NOTICE OF COUNCIL MEETING

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

The Ordinary Meeting of the

Adelaide Plains Council

will be held in

Council Chambers
Redbanks Road
Mallala

on

Monday, 21 August 2017 at 6.30