proposed to responding to submissions involves:
  - Continuing to prepare the Growth Strategy Council having a strategy enables its position to be known, including to the State Planning Commission. It also flags the many issues associated with urban growth. Further work by the State Planning Commission in particular in a new 30 Year Plan for Greater Adelaide is acknowledged as potentially influencing the Growth Strategy in the future.
  - Two Wells Hicks Land Continuing the action to investigate the potential urban development of the Hicks land to the north east of Two Wells. This involves seeking lifting of the Environment and Food Production Area, rezoning with community engagement, and suitable infrastructure agreements.
  - Two Wells Northern Centre refine the strategy to 'Northern Two Wells Investigate need for neighbourhood space and orderly approach to any retail in the northern part of Two Wells, in particular as part of planning for the Hicks land. Any retail cannot be of a size to threaten the function of the Two Wells Main Street'.

## RECOMMENDATION

"that Council, having considered Item 14.2 – *Growth Strategy Community and Stakeholder Consultation*, dated 30 January 2023, receives and notes the report and in doing so:

- 1. Notes the submissions received in consultation, as presented in Attachment 1 to this Report;
- 2. Endorses refinements to the Draft Growth Strategy and Action Plan and Background Paper as contained in the Response to Submissions within the Growth Strategy Consultation Report presented in Attachment 2 to this report;
- 3. Notes the refined Growth Strategy and Background Paper will be brought forward for Council adoption."

#### BUDGET IMPACT

Estimated Cost:	Nil
Future ongoing operating costs:	Not Applicable
Is this Budgeted?	Yes

#### **RISK ASSESSMENT**

There are no particular risks presented by adopting refinements to the Growth Strategy and Background Paper.

## **DETAILED REPORT**

## Purpose

The purpose of this report is to provide members with the outcomes of consultation on the Draft Growth Strategy and Background Paper, and seek endorsement on refinements in order to finalise the documents.

## Background/History

## **Growth Strategy Consultation**

On 27 June 2022, Council adopted a draft Growth Strategy and Action Plan and Background Paper for the purpose of consultation, by way of the below resolution:-

Moved Councillor Keen Seconded Councillor Daniele 2022/185 "that Council, having considered Item 14.4 – Adelaide Plains Growth Strategy, dated 27 June 2022, receives and notes the report and in doing so instructs the Chief Executive Officer to:-

- 1. Commence consultation on the draft Growth Strategy and Background Paper presented as Attachments 1 and 2 to this report, in accordance with Council's Public Consultation Policy;
- 2. Refine the draft Growth Strategy and Background Paper presented as Attachments 1 and 2 to this report based on 2021 Census data when available, with changes to comprise editorial matters but not changes to policy;
- 3. Report back to Council following completion of the consultation process."

## CARRIED

Consultation was undertaken with other levels of government and State wide peak bodies. Local economic and resident groups were invited to provide input, noting local groups and residents are more interested in participating in future planning specific for their town/settlement.

Two Wells stakeholders invited to provide input included schools, children centre, sporting clubs, community centre, faith communities, the Two Wells Regional Action Team, and land developers.

The consultation was undertaken principally over August and September, involving public notices, direct e-mails and a variety of discussions. Submissions received form **Attachment 1.** 

## Summary of What Heard in Consultation and Proposed Response

The Growth Strategy Consultation Report and Response to Submissions (**Attachment 2**) summarises submissions made, and provides proposed responses to each submission.

This report also summarises points made in discussions with officers from various government agencies (where agencies did not make a formal submission) and the proposed response.

This section of the report summarises the matters raised, an overall comment, and the proposed approach. This section is structured:

- Council Wide
- Two Wells
- Dublin
- Mallala

# Council Wide

# FURTHER ANALYSIS OF POPULATION TRENDS AND LAND SUPPLY

The impact of further State Government analysis of population trends and land supply was raised as a reason to pause planning for growth until that is settled.

## Comment

The State Planning Commission analysis of land supply and population trends for SA is not yet available. Over 2023, the State Planning Commission are to engage about an update to the 30 Year Plan for Greater Adelaide.

The draft Growth Strategy was provided to Planning and Land Use Services (PLUS) for comment. Whilst no submission was received, PLUS officers are aware of the directions proposed in the draft growth strategy and are able to consider this in their advice to the State Planning Commission about updating the 30 Year Plan for Greater Adelaide.

Having a growth strategy enables Council to draw on the growth strategy to inform State Government planning, including updating the 30 Year Plan for Greater Adelaide, as well as infrastructure planning by other entities.

The 30 Year Plan may, or may not, propose a different future for Adelaide Plains than the growth strategy. Any differences will need be considered at the appropriate time.

Proposed Approach –

Continue to prepare a growth strategy

# UPGRADING RECREATION AND SPORT FACILITIES

The Office of Recreation, Sport and Racing affirmed the importance of upgrades using contemporary design principles, walking and cycling connectivity, providing for all abilities, sports facilities using water and energy saving features, and being designed to contemporary sport standards.

# Comment

Council is responsible for footpaths, trails, and open spaces. When upgrades are proposed, such as at Hart Reserve, or as flagged for the future at Two Wells Oval Precinct, planning ahead using contemporary standards is the intent.

Council has a proposed project to update its open space strategy. These matters can be further considered in that work.

Proposed Approach -

Update the Growth Strategy and Background Paper to:

- include references to universal and child safety environs design principles
- the intent to plan for road/trail networks including for physical activity
- seek increasing water and energy saving in recreation and sport infrastructure
- about recreation and sport facilities meeting required standards and being lit and of suitable surface quality to be fit for purpose.

## GAWLER RIVER FLOOD HAZARD

The Gawler River Flood Management Authority sought greater clarity in the growth strategy about rationale for planning for Gawler River flood hazard, in particular associated with the population growth at Two Wells.

### Comment

The draft Growth Strategy contains the following:

<u>Strategy</u> 'Manage impact of fire, flood and inundation risk through having contemporary development guidelines based on professional investigations.'

<u>Action</u> 'Gawler and Light River Flood Risk - Participate in the investigations and Code Amendment underway by Planning and Land Use Services (SA Government) to better guide development. Seek least impact on agricultural productivity associated with flood mitigation.'

Proposed Approach –

Continue with Growth Strategy

#### <u>Two Wells</u>

## TWO WELLS FUTURE URBAN GROWTH

Hicks flagged support for the growth strategy seeking to progress urban development of their land for around 2,500 residents. The Hicks land is east of the train line and north of Sharpe Road (see Image 1).

The Australian Rail Track Corporation (ARTC) flagged the need for studies regarding vehicle access and Two Wells overall growth, including the Hicks land. ARTC suggest the studies are to reduce the risk of division of the Two Wells community as it grows caused by the ARTC train corridor. ARTC do not support new level vehicle crossings but are open to a reduced number of crossings in exchange for a new or upgraded level crossing.

Hickinbotham flagged past work undertaken leading to the master plan for Liberty and Eden Estates, and the agreed partnership approach underway. Hickinbotham flagged this could be more fully recognised in the Background Paper.

# Comment

In order to enable future urban development of the Hicks land, the land would need to be rezoned, the Environment and Food Production Area (EFPA) lifted, access arrangements regarding ARTC/DIT infrastructure agreed, and agreements for infrastructure generally agreed. Initially supported in principle by Council in 2019, progressing this outcome is an action in the Growth Strategy. Consultants engaged by Hicks are undertaking further investigations, including considering stormwater hazard, and liaising with DIT, ARTC and Council officers. Whilst ARTC are open to grade separated crossings, where for vehicles, these are likely cost prohibitive.

The 'Two Wells State Suburb' in 2021 had an estimated resident population of 3256. 3256 residents is 100 more than the draft Growth Strategy assumed when prepared prior to the 2021 ABS data being available. A 'medium' growth scenario of 143 dwellings per annum leads to 10,000 Two Wells residents in 2039.

Should the Hicks land be enabled for urban development, this could lead to a Two Wells population in the order of 12,000.

#### What is Needed and When

This table summarises what is needed and when at Two Wells.

	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
Pop'n	3256 <del>3123</del>	3636 <del>3503</del>	4016 3883	4396 <del>4263</del>	4776 4 <del>543</del>	5156 5023	5536 <del>5403</del>	5916 <del>5783</del>	6296 <del>6163</del>	6676 <del>6543</del>	7056 <del>6923</del>	7436 <del>7303</del>	7816 <del>7683</del>	8196 <del>8063</del>	8576 8443	8956 8823	9336 <del>9203</del>	9716 <del>9583</del>	10096 9963	10476 <del>10343</del>	10856 <del>10723</del>
Town Centre	Facilitate growth of Two Wells Main Street through development of contemporary retail offering																				
Community Civic Hub	Plan and deliver community civic hub																				
Xavier Recreation Precinct	Work w noting soccer f for netb school/o	Deed re field, an pall/tenn	equiring Id two Iis and s	oval, courts																	
Town Centre Recreation Precinct	Plan and create upgraded sport and recreation precinct adjacent the Town Centre. Consider need and business case for indoor recreation. Consider Crown Land and land adjacent Cemeterv.																				
Local Northern Centre & Recreation Precinct	Noting conveni recreati location	ence go: on and	ods and sport ι	service: uses, ar	s in the nd a co	norther	n part o	f Two V	/ells. Co	nsider o	olocatio	n with									
Increased Housing Choice			e land is for lar			onsider															
Walking Cycling Network	Prepare	Plan	start d	lelivery		Upd ate	contir	nue deliv	very												
Public Transport incl interchange and EV's																					
Town CWMS	Plan ar opens u																				
Hicks	Scope H inform a																				

What is Needed When Updated based on Two Wells having 3256 residents in the 2021 ABS

Part of Council's role is to plan ahead for urban development. The growth strategy builds on past planning work with Eden and Liberty and continues an intent to progress urban development of the Hicks land, subject to various issues being resolved.

The Image – Envisaged Urban Development and Main Roads near Two Wells shows:

- planned urban growth at Two Wells (green). This includes land for housing, employment, the town centre, and recreation
- potential urban growth at Hicks (orange). This needs further investigation
- DIT managed main roads
- APC managed roads that carry larger volumes of traffic including freight
- Varying degrees of flood hazard for land.

Within the SA planning system, proposed urban growth should contribute to the State Planning Policies and the 30 Year Plan for Greater Adelaide. This will need further investigation for the Hick's land. One factor is convenient access to the town centre, which the train line and Mallala Road present particular challenges that are to be investigated.

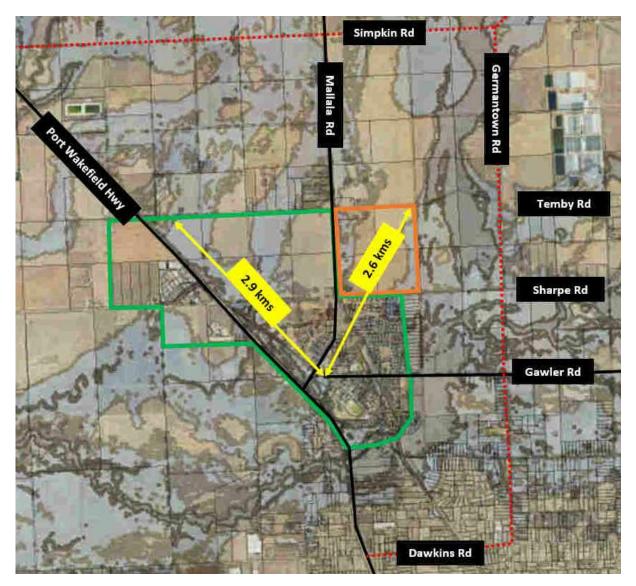


Image – Envisaged Urban Development and Main Roads near Two Wells. Map also shows areas of differing flood hazard. Map base SAPPA 9 November 2022

# Proposed Approach –

Continue with Growth Strategy action investigating development of the Hick's land, noting this involves seeking lifting of the Environment and Food Production Area, rezoning, and suitable infrastructure agreements.

Update Background Paper with further detail on the established Hickinbotham/Council partnership and about the planning and infrastructure commitments leading to the successful Eden and Liberty estates.

# TWO WELLS MAIN STREET AND POTENTIAL OTHER CENTRES

Hickinbotham questioned the annotation 'Investigate need for neighbourhood space and orderly approach to local centre' (see yellow annotation on Image 1) relating to land within Liberty (pg. 13

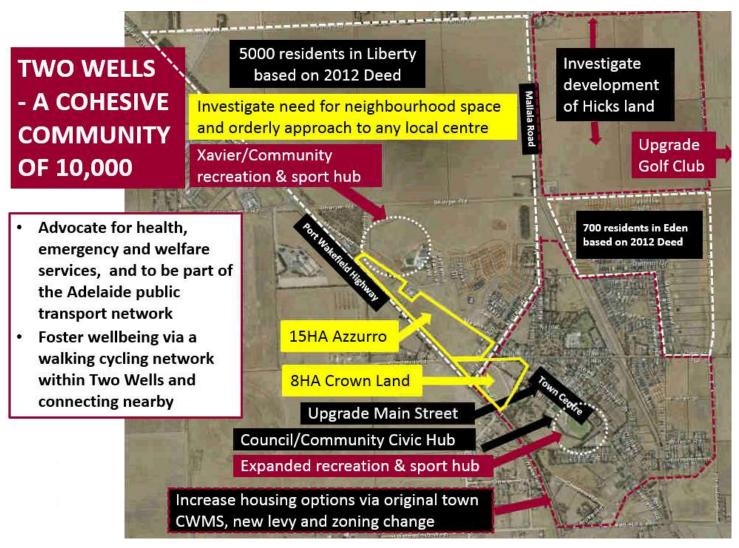
of Growth Strategy). Hickinbotham affirmed to not establish a retail-based centre within Liberty. This was on the basis of community and council sentiment to retain main street primacy and Hickinbotham experience that satellite retail centres in growth areas have low prospects of viability.

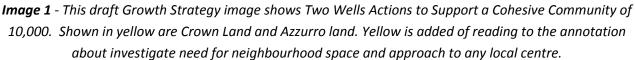
Hicks flagged the potential urban development for around 2,500 residents of their land could offer potential for small retail services. The Azzurro land immediately north of the main street was flagged as a potential retail centre (see Image 1).

# Comment

Council's 2019 retail study is underpinning the approach to retail-based centres including the Two Wells main street.

This study is also underpinning Council's strategic purchase of eight hectares of 'Crown Land' in the heart of Two Wells for the purposes of delivering commercial, retail and community facilities. As custodian of the 8HA, Council is undertaking market engagement and expressions of interest with the private sector for the purposes of delivering a mix of commercial, retail and community facilities. This is supported with advice from commercial property advisors, Alinea Group, who are working closely with urban designers Jensen PLUS.





Regarding the Azzurro land, the Old Port Wakefield Road Two Wells Master Plan 2020 does not envisage the town centre extending north of Mallala Road. The Azzurro land of 15HA is a large and underdeveloped land parcel centrally located within Two Wells. It is a key strategic development site into the future. It is noted there are several large undeveloped sites near the town centre with similar strategic value.

The draft Growth Strategy has an action:

'Local Northern Centre & Recreation Precinct: Noting potential 2,500 in Hicks, investigate and advocate a local centre to provide convenience goods and services in the northern part of Two Wells. Consider colocation with recreation and sport uses, and a community/shared hall or space. Consider range of locations, including adjacent Mallala Road.'

Council is to undertake a community infrastructure study over the next 12 – 18 months. This is planning ahead for growth at Two Wells, Mallala, potentially Dublin. At Two Wells, the question of need for local 'community infrastructure' in the northern part of Two Wells, as well as the question as to what range of services and facilities are needed in a civic/community hub in the Main Street, are intended to be considered as part of that study.

That study needs to be completed to determine whether some form of neighbourhood space should be sought to be established in the northern part of Two Wells. If to be established, such spaces are generally better collocated with open space.

Existing arrangements with Hickinbotham for Liberty do not envisage any retail centre, noting the Planning and Design Code does not preclude retail development.

Acknowledging the barrier of the train line/Mallala Road between the 5000 residents to be at Liberty and the around 2,000 at Hicks, potential urban development of Hicks land offers some potential for a local centre, as well as local open spaces for recreation and sport.

Subject to further discussions with Hicks and Hickinbotham, any local focus 'may' be a neighbourhood level community facility collocated with open space, potentially a small or pop-up retail, and/or retail of a form unable to be accommodated within the zoned main street. Discussions as part of planned investigations for community infrastructure and associated with the potential development of the Hicks land are considered the best approach.

Overall, it is suggested the Growth Strategy be refined to 'Northern Two Wells - Investigate need for neighbourhood space and orderly approach to any retail in the northern part of Two Wells, in particular as part of investigations for the Hicks land. Any retail cannot be of a size to threaten the function of the Two Wells Main Street'. Amend the map annotation to apply to the Hicks land.

Proposed Approach –

Update Growth Strategy and Background Paper:

- Refine Growth Strategy to 'Northern Two Wells Investigate need for neighbourhood space and orderly approach to any retail in the northern part of Two Wells, in particular as part of investigations for the Hicks land. Any retail cannot be of a size to threaten the function of the Two Wells Main Street'. Amend the map annotation to apply to the Hicks land.
- To recognize the Azzurro land and several other large undeveloped sites near the town centre as strategic development site within Two Wells future.
- With further detail on the intent of the 8HA Crown land development for a mix of commercial, retail and community facilities.

# <u>Mallala</u>

# MALLALA POPULATION GROWTH

Wel.Co recently secured control of the land for the Gracewood urban development and indicated support for the draft Growth Strategy.

Wel.Co anticipate the number of lots to be 400 – 500, a revised approach from the 336 proposed in 2019. The revised master plan envisages a linear open space corridor and stormwater detention.

Wel.Co Suggest the draft Growth Strategy estimation of 1700 people in 2040 for Mallala may need to be revised, possibly to 2160. Wel.Co note a revised Gracewood supports increased services, facilities, community, recreation and sport, employment and transport at Mallala. This enables better servicing for nearby rural settlements.

# Comment

The draft Growth Strategy contains the following action:

'Mallala - continue to support and explore ways to enable planned urban development to occur. Progress Mallala Oval Master Plan'.

1042 residents comprise Mallala and nearby rural areas in 2021. Demographically, Mallala has a slowly ageing population. Somewhat distinctly, workers from Vanuatu comprise 6.5% of Mallala's population in 2021.

Wel.Co have lodged a development application proposing 510 lots. If these 510 are developed and assuming 2.65 residents/lot, this equates to 1351 residents. If other suitably zoned land, and the deferred urban land are also developed for housing, when added to Gracewood and with some further housing within the township, this leads to Mallala becoming 2920. These numbers equate to Mallala and nearby growing by around three times its 2021 population.

If Gracewood, other zoned land and deferred urban land is all developed by 2041, this equates to an annual growth rate of 4.7%. This rate matches Two Wells annual growth of 4.8% from 2016 – 2021.

The rate at which this growth occurs, however, over the next 20 years is dependent on various factors. These include:

- economic conditions supporting local work
- the staged release of land at Gracewood
- opening up the deferred urban land
- land owners intentions with their land
- funding arrangements by State, Council, and land developers such as Wel.Co supporting social and hard infrastructure.

A 2014 rezoning opened up land for the envisaged Gracewood development. The Council's 2016 open space study is silent on the prospects for significant population growth at Mallala. A Council lead study of community facilities and open space in the next 12 - 18 months will consider the whole Council area, including the implications of Mallala's population for community facilities and open space.

A preliminary view is that existing ovals (Mallala and Primary School) appear suitable for most sports codes, but more work for all open spaces is needing to be considered as part of the studies. Whilst a reasonable range of social infrastructure appears in place, more work on facilities and services for families and young people appears warranted.

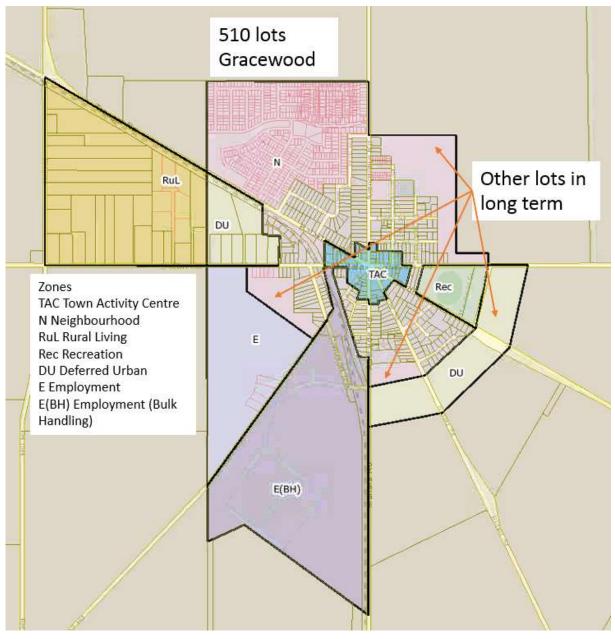


Image - Land Zoned for Urban Growth at Mallala

# Proposed Approach –

Refine Growth Strategy action: 'Mallala - continue to support and explore ways to enable planned urban development and the necessary infrastructure to occur. Progress Mallala Oval Master Plan'.

Refine long term population forecasts to account for some 500 lots at Gracewood.

## <u>Dublin</u>

## DUBLIN POPULATION GROWTH

Leinad control land to the south of Dublin and seek to expand Dublin in an orderly, economic and sustainable manner. Leinad support the Growth Strategy.

Gurung and Wait own land to the west and support the Growth Strategy intent for Dublin's growth. Gurung and Wait both seek to develop their land for Rural Living through rezoning and excision from the Environment and Food Production Area.

Land under control of Leinad, Gurung and Wait is shown on Image – One growth scenario for Dublin.

# Comment

Leinad's approach to Council in 2019 lead to Council offering in principle support for potential urban development at that time. That 2019 decision is reflected in the draft Growth Strategy containing the following action:

'Dublin – scope future urban growth, noting in principle support to investigate Leinad land south of existing township Council 2019 decision. Consider near coastal tourism role, proximity to Carslake Industrial Area, recreation and sport, water reuse.'

Dublin and its immediate adjacent agricultural areas had 405 residents in 2021. The Gurung/Wait submission suggested to rezone some existing Rural Living lots and expand the Rural Living Zone further west. Along with the Leinad proposal, this is shown on the 'Image – One Growth Scenario for Dublin'.

Under this scenario:

- If the Leinad Land and Township Zoned former Rural Living lots are all developed at 6 dwellings/hectare, with 2.65 residents/dwelling, this yields potentially 3,500 residents.
- If the agricultural land rezoned to Rural Living is all developed with 1 HA lots, assuming 2.65 residents/dwelling, this yields potentially 500 residents.
- Added to Dublin's 405 residents of 2021, in total, Dublin could be in the order of 4,500.
- Accounting for the variability of owners intentions with land, if around 25% of sites are developed (rather than all sites), this entails Dublin could grow by 1000 to around 1400. If undertaken over 20 years to 2041, this rate of growth is 6% per annum, 1% higher than experienced at Two Wells from 2016 2021.
- If a 3% per annum rate of growth is experienced over 20 years to 2041, this is an increase of 345, leading to a total population of 750.

Council's 2015 request to rezone land at Dublin was not supported by the Minister for Planning at the time due to insufficicent demand for housing. Various factors have changed including:

• Increasing employment in Adelaide Plains. Jobs in Adelaide Plains icnreased form 2,102 in 2016 to 2,987 in 2021. This is an increase from 0.26 to 0.35% of all jobs in SA

- northern expressway increasing convenience to metropolitan Adelaide
- increased interest in working from home.

Leinad advise in their submission that the Greater Adelaide Land Supply (2021) flags the need to accommodate an additional 115 dwellings per annum. Leinad also advise that in response to a call for expressions of interest, Leinad have received interest from 24 parties for lots between 1000 and 1800 sqm.

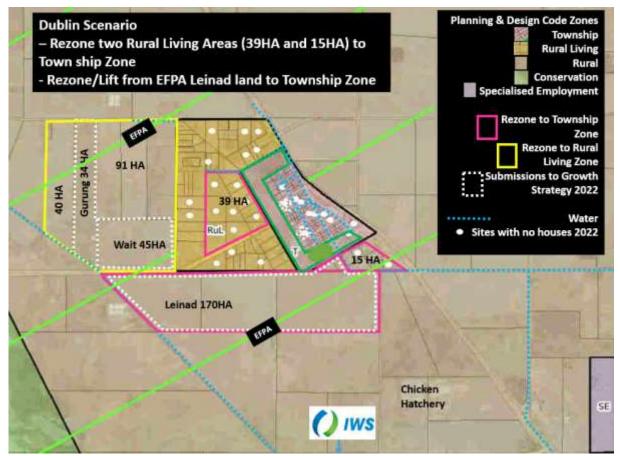


Image - One growth scenario for Dublin

Council's Business Plan for 2022/23 contains a project to undertake the Dublin Growth and Tourism Master Plan. Staff have commenced preparing a Background Paper for the Dublin District (see Image – Dublin District forms the north west of Adelaide Plains). This acknowledges planning for Dublin's growth needs to be informed by and complement the future of nearby coastal and rural settlements, agricultural areas and the Adelaide International Bird Sanctuary National Park – Winaityinaityi Pangkara.

For Dublin, further investigations are needed around:

- opportunities to grow tourism and business experiences
- need for land supply release
- potential for conflict with established uses, such as the chicken hatchery and waste facility to the south
- community infrastructure and open space

• hard infrastructure, e.g. sewer and water.

The preparation of the Dublin District Background Paper is being informed by submissions to the Growth Strategy. Staff intend to bring a report forward in the first quarter of 2022. This is anticipated to propose a planned approach to community and stakeholder engagement for the Dublin and settlements within the District.



Image - Dublin District forms the north west of Adelaide Plains

# Proposed Approach -

Refine Growth Strategy action as follows:

'Dublin – scope future urban growth, noting in principle support to investigate Leinad land south of existing township Council 2019 decision. Consider near coastal tourism role, agriculture, proximity to established industries and Carslake Industrial Area, community and open space facilities, recreation and sport, water reuse and necessary hard infrastructure.'

## Discussion

The purpose of the Growth Strategy is to identify strategies and actions to achieve the liveable population growth of Adelaide Plains. The GSAP has a long-term view to 2040 with targeted actions focussed over the next 5 - 10 years. The comments received during consultation largely involve refining the proposed strategies and actions.

Along with analysis of submissions in particular at Mallala for Gracewood and the deferred urban land, ABS 2021 census data that has become available has informed refinements to the population forecasts (see Image – Refined Population Forecasts from Planned Urban Growth).

APC and Two Wells Population Forecast Estimates Summary – Refinements in Green									
	2020 <sup>1</sup>	2021	2041 est	Increase	Dwellings/	Residents/			
	ABS	ABS		From 2020 est	Annum est	Annum est			
Adelaide	9441	9977	19,177	9,736	175	460			
Plains HIGH			19,100	9,700					
Adelaide	9441	9977	18,477	9,036	150	400			
Plains			17,800	8,400					
MEDIUM									
Adelaide	9441	9977	16,977	7,536	132	350			
Plains LOW			16,800	7,400					
Two	2743	3256	11,756	9,013	160	425			
Wells <sup>2</sup>			11,700	8,900					
HIGH									
Two Wells	2743	3256	10,856	8,113	140	380			
MEDIUM			10,700	8,000					
Two	2743	3256	9,856	7,113	125	330			
Wells			9,700	7,000					
LOW									

Image – Refined Population Forecasts from Planned Urban Growth

The potential release of the Hicks land at Two Wells and land at Dublin would be additional to the above forecast. These need further investigation, as does the potential release of the deferred urban land at Mallala, noting that its numbers are included in the 20-year forecast.

The Image – Growth Strategy and Other Plans shows how the Growth Strategy aligns with Council's four-year Strategic Plan and Tourism and Economic Development Strategy.

More detailed planning by Council, such as Two Wells Walking Cycling, at Dublin, and about Community Infrastructure and Open Space, assist deliver on-ground outcomes in an integrated manner.

<sup>&</sup>lt;sup>1</sup> profile.id.com.au/adelaide-plains/population-estimate accessed 14 October 2021

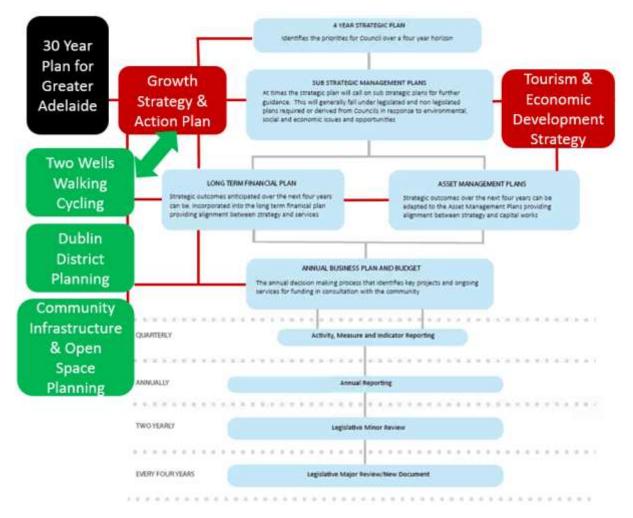


Image - Growth Strategy and Example Other Plans

From time to time, the growth strategy and action plan will need to be updated as actions are progressed and/or as external matters, such as work by the State Planning Commission, entails Council needs to reconsider its strategic approach to growth.

The value in having growth documents which outline the direction being pursued and providing background is that it enables discussions by Council with others, be it State Government Agencies, residents and businesses, and those looking to develop. This provides a level of confidence that Council is planning ahead and working towards outcomes that will make Adelaide Plains a liveable and sustainable place whilst the population increases.

# Conclusion

The consultation has brought forward various comments and the review by staff provides Council with a recommended approach to refining the Growth Strategy.

If the intended approach to submissions is supported by Council, then updated Strategy and Background documents will be prepared and brought forward for adoption by Council.

This will enable Council officers to progress with confidence into more detailed planning, such as in the Dublin district, and about community infrastructure and open space.

From: Nash, David (ORSR) [mailto:David.Nash@sa.gov.au]
Sent: Tuesday, 23 August 2022 10:30 AM
To: David Bailey <<u>DBailey@apc.sa.gov.au</u>>
Subject: RE: Draft Adelaide Plains Growth Strategy Starts Consultation

#### Hi David

Thank you for the opportunity to provide comment on the draft Adelaide Plains Growth Strategy. We have reviewed the strategy and have the following comments.

- When upgrading current or developing new recreation and sport facilities including play spaces, open spaces and trails use Universal and Child Safety Environs Design Principles.
- Important that key facilities including schools, main streets (shopping precincts) and sporting precincts have good walking & cycling inter-connectivity and that where appropriate these are prioritised.
- Identification and prioritisation of road / trail networks that focuses on encouraging and providing people of all ages and abilities with safer environments to participate in physical activity (e.g. walking and cycling)
- Consider water and energy saving initiatives including water harvesting, installation of new or upgrades to existing irrigation infrastructure, connection to existing water infrastructure.
- Ensure sporting facilities meet the required standards for their intended use (e.g. lighting, court run-off areas). State sporting bodies can assist with this.
- Lighting and the quality of surfaces is important to increasing the hours of usage and flexibility

As you are aware the Office for Recreation, Sport and Racing has a range of resources (including grant programs) that aim to support Councils in the planning, design, development and management of sport and active recreation facilities. This includes the following guides

How to Establish Regional Planning Groups – Guide How to Develop a Regional Recreation and Sport Plan How to Plan for a Community Recreation and Sport Hub Recreation and Sport Facility Design Recreation and Sport Facility Management Guide

Hope the above is useful.

Please do not hesitate to contact me if you have any questions, or need further advice.

Kind regards

#### David

#### David Nash

Manager, Recreation and Sport Planning Office for Recreation, Sport and Racing T (08) 7424 7624 • M 0401 120 360 • E <u>david.nash@sa.gov.au</u> 27 Valetta Road, Kidman Park, SA 5025 • PO Box 219, Brooklyn Park, SA 5032 www.orsr.sa.gov.au | www.sasi.sa.gov.au | www.sportsvouchers.sa.gov.au

The general phone number for the Office for Recreation, Sport and Racing is 1300 714 990



#### An Active State

We acknowledge and respect Aboriginal peoples as South Australia's first peoples and nations, we recognise Aboriginal peoples as traditional owners and occupants of land and waters in South Australia and that their spiritual, social, cultural and economic practices come from their traditional lands and waters; and they maintain their cultural and heritage beliefs, languages and laws which are of ongoing importance; We pay our respects to their ancestors and to their Elders.

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#### **David Bailey**

From:	davidehitchcock@bigpond.com
Sent:	Tuesday, 9 August 2022 3:45 PM
То:	David Bailey
Subject:	Draft Adelaide Plains Growth Strategy Starts
-	Consultation
Attachments:	GRUMP Summary report 2022 - Final.pdf

**\*\*CAUTION:** This email is from a person outside of Adelaide Plains Council. Do not click on links or open attachments - unless you recognise the sender and know the content is safe\*\* Hello David

Thank you for providing opportunity to comment on the Draft Adelaide Plains Growth Strategy.

Having now perused the strategy I provide the following comments in relation to a GRFMA Executive Officer perspective and flood management.

The draft document identifies that the purpose of the Growth Strategy and Action Plan (GSAP) is to identify strategies and actions to achieve the liveable population growth of Adelaide Plains

The Council wide growth planning projection - MEDIUM projection - identifies that the Council area grows from 9441 to 17,800 residents by 2041.

8,000 of this growth is at Two Wells

The Council wide Growth Strategy identifies Flood and Fire Planned for

In noting the above I found there was no clear discussion/identification why the need for consideration of Flood.

Given the Gawler River has historically flooded every ten years, resulting in significant damages to the Adelaide Plain landscape (

Horticultural, Industry and residential) I suggest this aspect should be considered .

As Two Wells is affected by regular flooding events, and with a projected population increase nearly 85 % of the existing council population, it would be prudent to include.

Further I would be interested to understand how increases to stormwater runoff from any additional development adjacent to the Gawler River will be managed regarding inflow or other stormwater dispersion methods.

Clearly any material increases in stormwater runoff, from developments, channelled into the Gawler River will affect the hydrology of the river and its ability to contain excess flows.

I note the consideration of planning and land use options to guide suitable development as in:

Remarkable Landscape Action Plan 10. Gawler and Light River Flood Risk - Participate in the investigations and Code Amendment underway by Planning and Land Use Services (SA Government) to better guide development. Seek least impact on agricultural productivity associated with flood mitigation.

The GRFMA has recently facilitated completion of a body of work titled GRUMP (Gawler River Unharmed Mitigation Project) which is recommend for consideration by APC in considering future growth planning scenarios.

The project specifically considered flooding impacts of the Gawler River and Light River in the Gawler River floodplain

GRUMP assessed the implications of future growth scenarios and flood risk, along with the effectiveness of mitigation options under various scenarios.

This information then helped to design adaptation pathways as a sequence of policy actions to achieve targets under changing external conditions – climatic and socio-economic.

1

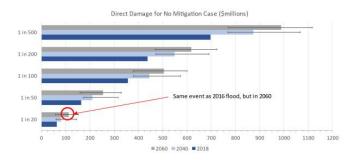
These pathways are in support of councils developing a collaborative strategic floodplain management plan accounting for urban development and flood risk, along with developing the business case for large structural flood mitigation works.

It is suggested the document would benefit from inclusion of an additional *Remarkable Landscape Action Plan* item that seeks to facilitate investigations of future growth implication scenarios and flood risk (via GRUMP)

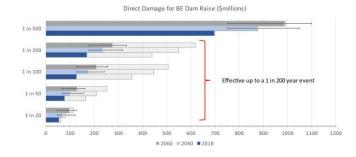
See attached for the GRUMP Summary Report

As an example, see the flowing slides

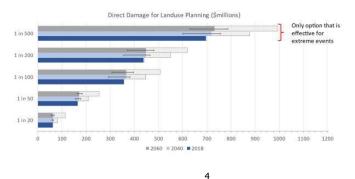
## Damages: No Mitigation



# Damages: Bruce Eastick Dam Raise



# Damages: Land Use Planning



#### Regards

David E Hitchcock Executive Officer Gawler River Floodplain Management Authority Mob 0407717368 davidehitchcock@bigpond.com

The Gawler River Floodplain Management Authority is established as a regional subsidiary pursuant to section 43 and Schedule 2 of the Local Government Act 1999 to co-ordinate the construction, operation and maintenance of flood mitigation infrastructure for the Gawler River. Constituent councils are City of Playford, Adelaide Plains Council, Town of Gawler, the Barossa Council, Light Reginal Council, Adelaide Hills Council.

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From: David Bailey <DBailey@apc.sa.gov.au>
Sent: Wednesday, 20 July 2022 1:49 PM
To: 'davidehitchcock@bigpond.com' <davidehitchcock@bigpond.com>
Subject: Draft Adelaide Plains Growth Strategy Starts Consultation

Gday David

#### You are invited to comment on Adelaide Plains growth strategy

• As one of SA's fastest growing areas, this is an important strategy to help guide growth to foster our emerging economy, an enviable lifestyle, remarkable landscapes, and supported by proactive leadership.

I would be pleased to discuss the strategy or any aspects. Note the strategy acknowledges ongoing Gawler River flood hazard work and the recreation opportunity of Gawler River. GRFMA may wish to comment on this. Note I am in conversation with CC Playford as well as Infrastructure SA

#### apc.sa.gov.au/our-council/publicconsultation

- strategy and background paper
- public notice
- Submissions **invited by 23 August** (If you need more time, please contact m).

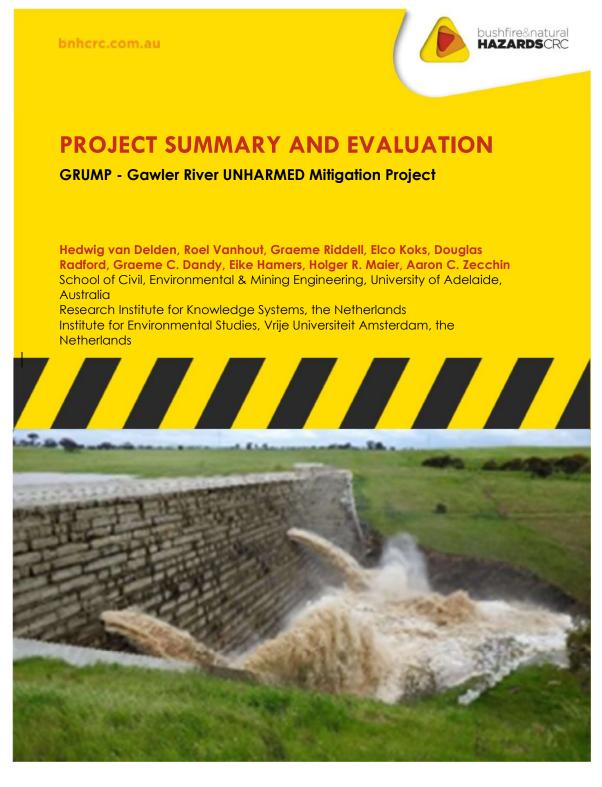
At its meeting on 27 June, Council adopted the strategy for consultation. Input received will inform refinements to the strategy and background paper to be brought forward to Council late this year or early next.

#### Kind Regards,

David Bailey | **Strategic Project Officer – Development and Community** Tuesday - Wednesday – Friday **P:** 8527 0200 | **E:** <u>dbailey@apc.sa.gov.au</u> PO Box 18, Mallala SA 5502 | www.apc.sa.gov.au



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Publisher: Bushfire and Natural Hazards CRC

January 2022

Image Credit: SA SES, https://www.flickr.com/photos/sasesmedia/29552468570/in/album-72157674209123485/

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# 

# **1 INTRODUCTION**

The annual total economic cost of natural hazards in Australia is expected to increase from around \$18.2 Billion in 2016 to around \$39 Billion in 2050 (in 2017 dollars), based on recent estimates from Deloitte and the Australian Business Roundtable for Disaster Resilience and Safer Communities (Deloitte Access Economics, 2017). These estimates do not include the impact of climate change and some indirect costs, so the actual impact is likely to be larger than this.

In South Australia flooding is the most economically damaging natural hazard with average annual losses in the State in excess of \$32 million (Burns, et. al., 2017).

This projected increase in the impact of natural hazards has led to the recognition that there is an urgent need to better understand disaster risk and in South Australia this requires improved understanding of future flooding risks and subsequent integrated management of flood-prone regions.

The large increases in costs are associated with changes to all components of risk, as conceptualised by the risk triangle (Crichton, 1999):

- Hazard severity is projected to increase into the future as a result of climate change;
- Exposure is likely to increase as a result of increasing populations and a larger proportion of the population living in more hazardous areas; and
- Vulnerability is likely to increase due to increases in the value of assets, ageing infrastructure and changing demographics.

In response to these stressors, over the past seven years the University of Adelaide, and the Research Institute for Knowledge Systems, supported and funded by the Bushfire & Natural Hazard Cooperative Research Centre (CRC), has been developing UNHaRMED (**U**nified **N**atural **Ha**zard **R**isk **M**itigation **E**xploratory **D**ecision Support System).

UNHaRMED is a decision support system designed to explore how to manage risk into the future in an integrated and dynamic fashion considering different drivers and options impacting on future risk. Its development has been supported by the inputs of many stakeholders around Australia, including South Australian State Government officials (including DEW, SASES, DPTI), and LGA SA, shaping what the tool should be able to do and what it should look like.

This project – Gawler River UNHaRMED Mitigation Project (GRUMP) - has been initiated to support the Gawler River Floodplain Management Authority (GRFMA) and other relevant stakeholders to consider how risk may change into the future. The purpose of this project is to develop a strategic masterplan for flood risk management within the catchment<sup>1</sup>.

<sup>&</sup>lt;sup>1</sup> This report outlines the Summary component of the final deliverable for the GRUMP project, and is one of a series of reports including: the Options Assessment; the Evaluation of UNHaRMED application; and the Pathways document.

# \*\*\*\*\*

This report details the development of adaptation pathways, considering how the performance of actions changes with time, and how options perform in portfolios.

## 1.1 BACKGROUND

#### 1.1.1 Gawler River UNHaRMED Mitigation Project

The Gawler River UNHaRMED Mitigation Project (GRUMP) will support the exploration of the potential of UNHaRMED by considering specific pilot studies and analysis of risk treatments (such as the proposed Dam raise and Northern Floodway proposals) and developing a methodology for continued use of the program for integrated planning of flood mitigation actions by GRFMA.

The project will also provide an example for other local government authorities and floodplain managers in integrated flood risk management supported by integrated risk modelling. This supports the application of Handbook 7 – Guidelines for managing the floodplain (AIDR, 2017).

## 1.1.1.1 Project Aims

- To provide a platform for GRFMA constituent councils to compare flood mitigation options over time in an integrated and transparent manner, as the basis for preparing a master plan incorporating existing mitigation structures and on-going maintenance and operation for constituent councils and the community;
- To enable this platform to be used to engage the community in decision making, improve risk awareness and resilience and willingness to pay for risk reduction, depending on risk appetite;
- To integrate social, economic, and environmental risk factors for a broad understanding of the Gawler River Catchment to inform a landscape masterplan for long-term strategic planning;
- To highlight the role of research and science in local government decisionmaking and provide an example for similar councils and catchment management authorities across Australia;
- To develop a repeatable process to enable continued use of the project outputs and analysis frameworks for Local Government decision making across South Australia.

## 1.1.2 The Gawler River

The Gawler River flows in a westerly direction across the Northern Adelaide Plains from the confluence of the North Para and South Para Rivers just downstream of Gawler Township, to the Gulf St Vincent at Port Gawler. Land use within the floodplain is characterized by a mixture of intensive residential and commercial development in the growth areas of Angle Vale, Virginia and Two Wells, rural living areas, intensive animal husbandry and high value horticulture.

The catchment is identified in the state's flood hazard plan as a significant flood risk.

The River has been flooded on average every 10 years over the past 160 years. Most recently, large floods have occurred in 1992 (September, October, December), November 2005 and October 2016.

Following successful construction of a flood control Dam on the North Para River (Bruce Eastick North Para Flood Mitigation Dam) in 2007 and modification of the South Para Reservoir Dam and spillway in 2012, the GRFMA Board initiated the Gawler River Flood Mitigation Scheme Mark Two, which includes:

- Coordinate further development of the preliminary assessment of possible local area levees prepared in the 2008 Gawler River Floodplain Mapping Study at Gawler, Angle Vale and Two Wells, as well as development of a levee strategy for Virginia;
- Establishment of a protocol with the Floodplain Councils so that where development of land in areas identified as 'at risk of flooding' is planned to proceed by the implementation of a local area levee, mapping of the proposed levees on the Gawler River Floodplain Mapping Study Model will be required;
- Development of a funding strategy for flood protection that is delivered by local area levees on the questions of who should own and maintain the levees and whether local area levees are regional works that the GRFMA should fund or are local works that are the responsibility of the local Council;
- Investigation of opportunities for funding partners and grants to undertake the necessary assessments and designs;

In the 2016 flood event approximately 250 private properties along with local and state government infrastructure were severely affected and there was extensive loss of horticultural production, resulting in a significant damages repair bill in the order of \$50 million.

Subsequent to this event the GRFMA facilitated a fatal flaw screening assessment for the potential raising of the North Para Dam by up to 10 meters to provide additional flood protection for a 1 in 100 Annual Exceedance Probability (AEP) event to the township of Gawler and further downstream. This initiated the Gawler River 2016 Flood Review which has recommended a Gawler River Northern Floodway and upgrade of existing levee systems.

#### 1.1.3 UNHaRMED

UNHaRMED is University of Adelaide and RIKS' spatial Decision Support System (DSS) for natural hazard risk reduction planning, funded by the BNHCRC. It consists of a dynamic, spatial land use change model and multiple hazard models to consider how risk changes into the future, both spatially and temporally.

It was developed through an iterative, stakeholder-focused process to ensure the system is capable of providing the analyses required by policy and planning professionals in the emergency management and risk fields. The process involved a series of interviews and workshops with members of the South Australian Government, aligning risk reductions to be included, policy relevant indicators

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and future uncertainties, such that the system can sit within existing policy processes. This has resulted in a tool that considers how land use changes over time, how various hazards interact with these changes, and what the effectiveness of a variety of risk reduction measures is.

Land use changes are simulated based on a number of different drivers. First there are external factors, such as population growth or the decrease of natural area, that determine the demand for different land uses. The land uses for every location are determined based on socio-economic factors (e.g., will a business flourish in this location?), policy options (e.g., are there policy rules in effect that restrict new housing development in this location?) and biophysical factors (e.g., is the soil suited for agriculture here?). Natural hazards are included as the specific application is set up. Hazards can include bushfire, earthquake, coastal inundation and riverine flooding. Each hazard is modelled differently, depending on its underlying physical processes, as detailed within this documentation.

A simplified version of the system diagram developed for UNHaRMED is shown in Figure 1, which includes exposure, hazard risk and impact models, as well as the way they interact with the external drivers, risk reduction options and indicators. Socio-economic drivers affect land use, whereas climate drivers affect hazards such as bushfire and flooding. Risk reduction options can affect exposure (e.g. land use planning), hazard (e.g. the construction of levees can reduce flooding and prescribed burning can reduce bushfires) and vulnerability (e.g. building hardening and changes in building codes can affect infrastructure vulnerability).

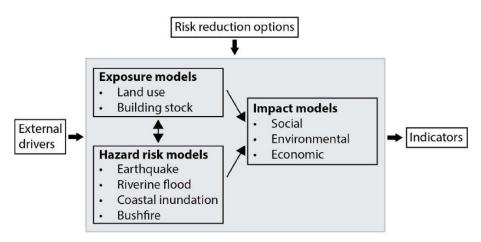


FIGURE 1: MODELLING COMPONENTS FOR INCLUSION WITHIN THE INTEGRATED MODELLING FRAMEWORK OF UNHARMED.

UNHaRMED is developed in the Geonamica software environment and comes as a stand-alone software application. The system includes the Map Comparison Kit for analysis of model results. All of the above tools use data formats that are compatible with standard GIS packages, such as ArcGIS.

# 

#### **1.2 PURPOSE OF THIS REPORT**

This report is a key deliverable of Stage 3 of the project, as shown in Figure 2. It provides a summary of the project and evaluation on the use of UNHaRMED for the type of study conducted. In particular it discusses:

- The approach applied for the pathway development;
- Summary of the pathway results;
- Lessons learnt regarding the use of UNHaRMED for this type of study.

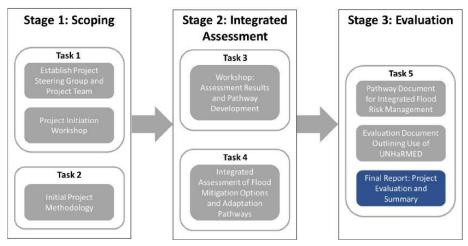


FIGURE 2: PROJECT STAGES (BLUE REFERS TO THE STAGE THIS REPORT ALIGNS TO).

# \*\*\*\*\*\*

# 2 OVERVIEW OF PATHWAYS APPROACH

Developing pathways for effective flood risk management is challenging, considering the diversity of flood impacts and values that exist within the region. Given the scope of this project and its emphasis on strategic planning (not detailed options analysis and design), a specific approach has been developed to enable insight and strategic options analysis for long-term flood risk management in the Gawler River floodplain.

This approach is not intended to fully quantify the spectrum of flood impacts, benefits of flood risk management treatments or other values within the floodplain, but instead provide a high-level assessment of options against identified metrics and how they fit together to manage risk and enable development.

An overview of the entire approach is provided in Figure 3. In the first phase, the **decision context** was established. This resulted in a set of objectives and related indicators; 5 different scenarios exploring potential futures for the river basin; and a selection of flood risk management options relevant for inclusion in the assessment.

Using the information from the first phase, in the **integration assessment** phase, metrics were defined for each of the key risk reduction indicators, and the impact of the selected options was assessed on these metrics. Results were interpreted and discussed during workshop sessions with the Stakeholder Advisory Board in November 2019 and June 2021.

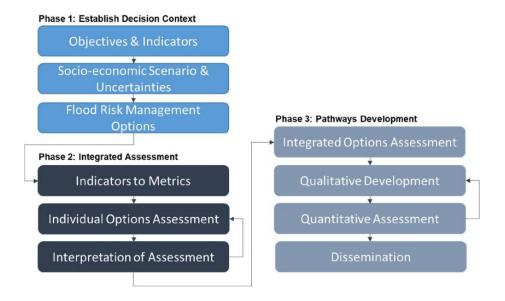


FIGURE 3: PATHWAYS DEVELOPMENT APPROACH

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The workshop in June 2021 provided input into the adaptation and combination of available risk reduction options, so creating a set of mitigation portfolios (15 individual options and 10 combined options) to inform the **pathways development**. Using this information, qualitative pathway ideas were derived, and an additional set of combined options was defined and quantitatively assessed to further fine-tune the pathways development.

Details about the options assessment component of the approach are provided in Section 2.1. This is followed by a summary of the main project results (Section 3) and lessons learned in applying UNHaRMED for this type of study (Section 4). Some concluding remarks are provided in Section 5.

## 2.1 IMPACT ASSESSMENT OF RISK REDUCTION OPTIONS

Impact assessment of a range of individual and combined options was carried out both in phase 2 and phase 3 of the project. All flood risk management options considered are tested against a set of metrics and considered under a range of scenarios.

An important aspect of the assessment is to explore how the flood risk is impacted by changes over time for different future scenarios. A baseline and four exploratory scenarios were developed in a participatory setting to test the future resilience of the local community and the effectiveness of actions. These temporal risk profiles assist in understanding the impact of mitigation options under various future plausible conditions and thus assist in dealing with future uncertainties. The assessment of different scenarios against time and a common metric is illustrated in Figure 4.

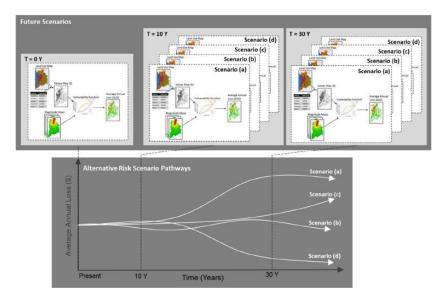


FIGURE 4: OVERVIEW OF RISK ASSESSMENT PROCESS AGAINST TIME

The risk reduction options were assessed according to the following key risk metrics:

- Impact per ARI (Average Recurrence Interval): the land area, number of buildings, and length of (road) infrastructure affected as a result of a flood event with a specific ARI in a specific year;
- Damage per ARI: damages to capital stock (properties, crops, and infrastructure) of a flood event with a specific ARI in a specific year;
- Average annual damage (AAD): expected damage per year, accounting for the range of ARIs considered. Similar to the previous point, this includes damages to capital stock (properties, crops and infrastructure). The calculation includes inundation maps for the set of ARIs and respective probabilities;
- Average annual output loss (AAOL): productivity losses associated with direct damage to capital loss.
- Present value (PV) of the damages in 2018 dollars of the future stream of damages (i.e. where the total annual damage is the sum of the average annual damage, and the average annual output loss). The PV of the damages is calculated over a 42-year time frame (2018-2060) with a discount rate of 7% per annum. This makes it possible to include the implementation year of various options in the assessment.

The first three risk metrics were calculated on an annual basis from 2018 - 2060, the fourth metric is provided for 2018, 2040 and 2060 for the baseline scenario, including the mitigation options tested under this scenario. The final metric is used to integrate the damage assessment over the assessment period (2018-2060). We have selected 2018, 2030 and 2050 as years from which the options can be implemented, so the impact of the options can be assessed a few years after their implementation.

The assessment was based on 30 m resolution inundation maps for a range of ARIs (i.e. 1/20, 1/50, 1/100, 1/200, 1/500), together with 100 m resolution land use maps. As no climate change impacts were included, inundation maps did not change over time. Socio-economic developments over roughly a 40-year period led to changes in land use, impacting on, amongst others, residential, industrial, commercial, and agricultural uses and hence changes in exposed values.

To capture the spatial detail of the inundation maps, impact calculations included the area inundated of each land use cell as the sum of the areas inundated in the underlying, more detailed, inundation map.

Risk modelling was carried out by using the value of the asset (exposure) with vulnerability functions that translate the magnitude of the hazard (flood depth) to the percentage of damage done to the asset, with 100% being complete destruction.

Direct damages are calculated at the grid level (i.e., 100m resolution) and summed across the floodplain.

In order to assess the indirect impacts - impacts of flooding on the broader economy outside of damage to assets - a multiregional supply-use model

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(subsequently referred to as the MultiRegional Impact (MRIA) model) is used<sup>2</sup> to provide information at a river basin level.

The MRIA model allows for estimating a new economic equilibrium as a result of lost economic activity due to flooding. The model calculates how economic transactions between economic actors may change because of flooding. Positive and negative economic transactions are considered both within a region and from- and to- other regions. These transactions (or trade flows) are the main driver of the economic impacts in the affected and surrounding regions. Negative economic impacts will occur when the reduction in production capacity cannot be substituted by other economic actors. Positive impacts may occur if the affected economic actors can find a substitute for either their supply or demand within their existing trade relations.

Indirect impacts were assessed across three different durations, given the large uncertainty in impacts to production losses. Table 1 outlines the number of days of outages for a low, medium and high production impact event that were tested within the modelling.

ARI	Low	Medium	High
20	5	10	20
50	15	30	60
100	30	60	120
200	45	90	180
500	90	180	360

TABLE 1: NUMBER OF DAYS FOR PRODUCTION OUTPUTS LOSS FOR INDIRECT DAMAGE ASSESSMENT

Using the above approach, a series of risk reduction options was tested against the 5 different scenarios (the baseline and 4 alternative scenarios).

<sup>2</sup> For a complete description of the used model, refer to Koks and Thissen (2016).

## 

## **3 PROJECT RESULTS**

This section gives a short overview of the main results of the project with references to the reports in which more details can be found.

## 3.1 SELECTION OF RISK REDUCTION OPTIONS TO BE EXPLORED

Throughout the project, risk reduction options have been selected, fine-tuned and combined as part of participatory processes and based on findings from impact assessment modelling. This resulted in the following risk reduction options and their variations:

- Northern floodway implementation
- Bruce Eastick dam raise implementation
- Land use planning
  - Different alternatives based on the ARI for which the inundation map is used as a basis for zoning regulations: ARI 100 (100) or ARI 200 (200);
  - Different alternatives based on the restrictions imposed:
    - Strict (S): no new development allowed in the zone, no infill development or subdivisions allowed;
    - Medium (M): no new development on new locations (greenfield-development) allowed in the zone, infill development or subdivisions allowed;
    - Weak (W): new development, infill and subdivision discouraged.
- Raised Floor levels
  - Different alternatives for the extent of application:
    - Application to all new and existing buildings in the flood prone area (A);
    - Application only to new developments in the flood prone area (B).
  - Different alternatives for enhanced resilience:
    - Raising the entire building or horticultural activity by 15 cm, so assuming the building or horticultural activity will be developed at a higher level (1)<sup>3</sup>;
    - Protecting the base of the building only, so increasing the inundation level from which damage occurs from 15 cm for buildings and 10 cm for horticulture to 30 cm for both (2).

<sup>&</sup>lt;sup>3</sup> Please note that the combination (A,1) consisting of applying the floor level raising to all existing buildings and horticulture areas is clearly hypothetical, and included for the sake of comparison.



Table 2 provides an overview of all (portfolios of) reduction options for which the impact has been assessed using UNHaRMED and the MRIA model. The table also indicates the implementation year of the option(s). Once implemented, options are expected to remain implemented until (at least) 2060, the final year of the assessment.

A summary of the results of the risk reduction assessment are provided in Section 3.3. More information is provided in the Options Analysis report and the Pathways document.

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TABLE 2: OVERVIEW OF ASSESSMENT OPTIONS INCLUDED IN THE RISK ASSESSMENT. S: STRICT ZONING, M: MEDIUM ZONING, W: WEAK ZONING, 100: ARI 100, 200: ARI200, A: ALL DEVELOPMENTS, B: NEW DEVELOPMENTS, 1: ENTIRE BUILDING, 2: BASE PROTECTION.

	Flo	odwa	¥		Dam			Zoning		Raise	d FL	
	'18	'30	'50	'18	'30	'50	'18	'30	'50	'18	'30	'50
1.No mitigation												
2.Floodway '18	х											
3.Floodway '30		х										
4.Floodway '50			х									
5.Dam raise '18				х								
6.Dam raise '30					Х							
7.Dam raise '50						х						
8.Floodway+dam '18	х			х								
9.Floodway+dam '30		х			Х							
10.Floodway+dam '50			х			Х						
11.Zoning '18							S,100					
12.Zoning '18							S,200					
13.Zoning '18							M,100					
14.Zoning '18							M,200					
15.Zoning '18							W,100					
16.Zoning '50									W,100			
17.Raised FL '18										A,1		
18.Raised FL '18										A,2		
19.Raised FL '18										B,1		
20.Zoning '18 & Dam '50			Х				W,100					
21.Zoning '18 & Fw '50						х	W,100					
22.Zoning '18 & Fw+dam '50			х			х	W,100					
23.Fw+dam+zoning '18	х			х			W,100					
24.Fw+dam '18 & Zoning '50	х			х					W,100			
25.Fw+dam+raised FL '18	х			х						A,2		
26.Fw+dam '18 & Raised FL '30	х			х							A,2	
27.Fw+dam '18 & Raised FL '50	х			х								A,2
28.Raised FL '18 & Fw+dam '50			х			х				A,2		
29.Fw+dam+zoning '18	х			х			S,200					
30. Fw+dam '19 & Zoning '50	х			х					S,200			
31.Fw+dam+zoning+Raised FL '18	х			х			S,200			A,1		

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## 3.2 SCENARIOS FOR EXPLORING FUTURE UNCERTAINTIES

As a method for exploring the future, scenarios were developed considering plausible changes from 2013 to 2050. Members of SA's State Mitigation Advisory Group (SMAG), assisted by the scenarios team at the University of Adelaide and Research Institute for Knowledge Systems, developed five alternate plausible futures for Greater Adelaide.

These scenarios are detailed in Futures Greater Adelaide 2020 – An exploration of disaster risk and the future (Riddell et. al., 2016).

The purpose of scenarios is to explore plausible pathways into the future. The future is a volatile, uncertain, ambiguous and complex place, but decisions and policies need to be implemented regardless. Through a series of workshops, these factors were explored with members of the State Mitigation Advisory Group (SMAG). Uncertainties and drivers were considered, which resulted in five alternative futures for the region. Figure 4 provides a visual guide to four of the developed scenarios, framed around increasing challenges to government intervention and societal resilience.

For their application to the GRUMP project, the scenarios were presented to stakeholders for discussion and refinement to the project's context, including localisation to the floodplain and associated councils.

FUTURES OF GREATER ADELAIDE 2050 - EXPLORING DISASTER RISK REDUCTION



Challenges to Government Intervention

FIGURE 3: OVERVIEW OF EXPLORATORY SCENARIOS

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More information on the scenarios is provided in the Options Analysis report. The impact of the risk reduction options under the various scenarios is described in Sections 3.3. and 3.4.

## 3.3 ASSESSMENT OF RISK REDUCTION OPTIONS

The options assessment included both a quantitative risk assessment using UNHaRMED and the MRIA model, as well as stakeholder input on the feasibility of various options. Both are briefly summarised in this section.

The main findings of the quantitative risk assessment include:

- The Dam raise is overall very effective in reducing risk, and even more so during large flood events. Nonetheless, both zoning (land use planning) options outperform all other options in the later years, especially for very large flood events. The Floodway option is mostly suited to reducing impacts of smaller floods and outperforms other options in doing so initially (note that the floodway was designed for the smaller ARI events). Although it remains equally effective in reducing risk over time, the impact on risk reduction of the ARI 200 flood overlay is so dominant in 2060 that it outperforms all other options for all ARIs.
- For some options, risk reduction is immediate (starting from 2018 in this study) and consistent over time. This is the case for the Floodway, the Dam raise and the Raised floor levels. For the latter, this is under the assumption that changes to floor levels can be made to existing buildings and horticultural areas can be better protected against inundation. Zoning options only affect future values, as they only impact on new developments. Results show that the impact of zoning on risk reduction increases over time, which makes sense, as new developments increase over time and no longer allocating them in flood prone areas avoids increasing damages.
- Assessing results across scenarios shows that some options score well under all scenarios, while other options perform especially well under specific scenarios. The Dam raise performs very well across all scenarios and all time periods (between 34-39% reduction in risk compared to not implementing any mitigation). Zoning options perform particularly well in scenarios with significant development as they are very effective in redirecting new development away from the hazard-prone areas.

The following main findings were obtained regarding the feasibility of the different risk reduction options on criteria not included in the modelling:

- As part of the Stakeholder Advisory group workshop organized in November 2019, participants were asked to comment on a set of criteria for each of the individual risk reduction options as listed in Section 3.1: political/community acceptance, capital/operational costs, effectiveness, confidence in long-term success, adaptation potential, and implementation time.

Participants agreed that capital costs, especially of the Dam raise and to a lesser extent the Floodway, are expected to be high, but that these options

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are also expected to do very well in terms of immediacy and duration of effectiveness. In addition, participants have a lot of confidence in the longterm success of these options. For both planning options, and to a lesser extent the Raised floor levels options, costs are expected to be low (when applied to new developments). However, in terms of community acceptance, these options score rather low and there is less confidence in their long-term success. The risk-based planning option scores poorly for several criteria and was seen as a measure that was too complex to implement. For this reason, risk-based planning was excluded from further analysis in this study.

As part of the Stakeholder Advisory group workshop organized in June 2021, participants discussed the advantages and disadvantages of the various risk reduction options and provided them with a ranking from 1-8, with 1 being the most preferred option and 8 the least preferred option.

Results indicated a clear preference for the Dam raise option, followed by the Floodway implementation and the Raised Floor levels for new developments. The hazard-based zoning options had an intermediate ranking, while the risk-based zoning option and no mitigation were ranked last. There was, however, a large variation in ranking of the options amongst participants.

Participants were also asked about their preference to combine and/or time certain options. There was broad agreement that it would be relevant to combine the Dam raise and the Floodway option. It was also suggested that these could be combined with Raised floor levels in new development and Zoning.

## 3.4 PATHWAY DEVELOPMENT

Developing pathways for integrated flood risk management requires focusing on a set of indicators that together present the values in the region. We are therefore seeking a solution that scores well across the following objectives:

- Protection of current assets, and avoiding damage to new developments;
- Protection against minor and major floods;
- Protection under a range of climate scenarios and socio-economic futures;
- Selection of options that are effective in reducing risk and perform well on other social, economic and environmental indicators representing additional objectives in the river basin.

By iteratively assessing the risk reduction impact of (portfolios of) options, we found that a combination of options would be required to meet all of the above objectives, as different options have their own merits. The four best performing portfolios of options from the impact assessment were included as the potential pathways that deserve further consideration. They are summarised in Table 3 and further elaborate on below.

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TABLE 3: OVERVIEW OF OPTIONS MOST RELEVANT FOR DEVELOPING THE PATHWAYS. S: STRICT ZONING, M: MEDIUM ZONING, W: WEAK ZONING, 100: ARI 100, 200: ARI200, A: ALL DEVELOPMENTS, B: NEW DEVELOPMENTS, 1: ENTIRE BUILDING, 2: BASE PROTECTION. PV-D IS THE PRESENT VALUE OF THE DAMAGES.

	Rank	PV-D (M\$)	FI	oodwc	ıy		Dam			Zoning		Raise	ed FL	
			'18	'30	'50	'18	'30	'50	'18	'30	'50	'18	'30	'50
1.No mitigation	31	239												
8.Floodway+dam '18	8	161	х			х								
25.Fw+D+RFL '18	3	157	х			х						A,2		
29.Fw+D+Z '18	2	131	х			х			S,200					
31.FW+D+Z+RFL '18	1	106	х			х			S,200			A,1		

The Northern Floodway implementation and the Bruce Eastick dam raise implementation in 2018 will lead to immediate protection of current assets, and together are likely to do so for minor floods (ARI 20, ARI 50) through the Northern Floodway implementation, as well as larger events (ARI 50, ARI 100, ARI 200) through the Bruce Eastick dam raise. Implementing the structural options in 2018 provides considerable additional risk reduction (PV-D \$161 M) compared to an implementation in 2030 (PV-D \$195 M) or 2050 (PV-D \$229 M).

By combining the above approach with Zoning (land use planning) that is implemented in 2018, damages to new developments can be avoided and assets will be better protected against floods of all sizes, including very large floods (ARI 500), by prohibiting or limiting new developments. It should be noted that although these Zoning regulations come into effect immediately, their impact (benefit) is felt increasingly over time as new developments occur, therefore providing adaptive capacity as the population in the region grows.

Increasing the resilience of new and existing buildings and horticultural areas by raising the floor levels or implementing additional options with the same effect, further contributes to a reduced risk.

To arrive at the various options and option portfolios, the implementation of the Northern Floodway and the Bruce Eastick dam raise were included in the assessment as a given option, due to their high scores in the risk reduction assessment, while various alternatives were assessed for the Zoning (land use planning) and the Raised floor levels options. It is important to acknowledge that high risk reduction results were obtained for strict zoning alternatives and for retrofitting existing buildings. However, the feasibility of these would need to be assessed. Where it is unlikely that all existing buildings in the flood prone areas could be retrofitted, avoiding new development in these areas might be more realistic. Depending on the attractiveness of the location within the flood prone area for different activities, combinations of strict zoning for some activities and lesser restrictions for others, while combining the latter with mitigating options (such as raising the floor levels of buildings and infrastructure, making them more resilient, or finding smart ways to protect high-value agriculture) could provide a way forward. Nonetheless, the larger the degree to which new developments

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can be located outside of the flood prone area, the lower the risk, as not all damages can be avoided by incorporating mitigating measures.

A final consideration in the pathways development is to be aware of the climate and socio-economic uncertainty in the medium and long term, together with the fact that current development decisions have a high impact on the future risk of the region due to the high inertia of (urban) developments and high value agriculture. Due to climate change, a present-day 1 in 200 year flood, as explored as part of this study, might be the future 1 in 100 year flood and likewise, the present-day 1 in 100 year flood might be the future 1 in 50 year flood , for example. However, additional hydrological and flood modelling would be required to better understand the actual changes in flood frequency and inundation depth. In addition, new residential and economic development in the region will increase the value of assets substantially, leading to high exposed values if these are located in the flood prone areas, either through greenfield development, or by infill or subdivisions. Being aware of those development of futureproof pathways.

Table 4 shows for each of the selected pathways: the direct damage for the baseline (BAU) scenario; the variation in direct damage across the different socio-economic scenarios; the indirect damage for the BAU scenario using a medium number of days per ARI for production output loss (see Table 1 for more details on the low, medium and high outage durations); the variation in indirect damages for the BAU scenario based on the duration of the outage and the total of the direct and indirect damages for the BAU scenario, using the medium outage duration. Damage information is provided for three different years, in addition to the NPV of the damages (2018 value, calculated over a 42-year time frame (2018-2060) with a discount rate of 7% per annum).

Table 4 shows that the options listed have the potential to reduce the present value of the damages from \$ 239 M (no mitigation option), to \$ 106-161 M (options listed in Table 4). From the table it can furthermore be concluded that the performance of the options is rather consistent across the various socioeconomic scenarios. Only in scenarios where there is very little growth, or even decline (i.e. Cynical Villagers), a combination of structural options with zoning does not outperform a combination of structural options with more resilient buildings. The table also confirms the findings of the Options Analysis report in indicating that zoning options are especially effective under high socioeconomic growth and related developments (i.e. Ignorance of the Lambs). More information on the damage values per scenarios can be found in the Pathways document.

TABLE 4: SUMMARY OF (REDUCTION OF) DIRECT DAMAGES (AAD) AND RELATED PRESENT VALUE OF THE DAMAGES (PV-D), INCLUDING THEIR RANGE UNDER DIFFERENT SOCIO-ECONOMIC SCENARIOS, (REDUCTION OF) INDIRECT DAMAGES (AAOL) AND RELATED PV-D, INCLUDING THE VARIATION UNDER DIFFERENT OUTAGE DURATIONS, AND THE SUM OF THE DIRECT AND INDIRECT DAMAGES UNDER THE BAU SCENARIO, FOR SELECTED PATHWAY OPTIONS. FOR RAISED FLOOR LEVELS A: ALL DEVELOPMENTS, 1: ENTIRE BUILDING, 2: BASE PROTECTION.

Option portfolio	Year/ PV-D	Direct Damage – BAU scenario (M\$)	Direct Damage reduction range, across scenarios	Indirect Damage – Med. BAU scenario (M\$)	Indirect Damage Range BAU scenario (M\$)	Total Damage BAU scenario: direct + indirect medium (M\$)
	2018	6.0 (-39%)	-39%, -39%	3.9 (-20%)	2.0-7.8	9.9 (-33%)
8. Floodway	2040	7.7 (-40%)	-36%, -42%	5.7 (-21%)	2.9-11.4	13.4 (-33%)
+ dam '18	2060	9.5 (-37%)	-36%, -43%	8.9 (-26%)	4.4-17.7	18.4 (-32%)
	PV-D	93 (-39%)	-37%, -39%	67 (-21%)	34-134	161 (-33%)
25. Floodway	2018	5.8 (-41%)	-41%, -41%	3.9 (-20%)	2.0-7.8	9.7 (-34%)
+ Dam +	2040	7.4 (-42%)	-42%, -47%	5.7 (-21%)	2.9-11.4	13.1 (-34%)
Raised floor levels (A,2)	2060	9.2 (-39%)	-42%, -48%	8.9 (-26%)	4.4-17.7	18.1 (-33%)
'18	PV-D	90 (-41%)	-41%, -44%	67 (-21%)	34-134	157 (-34%)
	2018	6.0 (-39%)	-39%, -39%	3.9 (-20%)	2.0-7.8	9.9 (-33%)
29. Floodway + Dam +	2040	6.0 (-52%)	-47%, -73%	3.2 (-55%)	1.6-6.4	9.2 (-54%)
Zoning strict ARI200 '18	2060	6.1 (-60%)	-40%, -74%	5.0 (-58%)	2.5-10.0	11.1 (-59%)
ARIZUU TO	PV-D	81 (-47%)	-43%, -60%	50 (-41%)	25-100	131 (-45%)
31. Floodway + Dam +	2018	5.5 (-44%)	-44%, -44%	1.7 (-65%)	0.9-3.5	7.2 (-51%)
Zoning strict ARI200 +	2040	5.5 (-57%)	-52%, -75%	3.2 (-55%)	1.6-6.4	8.7 (-56%)
Raised floor	2060	5.6 (-63%)	-55%, -76%	2.1 (-83%)	1.0-4.2	7.7 (-72%)
levels (A,1) '18	PV-D	74 (-52%)	-48%, -64%	32 (-62%)	16-64	106 (-56%)

Although this study focuses on the risk reduction assessment of the different risk reduction portfolios, a consideration of their impact in a broader context would be required as well, to arrive at a regional development pathway that includes risk reduction amongst other social, economic and environmental objectives.

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## 4 LESSONS LEARNT

This section provides some of the relevant technical considerations in carrying out similar exercises with UNHaRMED, and provides an overview of the discussion on use of the system in future projects.

## 4.1 TECHNICAL CONSIDERATIONS

In carrying out any modelling or assessment study (including studies with UNHaRMED), data, parameters and assumptions play a critical role, together with the technical capability of the tool. Our main reflections and lessons learned in this regard include:

- Aligning any additional modelling relevant for the study at hand (in this particular study the inundation modelling) with the risk assessment modelling with UNHaRMED would facilitate the work and improve the validity of the results;
- Due to the high inertia of the building stock, infrastructure and high-value agriculture, data reflecting the current status is also important for modelling future exposure. Improved initial (present-day) data, especially on the value and location of buildings and agricultural practices, would improve the accuracy of the results, as could improved damage values for road infrastructure. Although this is a reflection on the current flood study, it is generally applicable to risk studies across various hazards;
- An improved understanding of the vulnerability of various assets in the region of interest, as well as their sensitivity to the calculated risk, would enhance the validity of the risk assessment. Like the previous point, this statement is relevant also beyond flood risk as it applies to other hazards also;
- Assumptions made during the modelling impact on the results. It is therefore important to communicate these to the extent possible and include their impact in the interpretation of the results;
- The current project served as a first case to apply UNHaRMED to a practical flood management study. To do so, a number of improvements were made to the software, which have made the system better suited to practical flood management. Several of the improvements can directly be applied to other hazards as well. Further applying UNHaRMED to practical risk assessment and reduction studies involving different hazards will likely lead to further suggestions for improvement and increased realism;
- UNHaRMED provides added value to existing models by providing a suite of indicators that can be tailored to user needs, and by exploring the impact of future climate change impacts and socio-economic developments on risk and the impact of risk reduction options. It would be useful to expand the functionality of UNHaRMED with more automated approaches for the latter.

### 4.2 USE OF UNHARMED

In June 2021, a workshop was conducted with stakeholders from the GRFMA (Gawler River Floodplain Management Authority). This section builds on the reflections provided and is structured around the questions posed during the workshop. Responses are bulleted below the participant questions.

Question: For what types of questions can a system like UNHaRMED provide support?

- To assess the impact of mitigation options and to facilitate discussing and selecting the preferred option;
- > To support business case development for mitigation;
- > Future land use planning in a broad sense.

Question: How and by whom should a system like UNHaRMED be used?

- An important consideration in this decision is the ease of use of the system and the capability and capacity of the organisation;
- UNHaRMED seems to be best suited for use at regional or state level, e.g. by a State Agency, but there might be potential at local government too.

Question: What are the main challenges in using a system like UNHaRMED?

- The need for good data, as the accuracy of the model results depend on the accuracy and completeness of the input data;
- > The available skill set, knowledge and technology and maintaining the awareness of its availability and its use over time.

Question: What are the main benefits of using a system like UNHaRMED?

- Holistic understanding of benefits and impacts of alternative mitigation options under a range of scenarios;
- > Provides a structured assessment and decision process;
- Good foundations on cost benefit analysis. Might be an alternative to the approach for a SMP (Stormwater Management Plan);
- > Helps to focus on new data collection.

Question: What do you see as the main capabilities of UNHaRMED in its current form?

- > Spatial analysis linked to economic analysis and hydrological analysis;
- > Comparison of options in terms of average annual damages;



Provides a good basis to understand the risk and possible impacts. The various scenarios and ability to map the benefits of suggested flood (hazard) mitigation options is useful.

What would you like to see added for the improvement of UNHaRMED?

> Feedback loop between land use change and flood risk.

Further suggestions on potential use cases for different organisations is provided in the report on the Evaluation of the UNHaRMED application.

## 5 CONCLUSIONS

This study has presented a pathways approach for integrated flood management using UNHaRMED and the MRIA model, which was applied to the Gawler river basin. Using the approach, a range of risk reduction options has been quantitatively assessed, and combined with participatory activities, to develop potential pathways for integrated flood management for the Gawler river basin.

Important considerations in this pathways approach included:

- Protection of current assets, and avoiding damage to new developments;
- Protection against minor and major floods;
- Protection under a range of socio-economic futures and climate scenarios<sup>4</sup>;
- Selection of options that are effective in reducing risk and perform well on other social, economic and environmental indicators representing additional objectives in the river basin.

The impact assessment modelling of individual options, as well as combinations of options, shows that a combination of options with immediate effectiveness in protecting existing assets, and the ability to avoid future risk due to new developments, would be desirable.

Combining the Northern Floodway implementation with the Bruce Eastick dam raise implementation reduces the risk of existing assets across floods of different severities, while (strict) zoning avoids new development in the flood prone areas. These options can be combined with options to increase the resilience of the assets, and hence reduce their vulnerability against flood events, especially in locations at risk. The selection of the more detailed options to limit development and increase the resilience of existing and future assets would need to be tailored to specific local characteristics and interests.

In implementing risk reduction options, and especially zoning regulations that limit new developments, it is important to consider a range of climate scenarios, as well as future socio-economic developments. This is in order to future proof flood management strategies, by being aware of changing risk profiles and being able to put appropriate risk reduction strategies in place.

Although this report focuses on the risk reduction assessment of the different risk reduction portfolios, a consideration of their impact in a broader context would be required as well, to arrive at a regional development pathway that includes risk reduction amongst other social, economic and environmental objectives.

This study has demonstrated both the value and challenges of applying UNHaRMED for regional flood risk master planning.

In terms of benefits, applying UNHaRMED enables:

<sup>&</sup>lt;sup>4</sup> The impact of climate scenarios was mimicked by using the ARI200 inundation area instead of the ARI100 inundation area for zoning, in the absence of ARI100 inundation information for different climate scenarios.

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- All aspects of risk to be considered, including hazard, exposure and vulnerability;
- The temporal and spatial evolution of risk under different plausible future scenarios to be determined, providing information on potential future flood risk hot spots, and the comparison across different socio-economic scenarios;
- The relative effectiveness of different mitigation strategies, targeting hazard, exposure and vulnerability, to be assessed in an integrated manner;
- The most promising future risk reduction pathways to be identified;
- Clear communication of the evolution of future risk through time and the relative effectiveness of different risk reduction strategies;
- The incorporation of stakeholder input, as well quantitative information, in an integrated fashion.

In terms of challenges, the successful application of UNHaRMED requires:

- The availability of high-quality data on all factors affecting risk, as this has a direct impact on the uncertainty of the results obtained. This is, however, a requirement of all risk studies;
- Potential tailoring of the software to meet application-specific end user needs, which, while possible, can require significant resources;
- Tailoring to local conditions to obtain reliable results.



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HICK2022-050

29 August 2022

Adelaide Plains Council

By Email: info@apc.sa.gov.au

Dear Sir/Madam

### Submission - Growth Strategy and Action Plan

Thank you for the opportunity to respond to the Adelaide Plains Council's draft Growth Strategy and Action Plan, and we appreciated the extension granted by David Bailey, Strategic Project Officer, on 19 August 2022.

We have attached a professional planning report that we commissioned from Michael Osborn, Director of Future Urban, and we are pleased to submit this in response to the draft plan.

Yours sincerely, Hickinbotham Group

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Michael Hickinbotham Managing Director

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Hickinbotham Group Hickinbotham Holdings Pty Ltd (ABN 88 007 717 446), Alan Hickinbotham Pty Ltd (ABN 13 007 567 222), Hickinbotham Homes Pty Ltd (ABN 24 007 618 797), Statesman Homes Australia, Construction Services Australia Pty Ltd (ABN 99 007 641 787), Land Australia Estates, Concrete Systems Pty Ltd (ABN 16 007 663 247) **REF:** Final

26 August 2022



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### **RE: SUBMISSION - GROWTH STRATEGY AND ACTION PLAN**

We refer to the draft Growth Strategy and Action Plan, which has been endorsed by Council for public consultation. On behalf of the Hickinbotham Group, we have reviewed both the draft Background Paper and the draft Growth Strategy and Action Plan and are pleased to provide a submission for the further consideration of Council.

#### Hickinbotham Group Interests, History and Legacy

As an organisation, the Hickinbotham Group have been working together with the Adelaide Plains Council for more than a decade in respect to the growth planning for the Council area, and in particular the planned growth of the Two Wells township.

As Council is aware, the Hickinbotham Group is the developer of two major residential estates located to the north of the historic township, known as Eden and Liberty.

A Memorandum of Understanding was signed with Council in 2007. The Hickinbotham Group commissioned and funded many significant strategic investigations and studies which ultimately informed the Two Wells Residential DPA which was authorised in 2013.

Of particular note were population and housing projections, physical infrastructure investigations and social infrastructure investigations. The planned future growth of the rezoned area was fully investigated, with deeds entered into with Council in order to plan and fund required infrastructure. The process undertaken was detailed and extensive and has set the scene for the successful delivery of Eden and Liberty, in partnership with Council.

The investigations and resulting deeds were underpinned by a detailed master plan for Eden and Liberty which was endorsed by Council. The detailed master plan remains central to the deeds and is also included as a Concept Plan in the Planning and Design Code.

In summary, the process which resulted in the Two Wells Residential DPA has ensured that appropriate infrastructure obligations between the responsible parties have been settled. Already significant public open space (Freedom Park) and Xavier College are social infrastructure outcomes delivered through the development, and will be key legacies for the benefit of generations to come.

#### Timing of Review and Need to Consider Relevant Information

Whilst it is positive that that Council is seeking to plan for growth, there are a number of key factors which suggest that the process is premature and that progression and finalisation of the growth strategy should be delayed. In our opinion finalising the growth strategy should not be progressed until such time as:

 the revising population projections for South Australia and Greater Adelaide are released, noting in June 2022 the ABS released significant adjustments to the current population estimates;



- the revised and more detailed land supply reports for Greater Adelaide are released, with it
  understood that these reports adopting different methodologies and scenarios which are
  likely to better inform future land requirements for Greater Adelaide;
- the 30 Year Plan for Greater Adelaide (Regional Plan) is released in draft form, as such will
  establish the current governments position in relation to the urban form of Greater Adelaide
  priority growth areas and any priorities to shift the Environment and Food Protection
  Boundaries (EFPA) boundaries.

Collectively the above data and planning will be highly instructive to the finalisation of any Council growth strategy, particularly in respect to a location such as Two Wells, which is presently constrained by the Environment Food Protection Area (EFPA) boundary.

#### **Risk of Current Assumptions**

We note that Council is considering future township growth within land which is located within the EFPA.

A number of critical and potentially complex steps are needed to enable land within the EFPA to be developed for urban purposes. Such includes:

- Shifting the boundary of the EFPA (which will be informed by the land supply reports referred to above);
- Master planning and infrastructure investigations;
- Undertaking a Code Amendment which will include associated community engagement; and
- Resolving infrastructure agreements.

Shifting the EFPA boundary is a particular challenging process, noting that it is a legislative process which requires the agreement of both houses of Parliament.

Further, we note:

- The first 5 yearly review to the boundary was undertaken in 2021;
- The EFPA review involved an analysis of land supply in Greater Adelaide, which found that there is sufficient provision of land to accommodate housing and employment growth in Greater Adelaide over the next 15 years. As a consequence of the review, only minor or trivial adjustments of the boundary have been recommended, which are expected to come into effect later this year;
- All submissions made by Council and landowners within the Council area to change the EFPA boundary were rejected based on the land supply test referred to above; and
- The next review of the EFPA boundary must be completed by 2027.

The above simply reinforces the challenges and uncertainty in respect to land located in the EFPA and the risks which assume such land may be available for development in the future. Whilst it may be appropriate to contemplate future development in such locations, key decisions and strategies should not be based around such scenarios, until at least greater confidence is obtained.

REF Final| 28 August 2022



#### **Background Paper**

The Background Paper seeks to consider the opportunities and constraints relating to growth. We concur that growth needs to be appropriately planned and managed to ensure optimum urban development outcomes.

Whilst reference is made to the Two Wells Residential DPA, the Background Paper could more fully recognise that extensive planning and infrastructure commitments (as referred to above) have already been undertaken to ensure the successful delivery of the two key growth areas in Two Wells, being the Eden and Liberty estates.

In other words, the implications of the planned and zoned residential growth areas have been considered. This is distinct to the potential opportunities and implications arising from any additional residential growth areas (ie land yet to be rezoned).

Key investigations to support the Two Wells Residential DPA included demographic analysis, social infrastructure projections and retail demand projections.

Whilst the demographic projections which supported the Two Wells Township DPA may now be more than a decade old, they remain robust in terms of the household buyer and therefore population profile for the rezoned area, which is typical for most master planned communities. The emerging community profile, as discussed on Page 18 of the Background Paper is entirely consistent with the trends anticipated arising from the DPA.

Importantly, the social infrastructure investigations were integral to the infrastructure deeds which have been entered into with Council. Requirements and obligations have been agreed, all based around the projected needs to support the planned population. We therefore submit, in the interests of clarity, that there is no need for Council to revisit any social infrastructure requirements which relate to the areas covered by the established deeds.

Any such review would only be relevant as part of any consideration to rezone additional land for township growth. It simply is not necessary to revisit work which was undertaken to support and inform existing commitments.

In terms of housing need, we agree that any Council growth strategy needs to consider and facilitate housing choice. We note the rezoned area is highly flexible in terms of dwelling form and density and provides opportunity to respond to market demands. It is critical that growth planning needs to be responsive to actual market demands which may evolve over time.

#### **Draft Growth Strategy and Action Plan**

We note that population forecasts have been prepared to inform the Council Strategic Plan. We understand these forecasts include land which is yet to be rezoned, and includes land which is presently within the EFPA. Whilst it is important to consider potential future growth, any land located within the EFPA remains a highly speculative outcome in the short to medium term.

It follows that any scenarios, strategies and perceived implications relating to additional growth need to be considered in the same perspective. The implications and demands arising from additional growth may eventuate. They also may not. Accordingly, scenarios which consider land internal and external to the EFPA need to be part of the growth plan, with adjustments made once there is greater certainty in respect to the EFPA.



We note the ambition for Two Wells to be 'A cohesive community of 10,000'.

The plan on Page 13 of the draft Growth Strategy includes several notations which require comment as follows.

#### Investigate need for neighbourhood open space and orderly approach to local centre

This notation relates to land within the Liberty Estate. As mentioned, Council has previously endorsed the master plan for the estate, via the Two Wells Township DPA and associated deed process. Land division applications will continue to be lodged within Liberty in accordance with the relevant deeds and the Planning and Design Code. Given this context, it is unclear how the Growth Strategy proposes to potentially influence outcomes which are presently controlled by the deeds and the Code.

In relation to activity centre planning, it is critically important to understand and recognise the commitments given by the Hickinbotham Group in the planning which occurred to inform the Two Wells Township DPA. As part of this planning, and through subsequent commitments in response to queries from Council in more recent years, the Hickinbotham Group have agreed not to formalise a retail based centre within the Liberty Estate. This was in response to the clear community and Council sentiment to retain the primacy of the historic town centre. On this basis, the activity centre shown on the current Concept Plan has and will have a limited role and function.

Whilst we understand the rationale behind town planning principles which seek to deliver walkable communities, such needs to be considered having regard to the local context of Two Wells, which is a low density outer fringe location. Other considerations which influence retail economics include, proximity of the arterial road network, the location of competing centres, the spatial and demographic characteristics of the catchment population. Such are all relevant to inform and support centre planning and investment. In our experience in planning for new communities and the extensive experience of the Hickinbotham Group in delivering new communities, there is little prospect of a satellite retail based neighbourhood centre being viable within either the existing or potential future growth areas. Such would also have potential implications in respect to the revitalisation of the existing town centre. In our opinion the previously agreed position of ensuring strong connections to the existing town centre be retained, rather than contemplating outcomes which may unduly compete with the town centre.

Foster wellbeing via a walking cycling network within Two Wells and connecting nearby.

As mentioned above Council has previously endorsed the master plan for the Liberty estate, which shows the form and distribution of major collector roads and public open space. The broad structure of the estate has been established. The estate will deliver walking and cycling infrastructure however any broader network planning needs to have regard to the master plan already endorsed.

As part of the normal land division process, the Hickinbotham Group will work with Council in respect to the detailed design of public open space.

In summary, the Hickinbotham Group strongly request that Council delay resolution of its future growth strategy. Critically important data needs to be considered, as does the State Governments position in relation to the future urban form of Greater Adelaide. Ultimately, any Council strategy and position in relation to future growth will need to align with the new Regional Plan.

Based on the above, we submit that finalisation of the growth strategy is premature and should be revisited once the above matters have progressed.



The Hickinbotham Group would be please to meet and further discuss this submission at an appropriate time.

Yours sincerely

M 1

Michael Osborn Director

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Ref: 18ADL-0178

18 August 2022

David Bailey Strategic Projects Officer Adelaide Plains Council PO Box 18 Mallala SA 5502

info@apc.sa.gov.au

Dear David,

## Draft Growth Strategy and Action Plan – Public Consultation

I am writing on behalf of our clients, the Hicks Family to express our support for the Draft Growth Strategy developed for the Adelaide Plains Council. We congratulate Council on undertaking this work as it is critical for setting the future direction of the Council area. We acknowledge the significant effort undertaken to date.

Council plays a critical role in the planning, advocacy and delivery of liveable neighbourhoods. We are seeking to support and work with Council in the delivery and planning of such neighbourhoods.

The Hicks Group business is South Australian owned and operated. They are a secondgeneration land developer and building company that has delivered thousands of allotments across metropolitan and regional South Australia, Western Australia and the Northern Territory. The Hicks Group desires to work collaboratively with the Adelaide Plains Council and the State to appropriately manage growth within Two Wells and support the development of sustainable communities.

Over the last five years, important steps have been taken to streamline the planning and development system. We are particularly interested in supporting the local and state governments in providing an appropriate level of land supply to the market that supports housing affordability and sustainability. The Hicks Group have identified the important role that Two Wells and the broader Adelaide Plains area has in achieving this shared vision.

### Affected Area

Hicks Group own the following three land parcels on the northern fringe of the Two Wells township:

We acknowledge the Kaurna People as the Traditional Custodians of the land on which we work and pay respect to Elders past, present and emerging.

H:\Synergy\Projects\18ADL\18ADL-0178 Two Wells Township Expansion\Consultation\220802\_V2 Letter to Council regarding Draft Strategy.docx



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08 8333 7999

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SHAPING GREAT COMMUNITIES J



- CT5273/674
- CT5273/673
- CT6127/803

Figure 1 highlights the parcels of land owned by Hicks Group.



Figure 1: Blue shading represents land owned by the Hicks Group. Red border represents the Affected Area.

The land has an area of 138 hectares and adjoins the Two Wells Township. The Affected Area (refer to red border) are within a Rural Horticulture Zone and within the EFPA.

### Objective

Progressing strategies that seek to remove the EFPA overlay and rezoning the land would support a logical expansion of the existing township. This land could provide for affordable dwellings, open space, community services and potentially small retail



services. There are clear linkages with this land, the Two Wells township and the abutting residential land.

Realigning the EFPA boundary to the north and east will support orderly development whilst reinforcing the town centre as the heart of the area. As per the draft Council Strategy we are supportive of Council's vision for the Hicks land to be excluded from the EFPA prior to the next review in 2026 and it be rezoned via a Code Amendment to a Master Plan Neighbourhood Zone.

#### **Development Potential**

The Affected Area has capacity to support 2,500 residents/1400 dwellings and is an important strategic opportunity for Council as detailed in the Draft Strategy and Action Plan . The removal of the EFPA Overlay and a Code Amendment create a policy environment conducive to delivering the outlined dwelling and population numbers over time. A population of 10,000 people is envisaged for Two Wells over the next 20 years. The current population is 3,233.

Despite being unsuccessful in the State Planning Commission's (the Commissions) initial review of the EFPA in 2021, the sites were given some consideration as one of the 30 out of 90 which were provided the opportunity to be heard. We note that pursuant to section 7(9)(a) the Planning, Development and Infrastructure Act 2016, the Commission can consider conducting an inquiry into a potential variation(s) to the EFPA boundaries if it considers this to be necessary in the intervening period.

The development and release of this strategic document highlights an alignment to Council's strategic goals and development potential of the subject land. Variation of the EFPA boundary is therefore important to achieving the desired development outcomes for Two Wells.

Having regard to the lead times required to rezone land, seek land division approvals and construct infrastructure to facilitate land being introduced to the market, we restfully request that Council advocate that the realignment of the EFPA and introduction of a Code Amendment as a high priority.

#### Alignment to the Draft Growth Strategy and Action Plan

The Council Draft Growth Strategy and Action Plan outlines several 'Enviable Lifestyle Strategy Actions'. Bringing the affected areas online for development will support and align with many of the actions in the plan. These are listed in the table in Appendix 1.

The realignment of the EFPA overlay and rezoning of the land aligns with the following objectives within the Council document:

• Equitable and planned growth







- Foster liveable townships and settlements
- Build capacity, health and connection
- Advocate for increased services and facilities
- Plan for future urban growth

#### **Next Steps**

We are supportive of the intent of the Draft Strategy and Action Plan as well as the initiatives within it specifically related to Two Wells. We are eager to continue discussions regarding the review of the EFPA over the Affected Area and the opportunities this brings.

The Hicks Group desires to work collaboratively with Council and other stakeholders to enhance and positively contribute to the Two Wells township and deliver quality lifestyle outcomes for new and existing residents as outlined in Councils' Growth Strategy.

The Hicks Group would like the opportunity to meet with Council to discuss opportunities to support Councils strategic actions as summarised in Appendix A of this correspondence.

Yours sincerely

Mana Waee

**Grazio Maiorano** Director

Sarah Lowe Consultant





## Appendix 1 – Enviable Lifestyle Action Plan

	Action	Hicks Group Comments
1	Land supply and demand - Monitor to understand likely timing and nature of future land releases for urban growth. Consider level of infrastructure needed, and an orderly approach to land release. This is at Two Wells, Dublin and Lewiston, and also associated with the next review of the Environment and Food Production Area in 2026. Key Liaison - State Planning Commission	Keen to commence investigations with Council to support this action.
2	Housing options – monitor dwellings being provided to meet housing needs. This includes at Two Wells consequent on CWMS enabling increased housing choice, and rezoning land inside the levy. Key Liaison – SA Housing Authority	Keen to commence investigations with Council to support this action.
8	Walking and Cycling - Prepare walking and cycling plans as part of town/settlement plans. Take into account the 'link and place' approach, and improving amenity at transport stops	Keen to work with Council to scope potential linkages to the Affected Area.
9	<b>Design Quality</b> – establish measures addressing Council's approach to public realm design quality, including wayfinding, public art, and inclusion through universal design.	Keen to commence investigations with Council to support this action
12	Two Wells Sport and Recreation Needs - understand needs (including scope of multi-use centre and existing oval precinct). Have regard to Xavier School oval, sporting field, and potential for shared use. Consider Hicks land. Consider indoor sporting in this investigation, noting a 50,000 population is typically needed, to determine viability. LTFP 28 Feb 2022	Keen to commence discussions with Council to support social / community infrastructure initiates.



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URPS

	Action	Hicks Group Comments
	Social and Community Infrastructure Plan     \$100k 22/23	
	Open Space & Recreation Strategy \$60k     22/23	
	• Stage 1 Two Wells/Mallala Ovals Master Plan \$100k 22/23	
	Key Liaison - Office of Recreation, Sport and Racing, City of Playford	
13	Two Wells Sports and Recreation - following investigations and master planning, establish suitable community sports and recreation hubs. This may be an expanded sport and recreation hub at Two Wells Oval, augmented offerings near/at Xavier, a northern precinct noting potential growth at Hicks, and a range of neighbourhood and local hubs.	Keen to commence discussions with Council to support social / community infrastructure initiates.
17	<ul> <li>Two Wells Transport Options - advocate and plan for:</li> <li>Appropriate public transport provision, including investigating and planning for an interchange including with a park n ride facility.</li> <li>Electric vehicle charging points</li> <li>Key Liaison – Department of Infrastructure and Transport</li> </ul>	Keen to commence discussions with Council to support transport initiates.
18	Two Wells Housing Options - Increase housing options through amending the Planning and Design Code associated with increased hazard protection arising from the levy and having a planned approach consequent on the original township CWMS. Consider options to support partnership development proposals for higher density and mixed use, as well as health, aged care and mixed tenure on large sites.	Keen to commence investigations with Council to support this action





	Action	Hicks Group Comments
19	<b>Two Wells Walking and Cycling</b> - Prepare walking and cycling plan. Take into account the 'link and place' approach, and improving amenity at transport stops (commenced)	Keen to commence investigations with Council to support walking and cycling integration and initiatives.
21	Two Wells Hicks land – scope future urban growth, noting in principle support to investigate decision of Council in 2019. Consider housing mix, recreation and sport, water reuse, the train line and Mallala Road, and orderly connections with Two Wells.	Keen to commence investigations that master / structure plans the land to promote sustainable and connected developments.





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22<sup>nd</sup> August 2022

Darren Starr Adelaide Plains Council Feedback – Draft Growth Strategy and Action Plan PO Box 18, MALLALA SA 5502

PO Box 67, Springton SA 5235 p. 08 8568 2037 m. 0488 451 970 henri@regionalplanningdirections.com.au www.regionalplanningdirections.com.au ABN 80 152 935 852

Dear Darren,

### RE: DRAFT GROWTH STRATEGY AND ACTION PLAN

I write on behalf of the Azzurro family (my clients) who own 15.86 ha of land adjacent to Meaney Road contained in CT 5767/866, Lot 386 Meaney Road. The entire property is in the Employment Zone and adjoins the Liberty Estate a Master Planned Neighborhood.

Council claims its strategic timeframe to be 2041 and beyond. The timeframe for future growth north and northeast of Two Wells is a long-term growth plan that I played a significant part in planning for in my past role as District Planner for the then Mallala Council. The initial urban design framework for this area was based on the City of Adelaide Plan with its significant parklands and neighbourhoods with similarities to the Garden City model. I have been pleased to see the project making significant progress with the school and attention to detail in the design of the playgrounds and open spaces, and it is a credit to the developers.

Although I also played a significant role in facilitating multiple phases of urban design planning and master planning with the community for the future redevelopment of the town centre of Two Wells, I have come to recognize this as a misguided, shortsighted, and entirely unnecessary venture as it relies so heavily on converting the public space to real estate for future shopping development at a significant cost to the community. This cost is measured in the lost opportunities for developing the public land to create future services and facilities to serve the long term needs of the growing community.

Future services and facilities that the sale of the crown land will no doubt jeopardize include a future hospital and aged care facilities, a future community arts and indigenous arts centre, future indoor recreation facilities, meeting rooms and conference facilities, future adult education facilities, and a truly modern community centre are just a few examples of what the land can be used for if left alone by the Council and the private sector. Such facilities would not be developed overnight but rather on an as needs basis over the life of the future growth of Two Wells. The selloff of community land reveals the truly short-sighted nature of unlocking community space for private sector development for virtually no return to the community. It is a land asset owned by the State Government in the care and control of the Council for community use.

As stated before, the selloff is completely unnecessary and would be at a significant opportunity cost to the community. My client's property is a large parcel of land at the gateway to the master planned Liberty estate and forms the natural extension to the main street of Two Wells. The Azzurro land would be ideally situated to provide future shopping

services for the Liberty estate and beyond and would be highly accessible to the rest of the district once Council fulfills its obligation to install a roundabout at the Meaney and Mallala Road intersection. It will also divert traffic away from the main street which is becoming seriously congested and will only worsen once the land you refer to as *Hicks land* to the northeast of Two Wells is developed.

In my opinion the Liberty estate and beyond needs a shopping precinct and needs this to be located on the north side of Mallala Road in a highly accessible location to residents and school students who will no doubt find employment opportunities there.

One can be forgiven for thinking that we have not made representations and submissions to Council on this matter before as there is no recognition of my client's recommendations to use their family's land for expanding retail space as an alternative to unlocking the community land in Two Wells for sale to the private sector. Council has clearly been made aware of my client's vision for their land space as the location of a future shopping centre, tavern site, and commercial hub north of Two Wells, yet it continues to portray the public land options as the main option for development.

You will recognize my client's land on your map on page 15 of your draft strategy as the tabula rasa (an absence of preconceived ideas or predetermined goals or clean slate) just northwest of the intersection of Meaney Road, Mallala Road, and Old Port Wakefield Road. In comparison you have presented a map under the label One scenario for Two Wells which clearly seeks to exploit the public land assets for private sector development with the majority support of your Council members. At the same time the opportunities to develop my client's land in a highly central, visible, and accessible location north of Two Wells have gone ignored. Council demonstrates a very one-sided and short-sighted perspective that comes down to a land grab of the community land space whilst no mention is made of our emerging alternative.

Your map on page 15 of the document shows symbolic shopping trolleys over much of the community land space including the two pieces of Section 716 (the triangle and the old trotting track) plus Section 180 on the old dog obedience park north of Wells Road, and also shows them over community land on the south side of Wells Road. You have made reference to *housing / aged / mixed tenure* in the area straddling Wells Road including the historic wells from which the town is named, and a disused land fill which included putrescibles and as far as I am aware is an unregistered and unmapped contaminated site of considerable size.

It should be noted my clients have no objection to the development of a service station and convenience shopping facility on the triangular piece of Crown Land located on the northwest corner of Port Wakefield Road and Mallala Road. Our main objection relates to the selloff of public land to the south of Mallala Road as it represents a significant consolidated cluster of public land highly conducive to providing future community facilities and services to a rapidly growing community.

Whilst Council undertook a consultation process for the revocation of Community Land status in September 2021 my clients were not aware that it was happening as they are a very busy family engaged in their own daily business and work activities. At the same time Council was aware of my client's interest in the matter having made a number of representations to Council about the family's vision for their land. As Council was aware of

the Azzurro's interests, we believe it had an obligation to notify my client by mail (or by phone or email) to advise that the consultation process had commenced?

I note that only one submission was received from Mr. Ian O'Loan who supported the revocation on the assumption that Council would be purchasing the land. I am not sure that it will actually be possible for the Council to purchase the land at an uncompetitive rate given the Court decision on the Gillman land sale which requires that such sale be transparent and involve an open tender process. We believe the Council should have been clearer about how the land would be purchased and that it was unlikely that there would be any compensation for the loss of the community's land assets.

The fact that there was only one submission indicates that the community may have misunderstood the details of the arrangements as much of Council's deliberations seem to have occurred with the private sector behind closed doors. The community may not have clearly understood what revoking community land status would involve and that there would be unlikely to be any compensation for the loss of the community's land assets, nor that there was another significant alternative that could potentially be acted on without delay and did not require the sale of the Community Land.

Council did not canvas the possibility of an emergent option which appears to have been totally disregarded. In so doing Council has been both misleading and selective in what it presented to the public view so as not to distract from Council's preferred approach and this could be a reflection of significant bias.

According to Kaurna Elder Uncle Geoffrey Newchurch (pers comm) Council also neglected to consult with the Kaurna Yerta Aboriginal Corporation (KYAC) who are the traditional owners of the land and have significant cultural interests on the land in question. It begs the question whether Council may have breached any Indigenous Land Use Agreement (ILUA) that may apply over the future use of the Crown Land.

From the above it would appear the Council has promoted its preferred option of unlocking the community land in the Two Wells parklands for sale to the private sector for little or no gain to the community whilst creating the perception that the process has been fair and objective and that no better options are on the table.

It seems to me that this could be seen as a <u>mobilization of bias</u> which is a statement that refers to:

...the manipulation of a political agenda by influential groups in an effort to make it appear that community power is at play when in fact it was generated by a few. (RL Hall, FW Wayman – American political science review, 1990 – Cambridge Univ Press)

As mentioned in our previous submission and representation it is a misconception that future economic expansion of two wells relies on unlocking Crown land namely the Two Wells parklands. There is much that can be done to encourage grass roots economic growth without *facilitating a landgrab* of the community's public assets. In my opinion Council's approach is inherently unethical particularly when another option has come to light. The emerging alternative is visible, is accessible to passing traffic, is on route to the school, and does not require the sale of community land. It is located on the northern side of Mallala Road thereby reducing the pedestrian flow from the school across a busy intersection.

Figure 1 below provides a concept of the development possibilities for the Azzurro and adjoining land. Those areas currently out of the flood affected portions could be developed first and other sections can be developed for commercial and light industrial purposes when Council completes the flood levee proposed for the township.

Locational advantages of facilitating centre growth on my client's land include:

- The area is closer to existing wastewater facilities associated with the new housing estate
- Consolidated land areas for future development
- Location on the north side of Mallala Road to maximise pedestrian safety
- Consistent with growth to the north of Two Wells
- Convenient to service the Liberty estate and provide for passing traffic, the rest of Two Wells, and Lewiston
- Highly visible to passing traffic
- The magnetic centre of Two Wells is moving north
- The land is privately owned and is unlikely to be fraught with delays or the need to unlock public land
- Development can be staged in accord with demand

### Conclusion

Through its omission of reference to my client's emerging alternative we are concerned that Council may have a significant bias and has not given due consideration to my client's emergent option. It is our view that my clients land is better located to provide much needed retail services to the growing community in the Liberty estate and beyond, and will reduce growing traffic congestion within the main street when and if the Hickinbotham's land is developed to the northeast of the township. At the same time the community land could be reserved for future services and facilities for the growing needs of a rapidly expanding community.

It is recommended that council undertake a cost benefit analysis of the emerging alternative centre growth option on my client's land and the current preferred approach of Council and put the negotiations for the sale of Crown land on hold until such time as the study has been completed. If Council agrees with our recommendation, we would appreciate input to the terms of reference for such a study.

For what it is worth, we again request the opportunity to address the Council in support of our submission.

Yours faithfully

Henri Mueller

DIRECTOR - REGIONAL PLANNING DIRECTIONS

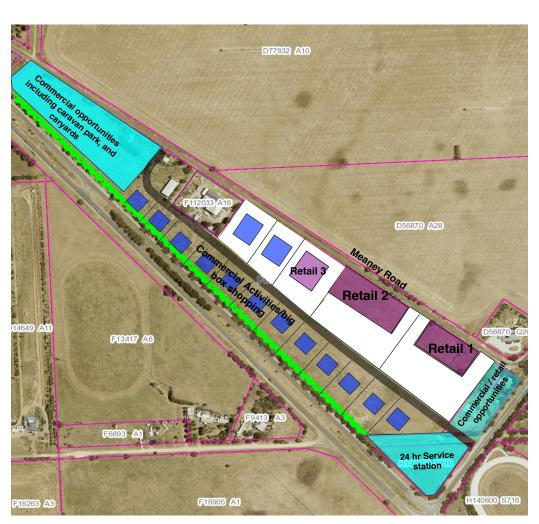


Figure 1: Meaney Road Economic Growth Potential

From:	Sean Frost <sfrost@artc.com.au></sfrost@artc.com.au>
Sent:	Thursday, 25 August 2022 11:25 AM
То:	David Bailey
Subject:	FW: Two Wells Rail Impacts
Attachments:	[EXT] RE Adelaide Plains Growth Strategy - Two Wells - Hicks Land - access across ARTC line

\*\***CAUTION**: This email is from a person outside of Adelaide Plains Council. Do not click on links or open attachments - unless you recognise the sender and know the content is safe\*\*

Hi David,

Thank you for opportunity to provide comment on the growth strategy for Two Wells.

Australian Rail Track Corporation (ARTC) has an interest as it is a referral body under the Planning, Development and Infrastructure Act 2016 and will provide comment for development applications in relation to noise, vibration, adjacent works, drainage, setbacks, lighting, and fencing in the vicinity of the corridor. Note, ARTC is not obliged to contribute to fencing costs along the rail corridor pursuant to Section 15 of the Railways (Operation and Access) Act 1997.

Given that ARTC's rail corridor passes through Two Wells, detailed planning is necessary to facilitate future development to avoid ad hoc subdivision either side of the rail corridor that would physically divide the community. I would like to share with you the impacts of the Inland Rail Project on communities such as Wagga Wagga in New South Wales where there is significant public concern with increased rail movements through the town. https://www.dailyadvertiser.com.au/story/7871045/city-risks-being-unliveable-due-to-inland-rail-proposed-traffic-changes/

Resolving connectivity issues around the rail corridor is an important consideration for the future growth of Two Wells. In this locality, there are currently, two level crossings, an 'activated' single lane level crossing on Gawler Road and a 'passive' level crossing on Temby Road to the north which is via an unsealed road. Temby Road level crossing would not support high traffic volumes or large vehicles given the short set back distance to Mallala Road. Rail activity within the corridor will only increase into the future, not decrease. Therefore, traffic management studies and risk assessments will need to be undertaken given the population forecast for Two Wells will exceed 10,000 by 2040, which is only 18 years away.

ARTC has a policy of no new level crossings, but is open to negotiating a <u>reduction</u> in the number of existing level crossings in exchange for a new or upgraded level crossing. It is likely grade separation (eg, bridge over rail) may be required to avoid vehicles queuing during train movements and provide the connectivity over the rail corridor to ensure the future developments in Two Wells are not disjointed. Grade separation to facilitate a clearance of 7.2 metre height for double stacked trains at a maximum length of 1.8 km currently operating within the rail corridor would be a substantial cost that would have to covered by the interested parties, not ARTC.

Regards Sean Sean Frost Property Manager, Adelaide Interstate Network



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M. 0473 062 967
E. <u>SFrost@ARTC.com.au</u>

Australian Rail Track Corporation 11 Sir Donald Bradman Drive Keswick Terminal SA 5035

The information in this email and any attachments to it is confidential to the intended recipient and may be privileged. Receipt by a person other than the intended recipient does not waive confidentiality or privilege. Unless you are the intended recipient, you are not authorised to disseminate, copy, retain or rely on the whole or any part of this communication. If you have received this communication in error please notify ARTC on +61 8 8217 4366. While we have taken various steps to alert us to the presence of computer viruses we do not guarantee that this communication is virus free.



## Wagga risks being 'unliveable' due to Inland Rail level crossing delays and bridge detours



TRAFFIC JAM: Turvey Park resident Adam Boxall is concerned about how traffic will be managed while the Edmondson Street bridge is replaced. Picture: Les Smith

Wagga residents are concerned that the city could be divided or left "unliveable" by Inland Rail due to traffic detours or longer and more frequent waits at level crossings.

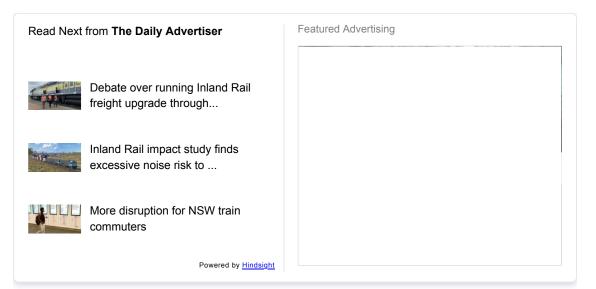
The \$14.5 billion <u>Inland Rail national freight upgrade project</u> has released its <u>environmental impact statement</u> (EIS) for the Albury to Illabo section.

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According to the EIS, Wagga's level crossings should expect an additional queuing time of two minutes whenever the crossing is closed to allow trains to pass, which would happen up to twice an hour.

### In other news

- MLHD asks for vigilance after NSW monkeypox transmission
- Multi-million dollar dispute heats up over regional library assets
- New police role for inspector to focus on DV, property crime



"While minor queuing at the majority of level crossings was predicted (up to 10 vehicles), worst case queues of up to 57 vehicles E ← News Home
Contract Doctorer Street rever crossing in wagga, the Ero stated.

Kooringal resident Craig Couzens said he supported Inland Rail in principle but was concerned that Wagga would "be divided between north and south" by level crossings as the city and its level of traffic grew.

"They cannot be fast trains because of the layout of the track. The slowness is a major concern due to the rail crossings," he said.

"We have enough problems with the amount of traffic that we have now, with people being backed up and commercial vehicles trying to get to deliveries ... with more trains there's going to be more of a problem."



The Inland Rail's upgrade of Wagga's railway line will allow double-stacked freight trains to pass through the middle of the city. Picture: ARTC

An Australian Rail Track Corporation spokesperson said the project's traffic management plans would be further developed and consulted on during the detailed design phase.

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"The EIS has proposed mitigations including traffic management plans for during construction, which would be further developed and consulted on during detailed design and for operations," the spokesperson said.



"For enhancement projects on an existing operating rail corridor like Albury to Illabo, ARTC does not assess existing level crossings for modifications where there is already sufficient height and width clearance for double-stacked trains."

Turvey Park resident Adam Boxall said he had major issues around traffic, including the detour during the bridge replacement between Best and Edmondson streets

"It's going to make [Railway and Macleay streets] almost unliveable. When the bridge reopens, we will have people who are used to going this way," he said.



The EIS will be on public exhibition and accepting formal submissions until September 14.

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Two Wells Regional Action Team Inc. ABN: 99 664 718 339 twrat@bigpond.com PO Box 573 Two Wells SA 5501



23 August 2022

David Bailey Strategic Project Officer - Development & Community Adelaide Plains Council PO Box 18 MALLALA SA 5502

Dear David,

Thank you for providing the opportunity for the Two Wells Regional Action Team (TWRAT) to review and comment on the Draft Growth Strategy for Adelaide Plains Council. TWRAT recognises the value that a growth strategy, for the Council area, will have in informing Council's strategic, economic and community plans for the future.

TWRAT supports the vision for Two Wells, Lewiston and the Coastal Settlements within the Hundred of Port Gawler (our traditional region). There are a few topics that we would like to highlight:

- we would like to see Two Wells recognised as an RV Friendly Town and believe that the "Expanded recreation & sport hub" vision should include the ability to accommodate recreational vehicles for short term stays.
- with reference to a "cohesive community" anyone driving, riding, walking into Two Wells sees little identification to know when they have formally entered the town, and may be forgiven for not being totally sure of what town they have entered given that the residential estates have bigger and better signage than the town does. We would like to see a cohesive branding for Two Wells, as well as the town entrances being defined and attractive.



• We note that Middle Beach has been flagged with "Community, recreation & sport facilities" and would like to highlight that the remediation of the Middle Beach boat ramp, and associated channel out to the gulf, has long been a focus for our Committee and the ability for boats larger than a dingy to once again launch from this facility would be a significant boost for the community.

TWRAT would appreciate the opportunity to continue to work with Council on both the Growth Strategy and all other policies and projects that will impact upon the township and region of Two Wells.

We would like to make Council aware that we are in the process of finalising a comprehensive review and update of our Strategic Plan (to be ratified at our upcoming AGM) and would like to offer APC the opportunity to review our Strategic Plan to ensure that the draft Growth Strategy and the Background Paper align as much as possible with what TWRAT is seeking for the future of our region.

We would like to extend to you the opportunity to meet with members of the TWRAT committee to discuss how we can add value to this project.

Kind regards,

Ian Lennon President – Two Wells Regional Action Team



### COMMENTS RE DRAFT GROWTH STRATEGY ADELAIDE PLAINS COUNCIL

These comments are specific to the Two Wells region. The first question to ask is "why do people want to move to Two Wells"? I believe the answer to be because they like the country feel of the town with the convenience of being able to get to work within a reasonable travel time.

Walking/Cycling Plan:

- many residents walk early in the morning a walking trail would be great for people to meet & greet
- walking paths should be constructed of a solid /concrete type surface as the pavers move with the growth of tree roots and become a hazard

### Housing:

- there are several large parcels of land within the township that would be suitable for "retirement style" housing i.e., small blocks with 2 bedroom dwellings.
  - Corner of Brooks and Condon Roads
  - Behind Catholic Church on Chapman Street
  - o Drew Street land
  - Gawler Road near Petticoat Lane
- Sewage disposal is usually touted as the reason for not permitting housing on small allotments, but there are two sets of units in the township shared effluent?

Sport & Recreation:

- Devise a storm water drainage plan for the whole area from the wells to the cemetery.
- Consolidate sports to the one precinct where possible
  - Spend "developer funds" on upgrading/expanding existing sporting facilities e.g. clubrooms, lighting, another oval/sports ground
  - If alternative sites are to be built in Liberty, build the facilities for sports not played in the major precinct (different set of volunteers are then required)
- Improve entrance to the precinct and the bowling club

Transport:

- Explore the opportunity to have Two Wells as a Transport Hub for the Northern region with bus services to Adelaide, Elizabeth, Gawler and Riverlea
- There are many school buses around the town in the morning & afternoon. The buses stop at various places including the Oval, Old Pt Wakefield Road, Drew Street, Gawler Road.
- Congestion at the corner of Drew Street and Old Pt Wakefield Road is an accident waiting to happen. Even more so, when there is an event at the Oval.
  - Instal at roundabout to improve safety.

Retail:

- Very few people walk to the shops
  - $\circ$   $\;$  Keep all retail and convenience stores in the Main Street precinct
  - Every survey carried out in relation to "shops" being built outside of the main street voted resoundingly in favour of all "shops" being in the main street.

Further Development:

- Development along Gawler Road would be my preference rather than the Hicks Land.
  - Further from the train line no need for another railway crossing hazard
    - Established road corridor suggest expand to Germantown Road.

**IRENE GIANNIKOS** 

From: twccinc@hotmail.com [mailto:twccinc@hotmail.com]
Sent: Friday, 29 July 2022 10:23 AM
To: David Bailey <<u>DBailey@apc.sa.gov.au</u>>
Subject: Re: Draft Adelaide Plains Growth Strategy Starts Consultation

#### Hi David,

Thank you for your email an opportunity to contribute to the Council's growth strategy. As a club we are aware of the recent growth in the area and it's impact on our club's ability to deliver our mission to foster cricket in the local community.

#### **Oval Recommendations;**

As a club we support the following specific recommendations for Two Wells Oval with some additional recommendations;

- Consolidate courts and concentrate activities nearer to clubrooms and oval.
- Review and improve traffic conflicts, circulation and car parking (formalise vehicle circulation, better connect parking).
- Increase play provision and locate closer to oval and clubrooms.
- Manage and limit pedestrian/vehicle conflicts (match days)
- Remove and relocate BMX track to alternative location to increase space in oval precinct and consider alternative location for skate park away from the oval (demand for skate park).
- Modify community centre to support new sport and recreation functions relative to oval.
- Improve lighting to oval and surrounding facilities.
- Manage or restrict dog walking on the oval (faeces).
- Address drainage issues across the site.
- Upgrade and increase fencing to oval precinct to support match day events
- Restrict heavy vehicle access to the oval precinct

We support the council's assessment that the Xavier College site would be suitable for the following

• Provide additional opportunities for sport competitions and training (e.g. soccer, softball or hockey if there is demand).

This will utilize a sporting field which is going to have ongoing upkeep by the school or council. This is similar to Virginia Primary & Soccer Club that utilize the school oval. Reduces impact of addition vehicle congestion/pedestrian impact by being at one sporting area including conflicting entrance fees.

#### Plan for future urban growth / Land supply and demand

We strongly recommend council review the current and future urban growth and land supply. As stated in the growth background paper, the release of land within Eden has been exhausted, with only new land allotments being available in Liberty.

We support a review into the future release of land, with the allotments to be increased with a minimum 900m2 to 1200m2. Two Wells is known as a semi-rural area being approximately 45 kilometres from Adelaide, as such we support country living allotments. Many families are moving further North to obtain the space for a backyard and shed which are not available in the suburbs closer to Adelaide. The allotments in Eden were 900m2 to 2 Hectares and were extremely popular thus sold out. We do see a need for smaller allotment sizes for retirees within the current township to provide walking access to the main street.

Neighbouring suburbs of Virginia and Angle Vale had previously offered land of similar size, which has quickly sold out and with the introduction of wastewater management systems are no longer offering blocks of this size.

With this occurring in Virginia and Angle Vale, in addition to Riverlea at Buckland Park, we believe this is an unique opportunity for this to be incorporated into the councils strategic plan. Larger blocks offering families room to grow, to enjoy a backyard and not feel like they are living on top of their neighbours. We believe this will provide a more cohesive community moving forward. We profoundly recommend a review into the 2012 Deed of the residential developments within Eden and endorse this larger land size being a council/development requirement of any future land release of Hicks land.

#### Two Wells CWMS

The original township does not have a community wastewater management scheme (CWMS), we support the construction of a wastewater management scheme which could assist in irrigation of current sporting grounds, reducing the requirement for mains water, as well as smaller retirement living opportunities.

#### Aged Living Review

We have identified that previous players and past life members of our club are leaving the area as no or limited aged living available. A small number of self contained units are available within the town, however these are owned by Housing SA with entrance conditions. An increase in the number of smaller dwelling developed within the current township would allow senior citizens to downsize from their larger family homes to something more manageable in their retirement years. Additionally by being developed within the township, in the large parcels of land identified, would provide the ability for senior citizens to access the town centre and sporting grounds with a lesser need for a vehicle. As with age many are no longer able to drive a vehicle or lose confidence driving. Being located within the original township will allow them to continue to participate and support local community clubs.

#### Housing in Two Well's after Levee

We support a leaving to increase housing in the existing township, however as above we would prefer it designated to aged living. As new allotments are being created within Liberty, we do not see a great need for new housing smaller then current allotments.

#### **Northern Precinct**

At this current time we do not see a need for a northern precinct to be created, however being it should be incorporated with the future planning. We do not wish to see a division of the town.

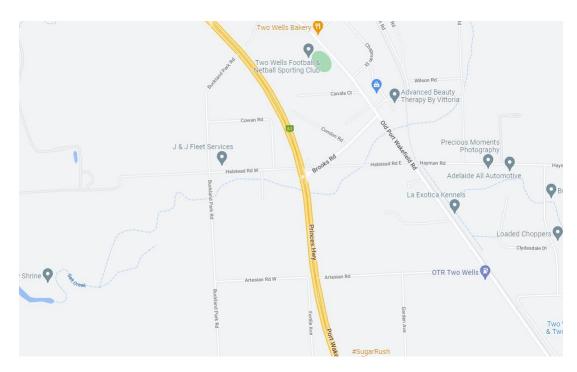
#### Planning for a levee to the east and south of Two Wells

We support a levee/barrier to protect the township from potential flooding. We recommend a suggestion of utilizing the existing waterway known as Salt Creek (see attached photo). Salt creek is a nature running watercourse which runs along the east and south of Two Wells currently. It is very nearly along the same area as the proposed levee.

A suggestion would be for the council/government to acquire the land from existing landowners where the creek currently lies. Further excavate the area to meet the requirement, whilst incorporating a wet lands similar to the City of Salisbury.

Salisbury has more than 50 wetlands and has committed their use as strategic catchment management tools that: restore habitat and increase biodiversity, provide flood protection and provide natural filtering and cleansing of stormwater, enabling a low cost treatment option for re-use.

Given this area is already a nature watercourse a significant amount of excavation would not be required and has drainage out to the ocean. The land currently is within the flood zone, therefore has little or no development ability by its current owners. It is close proximately to the existing town and Eden developments will allow it to be utilized for stormwater collection.



Please feel free to contact me if you would like to clarify any of the points raised.

Kind Regards

Peter SECCAFIEN TWCC Treasurer.

From:	Kathleen Stubing <kathstubing@hotmail.com></kathstubing@hotmail.com>
Sent:	Saturday, 20 August 2022 4:02 PM
То:	Info
Subject:	SUBMISSION - GROWTH STRATEGY & ACTION PLAN

SUBMISSION – GROWTH STRATEGY & ACTION PLAN

The Two Wells Golf Club would like to support the draft Growth Strategy with regards to the Golf Club as we have for some time been working on a plan to redevelop the golf course from a winter course to an all season course and from sand scrapes to greens.

The Two Wells Golf Club was formed in 1931 and the first course was situated opposite the Tavern Hotel and later in 1949 moved to the Hicks property where it is now. In 1963 the Club had a 12 hole course with a 50 year lease to the AP Council. After purchasing 20 acres of land in 1983 the Club extended to an 18 hole course. Hundreds of native trees have since been planted by the members over the years.

At present the Club leases 32.41 hectares of Crown Land from the AP Council and still owns 8.12 hectares. This amount of open recreation space is very valuable to the Community with many old native trees, shrubs and grasses providing a home for kangaroos, goannas and many different bird species.

The Club at present is being under-utilized. There are many opportunities to add a driving range, Junior Golf Clinic (in progress), putt putt course, nature walking trails and a playground. Golf is a sport in which anyone of any age can participate.

Considering the growth predictions for the area, there will be a huge demand for the open space at the golf course and we hope that this will create an opportunity to develop a great golf course and clubhouse/function centre. We intend to work co-operatively with the AP Council, Golf Australia, ORSR and others in progressing this action.

Kathleen Stubing Secretary Two Wells Golf Club Inc. Sent from <u>Mail</u> for Windows

	Address:			
	Email Address:			
	Phone Number:			
Dear David,				
My name is	, me and my family has been living at Two Wells			
residence for 20 years. I am				

The reason for this letter is in regards to public transports as you are aware of the residential growth of Two Wells, Dublin, Mallala and Lewiston. The major problem here is Public Transport. I read the Draft Growth Strategy and Growth Background paper, and in the plan, the availability of Public Transport will be in 2030. After speaking with residents in Two Wells, I found the same problems we faced when our children were growing up, my husband and I drove them everywhere. Try to imagine parents need to go to work, young people before they get their licence need to get to Gawler or the city to work, study, Centrelink appointments, jobs interviews.

Elderly need to go to doctor appointments, shopping, and socialise with family and friends. There are some families who live here in Two Wells that have only one car. The partner uses the car to go to work, and the other partner is stuck here with no transportation. The York Peninsula bus is available only on Monday, Tuesday, and Friday. The bus leaves at 9: 50 am, incidents happened with bus break downs, and the bus arrives late to the city. It is hard to book appointments with Specialist's in the city. There are no Uber drivers, taxies from Two Wells to Gawler and with a cost \$ 75.00. Elderly pensioners, low- income earners, how can they afford this cost with the price of petrol and living costs on the rise?

We believe we need public transport next year, as a Social Worker/ Community Worker student, I will give you a few good reasons why we need public transport here.

Four towns with a growing population, we all have a right to maintain our independence as much as possible and public transport should be available to all. We should have the facility to connect from Two Wells to Gawler or Smithfield, with parking for the surrounding towns to be able to leave their car safe to catch the bus. If someone suffers from Mental Health, they are not able to receive treatment and support with no transport.

People's concerns are, people will start to commit crimes.

I understand it is a federal issue. I have contacted MPs and Mr Michael Brown local Member for Frome to book an appointment, also with the Minister of Transport to book an appointment in Adelaide.

### Suggestions/ Benefits:

Try public transport ASAP and see how many people will use the facility.

It will benefit the businesses in Two Wells will make it easier for people to get in and out of town.

Young, elderly and people with no cars will be more independent for work, appointments, and leisure.

Public transport will entice new buys to move into our communities.

I am happy to help as an advocate and facilitate the journey by providing services for youth, Men, Women and Children and Elderly as a

If you have any questions, please feel free to email or send me a letter from the address above.

Kind Regards,

Item 14.2 - Attachment 1



19 August 2022

REF No.: 01267-002

Adelaide Plains Council PO Box 18 MALLALA SA 5502

By email: info@apc.sa.gov.au

Dear Mr. Bailey,

## RE: SUBMISSION - GROWTH STRATEGY AND ACTION PLAN GRACEWOOD, LOT 1 CALOMBA ROAD, MALLALA

Ekistics Planning and Design has prepared the following submission on behalf of Wel.Co, providing a response to the draft 'Growth Strategy and Action Plan' ('the Strategy') that has been prepared by Adelaide Plains Council.

Wel.Co controls approximately 40.6 hectares of agricultural land at the northern edge of the township of Mallala, located on the Northern Plains of Adelaide, South Australia.

The Strategy seeks to identify policies and actions to achieve liveable population growth for the Adelaide Plains, with a long-term view to 2040 and targeted actions focussed over the next 5-10 years.

## 1. Subject Land

The subject site ('site') is located at Lot 1 Calomba Road, Mallala, situated on the north-western edge of the Mallala township. The site is formally identified as Certificate of Title 5451 Folio 518 (Allotment 1 of Deposited Plan 20237).

As mentioned above, the site has an approximate area of 40.6 hectares, with primary frontages to Aerodrome Road and Traegar Road, and secondary frontages to local roads including Hall Road and Lisieux Street. The site is currently used for primary production (cropping). The Adelaide to Port Augusta freight railway line runs parallel to Traegar Road to the south of the site.

Figure 1.1 over-page provides an aerial snapshot of the subject site and the Mallala town centre.

Def: E-KIS-TICS [noun] : The Science of Human Settlements ...

Level 3/431 King William Street, Adelaide SA 5000 p 08 7231 0286 e contact@ekistics.com.au w ekistics.com.au ABN 39 167 228 944



Figure 1.1 Subject site and Mallala town centre (Source: SAPPA)

### 2. Proposed Land Division

An initial concept master plan and land division application comprising Stage 1 of the division (312/D048/19) was lodged for the subject site on 11 July 2019, proposing to create in the order of 336 residential allotments over a 20 year timeframe. Stage 1 comprised 63 allotments over 7.9 hectares. The proposed residential development is known as the 'The Gracewood Estate' ('Gracewood').

Wel.Co has recently acquired control of the site, with a view to developing the the Gracewood masterplanned community and associated land division. Wel.Co is in the process of reviewing the masterplan for the site, and a new land division and planning application will be lodged to reflect the preferred design and layout. The new approach incorporates an enhanced focus on landscaped amenity, with a central linear open space corridor from Aerodrome Road through to Traegar Road, together with integrated stormwater detention. At the time of writing, the land division is still in the planning stages, but it is anticipated that the number of allotments will be in the order of 400-500 under the revised plan. The Gracewood masterplanned community is expected to be completed in less than 10 years.

It is likely that the new application for Planning and Land Division Consent will be submitted in September 2022.

REF # 01267-002 | 19 August 2022



## 3. Existing Zone & Policy Framework

The Gracewood site is located entirely within the '**Neighbourhood Zone'** of the Planning and Design Code (Version 2022.15 – 18 August 2022).

The town centre of Mallala is identified as being within the 'Town Activity Centre Zone'. The town centre is surrounded by predominantly residential allotments located within the 'Neighbourhood Zone', the same zoning as the site (refer to *Figure 3.1*, over-page). The Desired Outcome of the Neighbourhood Zone is as follows:

**DO 1:** Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.

Gracewood aligns with Desired Outcome 1, allowing for the creation of diverse sized residential allotments.

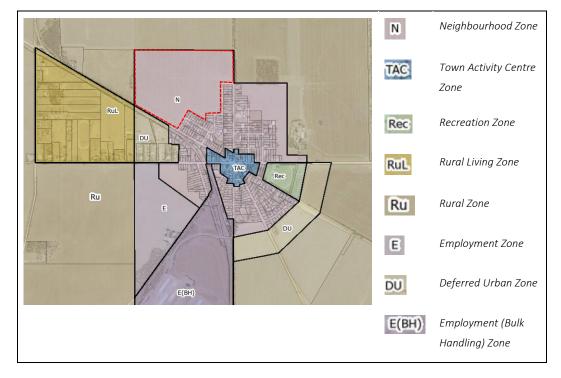


Figure 3.1 Zoning of subject site and wider town of Mallala (Source: SAPPA)

## 4. Growth Strategy and Action Plan

### 4.1 Population Forecast and Growth

The Strategy identifies that planning for population growth of the Adelaide Plains is important, as population is forecast to double over the next 20 years. Council identifies that the majority of population growth within the Adelaide Plains will be at Two Wells. However, Mallala has also been identified for future population growth,

REF # 01267-002 | 19 August 2022

3

noting that land division proposals have been lodged or are in the planning stages, primarily Gracewood. The Strategy notes that the outer north will provide the greatest amount of fringe growth in Greater Adelaide, and that the Adelaide Plains is part of this high growth area.

The Strategy provides population growth in low, medium and high scenarios across the Council, the values are provided in *Figure 4.1* (below). The medium scenario includes growth that is known and includes population increases within Mallala.

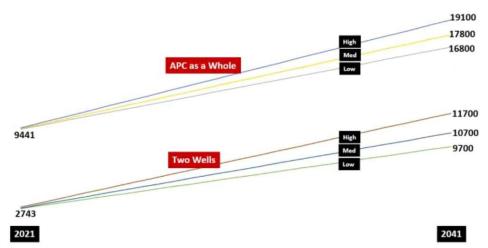


Figure 4.1 Population growth scenarios (Source: the Strategy)

On page 9 of the Strategy, it confirms that in 2016 the 'Mallala Urban Centre Locality' had a population of 733 people, by 2041 it is estimated that the population will increase to 1,700 people, including the new Gracewood community. With the likely increase in the number of proposed allotments within the Gracewood subdivision compared with the previous proposal, the estimated population of 2041 could increase to approximately 2,160 people, based on the formula contained within the Strategy.

#### 4.2 Three Town Service Model

The Strategy identifies that Adelaide Plains is envisaged to retain a three (3) major town structure (Two Wells, Mallala and Dublin) that will be complemented by twelve (12) coastal and rural settlements across the region.

The population growth at Mallala supports this envisaged three town structure, and will result in the following benefits to the township:

- Supports the provision of a range of new services and facilities that will be convenient and accessible to the population within the township and surrounding areas;
- Includes opportunities for future community and recreational facilities, health and education services, employment options;
- Provides opportunity for transport upgrades and new services to the community;
- Facilitates improved local facilities and attractions that will complement the Mallala Motor Sport Park; and

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• Allows improved connection to the rural settlements located north and east of Mallala, due to an increase in services and opportunities within the township.

### 4.3 Mallala Actions and Strategies

We note that Council's strategies and actions are structured based on the 'Strategic Plan' outcomes of *Enviable Lifestyle, Emerging Economy, Remarkable Landscapes and Proactive Leadership.* The Strategy identifies the following key actions and objectives relating to Mallala:

- <u>Enviable Lifestyle Action Plan #5:</u> Mallala continue to support and explore ways to enable planned urban development to occur. Progress Mallala Oval Master Plan (investigate in short to medium term);
- <u>Emerging Economy Strategies #3:</u> Foster established town centres, principally at Two Wells Main Street, Mallala Town Centre and centre functions at Dublin;
- <u>Proactive Leadership</u> The level of success in achieving the GSAP depends upon cooperation between the public and private sectors, in particular:

...

(d) Land owners and developers:

(i) Participate in planning that supports the GSAP.

(ii) Enter into agreements with Council and State Government to fund infrastructure to support the GSAP.

(iii) Work with Council to establish and promote a consistent and recognisable Adelaide Plains offering for marketing and promotion of major developments.

(iv) Provide affordable and diverse housing."

The Enviable Lifestyle and Emerging Economy actions/strategies listed above all support population growth in Mallala. We note that Gracewood, along with the Council projects planned (and/or under investigation) within Mallala and the surrounding locality will assist with achieving these actions and strategies for the following reasons:

- The Strategy identifies Mallala as a location where tourism opportunities will be increased, supporting existing facilities such as the Mallala Motor Sport Park and the Adelaide International Bird Sanctuary.
   Population growth allows for an increase in local tourism but enables improved facilities to be included within the Adelaide Plains to support these tourist attractions, such as tourist accommodation and restaurants/cafes;
- Community, recreation and sport facilities are planned for expansion within Mallala, and the Mallala Oval Master Plan being a Council planned project to support the town's growth and expansion;
- Industrial precincts are supported south of the township and providing local employment opportunities for the current and future population;
- The Strategy identifies the retention of primary production uses north and south of Mallala, supporting the local community and economy; and

REF # 01267-002 | 19 August 2022

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• The new Gracewood masterplanned community will provide diversity in allotment (and housing) typologies that will provide affordable housing opportunities within the Mallala township.

As part of the Strategy, Council seeks proactive leadership and cooperative partnerships between stakeholders, including developers. Wel.Co have been working with Council in regard to the future development of Gracewood and will continue to assist where possible with implementing the recommended actions and achieving outcomes of the Strategy.

#### 4.4 Conclusion

On this basis, it is our opinion that the Gracewood masterplanned development supports the overall objectives of the Strategy and will contribute towards a sustainable population growth of approximately 2,160 people in Mallala, with Gracewood delivering approximately 400-500 allotments over the next 10 years.

We look forward to continuing to work with Council on implementing the Gracewood land division, whilst concurrently working to achieve the outcomes of the Strategy.

Please do not hesitate to contact the undersigned on (08) 7231 0286 should you require any additional information in support of this submission and request.

Yours Sincerely

1 Ald

Catherine Orford Associate

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REF # 01267-002 | 19 August 2022



30 August 2022

REF No.: 00824-005

Adelaide Plains Council PO Box 18 MALLALA SA 5502

Attention: David Bailey

Dear Mr. Bailey,

## RE: SUBMISSION ON THE ADELAIDE PLAINS COUNCIL DRAFT GROWTH STRATEGY AND ACTION PLAN (GSAP) – DUBLIN

We act for 'Leinad Land Developments (Dublin) Pty Ltd.' ['Leinad'] who own and control land within the township of Dublin on the Northern Plains of Adelaide, South Australia.

The following submission, prepared on behalf of Leinad, is provided in response to the draft 'Growth Strategy and Action Plan' ('GSAP') that has been prepared by Adelaide Plains Council. The Strategy seeks to identify policies and actions to achieve liveable population growth of the Adelaide Plains to 2040 with targeted actions focussed over the next 5-10 years.

### 1. Subject Land

This submission relates to several parcels of land under the control of Leinad which are located at the southern end of the Dublin Township and immediately to the south of Dublin itself. This submission primarily relates to land located along Ruskin Road and Clonan Road, along the southern edge of the current Dublin township which has been identified within the GSAP as potentially suitable for future urban growth, subject to further investigations. This land is identified as the 'subject land' within this submission and is represented spatially within *Figure 1.1* below and is more particularly described as follows:

- Certificate of Title Volume 5625 Folio 69 (S165 in H140400);
- Certificate of Title Volume 5684 Folio 958 (S127 in H140400);
- Certificate of Title Volume 5593 Folio 258 (S128 in H140400);
- Certificate of Title Volume 5278 Folio 495 (S243 in H140400); and
- Certificate of Title Volume 5278 Folio 402 (S242 in H140400).

The 'subject land' measures approximately 170 hectares and is currently utilised for both residential and primary production (broadacre cropping and grazing) purposes.

Def: E-KIS-TICS [noun] : The Science of Human Settlements ...

Level 3/431 King William Street, Adelaide SA 5000 p 08 7231 0286 e contact@ekistics.com.au w ekistics.com.au ABN 39 167 228 944

### Figure 1.1 The 'Subject Land' under the control of Leinad (source: Draft GSAP Background Paper)



The subject land is currently located entirely within the '**Rural Zone'** of the Planning and Design Code (Version 2021.15 – 18 August 2022). The Land is also subject to a number of 'Overlays', including the 'Environment and Food Production Area' Overlay and 'Native Vegetation' Overlay.

The full extent of the landholding under control and ownership of Leinad is far more extensive, and extends south of the 'subject land', together with some additional parcels within the Dublin township itself. *Figure 1.2* below identifies the spatial arrangement of the Leinad land parcels that are identified as Sites 1-4. *Table 1.1* below formally identifies the land title arrangement for each land parcel.

Figure 1.2 Full Extent of Leinad Landholding (outlined in Red)





	Site 1	Site 2	Site 3	Site 4
Certificates of Title	Sile 1 S435 CT5583/58 S299 CT5663/399 S165 CT5625/69 S127 CT5684/958 S163 CT5625/70 S161 CT5593/256 S128 CT5593/258 S164 CT5486/425 S162 CT5486/425 S300 CT5546/561 A799 CT5663/660 S301 CT5593/257 S302 CT5593/253	Ste 2 S242 CT5278/402 S243 CT 5278/495	A12 CT6094/957	A80 CT5660/68
Approx. Land Area	S302 C15593/253 S436 CT5583/59 A22 CT6090/419	27,440m <sup>2</sup>	4,500m <sup>2</sup>	2,600m <sup>2</sup>
Existing Land Use	Primary Production	Primary Production	Vacant	Shop

Figure 1.3 Leinad land holding - Land Parcels & Existing Use

### 2. Orderly Township Growth

Leinad retains its commitment and vision to develop and expand the Dublin Township in an orderly, economic and sustainable manner.

Dublin is appropriately located to support urban expansion and is well connected given its frontage to Port Wakefield Road; direct linkages to local centres such as Mallala and Two Wells; and its location within 30 minutes driving time of most of the major employment precincts north of Grand Junction Road.

Dublin represents a township that is consistent with other planned regional communities across South Australia, such as Jamestown (see *Figure 2.1* below), Hawker (see *Figure 2.2* below), and of course most evident in the 1836 parklands plan of Adelaide by Colonel Light.

'With Conscious Purpose – A History of Town Planning in South Australia' (Hutchings, AW & Bunker, R, 1986) provides prominent literature on this subject and identifies the basic structure to planned townships within South Australia from foundation of settlement to turn of the century in 1899. That is, Dublin and other planned regional townships are founded on a 'model of central town lots, usually with a grid of roads and surrounding belt of parkland. Beyond the latter a belt of suburban lots usually developed'.

This is evident within the Dublin township, which includes a clearly defined parkland ring, enclosing a central township core containing residential and commercial development. Within Dublin, allowance has been made to introduce 'suburban lots' within the 'Rural Living' Zone to the north and west of the township, creating and defining an outer 'edge' to the parklands. The 'Rural Living' Zone is not the exemplar zone to ultimately create

REF # 00824-005 | 30 August 2022

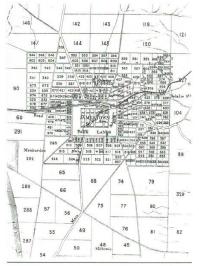
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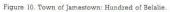
'suburban lots', given the larger lot sizes it encourages. Accordingly, a zone that supports smaller lots sizes in this outer ring would be preferred, to realise the original vision for the planned township of Dublin.

The 'parklands' within Dublin have not been clearly defined to the south of the existing township, with the 'Rural Zone' historically limiting any outcome reminiscent of 'suburban lots', that were traditionally envisaged and laid out in a 'Frontier Town Plan'. In fact, the parklands ring in Dublin appears to have been eroded over time by informal tracks (now Clonan Road), with a portion of the parklands now removed in the southern most corner. The correction of the township anomaly now has a unique opportunity to reinstate the original rectilinear configuration of the parklands to the south of the township.

Port Wakefield Road has continuously acted as a significant barrier for the township to expand further east. Under the current planning controls and zones, the township expansion can only occur in a western direction (with some minor growth to the north). Over time this will eventually lead to an elongated township, pushing new urban development away from the town centre. This ultimately reduces walkability for new residents, a key attribute in rural townships. A new growth front to the south will reinforce the original concentric township, built around the township core and parklands ring.

Figure 2.1 Township of Jamestown Historic plan vs Township today







Source: Left image 'With Conscious Purpose – A History of Town Planning in South Australia' (Hutchings, AW & Bunker, R, 1986) – Right image – Google Earth, 2021

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#### Figure 2.2 Township of Hawker – Historic plan vs Township today

Source: Left image 'With Conscious Purpose – A History of Town Planning in South Australia' (Hutchings, AW & Bunker, R, 1986) – Right image – Google Earth, 2021

The inclusion of the 'subject land' within the township of Dublin (and associated removed from the EFPA) represents a logical expansion of the existing township given:

- It will correct and rectify an historical anomaly by facilitating a potential future rezoning of the subject land to enable the future establishment and completion of a 'suburban' ring (lots) around the 'parklands' of Dublin in accordance with the original planned structure and intent for Dublin as an early Government 'Frontier Town' in South Australia.
- 2. It will strengthen and define the township centre and 'Parkland' ring around the township, as well as the concentric original planning of Dublin, through an encompassing ring of 'suburban lots' to the north, west and south of the township, providing a transition to rural land uses.
- 3. It will facilitate a unique opportunity to reinstate the original rectilinear configuration of the parklands to the south of the township.
- 4. Dublin is a township offering an alternate country lifestyle whilst being only 60 km from the Adelaide CBD and 45 km from Gawler (as the nearest regional centre). It is likely to attract growth into the future, particularly in the short term, especially considering current trends of people relocating to regional areas as well as recent trends in interstate migration. There is an opportunity for Dublin to capture this growth and continue to strengthen its role as a 'commuter settlement' (as identified within Council's Strategic Directions Report) as well as continuing its role as the 'gateway' to coastal

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townships (such as Webb Beach, Parham and Thompsons Beach), providing services and supplies to both residents and holiday makers. Leinad and their partners have already commenced an 'Expression of Interest' (EOI) for potential future lot sales at 'Seaside Estate' (recognised as 'Site 2' in *Figure 1.2* above) with 24 EOI's received to date with approximately 16 EOI's (approximately 70%) received from interested interstate purchases. This clearly demonstrates demand for larger suburban lots (approximately 1,000 sqm to 1,800 sqm) at Dublin, providing further support for removal of this land from the EFPA and inclusion within the township of Dublin.

- Future residential growth will improve the economic feasibility of the township by providing additional services and retail offerings to Dublin, and be a catalyst for more employment and economic development within the township.
- 6. The 'subject land' is currently located within the 'Rural Zone' and encompasses parcels that are degraded with low production potential and not considered to have significant value for agricultural use. This is supported by a study (and report) undertaken in 2012 by EBS Ecology, on behalf of Leinad, to review the suitability of the entire landholding for agricultural and horticultural use. In the context of the 'subject land', it was concluded that the land 'has been used mostly for grazing, with the land scattered with patches of low shrubland in generally poor condition. The condition of the land is described as 'degraded' and is considered to have low production potential..... The land is not considered to have significant value for agricultural use.'.
- 7. The 'subject land' has minimal site constraints that would limit future residential development noting that the land is not affected by flooding, comprises vegetation that is of generally low habitat value (given its historic use for broadacre cropping and grazing), is unlikely to have soil and/or groundwater contamination that would preclude the use of the site for residential purposes and is of a sufficient size to provide adequate buffers and separation to surrounding intensive land uses of the Rural Zone (within the EFPA).
- 8. The land holdings within the 'subject land' are consolidated and under the control of Leinad, who are willing and cooperative landowners.

On this basis, Leinad's holistic future vision for Dublin includes:

- Staged expansion of the township and delivery of a master planned residential development on the 'subject land', directly to the south of the existing township.
- Reinforcing the primacy of the Dublin Main Street and supporting development and expansion of the
  Town Centre by creating a new Neighbourhood Centre with 1,700sqm of retail floor space, including a
  supermarket and five (5) speciality shops at Site 3 (the vacant parcel of land to the south-east of the
  existing Dublin Hotel). It is noted that Leinad have previously obtained Development Approval for this
  development on 12 November 2015 (Development Application No. 312/17/2017 refers) but the
  approval was not enacted pending approval and commencement of development on the 'subject land'
  to create a critical population threshold necessary to support the expansion of the Dublin Town Centre.

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- Further develop and expand the Dublin Town Centre and provide additional commercial floor space in the form of a sales room, offices and car parking at Site 4 (to the south-west of the proposed Neighbourhood Centre on the opposite side of Old Port Wakefield Road).
- Upgrade existing community facilities at Site 2 (Dublin Oval) including new cricket clubrooms and tennis courts and upgrades to car parking and play equipment.

## 3. Council Support for Growth of Dublin

The potential expansion of the Dublin township and the removal of the subject land from the Environment Food Production Area (EFPA) has been strongly supported by Adelaide Plains Council on several occasions over many years.

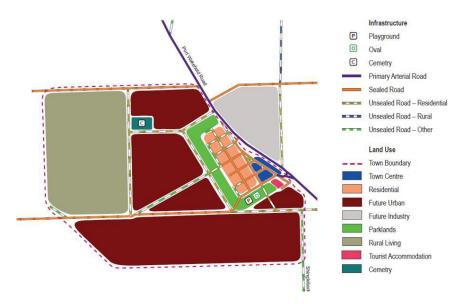
### 3.1 Council's Strategic Directions Report

Council's '*Strategic Directions Report: Development Plan Review*' dated February 2013 identified the 'Dublin Township DPA' as a 'medium priority' and recognises there may be demand and opportunities for urban expansion, once the Township expansions of Mallala and Two Wells have progressed.

The Report identified that Dublin may be suitable to accommodate some of the population growth anticipated for the Barossa Region as identified within the '30 Year Plan for Greater Adelaide'.

#### Figure 3.1 Dublin Township Structure Plan

(Source: Strategic Directions Report: Development Plan Review February 2013)



### 3.2 Dublin Township Development Plan Amendment

On 11 August 2014, Mallala Council (now Adelaide Plains Council) subsequently endorsed a Statement of Intent (SOI) for the 'Dublin Township Development Plan Amendment'. The 'Affected Area' of the proposed DPA

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included the 'subject land' under the control of Leinad which was proposed to be rezoned for residential purposes (subject to the outcome of required investigations).

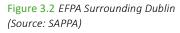
The Council endorsed:

- The SOI being forwarded to the Minister for Planning requesting his agreement to the proposed amendment; and
- Delegated Authority for the General Manager Infrastructure and Planning Services to negotiate any minor amendments to the SOI as requested by the Minister.

On the same date (11 August 2014) Mallala Council also endorsed a 'Funding Deed' between the Council and Leinad for the preparation of the 'Dublin Township Development Plan Amendment'.

However, on 1 December 2015, the 'Environment and Food Production Area' (Township Growth Boundary) was introduced by the Minister for Planning and the 'Dublin Township DPA' was placed on hold. Environment and Food Production Areas (EFPAs) were subsequently introduced under the *Planning, Development and Infrastructure Act* 2016 (1 April 2017) and as illustrated by the highlighted areas in *Figure 3.2* below, the land to the south of the Ruskin Road alignment, which includes Site 1 and Site 2, is captured within the EFPA area.

The overarching intent of the EFPA is to protect food producing and rural areas from urban encroachment and encourage residential development within the existing urban footprint. Land division for residential purposes is prevented within the EFPA.





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### 3.3 Council Resolutions

On 22 July 2019, at its Ordinary Council Meeting, a 'Motion on Notice' led to the following resolution of the Adelaide Plains Council:

"that the Chief Executive Officer formally write to the Department of Planning, Transport and infrastructure and the Minister for Planning to give advanced notice of <u>Adelaide Plains Council's desire</u> to have strategic holdings reviewed throughout the Council area as part of the imminent Environment <u>Food Production Areas review process.</u>" [Our Emphasis].

Following the resolution in July 2019, Council subsequently wrote to the then Minister for Transport, Infrastructure and Local Government, to implement the above resolution.

Following formal requests by Leinad and the Hicks Group (regarding a potential development at Two Wells), Council at its Ordinary Meeting on 23 September 2019, unanimously carried the following resolution:

"that Council, having considered Item 21.5 - Environment and Food Production Areas, dated 23 September 2019, receives and notes the report and in doing so <u>authorises the Chief Executive Officer</u> <u>to</u>:-

1) progress the review of relevant strategic holdings that are currently impacted by the Environment and Food Production Areas legislation with the Department of Planning, Transport and infrastructure and the State Planning Commission as part of the 5 yearly review of the Planning, Development and infrastructure Act 2016 (Section 7).

2) <u>provide in principle letters of support to Leinad Land Developments (Dublin) Pty Ltd</u> and the Hicks Group <u>to enable both parties to advocate for boundary changes to the Environment and</u> <u>Food Production Areas and allow the future progression of long term rezoning objectives</u> as outlined in Attachments 1 and 2 to this Report."

On 24 October 2019, the Chief Executive of the Adelaide Plains Council subsequently wrote to Leinad and confirmed that:

"As per Council resolutions 2019/323 and 2019/412 above, <u>Adelaide Plains Council is pleased to provide</u> <u>in-principle support to Leinad Land Developments to advocate for boundary changes to the EFPA to</u> <u>allow for the future progression of long term rezoning objectives for the expansion of the Dublin</u> <u>township.</u>" [our emphasis].

A copy of this correspondence from Council is provided within Appendix 1.

## 4. 30 Year Plan for Greater Adelaide

The existing township of Dublin is identified within the *30 Year Plan for Greater Adelaide* – 2017 update, as *'Planned Urban Lands to 2045'* with land west of Schlodder Road designated as 'Rural Living' (refer to *Figure 3.1*).

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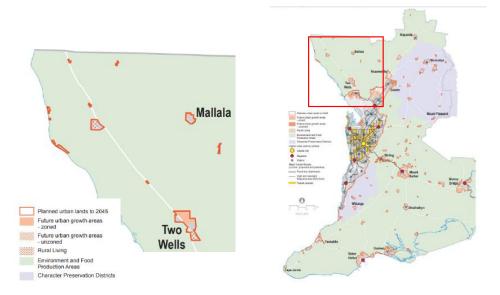


Figure 4.1 30 Year Plan for Greater Adelaide 2017 Update – Designate Urban Areas and Township Boundaries

The 'Land Supply Report for Greater Adelaide – Part 1: Greenfield' published June 2021 identifies that within the Northern Plains & Barossa there are:

- 1,200 Development Ready allotments.
- Capacity to accommodate an additional 3,500 allotments on Undeveloped Zoned Land
- Capacity to accommodate an additional 400 allotments on identified Future Urban growth areas
- There are a range of key infrastructure upgrades in roads and education support future development.
- In addition to the above, as of June 2020 there were 1,000 vacant allotments. These have not been included in the analysis of available Township land supply.

Importantly, the report also states that:

Under a medium growth scenario, it is estimated that identified townships will need to accommodate an additional 115 dwellings a year. It is projected the high growth scenario will require an additional 1,900 dwellings within identified townships by 2030.

Importantly, we understand that the State Planning Commission (SPC) will soon be commencing a review of the '30 Year Plan for Greater Adelaide' in late 2022 which will be informed and supported by data from the most recent 2021 Census. This presents an opportunity for a further review of the EFPA and potential support for the expansion of the township of Dublin - informed by Council's GSAP.

## 5. Growth Strategy & Action Plan

The Growth Strategy Action Plan (GSAP) supports further possible growth at Dublin – subject to required investigations, rezoning and infrastructure planning.

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In particular, the report identifies that the Leinad land parcel south of the Dublin township (refer to *Figure 1.1* above) has the potential for around 3,750 residents/1400 dwellings in total. It confirms that if the Leinad land was fully developed by 2040, this would lead to a total population in Dublin of around 4,000.

### 5.1 Population Forecast and Growth

The GSAP identifies that planning for population growth of the Adelaide Plains is important, as population is forecast to double over the next 20 years. Council identifies that majority of population growth is at Two Wells. Notwithstanding, the Council supports further growth opportunities at Dublin, subject to further investigations, rezoning and infrastructure planning.

The GSAP notes that growth within the Adelaide Plains is part of the outer north that is being planned for the greatest amount of fringe growth in Greater Adelaide.

The strategy provides population growth in low, medium and high scenarios across the Council. The medium scenario includes growth that is known and factors in known population growth within Dublin – excluding future development of the 'subject land' (refer to *Figure 5.1*).

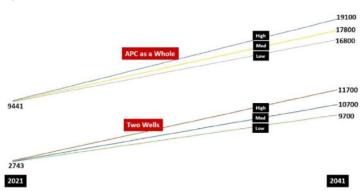


Figure 5.1 Population Growth Scenarios (Source: The GSAP)

The GSAP confirms that in 2019, Council supported further investigations for potential urban growth at Dublin (i.e. the 'subject land' under the control of Leinad). Notwithstanding, the GSAP identifies that this land remains subject to the EFPA restrictions and the release of this land is therefore unknown and unlikely to occur prior to 2026 (i.e. the State Planning Commission's next five yearly review of the EFPA).

Council's GSAP (page 9) confirms that in 2016 the 'Dublin Urban Centre Locality' had a population of 195 people, with the current Zoning and Overlays applied to the centre it is estimated that the population would increase to only 220 people by 2041. The GSAP identifies that the 'subject land' has the opportunity to increase the population of Dublin to approx. 4,000 residents with the inclusion of 1,400 new dwellings. The Strategy states:

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"Recognising Council decisions to support investigations for this potential growth, this strategy plans for this potential growth in the longer term order to create liveable communities whilst not unduly impacting existing zoned supply."

### 5.2 Three Town Service Model

The GSAP identifies that Adelaide Plains is envisaged to retain a three (3) major town structure (Two Wells, Mallala and Dublin) which would be complemented by twelve (12) coastal and rural settlements across the region.

The increase in population growth at Dublin supports this envisaged three (3) town structure, and will result in the following possible inclusions to the Dublin township:

- Supports the provision of a range of new services and facilities that will be convenient and accessible to the population within the township and surrounding areas;
- Includes opportunities for future community and recreational facilities, health and education services and employment positions;
- Provides opportunity for transport upgrades and new services to the community; and
- Facilitates improved connection to the smaller coastal and rural settlements located north-west of Dublin, due to an increase in services and opportunities within the township.

### 5.3 Strategies and Actions

We note that Council's strategies and actions are structured based on the 'Strategic Plan' outcomes of 'Enviable Lifestyle', 'Emerging Economy', 'Remarkable Landscapes' and 'Proactive Leadership'.

The Strategy identifies the following key actions to occur that are relevant to the Dublin township and the 'subject land' under the control of Leinad:

- "<u>Enviable Lifestyle Action Plan #1:</u> Land supply and demand Monitor to understand likely timing and nature of future land releases for urban growth. Consider level of infrastructure needed, and an orderly approach to land release. This is at Two Wells, **Dublin** and Lewiston, and also associated with the next review of the Environment and Food Production Area in 2026;
- <u>Enviable Lifestyle Action Plan #7:</u> Dublin scope future urban growth, noting in principle support to investigate Leinad land south of existing township Council 2019 decision. Consider near coastal tourism role, proximity to Carslake Industrial Area, recreation and sport, water reuse;
- <u>Emerging Economy Strategies</u>: Foster established town centres, principally at Two Wells Main Street, Mallala Town Centre and centre functions at Dublin;
- <u>Proactive Leadership</u> The level of success in achieving the GSAP depends upon cooperation between the public and private sectors, in particular:

(b) State Government:

...

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Item 14.2 - Attachment 1

(ii) Support public service provision and incorporation of GSAP policies into the 30 Year Plan for Greater Adelaide, and where relevant, the Planning and Design Code.

(d) Land owners and developers:

(i) Participate in planning that supports the GSAP.

(ii) Enter into agreements with Council and State Government to fund infrastructure to support the GSAP.

(iii) Work with Council to establish and promote a consistent and recognisable Adelaide Plains offering for marketing and promotion of major developments.

(iv) Provide affordable and diverse housing."

[our emphasis]

The GSAP identifies that a budget allocation of \$50K has been allocated to undertake the 'Dublin Township Growth & Tourism Master Plan' by 2022/23. Further, the action plan also seeks to ensure that the GSAP policies are ultimately incorporated into the '*30 Year Plan for Greater Adelaide*' (next iteration), and where relevant, the Planning and Design Code.

The GSAP also recognises that the success of the strategy relies and depends on proactive leadership and cooperative partnerships between stakeholders, including the State Government, land owners and developers. As a key strategic land owner in Dublin, **Leinad fully supports and endorses Council's GSAP** and would welcome the opportunity to work collaboratively with the Adelaide Plans Council to seek the implementation of this important regional and township strategy.

### 6. Conclusion

Leinad commends the Adelaide Plains Council for strategic leadership and direction in the preparation of the GSAP and strongly supports the key strategies and actions identified in the GSAP including:

- *'Enviable Lifestyle Action Plan #7'*: to scope future urban growth of the 'subject land' under the control of Leinad at Dublin including the preparation of the '*Dublin Township Growth & Tourism Master Plan'* by 2022/23; and
- Adelaide Plains Council providing proactive leadership to:
  - » Seek the inclusion and incorporation of GSAP strategies and policies in the next iteration of the '30 Year Plan for Greater Adelaide' and where relevant, the Planning and Design Code; and
  - » Work with land owners and developers to participate in planning that supports the GSAP.

Leinad would welcome the opportunity to work collaboratively with the Adelaide Plans Council to participate in planning that supports the key strategies and actions within the GSAP including the potential rezoning of the

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'subject land' for future urban development (and concomitant removal of the land from the EFPA) subject to required investigations and associated infrastructure planning.

Please don't hesitate to contact the undersigned on (08) 7231 0286 should you wish to discuss any aspect of this submission or the opportunity for Leinad to work collaboratively with the Adelaide Plains Council to initiate and implement the key strategies and actions identified in the GSAP with respect to the township of Dublin.

Yours sincerely

Richard Dwyer Managing Director

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# ekistics

Appendix 1. Letter from Adelaide Plains Council (Support for change to EFPA Boundary at Dublin)



2a Wasleys Road Mallala SA 5502 PO Box 18 Mallala SA 5502 Tel - 08 8527 0200 Fax - 08 8527 2242 info@apc.sa.gov.au apc.sa.gov.au

**ABN** - 58 384 968 672

D19/50832

24 October 2019

Mr Daniel Palumbo Leinad Land Developments (Dublin) Pty Ltd 55 Stanbel Road SALISBURY PLAINS SA 5109

Dear Mr Palumbo,

#### **Dublin Township Expansion – Leinad Land Developments**

As you are aware, *Environment and Food Production Areas (EFPAs)* were introduced through the *Planning, Development and Infrastructure (PDI) Act 2016* to prohibit the further subdivision of land for housing to protect vital food and agricultural lands. The majority of the Adelaide Plains Council area is located within an EFPA and the effect of this legislation is to restrict land divisions for residential development to Council's main townships (Two Wells, Mallala and Dublin) and a number of other existing settlements only.

The potential expansion of the Dublin township was previously supported by Council back in 2014, when Leinad Land Developments proposed a developer-led Development Plan Amendment (DPA) to rezone land to the south of Dublin for residential purposes. Council endorsed the DPA together with a Funding Deed to finance the DPA. However, the DPA Statement of Intent (SOI) was rejected by the then Minister for Planning, the Hon. John Rau, on 20 February 2015 as the proposals were not considered to be in accordance with the State Planning Strategy at that time.

The DPA was intrinsically linked to a proposal for the construction of a local shopping centre at Dublin comprising 1700 square metres of gross floor area, including a small supermarket and five speciality shops. Development Plan Consent was granted for the shopping centre on 12 November 2015 and the operative period of this Development Plan Consent remains 'live' until 4 August 2020.

Since the granting of the Development Plan Consent and the rejection of the DPA, the introduction of the EFPA legislation through the 2016 PDI Act has prevented any further progress on the development proposals from occurring.

# apc.sa.gov.au

Following a presentation by planning consultant Richard Dwyer of Ekistics to Council Members on behalf of Leinad Land Development on 8 July 2019, a Motion on Notice was made at the Ordinary Council Meeting on 22 July 2019, which resulted in the following resolution:-

**Environment Food Production Areas** 

Moved Councillor Keen	Seconded Councillor Lush	2019/323
"that the Chief Executive Office	r formally write to the Departme	nt of Planning, Transport and
Infrastructure and the Minister f	or Planning to give advanced not	ice of Adelaide Plains Council's

desire to have strategic holdings reviewed throughout the Council area as part of the imminent

CARRIED

As per the above resolution, I wrote to the Hon. Stephen Knoll MP, Minister for Transport, Infrastructure and Local Government on 23 July 2019. To date, no reply has been received.

Following formal requests by both Leinad Land Developments, as well as the Hicks Group regarding a potential development at Two Wells, Council at its Ordinary Meeting on 23 September 2019, resolved as follows:-

Item 21.5: Environment and Food Production Areas

Environment Food Production Areas review process."

MovedCouncillor MaioloSecondedCouncillor Lush2019/412"that Council, having considered Item 21.5 – Environment and Food Production Areas, dated23 September 2019, receives and notes the report and in doing so authorises the ChiefExecutive Officer to:-

- 1) progress the review of relevant strategic holdings that are currently impacted by the Environment and Food Production Areas legislation with the Department of Planning, Transport and Infrastructure and the State Planning Commission as part of the 5 yearly review of the Planning, Development and Infrastructure Act 2016 (Section 7).
- 2) provide in-principle letters of support to Leinad Land Developments (Dublin) Pty Ltd and the Hicks Group to enable both parties to advocate for boundary changes to the Environment and Food Production Areas and allow the future progression of long term rezoning objectives as outlined in Attachments 1 and 2 to this Report."

CARRIED UNANIMOUSLY

As per Council Resolutions 2019/323 and 2019/412 above, Adelaide Plains Council is pleased to provide in-principle support to Leinad Land Developments to advocate for boundary changes to the EFPA to allow for the future progression of long term rezoning objectives for the expansion of the Dublin township.

If you require any further information, please contact Rob Veitch, General Manager Development and Community on (08) 8527 0200 or rveitch@apc.sa.gov.au

Yours sincerely

James Miller Chief Executive Officer



22 August 2022

Mr James Miller Chief Executive Officer Adelaide Plains Council

Via email: info@apc.sa.gov.au

Dear Mr Miller

Re: Submission - Growth Strategy and Action Plan

#### Introduction

Adelaide Plains Council has placed on public consultation the **Draft Growth Strategy and Action Plan** (Draft Plan) which proposes a long-term strategic view of growth for the Council.

MasterPlan has been instructed to review the Draft Plan for the owners, A and M Wait, of 23 Bubner Road, Dublin and based on our findings, prepare a submission on their behalf. The land is identified on the plan overleaf. Refer plan titled **Site and Locality**.

We have reviewed the Draft Plan and the <u>Growth Background Paper</u> (Background Paper) together with the Draft Plan, the current Planning and Design Code Policy and the 30 Year Plan for Greater Adelaide (30 Year Plan). We have also undertaken a site and area inspection.

We note that the Council area has been the subject of residential growth as the principal form of urbanisation in recent years and that has occurred primarily at Two Wells. Council however understands the need to consider the overall growth for the area including the essential contributing functions associated with employment, social and infrastructure services. Opportunities also exist to provide the growing community with choice in housing type and form.

In 2019 Council determined to support investigations for planned urban growth at Two Wells and Dublin as also recognised in the 30 Year Plan.

Growth rates in the Adelaide Plains well exceed that of Greater Adelaide, being nearly three (3) times in 2020 and eight (8) times in 2021.

Employment is also a key to growth and sustainable communities. Agriculture in the Adelaide Plans Council is the most significant however other traditional sectors are poorly represented compared to South Australia. Value-add and industry support services therefore have potential to grow in which case, housing and living options are critical.



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53029LET01



The Background Paper references housing and housing choice and speaks of small and traditional allotments but does not clearly raise the option of rural living allotments as a transitional growth proposition around service centres/townships such as Dublin where growth is clearly anticipated.

The Draft Plan establishes the "Three Town Service Model". The Draft Plan considers Two Wells in a more detailed manner, whilst Dublin also warrants immediate consideration to provide alternate living options and convenience to the growing employment opportunities in the nearby Strategic Employment Zone.

We note the "Malala Population Planning & Infrastructure Study" from 2005 also highlighted the need to extend the Dublin township and rural living area.

# **Environment and Food Production Area**

The areas around Dublin are within the Environment and Food Production Area (EFPA). However, it is well known that land in this locality is marginal or in many cases unproductive and therefore its designation under the EFPA is academic and impractical. Further the current configuration of allotments does not facilitate any practical or feasible agricultural pursuit as anticipated by the EFPA.

#### The Planning and Design Code

Council and industry have committed to growth in industry and commerce associated with the rural sector at Carslake Road close to Dublin in the existing Strategic Employment Zone. Refer plan titled **Area Context and PDC Zones**.

In particular:

DO 1 A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.

Consideration is being given to expanding this Strategic Employment zone to expand the services available to the rural sector. Additional workforce conveniently located in the shorter term is therefore highly desirable to facilitate and support this growth opportunity.

The Planning and Design Code (the Code) – version 2022.14 dated 04.08.2022, define three (3) zones in Dublin, which are a reflection of the Development Plan for District Council of Mallala, created under the *Development Act 1993*. Refer plan titled **Area Context and Zones**. The zones are:

• Township Zone – supporting range of residential, community and community activities characterise by settlement patterns with low net residential density, and minimum allotment size of 1,200 square metres.

53029LET01



- Rural Living Zone characterised as spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice. The minimum site area is 1.0 hectare.
- Rural Zone supporting the primary production activity which includes processing, storage, and distribution as well as diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation. The minimum allotment size is 40 hectares.

An examination of Dublin and its surrounds reveals the following:

- The township is constrained to the east by National Highway Number 1 Port Wakefield Highway.
- The town is tightly defined within parklands which is Crown land in the south of which is the Dublin Oval. The remainder of the parklands are open sections of partially vegetated land some areas of which are ribboned with tracks. Although the area is defined as Township Zone, we have assumed that this land would not be available for township growth.
- There is no common effluent system.
- Power services have limitations.
- Current allotment configuration in the adjoining rural living areas and the associated development may limit some township residential development.
- Land uses north and south may constrain expansion in those directions.

# **Allotment Capacity**

There are several allotments in the township that are vacant. An estimate has been made that shows that 19 allotments have not been developed.

The Dublin township zone limits allotments to a minimum of 1,200 square metres. The analysis of the current land use shows the average size of the allotment is between the 0.1 hectare to 0.4 hectare, resulting in low density residential use. The grid of the township is well established and has not materially changed in the last decade. There are limited development opportunities given the lack of effluent disposal infrastructure which results in large town lots. The land vacancy is 14 per cent (19 allotments) and has not significantly changed in the last decade.

Often, land availability analysis takes all vacant and underdeveloped land into account when considering the relationship between supply and demand. However, it is well understood that vacant land does not necessarily translate into available developable land in the planning period considered.

#### 53029LET01



Often land is held for a range of reasons and may not be available to the market for many years and often beyond the planning period being considered. Therefore, although there is vacant land in the township, it cannot be assumed that it is available to the market. Notwithstanding the above, there are only a small number of vacant or undeveloped parcels in the township. Further, as the population grows, so too will the need for additional services and a concentration on the frontage to Old Port Wakefield Road would be the most logical proposition. This could be reinforced in policy for the township.

Beyond the Parklands to the south are several large allotments of a rural living nature.

To the west and north there is a band of rural living allotments extending to Bubner Road in the west and Port Parham Road in the north. Some of these allotments accommodate non-rural activities. Allotments in this area are a minimum of 1.0 hectare. A more detailed examination of this area is warranted as to the potential for township or urban allotment subdivision in a master planned manner is achievable in whole or in part. There are a total of 88 rural living sized allotments skirting the township. We have identified areas that warrant consideration for township urban allotment expansion. There is a total of 27 vacant rural allotments in this rural living area. Refer plan titled **Vacant land**.

The minimum allotments size in the Rural Living Zone is 1.0 hectare. Over the last decade there has been a significant increase in allotments through land divisions, for rural living housing options. Currently there are 27 vacant allotments, which if divided into 1.0-hectare parcels, may yield about 40 new allotments.

A brief analysis of this area also shows that an area could be reconfigured to accommodate township sized allotments in the long term once services infrastructure became available.

Further to the south of the township lie intensive animal keeping activities and it is prudent that settlement growth does not encroach on activities that have potential for impacts on amenity. The potential for "*reverse impact*" and the loss or constraint on existing viable and valuable enterprise should be avoided. Given this interface with intensive rural industry, consideration should be given to growth to the west and north of the township.

To the north of Port Parham Road there are larger allotments however the least encumbered land lies adjacent to Port Wakefield Highway and it is more desirable to avoid residential development adjacent the main road. There is also a horse training track north of the intersection of Bubner Road and Port Parham Road and to its west a horticultural activity.

The least constrained land in terms of existing land uses and associated conflicts, and configuration is the land to the west of Bubner Drive.

Dublin has No effluent disposal scheme and development relies on on-site treatment and disposal. Water is reticulated through most of the town and along Port Parham Road, about 490 metres west of the Bubner Road Port Parham Road junction. Another main arrives from the south-east and crosses Ruskin Road and continues along Houston Road finishing at Port Parham Road.

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Planning and cost will be involved in bringing common effluent treatment services and full reticulated water supply for small lot urban growth. However, no such expenditure is required to deliver rural living sized allotments on which self sufficient water storage can be accommodated and effluent can be treated and recycled for beneficial uses on site.

Power services exist in the township, along Clonan Road extending west along Ruskin Road to Thomsons Beach settlement. Services extend from Port Wakefield Highway west to Port Parham along Port Parham Road with a connector between this service and Ruskin Road along Bubner Road. (Power service – more information).

The proposed future growth of Dublin helps to achieve goals of the Adelaide Plains Council Strategic Plan 2021-2024 in terms of:

- Enviable Lifestyle:
  - Activate and growth council's township.
  - Increase housing choice and diversity in the Council.
- Emerging Economy:
  - Create local activity centre that facilitate opportunities for public and private investors.
  - Offering adding-value activities for primary production activity and tourism potential within the area.
  - Background service for local shopping, community facility services and nearby costal settlements.
- Remarkable Landscapes:
  - Utilise parkland as an exceptional value and high landscape potential.
  - Densify development that prevent urban sprawl, spread and segregation into natural environment.
  - Relief pressure for residential development in rural are coastal area.
  - Proactive Leadership:
    - Active and engage township community.

#### Conclusion

Having regard to the above, it is our submission that the logical direction for growth of the Dublin Township is to the west. There are areas of land in the rural living zone that could be designed to facilitate township sized allotments whilst encompassing existing dwellings. Where industry and employment activities occur within the rural living zone, these can be accommodated on larger allotments to facilitate separation between these activities and more sensitive uses.

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The township could expand further to the west of Bubner Road and beyond that, an area of rural living is an appropriate transition westward and north of the Dublin. We show this conceptually on the accompanying plan titled **Growth Concept Plan**.

We respectfully submit therefore that Council as part of its strategic Growth Plan consider rural living as a legitimate and valuable contributor to housing choice and that it be incorporated in the overall direction and planning for Dublin's future. Further that rural living is placed to the west of Bubner road as the logical extension of existing rural living areas, thus allowing township growth to occur to the west of the township.

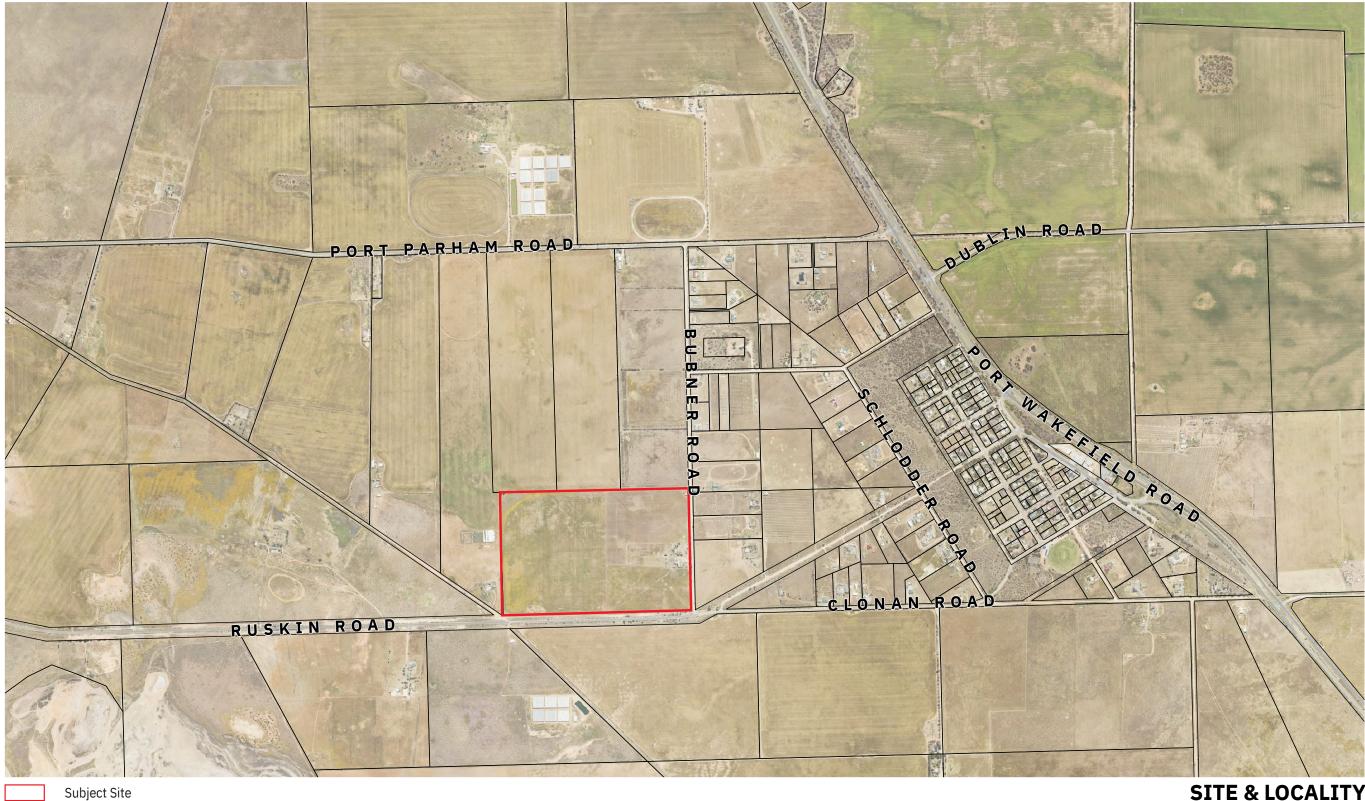
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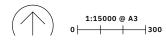
Yours sincerely

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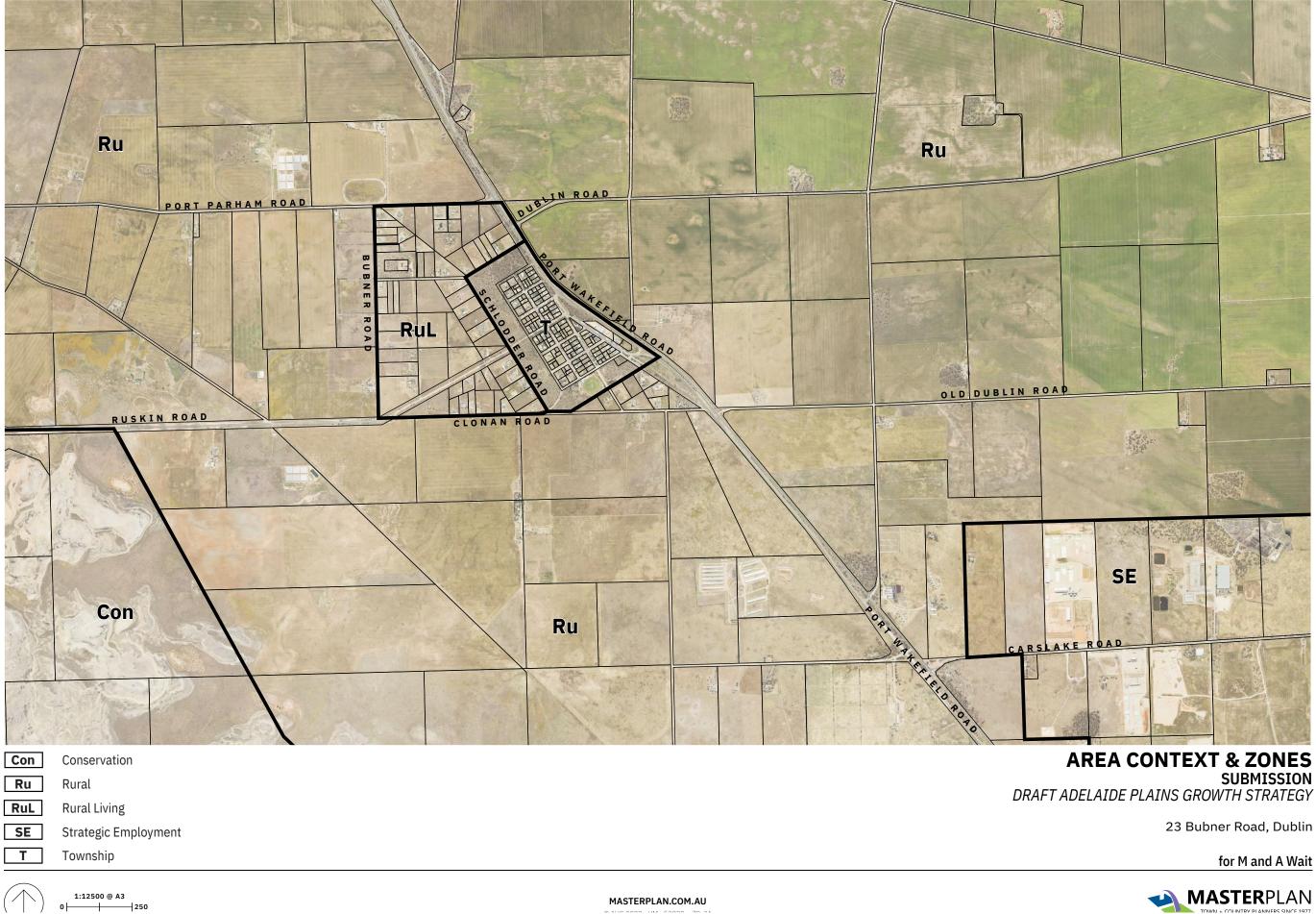
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**SITE & LOCALITY** SUBMISSION DRAFT ADELAIDE PLAINS GROWTH STRATEGY

23 Bubner Road, Dublin

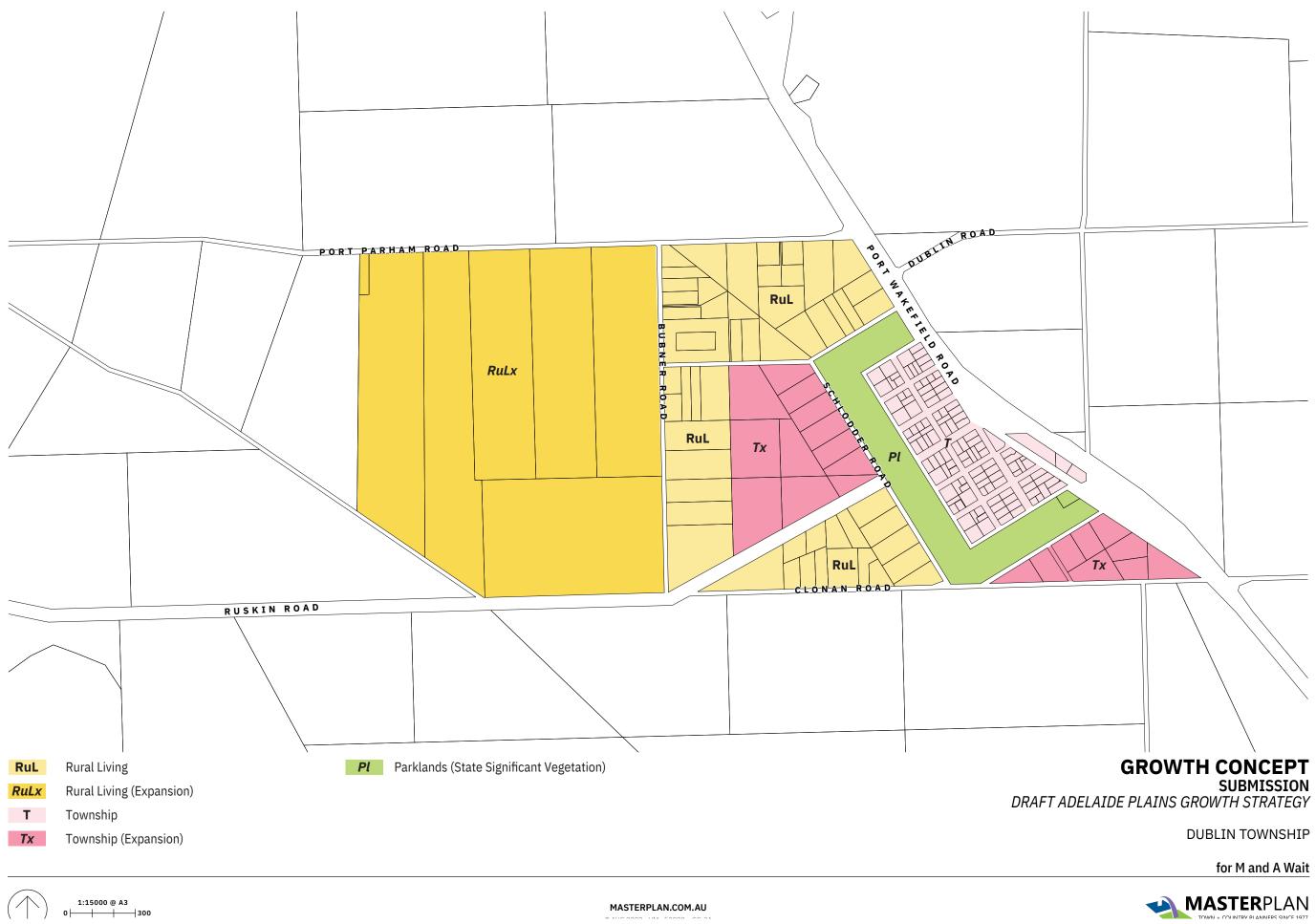
for M and A Wait





SUBMISSION







22 August 2022

Mr James Miller Chief Executive Officer Adelaide Plains Council

Via email: info@apc.sa.gov.au

Dear Mr Miller

Re: Submission - Growth Strategy and Action Plan

#### Introduction

Adelaide Plains Council has placed on public consultation the **Draft Growth Strategy and Action Plan** (Draft Plan) which proposes a long-term strategic view of growth for the Council.

MasterPlan has been instructed to review the Draft Plan for the owners, Gurung Properties Pty Ltd, of Lot 5 Port Parham Road Dublin and based on our findings, prepare a submission on their behalf. The land is identified on the plan overleaf. Refer plan titled **Site and Locality**.

We have reviewed the Draft Plan and the <u>Growth Background Paper</u> (Background Paper) together with the Draft Plan, the current Planning and Design Code Policy and the 30 Year Plan for Greater Adelaide (30 Year Plan). We have also undertaken a site and area inspection.

We note that the Council area has been the subject of residential growth as the principal form of urbanisation in recent years and that has occurred primarily at Two Wells. Council however understands the need to consider the overall growth for the area including the essential contributing functions associated with employment, social and infrastructure services. Opportunities also exist to provide the growing community with choice in housing type and form.

In 2019 Council determined to support investigations for planned urban growth at Two Wells and Dublin as also recognised in the 30 Year Plan.

Growth rates in the Adelaide Plains well exceed that of Greater Adelaide, being nearly three (3) times in 2020 and eight (8) times in 2021.

Employment is also a key to growth and sustainable communities. Agriculture in the Adelaide Plans Council is the most significant however other traditional sectors are poorly represented compared to South Australia. Value-add and industry support services therefore have potential to grow in which case, housing and living options are critical.



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The Background Paper references housing and housing choice and speaks of small and traditional allotments but does not clearly raise the option of rural living allotments as a transitional growth proposition around service centres/townships such as Dublin where growth is clearly anticipated.

The Draft Plan establishes the "*Three Town Service Model*". The Draft Plan considers Two Wells in a more detailed manner, whilst Dublin also warrants immediate consideration to provide alternate living options and convenience to the growing employment opportunities in the nearby Strategic Employment Zone.

We note the "Malala Population Planning & Infrastructure Study" from 2005 also highlighted the need to extend the Dublin township and rural living area.

#### **Environment and Food Production Area**

The areas around Dublin are within the Environment and Food Production Area (EFPA). However, it is well known that land in this locality is marginal or in many cases unproductive and therefore its designation under the EFPA is academic and impractical. Further the current configuration of allotments does not facilitate any practical or feasible agricultural pursuit as anticipated by the EFPA.

#### The Planning and Design Code

Council and industry have committed to growth in industry and commerce associated with the rural sector at Carslake Road close to Dublin in the existing Strategic Employment Zone. Refer plan titled **Area Context and Zones**.

In particular:

DO 1 A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.

Consideration is being given to expanding this Strategic Employment zone to expand the services available to the rural sector. Additional workforce conveniently located in the shorter term is therefore highly desirable to facilitate and support this growth opportunity.

The Planning and Design Code (the Code) – version 2022.14 dated 04.08.2022, define three (3) zones in Dublin, which reflect the former Development Plan for District Council of Mallala, created under the *Development Act 1993*. The zones are:

• Township Zone – supporting a range of residential, community and community activities characterise by settlement patterns with low net residential density, and minimum allotment size of 1,200 square metres.

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- Rural Living Zone characterised as spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice. The minimum site area is 1.0 hectare.
- Rural Zone supporting the primary production activity which includes processing, storage, and distribution as well as diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation. The minimum allotment size is 40 hectares.

An examination of Dublin and its surrounds reveals the following:

- The township is constrained to the east by National Highway Number 1 Port Wakefield Highway.
- The town is tightly defined within parklands which is Crown land in the south of which is the Dublin Oval. The remainder of the parklands are open sections of partially vegetated land some areas of which are ribboned with tracks. Although the area is defined as Township Zone, we have assumed that this land would not be available for township growth.
- There is no common effluent system.
- Power services have limitations.
- Current allotment configuration in the adjoining rural living areas and the associated development may limit some township residential development.
- Land uses north and south may constrain expansion in those directions.

# **Allotment Capacity**

There are several allotments in the township that are vacant. An estimate has been made that shows that 19 allotments have not been developed.

The Dublin township zone limits allotments to a minimum of 1,200 square metres. The analysis of the current land use shows the average size of the allotment is between the 0.1 hectare to 0.4 hectare, resulting in low density residential use. The grid of the township is well established and has not materially changed in the last decade. There are limited development opportunities given the lack of effluent disposal infrastructure which results in large town lots. The land vacancy is 14 per cent (19 allotments) and has not significantly changed in the last decade.

Often, land availability analysis takes all vacant and underdeveloped land into account when considering the relationship between supply and demand. However, it is well understood that vacant land does not necessarily translate into available developable land in the planning period considered.

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Often land is held for a range of reasons and may not be available to the market for many years and often beyond the planning period being considered. Therefore, although there is vacant land in the township, it cannot be assumed that it is available to the market. Notwithstanding the above, there are only a small number of vacant or undeveloped parcels in the township. Further, as the population grows, so too will the need for additional services and a concentration on the frontage to Old Port Wakefield Road would be the most logical proposition. This could be reinforced in policy for the township.

Beyond the Parklands to the south are several large allotments of a rural living nature.

To the west and north there is a band of rural living allotments extending to Bubner Road in the west and Port Parham Road in the north. Some of these allotments accommodate non-rural activities. Allotments in this area are a minimum of 1.0 hectare. A more detailed examination of this area is warranted as to the potential for township or urban allotment subdivision in a master planned manner is achievable in whole or in part. There are a total of 88 rural living sized allotments skirting the township. We have identified areas that warrant consideration for township urban allotment expansion. There is a total of 27 vacant rural allotments in this rural living area. Refer plan titled **Vacant land**.

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Further to the south of the township lie intensive animal keeping activities and it is prudent that settlement growth does not encroach on activities that have potential for impacts on amenity. The potential for "reverse impact" and the loss or constraint on existing viable and valuable enterprise should be avoided. Given this interface with intensive rural industry, consideration should be given to growth to the west and north of the township.

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Having regard to the above, it is our submission that the logical direction for growth of the Dublin Township is to the west. There are areas of land in the rural living zone that could be designed to facilitate township sized allotments whilst encompassing existing dwellings. Where industry and employment activities occur within the rural living zone, these can be accommodated on larger allotments to facilitate separation between these activities and more sensitive uses.

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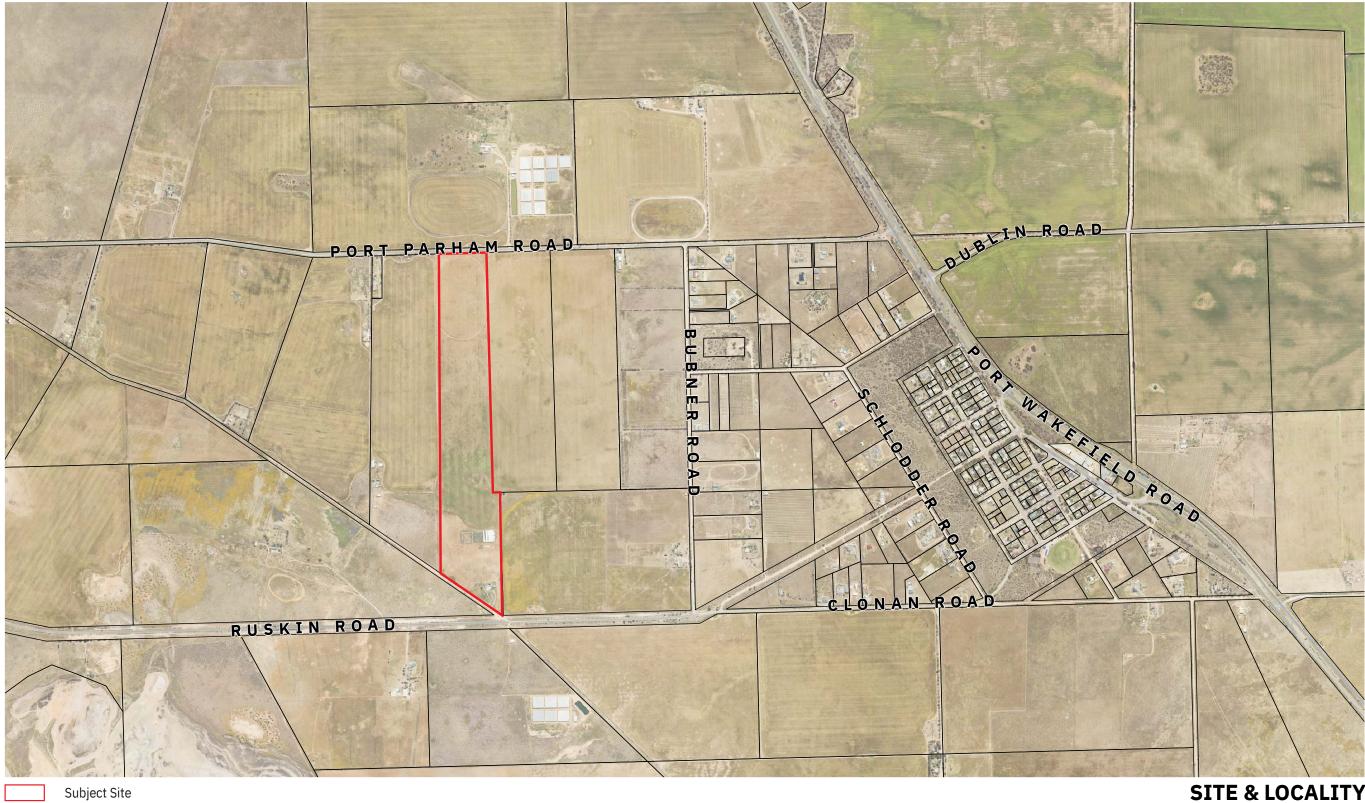
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Yours sincerely

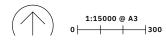
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**SITE & LOCALITY SUBMISSION** DRAFT ADELAIDE PLAINS GROWTH STRATEGY

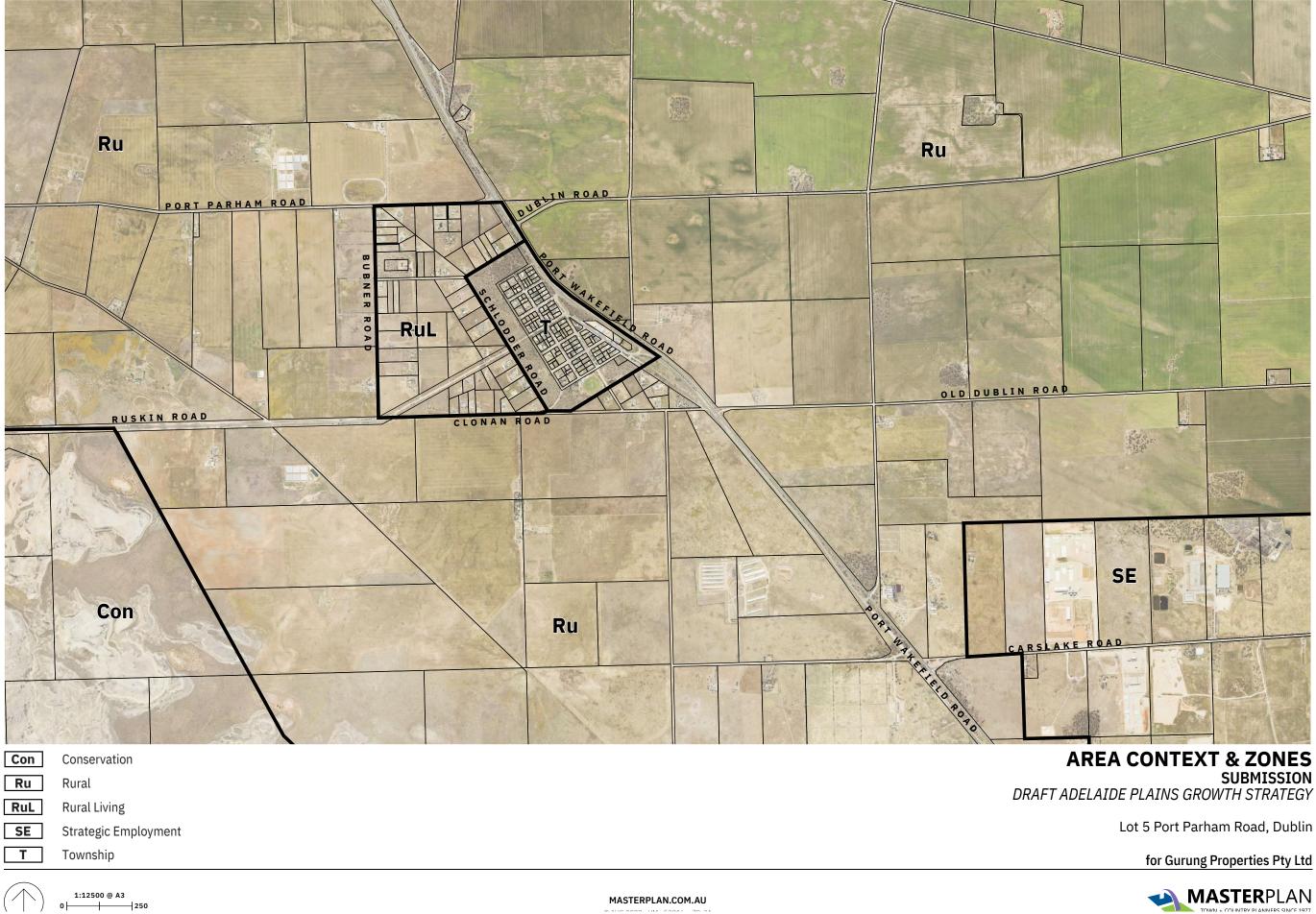


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Lot 5 Port Parham Road, Dublin

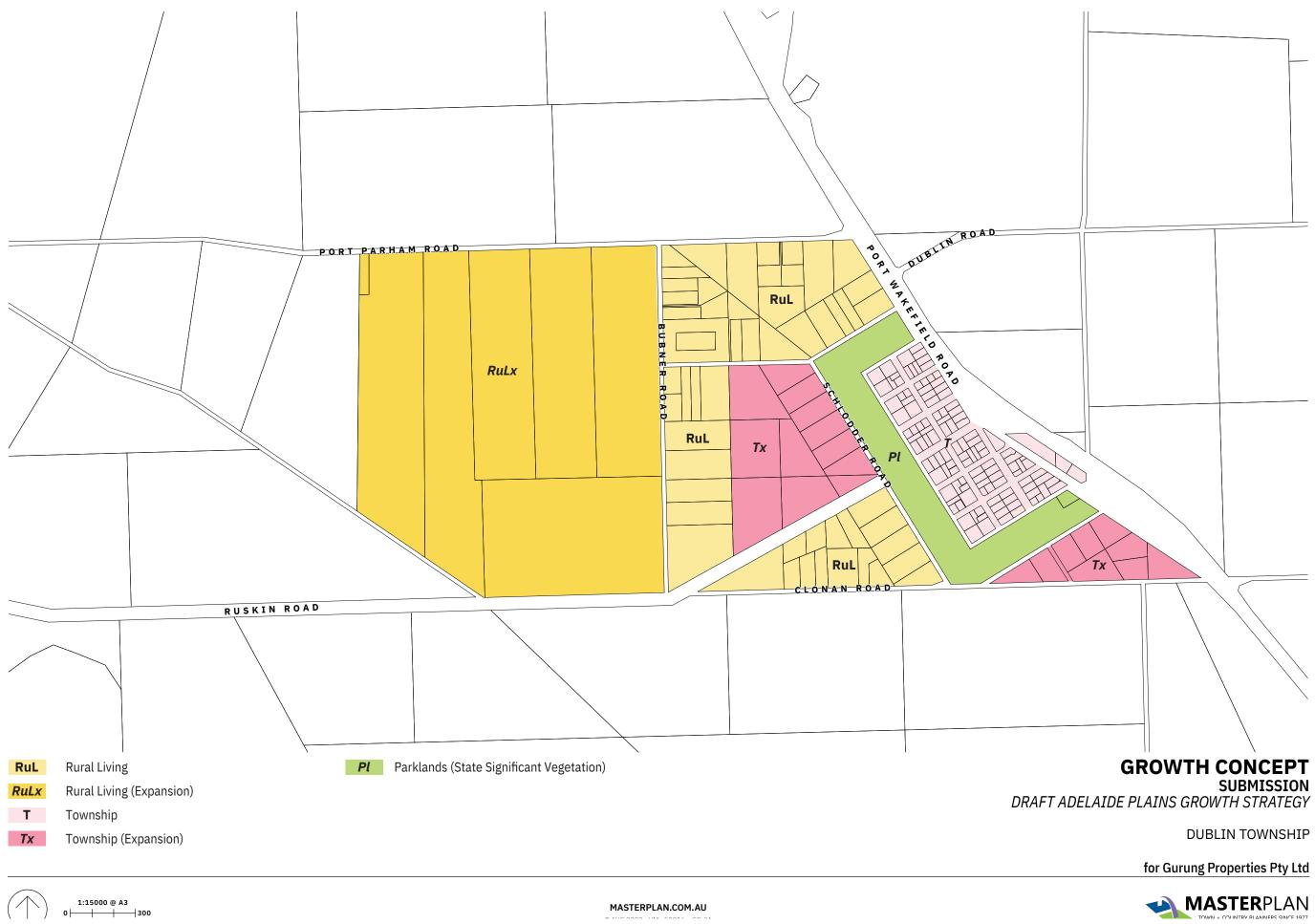
for Gurung Properties Pty Ltd





SUBMISSION





Submission to: Adelaide Plains Council Subject: Submission – Growth Strategy and Action Plan By email: info@apc.sa.gov.au

> Submitted by: Roslyn Shirlaw Roz\_shirlaw@hotmail.com 22 August 2022

# Re: Draft Growth Strategy and Action Plan (DGSAP) - July 2022

The focus of DGSAP is summarised in the following quotes:

The goal of DGSAP is to determine "...strategies and actions to achieve liveable population growth...to 2040...[through] collaborative relationships and smart investment in the necessary social and economic infrastructure" (DGSAP, p.3).

"...Strategies and actions [are] based on and structured around the Strategic Plan 2021-2024 outcome areas:

- Enviable Lifestyle
- Emerging Economy
- Remarkable Economy [Landscapes]
- Proactive Leadership" (DGSAP, p.3).

"Three town service model...aim[s] for a range of services and facilities to be reasonably convenient and accessible...[Services include] community and recreational facilities, health and education, employment options, and a variety of transport options" (DGSAP, p.12).

"Our coastal settlements at Parham, Thompson Beach, Webb Beach and Middle Beach are a focus for recreation and leisure...Developing the Northern Gateway [for Adelaide International Bird Sanctuary] at Thompson Beach is a priority for the district." (TEDS p. 4)

This submission acknowledges that DGSAP covers the entire Adelaide Plains Council area, is a longerterm planning document to 2040 and embodies a three-town service model. Yet, there is disproportionate concentration of vision, strategies and action plans for Two Wells compared to Mallala and Dublin, as well as the coastal/rural settlements. This imbalance creates a risk of diverting resources toward one location without adequately planning for infrastructure development to support growth across all townships and settlements. This imbalance could result in longer-term strategic outcomes, which are not cohesively integrated.

In response, this submission focuses on a vision and strategies for Dublin and coastal settlements, particularly Thompson Beach as a gateway to Adelaide International Bird Sanctuary (AIBS). The suggested strategies and actions make reference to Adelaide Plains Council Tourism and Economic Development Strategy (TEDS) 2021-2025, as well as reference to my previous submission to Council regarding TEDS, dated 6 January 2022. Any suggestions in this submission are in addition to the proposed strategies and action plans for Two Wells and Mallala. Although, more planning for the settlements and Mallala, as a service centre, is required.

# Suggestions for consideration

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2.	Commo	ents on three-town service model	Page 2
3.	Transp	ort network for residents	Page 3
4.	Sugges	tions to support Dublin as a service centre	Page 3
5.	Ideas t	o support development of the settlements	Page 5
	a.	Proposed action plans for settlements	Page 5
	b.	Proposed action plans for Thompson Beach	Page 6

# 1. Consolidate GSAP and TEDS

There is significant overlap in strategies and action plans to support an urban growth strategy and tourism/economic development. It is suggested both GSAP and TEDS be consolidated into one document. Action plans and resource allocation can then be prioritised in line with population growth and economic development strategies.

# 2. Comments on Three Town Service Model

Growth founded on a three-town service model would benefit from a documented vision for the district. The vision needs to clearly specify the roles/services offered by the three towns that support a growing residential and visitor base. The relatively close proximity of Adelaide Plains to Adelaide's northern suburbs is a core challenge of the service model. Adelaide's northern suburbs provide core urban services such as healthcare, employment and reasonably priced retail services. The question arises, what will encourage residents of Adelaide Plains and Adelaide's northern suburbs, to seek and use services in Two Wells, Mallala and Dublin as part of the three-town service model? The answer provides insight into the potential prosperity of the area. What then is the 2040 vision for Adelaide Plains district, Two Wells, Dublin, Mallala and the settlements?

According to DGSAP Two Wells, which is part of north Adelaide food bowl, is positioned as a hub for education, contemporary retail, sport and aged care services (DGSAP, p. 13-15). Mallala is a motor sport hub with some tourism services and Dublin offers an AIBS tourism hub (DGSAP, p11). Yet, by 2041 Dublin could possibly experience population growth to approximately 4,000 (DSGAP, p9). As such, Dublin has the potential to offer services beyond tourism support within the three-town service model.

Population growth in Dublin and Mallala will be enabled via respective land releases, but what will unpin the attraction of new residents to the towns. In the DGSAP, a growing population in Mallala will be supported by sporting facilities and opportunities yet to be investigated. Dublin, on the other hand, will offer some employment opportunity at Carslake Road Industrial Area and tourism services. Further, Dublin's proximity to AIBS offers recreational activities as a drawcard, but these activities are accessed primarily through Thompson Beach settlement, where plans and commitment to support increased visitation to the settlement is yet to be finalised. In summary,

- The focus for developing Mallala is to "...continue to support and explore ways to enable planned urban development to occur. Progress Mallala Oval Master Plan" (DGSAP, p.19).
- The plan for Dublin is to create a "Dublin Township Growth & Tourism Master Plan" in 2022/23, with a \$50k budget (LTFP), as well as "scope future urban growth, noting in principle support to investigate Leinad land south of existing township Council 2019 decision. Consider near coastal tourism role, proximity to Carslake Industrial Area, recreation and sport, water reuse" (DGSAP, p.19).
- Plans for the settlements include, "...progressively prepare integrated plans across living, business and tourism, and environment for the coastal and rural settlements. Work with local communities to support local facilities/services, including considering walking, cycling and recreation and sport. The intent is tailored plans for each settlement" (DGSAP, p.19).

While additional work and consultation is required, a possible positioning of the three towns within the model by 2040 could include:

Two Wells/Lewiston - hub for education, contemporary retail, sport, aged care services, animal husbandry and agri-business. These roles are scoped out in the DGSAP.

Dublin - hub for regional tourism, healthcare services, light industrial, environmental/sustainable living and food (fast-food and supermarket), wildlife rescue and rehabilitation centre.

Mallala – hub for motor and other sport facilities/events (consider competition grade skate park, BXM racing), museum, warehouse/discount retail shopping outlets.

# 3. Transport network for residents

A clear vision and defined roles for each town will assist in designing an integrated transport system that operates within towns and settlements while effectively linking them together. Creating a commuter network of walking/biking pathways together with an integrated private (e.g Uber and on-demand services) and regular public transport options, will reduce dependence on private cars and assist in removing disadvantage for residents that either, do not have a driver's licence or cannot drive. A program of sealing roads in the area will also support better links between, and within towns and settlements. Reliable transport services can also support varied and enjoyable tourist experiences (supports Regional Lighthouse Project 1).

The action plan for an integrated transport solution in DGSAP (p. 23) is supported.

# 4. Suggestions to support Dublin as a service centre

Dublin, with its close proximity to Port Wakefield Road, should be viewed as more than a residential township. Dublin has the capacity to be a services hub for regional tourism, healthcare services, light industrial, environmentally sustainable living, food (fast-food and supermarket) as well as, potentially a wildlife rescue and rehabilitation centre.

It is noted that future growth prospects for Dublin are dependent on approval to develop Leinad land. However, this situation provides an opportunity for Dublin to be positioned as a champion for development based on environmentally sustainable living principles, especially with its connection to AIBS and role of promoting tourism founded on "Remarkable Landscapes". The suggestions outlined below contain a mix of ideas and comments about DGSAP and relevant ideas from my last submission to Council on 6 January 2022.

- Support the creation of "Dublin Township Growth & Tourism Master Plan" with public consultation. This Master Plan needs to form part of the DGSAP and LTFP to assist in informing Council of appropriate resource allocation to support future growth in Dublin to 2040.
- Any planned development of Dublin needs to include sufficient parking, pedestrian focused wayfinding that incorporates pathways and pedestrian right of way to facilities and services (supports Regional Lighthouse Project 1).
- Investigate the development of a cycling/walking path along Ruskin Road connecting Dublin to Thompson Beach.
- Support investigation into releasing Leinad land for development, part of the development should include:
  - A mix of housing options for residents of various socio-economic backgrounds
  - Subdivision fees to Council to assist in paying for required infrastructure to provide for increased population.
  - Building covenants to promote environmentally sustainable living principles. This could include energy efficient housing design (including light coloured roofs, mandatory insulation), clean energy supply (houses fitted with solar electricity panels/batteries and solar water heating), water tanks etc.
  - Green spaces, walking paths and pedestrian/bike laneways for convenient access to shopping district (supports Regional Lighthouse Project 1).
  - o Childcare facilities
  - Electric car charging stations
  - Sufficient land for creating a regional healthcare facility (see below).
- Investigate the opportunity to establish a Regional Healthcare Facility. A polyclinic, with
  private pathology services, could provide much needed outpatient medical and mental
  health support to the Adelaide Plains regional area (supports Regional Lighthouse Project 2).
  Locating such a facility at Dublin would create an anchor within Adelaide Plains region for
  residents seeking healthcare services, as well as employment opportunities. Having a
  medical facility at Dublin would reduce travelling time to Adelaide for regional residents
  needing outpatient services, pathology and, potentially, ambulance, midwifery and palliative
  care support (Roslyn Shirlaw submission 6/1/2022).
- Support the Dublin main street upgrade as included in TEDS and Carslake Road light
  industrial area. However, the "Big Crab" entry statement is not supported for reasons
  contained in my previous submission (6/1/2022). In addition, the crab is not representative
  of Dublin as an urban/eco-tourism hub. Rather, artwork depicting migratory shorebirds
  would be more representative of the township's access point to AIBS and aligned to an
  environmentally sustainable township.
- Additional suggested services at Dublin for Adelaide Plains residents and visitors (Roslyn Shirlaw submission 6/1/2022)
  - Partner with environmentally focussed NGO to promote services like sustainable living education, eco-tourism guides, etc.
  - Partnership with a university that specialises in sustainable living, migratory and/or shorebird research to set up a local site for study and research activities.
  - Partner with a culinary/hospitality school to establish a business that sources and promotes local produce while improving local skills in front and back of house food service.

- Provide incentives for private enterprise to develop a,
  - Supermarket, for example Aldi, to service the district and reduce the need to travel to Adelaide's northern suburbs for price competitive essentials.
  - Franchised fast food outlet visible to Port Wakefield Road, for example McDonalds, KFC, Hungry Jacks or Subway.
  - Private, secure storage facilities.
- Establish a Tourist Information and Environmental Learning Centre, run by volunteers, incorporating a shop and first nations interpretative centre. In addition, Dublin could offer a tour operator pickup and drop-off point at the centre (supports Regional Lighthouse Project 3).
- Provide incentives for the development of an accommodation complex incorporating standard 3-star motel, upgraded 5-star cabins and caravan sites adjacent to a dedicated green pace. Such a complex would cater to a broad range of visitor expectations and needs while providing local employment opportunities.
- Establish a dedicated green space for a community run botanical garden that features native flora and habitat to attract native birds and wildlife (supports Regional Lighthouse Project 3).
- Establish a community-based arts and crafts centre/workshop and shop. In this charity/NGO enterprise local people of all ages and abilities can participate in the production of goods, for example South Australian made souvenirs from recycled and new materials (supports Regional Lighthouse Project 3).

# 5. Ideas to support development of the settlements

The coastal settlements have been identified as providing "...increased tourism offerings" (DGS, p. 11) and as "Attractor Destinations" (Growth Background Paper – Draft for Consultation, p. 40). Yet the settlements are primarily residential with limited visitor facilities and infrastructure to support increased visitation. Thompson Beach, for example does not have a sealed esplanade creating health risks for residents, safe roadside walking or biking trails, access to SA Water supply, fish cleaning facilities or public toilets that many visitors are willing to use.

- a) Proposed action plans for settlements:
  - Create two separate committees endorsed by Adelaide Plains Council. A Coastal Settlement Committee and Rural Settlement Committee would have representation from all relevant settlements with appropriate terms of reference, to *"explore opportunities to augment their features"* (Growth Background Paper – Draft for Consultation, p. 39). Each Committee would have a direct voice to Council providing recommendations on economic and social infrastructure requirements. Giving residents an opportunity to participate in growth planning can result in action plans that are supported by the community, as well as meeting resident, business and visitor needs. (Regional Lighthouse Project 2)
  - Coastal inundation risk is an issue for all coastal settlements. This was identified in 2013 University of South Australia study on the impact of rising sea levels at coastal settlements of Parham, Webb Beach, Thompson Beach and Middle Beach. Addressing the infrastructure needs to protect all coastal community assets is paramount and not isolated to Middle Beach, as suggested in DGSAP (p. 26). As stated, "Better planning for inundation risk improves investment potential, including for tourism based purposes" (DGSAP, p.26).
  - Investigate with Fisheries and National Parks and Wildlife the establishment of crabbing open/closed seasons (crabbing within set dates) and sanctuary zones (no crabbing areas). With increased recreational crabbing the ecosystem supporting wildlife and migratory shorebirds needs to be protected. Further, creation of these regulatory conditions would

support sustainable fishing/crabbing practices so that future generations can enjoy recreational crabbing in the area.

- Investigate restricting vehicle access to beaches. Access could be restricted to authorised vehicles and boat launching in designated areas. Vehicles on beaches disturb the peaceful enjoyment of other beach users, the ecosystem and are a danger to wildlife.
- Investigate establishing a co-ordinated ongoing fox and feral cat control program to assist domesticated animals, stock and wildlife, especially birds in the AIBS.
- Provide sufficient resources to check compliance with Animal Management Plan. Despite new signage, off-leashed dogs are often seen on beaches, many accompanied by visitors and temporary residents. Last weekend an off-lead dog was seen chasing a kangaroo through the sand dune conversation area at Thompson Beach. Off-leash dogs can negatively impact birds through flushing/chasing, disturbing nesting activities and killing birds/chicks.
- Consider including additional measures within Animal Management Plan to reduce the presence of wandering cats. This can assist in protecting local wildlife.
- In principle, the remaining of the Remarkable Landscape Strategies and Action Plan are supported.
- b) Proposed action plans for Thompson Beach:
  - Seal The Esplanade to cater for increased visitor traffic. More traffic will raise dust levels from unsealed road, imposing a greater health risk on residents. Sealed road must incorporate speed humps to regulate driver speed.
  - Investigate building a walking/biking track along The Esplanade for safe commuting within the settlement.
  - Connect Thompson Beach to SA Water supply. This initiative could be combined with the development of walking/biking track along Ruskin Road and The Esplanade.
  - Waste management planning needs to be addressed as part of planning for increased visitation.
  - In the short term, upgrade existing toilet facilities so that visitors are encouraged to use them. Many visitors are seen walking into the dune conservation area with toilet paper. Longer term planning is required for additional facilities along with replacement of existing ones.
  - Investigate adequacy of car parking facilities.
  - Investigate the provision of access to potable water for visitors.
  - Investigate building fish cleaning facilities.
  - Investigate establishment of a National Parks and Wildlife information office at Ruskin Road.
  - Investigate building designated birdwatching sites along the beach, as well as in AIBS National Park. With increased visitation by birdwatchers, designated areas will assist in reducing damage to vegetation in the dunes and dune erosion.

Thank you for your consideration of these points.

Yours sincerely,

**Roslyn Shirlaw** 

#### **GROWTH STRATEGY CONSULTATION REPORT AND RESPONSE TO SUBMISSIONS**





#### Purpose

The purpose of this report is to outline consultation undertaken, submissions received and proposed responses to submissions on the draft Growth Strategy and Background Paper.

This report also summarises points made in discussions with officers from various government agencies and the approach to responding.

#### Background

Council, at its meeting on 27 June 2022, resolved as follows:

"that Council, having considered Item 14.4 – Adelaide Plains Growth Strategy, dated 27 June 2022, receives and notes the report and in doing so instructs the Chief Executive Officer to:1. Commence consultation on the draft Growth Strategy and Background Paper presented as Attachments 1 and 2 to this report, in accordance with Council's Public Consultation Policy;
2. Refine the draft Growth Strategy and Background Paper presented as Attachments 1 and 2 to this report based on 2021 Census data when available, with changes to comprise editorial matters but not changes to policy;

3. Report back to Council following completion of the consultation process."

#### Consultation

A plan for consultation was prepared which outlined the goals of consultation, relevant stakeholders, and the methods to be used.

The goal of consultation was to obtain information in order to:

- Refine the Strategy and the Background Paper to be brought back to Council for consideration for adoption.
- Inform future work packages, which may be scopes for more detailed studies or advocacy.

Stakeholders included other levels of government, State wide peak bodies, local economic and resident groups, and a variety of Two Wells stakeholders (see Stakeholders for Growth Strategy)

The methods used included:

- Draft Growth Strategy and Background Paper on Website
- Public Notices in Echo, Bunyip, and Plains Producer
- Inviting comments of each stakeholder via direct email
- Seek discussions 1 on 1.

	nolders for Growth Strategy (submissions i	
State /	Agencies	Two Wells
•	·····	Regional Action Team
٠	Office of Recreation, Sport & Racing	Bowling Club
•	Planning & Land Use Services	Cricket Club
•	SA Housing Authority	Golf Club
٠	SA Public Transport Authority	Land Developers
٠	Infrastructure SA	<ul> <li>Hickinbotham</li> </ul>
٠	Primary Industries SA	<ul> <li>Longview</li> </ul>
•	Department of Trade & Investment	<ul> <li>Hicks</li> </ul>
•	Department of Environment & Water	Xavier Catholic
•	Education Department	Two Wells Primary School
•	Department of Infrastructure &	Main Street Reference Group
	Transport	SAPOL
٠	Country Fire Service	CFS
		Ambulance
APC R	egional	• SES
•	Gawler River Flood Management	Meals on Wheels
	Authority	SAPOL Two Wells
٠	City of Playford	<ul> <li>Scouts SA - Two Wells Group</li> </ul>
•	RDA Barossa	Red Cross Two Wells
•	Riverbanks College	<ul> <li>Neighbourhood Watch</li> </ul>
•	Roseworthy College	Two Wells Probus
•	Adelaide Plains Business Advisory	CWA - Two Wells
	Group	<ul> <li>St Joseph's Catholic</li> </ul>
•	Horse Advocate	St Pauls Anglican
•	Northern Yorke Landscape Board	Community Centre
•	National Parks & Wildlife Service re	<ul> <li>Community Children's Centre</li> </ul>
	Adelaide International Bird Sanctuary	Craft Shop
•	Light Regional Council	<ul> <li>Football &amp; Netball Sporting Club</li> </ul>
•	Wakefield Regional Council	Melodrama Group
٠	Town of Gawler	Softball Club
٠	Coalition of Coastal Communities	District Tennis Club
•	Defence re Proof Range	Uniting Church Treasure Trove Op-Shop
•	Harvest Stay	Two Wells, Lewiston & Districts
		Landcare Group
Mallal	a	Uniting Church
٠	Gracewood Wel.Co	Yoga - Two Wells
٠	Mallala History	Stepping Stones Childcare
٠	Mallala Raceway	Two Wells Medical Clinic
		Heritage Medical Centre
Dublin	1	
٠	Leinad C/- Ekistics	
٠	Lama C/- Masterplan	
•	Dublin Cricket Club	
•	History Group	

Consultation commenced 20 July and with submissions requested by 23 August 2022. Recognising reporting back would occur after the Council elections, and the complex and high-level nature of the strategy, stakeholders were advised via email of the opportunity to take more time to make a submission if they needed.



#### PUBLIC CONSULTATION Draft Growth Strategy and Action Plan

Council is inviting submissions in relation to its draft Growth Strategy and Action Plan.

The intent of the Growth Strategy and Action Plan is to identify strategies and actions to achieve the liveable population growth of Adelaide Plains. The Strategy has a long term view to 2040 with targeted actions focussed over the next 5–10 years.

Public consultation is from Wednesday 20 July 2022 until 9am on Tuesday 23 August 2022.

The Draft Strategy and a Background Paper are available on Council's website apc.sa.gov.au. Hard copies may be obtained, at no cost, from Council's Principal Office, 2a Wasleys Road, Mallala or the Two Wells Service Centre, 69 Old Port Wakefield Road, Two Wells.

Written submissions should be addressed to: Adelaide Plains Council

Subject: Submission – Growth Strategy and Action Plan

By email: info@apc.sa.gov.au

Or by post: PD Box 18, MALLALA SA 5502

A report to Council to consider submissions will be prepared upon the conclusion of public consultation.

Enquiries may be directed to David Bailey, Strategic Projects Officer at info@apc.sa.gov.au or (08)8527 0200. Officers are available to meet upon request.

James Miller Chief Executive Officer Adelaide Plains Council

# Council seek public consultation

ADELAIDE Plains Council is seeking public consultation in relation to its draft Growth Strategy and Action Plan.

The intent of the Growth Strategy and Action Plan is to identify strategies and actions to achieve the liveable population growth of the Adelaide Plains.

The strategy has a long term view to 2040 with targeted actions focussed over the next 5 to 10 years.

Public consultation started on Wednesday July 20 and concludes Tuesday August 23.

The draft strategy and a background paper are available to view on council's website apc.sa.gov.au.

Free hard copies can be obtained from council's Maliala and Two Wells offices.

Enquiries should be directed to David Bailey, Strategic Projects Officer at info@apc.sa.gov.au or (08) 8527 0200. Officers are available to meet upon request.

Two Wells Echo, August, 2022

Left - Public Notice; Right - Article in Echo

# **Response to Submissions**

Council Wide			
Respondent	Key Issues	Comment	Amendment to Strategy or Background
Office of Recreation, Sport and Racing	Upgrading recreation and sport facilities, including play spaces, open spaces and trails, should use universal and child safety environs design principles Important that shopping and sporting precincts have good walking/cycling connectivity	Noted The intent of creating walking cycling plans for each town and settlement includes fostering shopping/sport precinct connectivity The below action is in the Draft Strategy 'Walking and Cycling - Prepare walking and cycling plans as part of town/settlement plans. Take into account the 'link and place' approach, and improving amenity at transport stops'	Add universal and child safety environs design principles reference in relevant Actions and Background Paper No change
	Need to identify road/trail networks that enable people of all abilities with safer environments to do physical activity, e.g. walking, cycling	The need to identify a trail network for physical activity is acknowledged and is intended to be prepared when resources are available. At some point, a transport plan is needed for the whole council area, part of which is around shared trails. The below action seeks to articulate this and should be refined around road/trail networks including for physical activity 'Transport – plan and advocate for integrated transport planning to service living and business, including connecting with Ports in Adelaide, interstate, air based, and for a suitable range of community and public transport. Consider all the modes including passenger and business vehicles, trains and buses, walking, cycling and equine.'	Amend Transport Action to reflect intent to plan for road/trail networks including for physical activity.

	Consider water and energy saving	Supported as leads to more sustainable recreation and sport facilities	Amend relevant
	initiatives including water		Actions and
	harvesting, installation of new or		Background Paper to
	upgrades to existing irrigation		seek increasing water
	infrastructure, connection to		and energy saving in
	existing water infrastructure		recreation and sport
			infrastructure
	Ensure sport facilities meet the	Supported	Amend relevant
	required standards (e.g. lighting,		Actions and
	court run-off areas). State sporting		Background Paper
	bodies can assist.		about recreation and
			sport facilities
	Lighting and the quality of surfaces		meeting required
	is important to increasing the hours		standards and being
	of usage and flexibility		lit and of suitable
			surface quality to be
			fit for purpose
	ORSR has resources to support	Noted	Add links to resources
	Councils in the planning, design,		in Background Paper
	development and management of		
	sport and active recreation facilities		
Gawler River	Seeks greater clarity in the growth	The draft Growth Strategy contains the following:	Continue with
Flood	strategy about rationale for		Strategy and Action
Manage-	planning for Gawler River flood	• Strategy 'Manage impact of fire, flood and inundation risk through	as drafted.
ment	hazard, in particular associated with	having contemporary development guidelines based on	
Authority	the population growth at Two	professional investigations.'	
	Wells.	• Action 'Gawler and Light River Flood Risk - Participate in the	
		investigations and Code Amendment underway by Planning and	
		Land Use Services (SA Government) to better guide development.	
		Seek least impact on agricultural productivity associated with flood	
		mitigation. '	

	The purpose of the strategy and action recognises the ongoing flood hazard, and that there is 'planning' work underway by the SA Government to better guide development. Planned growth at Two Wells – principally the Eden and Liberty Estates – is progressing based on zoning containing policies about flood hazard and a Deed with stormwater infrastructure expectations. These measures exist and are to be applied as these two estates are progressively developed over next 10 – 20 years. In the context of the SA Government work and ongoing work by GRFMA which APC is part of, this should address flood hazard risk.	
Seeks to understand how increases to stormwater runoff from any additional development adjacent to the Gawler River will be managed regarding inflow or other stormwater dispersion methods.	Development adjacent the Gawler River is principally within the Lewiston, Two Wells and Port Gawler localities. Under the Planning and Design Code, development with potential to create 'additional' stormwater run-off is ILL CHAT WITH D ROBERTS	<i>u</i>
Provides recent Gawler River Unharmed Mitigation Project (GRUMP research) for APC consideration. Requests additional action of 'facilitate investigations of future growth implication scenarios and flood risk (via GRUMP)'	The 'planning' work underway by the SA Government – including the flood study underway about Gawler River Flood Risk – will lead to an Amendment to the Planning and Design Code to better guide development to manage risk from Gawler River flood hazard. APC is participating in this work and at this point in time, considers that sufficient.	u

Two Wells	Two Wells			
Submitter	Submission	Comment	Amendment to Strategy or Background Paper	
Hickin- botham	<ul> <li>Hickinbotham and Council have been working together since the mid-2000s to realise planned growth at Two Wells. This includes: <ul> <li>2007 Memorandum of Understanding</li> <li>2012 Infrastructure Deeds</li> <li>2013 Rezoning</li> </ul> </li> <li>This work is being realised in terms of new housing estates, significant open spaces and, for example, Xavier College.</li> <li>The Background Paper could more fully recognise that extensive planning and infrastructure commitments have been undertaken to ensure the successful delivery of Eden and Liberty estates.</li> </ul>	Council acknowledges the partnership with Hickinbotham and established arrangements and looks forward to continue collaborative work to bring these about.	Update Background Paper with further details on the established Hickinbotham/ Council partnership and to more fully recognise the extensive planning and infrastructure commitments leading to the successful Eden and Liberty estates.	
	Suggests the growth strategy be delayed pending ongoing State Government analysis of 2021 ABS results, Greater Adelaide land supply analysis, and updating of the 30 Year Plan for Greater Adelaide.	Council acknowledges land supply and demand considerations informing land release and an update to the 30 Year Plan over 2023 are work in progress by the State Government. Part of the purpose of a Growth Strategy is to guide Council's own infrastructure planning, as well as Council's own policy positions with respect to informing the 30 Year Plan.	Continue with preparing the Strategy	

This further analysis will articulate the Government's position with respect to potential land release and changes to the Environment and Food Production Area. Future urban development is subject to changing the EFPA, master planning and infrastructure investigations, a Code Amendment, and infrastructure agreements. Notes that population forecasts include land to be rezoned and that is within the EFPA. Recognizing the uncertainty of as yet unplanned future urban development, suggests the growth strategy include scenarios.	The State Government processes to update the 30 Year Plan are able to be informed by Council's own growth strategy. In the event that the 30 Year Plan proposes directions different to the Growth Strategy, Council will need to consider those differences at that time. It is also intended that the Growth Strategy is updated every few years.	
Questions the notation 'Investigate need for neighbourhood open space and orderly approach to local centre' (pg. 13 of Growth Strategy) which relates to land within Liberty. Questions ability of strategy to influence this in context of Deed. Affirms commitments by Hickinbotham Group to not formalise a retail-based centre	Council's 2019 retail study is underpinning the approach to retail-based centres including the Two Wells main street. This study is also underpinning Council's strategic purchase of eight hectares of 'Crown Land' in the heart of Two Wells for the purposes of delivering commercial, retail and community facilities. As custodian of the 8HA, Council is undertaking market engagement and expressions of interest with the private sector for the purposes of delivering a mix of commercial, retail and community facilities. This is supported with advice from commercial property advisors, Alinea Group, who are working closely with urban designers Jensen PLUS.	Update Growth Strategy and Background Paper: Refine Growth Strategy to 'Northern Two Wells - Investigate need for neighbourhood space and orderly approach to any retail in the northern part of Two Wells, in particular as

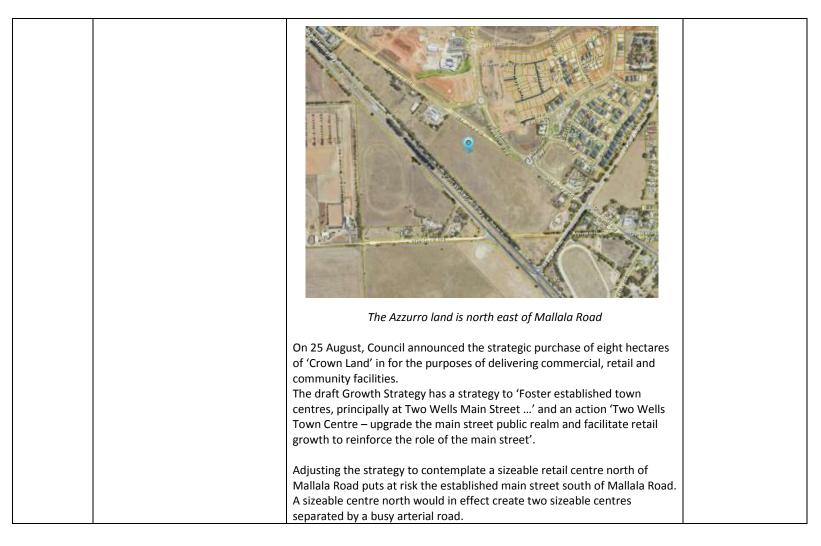
within the Liberty Estate. This was based on community and council	The draft Growth Strategy has an action:	part of investigations for the Hicks land.
sentiment to retain the primacy of the historic town centre, and based on experience of low prospect of viability of a satellite retail centre within the existing or potential growth areas.	<ul> <li>'Local Northern Centre &amp; Recreation Precinct: Noting potential 2,500 in Hicks, investigate and advocate a local centre to provide convenience goods and services in the northern part of Two Wells. Consider colocation with recreation and sport uses, and a community/shared hall or space. Consider range of locations, including adjacent Mallala Road.'</li> <li>Council is to undertake a community infrastructure study over the next 12 – 18 months. This is planning ahead for growth at Two Wells, Mallala, potentially Dublin. At Two Wells, the question of need for local 'community infrastructure' in the northern part of Two Wells, as well as the question as to what range of services and facilities are needed in a civic/community hub in the Main Street, are intended to be considered as part of that study. That study needs to be completed to determine whether some form of neighbourhood space should be sought to be established in the northern part of Two Wells. If to be established, such spaces are generally better collocated with open space.</li> </ul>	Any retail cannot be of a size to threaten the function of the Two Wells Main Street'. Amend the map annotation to apply to the Hicks land. • To recognize the Azzurro land and several other large undeveloped sites near the town centre as strategic development site within Two Wells future. • With further
	Existing arrangements with Hickinbotham for Liberty do not envisage any retail centre, noting the Planning and Design Code does not preclude retail development.	detail on the intent of the 8HA Crown land development for a mix of commercial, retail and community
	Acknowledging the barrier of the train line/Mallala Road between the 5000 residents to be at Liberty and the around 2,000 at Hicks, potential urban development of Hicks land offers some potential for a local centre, as well as local open spaces for recreation and sport.	facilities.
	Subject to further discussions with Hicks and Hickinbotham, any local focus 'may' be a neighbourhood level community facility collocated with open space, potentially a small or pop-up retail, and/or retail of a form unable to	

	be accommodated within the zoned main street. Discussions as part of planned investigations for community infrastructure and associated with the potential development of the Hicks land are considered the best approach.	
Social infrastructure investigations were integral to the infrastructure deeds which have been entered into with Council. Requirements and obligations have been agreed, all based around the projected needs to support the planned population.We therefore submit, in the interests of clarity, that there is no need for Council to revisit any 	<ul> <li>Council's current business plan proposes studies: <ul> <li>Council wide community infrastructure</li> <li>Council wide open space</li> <li>Two Wells Oval Precinct Master Plan</li> </ul> </li> <li>The community infrastructure and open space studies will take into account urban growth already planned (such as Liberty, Eden and at Mallala, and also future as yet unplanned growth (principally Hicks Two Wells and at Dublin).</li> <li>The potential urban development of the Hicks land immediately to the east of Liberty and separated by Mallala Road and the ARTC train line will need to involve the Hickinbotham Group as a key stakeholder. Potential urban development at Hicks is dependent on rezoning with community engagement and altering the Environment and Food Production Area through various processes, including State Parliament.</li> </ul>	Continue with preparing the Strategy
Liberty estate will deliver walking and cycling infrastructure. Any broader network planning needs to have regard to the master plan already endorsed.	Council adopted the draft Two Wells Walking Cycling Plan on 22 August 2022 for the purpose of consultation. The draft was prepared acknowledging the Master Plan for Liberty and Eden. Hickinbotham will be engaged as part of the consultation.	Continue with preparing the Strategy

Hicks C/-	Support the growth strategy. Seek	In order to enable urban development of the Hicks land, the land would	Continue with
URPS	to progress lifting the EFPA and	need to be rezoned with community engagement, the EFPA lifted through	Growth Strategy
	rezoning the land for urban	various processes including State Parliament., and suitable infrastructure	action seeking the
	development. The land has	deeds and suitable access arrangements regarding ARTC/DIT infrastructure	urban development
	potential to accommodate around	in place.	of the Hick's land,
	2,500 residents and comprise	Initially supported by Council in 2019, progressing this outcome is a key	noting this involves
	affordable dwellings, open space,	urban growth action in the Growth Strategy.	seeking lifting of the
	community services and potential		Environment and
	small retails services.	The potential urban development of the Hicks land immediately to the east	Food Production
		of Liberty and separated by Mallala Road and the ARTC train line will need	Area, rezoning, and
	Having regard to the lead times	to involve the Hickinbotham Group, DIT and ARTC as key stakeholders	suitable
	required to rezone land, seek land	amongst others.	infrastructure
	division approvals and construct		agreements.
	infrastructure to facilitate land		
	being introduced to the market,		
	request Council advocate the		
	realignment of the EFPA and		
	introduction of a Code Amendment		
	as a high priority.		
	Express support to work with	Consultants engaged by Hicks are undertaking further investigations,	u
	Council on:	including considering stormwater hazard, and liaising with DIT and ARTC.	
	<ul> <li>investigations around land</li> </ul>	ARTC are open to grade separated crossings, noting where for vehicles,	
	supply and housing options	these are likely cost prohibitive.	
	<ul> <li>walking and cycling</li> </ul>		
	linkages		
	<ul> <li>design quality in the public</li> </ul>		
	realm		
	<ul> <li>social and community</li> </ul>		
	infrastructure needs		
	<ul> <li>transport initiatives</li> </ul>		
	<ul> <li>master planning the Hicks</li> </ul>		
	land		

Azzurro C/-	Recommend council undertake a	The Old Port Wakefield Road, Two Wells Master Plan May 2020 <sup>1</sup> builds on	Adjust Strategy and
Regional	cost benefit analysis of an	the 2011 Mainstreet guidelines <sup>2</sup> and the 2014 Infraplan traffic study.	Background Paper to
Planning	alternative centre on the Azzurro		recognize the Azzurro
Directions	land as well as Council's Crown	These studies do not envisage the town centre being focussed north of	land as a key
	Land retail intent.	Mallala Road.	strategic site within
			Two Wells future.
	Considers Azzurro land better	The Azzurro land of 15HA is a large and underdeveloped land parcel	
	located to provide much needed	centrally located within Two Wells. It is a key development site for Two	
	retail services to the growing	Wells into the future.	
	community in the Liberty estate		
	and beyond, will reduce growing	The Azzurro land is zoned for Employment purposes within the Planning	
	traffic congestion within the main	and Design Code. This is similar to the Light Industry Zoning of the former	
	street when and if the	Development Plan which had been in place for numerous years. The	
	Hickinbotham land is	current Zone enables bulky goods, service trade, and commercial uses,	
	developed to the northeast of the	rather than sizeable retail.	
	township. At the same time the		
	community land could be reserved		
	for future services and facilities for		
	the growing needs of a rapidly		
	expanding community.		

<sup>&</sup>lt;sup>1</sup> apc.sa.gov.au/ data/assets/pdf\_file/0033/659760/Public-Consultation-Notice-Two-Wells-Main-Street-Concept-Plans.pdf <sup>2</sup> apc.sa.gov.au/ data/assets/pdf\_file/0030/354855/D16-4102-Two-Wells-Urban-Design-Guidelines.pdf



Australian	ARTC's rail corridor passes through	Potential urban development of the Hicks land – including suitable	Continue with
Rail Track	Two Wells. Detailed planning is	transport arrangements involving movements potentially impacting the	Growth Strategy
Corporation	necessary to facilitate future	train line - needs further investigation.	action seeking the
	development to avoid ad hoc		urban development
	subdivision either side of the rail	Preliminary discussions with various specialists associated with the Hicks	of the Hick's land,
	corridor that would physically	land have flagged ARTC's interests and expectations associated with	noting this involves
	divide the community.	increasing freight.	seeking lifting of the
			Environment and
	In this locality, there are two level		Food Production
	crossings, an 'activated' single lane		Area, rezoning, and
	level crossing on Gawler Road and		suitable
	a 'passive' level crossing on Temby		infrastructure
	Road to the north which is via an		agreements.
	unsealed road.		
	Temby Road level crossing would		
	not support high traffic volumes or		
	large vehicles given the short set		
	back distance to Mallala Road.		
	Rail activity within the corridor will		
	only increase into the future, not		
	decrease.		
	Therefore, traffic management		
	studies and risk assessments will		
	need to be undertaken given the		
	population forecast for Two Wells		
	will exceed 10,000 by 2040, which		
	is only 18 years away.		
	ARTC has a policy of no new level		
	crossings, but is open to		

numh in exc level separ may queu and p the ra futur are n Grade clear doub maxin curre corric cost f	be of existing level crossings inchange for a new or upgraded crossing. It is likely grade ration (eg, bridge over rail) be required to avoid vehicles using during train movements provide the connectivity over rail corridor to ensure the re developments in Two Wells not disjointed. It is sparation to facilitate a rance of 7.2 metre height for ble stacked trains at a imum length of 1.8 km ently operating within the rail dor would be a substantial that would have to covered by interested parties, not ARTC.		
	Two Wells to be recognised as V friendly town. Consider the	Recreation vehicles are associated with enabling increased visitors to Two Wells. Considering recreation vehicles principally involves planning for the	Adjust Growth Strategy actions
0	anded recreation and sport	main street and oval precinct.	regarding Two Wells
	should include opportunity for		Town Centre and
RV sh	hort stays	The Draft Strategy has actions:	Two Wells Sports and
		'Two Wells Town Centre – Upgrade the main street public realm	Recreation to include
		and facilitate retail growth to reinforce the role of the mainstreet.'	considering their
		Two Wells Sports and Recreation - following investigations and	roles in providing for visitation by visitors
		master planning, establish suitable community sports and recreation hubs. This may be an expanded sport and recreation	using recreation

	northern precinct noting potential growth at Hicks, and a range of neighbourhood and local hubs.'	
Seek Two Wells cohesive branding and the town entrances being defined and attractive	neighbourhood and local hubs.'         Council's separate Tourism and Economic Development Strategy acknowledges the importance of place branding for places like Two Wells. Along with Council's own brand, further work is intended around branding of the Council area.         The draft Growth Strategy flags undertaking walking and cycling plans. The draft Two Wells Walking Cycling Plan proposes certain locations for defining entrances to Two Wells. The draft Walking Cycling Plan is to go to consultation.         On balance, it is considered appropriate to amend the Growth Strategy as per the action.	Amend the Growth Strategy Action below by adding green text: Visitor and Resident Experiences - pursue opportunities to establish private and public infrastructure to enable visitor and resident experiences, such as: - Trails strategy for walking, cycling and equine - Associated with the Adelaide International Bird Sanctuary and coastal settlements, as
		well as the Gawler and Light Rivers.
		<ul> <li>Associated with landscaped based recreation, including walking, cycling, equine,</li> </ul>

			and adventure based. - Cohesive visual approach to entrances and other physical features of towns - Supportive SA Planning system.
	Note Middle Beach has been flagged with "Community, recreation & sport facilities". Ability for boats larger than a dingy to launch would be a significant boost.	Noted. This matter would be appropriate to consider in more detail as part of intended settlement planning for Middle Beach. This is planned to be undertaken when resources permit.	Continue with Growth Strategy
Bowling Club	Consider people move to Two Wells because like country town feel and convenience to get to work in reasonable time	Noted. The Adelaide Plains Council area has experienced growth in local employment. This entails an increased ability to work locally. Many aspects make up the country town feel of Two Wells. One aspect is people in the town knowing each other. Fostering this as the town population grows over time to around 10,000 is important. In part, planning ahead for a range of retail, community facilities, open spaces, and recreation and sports facilities is one way of enabling towns people to get to know one another. A vibrant town centre is a key part of this.	Continue with Growth Strategy
	Walking Cycling Plan - Many residents walk. Avoid trip hazards	A draft Walking Cycling Plan for Two Wells has been prepared and will be consulted on. This more detailed plan is an example of an Action arising from the growth strategy. If you observe trip hazards, please advise the Council's customer team.	Continue Action to prepare walking cycling plans.

suitable for retirement housing. Two sets of units exist now. Is shared effluent an option?	Council is investigating a possible CWMS scheme for Two Wells original township. This is also flagged as an Action in the Growth Strategy, as installing a CWMS opens up opportunity for small lot housing. The draft Plan has an Action 'Two Wells Housing Options - Increase housing options through amending the Planning and Design Code associated with increased hazard protection arising from the levy and having a planned approach consequent on the original township CWMS. Consider options to support partnership development proposals for higher density and mixed use, as well as health, aged care and mixed tenure on large sites.	Continue Action to progress a CWMS for Two Wells Original Township.
Precinct – needs drainage plan from The Wells to the Cemetery; Improve entrance to precinct and to Bowls Club; consolidate sport in one precinct where possible. If in Liberty, have different sports than Oval precinct	The draft Action is 'Two Wells Sports and Recreation - following investigations and master planning, establish suitable community sports and recreation hubs. This may be an expanded sport and recreation hub at Two Wells Oval, augmented offerings near/at Xavier, a northern precinct noting potential growth at Hicks, and a range of neighbourhood and local hubs.' Council is intending master planning the Oval Precinct in 2022/23 and is working with Xavier in the context of the Development Deed about recreation and sport at Xavier	Continue Action around master planning Two Wells Oval Precinct
Wells to be transport hub for wider region. Many school buses in morning and afternoon, with Drew/Old Port Wakefield congestion risk. Install roundabout?	<ul> <li>The draft Growth Strategy has an action</li> <li>'Two Wells Transport Options - advocate and plan for: <ul> <li>Appropriate public transport provision, including investigating and planning for an interchange including with a park n ride facility.</li> <li>Electric vehicle charging points'</li> </ul> </li> <li>Council is involved in preparing a Public Health Plan with other regional councils. Transport challenges are also recognised in that plan gawler.sa.gov.au/your-voice/consultations/barossa-light-and-lower-northern-region-regional-public-health-plan</li> </ul>	Continue the Action to advocate and plan for appropriate public transport provision. Amend the Two Wells Town Centre Action to envisage planning for a variety of movement modes,

	Council is continuing to engage with the SA Public Transport Authority and is undertaking a range of projects to upgrade the Main Street. These will need to factor in existing and future bus demand. The Action is 'Two Wells Town Centre – Upgrade the main street public realm and facilitate retail growth to reinforce the role of the mainstreet.'	including walking, cycling, business needs, buses, and visitors.
Retail – few people walk to the shops. Keep all retail in the Main Street precinct, this supported in all prior surveys.	<ul> <li>Council's 2019 retail study is underpinning the approach to retail-based centres including the Two Wells main street.</li> <li>This study is also underpinning Council's strategic purchase of eight hectares of 'Crown Land' in the heart of Two Wells for the purposes of delivering commercial, retail and community facilities. As custodian of the 8HA, Council is undertaking market engagement and expressions of interest with the private sector for the purposes of delivering a mix of commercial, retail and community facilities. This is supported with advice from commercial property advisors, Alinea Group, who are working closely with urban designers Jensen PLUS.</li> <li>Existing arrangements with Hickinbotham for Liberty do not envisage any retail centre, noting the Planning and Design Code does not preclude retail development.</li> <li>Acknowledging the barrier of the train line/Mallala Road between the 5000 residents to be at Liberty and the around 2,000 at Hicks, potential urban development of Hicks land offers some potential for a local centre, as well as local open spaces for recreation and sport.</li> <li>Subject to further discussions with Hicks and Hickinbotham, any local focus 'may' be a neighbourhood level community facility collocated with open space, potentially a small or pop-up retail, and/or retail of a form unable to be accommodated within the zoned main street. Discussions as part of</li> </ul>	Refine Growth Strategy to 'Northern Two Wells - Investigate need for neighbourhood space and orderly approach to any retail in the northern part of Two Wells, in particular as part of investigations for the Hicks land. Any retail cannot be of a size to threaten the function of the Two Wells Main Street'. Amend the map annotation to apply to the Hicks land.

	planned investigations for community infrastructure and associated with the potential development of the Hicks land are considered the best approach.	
Future Growth – prefer along Gawler Road rather than Hicks Land. Along Gawler Road further from train line and with established road corridors.	Hicks land is being investigated for potential future urban growth. Investigation includes access arrangements noting ARTC control of the train corridor. ARTC expect housing in proximity to the train line to be noise attenuated. Investigations also include flood hazard. Land due east of Eden/Long View may at some future date offer potential for urban development. Note such land has a greater degree of flood hazard than Hicks. See below map from <u>SAPPA the South Australian</u> Property and Planning Atlas accessed 2021	Continue with Growth strategy envisage urban development of the Hicks land.

Cricket Club	Two Wells Oval Precinct – support Growth Strategy action. Suggests additional recommendations	The draft Action is 'Two Wells Sports and Recreation - following investigations and master planning, establish suitable community sports and recreation hubs. This may be an expanded sport and recreation hub at Two Wells Oval, augmented offerings near/at Xavier, a northern precinct noting potential growth at Hicks, and a range of neighbourhood and local hubs.' Council is intending master planning the Oval Precinct in 2022/23. The additional matters raised are appropriate to factor into that more detailed planning.	Continue Action around master planning Two Wells Oval Precinct
	Xavier College – support use for additional sport, e.g. soccer, softball, hockey if there is demand	(refer above action)	Continue working with Xavier College in the context of the Development Deed on augmented recreation and sport offerings near/at Xavier.
	Land Supply/Demand – Support reviewing noting ongoing likely demand for large lots at Two Wells and recognising value of small lots in easy walking of main street for retirees. Suggest seek larger land sizes for Hicks land	Part of the purpose of the growth strategy and background paper is to provide information and data to inform what land is released, when, and for what purpose. The Planning and Design Code outlines the size of lots that are developable in different locations. This includes size of lots, be it in Two Wells original town centre or Hicks land, noting the Hicks land requires an amendment to the Planning and Design Code to be able to be developed for housing. The investigations and consultation for that amendment will determine the appropriate allotments envisaged in the zoning for the Hicks land. The Action is 'Land supply and demand - Monitor to understand likely timing and nature of future land releases for urban growth. Consider level	Continue to work with the State Planning Commission on land supply and demand.

	of infrastructure needed, and an orderly approach to land release. This is at Two Wells, Dublin and Lewiston, and also associated with the next review of the Environment and Food Production Area in 2026.'	
CWMS – support installing as assists irrigate sports fields, reduce mains need and enable small lot housing for retirees	Noted.	Continue action to establish a CWMS for Two Wells original township.
Aged Living – Previous club players and life members have had to move away in part due to absence of smaller dwellings. Sees value in small lot housing in proximity to main street. Housing After Levee – support levee also enabling increased small lot housing but prefer to see it designated for aged living, recognising increased range of smaller lots being established in Liberty.	The situation of the original township having a reasonable amount of underdeveloped land in easy walking distance of the town centre and oval means that if and when developed, the opportunity for small lot, and potentially aged housing, is ideally suited for older citizens to continue physically active daily lives and to be engaged in the Two Wells community. The Action is 'Two Wells Housing Options - Increase housing options through amending the Planning and Design Code associated with increased hazard protection arising from the levy and having a planned approach consequent on the original township CWMS. Consider options to support partnership development proposals for higher density and mixed use, as well as health, aged care and mixed tenure on large sites.	Continue action on Two Wells Housing Options.
Northern Precinct – Question need for northern precinct and prefer not to divide the town.	Council's 2019 retail study is underpinning the approach to retail-based centres including the Two Wells main street. This study is also underpinning Council's strategic purchase of eight hectares of 'Crown Land' in the heart of Two Wells for the purposes of delivering commercial, retail and community facilities. As custodian of the 8HA, Council is undertaking market engagement and expressions of interest with the private sector for the purposes of delivering a mix of commercial, retail and community facilities. This is supported with advice	Refine Growth Strategy to 'Northern Two Wells - Investigate need for neighbourhood space and orderly approach to any retail in the northern part of Two Wells, in particular as

	from commercial property advisors, Alinea Group, who are working closely with urban designers Jensen PLUS. Existing arrangements with Hickinbotham for Liberty do not envisage any retail centre, noting the Planning and Design Code does not preclude retail development. Acknowledging the barrier of the train line/Mallala Road between the 5000 residents to be at Liberty and the around 2,000 at Hicks, potential urban development of Hicks land offers some potential for a local centre, as well as local open spaces for recreation and sport. Subject to further discussions with Hicks and Hickinbotham, any local focus 'may' be a neighbourhood level community facility collocated with open space, potentially a small or pop-up retail, and/or retail of a form unable to be accommodated within the zoned main street. Discussions as part of planned investigations for community infrastructure and associated with the potential development of the Hicks land are considered the best approach.	part of investigations for the Hicks land. Any retail cannot be of a size to threaten the function of the Two Wells Main Street'. Amend the map annotation to apply to the Hicks land.
Levee to East & South – Support levee and seek that Salt Creek to be acquired into public ownership and converted to wetlands	The Growth Strategy recognizes planning for hazards such as flood is essential to enable long term urban growth. The land that Salt Creek traverses is in private ownership and is used for agricultural purposes. Potential development of the land that comprises Salt Creek is constrained by being recognized as subject to flood hazard in the Planning and Design Code. The land is also zoned for Rural Living, and located within the Environment and Food Production Area, meaning it is unable to be divided for solely residential purposes. Long term, Salt Creek is envisaged as continuing its function as a creek. Potential modification for wetland purposes can be further investigated if resources permit. However, at this point in time, Council or the Gawler	Continue with the Growth Strategy

		River Flood Management Authority has no plan to undertake such investigations or to acquire Salt Creek.	
Two Wells Golf Club	Support strategy and seek to continue to work with Council on reinvigorating the Golf Club to service anticipated regional growth.	Noted.	Continue Action to work with Two Wells Golf Cub to revision the Golf Club.
	This is also enable the course to be an all season course, building upon its current winter capacity.		
Redacted	Lack of public transport for reasonable access to employment and social services, e.g. mental health support, leading to wellbeing challenges. Main individuals do not have cars, UBER does not exist and taxi to Gawler is \$75.	<ul> <li>The challenges raised from the lack of transport options are acknowledged, and in part are the reason behind the draft Growth Strategy has an action</li> <li>'Two Wells Transport Options - advocate and plan for: <ul> <li>Appropriate public transport provision, including investigating and planning for an interchange including with a park n ride facility.</li> <li>Electric vehicle charging points'</li> </ul> </li> <li>Note Council is involved in preparing a Public Health Plan with other regional councils. Transport challenges are recognised in that plan as well gawler.sa.gov.au/your-voice/consultations/barossa-light-and-lower-northern-regional-public-health-plan</li> <li>Council is continuing to engage with the SA Public Transport Authority.</li> </ul>	Continue the Action to advocate and plan for appropriate public transport provision.

Mallala			
Submitter	Submission	Comment	Amendment to Strategy or Background Paper
Gracewood/Wel.Co C/- Ekistics	Recently obtained control of intended Gracewood housing development. Initial planning anticipates the number of lots to be 400 – 500, a revised approach from the 336 proposed in 2019. The revised master plan envisages a linear open space corridor and stormwater detention. The draft Strategy estimation of 1700 people in 2040 for Mallala may need to be revised, possibly to 2160, in light of the revised master plan. Notes a revised Gracewood supports increased services, facilities, community, recreation and sport, employment and transport at Mallala. This enables better servicing for rural settlements in proximity	<ul> <li>The draft Growth Strategy contains the following action: 'Mallala - continue to support and explore ways to enable planned urban development to occur. Progress Mallala Oval Master Plan'.</li> <li>1042 residents comprise Mallala and nearby rural areas in 2021. Demographically, Mallala has a slowly ageing population. Somewhat distinctly, workers from Vanuatu comprise 6.5% of Mallala's population in 2021.</li> <li>Wel.Co have lodged a development application proposing 510 lots. If these 510 are developed and assuming 2.65 residents/lot, this equates to 1351 residents. If other suitably zoned land, and the deferred urban land are also developed for housing, when added to Gracewood and with some further housing within the township, this leads to Mallala becoming 2920. These numbers equate to Mallala and nearby growing by around three times its 2021 population.</li> <li>If Gracewood, other zoned land and deferred urban land is all developed by 2041, this equates to an annual growth rate of 4.7%. This rate matches Two Wells annual growth of 4.8% from 2016 – 2021.</li> <li>The rate at which this growth occurs, however, over the next 20 years is dependent on various factors. These include: economic conditions supporting local work the staged release of land at Gracewood</li> </ul>	Refine Growth Strategy action: 'Mallala - continue to support and explore ways to enable planned urban development and the necessary infrastructure to occur. Progress Mallala Oval Master Plan'. Refine long term population forecasts to account for some 500 lots at Gracewood.

<ul> <li>opening up the deferred urban land</li> <li>land owners intentions with their land</li> <li>funding arrangements by State, Council, and land developers such as Wel.Co supporting social and hard infrastructure.</li> </ul>
A 2014 rezoning opened up land for the envisaged Gracewood development. The Council's 2016 open space study is silent on the prospects for significant population growth at Mallala. A Council lead study of community facilities and open space in the next 12 – 18 months will consider the whole Council area, including the implications of Mallala's population for community facilities and open space.
A preliminary view is that existing ovals (Mallala and Primary School) appear suitable for most sports codes, but more work for all open spaces is needing to be considered as part of the studies. Whilst a reasonable range of social infrastructure appears in place, more work on facilities and services for families and young people appears warranted.

Dublin			
Submitter	Submission	Comment	Amendment to Strategy or Background Paper
Leinad C/- Ekistics Land parcels abutting the south side of Ruskin Road. Leinad also control land further south and west	<ul> <li>Seeks to expand Dublin in an orderly, economic and sustainable manner.</li> <li>Expansion southwards will: <ul> <li>Enable housing to the south of the Park Lands, as originally intended in the towns plan</li> <li>Strengthen and define the town centre and Parklands</li> <li>Enable reinstatement of the original rectilinear form of the Park Lands to the south of the town</li> <li>Bolster the country town lifestyle, act as a commuter settlement, and a gateway to coastal settlements.</li> <li>Underpin additional services and retail, and local jobs</li> </ul> </li> <li>Fully support the Growth Strategy and Action Plan and seek to work cooperatively with Council.</li> </ul>	Noted	Put info into background paper for more detailed Dublin Growth and Tourism Master Planning
	Dublin is based on a model of a central town, with grid of roads, surrounding belt of park lands, and suburban lots beyond. Southern Park Lands belt eroded in its form (notably by Clonan Road) Southern land assessed as having low production value for agricultural purposes,	Noted.	No change to paper

not subject to flood hazard, low habitat value, and of sufficient size to buffer intensive land uses in the Rural Zone. Leinad's vision involves: - Staged expansion for master planned township to the south - Creating 1700sqm of retail space in the Dublin main street, including a supermarket and five speciality shops. Undertake further commercial development - Upgrade facilities at Dublin Oval, including new club rooms, tennis court and upgrades to parking and play equipment.		
Notes Council support for Dublin expansion in 2013 and 2014. The introduction of the Environment and Food Production Area in 2015 included land south of Ruskin Road. Council further supported rezoning in 2019 The Greater Adelaide Land Supply (2021) flags need to accommodate an additional 115 dwellings per annum. 24 Expressions of Interest received for lots between 1000 and 1800 sqm.	offering in principle support for potential urban development at that time. That 2019 decision is reflected in the draft Growth Strategy containing the following	Refine Growth Strategy action as follows: 'Dublin – scope future urban growth, noting in principle support to investigate Leinad land south of existing township Council 2019 decision. Consider near coastal tourism role, agriculture, proximity to established industries and Carslake Industrial Area, community and open

<ul><li>Under this scenario:</li><li>If the Leinad Land and Township Zoned former</li></ul>	space facilities, recreation and sport,
<ul> <li>2016 – 2021.</li> <li>If a 3% per annum rate of growth is experienced over 20 years to 2041, this is an increase of 345, leading to a total population of 750.</li> </ul>	
Council's 2015 request to rezone land at Dublin was not supported by the Minister for Planning at the time due to insufficicent demand for housing. Various factors have changed including:	

<ul> <li>Increasing employment in Adelaide Plains. Jobs in Adelaide Plains icnreased form 2,102 in 2016 to 2,987 in 2021. This is an increase from 0.26 to 0.35% of all jobs in SA</li> <li>northern expressway increasing convenience to metropolitan Adelaide</li> </ul>
<ul> <li>increased interest in working from home.</li> <li>Leinad advise in their submission that the Greater</li> <li>Adelaide Land Supply (2021) flags the need to</li> <li>accommodate an additional 115 dwellings per annum.</li> <li>Leinad also advise that in response to a call for expressions</li> <li>of interest, Leinad have received interest from 24 parties</li> <li>for lots between 1000 and 1800 sqm.</li> </ul>
Council's Business Plan for 2022/23 contains a project to undertake the Dublin Growth and Tourism Master Plan. Staff have commenced preparing a Background Paper for the Dublin District. This acknowledges planning for Dublin's growth needs to be informed by and complement the future of nearby coastal and rural settlements, agricultural areas and the Adelaide International Bird Sanctuary National Park – Winaityinaityi Pangkara.
<ul> <li>For Dublin, further investigations are needed around:</li> <li>opportunities to grow tourism and business experiences</li> <li>need for land supply release</li> </ul>

		<ul> <li>potential for conflict with established uses, such as the chicken hatchery and waste facility to the south</li> <li>community infrastructure and open space</li> <li>hard infrastructure, e.g. sewer and water.</li> <li>The preparation of the Dublin District Background Paper is being informed by submissions to the Growth Strategy.</li> <li>Staff intend to bring a report forward in the first quarter of 2022. This is anticipated to propose a planned approach to community and stakeholder engagement for the Dublin and settlements within the District.</li> </ul>	
A & M Wait C/- Masterplan – 23 Bubner Road Gurung Properties Pty Ltd C/- Master Plan – Lot 5 Parham Rd Dublin	Support strategy intent for growth at Dublin. Seek to develop land for rural living through rezoning and excision from EFPA. Note agriculture and value add agribusiness has potential to increase employment growth, underpinning urban development.	Leinad's approach to Council in 2019 lead to Council offering in principle support for potential urban development at that time. That 2019 decision is reflected in the draft Growth Strategy containing the following action: <b>'Dublin</b> – scope future urban growth, noting in principle support to investigate Leinad land south of existing township Council 2019 decision.	Refine Growth Strategy action as follows: 'Dublin – scope future urban growth, noting in principle support to investigate Leinad land south of existing
(Note: Masterplan act for Wait and Gurung. As both submissions are the same, a single summary is prepared)	Township zone has 19 vacant lots, largely unchanged in last decade. These lots can't be assumed as available to the market. Rural Living Zone has 88 lots, 27 of which are vacant and if divided for 1 hectare Rural lots, may yield 40 new lots. Initial analysis indicates potential for	Consider near coastal tourism role, proximity to Carslake Industrial Area, recreation and sport, water reuse.' Dublin and its immediate adjacent agricultural areas had 405 residents in 2021. The Gurung/Wait submission suggested to rezone some existing Rural Living lots and expand the Rural Living Zone further west. Under this scenario:	township Council 2019 decision. Consider near coastal tourism role, agriculture, proximity to established industries and Carslake Industrial Area, community and open space facilities, recreation and sport,
	further township lots once services infrastructure available.	<ul> <li>If the Leinad Land and Township Zoned former Rural Living lots are all developed at 6</li> </ul>	water reuse and

	dwellings/hectare, with 2.65 residents/dwelling,	necessary hard
Land around Dublin within the EFPA	this yields potentially 3,500 residents.	infrastructure.'
marginal or unproductive for agriculture.	• If the agricultural land rezoned to Rural Living is all	
	developed with 1 HA lots, assuming 2.65	
	residents/dwelling, this yields potentially 500	
	residents.	
	• Added to Dublin's 405 residents of 2021, in total,	
	Dublin could be in the order of 4,500.	
	Accounting for the variability of owners intentions	
	with land, if around 25% of sites are developed	
	(rather than all sites), this entails Dublin could grow	
	by 1000 to around 1400. If undertaken over 20	
	years to 2041, this rate of growth is 6% per annum,	
	1% higher than experienced at Two Wells from	
	2016 – 2021.	
	• If a 3% per annum rate of growth is experienced	
	over 20 years to 2041, this is an increase of 345,	
	leading to a total population of 750.	
	Council's 2015 request to rezone land at Dublin was not	
	supported by the Minister for Planning at the time due to	
	insufficient demand for housing. Various factors have	
	changed including:	
	Increasing employment in Adelaide Plains. Jobs in	
	Adelaide Plains increased form 2,102 in 2016 to	
	2,987 in 2021. This is an increase from 0.26 to	
	0.35% of all jobs in SA	

<ul> <li>northern expressway increasing convenience to metropolitan Adelaide</li> <li>increased interest in working from home.</li> <li>Leinad advise in their submission that the Greater</li> <li>Adelaide Land Supply (2021) flags the need to accommodate an additional 115 dwellings per annum.</li> <li>Leinad also advise that in response to a call for expressions of interest, Leinad have received interest from 24 parties for lots between 1000 and 1800 sqm.</li> </ul>
Council's Business Plan for 2022/23 contains a project to undertake the Dublin Growth and Tourism Master Plan. Staff have commenced preparing a Background Paper for the Dublin District. This acknowledges planning for Dublin's growth needs to be informed by and complement the future of nearby coastal and rural settlements, agricultural areas and the Adelaide International Bird Sanctuary National Park – Winaityinaityi Pangkara.
<ul> <li>For Dublin, further investigations are needed around:</li> <li>opportunities to grow tourism and business experiences</li> <li>need for land supply release</li> <li>potential for conflict with established uses, such as the chicken hatchery and waste facility to the south</li> <li>community infrastructure and open space</li> <li>hard infrastructure, e.g. sewer and water.</li> </ul>

	The preparation of the Dublin District Background Paper is being informed by submissions to the Growth Strategy. Staff intend to bring a report forward in the first quarter of 2022. This is anticipated to propose a planned approach to community and stakeholder engagement for the Dublin and settlements within the District.	
<ul> <li>Dublin has: <ul> <li>Central Park Lands</li> <li>No CWMS</li> <li>Limited power</li> <li>Land uses to north and south constrain growth in those directions,</li> </ul> </li> <li>Existing water mains cover most of the township and part of Rural Living areas. New areas opened up for Rural Living can accommodate on-site treatment. New areas for township living will require augmentation. Power exists for much of the township and in some of the Rural Living areas.</li> </ul>	These matters will need further investigation through Dublin Township Growth and Tourism Master Planning	Consider through Dublin Township Growth and Tourism Master Planning
Intensive animal keeping to the south limits housing growth. Likewise, housing growth may impact established agri-business. North of Port Parham Road are large land parcels, including a horse track and horticulture.,	Potential land use conflict with lawfully established agribusiness needs investigation through Dublin Township Growth and Tourism Master Planning	Update Background Paper

	Background Paper references housing choice but is silent on the option of rural living allotments as a transitional growth proposition around service centres/townships such as Dublin where growth is clearly anticipated.	Noted.	Update Background Paper to reference rural living as a transitional arrangement common in many towns.
Redacted	This submission focusses on Dublin and nearby coastal settlements. Risk of diverting resources to Two Wells without adequate planning for infrastructure to support growth across all townships and settlements.	The Draft Strategy has the following strategy 'Equitable and planned growth acknowledging the distinct history, identify, needs and future of each of Adelaide Plains' towns and settlements.' The Growth Strategy flags more planning for growth at Dublin. Council's 2022/23 Business Plan allocates resources in the 'Dublin Tourism and Growth Master Plan' to commence this work. Acknowledging various work projects underway by Council, this work has commenced	Continue with Growth Strategy
	Suggests consolidate the Growth Strategy with the Tourism and Economic Development Strategy.	Both strategies have distinct roles. TEDS focus is on tourism and economic growth whilst growth focus is on longer term planning, development and infrastructure. Both 'documents' are aligned with the Council 2021 – 2024 Strategic Plan and acknowledging both have some overlaps, this arises from them being aligned.	Continue with Growth Strategy

<ul> <li>Seeks clarity about the overall vision for Adelaide Plains and the intended service roles of the three principal townships, noting higher order services in metropolitan Adelaide.</li> <li>Suggests positioning of the three towns as follows:</li> <li>Two Wells/Lewiston - hub for education, contemporary retail, sport, aged care services, animal husbandry and agri-business.</li> <li>Dublin - hub for regional tourism, healthcare services, light industrial, environmental/sustainable living and food (fast-food and supermarket), wildlife rescue and rehabilitation centre.</li> <li>Mallala – hub for motor and other sport facilities/events (consider competition grade skate park, BXM racing), museum, warehouse/discount retail shopping outlets.</li> </ul>	There is one vision for Adelaide Plains and that is articulated in the 2021 – 2024 Strategic Plan to which the Growth Strategy and other strategies are aligned. The Growth Strategy envisages undertaking more detailed town and settlement planning, with Dublin being an example.	Continue with Growth Strategy
A clear vision for each town will assist in designing an integrated transport system. Support the proposed action for an integrated transport plan.	Council, DIT and Australian Rail Track Corporation are key agencies for transport planning and operations to connect Adelaide Plains into the wider region.	Continue with Growth Strategy intent for an integrated transport plan.
Dublin has potential to be a services hub for regional tourism, health care, light industry, sustainable living, retail and wildlife rescue.	The intent is to consider Dublin and nearby settlements together and with a particular focus on Dublin's growth. This is as part of Dublin Tourism and Growth planning.	Continue with Growth Strategy intent for more detailed planning

<ul> <li>Noting that land needs to be rezoned for growth, this provides an opportunity for Dublin to be positioned as a champion for development based on environmentally sustainable living principles, especially with its connection to AIBS and role of promoting tourism founded on "Remarkable Landscapes".</li> <li>Suggests consider: <ul> <li>Parking and pedestrian movement</li> <li>Shared path to Thompson Beach</li> <li>Sustainable living and mix of housing in the Leinad growth area</li> <li>Regional health care facility</li> <li>Upgrade Main Street</li> <li>Facilities and services that support sustainable living and tourism, e.g. tourism and environment centre, accommodation, green space, community arts</li> </ul> </li> </ul>		at Dublin and the nearby settlements.
community arts Establish a coastal committee and a rural committee to 'explore opportunities to augment their features'. Various suggestions on actions to better manage impact of human settlement in the coastal environment. Various suggestions for Thompson Beach	Dublin and settlement planning is intending to be undertaken with community and stakeholder engagement. This acknowledges a range of local and regional stakeholders at Dublin, nearby settlements, associated with AIBS, and noting the Coalition of Coastal Communities.	Continue with Growth Strategy intent for more detailed planning at Dublin and the nearby settlements.

Informal Points made by Government Officers		
Whilst not formal submissions endorsed by their agencies, officers from various government ag	gencies made informal points.	
The points are intended to inform refinements to the Growth Strategy and Background Paper	1	
Informal Points	Comment	Amendment to Strategy or Background Paper
Council's Draft Growth Strategy is responsive to a marked increase in urban developments over the past two years, anticipating and planning for future growth that is consistent with the updated 30-Year Plan for Greater Adelaide being developed by State Government and existing Council plans.		No change
There is good consideration of the local context and needs of the three mains towns and smaller settlements in area.		
It considers important elements such as:		
<ul> <li>housing mix suitability to different household types, accommodate seasonal workers for local business, and older residents</li> </ul>		
<ul> <li>transport behaviours and a movement plan including public (Park n Ride) and active transport</li> </ul>		
<ul> <li>potential to foster additional local employment opportunities in primary industry</li> </ul>		
• community sport and recreational facilities incl. multi-purpose and shared facilities		
<ul> <li>consolidated service hub and flood-mitigation at Two Wells</li> </ul>		
<ul> <li>wastewater constraints to denser development at Two Wells</li> </ul>		
NAIS barriers to connection		
tourism potential		
<ul> <li>greening as critical to improving amenity, reducing heat load and enabling on site- water infiltration.</li> </ul>		
Has the planned housing supply been mapped against need based on projections (8359 more	The forecast has been	Update population
residents by 2041 (medium growth scenario))? It may be prudent for to access the most	updated using more recent	forecast in Background
accurate projections available.	ABS stats, land supply	Paper and Strategy
The strategy presents the following numbers:	proposed and available, and dwelling approvals	
Two Wells: 5800 residents in new + up to 1900 in infill homes + XXXX from levee		

Mallala: 1600-1700 residents in 336 (Gracewood) + infill homes Lewiston: 416 residents TOTAL: 9816 approx		
What further scope do employers have to provide seasonal housing, be it through regular housing managed and available for seasonal workers or through temporary seasonal workers accommodation?	The State Planning system enables seasonal housing	Update references to desirability of seasonal housing in the Strategy
<ul> <li>What is the council's position on preserving EFPAs versus opening up to potential housing developments? Could council be a more proactive voice during planning reviews, code amendments and plan development to preserve these areas? What was the calculus for council when weighing up potential benefits associated with need for expanded housing versus preserving EFPAs, e.g.: <ul> <li>Source of local income and employment</li> <li>Recreation spaces and habitat</li> <li>Food security for the State.</li> </ul> </li> </ul>	Council made a submission in 2021 to the EFPA review which is summarised in the Background Paper. The Strategy seeks to lift EFPA at Dublin and Hicks at Two Wells Lifting EFPA involves analysis of land's value for food and habitat	Continue Strategy looking to lift EFPA at Dublin and Hicks Two Wells.
Has Council quantified current tourism visitation and projected increases from further investment for areas proximate to Dublin?	This will need considering at Dublin and nearby areas	Continue with Dublin Tourism and Growth Master Planning
How can the efficient consolidation approach being applied to Two Wells extend to Mallala and Dublin (and Lewiston) to reduce infrastructure costs?	APC having a plan for growth enables discussion with infrastructure providers to guide their long-term planning.	Continue with Growth Strategy
How is Council balancing the issue of water supply for producers and for the golf course redevelopment?	Water is being investigated as part of Golf Course redevelopment	

What is Council's assessment of digital and mobile access in the area?	Needs more investigation	Add section in Background Paper about digital and mobile access
Has Council quantified the coastal inundation risk in terms of a managed retreat, impact on birdlife and other infrastructure?	Updating Council's Coastal Adaptation Strategy is planned for 2023.	Update Background Paper about intended Adaption study
<ul> <li>Learning from Mount Barker Mass Transit study</li> <li><u>Independent Advice</u>   <u>InfrastructureSA</u></li> <li>Failure of funding arrangements (mix of Deeds and separate rates) to provide well- connected local roads</li> <li>Constraints of utilising freight rail line for commuter services</li> </ul>	Noted	Continue with Growth Strategy
SA Housing Authority has units in Two Wells. The Local Affordable housing plan toolkit exists housing.sa.gov.au/documents/general/Local-Affordable-Housing-Plan-Toolkit.pdf	Noted	Add reference in Background Paper
Strategy seems light on when it comes to primary industries, noting Council is sponsors of the Northern Adelaide Plains Food Cluster	Noted. The Growth Strategy has a strategy to "Pursue a vision of value- added agricultural businesses providing localised employment around liveable towns and settlements. This includes a vision of including horticulture and animal husbandry south of the Light River around a growing Two Wells township and through Lewiston'	Update Background Paper with reference to the Northern Adelaide Plains Food Cluster



## **DRAFT GROWTH STRATEGY**



July 2022

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Cover Photos - Updating community infrastructure – like at Two Wells with Village Green adjacent the Library and Xavier School – are critical to support liveable population growth. Agribusiness growth and coastal experience growth are important priorities.

Council acknowledges that we are on the traditional country of the Kaurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

Version	Comment
July 2022	Consultation
June 2022	For Council June 2022

### PURPOSE

The purpose of the Growth Strategy and Action Plan (GSAP) is to identify strategies and actions to achieve the liveable population growth of Adelaide Plains. The GSAP has a long term view to 2040 with targeted actions focussed over the next 5 - 10 years.

Liveable growth involves some actions for APC to lead. Some actions however are for others to deliver, including State Government, and development and community partners. APC will collaborate with others – including nearby councils and regional authorities as appropriate on all the strategies and actions.

Liveable growth occurs by collaborative relationships and smart investment in the necessary social and economic infrastructure.

This GSAP draws on the Adelaide Plains Growth Background Paper.

### **ROLE OF COUNCIL**

Council has roles in planning for growth, advocating about the impacts of growth, and delivering infrastructure and services – sometimes via facilitating – that support growth.

This GSAP describes Council's roles as:

- Plan
- Advocate
- Deliver/facilitate.

### VISION

Council's Strategic Plan 2020 – 2024<sup>1</sup> identifies the vision for the Council area. Council's Strategic Plan also contains 'Strategic Responses'.

These strategies include enviable lifestyle, emerging economy, remarkable landscapes and proactive leadership.

This GSAP supports achievement of the aspired Vision by identifying Strategies and Actions based on and structured around the Strategic Plan 2021 – 2024 outcome areas of:

- Enviable Lifestyle
- Emerging Economy
- Remarkable Economy
- Proactive Leadership

<sup>&</sup>lt;sup>1</sup> <u>apc.sa.gov.au/ data/assets/pdf\_file/0023/355181/Adelaide-Plains-Council-</u> Strategic-Plan-2021-2024

#### Vision

### Adelaide Plains is:

## Productive: A leading supplier of primary produce to local, national and international markets.

Proximity to markets and natural growing conditions provide competitive advantages for primary producers on the Adelaide Plains that has seen our economy emerge as a key contributor to the region's prosperity.

## Diverse: A more diverse community with access to a greater mix of local opportunities.

Increased employment, services and education attracts and retains a diverse community that chooses to live, learn and work in the region.

Location: A lifestyle location connected to the Barossa, Coast and Adelaide.

Adelaide Plains is a quiet community that offers residents time and space with convenient access to the benefits of Greater Adelaide, the coast and the Barossa region.

#### Welcoming: A proud, spirited and generous community.

This is a place that everyone belongs, where community connection and care is strong and someone is always available to help when a neighbour is in need.

## Ambition: Advancing infrastructure and technology to foster a competitive local economy.

Modern practice, research and innovation, and efficient access to export centres and local markets builds an economic environment and reputation that rivals the State's major primary productions regions. With employment opportunities diversifying and new housing products in abundance, Adelaide Plains will become the place of choice for the Northern Adelaide Plains.

#### Leadership: A decisive and proactive Council.

Our Elected Members share a vision of prosperity founded on courage, robust deliberation, transparency and forward thinking and investing.

Attractive: A Place of choice for businesses, residents and visitors.

Our townships are inviting, well cared for, filled with character and provide a range of services, facilities and accommodation that caters for all people and our landscapes, events and infrastructure provide memorable experiences.

Tourism and Economic Development Strategy

**Five Themes** 

- Town Centres and Main Streets
- Business Support and Growth
- Food and Primary Industries
- Coastal Experiences
- Marketing and Branding

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### SETTING THE SCENE

Planning for growth is important as the population of Adelaide Plain's is forecast to double over the next 20 years.

The majority of population growth is at Two Wells. Demand at Two Wells is being driven by available and serviced land, government stimulus, the northern connector, and opening of new facilities such as Xavier College.

Growth is also flagged but yet to commence at Mallala.

Council has supported further possible growth at Two Wells and Dublin, with these requiring investigations, rezoning and infrastructure planning and provision.

Growth in Adelaide Plains is part of the outer north being planned for the greatest amount of fringe growth in Greater Adelaide.

### The Growth Background Paper contains detailed investigations.

### POPULATION FORECASTS BASED ON PLANNED URBAN GROWTH

SA Government provide forecasts<sup>2</sup> about growth based on low, medium and high scenarios.

Adapting these forecasts, the following low, medium and high scenarios are forecast for Adelaide Plains.

The LOW projection includes MEDIUM growth but at a lower rate or over an extended period of time. The LOW projection aligns with a forecast of 19,358 in 2050<sup>3</sup>.

The MEDIUM projection includes growth that is known.

- Known includes land already zoned for urban development.
- At Two Wells, this assumes Liberty and Eden are both completed over the next 20 years. Eden with around 265 lots and Liberty with around 1900 lots. This also assumes a town CWMS is installed and land within the proposed levy is rezoned, both leading to the ability for increased housing options within the original township.
- At Mallala, Gracewood with around 330 lots is developed and a small number of dwellings constructed in the balance of Mallala. Mallala Township of 733 residents in 2016<sup>4</sup> grows by 950 to around 1700 in 2040.
- At Lewiston, some 600 residents move into existing lots or lots with approvals pending release over the next 20 years. This number recognises the impact of flood risk entails the more readily developable land has already been developed, and the impact of the EFPA on precluding the ability for further residential only development.
- Through the balance of the Council area including Dublin, small increases in population.

2

plan.sa.gov.au/news/article/2019/new population projections released for so uth australia

<sup>3</sup> Population forecast by Holmes Dyer as included in the APC Strategic Plan 2021 – 2024.

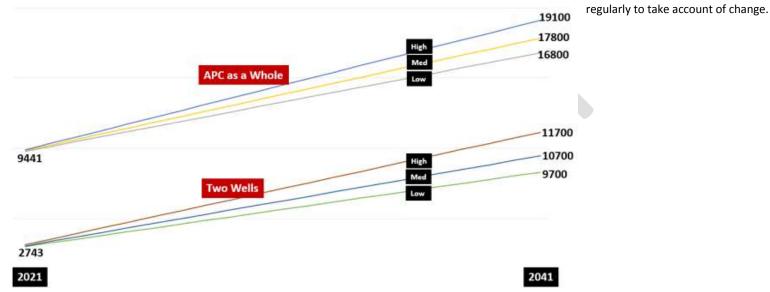
<sup>4</sup> <u>quickstats.censusdata.abs.gov.au</u>

The HIGH projection includes MEDIUM growth but at a faster rate or over a shortened period of time.

The MEDIUM projection identifies that the Council area grows from 9441 to 17,800 residents by 2041. 8,000 of this growth is at Two Wells.

Certainty is impacted by global and national economic conditions, other land in nearby locations, such as in Playford and Light Regional Council's being brought to the market.

This uncertainty underscores the basis to update the strategies and actions



On projections generally, the level of certainty decreases the further into time a forecast looks forward. There is reasonable certainty that Eden will be finalised in the next several years, and Liberty will continue to see more dwellings constructed.

There is less certainty when Gracewood will commence works, and likewise when lodged divisions in Lewiston are brought to market.

This strategy and action plan plans for growth based on the MEDIUM forecast, adopting a proactive approach to planning for a higher rate of growth than the LOW forecast.

	APC and T	wo Wells F	Population	Forecast Estimates S	ummary	
	2020 <sup>5</sup>	2041 est	Increase est	Dwellings/Annum est	Residents/Annum est	This strate sustainabl
Adelaide Plains HIGH	9441	19,100	9,700	175	460	is forecast
Adelaide Plains MEDIUM	9441	17,800	8,400	150	400	
Adelaide Plains LOW	9441	16,800	7,400	132	350	
Two Wells <sup>6</sup> HIGH	2743	11,700	8,900	160	425	
Two Wells MEDIUM	2743	10,700	8,000	140	380	
Two Wells LOW	2743	9,700	7,000	125	330	

This strategy involves actions focussed on fostering a liveable and sustainable Two Wells, recognising just over 80% of population growth is forecast there.

<sup>5</sup> profile.id.com.au/adelaide-plains/population-estimate accessed 14 October 2021

### POPULATION FORECASTS BASED ON POTENTIAL URBAN GROWTH

In 2019, Council decided to support investigations for potential further urban growth at Two Wells (Hicks) and Dublin (Leinad).

A decision to release Hicks and Leinad land as potential urban growth are significant unknowns. Both are within the Environment and Food Production Area (EFPA). The decision to allow the land to be developed for urban growth is ultimately a matter for SA Parliament on the advice of the Planning Minister, the State Planning Commission, and with input from Council. The State Planning Commission five yearly review of the EFPA was undertaken in 2021 and is next due in 2026.

The Hicks land has potential for around 2,500 residents/940 dwellings in total. If Hicks land was fully developed by 2040, this would lead to a Two Wells of around 13,200.

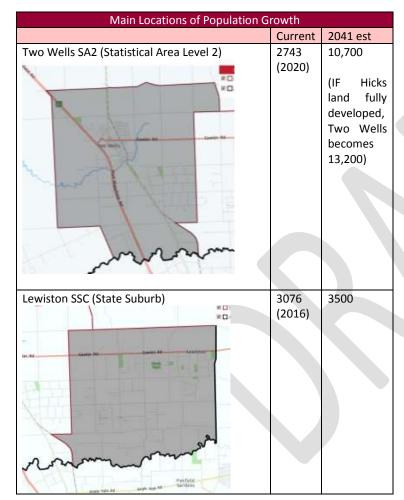
The Leinad land has potential for around 3,750 residents/1400 dwellings in total. If the Leinad land was fully developed by 2040, this would lead to a Dublin of around 4,000.

Under a MEDIUM scenario, Adelaide Plains grows from 9441 in 2020 to 17,800 in 2040. If both Hicks and Leinad land was released and fully developed within that timeframe, this would lead to Adelaide Plains in 2040 being around 24,000. This would be a 2.5 times population increase.

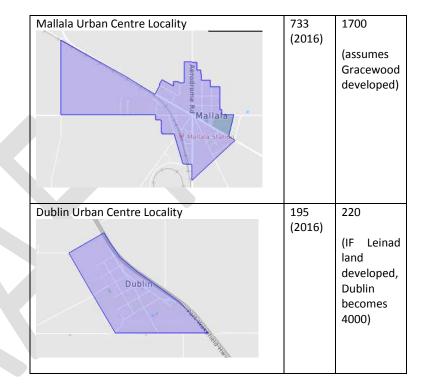
Noting available land within Adelaide Plains and the State Planning Commission's 2021 assessment<sup>7</sup> of no need to open up further land within Greater Adelaide (which includes Adelaide Plains), neither are likely to be available prior to 2026.

Recognising Council decisions to support investigations for this potential growth, this strategy plans for this potential growth in the longer term order to create liveable communities whilst not unduly impacting existing zoned supply.

plan.sa.gov.au/our\_planning\_system/instruments/planning\_instruments/environ ment\_and\_food\_production\_areas



### MAIN LOCATIONS OF POPULATION GROWTH



9

### **RELATIONSHIP WITH OTHER STRATEGIES**

### Strategic Plan

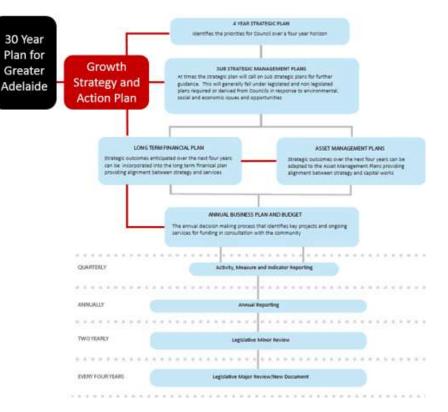
### The GSAP:

- Summarises analysis undertaken by Council covering economic, social, health and recreational planning, landscape and environmental planning, land use planning, infrastructure capacity, governance, and review of the 30 Year Plan for Greater Adelaide (refer Growth Background Paper)
- Identifies Strategies and Actions based on the Strategic Plan 2021 2024 outcome areas of:
  - o Enviable Lifestyle
  - o Emerging Economy
  - Remarkable Economy
  - Proactive Leadership

### Long Term Financial Plan

Council has a Long Term Financial Plan looking forward 10 Years. This was released for consultation in late 2021. The LTFP includes various studies informing planning for growth.

These studies are referenced with relevant growth actions with the text 'Consultation LTFP late 2021'.



How the Growth Strategy and Action Plan relates to Council's Four Year Plan, Long Term Financial Plan, and Asset Plans, as well as the 30 Year Plan For Greater Adelaide **GROWTH PLAN ON A PAGE** 



A summary of planning for Adelaide Plains growth

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### THREE TOWN SERVICE MODEL

Adelaide Plains is envisaged with three major towns and 12 coastal and rural settlements.

As Adelaide Plains grows, growth planning is seeking to foster liveable and sustainable outcomes across these townships and settlements, and with the aim for a range of services and facilities to be reasonably convenient and accessible.

This includes community and recreational facilities, health and education, employment options, and a variety of transport options.

This is in the context of nearby envisaged growth in the City of Playford, Gawler and Light Regional.



### **TWO WELLS**

Arising from decisions in 2010 - 2012, planned urban growth is envisaging a Two Wells of around 10,000.

This growth is the majority but not all growth planned in Adelaide Plains.

### Strategy

'A cohesive community of 10,000' is the strategy for Two Wells.

'Cohesive' recognises fostering 'a' community with many new people moving into town is important.

The Actions are summarised in the Image.

Actions specific for Two Wells are placed together under the outcome areas.

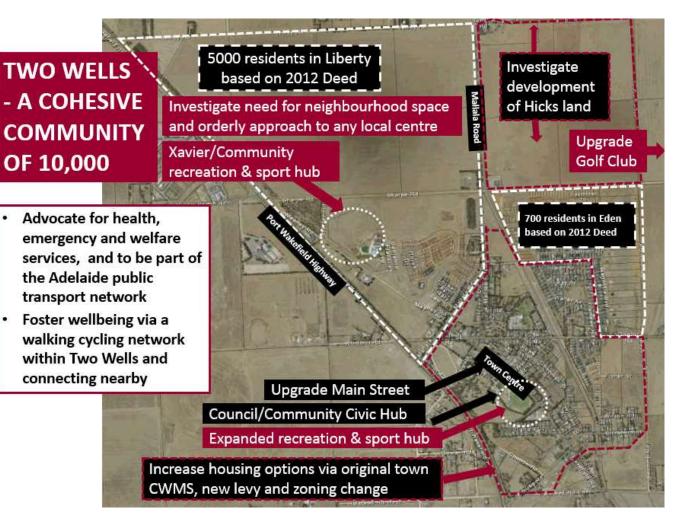


Image – Two Wells Actions to Support ta Cohesive Community of 10,000

### What is Needed and When

This table summarises what is needed and when at Two Wells.

	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
Pop'n	3123	3503	3883	4263	4643	5023	5403	5783	6163	6543	6923	7303	7683	8063	8443	8823	9203	9583	9963	10343	10723
Town Centre		Facilitate growth of Two Wells Main Street through development of contemporary retail offering																			
Community Civic Hub	Plan an	d deliver	commu	unity civ	ic hub																
Xavier Recreation Precinct	Work with Xavier on vision, noting Deed requiring oval, soccer field, and two courts for netball/tennis and shared school/community use																				
Town Centre Recreation Precinct	Plan and create upgraded sport and recreation need and business case for indoor recreation Cemetery.				•																
Local Northern Centre & Recreation Precinct	conven recreat	potentia ience go ion and ns, incluo	ods and sport	service uses, ar	s in the nd a co	norther	n part o	f Two W	/ells. Co	nsider c	olocatio	n with									
Increased Housing Choice		Rezon	<u> </u>	inside	levy. Co																
Walking Cycling Network	Prepare	e Plan	start o	lelivery		Upd ate	contir	nue deliv	very												
Public Transport incl interchange and EV's	5 5 7 1 5																				
Town CWMS		nd insta Ip housii																			
Hicks		Hicks po a positio				ents to															

### One Scenario for Two Wells

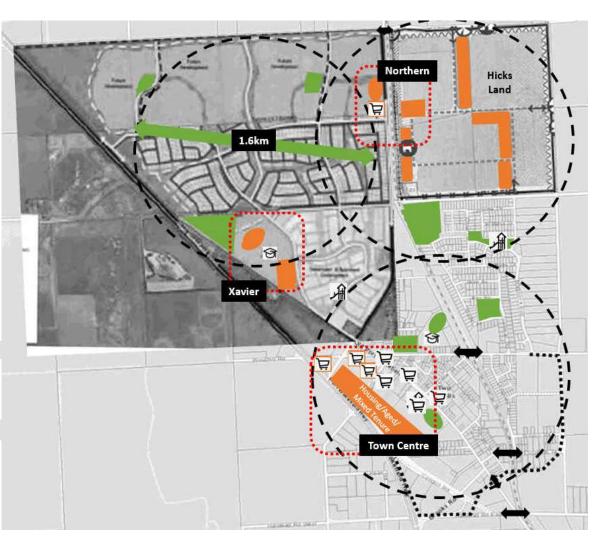
Liberty is a significant expansion of Two Wells. Council's supported further growth to the north east referred to as the 'Hicks' land. This requires further investigation.

If this goes ahead, challenges are around how this influences Two Wells overall.

There are a variety of scenarios. In the scenario on the map:

- The Town Centre is reinforced via retail development, and potential for denser/aged housing
- A Greater Xavier Recreation Precinct for school and community purposes is established
- A 'Northern Precinct' based on a small local centre, sport and recreation is established, with suitable connections across Mallala Road and the train line

The Australian Rail Track Corporation advises grade separation needed to gain access across the train line. This needs further investigation.



### STRATEGIES AND ACTIONS

This part of the Growth Strategy and Action Plan forms the strategies and actions.

The strategies and actions are structured based on the Strategic Plan outcomes of Enviable Lifestyle, Emerging Economy, Remarkable Landscapes and Proactive Leadership.

Strategies are the strategies to be pursued to achieve the outcomes and Actions are how the strategies are to be achieved.

- Short term
- Medium term
- Ongoing informs operational activity



Freedom Park at Liberty, Two Wells - Planning for infrastructure fosters liveability

### Enviable Lifestyle

Strategic Plan 2021 - 2024

Arrest the departure of younger population through affordable housing, access to diverse employment opportunities, regional university pathways and retail/recreation. Support retention of older community members through compact living with ease of access to improved retail and services in townships. Add to the vibrancy of towns through events, volunteering opportunities and community initiative funds or service support.

- Manage growth to sustain and activate our townships
- Provide, support and acquire facilities, assets, services and programs that build community capacity, health and connection
- Advocate for increased health, education, aged care and youth services, welfare and emergency facilities and services.

### What do We Know

Adelaide Plains is part of Greater Adelaide and experiencing demand for urban growth. Much of this is already planned through the zoning established in the Planning and Design Code, reinforced by the Environment and Food Production Area (EFPA), at Two Wells, Mallala and Lewiston. Considering future urban growth, such as at Hicks Two Wells, and Leinad land at Dublin, needs to have regard to their local context, local needs, as well as their potential impact in the market. Established settlements along the coast and within agricultural areas are constrained for environmental and food production purposes. These will each need an approach based on the unique context of each. Noting decisions enabling planned growth at Two Wells and Mallala, Dublin and the surrounding areas in the north west of the Council area are a focus for more investigations.

Providing further housing choice is important, including affordable, aged, short term worker and for tourism. Having a planned approach to moving – be it freight, public transport, or being 'active' for health - is an important part of planning for growth.

The 2016 Open Space Study identified for the growth at Two Wells and noting lack of sport facilities in Lewiston, the potential need in total for three ovals, two cricket pitches, three soccer pitches, an eight tennis court facility, and four netball courts. An ideal option was soccer pitches overlaid by a further oval. Noting Xavier College intended oval and sports field, existing facilities at Two Wells Oval, lack of facilities in Lewiston, there is a need for a planned approach to recreation and sport infrastructure.

The 30 Year Plan envisages providing community facilities 'in advance'. For Two Wells, this is reflected in the Hickinbotham/Council Deed envisaging facilities be provided neither significantly in advance nor significantly after when they are needed. Council's civic, library and community facilities, as well as the Golf Club need repurposing with a vision associated with planned growth. Ongoing advocacy for generally State provided facilities, be it SAPOL or educational, to service growth at Two Wells will be important.

Enviable Lifestyle Strategies

- 1. Equitable and planned growth acknowledging the distinct history, identify, needs and future of each of Adelaide Plains' towns and settlements.
- 2. Foster liveable townships and settlements through influencing planned urban development and working with development partners, infrastructure providers, government and local communities.
- 3. Build community capacity, health and connection through:
  - o planning for timely provision of suitable infrastructure to enable an enviable lifestyle
  - o community and stakeholder participation in town and settlement planning processes.
- 4. Advocate for increased services and facilities with respect to health, education, aged care, youth, and welfare and emergency services.
- 5. Plan for future urban growth including at Dublin and the Hicks land at Two Wells

### Enviable Lifestyle Action Plan

	Actions	Next Steps
1.	Land supply and demand - Monitor to understand likely timing and nature of future land releases for urban growth. Consider level of infrastructure needed, and an orderly approach to land release. This is at Two Wells, Dublin and Lewiston, and also associated with the next review of the Environment and Food Production Area in 2026.	Ongoing
	Key Liaison - State Planning Commission	
2.	<b>Housing options</b> – monitor dwellings being provided to meet housing needs. This includes at Two Wells consequent on CWMS enabling increased housing choice, and rezoning land inside the levy.	Ongoing
	Key Liaison – SA Housing Authority	
3.	Art and Culture – investigate and establish a strategy to foster throughout the Council area. In particular in town centres, open spaces and associated with the Kaurna and colonial history and culture across the Council area.	Investigate in Short to Medium Term
4.	<b>Council Service Hubs</b> - Provide suitable multi-use facilities for Council services that serves the Council area as a whole.	Investigate in Short to Medium Term

5.	Mallala - continue to support and explore ways to enable planned urban development to occur. Progress Mallala Oval Master Plan	Investigate in Short to Medium Term
	<ul> <li>LTFP 28 Feb 2022</li> <li>Social and Community Infrastructure Plan \$100k 22/23</li> <li>Open Space &amp; Recreation Strategy \$60k 22/23</li> <li>Stage 1 Two Wells/Mallala Ovals Master Plan \$100k 22/23</li> </ul>	
6.	<ul> <li>Lewiston - identify a preferred future through investigating and engaging. Consider:</li> <li>The aspired land use mix into the future, noting trends in agriculture, equine and living</li> <li>Opportunities to enhance the gathering point at Hayman/Pederick</li> <li>Options to improve connectivity – including walking, cycling and equine – to Two Wells, north, east and south</li> <li>Flood risk</li> </ul>	Investigate in Short to Medium Term
7.	Dublin – scope future urban growth, noting in principle support to investigate Leinad land south of existing township Council 2019 decision. Consider near coastal tourism role, proximity to Carslake Industrial Area, recreation and sport, water reuse         LTFP 28 Feb 2022         • Dublin Township Growth & Tourism Master Plan \$50k 22/23	Investigate in Short to Medium Term
8.	Walking and Cycling - Prepare walking and cycling plans as part of town/settlement plans. Take into account the 'link and place' approach, and improving amenity at transport stops	Investigate in Short to Medium Term
9.	<b>Design Quality</b> – establish measures addressing Council's approach to public realm design quality, including wayfinding, public art, and inclusion through universal design.	Ongoing
10.	<b>Settlement Plans</b> – progressively prepare integrated plans across living, business and tourism, and environment for the coastal and rural settlements. Work with local communities to support local facilities/services, including considering walking, cycling and recreation and sport. The intent is tailored plans for each settlement.	Ongoing
11.	Two Wells Health, Emergency and Welfare Services – advocate for a suitable range, including associated with growth.	Ongoing

12.	<b>Two Wells Sport and Recreation Needs</b> - understand needs (including scope of multi-use centre and existing oval precinct). Have regard to Xavier School oval, sporting field, and potential for shared use. Consider Hicks land. Consider indoor sporting in this investigation, noting a 50,000 population is typically needed, to determine viability.	Investigate in Short Term
	LTFP 28 Feb 2022	
	Social and Community Infrastructure Plan \$100k 22/23	
	Open Space & Recreation Strategy \$60k 22/23	
	Stage 1 Two Wells/Mallala Ovals Master Plan \$100k 22/23	
	Key Liaison - Office of Recreation, Sport and Racing, City of Playford	
13.	<b>Two Wells Sports and Recreation</b> - following investigations and master planning, establish suitable community sports and recreation hubs. This may be an expanded sport and recreation hub at Two Wells Oval, augmented offerings near/at Xavier, a northern precinct noting potential growth at Hicks, and a range of neighbourhood and local hubs.	Medium Term
14.	<b>Two Wells Community/Civic Hub</b> - investigate needs and contemporary Council multi-use options (business, community, cultural) to inform master planning for multi-use facilities. Consider existing facilities including community centre.	Ongoing
	LTFP 28 Feb 2022	
	Social and Community Infrastructure Plan \$100k 22/23	
15.	<b>Two Wells CWMS</b> - for the original township, establish a CWMS following investigations and engagement. (study with LGA underway)	Investigate in Short Term
16.	Liberty and Eden Estates – partner with Hickinbotham Group based on the agreed Deed	Ongoing
17.	Two Wells Transport Options - advocate and plan for:	Ongoing
	• Appropriate public transport provision, including investigating and planning for an interchange including with a park n ride facility.	
	Electric vehicle charging points	
	Key Liaison – Department of Infrastructure and Transport	

18.	<b>Two Wells Housing Options</b> - Increase housing options through amending the Planning and Design Code associated with increased hazard protection arising from the levy and having a planned approach consequent on the original township CWMS. Consider options to support partnership development proposals for higher density and mixed use, as well as health, aged care and mixed tenure on large sites.	Investigate in Short Term
19.	<b>Two Wells Walking and Cycling</b> - Prepare walking and cycling plan. Take into account the 'link and place' approach, and improving amenity at transport stops (commenced)	Short Term
20.	<b>Two Wells Golf Club</b> – Noting services a regional market and majority of land owned by Council, work with the Golf Club to establish a vision and delivery plan	Ongoing
21.	<b>Two Wells Hicks land</b> – scope future urban growth, noting in principle support to investigate decision of Council in 2019. Consider housing mix, recreation and sport, water reuse, the train line and Mallala Road, and orderly connections with Two Wells.	Medium Term

### **Emerging Economy**

Strategic Plan 2021 - 2024

Facilitate growth of the business sector through strategic advocacy, partnerships and service improvements that generate local procurement and employment opportunities, provide certainty for investment and enhance the appeal and visitor experience delivered by Council's key tourism strengths and opportunities.

- Support the growth of primary industries and the introduction of value-add employment generators
- Facilitate greater access to local opportunities from public and private investment
- Reinforce Adelaide Plains Council as a place of choice for business, residents and visitors.

### What do We Know

The Planning and Design Code contains the policy against which proposed development is assessed. After significant investigations, the Code was established in 2021. How well the Code enables or discourages appropriate development to grow the economy needs monitoring.

Tourism experiences are centred on key attractors, notably the Adelaide International Bird Sanctuary and Mallala Motor Sport Park. Town centres play a key role for local businesses and economically.

Agriculture is changing, with greater value adding on farm and in commercial operations. Horticultural and agribusiness growth is supported in the southern part of Adelaide Plains around Two Wells, noting current water challenges.

### Emerging Economy Strategies

- 1. Foster envisaged business and living growth through:
  - a. Targeted reviews to ensure policy and regulatory arrangements including the SA planning system are current. This includes around agriculture, renewables, town centres, and tourism.
  - b. Advocating and planning for needed infrastructure
- 2. Pursue a vision of value added agricultural businesses providing localised employment around liveable towns and settlements. This includes a vision of including horticulture and animal husbandry south of the Light River around a growing Two Wells township and through Lewiston
- 3. Foster established town centres, principally at Two Wells Main Street, Mallala Town Centre and centre functions at Dublin.

### Emerging Economy Action Plan

	Actions	Timing
1.	<b>Development Trends</b> - monitor agricultural, horticultural and value adding development trends in order to test the currency of the Planning and Design Code – including land supply/allotment sizes/EFPA - to support appropriate economic development of Adelaide Plains.	Ongoing
	<ul> <li>This includes:</li> <li>Agricultural and food based business clustering, precincts and estates near townships</li> <li>hubs around infrastructure</li> <li>adventure based, such as motorsport, equestrian, gun clubs</li> </ul>	
2.	Water - advocate for suitable pricing for the NAIS water (underway)	Investigate in Short to Medium Term
3.	Renewable Energy – investigate and foster take up, including associated with primary production	Ongoing
4.	<b>Transport</b> – plan and advocate for integrated transport planning to service living and business, including connecting with Ports in Adelaide, interstate, air based, and for a suitable range of community and public transport. Consider all the modes including passenger and business vehicles, trains and buses, walking, cycling and equine.	Ongoing
	Key Liaison – Department of Infrastructure and Transport.	
5.	<b>Employment Land Plan</b> – adopt a coordinated approach to establishing employment precincts, such as Carslake Road, with appeal and necessary infrastructure	Investigate in Short to Medium Term
6.	<b>Two Wells Town Centre</b> – Upgrade the main street public realm and facilitate retail growth to reinforce the role of the mainstreet.	Investigate in Short to Medium Term
7.	<b>Two Wells Northern Centre</b> - investigate and advocate for an orderly approach to centre planning in the northern part of Two Wells.	Investigate in Short Term

### Remarkable Landscapes

### Strategic Plan 2021 - 2024

Advocate for Government investment in the Gawler and Light River Catchments and coastal townships, liaise with and support agencies responsible for adverse event mitigation and response, maintain a mix of waste management services and increase community education and lever volunteering opportunities and multiple State agency agendas to target the enhancement of coastal visitor experiences.

- Protect and enhance our coastal and riverine landscapes, native vegetation and heritage
- Mitigate the impacts of adverse natural events on the community
- Improve resource recovery and carbon and waste management.

### What do We Know

Adelaide Plains has distinct rural and coastal landscapes, with the Adelaide International Bird Sanctuary dominating the coast. More work is needed to enable visitors and residents to fully experience these in suitable ways.

Suitable policy and supportive measures for built heritage are being progressed, with a review of the 1983 heritage survey commencing in 2021.

Whilst much work has been completed around greening, habitat and waste, more work to maximise benefits from these areas is needed.

Planning and Land Use Services (state government) are undertaking investigations and Amendments to the Planning and Design Code with respect to the hazard of fire and flood risk associated with Gawler and Light Rivers. These are SA wide investigations. Ongoing investigations are underway with respect to managing flood risk by the Gawler River Flood Management Authority. With grant funding, at Two Wells, Council is installing a levy to the east and south of town to reduce the hazard impact associated with Gawler River. Regarding coastal inundation, past studies are informing contemporary Community Emergency Management Plans for each settlement. Past studies identify particular hazards at Middle Beach. Better planning for risk improves investment potential.

Remarkable Landscape Strategies

- 1. **Conserve rural and coastal landscapes and vegetation** of biodiversity against the pressures of projected population growth.
- 2. Increase visitor and resident experiences through leveraging coastal and rural landscapes and vegetation augmented by private and public investment.
- 3. Advocate for recreation opportunities associated with Gawler and Light Rivers, and the coast.
- 4. Protect and support heritage properties assessed as being of value.
- 5. **Reduce the waste and energy** footprint of new development.
- 6. Manage impact of fire, flood and inundation risk through having contemporary development guidelines based on professional investigations.

### Remarkable Landscape Action Plan

	Actions	Timing
1.	<ul> <li>Visitor and Resident Experiences - pursue opportunities to establish private and public infrastructure to enable visitor and resident experiences, such as: <ul> <li>Trails strategy for walking, cycling and equine</li> <li>Associated with the Adelaide International Bird Sanctuary and coastal settlements, as well as the Gawler and Light Rivers.</li> <li>Associated with landscaped based recreation, including walking, cycling, equine, and adventure based.</li> <li>Supportive SA Planning system.</li> </ul> </li> </ul>	Ongoing
2.	Heritage Conservation - In consultation with owners, progress heritage designation of buildings assessed as being of heritage value (Stage 1).	Investigate in Short Term
3.	Heritage Conservation - Undertake further assessments of heritage value, building on the updating of heritage survey in 2021         LTFP 28 Feb 2022         • Heritage Survey Part 2 \$27k 22/23	Investigate in Medium Term
4.	Heritage Support - Establish heritage advisory service and incentives scheme.	Ongoing

5.	Greening and Canopy – investigate options, including:	Ongoing
	<ul> <li>townships as built features increase, in particular:</li> </ul>	
	<ul> <li>open space areas to increase amenity value for residents</li> </ul>	
	<ul> <li>walking and cycling routes</li> </ul>	
	infrastructure	
	major developments	
	public and private land in rural areas.	
6.	Habitat restoration – investigate opportunities for large scale habitat restoration.	Ongoing
7.	<b>Waste</b> – investigate options to reduce waste associated with new development. This includes fostering the circular economy.	Investigate in Short to Medium Term
8.	Carbon Footprint – investigate options to reduce carbon footprint associated with new development	Investigate in Short to Medium Term
9.	Fire Risk – Participate in the investigations and Code Amendment underway by Planning and Land Use Services and CFS (SA	Investigate in Short
	Government) to better guide development. Better planning for fire risk improves investment potential.	Term
10.	Gawler and Light River Flood Risk - Participate in the investigations and Code Amendment underway by Planning and Land	Investigate in Short
	Use Services (SA Government) to better guide development. Seek least impact on agricultural productivity associated with flood mitigation.	Term
11.	<b>Coastal Inundation Risk</b> – update Community Emergency Management Plans for each coastal settlement coordinated with asset planning. Noting the particular hazard profile at Middle Beach, consider the best long term approach for Middle Beach. Better planning for inundation risk improves investment potential, including for tourism based purposes.	Investigate in Short to Medium Term

### **Proactive Leadership**

### Strategic Plan 2021 - 2024

Proactive engagement in new and existing regional partnerships, pursuit of funding and exploration of new revenue opportunities will create value for the region and rate payers. Early engagement in reform will support opportunities for continuous improvement. Setting a strategic financial agenda with regard to sustainability ratios will open up investment opportunities for the delivery of Council's strategic plan, and a continued emphasis on engagement and consultation will raise awareness, understanding and participation by an increasingly active community regarding Council's intent and progress.

- Actively seek funding and partnerships to deliver Council initiatives
- Actively engage with and inform our communities
- Strategic and sustainable financial management
- Proactively engage in Local Government Reform and continuous improvement.

### What do We Know

As a service and infrastructure organisation, Council needs a coordinated approach to managing and facilitating growth that leads to liveable and economic towns, settlements and districts. A strategy for growth informs operational and service decisions, including how Council works with local business and residents, local groups, other spheres of government, other councils, infrastructure providers, and the development sector.

### **Funding Opportunities**

- Council Long Term Financial Plan
- Private Funding Developer Contributions
- State and Commonwealth Government Funding, including:
  - Planning and Development Fund

The level of success in achieving the GSAP depends upon cooperation between the public and private sectors, in particular:

### (a) Adelaide Plains Council:

(ii) Promote the GSAP to all levels of government, private sector partners and the South Australian community, creating the necessary impetus to generate positive change.

(iii) Provide a framework for influencing the SA Planning System, including amending the Planning and Design Code, to support the GSAP.

(iv) Updating the GSAP to ensure it remains relevant.

(i) Continue its holistic, whole-of-government, approach to decisions to ensure that support the GSAP, including integrating with all Council's strategic documents including:

- Long term financial plan
- Tourism and Economic Development Strategy
- Recreation and Open Space Strategies
- Asset Management Plans
- Social and Community Service Plans
- o Environmental Plans
- Other plans.

(b) State Government:

(i) Improve strategic transport links with metropolitan Adelaide aligning with the GSAP.

(ii) Support public service provision and incorporation of GSAP policies into the 30 Year Plan for Greater Adelaide, and where relevant, the Planning and Design Code.

(c) Infrastructure/utilities providers, to deliver, in a timely, coordinated and efficient manner, all transport, water, gas, electricity, information and communication technology, health and community services infrastructure required to support the GSAP.

(d) Land owners and developers:

(i) Participate in planning that supports the GSAP.

(ii) Enter into agreements with Council and State Government to fund infrastructure to support the GSAP.

(iii) Work with Council to establish and promote a consistent and recognisable Adelaide Plains offering for marketing and promotion of major developments.

(iv) Provide affordable and diverse housing.

(e) Australian Government to support policies and initiatives – including grant funding – that aligns with the GSAP.

The impact of above actions not being undertaken will need to be considered and the GSAP reviewed as necessary.

### Proactive Leadership Strategies

- 1. Partner with the State Planning Commission and other Australian, State and local government entities to pursue liveable growth outcomes
- 2. Maintain working relationships with economic, living and environmental groups of Adelaide Plains
- 3. Share information and engage with the Adelaide Plains community to influence liveable growth.
- 4. Ensure the SA Planning System is aligned with Council's outcomes and up to date for trends impacting Adelaide Plains. This includes the Planning and Design Code
- 5. Provide excellent customer service for people looking to invest and undertake development.

Proactive Leadership Action Plan

	Actions	Timing
1.	Maintain formal and informal links with the State Planning Commission and Planning and Land Use Services	Ongoing
2.	Maintain collaborative relationships with local economic, living and environmental groups in progressing the actions. Work together based on values of integrity, respect, professionalism, innovation and open mindedness.	Ongoing
3.	Foster the <b>Adelaide Plains Business Advisory Group</b> in shaping and supporting delivery of the Tourism and Economic Development Strategy and relevant growth strategies and actions.	Ongoing
4.	Make information available and establish a planned approach to engagement about projects arising from the GSAP. This includes having a planned approach to community and stakeholder information and engagement for each project.	Ongoing
5.	Reference the GSAP in Council long term planning, including the Long Term Financial Plan and Asset Planning, and in applications for grant funding	Ongoing

**GROWTH BACKGROUND PAPER – DRAFT FOR CONSULTATION** 



# July 2022

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Version	Comments
August 2021	Noted Council 23 August 2021
June 2022	Draft for Consultation
July 2022	Consultation
	ABS 2021 data available has been added. Further should be available in October

2

### Purpose

The purpose of this paper is to summarise opportunities and constraints relating to the growth of Adelaide Plains.

The paper will inform staff, Councillors, other spheres of government, infrastructure entities, and local residents and businesses of issues to consider as urban growth continues.

This Paper informs the Growth Strategy and Action Plan.

### About Growth

This background paper is focussed on urban growth (what can be called 'planned urban growth') that is both occurring, and will occur, in Adelaide Plains.

The key component of urban growth to date is residential growth at Two Wells. The background paper begins to address the issues that this growth will present to Council, along with the additional demands associated with this residential growth e.g. employment and services, and the opportunities this presents to Council and the community.

This paper includes summary information about economic growth recognising the relationship between residential and economic growth. This paper also provides an overview of recent and forecast long term growth influencing Adelaide Plains and draws observations about the challenges to be planned for.

### About Adelaide Plains

Adelaide Plains Council is a vibrant community located about 45 kilometres north of the Adelaide CBD. With large areas of rural and horticultural land, Adelaide Plains Council also has a large tidal coastal region (47 kilometres of coast) facing the Gulf of St Vincent, a number of vibrant and historic townships and settlements and a rapidly growing urban areas in and around Lewiston and Two Wells.

Covering an area of 935 square Kilometres and containing both the Light River and Gawler River, along with almost 6000 rateable properties the Adelaide Plains Council provides a diverse economic base with a strong community focus. It is a place where people can choose to live and work locally, with quality services, facilities and open space that support community wellbeing and resilience. Adelaide Plains Council promotes the growth of tourism and encourages is a place that provides local opportunities.

Council acknowledges that we are on the traditional country of the Kaurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

### **OBSERVATIONS**

### **Economic Growth is Bringing Change**

- 1. Agriculture is changing, with greater value adding on farm and in commercial operations.
- 2. Horticultural growth is supported in the southern part of Adelaide Plains around Two Wells, noting current water challenges
- 3. Land for animal husbandry is being impacted by urban growth, bringing change in Lewiston.
- 4. Tourism experiences are centred around key attractors, notably the Adelaide International Bird Sanctuary and Mallala Motor Sport Park

### Urban Growth is rapidly changing Adelaide Plains

- 5. Urban growth is impacting Two Wells, Adelaide Plains and northern Adelaide.
- 6. Demand at Two Wells is being driven by available and serviced land, government stimulus, the northern connector, and opening of new facilities such as Xavier College.
- 7. 2021 ABS indicates growth in a younger population at Two Wells.
- 8. Two Wells is forecast to grow to around 10,000 in 2041. This is 5.8% per annum from 2016. By comparison, Mount Barker is 4.25% per annum. The numbers in the 2012 Two Wells Amendment were indicative and dependent on land development layouts, school and open space provision. Given the current and proposed development pattern, it is considered unlikely that Liberty would reach in excess of 3000 allotments. The Hickinbotham Group have progressed Eden, with the 265 lots mostly developed. Liberty envisages some 1,900 lots, noting the zoning allows upto around 3,000 lots.
- 9. Planned urban growth is yet to be taken up at Mallala.
- 10. Adelaide Plains population is likely to grow from 9,655 in 2021 to 16-17,000 by 2041 (20 years)

### **Options for Future Planned Urban Growth**

11. Council decisions of 2019 support investigations for further planned urban growth at Two Wells and Dublin.

### **Council's Role in Growth**

- 12. As a service and infrastructure organisation, Council needs a coordinated approach to managing and facilitating growth that leads to liveable and economic towns and districts, and in managing hazards.
- 13. A strategic growth perspective informs Council's operational and service decisions
- 14. A strategic growth perspective informs the role of State and Australian governments, and development, infrastructure and community partners.

### **Ongoing Investigations and Planning Is Needed**

- 15. We have inadequate understanding about what demographics are forecast to move into Two Wells e.g. while total numbers can be estimated, population structure, age and composition still requires further investigation
- 16. What social infrastructure does a growing Two Wells need? How does growth impact Council's direct role in libraries, recreation, sport, parks and culture? How does growth impact the viability of public transport at Two Wells? What transport network might best serve a growing horticultural area and Two Wells township?
- 17. Investigations and discussions are needed to address these emerging gaps and further plans for the urban growth that is already underway and will continue over the next 20 years.

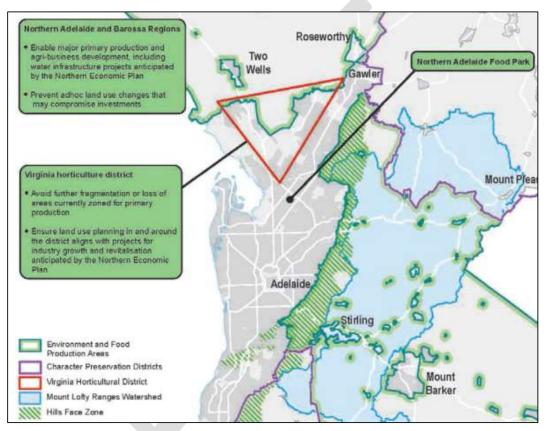
### 30 Year Plan for Greater Adelaide

### Liveable Growth

The 30 Year Plan for Greater Adelaide<sup>1</sup> plans a region that is liveable, economically competitive, sustainable and responsive to climate change.

The Plans policies have been analysed for relevancy for Adelaide Plains (Attachment A). This analysis informs growth planning.

Aside from towns and settlements, all of Adelaide Plains is within the Environment and Food Production Area, with the Two Wells and Lewiston area part of the Virginia Horticulture District.

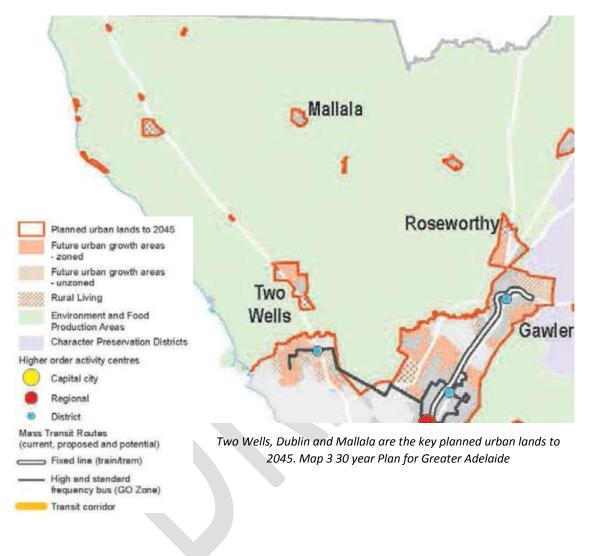


Two Wells/Lewiston is part of the Environment and Food Production Area and the Virginia Horticulture District. Map 3 30 year Plan for Greater Adelaide

<sup>1</sup> livingadelaide.sa.gov.au/

### Planned Urban Growth

The 30 Year Plan identifies planned urban lands to 2045. This includes land already zoned and land to be zoned at some point in the future.



These extracts from the 30 Year Plan for Greater Adelaide demonstrate the significant areas of growth proposed within the Northern Adelaide Plains, including Adelaide Plains Council. Planned and future urban growth areas will require associated physical and social infrastructure to cater for the incoming population to this region.

Euture Urban Growth Unzoned

Significant land areas are flagged for future urban growth but are yet to be released for that purpose by being rezoned. This includes land in Virginia east of the new Riverlea as well as east of Gawler.

Significant Areas are planned but yet to be rezoned For Future Urban Growth around Virginia and Gawler

The northern edge of Adelaide is planned for significant fringe growth, including within Two Wells.

The goals and policies of the 30 Year Plan for Greater Adelaide – being updated over 2022 and 2023 -influence how growth is to occur in order to achieve towns and communities that are liveable, sustainable and competitive.

### Investigations Undertaken and Underway

Understanding existing investigations assists to consider the scope of further investigations. Numerous studies including by Council inform current planning of Adelaide Plains. The table arranges studies based on each particular focus.

	Economic Focus	Social Focus	Environmental Focus	
2022	Tourism and Economic Development Strategy Long Term Financial Plan	Equine Sector		
2021	Planning and Design Code Introduced	APC Office Accommodation (underway) Public Health Regional Heritage (underway) Trails (proposed) Cemetery Capacity	Gawler River flood study (underway)	
2020	Two Wells CWMS Feasibility	Disability Access and Inclusion Plan Aged Housing	Adelaide International Bird Sanctuary Management Plan Two Wells Mainstreet Master Plan	
2019	Hicks Two Wells/Leinad Dublin Rezoning Requests		Webb Beach Community Emergency Management Plan	
2018	Food Bowl Development Plan Amendment	Residents Survey		
2017	Allied Food Industries Land Supply 2W2W Economic Corridor Accelerating Regional Growth from Two Wells to Whyalla		Gawler and Light River Floodplain Mapping Two Wells Stormwater Management	
2016	Two Wells Town Centre Development Plan Amendment	Open Space Directions and Background Two Wells Town Centre All Age Friendly Assessment	Middle Beach Community Emergency Management Plan Middle Beach Vulnerability Report	
2015	NAIS Market Proving	Lewiston Community Focal Points		

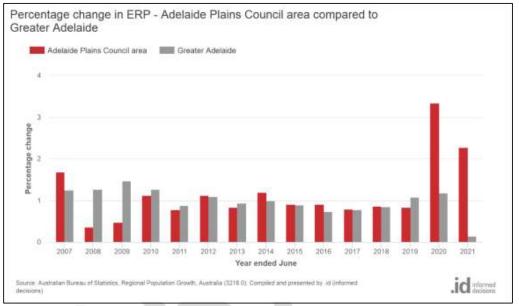
Investigations Undertaken Influencing Adelaide Plains					
	Economic Focus	Social Focus	Environmental Focus		
	(Dublin township expansion - Minister declined to support)				
	Equestrian/Horse Keeping Precinct				
2014	Mallala Township Development Plan Amendment		Adaptation Frameworks for Middle Beach, Thompson Beach, Webb Beach and		
	Two Wells Retail Demand Strategic Directions (Development Act S30)		Parham Two Wells Traffic Study		
2013	Horticulture Plains State of Play		Coastal Settlements Adaptation		
	Two Wells Residential Development Plan Amendment				
2012 & earlier		Heritage 1983	Two Wells Main Street Design Guidelines 2011		
			Gawler River Open Space 2009		
			Mallala Transport 2005		

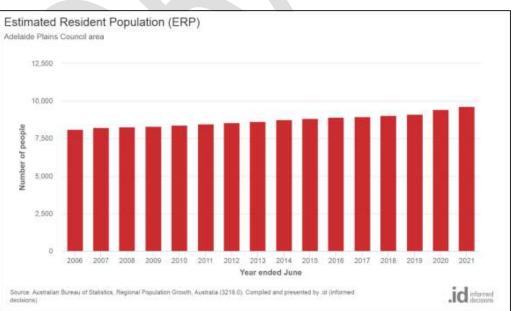
### **Population and Development Trends**

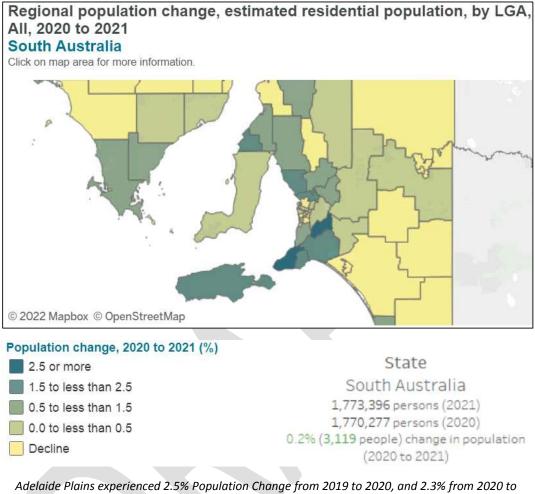
#### Residents

Council's residential population has grown steadily from around 8,100 in 2006 to an estimated 9,655 in 2021. When compared to Greater Adelaide, Adelaide Plain's rate of residential growth has mirrored Greater Adelaide's small increases, aside from being slightly greater in 2007 and 2014.









2021

Within a Greater Adelaide context, along with Mt Barker and the CBD, Adelaide Plains experienced population change of 2.5% or more from 2019 to 2020<sup>2</sup>.

<sup>&</sup>lt;sup>2</sup> <u>www.housingdata.gov.au/</u> accessed 27 May 2021

**Building Approvals** 

Since 2001, house approvals within Adelaide Plains have been around 50 – 70 each year.

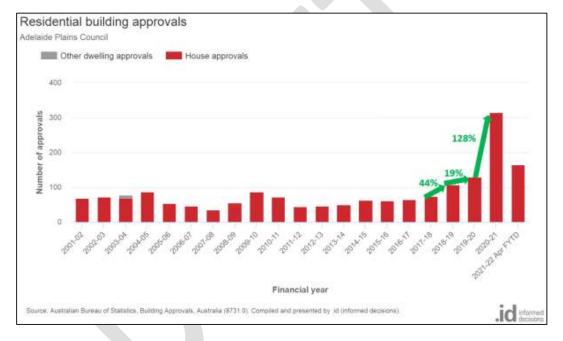
Approvals rose to 108 in 2018-19, 129 in 2019-20, 314 in 2020-21 and 165 in April 2022

Approvals rose significantly to 314 in 2020 - 21, a 128% increase above 2019-20.

Factors stimulating this rate include serviced and available Greenfield land, government stimulus such as homebuilder and first home buyer, and the northern connector.

Adelaide Plains increasing dwelling growth rate is opposite to South Australia overall where rates have fallen annually since 2017-18.

Adelaide Plains increased rate of dwelling approvals was seen in Light and Playford till 2019-20 but reduced in 2020-21 similar to SA.



	2017-18	2018-19	2019-20	2020-21	2021-22 YTD
Adelaide	75	108	129	314	165
Plains			84% greater than 70 dwellings/annum typical 2001 - 2018	350% greater than 70 dwellings/annum typical 2001 - 2018	
Light	66	73	98	163	97
Playford	819	940	1234	1495	1242
SA	12,744	10,720	11,751	5,917	-

Dwelling Approvals Adelaide Plains Compared to SA and Neighbouring Regions<sup>3</sup>

<sup>&</sup>lt;sup>3</sup> plan.sa.gov.au/state\_snapshot/land\_and\_housing accessed 21 April 2021

### Value of Approvals

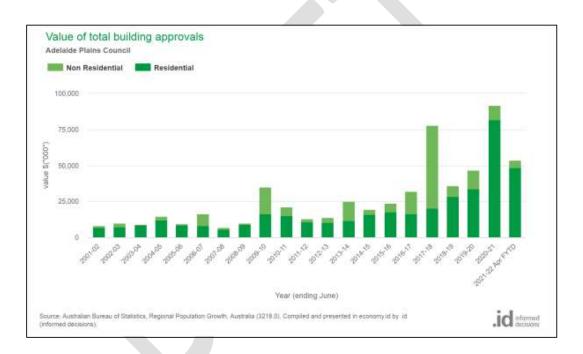
Value has typically been between \$10M and \$25M per annum. From 2016-17, value began to increase to around \$30M.

The \$75M of 2017-18 is possibly associated with capital works of Eden and Liberty subdivisions, and the new school (Xavier).

The subsequent value around \$40M - \$50M and \$92M in May 2021 is likely attributable to the larger numbers of house approvals.

Since the Foodbowl Development Plan Amendment of 2018, around \$9M/annum larger scale agribusiness development has occurred.

Value of approvals in Adelaide Plains has mirrored recent growth in building approvals. Increases in number and value of building approavals can also been seen in growth in rate revenue.



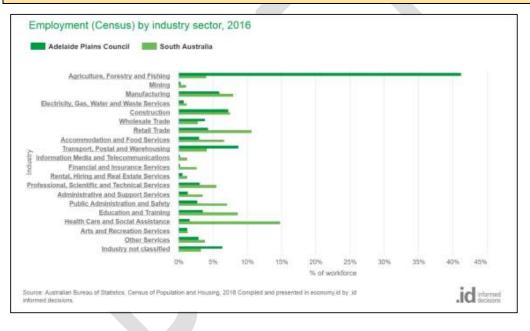
### Jobs Growth/Employment

Within increased growth comes the requirement for a regional economy to provide additional employment in the local area or face capital being spent outside the regional as well as associated higher impacts on transport infrastructure and carbon emissions as employees travel to employment outside the region.

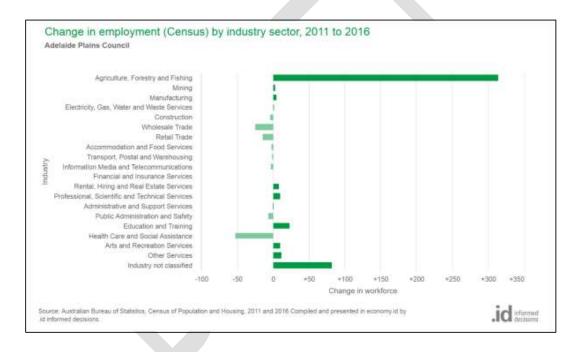
Agricultural based employment continues to be Adelaide Plains economic backbone with over 40% of workers employed in that sector. Within the Agriculture, Forest and Fishing sector, farming of mushrooms, sheep, beef cattle, grain, and poultry were the largest employers.

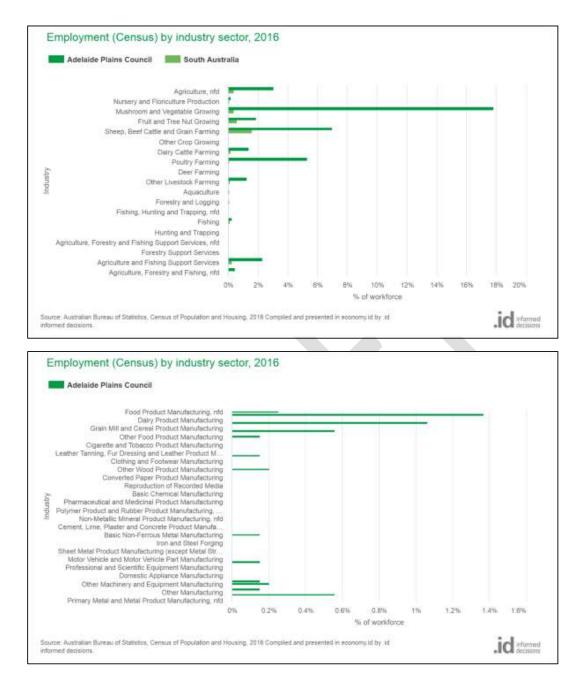
Secondary sectors include transport, construction and manufacturing. Within construction, the range of work is diverse. Within manufacturing, dairy, grain, cereal, other food, and metal product based manufacturing are some of the larger employers.

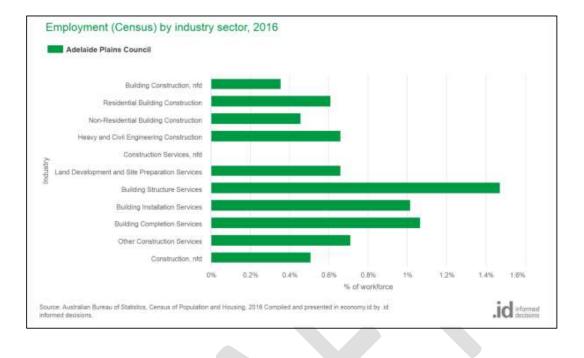
Agricultural based employment grew over 300% between 2011 and 2016. Not classified industry grew by 75%. As a % of SA jobs, Adelaide Plains local jobs have increased from 0.19% in 2006 to 0.35% in 2021



	Adelaide Plains	Council	South Aus	tralia	
Year (ending June 30) 🗘 🗘	Number ≑	%change 🗢	Number 🗢	%change 🗢	Adelaide Plains Council as a % of South Australia
2021	2,987	+7.74	854,282	+0.89	0.35
2020	2,756	+4.34	846,660	-0.07	0.33
2019	2,636	+19.45	847,230	+1.33	0.31
2018	2,124	+6.72	835,928	+2.13	0.25
2017	1,981	-6.11	818,141	+1.34	0.24
2016	2,102	-	807,208	-	0.26
2011	1,708	-	804,301	-	0.21
2006	1,395		742,876		0.19







## Current and Emerging Community Profile

In 2021, Adelaide Plains Council area had higher proportion of children (under 18) and a lower proportion of persons aged 60 or older than Greater Adelaide.

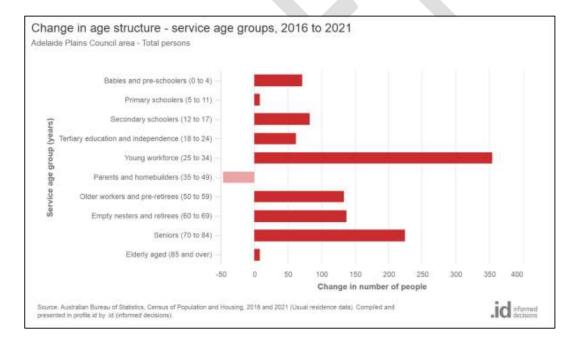
In 2021, the largest age group was 55 to 59 year olds. The group that changed the most since 2021 was 25 to 29 year olds, increasing by 189 people.

The largest changes in age structure between 2016 and 2021 were in the age groups:

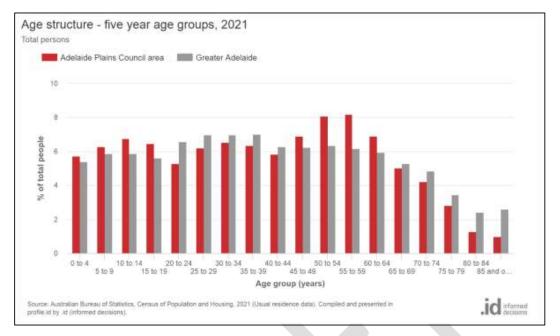
- 25 to 29 (+189 persons)
- 30 to 34 (+167 persons)
- 60 to 64 (+136 persons)
- 35 to 39 (+125 persons)

The major differences between Adelaide Plains and Greater Adelaide were:

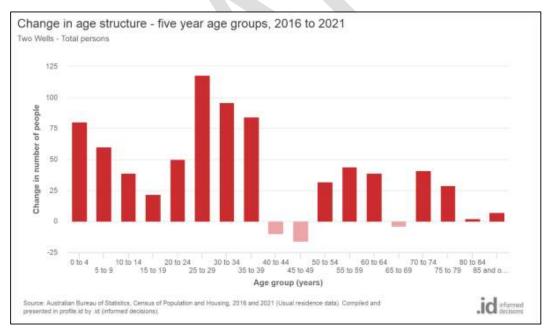
- A larger percentage of 'Older workers & pre-retirees' (16.3% compared to 12.6%)
- A larger percentage of 'Secondary schoolers' (8.3% compared to 6.9%)
- A smaller percentage of 'Seniors' (8.4% compared to 10.7%)
- A smaller percentage of 'Frail aged' (1.0% compared to 2.6%)



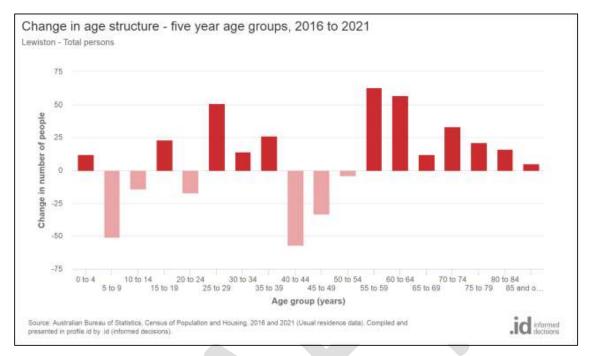
Adelaide Plains experienced growth in younger and family rearing ages as well as what can be called empty nesters (2016-2021)



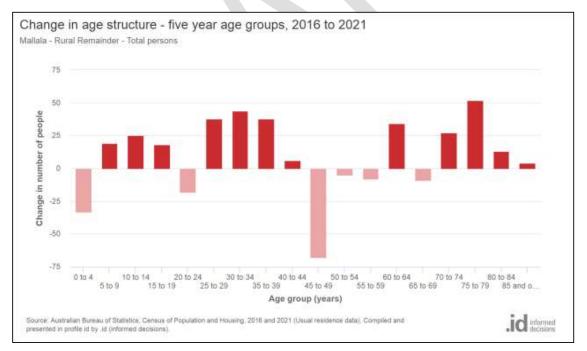
Compared to Greater Adelaide, Adelaide Plains has higher proportion of children, youth and empty nesters, and lower proportion of family rearing age, and retirees (2016-2021)



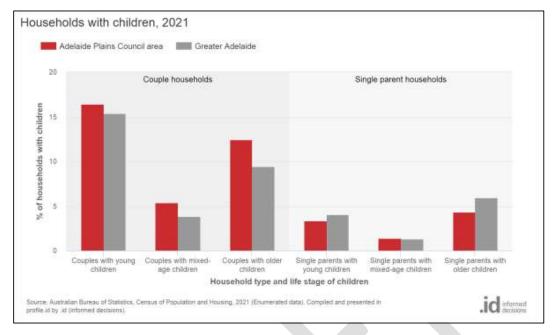
Two Wells from 2016 – 2021 has experienced growth in children, young adults, family rearing age, empty nesters and older retirees.



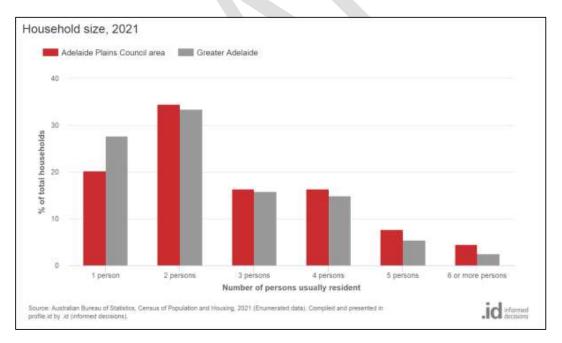
Lewiston from 2016 – 2021 has experienced growth in family rearing age, empty nesters and retirees, and a decline in children and mature family age



Mallala – Rural Remainder from 2016 – 2021 has experienced growth in children, family rearing age, older retirees, and decline in young children, young adults and mature families



Compared to Greater Adelaide, Adelaide Plains has higher proportions of couples with children



Compared to Greater Adelaide, Adelaide Plains has a lower proportions of single person households

In 2016:

- 434 people moved to Adelaide Plains Council from the City of Playford
- 401 from the City of Salisbury
- 107 from the City of Tea Tree Gully.

The majority of these people were aged 5-11 and 35-44.

In 2016 most people leaving Adelaide Plains relocated to:

- The City of Playford (396 persons)
- Town of Gawler (278 persons).

Most of these people were aged 18 – 24 years (151) and persons aged over 65 years (102).

Adelaide Plains population was ageing more than Greater Adelaide according to the 2011-2016 Census.

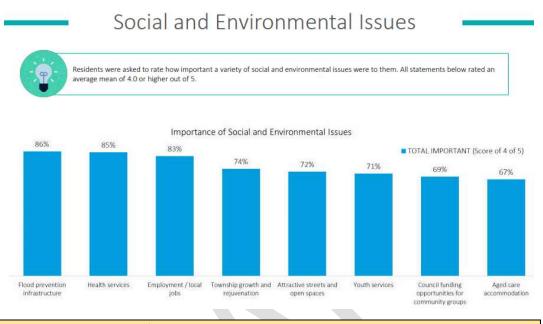
Based on available data from the 2021 Census, families are moving to Adelaide Plains Council, in particular Two Wells and to a lesser extent, in Mallala-Rural Remainder. Lewiston and Mallala-Rural Remainder are experiencing ageing.

Younger people could have been leaving Adelaide Plains in 2016 for education, employment and first home buying options and older residents could be leaving for more suitable housing, these trends are likely to be impacted by availability of zoned land in Two Wells and this can be reviewed on release of census data (October 2022).

Adelaide Plains / Grea	ater Adelaide based on ABS	
WORK	HOUSEHOLDS (2016)	PEOPLE
(unemployment rate) 2016	Family	0 – 24 years (2016 – 2040)
7% 7.7%	62% 54%	(no data)
	20%	PEOPLE
		25 – 64 years (2016 – 2040)
	Group Households	(no data)
	2% 4%	
CARS No motor vehicle (2016)	DWELLINGS Separate House	<b>PEOPLE</b> 65+ (2016 – 2040)
1.7% 7.8%	97%	(no data)
	Medium Density Dwellings	
	0.7% 24%	
INTERNET Internet at Home (2016)	POPULATION	LANGUAGE Speak a language other than English at home (2016)
76% 80%	9655 1.38M	4.5% 20%
VOLUNTEER Residents who did voluntary work (2016)		ECONOMIC Low Income Households (2016)
19.4%	18000 1.62M Estimated Population (2040)	22% 24%
	FORECAST GROWTH (% average annual change)	Rent <\$250/week (2016)
979 989	2.75%	52% 34%
		<u> </u>

23

### **Resident Satisfaction**



The 2018 residents survey<sup>4</sup> affirmed the importance of planning for hazards, for health services, employment, township growth, attractive streets and parks, youth services, funding for community groups, and aged care accommodation.

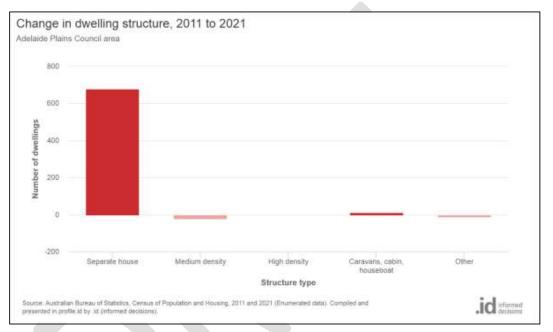
A similar survey is underway in 2022.

<sup>&</sup>lt;sup>4</sup> apc.sa.gov.au/\_\_data/assets/pdf\_file/0021/355134/Agenda-Public-Ordinary-Council-Meeting-20-August-2018.pdf

### Housing

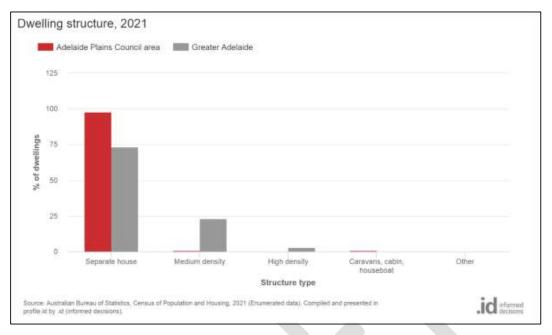
The provision of affordable and suitable housing is part of the objectives within the SA Housing Authority's Our Housing Future  $2020 - 2030^5$  and is guided through the provisions of the Planning and Design Code from an assessment and approval perspective. Growth planning should consider housing supply and housing choice through providing a mix of housing styles and sizes along with a variety of allotments types from smaller medium density sites to more traditional allotments.

A growing population also has clear implications on requirements for additional housing and services. Council is responsible for rezoning additional land for residential development and is responsible for some of the social and community services along with State and Australian Government service departments.

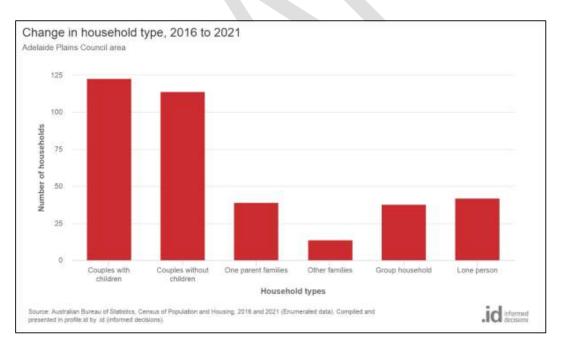


Across Adelaide Plains, from 2011 – 2021, growth in separate houses has been dominant, with a decline in medium density housing

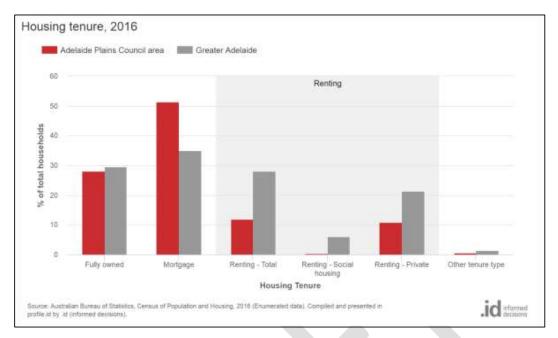
<sup>&</sup>lt;sup>5</sup> housing.sa.gov.au/our-housing-future



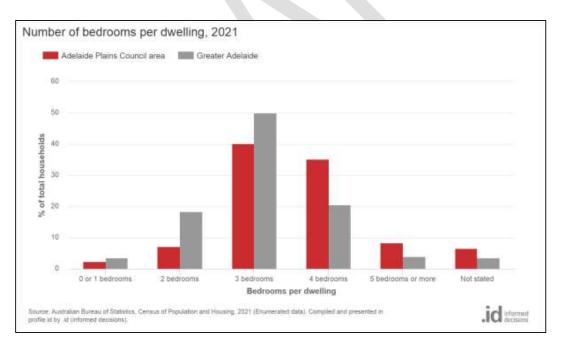
Compared to Greater Adelaide, Adelaide Plains is dominated by separate houses, with negligible other forms of housing.



Across Adelaide Plains, Greatest growth has been in couples, with and without children, with some growth in group and lone person households



In 2016, compared to Greater Adelaide, higher proportions of households had a mortgage, and fewer households rented privately. Adelaide Plains had negligible amounts of social housing.



Compared to Greater Adelaide, Adelaide Plains has lesser proportions of dwellings with 1 – 2 bedrooms, and greater proportions of dwellings with 4 or more bedrooms.

Regarding aged housing, in 2019, Council explored options for funding, operation and management of its existing retirement living portfolio (Aged Living Review). The intent was to ensure it continues to serve our older community.

Council also identified several opportunities to increase the quantity and the quality of retirement living in Mallala and Two Wells.

The aged living review<sup>6</sup> identified:

- several providers with interest in Adelaide Plains, including regarding land parcels identified for potential development
- The aged review identified a strong preference in Mallala and Two Wells for people to remain in their town as they age (e.g. local people do not want to have to leave Mallala to go to Two Wells and vice versa).

Regarding seasonal workers accommodation, this is important as part of attracting seasonal workers for agribusinesses. The Australian Government program encourages overseas seasonal workers and provides a range of information about legal, wellbeing and housing<sup>7</sup>. Several providers specialise in seasonal housing, be it through regular housing managed and available for seasonal workers or through temporary seasonal workers accommodation.

Amended regulations<sup>8</sup> now fast track approvals of temporary accommodation for seasonal workers.

Adelaide Plains has limited housing choice for the growing number of lone and couple households or those in need of social housing.

Further work on housing mix and variety is required to plan township communities that provide a variety of housing choice to suit various individuals and groups – including aged and seasonal workers.

<sup>&</sup>lt;sup>6</sup> Aged Living Review, Urban and Regional Planning Solutions, 2021

<sup>&</sup>lt;sup>7</sup> palmscheme.gov.au/worker-support

plan.sa.gov.au/news/article/2021/new regulations fast track temporary accommodation for seasonal wor kers

### **Towns and Settlements**

#### Two Wells

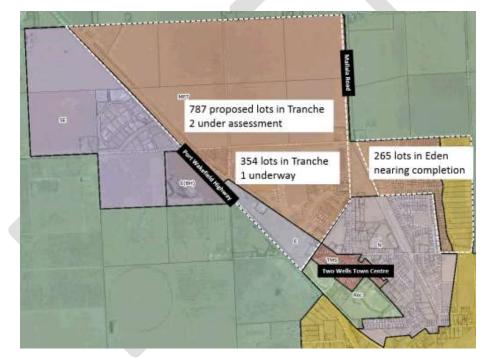
In 2013, significant decisions were taken and the Two Wells Residential Development Plan Amendment was gazetted.

At the time, The Planning Minister stated "This DPA will allow for the provision of up to 3,400 new dwellings and up to 9,700 more residents living in Two Wells over the next 20-30 years."

"The Two Wells township expansion is a \$1.225 billion project creating more than 3,000 regional jobs during the next 20 years, including more than 450 jobs annually in the construction industry.

"The future needs of the community will be catered for with a new local centre, provision for a school, improved flood protection and an environmentally friendly design.

"It will also incorporate a community waste water treatment plant that will service the proposed development and internal buffers to protect existing land uses"



New subdivisions are planned to enable around 2,200 new dwellings over the next 10 - 20 years

The numbers in the 2012 Amendment were indicative and dependent on land development layouts, school and open space provision. Given the current and proposed development pattern, it is considered unlikely that Liberty would reach in excess of 3000 allotments. Based on a Deed<sup>9</sup> of 2012, the Hickinbotham Group have progressed the Eden land division. The 265 lots are mostly developed. The Liberty Estate envisages some 1,900 lots, noting the zoning allows upto around 3,000 lots. Tranche 1 with 354 lots is under development and Tranche 2 with 787 is proposed.

<sup>&</sup>lt;sup>9</sup> Development Deed 7 November 2012 DC Mallala and Hickinbotham Developments

Two Wells CWMS and Levee

Housing in Two Well's original residential areas is a mix of cottages, dwellings built pre and post the two wars, and from the 1960's onwards. Some 20 large lots are used for non-residential purposes and can be characterised as underdeveloped.

The original township does not have a community wastewater management scheme (CWMS). One consequence is new housing needs site area of 1200sqm or greater to accommodate on site waste treatment.

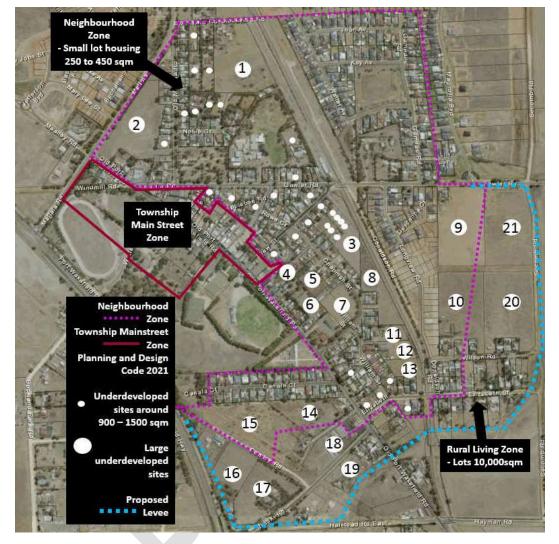
Two Wells original residential areas are mostly within a Neighbourhood Zone and partly a Rural Living Zone of the Planning and Design Code 2021.

Within the Neighbourhood Zone, the Planning and Design Code enables a variety of small lot housing, including dwellings with site areas between 250 and 450 sqm, ancillary accommodation (akin to granny flats) and retirement housing, subject to minimum requirements for on-site treatment.

Dwelling Type	Minimum Site Area (sqm)	Minimum Site Frontage (m)	
Neighbourhood Zone			
Detached Dwelling	450 <sup>1</sup>	15	
Semi-Detached	3001	10	
Row Dwellings (minimum of three)			
Group Dwelling (needs two or more)	3501	20	
Residential Flat Building (needs two or more)	250 <sup>1</sup>	20	
Ancillary Accommodation (on the same site as another dwelling)	-	-	
Retirement Facility Supported Accommodation	-		
Rural Living Zone			
Detached Dwelling	10,000 (1HA)		
<sup>1</sup> Minimum 1200sqm is needed to accommodate on site waste treatment			

Site Areas and Frontages Anticipated for new Housing in Two Well's Original Residential Areas

Council and the LGA are undertaking initial investigations for a CWMS for the original township. If introduced, new housing would not be constrained to needing site areas of 1200sqm. In parallel, planning for a levee to the east and south of Two Wells is also underway. Funding for the levee has been secured.



Potential Development Sites within the Township.

Initial analysis of development potential has been undertaken. Sites up to around 900sqm already developed with a relatively substantial house are unlikely to offer potential for additional dwellings.

Sites of around 800 - 900sqm or greater with a lower value building or vacant offer potential for housing development. Analysis of aerial photography identifies around 30 sites between 0.1HA and 0.7HA that offer this form of potential for housing development.

Initial analysis identifies around 21 large sites developed with few buildings, with non-residential purposes or vacant. The large sites are generally between 0.7HA and 3HA. 15 are within the Neighbourhood Zone and six within the Rural Living Zone. The 21 large sites and 30 sites together equate to some 52HA. Development sites within the Township Main Street Zone (Two Wells Main Street) are additional.

If 75% of large sites and 25% of small sites developed at 12 dwellings/HA over next 20 years, this would yield around 400 dwellings. If each dwellings has 2.67 residents on average, this is 1100 residents. If developed at 20 dwellings/HA 9 around 400sqm lots on average), this is 1900 residents.

The proposed levee potentially opens up several large sites and numerous smaller sites sited within the area of the proposed levee.

Note:

- Several zone boundaries don't follow title boundaries, e.g. large lots 14 and 15. Commercial land uses on north side of Gawler Road/Old Port Wakefield Road in the Neighbourhood Zone. Consider placing in Town Centre Zone.
- On site greening policy will need review considering locations that densify through small lot housing, greening is recognised as critical to improve amenity, reduce heat load, and enable on site water infiltration.

Along with the Planning and Design Code, Two Wells future is influenced by a possible CWMS for the original township, a proposed levee, and a rezoning request (see Options for Future Planned Urban Growth)

Small lot housing is potentially facilitated via establishment of a CWMS. This small lot housing is highly walkable to the main street and recreation facilities. Careful siting, design, and on site greening is important, learning from infill development in metropolitan Adelaide.

If 1100 associated with CWMS is added to the two subdivisions, this could lead Two Wells population being 9,500 – 10,000. The proposed levee suggests investigating review of the Rural Living Zoning.

Provided economic and market conditions continue favourably to support take up of lots, the development could be completed in ten to 15 years from now.

# Mallala

The township of Mallala had 733 residents in 2016.

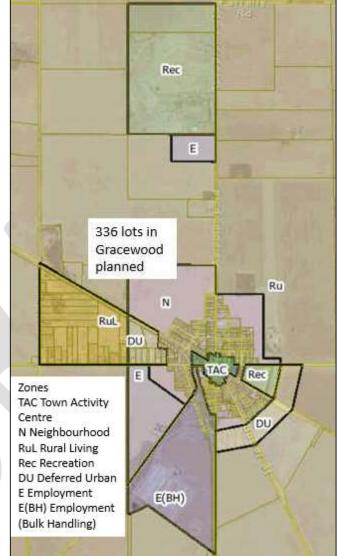
In 2014, the Mallala Township (Transport, Commercial and Minor Residential Zones Boundary Adjustment) Development Plan Amendment was approved. This rezoned 42HA for residential purposes and 22HA as deferred urban.

The Gracewood land division proposes to progressively establish 336 lots over the next 20 years.

336 lots developed at 2.67 residents/dwelling equates to 900 residents. Should this occur, and noting some potential infill within the town, in the long term, Mallala would be around 1600 – 1700 residents.

The first stage of Gracewood was lodged in 2019 but has not yet been approved. Discussions are ongoing.

The Peregrine Group acquired the Mallala Motor Sport Park in 2017.

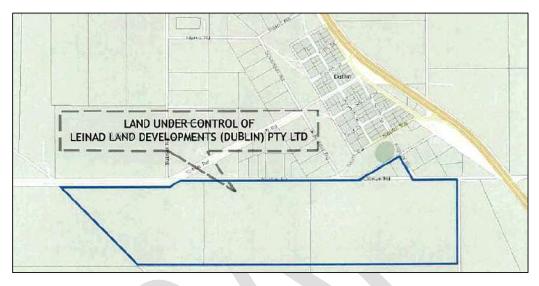


Mallala planned urban growth envisages a town of 1600 – 1700 residents. Further urban growth will increase demand for services.

## Dublin

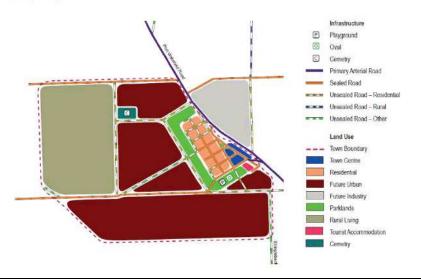
Dublin had 195 residents in 2016.

In response to a request from a private landowner, in 2015, Council proposed to rezone land at Dublin. The Minister declined to support the proposed rezoning due to other land available around Two Wells, Mallala and in Playford. Dublin's currently has limited facilities and low demand for land, with only 27 dwellings being built over the preceding decade.



## Council's 2013 Strategic Directions Report contemplated Dublin's expansion.

Figure 5.1 Dublin Township Structure Plan (Source: Strategic Directions Report: Development Plan Review February 2013)



Dublin's future is influenced by its relative proximity to Greater Adelaide arising from the new northern connector, the Carslake Road Employment Area, the Adelaide International Bird Sanctuary and a historical rezoning request (see Options for Future Planned Urban Growth).

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## Lewiston

Lewiston had a 3,084 residents in 2016<sup>10</sup>.

Lewiston is within the Environment and Food Production Area (EFPA). Recent years has seen a dog park established with the playground intersected by the horse trail. This is a focal point within Lewiston.

Minimum site 8HA			
	Two Wells 2552 residents (2016)	Lewiston 3084 residents (2016)	ETTA
EFPA	Gawler	Road	And Safe Manual and
	Rural Living Zone	Rural Living Zone Animal Husbandry Sub-Zone	Rural Living Zone
	Minimum site 1HA	THE REPORT OF THE PARTY OF THE	n site 1HA
	1 Star		·····
Minimum site 8HA	Rural Horticulture Zone	Minimum site 4H	IA A
	and		

Two Wells and Lewiston's Rural Living Area is within the Environment and Food Production Area

Planning and Design Code

The Planning and Design Code<sup>11</sup> nominates Lewiston for Rural Living, with the central area for Rural Living and Animal Husbandry. The Rural Living Animal Husbandry area has been planned for several decades to be developed for animal husbandry. The Rural Horticulture Zone surrounds Two Wells and Lewiston.

The 2021 Planning and Design Code continues this.

The total area of the Rural Living Zone, including the Animal Husbandry Subzone is 36sqkm. As an indicator of size, this is five times the size of Adelaide Airport.

<sup>&</sup>lt;sup>10</sup> ABS 2016

<sup>&</sup>lt;sup>11</sup> Planning and Design Code April 2021



Much of Lewiston is zoned for Rural Living purposes, with the central area zoned for Rural Living and Animal Husbandry purposes, and with Horticulture surrounding

The desired outcome of the Rural Living Zone is 'A spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice.'

The Animal Husbandry Sub Zone has a desired outcome of 'Large-scale horse keeping and dog kennelling in association with detached dwellings on large allotments.'

The Planning and Design Code provides for the following:

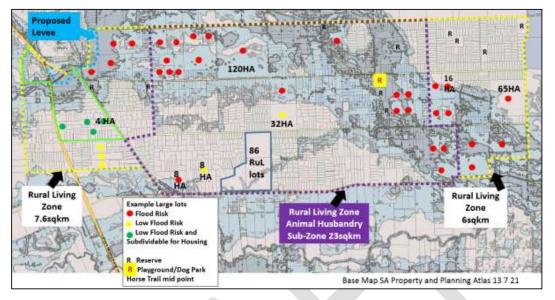
- Minimum site area is 1HA
- Residential development associated with animal keeping, shops up to 50sqm, or with light industry up to 100 sqm
- Division for residential living

Performance assessed

- Ancillary accommodation
- Detached dwelling
- Dwelling
- Group dwellings
- Retirement living
- Tourist accommodation
- Land division

This policy provides for a variety of activities that will continue to drive growth within Lewiston/Two Wells and subsequent population increases and likely demand for services in the future, subject to flood risk and provisions of the Environmental Food Protection Area (EFPA).

# Larger Lots and Flood Risk



Two Wells / Lewiston Larger Lots and Flood Risk

The Two Wells / Lewiston Larger Lots and Flood Risk map shows:

- Flood risk impacts about half the area
- The red dots are 32 example large lots (typically larger than 8HA) impacted by flood risk
- The yellow dots are 2 example large lots with low flood risk
- Rural living lots are typically 20 times larger than the average suburban block.
- Remnant larger land holdings are mostly surrounded by 1 hectare land holdings.
- 86 rural living residential lots are being developed. These were lodged prior the EFPA limiting residential subdivision becoming operational in March 2019.

## Environment and Food Production Area

The EFPA has been introduced to:

- protect our valuable food producing and rural areas as well as conserving our prized natural landscapes, and tourism and environmental resources
- support our sustainable growth and encourage the building of new homes in our existing urban footprint where supporting infrastructure already exists
- provide more certainty to food and wine producers as well as developers on the direction of future development in metropolitan Adelaide

The EFPA does not allow for the division of land for purely residential purposes.

Council made a submission<sup>12</sup> to the 2021 Review of the EFPA by the State Planning Commission. Council advised it is open to the EFPA continuing in place over Two Wells / Lewiston Rural Living Zone and Animal Husbandry Subzone, noting further detailed investigations on the impact of the EFPA restrictions over time to be undertaken, subject to:

<sup>&</sup>lt;sup>12</sup> Refer full Adelaide Plains Council EFPA submission

- The barrier of the EFPA limiting subdivision for low intensity residential living where associated with horse or dog keeping being corrected.
- The lack of the EFPA Area being explicitly communicated directly in the Rural Living Zone and Animal Husbandry Subzone of the Planning and Design Code (perhaps as an Overlay) being corrected.

Recognising the distinct character of Lewiston and the Rural Living Areas of Two Wells, for the purpose of growth planning, these are called a 'settlement'

Lewiston is a mix of established rural living, rural living with associated animal husbandry, a network of reserves and interspersed large parcels in primary production. Factors influencing its future include:

- A variety of horse and dog based activities throughout
- Established rural living throughout
- NAIS water nearby to the south
- Interspersed reserves and the dog park/horse trail midpoint hub
- A shared trail network in the north east
- Sections of trails in the west
- Gawler Road as a more trafficked DIT road
- Flood risk
- Gawler River to the south
- Ongoing urban development nearby in Two Wells and south of Gawler River

Recognising 3084 residents in 2016 and land approved for division but yet to be released to market, Lewiston has potential for around 3,500 residents.

Better understanding these factors as well as the EFPA needs investigating.

## Coastal & Rural Settlements

The coastal and rural areas have various settlements, with surrounding areas, with generally less than 200 people. All settlements are constrained by valuable agricultural or conservation land in their ability to accommodate further urban growth. The surrounding land is within the Environment and Food Production Area.

Whilst populations may increase slightly through redevelopment of existing residentially zoned land, the prospects for marked population growth do not exist.

The settlements are part of the social and economic life of Adelaide Plains.

	Coastal and Rural Settlement	Population 2016		
		Using ABS 'State Suburb' which includes districts around each settlement		
	COASTAL			
1.	Parham	216		
2.	Webb Beach	47		
3.	Thompson Beach	201		
4.	Middle Beach	79		
	RURAL			
5.	Wildhorse Plains	108		
6.	Long Plains	68		
7.	Windsor	170		
8.	Barabba	117		
9.	Flscher	62		
10.	Redbanks	182		
11.	Lower Light	206		
	TOTAL	1456		
12	Lewiston	3084		
	TOTAL with LEWISTON	4540		

Whilst limited opportunities for growth exist, the settlements play an important role as part of the social and economic life of Adelaide Plains. Opportunities to augment their futures should be explored.

## **Economic and Social Infrastructure**

Social Infrastructure and Community Services



Overview of Existing Social Infrastructure and Community Services

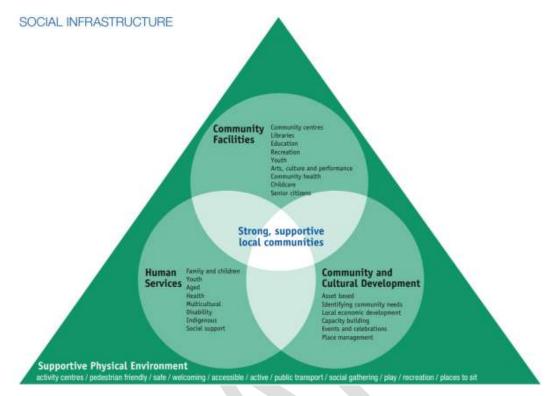
As Adelaide Plains continues to experience urban growth, based on research<sup>13</sup> for the Local Government Association, the following themes are important to contribute to strong and supportive local communities:

- Community diversity
- Sense of community
- Housing choice and affordability
- Access, amenity and lifestyle
- Integration of new and existing communities

Social infrastructure is understood as including community facilities, human services, and community and cultural development.

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<sup>&</sup>lt;sup>13</sup> <u>charlessturt.sa.gov.au/\_\_\_data/assets/pdf\_file/0022/160276/Planning-Social-Infrastructure-and-Community-</u> <u>Services-for-Urban-Growth-Areas-Feburary-2012.pdf</u>



Social Infrastructure Includes Facilities, Services and Community and Cultural Development

Adelaide Plain's townships and settlements level of social infrastructure reflect the agricultural and coastal based communities and their strengths. This is illustrated in the initial application of the townships and settlements to the social infrastructure hierarchy (see table).

Identifying future social infrastructure should have regard to:

- 1. The specific growth context of Adelaide Plains informing a social infrastructure hierarchy
- 2. Understanding existing capacity in social infrastructure, as well as gaps and inefficiencies. Community engagement is essential to inform this.
- 3. Comparative studies to understand what kind of facilities of what size have worked in similar urban growth areas.
- 4. Integrating with other planning underway.
- 5. Funding, delivery, and staging.



The new Xavier College at Two Wells aims to introduce Year 9 in 2023



The new Riverbanks B – 12 School at Angle Vale opened in 2022, immediately to the south east of Lewiston

The draft Regional Public Health Plan<sup>14</sup> identifies the top regional health challenges as:

- Improving mental health and reducing psychological stress (and suicide prevention)
- Access and inclusion (services, transport, digital, disability access)
- Youth engagement and wellbeing
- Supporting an ageing population
- Encouraging healthy lifestyles.

From these challenges, three lighthouse projects are envisaged:



<sup>14</sup> Consultation 2022

Ir	nitial Application of Socia	al Infrastructure Hierarchy to	Adelaide Plains
Hierarchy Level & Population	Hierarchy Includes	Current APC 9,500 residents	Future APC (2041) 18,000 residents
Neighbourhood 2 – 3000	Small neighbourhood house and similar buildings that provide space for small meetings, gatherings and activities	Dublin, Parham and Thompsons Beach sports and social clubs are examples of neighbourhood level spaces. Lewiston (3,000) playground/dog park is also	Towns will continue to serve wider districts. If Two Wells itself is 10,000, are local neighbourhood spaces needed in Liberty & Town Centre?
Local 5 – 10,000	Community halls or small community centres, public schools, child care centres or kindergartens and access points for a range of services	an example of a gathering space Two Wells (2500) and Mallala (733) each have Primary School, Kindergarten, Oval/Clubrooms, Council Library and Office. Two Wells has two child care. Mallala none. Two Wells has Community Centre (Hall). Mallala has Institute (Hall). New School at Two Wells. Museum at Mallala.	If Mallala itself grows to around 1600, is a multi- purpose community hub needed? Is something similar needed if rezoning goes ahead at Dublin? If Lewiston grows to 3500, are better developed focal spaces needed? Should a fodder/hardware store with value added local retail be considered?
District 20 – 50,000	District libraries, multipurpose community centres, high schools, community health facilities and facilities and services for particular groups such as young people, older people or people from diverse cultural backgrounds	Several shooting ranges	If Two Wells grows to 10,000, Is a multi-purpose community hub/health facility with services for particular groups needed? Are a wider range of recreation and sport facilities needed?
Sub Regional 100,000+	Major cultural and civic facilities, major recreation and sporting facilities, tertiary education such as TAFE, health services and higher order entertainment and leisure facilities.	Motorsport Park	Motorsport Park What might AIBS and the coastline become as a regional recreation facility? What facilities might the coastal settlements need?

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Adelaide Plain's townships and settlements existing level of social infrastructure reflect the agricultural and coastal based communities and their strengths.

As growth continues – including planned urban growth - further investigations and engagement are needed to identify particular social infrastructure needs, noting the particular Regional Public Health challenges. This is particularly but not exclusively the case for Two Wells.

Council's role is investigating and engaging about needs, and in some case, direct social infrastructure and services provision (e.g. library, ovals, parks, walking and cycling facilities), and in other cases, facilitating and advocating about needs with others (e.g. transport, public transport, education, aged care).

**Recreation and Sport Trends** 



Popular Recreational and Sport Activities<sup>15</sup>

<sup>&</sup>lt;sup>15</sup> orsr.sa.gov.au/ data/assets/pdf\_file/0012/31215/Game-On-Booklet.pdf

Two Wells Recreation and Sport Infrastructure

For Two Wells, the 2016 Open Space Study<sup>16</sup> found:

'Potential to expand the existing sports ground to a higher level sportsground to support activities and events for the surrounding region (including the growth area of Buckland Park and Lewiston community).

There will be a need for additional recreation open space to cater for the local needs of the growth area. Additional sporting open space could also be required.

There is good community capacity for participation in activities.

There will also be a requirement for additional sporting open space linked to the existing sportsground to cater for the sports needs of the additional population.'

Given that Lewiston does not have sporting facilities, the potential requirements in Two Wells should also aim to cater for Lewiston. The Two Wells future population plus the Lewiston population in the future could be around 14,000 people. Based on this figure and using the PLA benchmarks, there would be justification for three sports areas or one large sports area and one smaller sports area with the provision of:

- 3 Australian rules ovals
- 2 cricket pitches
- 3 soccer pitches
- 1 x 8 tennis court tennis facility
- 4 netball courts'

Specific Recommendations for Two Wells Oval were:

- Consolidate courts and concentrate activities nearer to clubrooms and oval.
- Review and improve traffic conflicts, circulation and car parking (formalise vehicle circulation, better connect parking).
- Provide additional opportunities for sport competitions and training (e.g. soccer, softball or hockey if there is demand).
- Increase play provision and locate closer to oval and clubrooms.
- Manage and limit pedestrian/vehicle conflicts (match days).
- Increase training areas.
- Remove and redevelop BMX (demand for skate park).
- Explore parking opportunities for RV and campervans (showers, toilet and dump point charge for services).
- Relocate and improve public toilets.
- Increased landscape planting to oval to provide amenity and shelter (wind break).
- Modify community centre to support new sport and recreation functions.
- Improve lighting to oval and surrounding facilities.
- Manage or restrict dog walking on the oval (faeces).
- Maintain emergency services access (safe area or muster point).
- Address drainage issues across the site.

<sup>&</sup>lt;sup>16</sup> apc.sa.gov.au/\_\_\_data/assets/pdf\_file/0030/356493/D16-15679-FINAL-Open-Space-Plan-Background-Report-September-2016.pdf

A Development Deed was agreed between Hickinbotham Developments and the then District Council of Mallala in 2012. The Deed involved the land that is the Eden and Liberty residential areas.

The Deed envisages the provision of

- One playing field that can be used for Australian Rules Football in the winter season and cricket in the summer season. To be provided at or before occupation of 1500 dwellings
- One soccer pitch. To be provided at or before occupation of 2100 dwellings
- Two courts that can each be used for tennis in the summer season and netball in the winter season. To be provided at or before occupation of 1500 dwellings
- Seven playgrounds being provided, one each at the occupation of 500, 1000, 1500, 2000, 2500, 3000, 3500 dwellings

Eden with 265 lots is nearing completion of all 265 lots in 2022. Liberty Tranche 1 involves 364 lots. If 125 dwellings/annum are assumed as being completed in Liberty, 1500 could be reached around 2030.

	Two Wells Sport and Recre	eation Infrastructure
Need as per 2016 Study	Provision	Comment
3 Australian rules ovals	Two Wells Oval (winter)	Overflow at Two Wells Primary or other facility
	Xavier Oval (winter) (via Deed when 1500 dwellings occupied)	<ul> <li>Pending 1500 dwellings</li> <li>Eden 265</li> <li>Liberty Tranche 1 - 364 total</li> <li>Liberty Tranche 2 - 787 total proposed</li> <li>Liberty Tranche 3 - tbd</li> <li>TOTAL 1400</li> </ul>
	Third Oval (needed)	<ul> <li>To west of Two Wells Oval?</li> <li>In Hicks?</li> <li>Formally share Primary School?</li> </ul>
2 cricket pitches	Two Wells Oval (summer)	Overflow at Two Wells Primary or other facility
	Xavier Oval (summer) (via Deed when 1500 dwellings occupied)	<ul> <li>Pending 1500 dwellings</li> <li>Eden 265</li> <li>Liberty Tranche 1 - 364 total</li> <li>Liberty Tranche 2 - 787 total proposed</li> <li>Liberty Tranche 3 - tbd</li> <li>TOTAL 1400 proposed or constructed</li> </ul>
3 soccer pitches	Xavier Soccer (via Deed when 2100 dwellings occupied)	Under construction 2021 south of Xavier
1 x 8 tennis court facility	Two Wells Oval has six tennis/four netball Courts	Potential to expand to be the eight tennis court facility pending investigation of demand
	Two Courts are envisaged at Liberty, each able to be used for tennis and netball.	

	(via Deed when 1500 dwellings occupied)	
4 netball courts	Two Wells Oval has six tennis/four netball Courts	
	Two Courts are envisaged at Liberty, each able to be used for tennis and netball. (via Deed when 1500 dwellings occupied)	Should there be other local courts?

The Deed obligates Hickinbotham and now Xavier to consult with Council with respect to the design and construction and arrangements for the shared use (including nature and extent of availability for community use) of 'School Recreation Infrastructure' comprising oval, soccer pitch and two tennis/netball courts.

The 30 Year Plan for Greater Adelaide outlines criteria for what constitutes a healthy neighbourhood. These include:

• Open space within 5 minute/400m walk

Residents with a larger neighbourhood parks within 1600m engage in 150 minutes more recreational walking per week than those with smaller parks<sup>17</sup>.

Aultisport	The Ultimate	The Weekender
	Trif Harden I	
Acrylic hard court for netball, basketball, tennis, and volleyball with a standard 3 metre fence.	Acrylic cushioned court for tennis, basketball (keyway), netball (goal circle), volleyball, cricket and handball with a standard 3 metre fence and hit up wall.	Acrylic hard court for tennis and basketball (keyway) with a stepped 3 metre fence and hit up wall.

Small spaces can be designed for multiple sports

Note that indoor recreation centres with 3+ courts typically need a population of 50,000 to support<sup>18</sup>.

More work needs to be done around recreation and sport in Two Wells.

<sup>&</sup>lt;sup>17</sup> <u>healthyactivebydesign.com.au/design-features/public-open-spaces</u>

<sup>&</sup>lt;sup>18</sup> Pg 35 in <u>lga.sa.gov.au/\_\_\_data/assets/pdf\_file/0026/469421/Murraylands-and-Riverland-Regional-Sport-and-Recreation-Facilities-Needs-Analysis-Phase-1-Report-171213.pdf</u>

## Tourism Infrastructure

The signature tourist attractors to Adelaide Plains include the Adelaide International Bird Sanctuary, Mallala Motor Sport Park, and the Mallala Museum.

Along with these, as an established agricultural area, places valued by residents are also enjoyed by visitors. For example, the Two Wells Bakery, recreating in parks and reserves – be it walking, cycling or horse based - experiencing older buildings, and visiting cemeteries.

Existing camp grounds and camping facilities include the Mallala Camp Ground, Parham Camp Ground and Middle Beach Caravan Park.

In 2019 South Australia visitation<sup>19</sup> to caravan parks grew by 19% and night's growth was 31% to surpass 1.3M trips and 5.5M nights, both the highest since records of visitation have been kept. This shows a strong trend in demand for caravan and camping sites in SA.

The preparation of a Tourism and Economic Development Strategy (TEDS) is a priority project for the growing Adelaide Plains economy and a community sited at the fringe of metropolitan Adelaide in the company of key coastal and regional partners.

Key themes in the preparation of the Draft Tourism and Economic Development Strategy revolve around:

- Coast
- Main Streets and Townships
- Primary Industries and Food
- Business Support and Growth.
- Population, Infrastructure and Employment.



The Adelaide International Bird Sanctuary, Mallala Motorsport Park, and Mallala Museum are key attractors for visitors to Adelaide Plains

Compared to other regions, Adelaide Plains is less well known for tourism experience. Opportunities to augment visitor experiences should be considered.

<sup>&</sup>lt;sup>19</sup> <u>caravanindustry.com.au/caravanning-and-camping-most-popular-holiday-type-for-australians-in-2019-with-60-million-holiday-nights</u>

### Utilities Infrastructure

Water, sewer, electricity, gas, and communications infrastructure are important for residents and business to plan their future. Solar renewables are establishing, noting Adelaide Plains is part of the SA wide electricity network.

New development, be it housing or business, is responsible for funding connections to utilities infrastructure. However, some infrastructure needs augmenting, and this can be a barrier to growth.

As a rapidly growing local government area, provision of infrastructure is an ongoing challenge. Timing of infrastructure provision, funding and what infrastructure is the responsibility of council, state government or private sector needing to be addressed.

RDA Barossa have priorities<sup>20</sup> around water systems, energy for industry, high value agriculture, and an international standard equine centre.

The proposed Adelaide Plains/Light Regional Council subsidiary aims to advocating and assist securing infrastructure enhancements. This is for infrastructure that is the direct responsibility of councils as well as that of other agencies.

Sewer for the new housing estates at Two Wells is the responsibility of the private sector. Council operates CWMS at Mallala and Middle Beach. Council is investigating a CWMS for the original township at Two Wells.



Examples of Utilities and Transport Infrastructure provided by Agencies

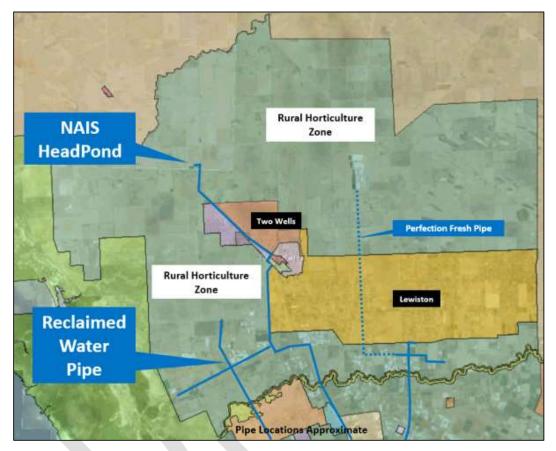
<sup>20</sup> barossa.org.au/priorities/

Ongoing work involving infrastructure providers, government and private sector is needed to ensure sufficient utilities for growth.

What might the opportunities for Adelaide Plains be associated with envisaged growth directly south in the City of Playford?

## Northern Adelaide Food Bowl and Irrigation Scheme

The Northern Adelaide Irrigation Scheme (NAIS) provides recycled water to irrigate crops, particularly horticulture. The project jointly funded by the South Australian and Australian Governments<sup>21</sup> <sup>22</sup>involved new water treatment facilities at Bolivar.



The Rural Horticulture Zone has a total area of 17,600 hectares

Delivered by SA Water, NAIS was intended to unlock 12GL of water to be used in agricultural food production. The goal is to support development of over 300 hectares of high-technology horticulture, and a further 2,700 hectares of advanced agri-food production.

Capital contribution, availability charges and consumption charges all form part of potential users of NAIS accessing the water. <u>sawater.com.au/nais/invest-in-nais</u>

Current arrangements entail extremely low rates of take up of NAIS. The horticulture industry cite barriers of high capital contribution/connection costs, infrastructure augmentation requirements, access to NAIS infrastructure and the high cost and quality of water.

This results in economic development, particularly horticulture, not being stimulated. The Rural Horticulture Zone is a total area of 17,600 hectares.

<sup>&</sup>lt;sup>21</sup> Australian Government \$45.6M and SA Government \$110M. SA Water NAIS Call for Project Proposals 2018 <sup>22</sup> nationalwatergrid.gov.au/program



Success of the Northern Adelaide Irrigation Scheme is fundamental to the liveable growth of Adelaide Plains<sup>23</sup>

The Allied Food Industries Land Supply Study<sup>24</sup> of 2017 recognised that high quality, fit for purpose recycled water offered through NAIS will likely lead to a diversification of primary industry activities occurring across southern and central regions and a shift in the manner in which farms operate and the land area required to accommodate new enterprises.

The study flagged that new entrants that may look to establish:

- Intensive horticulture high value field and enclosed environments (both covered and high-tech)
- Tree crops (i.e. nuts, olives)
- Intensive animal keeping (e.g. feedlots, intensive poultry and pork)
- Viticulture;
- Organic produce

<sup>&</sup>lt;sup>23</sup> Image from SA Water NAIS Call For Project Proposals 2018

<sup>&</sup>lt;sup>24</sup> apc.sa.gov.au/\_\_data/assets/pdf\_file/0017/355211/Allied-Food-Industries-Land-Supply-Study.pdf

• Speciality crops (e.g. medical cannabis or hemp for fibre).

Direct allied food industries may include:

- Washing/processing/packing of produce (e.g. packing shed)
- Winery
- Bulk commodity storage
- Feed/hay processing mill

Ancillary food industries may include:

- Chemical resellers
- Cold storage
- Transport and logistics
- Equipment sales and service
- Nurseries
- Value-adding industries (e.g. food manufacturers)

NAIS head-ponds and pipes were installed in Adelaide Plains around 2018 – 2020. This occurred concurrent with an update regarding the Horticulture Zone in the then Development Plan (now Planning and Design Code).

Council decision of 28 February 2022 'that the Chief Executive Officer brings back a report detailing the benefits or otherwise to Adelaide Plains Council and its ratepayers in reducing the size of the Horticultural Land tenure sizes within areas of Adelaide Plains Council and details the process involved and position of Department of Planning to support same."

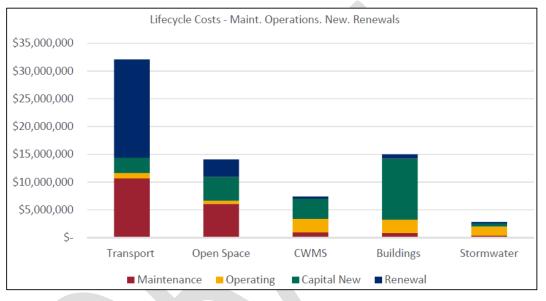
The development of NAIS to its full potential is intended to foster establishment of a diverse range of horticulture based and allied development south of Light River and centred around Two Wells. This will significantly intensify land use activity, economic development and employment through this area.

The uneconomic pricing of water as a barrier entails APC continuing advocacy with SA Water.

## Council Assets

Council is responsible for assets with a total asset replacement cost of approximately \$140M. These comprise:

- Transport roads, footpaths, kerb & channel, traffic control devices, bridges
- Stormwater
- Community Wastewater Management Systems (CWMS) at Mallala and Middle Beach
- Buildings
- Open Space shelters, play equipment, seating etc



Operational and maintenance costs for the next 10 years are forecast<sup>25</sup> at around \$2.7M/annum. Capital outlay which includes renewals and new/upgrades are forecast at around \$4.5M/annum.

Council operates prudentially with respect to recurring revenue it receives, notably annual rate. It does this through annual review of the 10 year asset plan, annual business planning and careful operational delivery. Actively seeking funding and partnerships enables, for example, capital enhancements to be delivered through grants or by developers through contributions.

Population growth and increasing demand and use of CWMS assets will affect their useful life and will increase Council's maintenance and renewal program. A review needs to be undertaken to determine capacity to accommodate future demand from zoned residential land, including in existing townships where such land is not connected to CWMS. Growth from unzoned land will depend on timing and scale of rezoning.

Council has limited funding capacity to increase capital works consequent on urban growth. Be it CWMS, sport and recreation, footpaths, roads, community spaces or offices.

Council will work with State and Australian Governments, and community, business and development partners to realise necessary social and economic infrastructure.

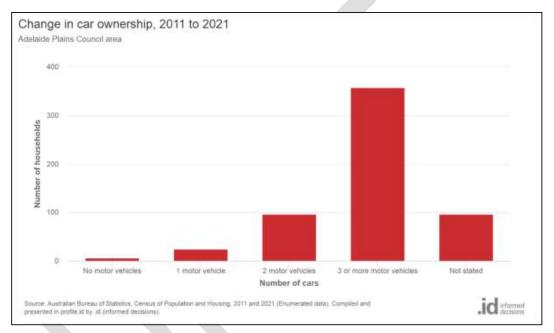
<sup>&</sup>lt;sup>25</sup> Numbers are summarised from the draft Asset Strategic Plan accessed mid-2021. Refer to the document for detail.

## Transport

### Car/Bus/Community Transport

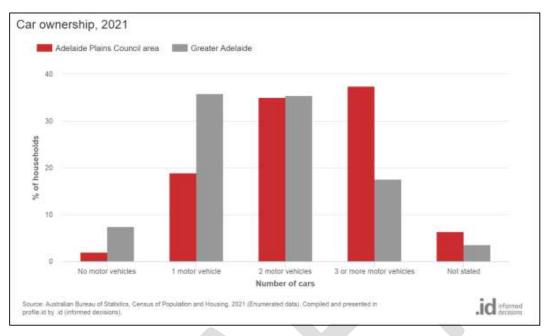
Being a functioning agricultural district with growing urban development, car ownership is high Options<sup>26</sup> include a Council monthly bus to Gawler/Elizabeth, the Mid North Community Passenger network, and coach services. Major towns are not serviced by public transport.

Analysis of car ownership in 2016 indicates 70% of households had access to two or more motor vehicles, compared to 50% in Greater Adelaide. This signifies a reliance on private transport for existing residents to access work, services, education, shopping or leisure purposes within the district or regionally.

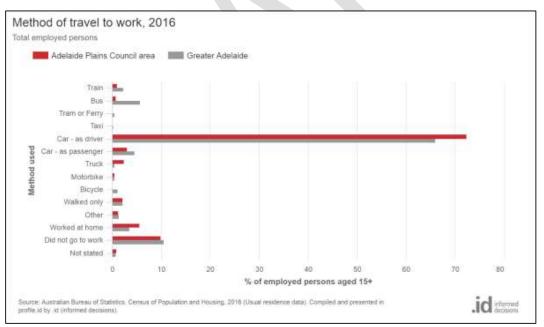


Across Adelaide Plains, parallel with household growth has been growth in 2 and 3 vehicle households

<sup>&</sup>lt;sup>26</sup> <u>apc.sa.gov.au/council-services/community/transport</u>



Compared to Greater Adelaide, Adelaide Plains has a higher proportion of households with 3 or more vehicles



In 2016<sup>27</sup>, 75.4% of people travelled to work in a private car, 1.8% took public transport and 2.3% rode a bike or walked. 5.6% worked at home, a higher rate than Greater Adelaide and possibly arising from many farms and horticultural businesses also being where residents live. These statistics signify a reliance on private transport for existing residents to access work, services, education, shopping or leisure purposes within the district or regionally.

<sup>&</sup>lt;sup>27</sup> apc.sa.gov.au/our-council/community-profile

Advocating for improved public transport, and exploring regional community passenger network and community bus is a Lighthouse Project in the Regional Public Health Plan.

REGIONAL LIGHTHOUSE PROJECT 1 Community transport, cycling + walking Advocating for improved public transport

## Road and Rail Network

Transport is based on a road network that caters for private vehicles, trucks, cyclists, pedestrians and buses. The train line provides national freight and passenger services, and provides for some local freight in Mallala. The line is managed by the Australian Rail Track Corporation.

The Council area currently has 181 km of sealed and 541 km of sheeted roads, with the remainder being unsealed.



Image - State maintained roads carry between 500 and 20,000 vehicles per day

## Electric Vehicles

Electric vehicles, including trucks and bikes, are emerging at commercially available rates, underpinning take up. The State Government is incentivising EV charging stations<sup>28</sup> across South

<sup>&</sup>lt;sup>28</sup> treasury.sa.gov.au/Growing-South-Australia/incentives-for-electric-vehicles



Australia. Whilst electric cars and ebikes are readily available, etrucks are now emerging, benefitting business. Electric vehicles primary benefit is reduced carbon output and lower traffic noise.

Image - etrucks are emerging lowering carbon and traffic noise

#### Walking/Cycling/Equine

As the towns grow, planning for walking/cycling networks is important to enable wellbeing benefits as well as options for greater numbers of residents to move locally and to nearby work. Ebikes make nearby work in agricultural areas accessible in shorter time. Research<sup>29</sup> affirms the wellbeing and economic benefits of exercising more than 150 minutes/week. Equine movement is principally recreationally within Lewiston but with further planning, expanded trails could exist. Planning for these modes also enables recreation and tourism outcomes

The implication of further population growth will be a significant increase in stress upon the existing road network, especially given the lack of public transport and distances involved for work, services, education, shopping or leisure purposes.

Growth will increase some services in towns, in particular Two Wells, recognising that online services/shopping – particularly post COVID – has grown.

Growth will likely necessitate spending on the current road network accompanied by lobbying for the introduction of public transport services and augmented community transport options. The business cases of traffic bypasses will need investigation, particularly at Two Wells noting residential growth of the town proper.

Increasing walking, cycling and equine infrastructure presents options for residents for better wellbeing and with ebikes, readier access to nearby agricultural based work or leisure.

<sup>&</sup>lt;sup>29</sup> orsr.sa.gov.au/ data/assets/pdf\_file/0009/430569/ACTIVE-LIVES-HIGHLIGHTS.pdf

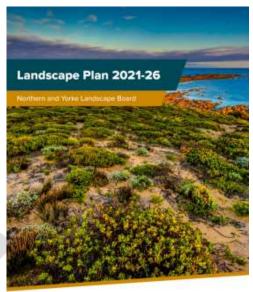
#### Environment

#### Natural Resource Management

Natural resources management is about striking a balance between preserving our natural environment and allowing natural assets to be used to generate income or to be used by the community for enjoyment and recreation.

Adelaide Plains Council is located within the Northern and Yorke Landscape Board region which extends for 38,500 square kilometres and encompasses the Yorke Peninsula, significant areas of Spencer Gulf and Gulf St Vincent, the southern Flinders Ranges, parts of the Rangelands, the Mid North, the northern Mount Lofty Ranges, the Barossa and northern Adelaide Plains

The Landscape Board recognises that many individuals and organisations share an interest in sustainable management of the region's landscapes and that managing our landscapes is about working together to





ensure that the needs of the community, industries and the environment are balanced in a way that is sustainable.

With this balance in mind, the Board's vision<sup>30</sup> for region's landscapes is that they are 'a healthy, living landscape meeting the social, environmental, economic and cultural needs of the community, and ensuring the rights and wellbeing of future generations'.

As growth continues in the Council area, impacts on natural resources and landscapes will be a key consideration for all stakeholders. This includes existing landscapes, native vegetation, and additional greening.

<sup>&</sup>lt;sup>30</sup> landscape.sa.gov.au/ny/about-us/our-regions-plan

## Fire and Flood Hazards

Fire and flood hazards, be it from Gawler and Light Rivers, or the coast, have influenced the development of Adelaide Plains in the past.

Arising from the Emergency Management Act 2004, the framework for hazards is around risk reduction, incident operations and recovery.

Planning for growth involves considering reducing the risk from hazards as growth occurs.

Based on investigations involving emergency services, the statutory planning system establishes policy to enable development provided sited and designed with regard to hazard risk.



A new Planning and Design Code was introduced in 2021.

Planning and Land Use Services (SA Government) are undertaking investigations and Amendments to the Planning and Design Code with respect to the hazard of fire and flood risk associated with Gawler and Light Rivers. These are SA wide investigations.

Ongoing investigations are underway with respect to managing flood risk by the Gawler River Flood Management Authority. With grant funding, at Two Wells, Council is installing a levy to the east and south of town to reduce the hazard impact associated with Gawler River.

Regarding coastal inundation, past studies are informing contemporary Community Emergency Management Plans for each settlement. Past studies identify particular hazards at Middle Beach.

Better planning for flood and fire hazards improves investment potential as providing clarity about the rules by which development can and cannot occur.

## Heritage

Adelaide Plains forms part of Kaurna Country. European settlement commenced as part of the European settlement of South Australia from 1836. Two Wells, Mallala, and Dublin are established towns, with coastal settlements at Parham, Webb Beach, Thompsons Beach, and Middle Beach. Extensive rural living and animal husbandry is at Lewiston. Other settlements include Windsor, Lower Light, Redbanks, Fischer, Barabba, Port Gawler, and Wild Horse Plains.

Identifying and conserving places of heritage value bring benefits economically, socially and environmentally.

A Heritage Australia 2010 study<sup>31</sup> concluded:

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

A 2005 report<sup>32</sup> by the Allen Consulting Group assessed several Australian studies which collectively demonstrated that property values are either neutrally or positively impacted by a heritage listing.

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

In 1983, a Heritage Survey of the Lower North included the District Council of Mallala<sup>33</sup>. From that, 11 places are formally recognised as being of State Heritage value.

There are no local heritage listed places in Adelaide Plains. Legislation enabling local heritage listing was introduced in 1991. A heritage review commenced in 2021, with consultants undertaking assessments regarding statutory criteria.

There are no items of National, Commonwealth or World Heritage in Adelaide Plains.

Identifying and conserving Adelaide Plains heritage is important for the social and economic value represented. Recent work progressing heritage recognition should be completed. In time, further studies undertaken.

<sup>&</sup>lt;sup>31</sup> Heritage Australia: A review of Australian Material regarding the economic and social benefits of heritage property' - P Wills and C Eves for the NSW Heritage Office, March 2010

<sup>&</sup>lt;sup>32</sup> Valuing the priceless: The value of Historic Heritage in Australia (research report 2), Allen Consulting Group for the Heritage Chairs and Officials of Australia and New Zealand, 2005

<sup>&</sup>lt;sup>33</sup> environment.sa.gov.au/topics/heritage/sa-heritage-register/heritage-surveys

### Projected Urban Growth Rate 2021 - 2041

South Australia is a small economy impacted by global economic trends. SA has historically had low growth per annum. Noting ongoing Commonwealth interest to foster and balance growth across Australia, it is not expected SA's rate of growth on a national basis will differ markedly from the past.

One of COVID's impacts is to reduce Australia's long term population growth<sup>34</sup>.

Pre COVID, Australia was expected to have 33.3M in 2041. Post COVID, Australia is expected to have 31.5M in 2041. In 2041, there be 111,000 fewer South Australians. idconsulting state 'If you're planning over a 15-year+ horizon, the story is simple: fewer dwellings are forecast to be built in all regions, but most significantly in the inner city and growth areas'.

This projection about Adelaide Plains – including as a growth areas - is on the basis of South Australia continuing to experience low steady economic growth.

Two Wells/Lewiston is part of Adelaide's North Region<sup>35</sup>. The North Region is the fastest growing region in SA, with significant industrial and horticultural areas. The area has extensive options for development including Two Wells, Riverlea, Roseworthy, Angle Vale and Playford. The age structure for this region reflects a large 'young' and 'older' working-age cohort with a substantial 0-14 age cohort.

### 3.3 Adelaide - North Region (SA4)

Including Elizabeth, Salisbury, Modbury, Enfield, Mawson Lakes, Gawler, Virginia, Two Wells and Roseworthy

#### Region Summary

The Adelaide - North region consists of Salisbury, Playford, Tea Tree Gully and Gawler councils, the eastern portion of Port Adelaide Enfield council, and small parts of the Adelaide Plains, Light and Barossa councils adjacent to Playford and Gawler.

The area has significant industrial precincts and also substantial horticulture areas. It is the fastest growing region in the state and at the 2018 census, the population was 429,924.

Gawler is the largest town with a population of 26,472.

This region has extensive options for future development particularly around Playford, Buckland Park, Gawler, Two Wells, Angle Vale and Roseworthy.



Two Wells/Lewiston are part of the Adelaide North Region

<sup>&</sup>lt;sup>34</sup> Demographic Delays – How Closed Borders will Impact the Future Demand for Services, idinformeddecisions, May 2021

<sup>&</sup>lt;sup>35</sup> Population Projections for South Australia and Regionals, 2016 – 41 Government of South Australia

Growth in Adelaide Plains will be impacted by nearby urban growth, such as in Playford and Light. Major estates like Roseworthy and Riverlea will accommodate their share of growth, and will impact the rate of completion of major estates as well as minor infill in Adelaide Plains.

Similarly, the rate by which employment in the northern food bowl grows will impact the rate of growth.

That said, the comparatively high rate in 2020 and 2021 appears consequent on various factors coinciding:

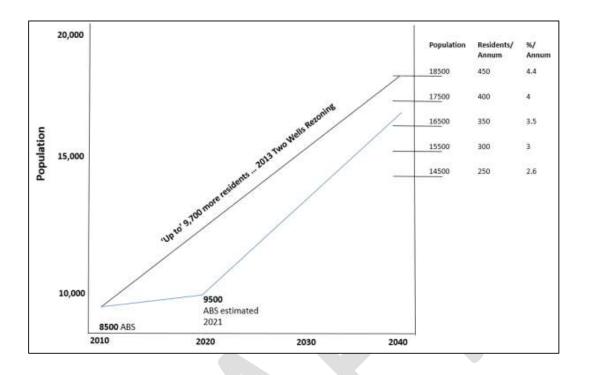
- Release of serviced land in Liberty
- Completion of infrastructure (including the Catholic secondary)
- Opening of the northern connector
- Commonwealth Covid related stimulus allowed for new housing
- Upgrades of community infrastructure, such as Two Wells main street and the Town Square
- The increased capability to work from home

Two Wells is an established community and township which prospective home builders immediately experience rather than waiting for these to be established. It is recognised that current retail offerings and social services will not adequately provide for the volume of forecast residential population.

One risk is that the COVID stimulus has brought forward demand that may in a few years see a slowing of the rate. Council's role to plan and upgrade infrastructure as well as deliver a range of services to enable liveable communities will continue to be critical to underpin investment confidence, be it a homebuilder or business.

Potential growth rates based around annual population increases over the next 20 years are outlined below:

Population (Council Area)	2021	2041	Average % increase/PA
Average Increase / Annum			
250		14441	2%
300		15441	2.25%
350	9655 ABS	16441	2.5%
400		17441	2.75%
450		18441	3%
2013 Two Wells DPA 'up to 9700 more residents'		18200	3.8%
over 20 to 30 years			



If planned residential growth occurs as forecast, Two Wells will grow from around 2555 in 2016 to around 10,000 12,500 13,000 in 2041. Two Wells goes from being the 41<sup>st</sup> to around the 12<sup>th</sup> largest town in South Australia.

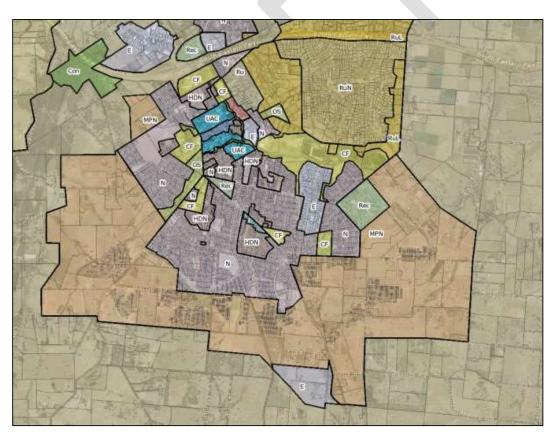
Two Wel	lls – from SA's 41st to 12th la	rgest town in 20	years
		2016	2041
1.	Adelaide	1.165M	
			(Mt Barker Council 56,000)
			(Riverlea is aimed for 30,000,
			maybe later than 2041)
2.	Gawler	26,472	
3.	Mt Gambier	26,148	
4.	Whyalla	21,501	
5.	Murray Bridge	16,804	
6.	Mt Barker Council	17,365	
7.	Victor Harbour	15,265	
8.	Crafers-Bridgewater	15,125	
9.	Pt Pirie	15,343	
10.	Pt Lincoln	14,088	
11.	Pt Augusta	12,896	
			Two Wells 10,000
12.	Goolwa	7,717	
13.	Nuriootpa		
14.	Strathalbyn		
15.	Naracoorte		
16.	Narine		
17.	Millicent		
18.	Renmark		
19.	Kadina		
20.	Tanunda		
21.	Moonta		
22.	Berri		
23.	Wallaroo		
24.	Loxton		
25.	Roxby Downs		
26.	Clare		
27.	McLaren Vale		
28.	Angle Vale		
29.	Bordertown		
30.	Kapunda		
31.	Mannum		
32.	Hahndorf		
33.	Williamstown		
34.	Ceduna		
35.	Willunga		
36.	Lobethal	<u> </u>	
37.	Freeling		
38.	Angaston	2044	
39.	Barmera	1935	
40.	Crystal Brook	1935	
41.	Two Wells	1926	
42.	Normanville	1906	

## **Comparing Two Wells and Mt Barker**

The town of Mount Barker has and continues to experience significant urban growth. Rezoning enabling growth at Two Wells and Mt Barker townships occurred after 2011.

Comparing both based on ABS and population forecasts indicates the significant scale and rate of growth that may be impacting Two Wells in coming years as well as giving some context to that potential growth.

	6,500 5.55%PA 8,800
3	8,800
	2,743
	2,510
5	2,280



Land Zoned around Mt Barker is Enabling Further Urban Growth

<sup>&</sup>lt;sup>36</sup> Based on Mt Barker and Wistow, and Mt Barker Growth Area profile.id.com.au/mount-barker

<sup>&</sup>lt;sup>37</sup> profile.id.com.au/adelaide-plains and staff analysis of envisaged land division at Two Wells

### **Options for Future Planned Urban Growth**

Council is aware of the ongoing challenge of planning for urban growth along with agricultural based business. Opening up land for new development will increase supply and impact the market as well as place more demand on services and infrastructure.

This is a consideration around what the need for land is, which land to rezone, and the timing of rezoning and land release. Other factors in planning for growth and whether to rezone further land include already available zoned and serviced land, value of land for primary production, flood risk, and the benefit to each town economically, socially and environmentally.

Regarding Two Wells and Dublin, in 2019 Council provided in-principle support to the Hicks Group Ltd and Leinad Land Developments (Dublin) Pty Ltd to advocate for boundary change to the Environment and Food Production Area (EFPA). There has been no change to the EFPA that would allow the rezoning of further residential land to date.

Mallala has zoned land yet to be developed. Likewise, there are land parcels in Rural Living Zones as yet to be developed, and the Deferred Urban land is a consideration.

#### A clear vision is needed to guide future planned urban growth.

Vision needs to be informed by investigations relevant to the context of each township that has regard to economic, social and environmental considerations.

This includes future potential urban growth at Two Wells and Dublin noting Council's support for progressing two rezoning objectives. Recognising growth planned at Two Wells and Mallala, Dublin's service role in the north west and proximity to substantial areas of the Bird Sanctuary and coast, considering Dublin's future is timely.

### **Local Government Impacts**

Councils are faced with the need to balance service levels within financial constraints while meeting the expectations of the community. Councils must discharge their legal obligations as determined by several Acts of Parliament relative to the role of Local Government. Consequently responsible financial management and in particular, appropriate rates levels are necessary to provide the financial resources to meet those expectations and obligations. This is increasingly difficult in a growth environment when budgets are challenged by multiple needs, emerging community expectations and significant expenditure mandated by various legislative obligations.

It is widely acknowledged that Local Government is under significant pressure to provide ongoing and improved levels of service delivery while taking on additional responsibilities which were the traditional role of State and Federal Governments.

As a consequence Council is beginning to experience an awareness of the difficulty in meeting ongoing community expectations for service within existing organisation structures and financial constraints. The ability to maintain quality service delivery while at the same time manage expanded service role expectations and facility demand is an important challenge to address.



Rapid urban growth will place infrastructure, community services and assets under increasing pressure. Urban growth will place all areas of Councils services under increased strain and demand for services and infrastructure upgrades, outside mandate infrastructure maintenance, will increase exponentially in coming years.

To address this pressure, Council needs a coordinated approach to managing and facilitating growth and the provision of necessary infrastructure and services that leads to liveable and economic towns and districts.

## Attachment A - 30 YEAR PLAN FOR GREATER ADELAIDE

Adelaide Plain's is part of Greater Adelaide and the targets and policies of the 30 Year Plan for Greater Adelaide<sup>38</sup> are to guide how growth of Adelaide Plains is to occur into the future.

This also means the State Planning Commission (custodians of the 30 Year Plan), and other entities such as Infrastructure SA, and all State Government agencies and departments, are interested in how Adelaide Plains is to grow.

The following tables sections analyse targets and policies for relevance to Adelaide Plains.

Targets
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TargetsAPC RelevanceContaining our urban footprint and protecting our resources90% of all new housing in Outer Greater Adelaide will be built in established townships and designated urban development areasUrban growth to be planne forMore ways to get around60% of all new housing in metropolitan Adelaide (includes Two Wells and Lewiston) will be built within close proximity to current and proposed fixed line (rail, tram, O-Bahn and bus) and high frequency bus routes by 2045Public transport to be	
footprint and protecting our resourcesGreater Adelaide will be built in established townships and designated urban development areasforMore ways to get around60% of all new housing in metropolitan Adelaide (includes Two Wells and Lewiston) will be built within close proximity to current and proposed fixed line (rail, tram, O-Bahn and bus)Public transport to be advocated about and plann for.	
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Lewiston) will be built within close proximity to current and proposed fixed line (rail, tram, O-Bahn and bus)	ed
proximity to current and proposed fixed line (rail, tram, O-Bahn and bus)	
fixed line (rail, tram, O-Bahn and bus)	
fixed line (rail, tram, O-Bahn and bus)	
Getting active Increase the share of work trips made Active transport to be foste	red
by active transport modes by residents	
of Inner, Middle and Outer Adelaide by	
30% by 2045	
Walkable Increase the percentage of residents "	
neighbourhoods living in walkable neighbourhoods in	
Outer Metropolitan* Adelaide by 25%	
by 2045	
A green liveable city Urban green cover is increased by 20% Greening to be fostered	
in metropolitan Adelaide by 2045	
Greater housing Increase housing choice by 25% to Increased housing options	0
choice meet changing household needs in be planned for	
Greater Adelaide by 2045	

<sup>38</sup> livingadelaide.sa.gov.au/

## Policies – Transit Corridors, Growth Areas and Activity Centres

Policies	APC Relevance
P9 Develop activity centres as vibrant places by focusing on mixed-use activity, main streets and public realm improvements.	Centres to be reinforced
P10 Allow for low-impact employment activities in residential areas, such as small-scale shops, offices and restaurants, where interface issues can be appropriately managed.	Provided for in SA Planning system and Planning and Design Code
P11 Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas, as shown on Map 3.	Plan for growth
P12 Ensure, where possible, that new growth areas on the metropolitan Adelaide fringe and in townships are connected to, and make efficient use of, existing infrastructure, thereby discouraging "leapfrog" urban development.	Growth is to reinforce townships

## Policies – Design Quality

Policies	APC Relevance
P25. Encourage urban renewal projects that take an all-inclusive	Need to plan for integrated
approach to development by including streetscapes, public	growth
realm, public art and infrastructure that supports the	
community and responds to climate change.	
P26. Develop and promote a distinctive and innovative range of	Provided for in SA Planning
building typologies for residential housing which responds to	system and Planning and
metropolitan Adelaide's changing housing needs, reflects its	Design Code
character and climate, and provides a diversity of price points.	
P27. Provide for transitions between higher density and multi-	Provided for in SA Planning
storey, mixed-use developments in activity centres, corridors	system and Planning and
and existing detached housing precincts.	Design Code
P28. Promote permeable, safe, attractive, accessible and	Include as part of intended
connected movement networks (streets, paths, trails and	walking and cycling plans
greenways) in new growth areas and infill redevelopment areas	
that incorporate green infrastructure.	
P29. Encourage development that positively contributes to the	Provided for in SA Planning
public realm by ensuring compatibility with its surrounding	system and Planning and
context and provides active interfaces with streets and public	Design Code
open spaces.	
P30. Support the characteristics and identities of different	Provided for in SA Planning
neighbourhoods, suburbs and precincts by ensuring	system and Planning and
development considers context, location and place.	Design Code

## Policies – Heritage

Policies	APC Relevance
P33. Recognise the value that communities place on heritage and ensure that new development is implemented sensitively and respectfully.	Provided for in SA Planning system and Planning and Design Code
P34. Ensure heritage places and areas of heritage value are appropriately identified and their conservation promoted.	Work underway. More work needed
P35. Encourage the innovative and sustainable reuse of heritage places and older building stock in a way that encourages activity and entices people to visit.	Provided for in SA Planning system and Planning and Design Code

Policies – Housing Mix, Affordability and Competitiven	ess	

Policies	APC Relevance
P36. Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.	Foster employment in proximity to housing
<ul> <li>P37. Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</li> <li>ancillary dwellings such as granny flats, laneway and mews housing</li> <li>dependent accommodation such as nursing homes</li> <li>assisted living accommodation</li> <li>aged-specific accommodation such as retirement villages</li> <li>small lot housing types</li> <li>in-fill housing and renewal opportunities.</li> </ul>	Need to monitor housing choice provision. Part provided for in SA Planning system and Planning and Design Code
P39. Promote universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile.	Need to monitor universal design in housing. Part provided for in SA Planning system and Planning and Design Code
P40. Use government-owned land and large underdeveloped or vacant sites as catalysts for stimulating higher density development and innovative building forms.	Relevant at Two Wells
P42. Provide for the integration of affordable housing with other housing to help build social capital.	Provided for in SA Planning system and Planning and Design Code
P43. Increase the supply of affordable housing through the provision of 15 per cent affordable housing in all new significant developments. These developments include surplus and	Need to monitor. Part provided for in SA Planning

residential government land projects; declared major developments and projects; and rezoned land that increases dwelling yield (including all new growth areas).	system and Planning and Design Code Provided for in SA Planning system and Planning and Design Code
P44. Enable and encourage the provision of affordable housing through linking incentives, including the benefits of re-zoning such as planning policy bonuses or concessions to new affordable housing supply.	Consider in rezoning
P45. Promote affordable housing in well located areas close to public transport and which offers a housing mix (type and tenure) and quality built form that is well integrated into the community.	Consider in rezoning
P46. Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).	Need to monitor supply

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Policies – Health,	wellbeing	ana	Inclusion

Policies – Health, Wellbeing and Inclusion	
Policies	APC Relevance
<ul> <li>P47. Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</li> <li>diverse housing options that support affordability</li> <li>access to local shops, community services and facilities</li> <li>access to fresh food and a range of food services</li> <li>safe cycling and pedestrian friendly streets that are tree-lined for comfort and amenity</li> <li>diverse areas of quality public open space (including local parks, community gardens and playgrounds)</li> <li>sporting and recreation facilities</li> <li>walkable connections to public transport and community infrastructure.</li> </ul>	Relevant for all townships and settlements, including future growth
P48. Create greenways in transit corridors, along major watercourse linear parks, the coast and other strategic locations to provide walking and cycling linkages.	Consider in trails strategy and walking cycling plans
P49. Encourage more trees (including productive trees) and water sensitive urban landscaping in the private and public realm, reinforcing neighbourhood character and creating cooler, shady and walkable neighbourhoods and access to nature.	Fostering greening and canopy needed
P50. Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and	Monitor. Build on 2016 open space studies.

sporting facilities to encourage active lifestyles and support access to nature within our urban environment.	Need a planned approach to open space, building on 2016 studies
P51. Facilitate and support the value of local ownership by supporting communities and businesses to help shape and look after their local open spaces and streetscapes.	Foster via engaging on plans and in there delivery. Part of council operations
P52. Support a diverse range of cultural initiatives, such as public art, to stimulate the revitalisation of communities and social cohesion.	Need to foster.
P53. Encourage the integration of green infrastructure in the public and private realms to support positive physical, mental and social health outcomes.	Fostering greening and canopy needed
P54. Prioritise Planning and Development Fund grants for improved access to quality public realm (such as playgrounds, linear paths and new open space purchases) at strategic locations.	Consider in actions.

## Policies – The economy and jobs

Policies	APC Relevance
P55. Promote certainty to undertake development while at the same time providing scope for innovation.	Panning for growth fosters certainty
P56. Ensure there are suitable land supplies for the retail, commercial and industrial sectors.	Need to monitor land supply
Primary Production	APC Relevance
P57. Maintain and protect primary production and tourism assets in the Environment and Food Production Areas, while allowing for appropriate value-adding activities to increase investment opportunities (Refer to Map 5).	Need to monitor
P58. Ensure that the Environment and Food Production Areas, Character Preservation Districts and planning policies work in an	Need to monitor.
<ul> <li>integrated way to:</li> <li>protect key primary production assets and opportunities</li> <li>facilitate local operating and investment conditions that support primary production and related agri-business development</li> <li>enable timely business adjustment and climate change adaptation by primary producers.</li> </ul>	Council made a submission to the EFPA review in 2021
P59. Enable major new primary production and agri-business development across the Northern Adelaide and Barossa regions	Need to monitor.

and in the Mount Barker-Murray Bridge corridor and prevent ad hoc land use changes that may compromise those investments.	
P60. Ensure land use planning in and around the Virginia horticulture district aligns with projects for industry growth and revitalisation anticipated by the Northern Economic Plan.	Context
P62. Manage the interface between townships and adjacent primary production activities and areas of nature protection.	Provided for in SA Planning system and Planning and Design Code.
Tourism	APC Relevance
<ul> <li>P63. Provide for sustainable tourism development across</li> <li>Greater Adelaide by:</li> <li>protecting, enhancing and promoting the qualities that attract tourism and are of value to the whole community</li> <li>providing appropriate support infrastructure for tourism</li> </ul>	Council's TED seeks to foster
<ul> <li>facilitating sustainably designed tourism accommodation in suitable locations</li> <li>facilitating tourism-related developments such as restaurants, specialty retail accommodation and other value adding activities.</li> </ul>	
Mining and resources	APC Relevance
<ul> <li>P64. Protect existing mineral resource operations by:</li> <li>preserving adequate separation distances between mining activities, housing and other incompatible development</li> <li>ensuring buffers are contained within mine sites wherever possible</li> <li>mitigating potential interface issues</li> <li>maintaining access to freight networks.</li> </ul>	Limited mining in APC
P65. Identify and protect the high pressure gas pipelines and other key infrastructure services.	Provided for in SA Planning system and Planning and Design Code.
Manufacturing Defence	How GSAP aligns
P68. Focus business clusters and manufacturing hubs around key transport infrastructure such as road, air, rail, sea terminals and intermodal facilities to maximise the economic benefits of export infrastructure.	Important to continue to foster employment consolidation near towns
Green Industries	How GSAP aligns
P70. Ensure planning controls for employment lands are flexible to allow new green technologies and industries to emerge and grow.	Provided for in SA Planning system and Planning and Design Code.
P71. Encourage the establishment and expansion of medium and large scale renewable energy generation within the region.	u

and primary production values and add to local economies and employment opportunities.	
Employment Land	APC Relevance
P73. Provide sufficient strategic employment land options with	Foster employment plans near
direct access to major freight routes to support activities that	freight routes
require separation from housing and other sensitive land uses.	

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## Policies – Transport

Policies	APC Relevance
P74. Ensure development does not adversely impact the transport function of freight and/or major traffic routes and maintains access to markets (Refer to Map 7).	Provided for in SA Planning system and Planning and Design Code.
P75. Increase the number of neighbourhoods, main streets and activity centres where place is given greater priority than vehicle movement by adopting a 'link and place' approach.	Action included in walking cycling plans
P76. Improve the amenity and safety of public transport stops, stations and interchanges by improving their connections to adjacent development and encouraging mixed-use development and housing diversity in close proximity.	Action included in walking cycling plans
P77. Ensure that new housing (and other sensitive land uses) permitted in locations adjacent to airports and under flight paths or near major transport routes (road, rail and tram) mitigates the impact of noise and air emissions.	Provided for in SA Planning system and Planning and Design Code.
P78. Improve, prioritise and extend walking and cycling infrastructure by providing safe, universally accessible and convenient connections to activity centres, open space and public transport (see Map 8).	Walking cycling plans and trail networks planned
P79. Encourage car share schemes and public electric car charge points in transit corridors, activity centres and higher density neighbourhoods through incentives.	Action included for Two Wells
P80. Reduce car parking requirements in mixed-use areas near high frequency public transit services to encourage the use of alternative transport modes.	Provided for in SA Planning system and Planning and Design Code.
P81. Protect current and future road and rail for strategic requirements, such as ensuring adequate access to ports and other major facilities (see Map 7).	Provided for in SA Planning system and Planning and Design Code.

Policies – Infrastructure

Policies	APC Relevance
P82. Coordinate and link strategic infrastructure across Greater Adelaide to ensure it meets the needs of a growing population with a changing demographic profile and supports a more productive economy.	Important to integrate land use and infrastructure planning
P83. Define and protect strategic infrastructure sites and corridors from inappropriate development to ensure the continued functionality of the services they provide.	Provided for in SA Planning system and Planning and Design Code.
P84. Protect major economic infrastructure such as airports, ports and intermodals from encroachment by incompatible development and facilitate further economic activity in these locations (See Map 7).	Provided for in SA Planning system and Planning and Design Code.
P85. Provide for adequate buffer zones around water and waste treatment plants and identify complementary activities that generate economic or community benefits that can occur in these areas (See Map 9).	Provided for in SA Planning system and Planning and Design Code.
<ul> <li>P86. Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:</li> <li>walking and cycling paths and facilities</li> <li>local stormwater and flood management including water sensitive urban design</li> <li>public open space</li> <li>sports facilities</li> <li>street trees</li> <li>community facilities, such as child care centres, schools, community hubs and libraries.</li> </ul>	Important to plan as part of growth
P87. Encourage early provision of community infrastructure in fringe and township growth areas to assist in creating a sense of belonging and building community wellbeing.	Important to plan the timely provision of needed infrastructure
P88. Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals of all demographic groups and levels of ability.	Actions included around the need and spatial location. Detailed design needs more work.
P89. Integrate and co-locate different community infrastructure and services in community hubs to maximise their use and enhance their economic feasibility.	Need a planned approach to social infrastructure in growth areas

## Policies – Biodoiversity

Policies	APC Relevance
P90. Delineate and maintain areas with significant environmental values to protect landscape health; conserve biodiversity; and improve development certainty and	Consider 30YP areas in more detail.
transparency (represented in Map 10). This includes:	Conservation areas provided for in SA Planning system and
• Nature Protection Areas: These are largely undeveloped areas that retain significant	Planning and Design Code.
environmental values recognised through existing legislation. This includes protected public lands (such as conservation and marine parks), private protected lands (such as Heritage Agreements), and areas of native vegetation and listed wetlands. These areas should be protected from development unless specific exemptions apply.	
• Complementary Developed Landscapes: These are substantially modified farming landscapes where existing land uses and significant environmental values, different from those in Nature Protection Areas, co-exist in a way that provides mutual benefits. The generally open and undeveloped nature of these landscapes should be maintained through appropriate zoning to support continuation of the primary production systems that create environmental niches for target species.	
<ul> <li>P91. Protect coastal features and biodiversity including:</li> <li>habitats that are highly sensitive to the direct impacts of development</li> <li>important geological and/or natural features of scientific, educational or cultural importance</li> <li>landscapes of very high scenic quality.</li> </ul>	Provided for in SA Planning system and Planning and Design Code.

# Policies – Open Space, Sport and Recreation

Policies	APC Relevance
P98. Provide for a Greater Adelaide open space framework that builds on the Metropolitan Open Space System (MOSS) to create quality open space across the region. The open space will feature urban forests and parks, watercourse and coastal linear parks, trails, greenways, shared use paths and green buffers, and sustainable recreation and sporting facilities (See Map 11).	Build on 2016 Open Space studies
<ul> <li>P99. Ensure quality open space is within walking distance of all neighbourhoods to:</li> <li>link, integrate and protect biodiversity assets and natural habitats</li> </ul>	Build on 2016 Open Space studies

<ul> <li>provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres</li> <li>be multi-functional, multiuse (including the shared use of strategically located school facilities) and able to accommodate changing use over time</li> <li>incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity</li> <li>contain appropriate and low maintenance species and locate trees to maximise shade</li> <li>encourage unstructured recreation opportunities such as the provision of a variety of paths and children's play equipment</li> <li>foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities.</li> </ul>	
P100. Ensure that the Planning and Development Fund is strategically aligned to public realm and open space projects which support the implementation of Greater Adelaide's new urban form.	Part of implementing
P102. Strategically locate sports and recreational facilities to cater for community needs.	Build on 2016 Open Space studies
P103. Ensure that public open space is adequately greened and irrigated (where appropriate) to act as a natural cooling system to reduce heat island effects in urban areas.	Foster greening and canopy

## Policies – Climate Change

Policies	APC Relevance
P105. Deliver a more compact urban form to:	Plan growth to conserve
<ul> <li>protect valuable primary production land</li> </ul>	agricultural and conservation
• reinforce the Hills Face Zone, character preservation districts	land.
and Environment and Food Production Areas	
<ul> <li>conserve areas of nature protection areas</li> </ul>	
<ul> <li>safeguard the Mount Lofty Ranges Watershed</li> </ul>	
<ul> <li>reduce vehicle travel and associated greenhouse gas</li> </ul>	
emissions.	
	Continue has and also aires
P106. Protect key coastal areas where critical infrastructure is at	Continue hazard planning
risk from sea level rise, coastal erosion and storm surges, and ensure new coastal development incorporates appropriate	
adaptation measures.	
P107. Increase the proportion of low-rise, medium-density	Foster increased housing
apartments and attached dwellings to support carbon-efficient	options
living.	
P108. Promote green infrastructure (including green roofs,	Foster greening and canopy
vertical gardens and water sensitive design) in higher density	

and mixed-use developments to assist with urban cooling, reduce building energy use and improve biodiversity.	
P109. Support a zero waste culture by reducing the waste footprint of new development.	Foster waste reduction in development, including related to Council waste operations
P111. Create a more liveable urban environment through establishing a network of greenways, bicycle boulevards, tree- lined streets and open spaces, which will have a cooling effect on nearby neighbourhoods and buildings.	Foster greening and canopy in townships open spaces and walk/cycle ways
P112. Provide the opportunity for neighbourhood-level alternative energy supplies, which may include embedded and distributed renewable energy, co-generation and smart grid/green grid technology.	Provided for in SA Planning system and Planning and Design Code.
P113. Promote energy efficiency, the use of renewable energy sources and neighbourhood level alternative energy supplies and storage in new developments to reduce energy costs and carbon footprint.	Needs more work. Part provided for in SA Planning system and Planning and Design Code.
P114. Encourage the provision of electric vehicle charging points in new higher-density developments, large public and private car parks, activity centres and employment lands.	Potential with Two Wells growth

#### Policies – Water

Policies	APC Relevance
P115. Incorporate water-sensitive urban design in new	Provided for in SA Planning
developments to manage water quality, water quantity and	system and Planning and
water use efficiency and to support public stormwater systems.	Design Code.

#### Policies – Emergency Management and Hazard Avoidance

P118. Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and
<ul> <li>coastal flooding, erosion, dune drift and acid sulphate soils) by</li> <li>designing and planning for development in accordance with a</li> <li>risk hierarchy of:</li> <li>avoidance</li> <li>adaptation</li> <li>protection.</li> </ul>

P119. Improve the integration of disaster risk reduction and hazard avoidance policies and land use planning.	Continue hazard planning associated with fire, flood and coast.
P121. Ensure risk posed by known or potential contamination of sites is adequately managed to enable appropriate development and safe use of land.	Provided for in SA Planning system and Planning and Design Code.
P122. Mitigate the impact of extreme heat events by designing development to create cooler communities through the use of green infrastructure.	Foster greening and canopy

## 14.3 HART RESERVE SKATE PARK INVESTIGATION

Record Number:	D23/	/1515
Author:	Strat	egic Infrastructure Manager
Authoriser:	Gene	eral Manager - Infrastructure and Environment
Attachments:	1. 2.	Hart Reserve Master Plan, Options 1, 2 and 3 🗓 🛣 Skate Park Design Element Examples 🖟 🛣

## **EXECUTIVE SUMMARY**

- The purpose of this report is to provide Council Members information regarding Council Resolution 2022/133, Part 2 "Instructs the Chief Executive Officer to undertake detailed investigation into the cost of a skate park ('Option 2') within Hart Reserve and bring back a report in relation to those investigations."
- In 2019 Adelaide Plains Council appointed Jensen Plus to develop concept plans for Hart Reserve. Site meetings were held with local groups, reference group, school students and stakeholders to provide a number of opportunities to provide feedback and ideas into the initial concept master plan design phase.
- In May 2022 Jensen Plus revised draft Hart Reserve Master Plan was presented to Council, with the inclusion of three options, and is presented as **Attachment 1** to this report.
- Following the resolution of Council 2022/133 Management have engaged a consultant, Greenhill, to undertake detailed design of the Hart Reserve master plan Option 1.
- Greenhill has provided estimated costs for the delivery of Option 2 skate park. The Skate park design elements examples are presented as **Attachment 2** to this report.
- Design and construct estimates provided by a reputable company Convic is \$1million.
- There are a two (2) potential options for Council to consider;
  - <u>Option 1</u> Proceed with detailed design and documents for a purpose-built recreational environment skate park.
  - Option 2 Defer detailed design of a skate park at Hart Reserve until the further Strategic documents are undertaken such as Two Wells Oval Master Plan and Open space strategy review which are part of the 2022-2023 Annual Business Plan and Budget.
- This report is provided to Members to outline the Hart Reserve skate park investigation, it is Management recommendation that detailed design of the skate park is undertaken so that Hart Reserve can be designed in its entirety. There are significant benefits of undertaking design in its entirety those benefits being economies of scale, completeness/uniform project and community expectation. Additionally, undertaking detailed design of the skate park provides a shovel ready project for future funding opportunities.

## RECOMMENDATION

"that Council, having considered Item 14.3 – Hart Reserve Skate Park Investigation dated 30 January 2023, receives and notes the report and in doing so:

- **1.** Approves the skate park design elements presented as Attachment **2** to this report into the adopted Hart Reserve Option **1** Master Plan.
- 2. Instructed the Chief Executive Officer to proceed with detailed design plans and documentation for the construction of a new skate park in consultation with community members and key stakeholders; and
- 3. At the conclusion of the public consultation process that a report be presented to Council."

## BUDGET IMPACT

Estimated Cost:	\$1,000,000 (based on Attachment 2), preliminary estimate cost for construction/implementation. Actual costs won't be known until detailed design plans and documents are completed.
Future ongoing operating costs:	Ongoing maintenance and renewals.
Is this Budgeted?	Detailed design plans and documents are budgeted within the 2022-2023 Annual Business Plan and Budget. Funds for construction/implementation will be sought on the completion of design from state and federal grants opportunities and may incorporate council in-kind support

## **RISK ASSESSMENT**

The following risks have been assessed in accordance with Council's Risk Management Framework and Policy:

and/or a percentage of financial support.

- Socio Political, Community Issues/Reputation There is a risk to Council's reputation if the community does not have an opportunity to comment on the Skate Park design elements. Consultation aims to ensure this risk is **Low**.
- There may be a minor risk to Council's reputation if the recommendation is not supported. This risk is assessed as **Low**.

## DETAILED REPORT

## Purpose

The purpose of this report is to provide Council Members information regarding Council Resolution 2022/133, Part 2 "Instructs the Chief Executive Officer to undertake detailed investigation into the cost of a skate park ('Option 2') within Hart Reserve and bring back a report in relation to those investigations."

## Background

Hart Reserve is located in Two Wells, corner of Gawler Road and Old Mallala Road within the Hundred of Port Gawler, Assessment No. 40394, title ID: CR5755/746.

In 2019 Adelaide Plains Council appointed Jensen Plus to develop concept plans for Hart Reserve. Site meetings were held with local groups, reference group, school students and stakeholders to provide a number of opportunities to provide feedback and ideas into the initial concept master plan design phase.

In May 2022 Jensen Plus revised draft Hart Reserve Master Plan was presented to Council, with the inclusion of three options, and is presented as **Attachment 1** to this report;

- Option 1 original draft plan with no inclusion of skate park or ramp.
- Option 2 inclusion of a skate park.
- Option 3 inclusion of a skate ramp.

Council, at its Ordinary Meeting on 23 May 2022, resolved as follows: -

14.1	Draft Ho	art Reserve Ma	ster Plan – Fe	edback and Endorsement	
	Moved	Councillor Strudwicke	Seconded	Councillor Parker	2022/ 133

"that Council, having considered Item 14.4 – Draft Hart Reserve Master Plan – Feedback and Endorsement, dated 23 May 2022, receives and notes the report and in doing so:

- 1. Adopts 'Option 1' as the Hart Reserve Master Plan as presented at Attachment 1 to this Report; and
- 2. Instructs the Chief Executive Officer to undertake detailed investigation into the cost of a skate park ('Option 2') within Hart Reserve and bring back a report in relation to those investigations."

CARRIED

## Discussion

Following the resolution of Council 2022/133 Management have engaged a consultant, Greenhill, to undertake detailed design of the Hart Reserve master plan Option 1.

Greenhill has provided estimated costs for the delivery of Option 2 skate park, a summary of key elements are as followed;

- The purpose-built recreational environment will provide a new skate park within an area of approximately 800 square metres that will form part of the development of Hart Reserve for skateboarding, scooter, BMX and inline skating. This precinct is set to extend the area as a recreation and community hub and create a regional destination creating the opportunity to tie into existing and the planned new facilities and youth activities as per Councils adopted master plan Option 1.
- The prospective site is easily accessible by vehicle with amble parking opportunities, the space is available to all demographics and provides the opportunity to lift the public profile of youth. With the existing site features shown in the master plan development, the facility will create a dynamic and activated central community hub to offer recreational and social experiences for all members of the community from day to day usage to possible larger community events.
- Skate park design elements are as follows with examples presented as **Attachment 2** to this report.
  - **Skate Bowl** They come in many shapes and sizes (such as kidney and clover). The best ones have a flat bottom and coping.
  - **Curved Hip** A hip is a bend in a curved or flat transition so that the two faces turn away from each other. This creates a ridge in the middle, which allows skaters to air or grind over
  - **Curved Ramp** A small ramp used for launching off. These are often transportable and can be moved around skate parks and street spots.
  - **Rails** A flat (or cylindrical) metal pole used for slides and grinds. Rails normally are parallel to the ground and often 1-2ft in height.
  - **Stairs** The stair sets in a skate park are not for sitting around or walking up, but for jumping down and doing flat tricks.
  - **Volcano** A cylindrical cone with a flat top (sometimes has a rounded top).
  - Launch Ramps Launch ramps are quarter pipes without a deck or coping and you use them to "launch" you.
  - **Quarter Pipe** A quarter-pipe is a convex-shaped mini ramp with a coping and a deck at the top. It's one of the most popular skateboard elements in skateparks and allows riders to perform and practice all sorts of flat and transition tricks.
- Design and construct estimates provided by a reputable company Convic is **\$1million**.

## Way forward

There are a two (2) potential options for Council to consider;

<u>Option 1</u> - Proceed with detailed design and documents for a purpose-built recreational environment skate park, a summary of key elements are as followed.

- Consultation
  - The consultation process is an integral component of the development of youth spaces and skate facilities. In order to ensure the success and longevity of these key community assets it is crucial to engage with the future users of the space. Detailed design plans and documentation for the construction of a new skate park will be conducted in consultation with community members and key stakeholders.
- The Design Process
  - Engage with community members and key stakeholders before the design of the new skate park.
  - Inform participants about the project's time line (design).
  - View previous exemplar design examples and precedents to inform the participants.
  - o Gather user information and build user profiles.
  - Discuss user requirements to aid the future design.
  - Highlight other facilities in the area to indicate the vision for the new facility and avoid double up.
- Well-designed Skate Park
  - The quality of the design is what will make a skate park well-known. A smaller skate park that has lots of interesting and challenging elements to skate will be much more popular than a larger skate park that doesn't capture the skater's imagination. It's not the size of the skate park, it's how well it's designed.

In relation to Option 1, it is Management's recommendation that detailed design of the skate park is undertaken so that Hart Reserve can be designed in its entirety. There are significant benefits of undertaking design in its entirety those benefits being economies of scale, completeness/uniform project and community expectation. Additionally, undertaking detailed design of the skate park provides a shovel ready project for future funding opportunities.

<u>Option 2 -</u> Defer detailed design of a skate park at Hart Reserve until the further Strategic documents are undertaken such as Two Wells Oval Master Plan and Open space strategy review which are part of the 2022-2023 Annual Business Plan and Budget.

## Conclusion

It is now for Council members to determine whether, based on the two options provided, if it wishes to;

- Proceed with detailed design and documents for a purpose-built recreational environment skate park and Hart Reserve.
- Defer detailed design of a skate park at Hart Reserve until the further Strategic documents are undertaken such as Two Wells Oval Master Plan and Open space strategy review which are part of the 2022-2023 Annual Business Plan and Budget.

## References

**Legislation** 

Local Government Act 1999

Council Policies/Plans

Strategic Plan 2021-2024

Long Term Financial Plan 2023-2032

Infrastructure and Asset Management Plans

Annual Business Plan and Budget 2022-2023

Public Consultation Policy

Master Plan Options by Jensen Plus

Community Land Management Plan (Hart Reserve)

# Hart Reserve Master Plan

Master Plan + Concept Report



**Prepared for Adelaide Plains Council** 

JENSEN PLUS

## January 2022













Planning Landscape Architecture Urban Design Social Planning

## 1. Community Engagement Summary

What we heard...

"Council undertook strategic consultation with key users of the site to capture the community's vision and aspirations for Hart **Reserve.**"

Stakeholders were asked to provide their feedback and observations while on site and following the community meetings. Questions were asked that promoted visioning for the future of Hart Reserve. What we heard:

What do you love about Hart Reserve?

- \_ The space! It is a lovely refuge
- \_ Its location centre of town
- \_Lots of trees
- \_ Area of tranquillity
- \_Open space
- \_ The size
- \_lts potential

What don't you love about Hart Reserve?

- \_ Its currently underutilised
- \_ The front corner is unattractive
- \_ The Aleppo Pines (declared weeds under the National Resources Management Act 2004)
- \_Lack of grassed area or green sitting area
- \_Lack of seats/tables staggered around the reserve
- \_No through footpath or path around the

## reserve \_It's dry and dusty in summer \_It offers no reason to stay \_ The bottom of the reserve floods after continual rain \_Lack of irrigating and greening \_No toilet or BBQ \_The drain along the fence line What needs to be fixed in Hart Reserve? \_Remove the garden and trees on the corner \_Upgrade the school boundary with secure fencing to the school with lockable gate, improve pedestrian entry and drop off area \_Irrigated grass and seating \_Capturing of stormwater for irrigation \_Lighting \_Winding footpath through trees from Old Mallala Road to Gawler Road \_Replacement of pine trees that attract native birds \_Move corner garden to more visible/ appropriate place \_Improvements to drain and drainage \_Footpaths, including suitability for strollers

and prams



- \_ Provide a paved footpath from a sealed parking area to the school
- \_Native grasses on the slope to wave in the breeze and lawn
- \_A stormwater retention system and re-use of water in the reserve
- \_More trees and BBQ areas with a shelter, toilets, shade, picnic tables and solar lighting
- \_ A large irrigated lawn area and improved entrance, perhaps with some stone walls
- \_Permanent pump track and bike track. More pathways for all to use.
- \_Adult gym equipment
- \_BBQ facilities and shelters
- \_Natural amphitheatre area
- \_Large shed for the Scouts and a youth meeting area



If money was not an object, what would you choose to see in Hart Reserve?

- \_Start again like the Village green and plant more gum trees to attract native birds
- \_Put up a fence to the school

\_Stormwater retention system to help irrigate

## 2. Vision + Draft Master Pla

A reinvigorated Hart Reserve for all!

"The Vision for Hart Reserve is one of implementing strategic improvements to parts of the Reserve to enhance its educational, aesthetic and active features.

First and Second Nations features are curated as part of its future.

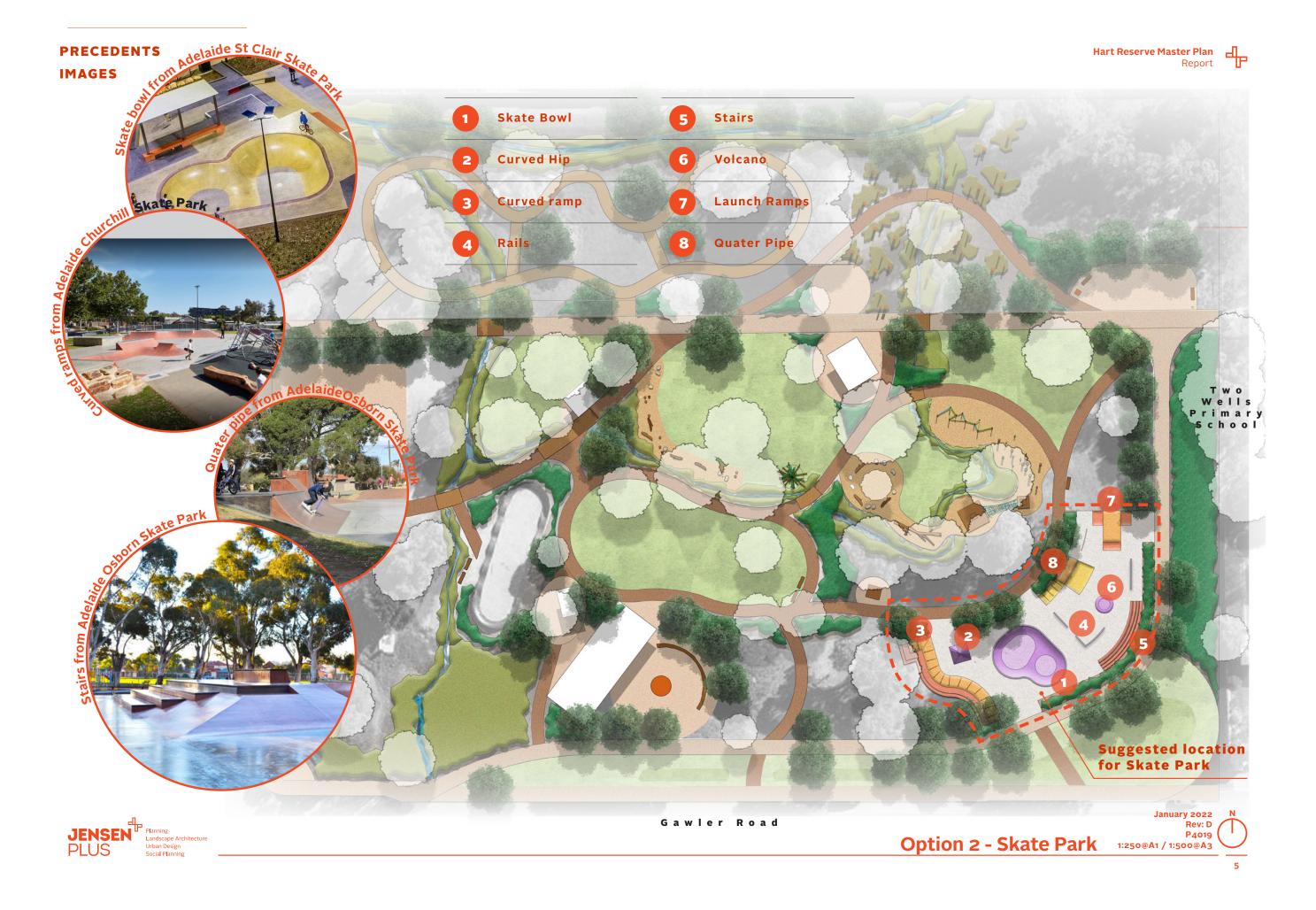
Its just a short walk (or bike ride) down Petticoat Lane from the main street to a place that has different play features, colourful trees and plants, can host a party or event and tells a story about Two Wells and its environment.

The park will be a pleasant and inviting place for the community to visit that encourages use by children, youth and young adults, families, seniors, people of a variety of abilities and the adjacent Primary School."





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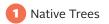




## 3. Landscape Toolkit

A guide to planting species, furniture + fixtures selections + playspace design

## Planting



- 2 Large Trees
- 3 Small Trees
- 4 Native planting
- 5 Indigenous gardens planting
- 6 WSUD planting



Eucalyptus sideroxylon 'Ironbark'



Eucalyptus socialis 'Red Mallee'









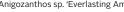


Cupaniopsis anacardiodies 'Tuckeroo'



Alyogyne hakeifolia 'Melissa Anne'

Calytrix tetragona 'Common Fringe Myrtle'





Westringia fruticosa 'Grey Box'



Enchylaenea tomentosa 'Ruby Saltbush'



Item 14.3 - Attachment 1





Hart Reserve Master Plan Report





Dodonaea viscosa 'Hopbush'



Helichrysum petiolare 'Licorice Plant'



Kunzea pomifera 'Muntries'



Olearia pimeleodies 'Showy Daisy Bush'







Lomandra longifolia 'Tanika'





Dianella caerulea 'Little Jess'



Goodenia ovata 'Hop Goodenia'





Hardenbergia violacea 'Meema'





Myoporum parvifolium 'Creeping Boobialla'



Viola hederacea .Native Violet'



Chrysocephalum apiculatum 'Yellow Buttons'





Eremophila glabra 'Kalbarri Carpet'

5



Hart Reserve Master Plan Report



Ficinia nodosa 'Knobby Club Rush'



Juncus palidus 'Pale Rush'



Brachyscome angustifolia 'Rock Daisy'



Scaevola aemula 'Purple Fanfare'

## Surfaces



\_ Fitzgerald Quarries Compacted Quarry Sand with cement stabiliser



- \_ Adbri Ecotrihex Interlocker and Permeable Pave
- \_ Charcoal and Urban



\_ Turf, Eureka Kikuyu



Jefferies Playscape
 Softfall Mulch

## Furniture + **Fixtures**





- Bench
- \_ 1.8m long



- \_ SPARK Pod Seat
- \_ Oiled Australian hardwood, black powdercoated frame





- \_ SPARK Panel Sided Bin
- \_ Oiled Australian hardwood timber frame, black powdercoated frame



- \_ Terrain Urban Bike Rack
- \_ Stainless Steel



\_ All4cycling Bike repair station



- \_ Christie A Series Single Bench Barbecue - All Accessible
- \_ Stainless steel, electric cook top



- \_ Terrain Akiva Shelter \_ Adonised aluminium timber match with black trim





Hart Reserve Master Plan Report





- \_ Spark Precinct Seat and
- \_ Oiled Australian hardwood, black powdercoated frame

\_ Powdercoated black





- \_ SPARK Focus Picnic Setting
- \_ Oiled Australian hardwood with black powdercoated frame



\_ Bespoke art / totem poles

## Play



\_ Stone yarning circle

\_ Just Rocks Riverland Limestone



\_ Timber steppers

\_ Australian hardwood



\_ Stone steppers \_ Just Rocks Riverland Limestone



\_ Colourful pole maze \_ Brightly coloured Australian hardwood

Signage



\_ Balance Run \_ Australian hardwood +



- \_ Rope tunnel
- \_ Play rope + powdercoated steel frame



- \_ Insect hotel
- \_ Community made



- \_ Loom
- \_ Australian hardwood + cotton/wool string



- \_ Australian hardwood + powdercoated steel with integrated lighting

\_ Entry signage

**JENS** PLUS



\_ Timber teepee



Item 14.3 - Attachment 1



Hart Reserve Master Plan Report



\_ Australian hardwood



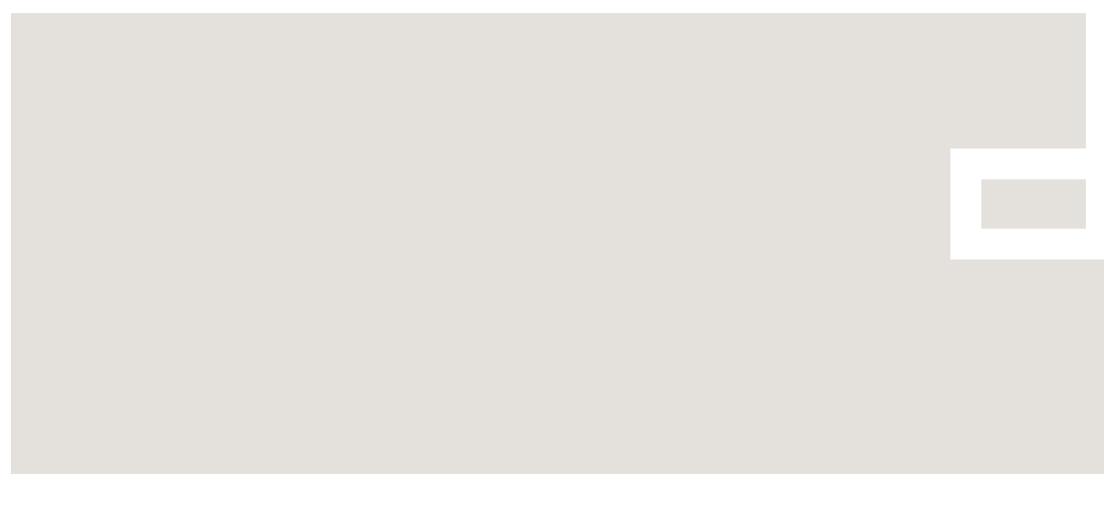
- \_ Bespoke timber towers/ nest
- \_ Australian hardwood

\_ Wayfinding signage \_ Australian hardwood + powdercoated steel



- \_ Informative signage
- \_ Australian hardwood + powdercoated steel

# **Thank You**





www.jensenplus.com.au



## Skate Park Design Element Examples

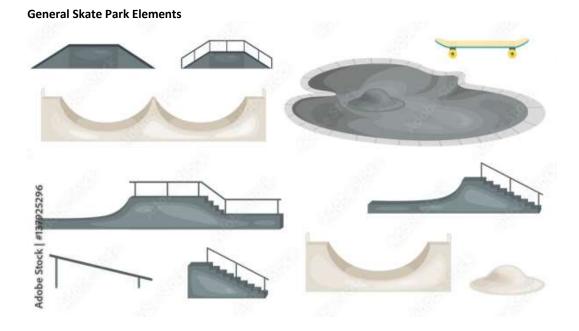
## Skate Bowl



Quarter Pipe / Ramp

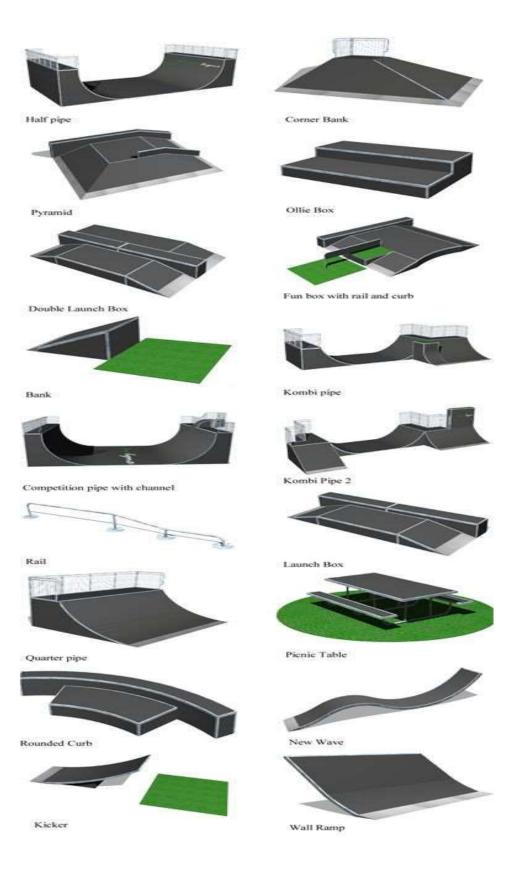


## Skate Park Design Element Examples





## Skate Park Design Element Examples



## **15 REPORTS FOR INFORMATION**

15.1	COUNCIL RESOLUTIONS - STATUS REPORT					
Record Number:		D23/	D23/2979			
Author:		Administration and Executive Support Officer				
Authoriser:		Gene	eral Manager - Governance and Executive Office			
Attachn	nents:	1.	ResolutionRegister 🗓 🛣			

## RECOMMENDATION

"that Council, having considered Item 15.1 – *Council Resolutions - Status Report*, dated 30 January 2023, receives and notes the report."

## Purpose

The purpose of this report is to provide Council with an update in relation to the status of ongoing Council Resolutions.

## Discussion

Council Resolutions Status Report is presented as a standing monthly Agenda Item and provided for Members' information and monitoring. Provided for as **Attachment 1** to this Report is a 'Resolution Register' showing all ongoing (yet to be completed) resolutions of Council with up to date commentary regarding progress and status. Any items that have been completed since the last Council Resolutions Status Report are also included, and marked as 'Completed'.

## Conclusion

The Council Resolutions Status Report is a transparent and efficient reporting tool, ensuring that Council Members and the community are regularly updated in relation to the implementation of Council decisions.

#### References

<u>Legislation</u> Local Government Act 1999 Local Government (Procedures at Meetings) Regulations 2013 Council Policies/Plans

Strategic Plan 2021-2024 Proactive Leadership

	1		Resolution Register - March 2019 - November 2022 - Ongoing	1	Status/	
Meeting Date	ltem Number	Title	Resolution Description	Resolution Number	Status/ Comments ('Deferred, Ongoing, Forward Agenda, Agenda, Completed')	Responsible Department
25-Mar-19	12.2		"that Council endorses resolution 2019/020 of the Infrastructure and Environment Committee, and in doing so instructs the Chief Executive Officer to have particular regard to the financial impact of relevant design specifications, in assessing Eden and Liberty development applications, until a policy is adopted."	2019/119	I&E Committee Forward Agenda - 2023	Infrastructure and Environment
25-Mar-19	18.2	Motion on Notice - APC Services	"that the Chief Executive Officer initiate a review of services administered by Adelaide Plains Council to identify any areas of cost efficiency and or new processes not covered by the organisational review."	2019/129	Completed as part of CEO Organisation Review.	Governance and Executive Office
24-Feb-20	14.7	Two Wells District Tennis Club Lease Request	<ul> <li>"that Council, having considered Item 14.7 – Two Wells District Tennis Club Lease Request, dated 24 February 2020, receives and notes the report and in doing so:</li> <li>1. Authorises the Chief Executive to seek the assistance of Norman Waterhouse Lawyers and to negotiate and finalise the Lease Agreement between Council and the Two Wells District Tennis Club Inc for the lease of a portion of land within Crown Reserve 5753, Folios 647, adjacent to the Two Wells Netall Club on Old Port Wakefield Road, Two Wells</li> <li>2. Authorises, pursuant to section 44 of the Local Government Act 1999, the Mayor and Chief Executive Officer to execute the lease agreement between the Adelaide Plains Council and the Two Wells District Tennis Club and</li> <li>3. In accordance with section 166(1)(j) of the Local Government Act 1999, council, being satisfied that the whole of a portion of land within Crown Reserve 5753, Folios 647, adjacent to the Two Wells Netball Club on Old Port Wakefield Road, Two Wells, is being used by an organisation which, in the opinion of Council, provides a benefit or service to the local community, grants a discretionary rebate of 100% of the rates imposed, effective from the 2020/21 rating year."</li> </ul>	2020/055	Ongoing. Tennis Club has executed the lease. APC Mayor and CEO to execute upon receipt of Ministerial consent. Most recent follow up with DEW on 15 November 2022 and 24 November 2022. Development approval was granted on 19 August 2022. The matter is progressing.	Governance and Executive Office
23-Nov-20	14.6	Mallala Resource Recovery Centre - Twelve Month Closure Review	"that Council, having considered Item 14.6 – Mallala Resource Recovery Centre – Twelve Month Closure Review, dated 23 November 2020, instructs the Chief Executive Officer to bring back a report to Council exploring future land use/disposal options in relation to the former Mallala Resource Recovery Centre site."	2020/407	I&E Committee Forward Agenda - 2023	Infrastructure and Environment
14-Dec-20	14.7	Third Creek Road Closure Outcome of Public Consultation	"that Council, having considered Item 14.7 – Third Creek Road Closure – Outcome of Public Consultation, dated 14 December 2020, receives and notes the report and in doing so: 1. Acknowledges that public consultation was undertaken in relation to the proposed closure of Third Creek Road and that no submissions were received; and 2. Instructs the Chief Executive Officer to finalise Third Creek Road closure in accordance with the Roads (Opening and Closing) Act 1991."	2020/448	Awaiting LTO to deposit the plan and issue new title to Council	Governance and Executive Office
26-Jul-21	18.1	Motion on Notice – Sealing Coastal Roads	"that Council: 1. Instructs the Chief Executive Officer to undertake detailed design in relation to the construction and sealing of Parham Esplanade (north Parham Road to end of road south of Wilson Street – 1.32km) 2. Acknowledges that an allocation of \$20,000 will be incorporated into the first quarter 2021/2022 budget revision."	2021/175	Ongoing. Budget allocation completed, detailed design ongoing	Infrastructure and Environment

27-Sep-21	14.6	Outcome of Public Consultation - Draft Lease Portion of Mallala Oval to Mallala and Districts Lions Club	"that Council, having considered 14.6 – Outcome of Public Consultation – Draft Lease Portion of Mallala Oval to Mallala and Districts Lions Club, dated 27 September 2021, receives and notes the report and in doing so: 1. Authorises the Chief Executive to negotiate and finalise the Lease Agreement between Council and the Mallala and District Lions Club for the lease of a portion of land Allotment 20 DP 95617, Mallala (known as the Mallala Oval) and comprised in Certificate of Title Volume 6163 Folio 218, to the Mallala and District Lions Club. and 2. Authorises, pursuant to section 44 of the Local Government Act 1999, the Mayor and Chief Executive Officer to execute the lease agreement between the Adelaide Plains Council and the Mallala and District Lions Club upon the necessary approvals being granted."	2021/352	Ongoing. Development Application has been lodged. Awaiting additional documentation to be provided by the applicant	Governance and Executive Office
27-Sep-21	21.1	Sale of Land for Non- Payment of Rates	"that Council, having considered Item 21.2 – Sale of Land for Non -Payment of Rates, dated 27 September 2021, receives and notes the report and in doing so: 1. Authorises the Chief Executive Officer to take action pursuant to Section 184 of the Local Government Act 1999 to recover outstanding rates in accordance with Rates Arrears and Debtor Management Policy from properties listed in Attachment 1 to this Report 2. Pursuant to Section 38 and 44 of the Local Government Act 1999 authorises the Chief Executive Officer and the Mayor to execute the necessary documents in relation to the sale of the respective properties (if any) under common seal and 3. Authorises the Chief Executive Officer or his delegate to call for Expressions of Interest from Licensed Real Estate Agents/Auctioneers to undertake the Auction of those properties that proceed to Public Auction (if any) to recover outstanding rates pursuant to Section 184 of the Local Government Act 1999."	2021/364	Ongoing. Further update to be provided to January 2023 Council meeting.	Finance and Business
8-Nov-21	4.1	Outcome of Public Consultation - Wasleys Bridge Closure or Load Limit Reduction	"that Council, having considered Item 14.9 – Outcome of Public Consultation – Wasleys Bridge Closure or Load Limit Reduction, dated 25 October 2021, and in doing so, instructs the Chief Executive Officer to: 1. In accordance with the provisions of Section 32 of the Road Traffic Act 1961, apply a load limit of 6.5 tonnes, emergency vehicles, Council vehicles and service vehicles exempted, to Wasleys Road Bridge (Light River), Barabba 2. Relinquish the Bridge Renewal Program – Round 5 funding of \$107,500 and 3. Apply for Bridge Renewal Program – Round 6, with Council's contribution to be confirmed upon determination of the application."	2021/387	Ongoing. Load limit applied, funding application ongoing	Infrastructure and Environment
26-Apr-22	14.5	Parham Float Parking	<ul> <li>"that Council, having considered Item 14.5 – Parham Float Parking, dated 26 April 2022, receives and notes the report and in doing so:</li> <li>1. Affirms the strategic value of horses for recreation and visitors on a day by day basis and for events and that a preferred option for float parking is needed;</li> <li>2. Notes the Background and Options – Parham Float Parking Paper in Attachment 1 to this Report includes:</li> <li>a. Two float/car park options on Council land for further engagement to inform a preferred option:</li> <li>i. Main Street western portion;</li> <li>ii. West of Social Club;</li> <li>b. A proposed upgrade to create a Levee Trail including for use by horses;</li> <li>c. A draft Rider Information Sheet;</li> <li>d. Information about Council's approach to horse events;</li> <li>e. An intent to install 'Beware Horses' signs;</li> <li>3. Authorises the Chief Executive Officer to undertake editorial to the draft Background and Options Parham Float Parking Paper in Attachment 1 to this Report man Float Parking Paper in Attachment 1 to this Report by Parking Paper in the the Chief Executive Officer to undertake editorial to the draft Background and Options Parham Float Parking Paper in Attachment 1 to this Report to Council's Public Consultation in accordance with Council's Public Consultation Policy and to bring back a subsequent report to Council."</li> </ul>	2022/111	Forward Agenda - early 2023. Public consultation concluded on 30 August 2022	Development and Community
26-Apr-22	21.2	Parham Camping Reserve Management and Road Closure	"that Council, having considered Item 21.2 – Parham Camping Reserve – Management and Road Closure, dated 26 April 2022, receives and notes the report and in doing so: 1. Instructs the Chief Executive Officer to undertake a road closure pursuant to Section 5 of the Roads (Opening and Closing) Act 1991 in relation to the relevant Portion of Esplanade, Parham; and 2. Acknowledges that a budget variation of \$10,000 will be incorporated into the third quarter budget review 2021/2022."	2022/124	Complete.	Governance and Executive Office

23-May-22	14.4	Draft Hart Reserve Master Plan - Feedback and Endorsement	"that Council, having considered Item 14.4 – Draft Hart Reserve Master Plan – Feedback and Endorsement, dated 23 May 2022, receives and notes the report and in doing so: 1. Adopts 'Option 1' as the Hart Reserve Master Plan as presented at Attachment 1 to this Report; and 2. Instructs the Chief Executive Officer to undertake detailed investigation into the cost of a skate park ('Option 2') within Hart Reserve and bring back a report in relation to those investigations."	2022/133	Ongoing. Detailed investigations underway.	Development and Community
23-May-22	21.4	Heritage Survey Review	<ul> <li>"that Council, having considered Item 21.4 – Heritage Survey Review, dated 23 May 2022, receives and notes the report and in doing so:</li> <li>1. Notes the Heritage Review Report in Attachment 1 to this Report includes: <ul> <li>a. The Local Heritage Assessment Sheets identifying 34 properties as being of local heritage value;</li> <li>b. The Buckland Park State Heritage Assessment identifying the property as being of State heritage value;</li> <li>2. Endorses in principle commencing an Amendment to the Planning and Design Code:</li> <li>a. To formally designate as local heritage places the 34 properties identified in Attachment 1 to this report;</li> <li>b. With early commencement of the Amendment to enable the buildings being listed on an interim basis to prevent risk of demolition during consultation.</li> </ul> </li> <li>3. Endorses in principle nominating the Buckland Park Station complex of buildings to the SA Heritage Council for consideration as a potential State heritage place;</li> <li>4. Authorises the Chief Executive Officer to commence the statutory processes:</li> <li>a. To initiate an amendment to the Planning and Design Code including engagement with property owners under the Planning, Development and Infrastructure Act 2016;</li> <li>b. To nominate the Buckland Park Station complex of buildings to the SA Heritage Council for consideration as a potential State heritage place, noting the Department of Environment and Water are the lead agency for engagement with property owners, under the Heritage Places Act 1993;</li> <li>S. Notes administration intent to include an allocation of up to \$10,000 in the draft budget for 2023/24 for the purpose of a local heritage incentives and advisory service."</li> </ul>	2022/151	Ongoing.	Development and Community
27-Jun-22	14.1	Council Accommodation and Services Review - Preliminary Report	"that Council, having considered Item 14.1 – Council Accommodation and Services Review – Preliminary Report, dated 27 June 2022, receives and notes the report and in doing so: 1. Adopts the Discussion Paper prepared by Holmes Dyer (Attachment 1); and 2. Instructs the Chief Executive Officer to prioritise community and stakeholder engagement in relation to the review of Council Accommodation and Services, including holding targeted workshops, following the Council Elections in November 2022."	2022/163	Ongoing. Elected Member study tour occurred on 23 January 2023 and workshop to now be convened prior to community engagement forums commencing.	Governance and Executive Office
27-Jun-22	12.3	Infrastructure and Environment Committee Meeting	"that Council endorses resolution 2022/011 of the Infrastructure and Environment Committee and in doing so: 1. Instructs the Chief Executive Officer to engage a suitably qualified consultant in accordance with Council's Procurement Policy to undertake stage 2 requirements of the PLEC application and 2. Acknowledges that an allocation of \$30,000 will be incorporated into the appropriate quarterly budget revision in the 2022/2023 Financial Year."	2022/174	Ongoing	Infrastructure and Environment
27-Jun-22	12.3	Infrastructure and Environment Committee Meeting	"that Council endorses resolution 2022/012 of the Infrastructure and Environment Committee and in doing so: 1. Instructs the Chief Executive Officer to engage a suitably qualified consultant in accordance with Council's Procurement Policy to deliver a community waste education program; and 2. Acknowledges that an allocation of \$15,000 will be incorporated into the appropriate quarterly budget revision in the 2022/2023 Financial Year."	2022/175	Ongoing	Infrastructure and Environment

27-Jun-22	14.4	Adelaide Plains Growth Strategy	"that Council, having considered Item 14.4 – Adelaide Plains Growth Strategy, dated 27 June 2022, receives and notes the report and in doing so instructs the Chief Executive Officer to: 1. Commence consultation on the draft Growth Strategy and Background Paper presented as Attachments 1 and 2 to this report, in accordance with Council's Public Consultation Policy; 2. Refine the draft Growth Strategy and Background Paper presented as Attachments 1 and 2 to this report based on 2021 Census data when available, with changes to comprise editorial matters but not changes to policy; and 3. Report back to Council following completion of the consultation process."	2022/185	Ongoing. Agenda 30 January 2023.	Development and Community
27-Jun-22	14.6	Request to Paint Two Wells Oval Water Tank	"that Council, having considered Item 14.6 – Request to Paint Two Wells Oval Water Tank, dated 27 June 2022, receives and notes the report and in doing so: 1. Approves the Two Wells Football and Netball Sporting Club to undertake painting of a mural on the water tank at the Two Wells Oval, subject to the artwork proof being reviewed and approval prior to painting commencement; and 2. Notes, and instructs the Chief Executive Officer to advise the Two Wells Football and Netball Club, that the tank will be decommissioned in the short to medium term. Recycled water options are being perused, once recycled is established the existing water tank will no longer be required and decommissioned."	2022/187	Ongoing. CEO has notified the Club, awaiting artwork proofs prior to painting commencing	Infrastructure and Environment
25-Jul-22	13.1	Two Wells Scout Facility Relocation - Lease - Outcome of Public Consultation	"that Council, having considered Item 13.1 – Two Wells Scout Facility Relocation – Lease – Outcome of Public Consultation, dated 25 July 2022, instructs the Chief Executive Officer to seek the consent of the Minister for Climate, Water and Environment to: 1. Change the current dedication of Allotment 103 comprised in Crown Record Volume 5753 Folio 647 from 'Recreation Purposes' to a dual dedication of 'Recreation and Community Purposes' to accommodate the proposed Two Wells Scout Hall relocation; and 2. Enter into a Lease Agreement with The Scouts Association of Australia SA Branch prior to any development occurring on the proposed lease area, being portion of Allotment 103 comprised in Crown Record Volume 5753 Folio 647, as per map outlined in blue within Attachment 5 to this report."	2022/237	Consent being sought from Minister for EW to lease portion of CR 5753/647, including change of dedication. Pending Approval for the 'Development on Crown land' 21/10/22 DEW advise dedication can remain as "Recreation" only.	Governance and Executive Office
25-Jul-22	13.7	Draft Equine Strategy	"that Council, having considered Item 13.7 – Draft Equine Strategy, dated 25 July 2022, receives and notes the report and in doing so: 1. Endorses the Draft Equine Strategy and Background Paper as presented in Attachments 1 and 2 to this Report to be released for the purposes of undertaking consultation as envisaged in the Council's Public Consultation Policy; and 2. Delegates authority to the Chief Executive Officer to undertake editorial but not policy changes as necessary."	2022/245	Forward Agenda - early 2023. Public consultation concluded on 1 November 2022	Development and Community
22-Aug-22	20.1	Crown Land, Two Wells - August 2022	"that Council, having considered Item 20.1 – Crown Land, Two Wells – August 2022, dated 22 August 2022: 1. Resolves that, having due regard to the relevant principles underpinning Council's approach to procurement set out in Council's Procurement Policy, it is appropriate to engage Alinea Group to undertake the next tranche of the market engagement exercise on the basis of the matters set out within the Report to Council 2. Appoints Alinea Group to undertake Stages 1 - 4 of the transaction strategy as set out within the Letter of Offer to Council dated 10 June 2022 and presented as Attachment 2 to this Report, being a detailed market engagement and expression of interest campaign, including preparation of a land development concept plan which will largely reflect Council's previously adopted guiding principles for the subject land 3. Acknowledges that the necessary budget revisions will occur at the 2022/2023 first quarter budget review (with a forecast budget variation of \$180,000) and 4. Acknowledges that appointment of an appropriate consultant for Stages 5 - 8 (being request for detailed plans and transaction management to contractual close) will be determined by resolution at an appropriate time in the future and in accordance with Council's Procurement Policy."	2022/267	Ongoing. EOIs to be considered by Council at a special meeting to be held on 6 January 2023.	Governance and Executive Office

22-Aug-22	20.1	Crown Land, Two Wells - August 2022	"that Council, having considered Item 20.1 – Crown Land, Two Wells – August 2022, dated 22 August 2022: 1. Acknowledges that it is not sustainable or realistic for the Chief Executive Officer (nor his Executive) to drive delivery of this project in the absence of commensurate resourcing being made available, while simultaneously managing primary workload duties and 2. Authorises the Chief Executive Officer to adequately resource the significant workload associated with catalysing and activating town centre investment and expansion in Two Wells, consistent with Council's responsibilities pursuant to Section 6 and 7 of the Local Government Act 1999, with the necessary budget revisions to occur at the 2022/2023 first quarter budget review (with a forecast budget variation of \$180,000)."	2022/268	Ongoing. New positions will be reflected in the CEO's Organisation Review.	Governance and Executive Office
22-Aug-22	11.3	Infrastructure and Environment Committee Meeting	"that Council endorses resolution 2022/024 of the Infrastructure and Environment Committee and in doing so: 1. Instructs the Chief Executive Officer to progress with centre median lighting for stage 2 design, noting that community consultation will be a necessary first step in the process prior to arriving at a final determination and 2. Acknowledges that further reports will be presented to Council on the progress of the Undergrounding of Power – Two Wells Main Street."	2022/276	Ongoing	Infrastructure and Environment
22-Aug-22	11.3	Infrastructure and Environment Committee Meeting	"that Council endorses resolution 2022/025 of the Infrastructure and Environment Committee and in doing so instructs the Chief Executive Officer to undertake the necessary process to enable the development of CR6249/280 (Attachment 3) for stormwater and passive recreation uses."	2022/277	Ongoing	Infrastructure and Environment
22-Aug-22	11.3	Infrastructure and Environment Committee Meeting	"that Council endorses resolution 2022/026 of the Infrastructure and Environment Committee and in doing so recommends to Council that it assign the road name Wake Road to the road reserve marked Lot 103 – Blue line (St Andrews Road to Western boundary of Land division) in Attachment 4."	2022/278	Ongoing	Infrastructure and Environment
22-Aug-22	11.3	Infrastructure and Environment Committee Meeting	"that Council endorses resolution 2022/027 of the Infrastructure and Environment Committee and in doing so recommends to Council that it assign the road name Gazzola Court to the road reserve marked Lot 104 – Red line (Lot 103 to Western boundary of Land division) in Attachment 4."	2022/279	Ongoing	Infrastructure and Environment
22-Aug-22	11.3	Infrastructure and Environment Committee Meeting	"that Council endorses resolution 2022/028 of the Infrastructure and Environment Committee and in doing so recommends to Council that it assign the road name Fielke Road to the road reserve marked Lot 105 – Green Line (St Andrews Road to Lot 103) in Attachment 4."	2022/280	Ongoing	Infrastructure and Environment
22-Aug-22	13.3	Policy Review - Code of Practice - Access to Council Meetings and Documents	"that Council, having considered Item 13.3 – Policy Review – Code of Practice – Access to Council Meetings and Documents, dated 22 August 2022, receives and notes the report and in doing so instructs the Chief Executive Officer to undertake public consultation, in accordance with Council's Public Consultation Policy, on the draft Code of Practice – Access to Council Meetings and Documents as presented at Attachment 1 to this Report."	2022/285	Completed	Governance and Executive Office
22-Aug-22	13.5	Motion Without Notice	"that Council instructs the Chief Executive Officer to commence discussions with the appropriate authorities in respect of leasable opportunities in and around Parham for the prospective development of a dedicated horse float parking area and to bring a report back at the appropriate juncture."	2022/288	Forward Agenda - early 2023	Development and Community
22-Aug-22	13.6	Short Term Staff Accommodation - 65 Old Port Wakefield Road Two Wells	"that Council, having considered Item 13.6 – Short Term Staff Accommodation – 65 Old Port Wakefield Road Two Wells, dated 22 August 2022, receives and notes the report and in doing so: 1. Reallocates \$94,000 from the 'Council Chamber and Meeting Rooms Audio/Video Upgrade' Project to the Short Term Staff Accommodation Project 2. Instructs the Chief Executive Officer to progress the Short Term Staff Accommodation Project, including: a. Preparation of building plans and lodgement of a development application for a change of land use and b. Obtaining quotes for the proposed and necessary building work and 3. Acknowledges that further reports may be presented to Council in due course regarding additional budget allocations (if necessary) and/or progress of the Short Term Staff Accommodation Project."	2022/289	Ongoing	Development and Community
22-Aug-22	13.7	Draft Two Wells Walking Cycling Plan	"that Council, having considered Item 13.7 – Draft Two Wells Walking Cycling Plan, dated 22 August 2022, receives and notes the report and in doing so: 1. Endorses the Draft Two Wells Walking Cycling Plan as presented in Attachment 1 to this report to be released for the purposes of undertaking consultation as envisaged in the Public Consultation Policy and 2. Delegates authority to the Chief Executive Officer to undertake editorial but not policy changes necessary."	2022/290	Ongoing	Development and Community

22-Aug-22	14.3	Tourism and Economic	"that Council, having considered Item 14.3 – Tourism and Economic Development Opportunity, dated 22 August 2022, receives and notes the report and in doing so acknowledges the opportunity to pursue tourism and economic development-related investment along the coastal foreshores for campground activity to occur and instructs the Chief Executive Officer to bring back a further report on the matter following the expiration of caretaker period and post the November 2022 Local Government Elections."	2022/294	Report to be tabled at March 2023 Ordinary Meeting.	Governance and Executive Office
26-Sep-22	18.1	Motion Without Notice	"that the Chief Executive Officer bring back a report to the first meeting of the new elected body setting out all relevant background and information regarding the Gawler River Floodplain Management Authority, including risks posed (financial, legal, reputation, operational) in either remaining or withdrawing from the subsidiary."	2022/326	Ongoing, refer resolution 2022/414.	Governance and Executive Office
28-Nov-22	15.3	Council Members Allowances and Benefits	"that Council, having considered Item 15.3 – Council Members Allowances and Benefits, dated 28 November 2022, receives and notes the report and acknowledges that a further report and a draft Council Members Allowances and Benefits Policy will be presented to Council for consideration."	2022/379	Forward Agenda - early 2023	Governance and Executive Office

			Resolution Register - December 2022 - All	-		
<b>Neeting Date</b>	ltem Number	Title	Resolution Description	Resolution Number	Status/ Comments ('Deferred, Ongoing, Agenda, Completed')	Responsible Department
19-Dec-22	4.1	CONFIRMATION OF COUNCIL MEETING MINUTES	"that the minutes of the Ordinary Council Meeting held on 28 November 2022 (MB Folios 17684 to 17704 be accepted as read and confirmed."	2022/386	Completed	Governance and Executive Office
19-Dec-22	8.1	MAYOR'S REPORT – DECEMBER 2022	"that Council, having considered Item 8.1 – Mayor's Report – December 2022, dated 19 December 2022, receives and notes the report."	2022/387	Completed	Governance and Executive Office
19-Dec-22	8.2	DEPUTY MAYOR'S REPORT – DECEMBER 2022	"that Council, having considered Item 8.2 – Deputy Mayor's Report – December 2022, dated 19 December 2022, receives and notes the report."	2022/388	Completed	Governance and Executive Office
19-Dec-22	13.1	MINUTES OF THE ADELAIDE PLAINS COUNCIL HISTORICAL COMMITTEE MEETING HELD 1 NOVEMBER 2022	"that Council receives and notes the minutes of the Minutes of the Adelaide Plains Council Historical Committee Meeting held 1 November 2022."	2022/389	Completed	Governance and Executive Office
19-Dec-22	13.2	MINUTES OF THE AUDIT COMMITTEE MEETING HELD 7 NOVEMBER 2022	"that Council receives and notes the minutes of the Minutes of the Adelaide Plains Council Audit Committee Meeting held 7 November 2022."	2022/390	Completed	Governance and Executive Office
19-Dec-22	13.2	MINUTES OF THE AUDIT COMMITTEE MEETING HELD 7 NOVEMBER	"that Council endorses resolution 2022/055 of the Audit Committee and in doing so acknowledges the progress made to complete the activities identified for the Audit Committee during the 2022/2023 Financial Year."	2022/391	Completed	Finance and Business
19-Dec-22	13.2	2022 MINUTES OF THE AUDIT COMMITTEE MEETING HELD 7 NOVEMBER 2022	"that Council endorses resolution 2022/056 of the Audit Committee and in doing so adopts the revised Risk Management Policy as presented at Attachment 2 to this Report."	2022/392	Completed	Finance and Business
19-Dec-22	13.2	MINUTES OF THE AUDIT COMMITTEE MEETING HELD 7 NOVEMBER 2022	"that Council endorses resolution 2022/062 of the Audit Committee and in doing so instructs the Chief Executive Officer (CEO) to review Council's Credit Card Policy, via the Audit Committee, to include the reporting of the CEO's credit card transactions to the Audit Committee on a 6-monthly basis and including the details of 'Supplier', 'Amount' and 'Description'."		Ongoing. Updated Credit Card Policy is to be presented to 13 February 2023 Audit Committee meeting.	Finance and Business
19-Dec-22	13.3	MINUTES OF THE ADELAIDE PLAINS COUNCIL HISTORICAL COMMITTEE MEETING HELD 6 DECEMBER 2022	"that Council receives and notes the minutes of the Minutes of the Adelaide Plains Council Historical Committee Meeting held 6 December 2022."	2022/394	Completed	Governance and Executive Office
19-Dec-22	13.3	MINUTES OF THE ADELAIDE PLAINS COUNCIL HISTORICAL COMMITTEE MEETING HELD 6 DECEMBER 2022	"that Council, having considered Item 13.3 – Minutes of the Adelaide Plains Council Historical Committee Meeting held 6 December 2022, dated 19 December 2022, endorses Resolution 2022/055 of the Adelaide Plains Council Historical Committee and in doing so appoints Councillor Marcus Strudwicke as Presiding Member and Mrs Christine Young as Deputy Presiding Member for a term expiring on 30 December 2024."	2022/395	Completed	Development and Community
19-Dec-22	14.1	GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY – BOARD MEETING – 20 OCTOBER 2022	"that Council receives and notes the Minutes and Key Outcomes Summary of the Gawler River Floodplain Management Authority meeting held on 20 October 2022."	2022/396	Completed	Governance and Executive Office

19-Dec-22	22.1	TWO WELLS TOWN CENTRE – MARKET ENGAGEMENT	"that: 1. Pursuant to section 90(2) of the Local Government Act 1999, the Council orders that all members of the public, except the Chief Executive Office, General Manager – Governance and Executive Office, General Manager – Development and Community, General Manager – Finance and Business, General Manager – Infrastructure and Environment, Manager Governance and Administration, Administration and Executive Support Officer/Minute Taker, Information Technology Officer, Administration Support Officer – Infrastructure and Environment, Mr Sean Keenihan of Norman Waterhouse Lawyers, Mr Ben Koop and Ms Ashlyn Shearer of Alinea Group and Mr David Powell of Powell & Co be excluded from attendance at themeeting of Council for Agenda Item 22.1 – Two Wells Town Centre – Market Engagement; 2. Council is satisfied that pursuant to section 90(3)(b) of the Local Government Act 1999, Item 22.1 – Two Wells Town Centre – Market Engagement concerns information of a confidential nature, the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and 3. Council is satisfied that the principle that Council meetings should be conducted in a place open to the public has been outweighed by the need to keep the information, matter and discussion confidential."	2022/397	Completed	Governance and Executive Office
19-Dec-22	22.1	TWO WELLS TOWN CENTRE – MARKET ENGAGEMENT	"that Council, having considered Item 22.1 – Two Wells Town Centre – Market Engagement, dated 19 December 2022, receives and notes the report."	2022/398	Completed	Governance and Executive Office
19-Dec-22	22.1	TWO WELLS TOWN CENTRE – MARKET ENGAGEMENT	"that Council, having considered the matter of Agenda Item 22.1 – Two Wells Town Centre – Market Engagement in confidence under section 90(2) of the Local Government Act 1999, resolves that: 1. The staff report and attachments 1, 2, 3 and 4 pertaining to Agenda Item 22.1 – Two Wells Town Centre – Market Engagement, remain confidential and not available for public inspection until further order of Council; 2. Pursuant to section 91(9)(a) of the Local Government Act 1999, the confidentiality of the matter will be reviewed every 12 months; and 3. Pursuant to section 91(9)(c) of the Local Government Act 1999, Council delegates the power to revoke this confidentiality order to the Chief Executive Officer.""	2022/399	Completed	Governance and Executive Office
19-Dec-22	16.2	CIVIC AND COMMUNITY CENTRE	"that Council, having considered Item 16.2 – Civic and Community Centre, dated 19 December 2022, receives and notes the report."	2022/400	Completed	Governance and Executive Office
19-Dec-22	15.1	CODE OF PRACTICE - ACCESS TO COUNCIL MEETINGS AND DOCUMENTS	"that Council, having considered Item 15.1 – Code of Practice - Access to Council Meetings and Documents, dated 19 December 2022, receives and notes the report and in doing so: 1. Acknowledges that public consultation in relation to the revised Code of Practice – Meeting Procedures was undertaken from 24 August 2022 to 15 September 2022 and that no feedback was received; and 2. Adopts the revised Code of Practice – Access to Council Meetings and Documents as presented at Attachment 1 to this report."	2022/401	Completed.	Governance and Executive Office
19-Dec-22	15.2	APPOINTMENT OF DELEGATE – GENERAL MEETINGS – LOCAL GOVERNMENT ASSOCIATION	"that Council, having considered Item 15.2 – Appointment of Delegate – General Meetings – Local Government Association, dated 19 December 2022, receives and notes the report and in accordance with Clause 12.1 of the Local Government Association (LGA) Constitution and Rules, appoints theMayor to act as Council's Delegate at LGA Ordinary General Meetings, Annual General Meetings and Special General Meetings held during the 2022-2026 term of Council."	2022/402	Completed	Governance and Executive Office
19-Dec-22	15.2	APPOINTMENT OF DELEGATE – GENERAL MEETINGS – LOCAL GOVERNMENT ASSOCIATION	"that Council, having considered Item 15.2 – Appointment of Delegate – General Meetings – Local Government Association, dated 19 December 2022, resolves that in the event that the Mayor, as Council's Delegate, is unable to attend an Ordinary General Meeting, Annual General Meeting or Special General Meeting of the Local Government Association (LGA) the Deputy Mayor will be taken to be appointed as substitute Delegate for that meeting in accordance with Clause 12.5 of the Local Government Association (LGA) Constitution and Rules."	2022/403	Completed	Governance and Executive Office
19-Dec-22	15.3	CALL FOR PROPOSED ITEMS OF BUSINESS – 2023 LOCAL GOVERNMENT ASSOCIATION ORDINARY GENERAL MEETING	"that Council, having considered Item 15.3 – Call for Proposed Items of Business – 2023 Local Government Association Ordinary General Meeting, dated 19 December 2022, receives and notes the report."	2022/404	Completed	Governance and Executive Office

19-Dec-22	15.4	REQUEST FROM FORMER COUNCIL MEMBER TO RETAIN/PURCHASE IPAD	"that Council, having considered Item 15.4 – Request from Former Council Member to Retain/Purchase iPad, dated 19 December 2022, receives and notes the report and in doing so instructs the Chief Executive Officer to facilitate the sale and transfer of ownership of the iPad currently issued to former council member Mr Joe Daniele (the iPad) for a total amount of \$20.00 and the change of ownership in relation to the current Telstra service account connected to the iPad."	2022/405	Completed	Finance and Business
19-Dec-22	15.5	UPDATE ON PARHAM CAMPGROUND AND ROAD CLOSURE	"that Council, having considered Item 15.5 – Update on Parham Campground and Road Closure, dated 19 December 2022, receives and notes the report and in doing so: 1. Acknowledges the Public Mapping System data anomaly and that the resultant issues are through no fault of Adelaide Plains Council; 2. Resolves to enter into an interim Licence Agreement with the Minister for Climate, Environment and Water to continue upgrade works and operation of the Parham Campground on portion of Section 631 CR 6202/438, effective from 10 January 2023; 3. Resolves to enter into a long-term Lease Agreement with the Minister for Climate, Environment and Water to operate the Parham Campground on portion 631 CR 6202/438, with provision for the site to be managed by a third party; and Instructs the Chief Executive Officer to execute the documents specified above, on behalf of Council, in accordance with Section 44 of the Local Government Act 1999."	2022/406	Ongoing – Licence Agreement executed and in place and upgrade works continuing. Awaiting for DEW re: Lease Agreement.	Governance and Executive Office
19-Dec-22	15.5	UPDATE ON PARHAM CAMPGROUND AND ROAD CLOSURE	"that Council, having considered Item 15.5 – Update on Parham Campground and Road Closure, dated 19 December 2022: 1. Endorses the action of the Chief Executive Officer to proceed with the closure of portion of The Esplanade from North Parade Road to North Terrace, Parham, comprising part of the Parham Campground, in accordance with Section 5 of the Roads (Opening and Closing) Act 1991; and 2. Resolves to exclude the portion of The Esplanade being closed, from North Parham Road to North Terrace, Parham, from classification of Community Land pursuant to Section 193(4a) of the Local Government Act 1999 prior to the Final Plan being approved by the Surveyor-General under the Roads (Opening and Closing) Act 1991 and Certificate of Title issued."	2022/407	Ongoing – Road Closure process is underway. Gazette Notice published re: Community Land exclusion.	Governance and Executive Office
19-Dec-22	15.5	UPDATE ON PARHAM CAMPGROUND AND ROAD CLOSURE	"that Council, having considered Item 15.5 – Update on Parham Campground and Road Closure, dated 19 December 2022 instructs the Chief Executive Officer to formally advise the Mallala and Districts Lions Club (the Club) that: 1. The Section 222 Permit executed by Council and the Club on 4 July 2022 is no longer valid as the majority of the Parham Campground is located on the Adelaide International Bird Sanctuary National Park; 2. Negotiations for the management of the Parham Campground by the Club be deferred: a. until Council has executed a long-term Lease Agreement with the Minister for Climate, Environment and Water; and b. subject to the closure of portion of The Esplanade between North Parham Road and North Terrace, Parham being finalised under the Roads (Opening and Closing) Act."	2022/408	Ongoing – Lions Club notified. As per 2022/406 and 2022/407, Awaiting for Road Closure process and for DEW re: Lease Agreement.	Governance and Executive Office
19-Dec-22	15.6	REGIONAL PUBLIC HEALTH PLANNING AND REGIONAL PUBLIC HEALTH PLAN	"that Council, having considered Item 15.6 – Regional Public Health Planning and Regional Public Health Plan, dated 19 December 2022, receives and notes the report and in doing so appoints Councillor Alana Bombardieri and Darren Starr, General Manager – Development and Community as Council's representatives on the Regional Public Health Advisory Group for the term of this Council or until further reviewed and changed."	2022/409	Completed	Development and Community
19-Dec-22	15.6	REGIONAL PUBLIC HEALTH PLANNING AND REGIONAL PUBLIC HEALTH PLAN	"that the words 'Kay Boon' be replaced with the words 'Alana Bombardieri'."	2022/410	Completed	Governance and Executive Office
19-Dec-22	15.7	REGIONAL PUBLIC HEALTH AND WELLBEING PLAN – SECTION 52 PROGRESS REPORT	"that Council, having considered Item 15.7 – Regional Public Health and Wellbeing Plan – Section 52 Progress Report, dated 19 December 2022, receives and notes the report and in doing so adopts the Adelaide Plains Council component of the biennial Regional Public Health and Wellbeing Plan Section 52 Report contained in Attachments 2 and 3, noting the amendments outlined in Attachment 4."	2022/411	Completed	Development and Community
19-Dec-22	15.8	MID NORTH COMMUNITY PASSENGER NETWORK ADVISORY COMMITTEE – APPOINTMENT OF MEMBER	"that Council, having considered Item 15.8 – Mid North Community Passenger Network Advisory Committee – Appointment of Member, dated 19 December 2022, receives and notes the report and in doing so appoints Councillor Kay Boon as an Elected Member representative on the Mid North Community Passenger Network Advisory Committee until the end of the current term of Council."	2022/412	Completed	Development and Community
19-Dec-22	16.1	COUNCIL RESOLUTIONS – STATUS REPORT	"that Council, having considered Item 16.1 – Council Resolutions – Status Report, dated 19 December 2022, receives and notes the report."	2022/413	Completed	Governance and Executive Office

19-Dec-22	16.3	GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY – OVERVIEW AND RISK ASSESSMENT – REPORT 1	"that Council, having considered Item 16.3 – Gawler River Floodplain Management Authority – Overview and Risk Assessment – Report 1, dated 19 December 2022, receives and notes the report and in doing so acknowledges that the Chief Executive Officer intends to bring back a further report to the 30 January 2023 Meeting of Council which provides for the second element of resolution 2022/326 to be addressed, namely a report identifying risks to Council in either remaining or withdrawing from the subsidiary."	2022/414	Ongoing. Report to 27 February 2023 Ordinary Council Meeting to be channeled through the Audit Committee first.	Governance and Executive Office
19-Dec-22	16.4	LIGHT AND ADELAIDE PLAINS REGION ECONOMIC DEVELOPMENT AUTHORITY	"that Council, having considered Item 16.4 – Light and Adelaide Plains Region Economic Development Authority, dated 19 December 2022, receives and notes the report."	2022/415	Completed	Governance and Executive Office
19-Dec-22	16.5	CAPITAL WORKS AND OPERATING PROGRAM MONTHLY UPDATE – DECEMBER 2022	"that Council, having considered Item 16.5 – Capital Works and Operating Program Monthly Update – December 2022, dated 19 December 2022, receives and notes the report."	2022/416	Completed	Infrastructure and Environment
19-Dec-22	20.1	MOTION WITHOUT NOTICE	"that the Chief Executive Officer bring back a report regarding options to restrict vehicle access with appropriate exemptions, including jinkers, on Thompson Beach."	2022/417	Ongoing.Report to be tabled at 27 February 2023 Ordinary Council Meeting.	Infrastructure and Environment
19-Dec-22	20.2	MOTION WITHOUT NOTICE	"that Council, instructs the Chief Executive Officer to bring back a report, updating council on the progress of the Two Wells Tennis/Netball court surface renewal (300K) encompassing: 1. The consultation process taken with the affected community groups; 2. Any Issues raised by the affected community groups; 3. An outline of the timeline of the resurfacing of the Netball and Tennis Courts; 4. How long will the resurfacing last (what is the life span of this asset being resurfaced) and 5. When will the Two Wells Recreation Precinct Master Plan likely to commence?"	2022/418	Completed. 30 January 2022 Agenda.	Infrastructure and Environment
19-Dec-22	22.3	AUSTRALIA DAY AWARDS 2023	"that: 1. Pursuant to section 90(2) of the Local Government Act 1999, the Council orders that all members of the public, except the Chief Executive Officer, General Manager – Governance and Executive Office, General Manager – Development and Community, General Manager – Finance and Business, General Manager – Infrastructure and Environment, Manager Governance and Administration, Administration and Executive Support Officer/Minute Taker, Administration Support Officer – Infrastructure and Environment, Information Technology Officer and Manager Library and Community be excluded from attendance at the meeting of Council for Agenda Item 22.3 – Australia Day Awards 2023; 2. Council is satisfied that pursuant to section 90(3)(o) of the Local Government Act 1999, Item 22.3 – Australia Day Awards 2023 concerns information relating to a proposed award recipient before the presentation of the award; and 3. Council is satisfied that the principle that Council meetings should be conducted in a place open to the public has been outweighed by the need to keep the information, matter and discussion confidential."	2022/419	Completed	Governance and Executive Office
19-Dec-22			"that the meeting be extended by 30 minutes."	2022/420	Completed	Governance and Executive Office
19-Dec-22	22.3	AUSTRALIA DAY AWARDS 2023	"that Council, having considered Item 22.3 – Australia Day Awards 2023, dated 19 December 2022, receives and notes the report."	2022/421	Completed	Development and Community
19-Dec-22	22.3	AUSTRALIA DAY AWARDS 2023	"that Council, having considered Item 22.3 – Australia Day Awards 2023, dated 19 December 2022, determines Joe and Jasmin Daniele as the recipient of the Citizen of the Year Award."	2022/422	Completed	Development and Community
19-Dec-22	22.3	AUSTRALIA DAY AWARDS 2023	"that Council, having considered Item 22.3 – Australia Day Awards 2023, dated 19 December 2022, determines Jamie Humphrys as the recipient of the Young Citizen of the Year Award."	2022/423	Completed	Development and Community
19-Dec-22	22.3	AUSTRALIA DAY AWARDS 2023	"that Council, having considered Item 22.3 – Australia Day Awards 2023, dated 19 December 2022, determines Mallala Monument Centenary Celebrations as the recipient of the Community Event of the Year Award."	2022/424	Completed	Development and Community
19-Dec-22	22.3	AUSTRALIA DAY AWARDS 2023	"that Council, having considered Item 22.3 – Australia Day Awards 2023, dated 19 December 2022, determines Dublin Cemetery Shelter as the recipient of the Community Project of the Year Award."	2022/425	Completed	Development and Community

19-Dec-22	22.3	AUSTRALIA DAY AWARDS 2023	<ul> <li>"that Council, having considered the matter of Agenda Item 22.3 – Australia Day Awards 2023 in confidence under sections 90(3)(o) of the Local Government Act 1999, resolves that:</li> <li>1. The staff report and the minutes pertaining to Agenda Item 22.3 – Australia Day Awards 2023, remain confidential and not available for public inspection until all award recipients have been notified of Council's decision;</li> <li>2. Attachments 1-11 pertaining to Agenda Item 22.3 – Australia Day Awards 2023 remain confidential and not available for public inspection until further order of Council;</li> <li>3. Pursuant to section 91(9)(a) of the Local Government Act 1999, the confidentiality of the matter will be reviewed every 12 months; and</li> <li>4. Pursuant to section 91(9)(c) of the Local Government Act 1999, Council delegates the power to revoke this confidentiality order to the Chief Executive Officer."</li> </ul>	2022/426	Completed	Governance and Executive Office
19-Dec-22	22.2	SECTION 270 REVIEW – APPOINTMENT OF MEMBERS TO COUNCIL ASSESSMENT PANEL	<ul> <li>Internation of a control of the content.</li> <li>"that: 1. Pursuant to section 90(2) of the Local Government Act 1999, the Council orders that all members of the public, except the Chief Executive Officer, General Manager – Governance and Executive Office, General Manager – Development and Community, General Manager – Finance and Business, General Manager – Infrastructure and Environment, Manager Governance and Administration, Administration and Executive Support Officer/(Minute Taker, Information Technology Officer and Administration Support Officer – Infrastructure and Environment, Manager</li> <li>Governance and Administration, Administration and Executive Support Officer/(Minute Taker, Information Technology Officer and Administration Support Officer – Infrastructure and Environment be excluded from attendance at the meeting of Council for Agenda Item 22.2 – Section 270 Review – Appointment of Members to Council Assessment Panel;</li> <li>Council is satisfied that pursuant to sections 90(3)(a), 90(3)(g) and 90(3)(h) of the Local Government Act 1999, Item 22.2 – Section 270 Review – Appointment of Members to Council Assessment Panel;</li> <li>council is satisfied that pursuant to sections 90(3)(a), 90(3)(g) and 90(3)(h) of the Local Government Act 1999, Item 22.2 – Section 270 Review – Appointment of Members to Council Assessment Panel;</li> <li>a. information of a confidential nature, the disclosure of information concerning the personal affairs of any person, being information about the suitability of various applicants for appointment as Independent Members of Council's Assessment Panel; and b. matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted bylaw, any duty of confidence, or other legal obligation or duty, beinginformation/documents currently subject to a section 91 order of the Council; and</li> <li>c. legal advice, being Norman Waterhouse Lawyers' assessment of the Section 270 Revie</li></ul>	2022/427	Completed	Governance and Executive Office
19-Dec-22	22.2	SECTION 270 REVIEW – APPOINTMENT OF MEMBERS TO COUNCIL ASSESSMENT PANEL	"that Council, having considered the matter of Agenda Item 22.2 – Section 270 Review – Appointment of Members to Council Assessment Panel in confidence under sections 90(3)(a), 90(3)(g) and 90(3)(h) of the Local Government Act 1999, resolves that: 1. The staff report and minutes pertaining to Agenda Item 22.2 – Section 270 Review – Appointment of Members to Council Assessment Panel, remain confidential and not available for public inspection until the Applicant has been notified of Council's decision in relation to the review; 2. Attachment 1 and Attachment 3 to Agenda Item 22.2 – Section 270 Review – Appointment of Members to Council Assessment Panel, remain confidential and not available for public inspection until further order of Council; 3. Pursuant to section 91(9)(a) of the Local Government Act 1999, the confidentiality of the matter will be reviewed every 12 months; and 4. Pursuant to section 91(9)(c) of the Local Government Act 1999, Council delegates the power to revoke this confidentiality order to the Chief Executive Officer."	2022/429	Completed	Governance and Executive Office
19-Dec-22			"that Item 22.4 – Organisation Review and Proposed Restructure be formally adjourned to the next Council Meeting."	2022/430	Completed.	Governance and Executive Office
16-Jan-23	4.1	ADJOURNED ITEM – CONFIDENTIAL ITEM 22.4 – ORGANISATION REVIEW AND PROPOSED RESTRUCTURE – 19 DECEMBER 2022	"that: 1.Pursuant to section 90(2) of the Local Government Act 1999, the Council orders that all members of the public, except the Chief Executive Officer be excluded from attendance at the meeting of Council for Agenda Item 22.4 – Organisation Review and Proposed Restructure; 2.Council is satisfied that pursuant to section 90(3)(a) of the Local Government Act 1999, Item 22.4 – Organisation Review and Proposed Restructure concerns information of a confidential nature, the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person; and 3.Council is satisfied that the principle that Council meetings should be conducted in a place open to the public has been loutweighed by the need to keep the information. matter and discussion confidential."	2023/001	Completed	Governance and Executive Office

16-Jan-23	4.1	DECEMBER 2022	"that Council, having considered Item 22.4 – Organisation Review and Proposed Restructure, dated 16 January 2023, receives and notes the report and in doing so acknowledges:- 1.the presentation by the Chief Executive Officer into the Organisation Review and Proposed Restructure delivered at the meeting in confidential session; and 2.resourcing projections foreshadowed in the forthcoming financial year, additional to those projections set aside within the 2022/2023-2032/2033 Long Term Financial Plan, and instructs the Chief Executive Officer to include same in the draft 2023/2024 Annual Business Plan and Budget papers for Council Member deliberations and prior to budget adoption."	2023/002	Ongoing. Proposed Organisation Restructure currently out for staff consultation with forecast positions to come back to future council workshops and included in draft 2023/2024 budget papers.	Governance and Executive Office
16-Jan-23	4.1	CONFIDENTIAL ITEM 22.4 – ORGANISATION REVIEW AND PROPOSED RESTRUCTURE – 19 DECEMBER 2022	"that Council, having considered the matter of Agenda Item 22.4 – Organisation Review and Proposed Restructure in confidence under section 90(3)(a) of the Local Government Act 1999, resolves that:- 1. The staff report pertaining to Agenda Item 22.4 – Organisation Review and Proposed Restructure, remain confidential and not available for public inspection until further order of Council; 2. Pursuant to section 91(9)(a) of the Local Government Act 1999, the confidentiality of the matter will be reviewed every 12 months; and 3. Pursuant to section 91(9)(c) of the Local Government Act 1999, Council delegates the power to revoke this confidentiality order to the Chief Executive Officer."	2023/003	Completed.	Governance and Executive Office
16-Jan-23	5.1	STATE GOVERNMENT INITIATED EXPERT PANEL PLANNING REVIEW – UPDATE	"that Council, having considered Item 5.1 – State Government Initiated Expert Panel Planning Review – Update, dated 16 January 2023, receives and notes the report and in doing so endorses the attached draft submission (Attachment 1) as its submission to the Expert Planning Panel subject to the inclusion of the following: *Potential for conflicts between rural, agriculture and horticultural land uses; and *Operation of buffer and exclusion zones within the Planning and Design Code."	2023/004	To be submitted to Expert Panel by 30 January 2023	Development and Community
16-Jan-23	5.2		"that Council, having considered Item 5.2 – Regional Development Australia (RDA) Barossa Gawler Light Adelaide Plains Board Annual Report and Strategic Plan, dated 16 January 2023, receives and notes the report and in doing so acknowledges that staff will provide feedback to the Board (both via email and at the next Board meeting) regarding the content and structure of the Strategic Plan."	2023/005	Completed	Development and Community

## 15.2 GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY – OVERVIEW AND RISK ASSESSMENT – REPORT 2

Record Number: D23/2485

Author: Chief Executive Officer

Attachments: 1. Gawler River Floodplain Management Authority – Letter to CEOs Business Case funding request – 15 December 2022 <u>J</u>

## **RECOMMENDATION 1**

"that Council, having considered Item 15.2 – Gawler River Floodplain Management Authority – Overview and Risk Assessment – Report 2, dated 30 January 2023, receives and notes the report and in doing so acknowledges that the Chief Executive Officer intends to channel Gawler River Floodplain Management Authority – Overview and Risk Assessment – Report 2 through Council's Audit Committee prior to Council considering same at its 27 February 2023 meeting.

## **RECOMMENDATION 2**

"that Council, having considered Item 15.2 – *Gawler River Floodplain Management Authority* – *Overview and Risk Assessment* – *Report 2*, dated 30 January 2023, acknowledges that a determination regarding the provision of a financial contribution by Council towards the Business Case work being undertaken by the Department for Environment and Water will be made at the 27 February 2023 meeting of Council."

#### Purpose

The purpose of this report is twofold:-

- 1. To advise Council Members that the Chief Executive Officer (CEO) intends to table 'Report 2' at the February ordinary meeting of Council having firstly channelled this matter through the Audit Committee.
- 2. To advise Council Members of a request made by the GRFMA Executive Officer in correspondence dated 15 December 2022 regarding the provision of a financial contribution towards the furthering Business Case work being undertaken by the Department for Environment and Water (DEW).

#### Background/Discussion

At the meeting of Council held on 19 December 2022, the CEO tabled a comprehensive report into the GRFMA with extensive material appended to the report providing context, background and relevant policy positions adopted by both Council and the subsidiary. Council, having considered the CEO's report, adopted the below resolution:-

#### **RESOLUTION 2022/414**

Moved: Councillor Lush Seconded: Councillor Keen

"that Council, having considered Item 16.3 – Gawler River Floodplain Management Authority – Overview and Risk Assessment – Report 1, dated 19 December 2022, receives and notes the report and in doing so acknowledges that the Chief Executive Officer intends to bring back a further report to the 30 January 2023 Meeting of Council which provides for the second element of resolution 2022/326 to be addressed, namely a report identifying risks to Council in either remaining or withdrawing from the subsidiary."

#### CARRIED

Council's Audit Committee plays a pivotal role in advising Council on a raft of matters and, as per its Terms of Reference and clause 2.2.4, the Committee shall:-

2.2.4 understand the business of the Council to appreciate the risks it manages on a daily basis and to ensure that there are appropriate management plans to manage and mitigate identified business risks. This will include insurance matters, financial reporting, legal and regulatory compliance, business continuity, and statutory compliance. This can be facilitated by discussions with the Committee and external auditors and by presentations by management on how business risks are identified and managed.

In a meeting held with the Audit Committee Chair on 12 January 2023, the CEO proposed that this item would well benefit in being channelled through the Audit Committee prior to Council considering same given the risks and financials at play in responding to resolution 2022/326.

Council Members are therefore advised that a report will be firstly tabled at the Audit Committee meeting scheduled for 13 February 2023 for consideration with resultant recommendations to flow into the 27 February 2023 ordinary meeting of Council. This is considered to be the most appropriate and prudentially sound approach, drawing on the expertise of the Audit Committee prior to Council determining the matter.

On a separate yet somewhat aligned matter, the GRFMA Executive Officer, in correspondence dated 15 December 2022 (**Attachment 1**), has reached out to the six constituent council CEOs requesting their council turn its mind to the allocation of funding to go towards furthering the Business Case work being undertaken by DEW.

While the Executive Officer has requested a response ahead of the 16 February 2023 meeting of the Board, the CEO believes it appropriate to consider this request in conjunction with the broader considerations currently before our Chamber. Further, the CEO has cordially invited the Chair and Executive Officer of the GRFMA to the 30 January 2023 meeting of Council to speak in support of their request.

#### Conclusion

Adoption of the above two resolutions will pave the way for further consideration of these matters by Council at its 27 February 2023 ordinary meeting.

#### References

Council Policies/Plans

Strategic Plan 2021 – 2024

Gawler River Floodplain Management Authority 266 Seacombe Road, Seacliff Park, SA 5049 Telephone: 0407717368 Email: <u>davidehitchcock@bigpond.com</u> Website: www.gawler.sa.gov.au/grfma

James Miller Chief Executive Officer Adelaide Plains Council 2a Wasleys Road MALLALA SA 5502 By email <u>info@apc.sa.gov.au</u> 15/12/2022

Dear James

I am writing at the direction of the GRFMA Board seeking council support for financial contribution toward completion of the Business Case to identify a shared vision and objectives to improve flood management in the Gawler River region.

As you may be aware the Department for Environment and Water (DEW), in partnership with the GRFMA, is currently facilitating development of the Business Case and separately the 4 four "no regrets" flood management projects in the Gawler River region.

The GRFMA is also separately facilitating delivery of a Stormwater Management Plan for the Gawler River, due for completion December 2022.

The current inter-governmental project governance arrangements for Gawler River are in place until 30 June 2023.

DEW will continue to provide leadership to progress the 4 specific projects as well as the Business Case as far as possible within this timeframe.

However further work and additional resources will be required to complete the Business Case in the financial year 2023/2024.

The Gawler River Flood Management initiative was included in Infrastructure SA's (ISA) Capital Intentions Statement in 2021 as a priority for business case development. Further work was undertaken in conjunction with ISA, project partners and stakeholders throughout 2021 and 2022 to provide additional information and details regarding the initiative.

The work culminated in DEW completing the ISA Assurance Framework (ISAAF) Gate 1 review in May 2022.

Flooding of the Gawler River has happened on average once every ten years, and the costs of this have been significant. The Gate 1 review found that a number and range of potential future management options have been identified and considered, and that those shortlisted appear to be credible, proportionate and supported.

Reducing the flood risk in the Gawler River region is however complex, and no one option alone may be sufficient.

The Business Case is fundamental to reducing Gawler River flood risk for the longer-term.

1

Significant effort is required to take the options from conceptual ideas to sufficient detail to form a robust case for investment.

The project is currently being progressed toward the ISAAF Gate 2 (a full business case). This includes further investigating:

- Further infrastructure design details
- Full economic analysis including an assessment of the cost-benefit ratio
- Land access arrangements.

DEW is currently facilitating a body of work, at forecast cost \$1.267 Million, to progress the Business Case by 30 June 2023.

A further body of work, with forecast costs of \$600,000 is required to complete the Business Case within the financial year 2023/2024.

DEW have been quite clear on expectation that local government should facilitate funding of the further body of work in 2023/2024 as its contribution to the partnership.

Failure to resource the body of work will ultimately result in demise of the Business Case and with it any immediate opportunity to establish a qualitative approach to flood mitigation infrastructure identification, evaluation, and implementation in the Gawler River region.

Failure to act now will consign this opportunity to a lost opportunity.

The GRFMA is now seeking constituent council support for a collective funding contribution of up to \$600,000, in total, to assist in completion of the Business Case in the financial year 2023/2024.

An investment of \$600,000 will provide return of a completed Business Case at cost of \$1.867 Million. It is proposed constituent council contributions toward the total of \$600,000 would be calculated based on 16.66% each, as provided in the GRFMA charter.

The GRFMA Board would appreciate a formal response from Council, on the funding contribution proposal, by 31 January 2023 to enable consideration in the 2023/2024 draft budget deliberations at the 16/2/2023 GRFMA meeting.

GRFMA Chairperson, Mr. Ian Baldwin, and I, as GRFMA Executive Officer, are available to meet with you to further discuss this proposal. We would also be available to attend Council to speak to the proposal if considered appropriate.

Please find attached the document *Business Case to improve flood management in the Gawler River region* which provides further detail and information.

Yours sincerely

anfill

David E Hitchcock - Executive Officer

#### Business Case to improve flood management in the Gawler River region.

#### Background

The Department for Environment and Water, in partnership with the GRFMA, is currently facilitating development of a Business Case to identify a shared vision and objectives to improve flood management in the Gawler River region.

Separately, works are also being undertaken by DEW, GRFMA and constituent councils on four "no regrets" flood management projects in the Gawler River region.

- Project 1 Hillier fire rehabilitation works
- Project 2: Carmelo and Park Roads drain
- Project 3: Improving flood forecasting and warning
- Project 4: River survey, levee repair and vegetation management

The GRFMA, with funding assistance from the Stormwater Management Authority, is also facilitating a Gawler River Stormwater Management Plan (SMP) which will provide an assessment of the catchment and floodplain, flood risk reduction and flood mitigation options.

A draft SMP is expected in December 2022, and this will be an integral input to the Business Case.

#### Gawler River Flood Management Business Case development

The Gawler River Flood Management initiative was included in Infrastructure SA's (ISA) Capital Intentions Statement in 2021 as a priority for business case development. Further work was undertaken in conjunction with ISA, project partners and stakeholders throughout 2021 and 2022 to provide additional information and details regarding the initiative. The work culminated in DEW completing the ISA Assurance Framework (ISAAF) Gate 1 review in May 2022.

Flooding of the Gawler River has happened on average once every ten years, and the costs of this has been significant. The Gate 1 review found that a number and range of potential future management options have been identified and considered, and that those shortlisted appear to be credible, proportionate and supported. Reducing the flood risk in the Gawler River region is however complex, and no one option alone may be sufficient. The Business Case is fundamental to reducing Gawler River flood risk for the longer-term. Input from local government, including the Gawler River Floodplain Management Authority (GRFMA) and constituent councils, is expected.

Significant effort is required to take the options from conceptual ideas to sufficient detail to form a robust case for investment. The project is currently being progressed toward the ISAAF Gate 2 (a full business case). This includes further investigating:

- Infrastructure design details to confirm technical feasibility and improve confidence in cost estimates
- Planning processes and approvals
- Costs and benefits of options particularly regarding the social and environmental impacts
- Stakeholder perspectives
- Potential to combine management options.

Resolving future funding models remains a high-risk factor for the business case, and this will require addressing while developing the business case.

#### Business Case to improve flood management in the Gawler River region.

It is anticipated that a draft business case will be prepared by mid-2023, coordinated by the DEW Project Manager, Gawler River Flood Management, and the Business Case Technical Lead (Dryside Engineering).

Work will be required in FY2023/2024 to complete a full business case. This will include:

- Further infrastructure design details
- Full economic analysis including an assessment of the cost-benefit ratio
- Land access arrangements.

Completion of the Business Case will provide councils with a good basis to seek funding contributions from the state and Commonwealth governments for project delivery.

#### Business Case - work packages being initiated now

A budget of \$1,267,000 (by DEW) is available in FY2022/2023 and will result in:

- Cost and benefit assessment (related to options analysis)
- Modelling flood control dam inundation
- Modelling flow velocity downstream of an expanded flood control dam
- Cultural and environmental investigation of an increased dam inundation area
- Geomorphology investigation downstream of an expanded flood control dam
- Functional design and costing for an expanded flood control dam
- Water supply options from a flood control dam to the Barossa
- Concept design for a floodway levee bank
- Land access arrangements information and regulatory process for levee banks
- Modelling flood risk reduction
- Levee failure risk assessment
- Dam consequence assessment
- Community survey

Business Case - what else goes into the business case - commencement post June 2023

- Functional design for floodway levee banks
- Assessment of planning controls
- Further assessment of township levees
- Damages costs assessment
- Benefits assessment
- Full economic assessment
- Community feedback
- Further development of community preparedness option
- Land access arrangements

A local government partner contribution of \$600,000 in FY2023/2024 is now sought to complete the full Business Case post June 2023.

At the conclusion, the Government of South Australia, GRFMA and its constituent councils will be partner-owners of a full business case and all the information behind it.

This will be an important foundation to access funding programmes and partnerships with state and Commonwealth governments and development investors.

Benefits of the Business Case as promoted by Infrastructure SA:

Gawler River Floodplain Management Authority 14/12/2022

#### Business Case to improve flood management in the Gawler River region.

#### A formally recognised document that provides

- Rigour and consistency around infrastructure identification, evaluation, and implementation
- An assurance process that comprises a series of point-in-time 'gateway' checks designed to give the South Australian Government early and continuous oversight of risk management and performance, and to provide agencies with support through expert reviewer recommendations when projects experience downside pressures.
- Monitoring delivery performance and measure of actual, final benefits against those assumed when the investment decision was made.

This provides a range of advantages as shown below.

Informed decision making	Greater <b>analytic support for the Government as an investor</b> , before and after an investment decision has been made.
Visibility	Provide <b>transparency</b> over time, cost, quality and scope performance – as well as emerging risks and benefits achieved.
Continuous improvement	Monitoring and reporting allows a <b>lessons learned</b> approach, allowing SA's capital planning and procurement models to be adjusted over time.
Stakeholder confidence	Improve <b>public confidence</b> in government project planning, cost estimates – and in achieving overall value for money.
Effective use of resources	Use a risk based approach orienting higher levels of assurance and resources towards <b>high risk and high priority projects</b> .
Collaboration and co-operation	Sharing of skills, resources, experience and lessons learned within and across the government sector and various portfolios – including where risks are realised.

#### Business Case budget forecast

Description	2022/23		2023/24		Total	
Work packages	1,267,000				1,267,000	
GRFMA Contribution		42,000				42,000
Additional work			600,000		600,000	
GRFMA/Council contribution				600,000		600,000
Total cost	1,267,000	42,000	600,000	600,000	1,867,000	642,000

Gawler River Floodplain Management Authority 14/12/2022

3

#### 15.3 UPDATE ON SALE OF LAND FOR NON-PAYMENT OF RATES

Record Number: D23/807

Author: General Manager - Finance and Business

Attachments: Nil

#### OVERVIEW

The purpose of this report is to provide an update to the Council on the sale of land for non-payment of rates as resolved by the Council on the 27 September 2021 under Section 184 of the Local Government Act 1999 to collect long overdue rates of \$200,639 from 26 properties.

As of the 11 January 2023: -

- a) Ten (10) ratepayers have paid all the outstanding rates in full;
- b) Eight (8) ratepayers have entered in to a payment plan and therefore Council has not yet commenced S184 proceedings; and
- c) S184 proceedings have been commenced through Council's debt collection agency and their lawyers with regard to the remaining eight (8) properties. Among the eight (8) properties are;
  - One (1) Vacant Land;
  - Two (2) Primary Production properties; and
  - Five (5) Residential Properties.

Total amount owing from those 16 Properties is \$136,504 as of 1 January 2023 inclusive of rates instalments became overdue since the Council decision on 27 September 2021.

#### The Auction

Next step in the S184 process is to proceed with the public auction by placing advertisements on at least two separate occasions in a newspaper circulating throughout the state – e.g. The Advertiser to Sunday Mail.

If, before the date of such an auction, the outstanding amount and the costs incurred by the Council in proceeding under the Section 184 are paid to the Council, the Council must call off the auction.

Total overdue rates as at 11 January 2023 is \$1,141,284 of which \$80,848 or 7% is due from eight (8) ratepayers as shown in the below table.

Property Description	Amount due	Comment
1) Vacant Land 1	6,787	Advised the owner on 12/12/22 that Council will proceed with selling the vacant land Sign to be affixed to land and to be advertised in public notice as no response from property owner Last payment was \$500 on 26/03/2018
2) Primary Production Land 1	19,166	Last payment was \$200 on 10/05/2018 Negotiations with the mortgagee has failed to recover overdue rates
<ol> <li>Primary Production Land 2</li> </ol>	7,502	Last payment was \$300 on 14/12/2018
4) Residential Land 1	15,451	Last payment was \$200 on 9/05/2018 Negotiations with the mortgagee has failed to recover overdue rates Potentially being occupied by a tenant. (Owner has a different mailing address)
5) Residential Land 2	6,500	Received \$3,800 since 27/09/2021. However, no active payment plan Potentially being occupied by the owner (Mail goes to the property address)
6) Residential Land 3	9,673	Last payment was \$4,990 on 15/9/2016 by the mortgagee On 13/10/22 owner agreed to pay \$200 per fortnight. However, Council didn't receive any payment Potentially being occupied by a tenant. (Owner has a different mailing address)
7) Residential Land 4	9,366	Last payment was \$30 on 8/11/2019 Sign to be affixed to land and to be advertised in public notice as no response from property owner. Potentially being occupied by the owner or a tenant. (Mail goes to a PO box address)
8) Residential Land 5	6,403	Last payment was \$6,705 on 29/09/2016 by the mortgagee. Sign to be affixed to land and to be advertised in public notice as no response from property owner. Potentially being occupied by the owner or a tenant. (Mail goes to a PO box address)
Total (8 Properties)	80,848	

#### RECOMMENDATION

"that Council, having considered Item 15.3 – Update on Sale of Land for Non-payment of Rates, dated 30 January 2023, receives and notes the report."

#### References

**Legislation** 

Local Government Act 1999 – Section 184 - Sale of land for non-payment of rates

Council Policies/Plans

Rates Arrears and Debtor Management Policy

#### 15.4 TWO WELLS TENNIS AND NETBALL COURT SURFACE RENEWAL PROJECT

Attachments:	Nil
Authoriser:	General Manager - Infrastructure and Environment
Author:	Asset Engineer
Record Number:	D23/1530

#### RECOMMENDATION

"that Council, having considered Item 15.4 – *Two Wells Tennis and Netball Court Surface Renewal Project*, dated 30 January 2023, receives and notes the report."

#### OVERVIEW

#### Purpose

The purpose of this report is to provide Council Members details in relation to the Two Wells Tennis and Netball Court surface renewal projects within the current financial year's budget.

#### Background

Council, at its Ordinary Meeting on 19 December 2022, resolved as follows:

20 Motions without notice

Moved	Councillor	Seconded	Councillor	2022/	418
	Panella	Seconded	Paton	2022/	
"that Co	uncil, instructs	s the Chief Exe	ecutive Officer to bring	back a re	port,

updating council on the progress of the Two Wells Tennis/Netball court surface renewal (300k) encompassing:

- 1. The consultation process taken with the affected community groups;
- 2. Any Issues raised by the affected community groups;
- 3. An outline of the timeline of the resurfacing of the Netball and Tennis Courts;
- 4. How long will the resurfacing last (what is the life span of this asset being resurfaced) and
- 5. When will the Two Wells Recreation Precinct Master Plan likely to commence?."

CARRIED

#### Discussion

Management provides to Council Member the following information in relation to the Two Wells Tennis and Netball Court surface renewal projects;

#### <u>Consultation</u>

Initial consultation regarding the Two Wells tennis and netball court surface renewal project was undertaken on the 1 July 2022 with the tennis, netball and football club representatives (all parties).

In accordance with Council's procurement policy, proposals for the tennis and netball court surface renewal were sought, with correspondence provided to all parties on 5 September 2022, which detailed the scope of works proposed by the preferred contractor.

On the 11 October Council staff met with all parties, at the courts, to discuss the surface renewal projects. Concerns were raised regarding the following;

- Ultimate location of the playing courts within the Two Wells Oval precinct.
- The ongoing impact that the existing trees may have on the surface renewal in the future.

Notwithstanding that consultation occurred with the tennis, netball and football club representatives, the current lease agreement of the tennis and netball courts is exclusively with the Two Wells Football and Netball Sporting Club, who agreed to the project scope and timing.

#### Project Scope

Two Wells tennis and netball court surface project is a surface renewal project only, and does not include new pavement construction. It is difficult to determine the life span of the renewed surface due to the following factors;

- unknown pavement condition
- unknown impact of the tree on the surface (some trees will be removed as part of the project)

The life span of the tennis and netball courts is 30 years. It is probable that the surface will require limited maintenance for a period of 5-7 years, however to achieve the predicted life span regular maintenance will be required.

#### Project Timeline

As part of the consultation with all parties, the following timeline was established;

- Removal of all oil-based lines with purpose built scabbler Completed late Nov 2022
- Scabbling of the large cracks Completed late Nov 2022
- Apply tack coat to complete area Completed early December 2022
- Supply and lay 30mm new AC7 hotmix (fine aggregate) Completed early December 2022
- Supply and install 12 new flip-top Tennis sleeves for new tennis posts (powder coated black)
   Completed early December 2022
- Supply and install 8 new flip-top sleeves for 8 new netball posts (powder coated white, with nets) Completed early December 2022
- Apply fibreglass to the entire area and two coats of resurfacer filler to fill fibreglass completely Scheduled for late January / Early February 2023
- Apply two coats of Sports-Pave "Multi-Sport" high performance acrylic Scheduled for Feb 2023
- Supply and install new galv. chain wire centre fence 3.6m x 48.4m Scheduled for late Feb 2023

• Apply all sports linemarking – Scheduled for late Feb / early March 2023

The above timeline is subject to weather limitations of rain, wind and heat.

#### Two Wells Recreation Precinct Master Plan

Council, as part of its 2022-2023 Annual Business Plan and Budget, allocated \$100,000 towards the Two Wells Oval Masterplan. This project will commence March/April 2023.

#### Conclusion

This report is provided for Council Members' information, as per Council resolution 2022/418.

References
Legislation
Local Government Act 1999
Council Policies/Plans
Strategic Plan 2021-2024
Long Term Financial Plan 2023-2032
Infrastructure and Asset Management Plans
Annual Business Plan and Budget 2022-2023
Public Consultation Policy

#### 15.5 MOSQUITO MANAGEMENT SUBSIDY FUNDING

Record Number:	D23/1523			
Author:	Environmental Health Officer			
Authoriser:	General Manager - Development and Community			
Attachments:	<ol> <li>Mosquito Management Subsidy Funding - Fact Sheet J 1</li> <li>Mosquito Management Subsidy Funding - Pre Approval Letter J 1</li> <li>Mosquito Management Plan - MMP - September 2022 J 1</li> </ol>			

#### RECOMMENDATION

"that Council, having considered Item 15.5 – *Mosquito Management Subsidy Funding*, dated 30 January 2023, receives and notes the report."

#### Purpose

To provide Council with details surrounding the Mosquito Subsidy Funding Program 2022-2023 (the subsidy program) and associated Mosquito Management Plan (MMP).

#### Background

Following the Japanese Encephalitis (JE) outbreak in southern Australia in early 2022, the Federal Government provided SA Health with funding under the 'Japanese Encephalitis Virus (JEV) Mitigation through Mosquito Surveillance and Control' Federation Funding Agreement (FFA). In turn, SA Health developed a subsidy program for all councils affected by the 2022 JE outbreak.

An alpaca within the Adelaide Plains council area was infected with JEV during the 2022 JE outbreak and subsequently Council was pre-approved for 100% subsidy towards mosquito surveillance and control and arbovirus prevention activities to a maximum cost of \$30,000 in the 2022-2023 mosquito season (September 2022 to April 2023).

Section 37 of the *South Australian Public Health Act 2011* requires councils to identify public health risks (such as JEV and other mosquito borne diseases) and protect the public from them.

#### Discussion

Council staff were notified of the subsidy program and \$30,000 funding pre-approval during a meeting with SA Health on 3 August 2022. The meeting outlined the approval conditions for the participating councils, specifically:

• Councils are to arrange four to six mosquito surveillance traps to be set in strategically selected locations fortnightly from September 2022 to April 2023 with all catches to be sent to Agriculture Victoria's (AgVic) laboratory to be enumerated, identified to species level and screened for arboviruses;

- Councils were required to submit a MMP by 30 September 2022;
- Monthly mosquito reports are to be submitted to SA Health; and
- Submission of the subsidy funding claim form by COB Friday 12 May 2023.

The subsidy program provides funding to cover the following:

- Pre-approved funding towards labour costs (up to \$50/hr) for the setting and collection of traps;
- Supply of 3D printed mosquito traps;
- Mosquito identification and viral screening (including shipping); and
- 100% of all other costs associated with the program including:
  - The purchase of minor surveillance or larval control equipment and consumables including dry ice and rechargeable batteries;
  - o Larval control including treatment chemicals and council staff or contracted labour;
  - Adulticide and adult mosquito management in identified problem areas;
  - Specialised equipment/vehicle hire (e.g., to access inaccessible terrain for mosquito management purposes);
  - Course fees for local or interstate mosquito management training (not including travel, accommodation, or meals); and
  - Production and advertising costs associated with health promotion targeting mosquito-borne disease prevention (e.g. radio, TV and print press advertising).

Funding will also be provided for alternative programs (subject to approval from SA Health) if the proposed activities, estimated costs and planned reporting methods are detailed in the MMP for consideration and assessment.

Subsidy funding is not available for:

- Control activities on private or privately managed residential, commercial, industrial, horticultural or agricultural land;
- Personal protective products (e.g. repellents);
- Capital works including landform modifications; and
- Purchase of major or capital equipment.

A fact sheet was provided to Council outlining the guidelines for the subsidy program (Attachment 1) along with the pre-approval letter (Attachment 2).

A draft MMP was sent to SA Health for review in August 2022 and the final MMP was submitted to SA Health and implemented on 29 September 2022.

Seven rounds of trapping have so far been completed by Council's Environmental Health Officers since the MMP was implemented. Pleasingly no disease has been detected in any of the lab screenings to date. Lab results are shared with SA Health who will liaise with Council if any follow up action is required.

#### Conclusion

The *South Australian Public Health Act 2011* requires councils to identify public health risks (such as JEV and other mosquito borne diseases, and protect the public from them.

In response to the 2022 JE outbreak and to assist Councils in the surveillance and control of mosquitoes, SA Health developed a subsidy program following Federal Government funding confirmation. Council was pre-approved for 100% subsidy towards mosquito surveillance and control and arbovirus prevention activities to a maximum cost of \$30,000 in the 2022-2023 mosquito season.

An MMP was developed and sent to SA Health for review in August 2022. The MMP was then submitted to SA Health and implemented in September 2022. The MMP outlines the proposed mosquito surveillance and control activities within the Council area which will be subsidised by the subsidy program during the 2022-2023 mosquito season.

#### References

#### Legislation

South Australian Public Health Act 2011



#### Fact Sheet

# Mosquito surveillance and control subsidy funding 2022-2023: Guidelines for JE affected local councils

Local council subsidy funding for mosquito surveillance supports mosquito surveillance and control activities undertaken by or on behalf of local councils in high arbovirus risk areas of South Australia. Health Protection Programs (HPP) has developed and coordinates this mosquito surveillance subsidy program throughout South Australia which is delivered by local council officers and contractors.

#### 2022-2023 Season

Due to the Japanese Encephalitis (JE) outbreak in Southern Australia in early 2022, the Federal Government has provided SA Health with funding as part of the Japanese Encephalitis virus (JEV) Mitigation through Mosquito Surveillance and Control Federation Funding Agreement (FFA). Please pay attention to the particulars in this guideline as this year's subsidy differs from previous years. Any unanswered subsidy questions should be directed to the HPP team.

#### The HPP subsidy program

Participating councils are to arrange four to six mosquito surveillance traps to be set in strategically selected locations fortnightly from September 2022 to April 2023 (approx. eighteen times during the season).

All catches are to be sent to Agriculture Victoria's (AgVic) laboratory in Bundoora, Victoria to be enumerated, identified to species level and screened for arboviruses.

HPP has pre-approved funding for the 2022-2023 season for all councils affected by the 2022 JE outbreak.

Councils are not required to submit an application for pre-approval for the subsidy for the 2022-23 season. However, all planned mosquito and arbovirus surveillance and control must be detailed in a complete council mosquito management plan.

The subsidy program includes:

- > Pre-approved funding towards labour costs for the setting and collection of traps.
- > Supply of HPP made 3D printed mosquito traps.
- > 100% of mosquito identification and viral screening (including shipping). Details on sample preparation and shipping will be provided shortly.

- >100% of all other costs associated with the program including:
- a) The purchase of minor surveillance or larval control equipment and consumables including dry ice and rechargeable batteries.
- b) Larval control including treatment chemicals and council staff or contracted labour.
- Adulticide and adult mosquito management in identified problem areas.
- d) Specialised equipment/vehicle hire (e.g., to access inaccessible terrain for mosquito management purposes).
- e) Course fees for local or interstate mosquito management training (not including travel, accommodation, or meals).
- Production and advertising costs associated with health promotion targeting mosquito-borne disease prevention (e.g., radio, TV and print press advertising).

#### Alternative programs

Funding is also available for alternative programs or programs that fall outside of the already mentioned criteria. In order to be eligible for funding the council must detail all proposed activities, estimated costs and planned reporting methods in their mosquito management plan. Any additional proposals will be assessed for suitability and value for money. If approved, written confirmation will be provided to the council along with details of the conditions attached to the approval.

#### What costs are not eligible for subsidy funding?

Subsidy funding is not available for:

> control activities on private or privately managed residential, commercial, industrial, horticultural or agricultural land/premises.



- >personal protective products (e.g., repellents).
- > capital works including landform modifications.
- > purchase of major or capital equipment.

#### Are there any restrictions on control methods?

Only pesticides registered with the Australian Pesticide and Veterinary Medicines Authority for larval and adulticide mosquito control may be used in a control program. Pesticides must be used in strict accordance with the label instructions. Application methods should be environmentally appropriate and in accordance with label instructions

If you are unsure about what products to use or how to use a product, please contact HPP.

#### Management plans

To receive the pre-approved funding participating councils are required to develop a mosquito management plan (see plan template Appendix A). All plans must be submitted to HPP for approval no later than 30 September 2022.

#### **Technical officers**

In addition to the subsidy increases, SA Health has secured funding for four new regional technical officer positions to assist Councils to enact their mosquito management plans. The technical officers will not be replacing the role of council officers and their ongoing trapping and mosquito surveillance tasks. More so, they are intended to be available to assist councils to meet any staffing shortfalls, to conduct additional trapping in identified high risk locations, undertake larvicide and adulticide application and provide ad-hoc surveillance.

#### **Reporting requirements**

In addition to the required management plan, following each fortnightly trapping run, a copy of the report and request form (Appendix B) must be emailed to HPP and the laboratory on the date of collection.

At the end of each month, local authorities must submit a report (Appendix C) detailing monthly arbovirus surveillance and control activities, complaints and any other local arbovirus response information. For record keeping there is an option to attach any purchase receipts.

The staff activity report (Appendix D) is also required monthly detailing any council staff time spent on mosquito surveillance and control that month. This will be subsidised at a rate of \$50 per hour.

#### Claiming the pre-approved subsidy

At the end of the season councils are required to submit an 'end-of-season' claim form certified by the Chief Executive to HPP by no later than **COB Friday 12 May 2023**. Copies of tax invoices for purchased products and services claimed must be submitted at this time. A claim form template is provided (Appendix E).

#### Additional SA Health support

HPP will also continue to provide the following support to councils:

- training in setting and collecting mosquito surveillance traps.
- > assistance to select appropriate locations for setting traps and surveillance.
- > guidance in preparing surveillance and control management plans.
- > advice on designing and implementing mosquito control programs.
- > supplier information for surveillance and control equipment, consumables and chemicals.
- > support for responding to media requests and any other assistance as required.

#### For more information

Health Protection Programs Health Protection and Licensing Services Department for Health and Wellbeing PO Box 6 RUNDLE MALL SA 5000 Email: <u>HealthProtectionPrograms@sa.gov.au</u> Telephone: 08 8226 7100 www.sahealth.sa.gov.au

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OFFICIAL



Government of South Australia

David Cowell Adelaide Plains Council 2A Wasleys Road PO Box 18 Mallala SA 5502

Dear Mr Cowell,

#### RE: MOSQUITO MANAGEMENT SUBSIDY FUNDING 2022-2023 – Pre-approval

Thank you for participating in the Mosquito Management Subsidy Funding program (the subsidy) for the 2022-23 financial year.

The following has been pre-approved for 100% subsidy in the 2022-23 mosquito season.

• Mosquito surveillance and control and arbovirus prevention activities to a maximum cost of \$30,000.

Approvals are subject to the conditions as set out in the *Mosquito surveillance and control subsidy funding 2022-2023: Guidelines for JE affected local councils*, specifically:

- Councils are required to submit a mosquito management plan by 30 September 2022.
- Local council monthly mosquito reports are to be submitted (by the due date after the end of each reporting period as detailed on the 'Monthly local council report' form).
- Submission of the subsidy funding claim form by COB Friday 12 May 2023.

Please note that adherence to these conditions is important in informing the state-wide arbovirus surveillance system and facilitating ongoing budgetary oversight. In the event that conditions are not met, subsidy claims may be reduced or declined.

If you wish to discuss your subsidy pre-approval please contact a member of Health Protection Programs on 8226 7100.

I take this opportunity to thank you for your participation in mosquito management and arbovirus prevention initiatives within your jurisdiction.

Yours sincerely

Andrew Vickers Manager – Health Protection Programs 25/08/2022

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## **Adelaide Plains** Council

### **Mosquito Management Plan**



September 2022 (V1)

#### Introduction

Following the detection of mosquitoes and the JEV outbreak in South Australia, SA Health received \$2.7 million in Federal funding to support the surveillance and control of JEV mosquito vectors over the period of 18 April 2022 to 30 June 2023. From this \$2.7 million, Adelaide Plains Council were approved for \$30,000 in funding to put towards mosquito management activities including surveillance and control. To receive the funding Council are required to develop a Mosquito Management Plan (MMP) and submit to SA Health by 30 September 2022 to receive the subsidy.

Mosquitoes are not only a nuisance but they have the potential to spread disease causing pathogens. A local MMP is crucial to minimise the spread of mosquito-borne illness.

The location and community profile of the Adelaide Plains presents a number of risk factors for the potential spread of mosquito-borne disease. These risk factors include:

- Unprecedented population growth and development;
- The Adelaide International Bird Sanctuary habitat for thousands of migratory and resident shorebirds, and tourist attraction;
- Floodplain dissected by the Light River and the Gawler River and prone to flooding;
- Primary production industries chicken farms, piggeries and other livestock;
- Overseas workers/backpackers;
- Animal Husbandry Zones residents are able to participate in the breeding of animals including horses; and
- The large tidal coastal region which includes the coastal settlements at Parham, Thompson Beach, Webb Beach and Middle Beach.

There is currently no information or data available on mosquito activity (numbers, species, breeding sites etc.) within the Adelaide Plains.

#### **Objectives**

The objective of the MMP is to:

- Protect public health by reducing mosquito-borne illnesses in the community;
- Undertake mosquito surveillance to monitor mosquito numbers and species;
- Identify, monitor and treat mosquito breeding sites;
- Build relationships and educate stakeholders;
- Establish and continue mosquito control strategies; and
- Educate and inform the public.

#### Legislative overview

Section 37 of the *South Australian Public Health Act 2011* requires councils to identify public health risks and protect the public from them. As previously mentioned, mosquitoes are not only a nuisance, they have the potential to spread disease causing pathogens. The MPP will assist in identifying potential risks to public health caused by mosquitoes. If potential risks to public health are identified protection measures can be implemented to protect the public.

The MMP also aligns with Council's Strategic Plan 2021-2024 which focuses on providing an enviable lifestyle for residents through public health services and remarkable landscapes through environmental management, wetland planning and coastal management and planning.

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#### Mosquito biology and ecology

Within Australia there are more than 300 different species of mosquito but only a small number are of major concern. Mosquito species vary in their breeding habits, biting behaviour, host preferences and flight range. Most mosquitoes disperse less than two kilometres; some move only a few metres away from their original breeding place, others can fly some five to 10 kilometres, and a few species will disperse up to 50 kilometres downwind from the larval habitats.

Preliminary monitoring and adult surveillance proposed in the MMP will assist in identifying common species of mosquitoes in the Adelaide Plains and inherent risks.

On average, a female mosquito will live two to three weeks, but the male's lifespan is shorter. Within their lifetime both adult males and females will feed on nectar and plant fluids, but it is only the female that will seek a blood meal. The majority of species require this blood meal as a protein source for egg development.

Female mosquitoes are attracted to a potential host through a combination of different stimuli that emanate from the host. The stimuli can include carbon dioxide, body odours, air movement or heat. Upon locating a suitable host, the female will probe the skin for a blood capillary then inject a small amount of saliva containing chemicals which prevent the host's blood from clotting.

This is often the pathway for potential pathogens such as viruses to enter a host. After engorging on the host's blood, the female will find a resting place to digest her meal and develop eggs before flying off to deposit them in a suitable aquatic habitat.

On hatching, the young larvae (wrigglers) feed continuously and grow through four different instars or moults. Larval development is dependent on the availability of food and prevailing conditions, particularly temperature, but generally takes at least one to two weeks. The final larval instar develops into an active comma-shaped pupa (tumbler) from which the adult mosquito emerges about two days later to feed, mate and develop eggs for the next generation.

#### Public health risk

Mosquitoes are vectors of a number of arthropod borne viruses (arboviruses) affecting humans. Mosquito borne arboviruses are further classified as either flaviviruses or alphaviruses. In South Australia flaviviruses, including Japanese Encephalitis Virus (JEV) and Murray Valley Encephalitis Virus (MVEV) are of particular concern as they can cause permanent neurological disease or death. Alphaviruses of concern are Ross River virus (RRV) and Barmah Forest virus (BFV).

There is no specific antiviral treatment for these diseases and JEV is the only one of these arboviruses with a vaccine available.

Council receives and monitors monthly reports from the Communicable Diseases Control Branch which detail the occurrence of arbovirus incidence within each LGA in South Australia.

#### Larval surveillance – Monitoring of breeding sites

No information or data is available on common breeding sites or problem areas within the Adelaide Plains. As identified in the introduction, there are several high-risk potential breeding sites throughout the Adelaide Plains Council.

The MMP will assist in identifying breeding sites within the Adelaide Plains through monitoring and surveillance. Mosquito complaints received by Council will also assist in identifying breeding sites and problem areas within the Adelaide Plains, however Council currently receives very few complaints regarding mosquito activity.

Breeding sites and problem areas identified through surveillance and complaints will be detailed in **Appendix 1: Mosquito breeding problem areas within the Adelaide Plains.** The appendix will continue to be updated throughout each mosquito season.

#### Adult mosquito surveillance

Five CO2 mosquito surveillance traps will be set in strategically selected locations fortnightly from September 2022 to April 2023 (approximately 18 times during the season). All trap catches will be sent to a laboratory for enumeration, identification, and viral screening.

The selected locations will be based on risk with guidance from SA Health (see **Appendix 2: Proposed initial mosquito surveillance locations**).

#### **Mosquito Management Strategies**

Council's management strategies include:

- Health promotion and education;
- Monitoring and inspection of problem and high-risk areas;
- Treatment and control; and
- Surveillance

#### **Mosquito Control Options**

There are many control methods that can be implemented to reduce the number of mosquitoes. Larvicides (pesticides that kill the larvae) may be used to prevent mosquitoes from maturing to adults.

Integrated mosquito management involves the use of a number of techniques to control mosquito populations and reduce disease risks. An integrated program will consist of physical, chemical and biological controls based on their appropriateness and stage of the mosquito lifecycle.

Short of eliminating breeding sites, the next preferred control strategy involves the use of larvicides to control mosquitos at the aquatic phase of their lifecycle. Larvicides comes in multiple forms including liquid, sand and briquettes. The most common types of larvicide that are approved for use in Australia are highly specific to mosquitoes and have negligible off target species impacts. Examples include:

- S-Methoprene insect growth regulator: Prevent mosquito larvae from completing their immature stage so they do not mature to adult stage; and
- *BTI: Bacillus thuringiensis israelensis* naturally occurring bacterium found in soils. When eaten by mosquito larvae it produces toxins that kill mosquito larvae.

The results of the initial monitoring and surveillance proposed in the MMP and complaints received from members of the public will determine the level of mosquito control required (if any). No routine control measures are proposed in the MMP. Larval control may be undertaken by trained

Council staff, or through the use of contractors, depending on the level and frequency of control required.

#### **Ongoing monitoring and surveillance**

The results of the initial breeding site monitoring and adult mosquito surveillance proposed in the MMP will determine the extent of future and ongoing monitoring and surveillance.

Council will continue to receive and monitor the arbovirus incidence monthly reports from the Communicable Diseases Control Branch.

#### **Public education**

Public education is the major tool for the protection of the public against mosquito-borne diseases.

Implementation of the MMP and associated monitoring and surveillance may increase public awareness and interest. Information on mosquito control and JEV can be found on Council's website including a link to the 'Fight the Bite' campaign. Information is also available at the Two Wells and Mallala Council Offices.

Simple measures can also be taken by individuals to limit their exposure to mosquitoes, including:

- Avoiding areas that are known to be infested with large numbers of mosquitoes;
- Avoid scheduling outdoor activities around dusk where possible;
- Wearing long sleeve clothing and long pants when visiting areas that are infested with mosquitoes;
- Applying a chemical repellent on exposed areas of skin, but not repeatedly on young children;
- Screening windows and doors where possible;
- Using a small gauge mesh to exclude mosquitoes from potential breeding sites (water tanks etc.);
- Emptying all containers throughout the garden that hold water such as pot plant saucers, tyres, roof guttering and tins to prevent breeding; and
- Using bed nets as a barrier against biting insects at home and/or camping.

The results of the initial monitoring and surveillance proposed in the MMP may also guide the development of future public education materials and activities, including Council newsletter articles and local media advertising.

#### **Stakeholders**

Effective mosquito management requires consultation and collaboration with a range of internal and external stakeholders.

Internal stakeholders include:					
Department/Position	Role/Responsibility				
Marketing and Communications Officer	Distribution of public education materials and media releases if required.				
Procurement Advisor	Procurement of external contractors (if required).				
Customer service	Receive and process complaints. Provide information as required.				

Internal stakeholders include:

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Planning staff	See 'new developments' section below.
Horticulture and construction/maintenance	Reporting areas with significant mosquito activity
staff and the Coastal Conservation Officer	observed while performing their normal duties.

External stakeholders may include: developers, members of the public, business owners and other government organisations including PIRSA and SA Health.

SA Health are the lead control agency in South Australia for human disease epidemics, including outbreaks of serious human arboviral disease. SA Health works collaboratively with local councils to support arbovirus prevention and mosquito surveillance and control programs within their areas.

#### **New developments**

Mosquito management implications of new developments should be discussed between planning and environmental health teams within the Council as part of the approval process.

New developments are likely to require consideration if residents will be located within close proximity (within 3km) of natural mosquito breeding habitat, or if the development itself will create additional mosquito problems through the introduction of constructed water bodies and other water holding infrastructure. Both can significantly impact on the mosquito management budget and required resourcing.

There needs to be clear decisions made about who is responsible for mosquito management within a new land development (e.g., the developer/landowner or the Council). The Council should clearly communicate any recommendations and/or requirements that will reduce the potential impact of mosquitoes on new residents, as part of the development approval process.

For development areas where the risk of mosquito nuisance and/or mosquito-borne disease is not clearly defined, then a baseline investigation should be undertaken. This work should be carried out over a minimum of 12 months (preferably three years or more) to establish changing patterns in mosquito abundance over time, in response to seasonal variation.

For areas where the risk of mosquito nuisance and/or mosquito-borne disease has been clearly defined, a MMP may be required prior to the initiation of the development.

#### **Record keeping and reporting**

All mosquito monitoring, surveillance and control measures undertaken will be recorded and data collated. The collection of correct and complete long-term data will allow for comparison and modelling of future trends and risks.

Monthly reports will be submitted to SA Health during the initial monitoring and surveillance period (September 2022 to April 2023) detailing surveillance/control activities, complaints and other arbovirus response information.

#### **Budget and resource requirements**

Council's Environmental Health Officers (EHO's) will be primarily responsible for the preliminary monitoring and surveillance activities however assistance may be required from other Council employees.

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Five mosquito surveillance traps will be set in strategically selected locations fortnightly from September 2022 to April 2023 (approximately 18 times during the season). The anticipated staff hours can be found in the table below:

Activity	Estimated time	Total
Fortnightly surveillance traps	7 hours per fortnight	126 hours
(dry ice collection, setting and		
collection)		
Monthly reporting	3 hours per report	24 hours
Control measures (if required)	TBD	TBD
Complaint investigations	TBD	TBD
Staff training and development	5 hours	5 hours
Total time not including control	155 hours	
investigations:		

Staff hours are reimbursed through the mosquito subsidy at a rate of \$50 per hour.

A range of surveillance and control equipment will also be required to be purchased. The anticipated equipment and resources budget can be found in the table below:

Equipment and Resources	Cost per unit	Total Cost
6 x D cell rechargeable batteries (2 pack) – 1 per trap + spare	\$50.95	\$305.70
1 x Battery charger	\$200	\$200
108kg dry ice (6kg x 18 fortnightly collections)	\$10	\$1080
18 x 5kg express post satchels (one per fortnightly collection)	\$21	\$378
Miscellaneous surveillance equipment (chains, equipment	N/A	~\$200
storage containers etc.)		
Mosquito treatment/control equipment (if required)	TBD	TBD
Mosquito treatment/control chemicals (if required)	TBD	TBD
Aerial mapping to identify breeding sites	TBD	TBD
Total equipment and resources cost not including control meas	\$2163.70	

#### **Training and staff development**

Training in mosquito surveillance, control, data collection, and reporting is to be provided by SA Health. The dry ice supplier will provide training to staff on how to safely handle and transport the dry ice required for surveillance traps.

Other training opportunities will be considered where identified.

Off-Road 4WD training may also be required for staff as mosquito monitoring and control may be required in areas only accessible by 4WD.

#### Standard Operating Procedures (SOPs)

Standard operating procedures (SOPs) will be developed for setting and emptying CO2 mosquito surveillance traps and larval surveillance/control. The SOPs will ensure surveillance and control measures are undertaken in a safe and consistent manner.

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#### **Review**

The MMP will be regularly reviewed as required.

#### Appendix 1: Mosquito breeding problem areas within the Adelaide Plains

#	Location	Owner	Aerial Image	Larvicide treatment	Further investigation

#### **Appendix 2: Proposed initial mosquito surveillance locations**

Mosquito surveillance traps are proposed for five locations within the Adelaide Plains. The locations were selected based on potential risk factors outlined in the table below. All traps will be set on Council Land.

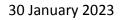
The traps will be set and emptied fortnightly from September 2022 to April 2023 (approximately 18 cycles). Trap catches will be sent to a laboratory for enumeration, identification, and viral screening.

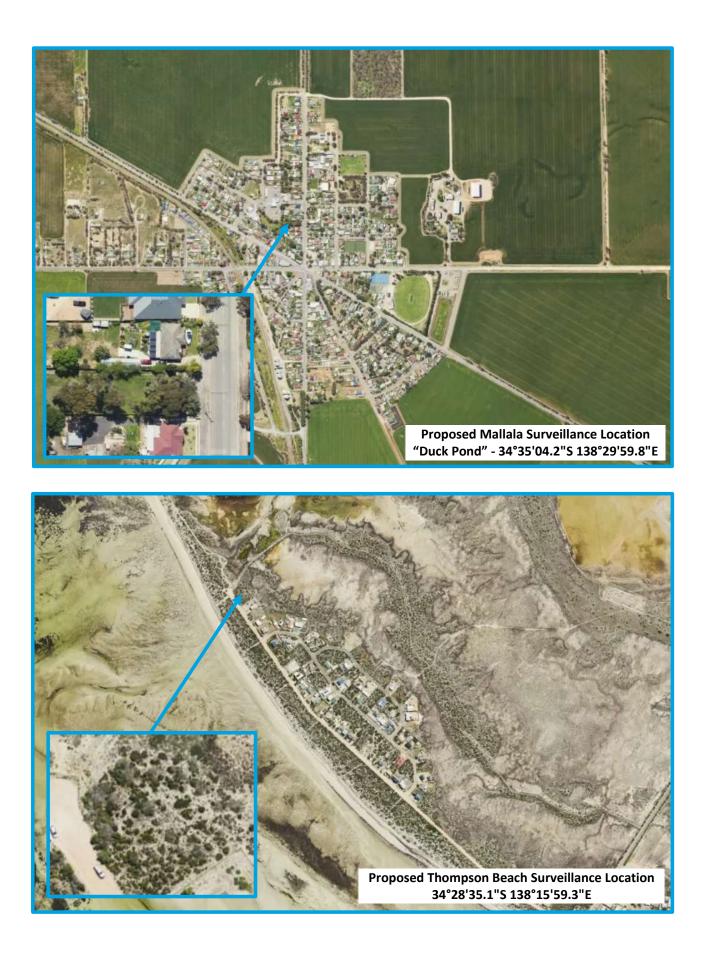
The traps will be set in the afternoon and collected in the morning (dusk to dawn surveillance period).

Location	Potential Risk factors
Two Wells	Major township, high growth/development area and proximity to Gawler
	River.
Lewiston	High growth/development area, Animal Husbandry Zone, and proximity to
	Gawler River.
Mallala	Major township, overseas workers/backpackers and proximity to primary
	production businesses.
Thompson Beach	Proximity to the low lying wetland areas of Adelaide International Bird
	Sanctuary and populated coastal settlement.
Lower Light	Proximity to primary production businesses and Light River.











#### Appendix 3: Mosquito Surveillance Record (CO2 traps)

Cycle number:

Trap location	Date set	Time set	Date emptied	Time emptied	Notes		
Lower Light							
Thompson Beach							
Mallala							
Lewiston							
Two Wells							
All trap collections sent to the laboratory on:							

Overnight weather conditions:

Wind:	Strong		oderate	Light	Calm	
Cloud Cover:	Clear		Light		Heavy	
Rain:	Nil		Light		Heavy	
Humidity:	Low		Medium		High	
Temperature:	Min (°C)	1in (°C)		Max (°		

#### Schedule 1. Total subsidy expenditure pre-approved for councils

Councils	River Murray	Other	New JEV affected	Other	New Other
Amount Pre-approved (\$)	\$30,000			\$10,000	
	Renmark Paringa Council	City of Salisbury	Regional Council of Goyder	Barunga West Council	District Council of Elliston
	District Council of Loxton Waikerie	Mount. Barker District Council	Clare and Gilbert Valleys Council	Whyalla City Council	
	Berri Barmera Council	City of Playford	Northern Areas Council	City of Port Adelaide Enfield	
	Mid Murray Council		Wakefield Regional Council		
	Rural City of Murray Bridge		Light Regional Council		
	Coorong District Council		Adelaide Plains Council		
	Alexandrina Council		Southern Mallee District Council		

#### 15.6 WANDERING STOCK WITHIN ADELAIDE PLAINS COUNCIL

Record Number:	D23/3161
Author:	Manager Regulatory
Authoriser:	General Manager - Development and Community
Attachments:	Nil

#### RECOMMENDATION

"that Council, having considered Item 15.6 – *Wandering Stock within Adelaide Plains Council*, dated 30 January 2023, receives and notes the report."

#### Purpose

To provide Council with an overview of how regulatory staff respond to reports of stock wandering on public roads or public land.

#### Background

Stock wandering on Council roads can present a significant road safety risk for motorists, in addition to increasing the potential for stock to access and mix with other animals on privately owned land.

Regulatory staff on occasions receive reports of wandering stock from members of the public, and/or SAPOL. Whilst the responsibility and liability for wandering stock rests in the first instance with the owner of the stock, SAPOL and Council are often required to attend reports of animals wandering, particularly when owners are unknown.

#### Discussion

Council does have discretion to exercise statutory powers or otherwise take action in relation to wandering stock as it sees fit. It is accepted that Council does have a responsibility in this area particularly as the owner of local roads, and some statutory powers to address the issue. The decision to act in cases of wandering stock will depend on the circumstances in question including whether or not the owner of the stock is known, whether or not there is an immediate threat to life or safety that necessitates urgent action, any relevant resource limitations e.g. can staff physically deal with or restrain the stock in question and the nature of any foreseeable liability implications.

In most cases regulatory staff will work to locate the owners of wandering animals, and in the majority of cases owners are located and take the necessary action to return, and then contain animals on their properties. However, in some cases owners are not responsible in ensuring fencing on their properties is maintained to an adequate standard to prevent stock from continually escaping. In this case enforcement action by Council can be undertaken.

The most appropriate legislation used to undertake enforcement action against the owners of wandering stock is now the *Local Nuisance and Litter Control Act 2016*. Under this Act an Authorised Officer of Council can form the opinion that wandering animals constitute a local nuisance under the relevant provisions.

The Council's ability to exercise powers under this legislation will depend on whether or not the owner of the stock is known to the Council, which is sometimes difficult to determine. Available options under the Act include the issuing of both Nuisance Abatement Notices and Expiation Notices.

A Nuisance Abatement Notice can direct an owner to contain stock to a particular property, and also require the upgrading of fencing to an adequate standard. Importantly, if a person fails to comply with the requirements of a Nuisance Abatement Notice Council can proceed to undertake the required works, and recover the costs and expenses incurred in taking the action from the property owner/s as a debt pursuant to section 31(5) of the Act. If the debt is not paid within a specified time frame, Council may recover the outstanding amount as if it were a rate arrears declared on the property pursuant to the relevant provisions of the *Local Government Act 1999*.

Some members may be aware of a matter regarding the wandering of stock, particularly cattle, near Dublin. The matter involved the escape of stock (due to inadequate fencing) from two properties. Council regulatory staff used the above process to address the issue, and repairs to the fencing of one property was coordinated by Council staff.

Prior to the introduction of the above local nuisance legislation, the *Local Government Act 1999* and more particularly, the order making power under Section 254 to address a hazard on land adjoining a public place, was used to require land adjoining a road to be fenced to prevent stock escaping and wandering onto the road. The Council's Roads By-law made under the Act can also be used to issue expiation notices for wandering stock.

The *Impounding Act 1920* also applies in relation to dealings with wandering <u>cattle</u> (the definition of which under this Act includes horses, mules, camels, deer and other animals) that trespass onto land and authorises persons appointed by the Council under the Act to impound stock wandering on any Council land. This Act, however, is both outdated and inadequate. As such, it is of limited assistance in resolving wandering stock issues.

To reduce the risk to road users, the below sign can also be installed to mitigate road safety risks where issues remain ongoing during an investigation. They were used last year in the Dublin matter.



It is also noted that evidence collection in regards to wandering stock matters is sometimes difficult, requiring regulatory staff to personally observe stock moving through existing property fences, either to/from the road reserve. Numerous inspections of properties are often required to gain sufficient evidence.

#### Summary

Stock wandering on Council roads can present a road safety risk for motorists, in addition to increasing the potential for stock to access and mix with other animals on privately owned land.

Whilst no legislation directs an express obligation on the Council to take action in relation to wandering stock, including removal from a road, Council is able to exercise statutory powers or otherwise take action in relation to wandering stock as its sees fit. It is accepted that Council does have a responsibility, and some statutory powers, to address the issue.

In most cases regulatory staff will work to locate the owners of wandering animals, and in the majority of cases owners are located and take the necessary action to return, and then contain animals on their property.

In some cases enforcement action is undertaken. The most useful legislation to undertake such action is now the *Local Nuisance and Litter Control Act 2016*, which gives Council the ability to require fencing upgrades, and undertake the works if not commenced, with associated cost recovery mechanisms.

Road warning signs can also be installed to mitigate road safety risks where issues remain ongoing.

#### References

<u>Legislation</u> Local Nuisance and Litter Control Act 2016 Local Government Act 1999 Impounding Act 1920

#### 15.7 LIBRARY AND COMMUNITY SERVICES REPORT – OCTOBER TO DECEMBER 2022

<b>Record Number:</b>	D23/3174
Author:	Manager Library and Community
Authoriser:	General Manager - Development and Community
Attachments:	Nil

#### RECOMMENDATION

"that Council, having considered Item 15.7 – *Library and Community Services Report* – October to December 2022, dated 30 January 2023, receives and notes the report."

#### Overview

#### Purpose

To provide an update about the various events and programs developed and implemented by the Library and Community Services team during October to December 2022.

#### Discussion

Listed below are the events and programs that have been held between 1 October 2022 to 23 December 2022.

#### Lego – After-school activity

After the success of the inaugural Lego Club after-school activity on Wednesday 14 September 2022, the original participants were invited back in November and December 2022. This program will recommence in late February 2023 and once again be held in the Two Wells Council Chambers.



Above - Octavia and Hartley having fun at the Lego Club

#### Mallala Monument Centenary Celebrations – 16 October 2022

**S**ince June 2022, members of the *Adelaide Plains Council Historical Committee* have worked closely with representatives from the *Mallala Lions, Mallala Primary School* and the *Mallala Returned Services League (RSL)* and Council staff to coordinate an event to celebrate the Mallala Monument reaching its centenary.

Master of Ceremonies Jim Franks officially opened the formal proceedings at 12 noon, Sunday 16 October 2022, with students from the *Mallala Primary School* paying homage to the original owners of the land and then the students leading the singing of the National Anthem. The story of each of the fallen servicemen was read out by the MC, with pupils from the local school placing their photographs on the Monument itself.

Maxine Varcoe, representing the descendants of the former Chairman of the District Council of Grace, Mr A H Marshman, unveiled the Mallala Centenary Celebrations Plaque. Leonie Armbruster, Secretary *Largs Bay RSL* then lay a wreath on behalf of the community. Father Bartholomew O'Donovan read a prayer from the original service held 100 years ago before delivering a blessing. Ray Coleman, President of the *Mallala RSL*, read the ode before the last post was played, followed by a minute's silence. Finally, Jim Franks addressed the crowd with his closing remarks.

Over 220 people attended this event, and after the formal part of the celebrations held in front of the Monument itself, guests adjourned to the Mallala Museum's front lawns and enjoyed partaking of a sausage sizzle and soft drinks/tea and coffee. The Museum was open to the public and many of the guests decided to stay on and view the Museum's exhibitions. Feedback the Manager Library and Community received from the dignitaries and guests was extremely positive. In summary all parties worked hard to achieve the united goal of recognising our fallen local servicemen, and of course the Monument itself.

This event was recognised by Council at its December 2022 meeting and received the Australia Day 2023 Community Event of the Year Award.



Above – Master of Ceremonies Jim Franks and students from the Mallala Primary School



Above - Father Bart O'Donovan and two RAAF attendees

#### Author event – Mercedes Mercier and Denise Picton – 25 October 2022

Two debut South Australian writers were our joint guests for the final author event of the year. They ran an 'in conversation" interview – i.e. asking each other questions and responses. With an audience of around 25 people, guests had the opportunity to actively participate in the session. Not only did the guests learn about the challenges beginning novelists faced, but they also listened to what drove these women to change the direction of their careers.

Both authors' first novels were available for sale on the day, and they received a gift of local products for generously giving their time to our readers. Afterwards, a traditional afternoon tea was served by the Two Wells Bowling Club volunteers.



Above – Author Mercedes Mercier, prize winner Liz Henwood, author Denise Picton and prize winner Pamela Duncan.

#### Two Wells Street Market and Christmas Parade – 16 December 2022

Members of the *Two Wells Regional Action Team (TWRAT)* were pleased to hold their 40<sup>th</sup> Market and Christmas Parade, after a two-year hiatus due to COVID-19. There were over 50 stalls with a wide array of goods including jewellery, candles and Christmas novelties, with local food outlets also being open on the night.

The number of people supporting this traditional Xmas event was staggering (approximately 3,000 to 4,000 spectators) and interest is likely to grow in the future, reflecting the numbers of families moving to Two Wells.

Council staff provided support for this event which included the implementation of the temporary road closure between Gawler-Two Wells Road and Drew Street from 4 pm to 9.30pm. A licensed contractor was engaged to set up and monitor the 'closure' in accordance with the agreed upon Traffic Management Plan. Being a family orientated event, Council staff also co-ordinated the 'closed road' being declared as a temporary dry (alcohol free) zone. Council's road sweeper service cleaned the street in the days before the Market and infrastructure staff dropped off and collected additional bins for the community and traders' use on the night. Council also budgeted and paid for public liability insurance for 'low risk' stall holders.

#### Adelaide Plains Library Facebook Page

The Library's Facebook page continues to promote library events and services, as well as providing informative posts about the District's history. The number of people engaging with our Facebook page continues to steadily grow with 855 currently following our page. Statistics recorded for over the last two years are below.

Library	April-	July-	Oct-	Jan-	April-	July-	Oct-	Jan-	April-	July –
Facebook	June	Sept	Dec	Mar	June	Sept	Dec	Mar	June	Sept
Activity	2020	2020	2020	2021	2021	2021	2021	2022	2022	2022
Total number of posts	172 <i>(57)</i>	106 (35)	135 <i>(45)</i>	98 (32)	110 <i>(37)</i>	130 (43)	103 <i>(34)</i>	107 ( <i>36</i> )	101 (34)	114 ( <i>38)</i>
Total post	37,807	22,303	32,966	47,854	25,846	86,944	19,332	28,812	22,661	29,460
views	12,602	<i>7,434</i>	<i>10,988</i>	<i>15,951</i>	<i>8,615</i>	<i>28,944</i>	<i>6,444</i>	<i>9,604</i>	<i>7,554</i>	<i>9,820</i>

#### **Table 1 – Library Facebook statistics**

(Monthly average in ITALICS)

#### Below are two of our most well received posts.



Adelaide Plains Library

•••

...

The Adelaide Railway Station is a building that feels like it has been there forever, like a cornerstone in your memory. Today's photograph shows the Railway Station under construction. Premier and Minister of Railways, John Gunn, Iaid the foundation stone on 24 August 1928, with the building being completed in June 1928. This picture is thanks to the History Trust of South Australia.





Adelaide Plains Library 27 October 2022 · 🕲

Here's a prime example of tailgating! But really, its a car rally outside the Dublin Hotel, circa 1910. This picture is thanks to the State Library of South Australia.



#### Forthcoming Library and Community events – January to March 2023

Below is a list of events and programs staff are currently working on.

#### Australia Day – Thursday 26 January 2023

Council's Australia Day celebrations were held at the renovated Mallala Football Club on Thursday morning, 26 January 2023. A cooked breakfast was served by members of the Mallala Lions Club (paid by Council) from 8.00am. In past years (the Australia Day function is rotated between the three townships of Dublin, Mallala and Two Wells), the Mallala ceremony has been held underneath the gum trees, adjacent to the Oval. However, our guests were able to view the recently refurbished Clubroom and enjoy the airconditioned venue.

Mayor Wasley introduced our Australia Day Ambassador, the University of South Australia's Professor Alison MacKinnon AM at 9.00am before acknowledging and presenting a framed certificate to Council's Australia Day Award winners.

- **Citizen of the Year** Joe and Jasmin Daniele
- Young Citizen of the Year Jamie Humphrys
- Community Event of the Year Mallala Monument Centenary Celebrations
- Community Project of the Year Dublin Cemetery Shelter

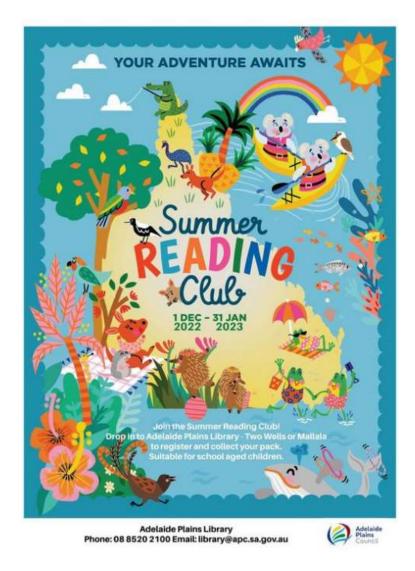
Nine Adelaide Plains council residents (including a family) were conferred as Australian citizens at the Australia Day ceremony. To recognise this momentous occasion, they each received a native sapling for them to remember and reflect on their new status.



Above – Australia Day 2023 Breakfast poster

#### Summer Reading Club Party – Wednesday 22 February 2023

The Adelaide Plains Library Service has again been involved in the national *Summer Reading Club* program which aims to increase children's desire to read and encourage them to visit their local public library. In December 2022/January 2023 over 60 packs (containing a novelty pen, stickers, note pad and log book) have been handed out to enthused readers. In order to receive an invitation to the party, children are required to read a minimum of ten books during the January school holidays and return their completed log book prior to the commencement of the first term. Mayor Wasley will be presenting the children who successfully completed the 'challenge' with their certificate and book prize at the Village Green on Wednesday afternoon, 22 February 2023. After the formalities, the children will indulge in afternoon tea and have the opportunity to play outside board games on the lawned area.



Above – Summer Reading Club 2022/2023 poster

#### **Outdoor Cinemas – March 2023**

Once again Council will be running two free Outdoor Cinemas in 2023, with the selected animated films appealing to families. On Friday 3 March 2023 "*Lightyear*" will be shown at the Mallala Oval and two weeks later "The *Bad Guys*" will be the main featured film at the Two Wells Oval. Each of the Cricket Clubs will open their canteens, which are generally well patronized on the night.



Above – Outdoor Cinema 2023 poster

#### Toddler Read and Rhyme – Returning March 2023

With the onset of the COVID-19 pandemic in 2020, all library programs were forced to shut down including the monthly run Toddler Read and Rhyme sessions. With limited floor space in the Two Wells Library to hold these programs, coupled with the difficulty for youngsters to maintain adequate social distancing measures, this children's program remained dormant. However, with the Village Green now being well established, increasing number of young families moving to the township and enquiries from new residents, Library staff will once again be offering Toddler Read and Rhyme sessions as from March 2023. These sessions will also be extended to local child care centres.

# References Legislation Libraries Act 1982 Council Policies/Plans Strategic Plan 2021-2024

#### 16 QUESTIONS ON NOTICE

Nil

- 17 QUESTIONS WITHOUT NOTICE
- **18 MOTIONS ON NOTICE**

Nil

- **19 MOTIONS WITHOUT NOTICE**
- 20 URGENT BUSINESS
- 21 CONFIDENTIAL ITEMS

Nil

22 CLOSURE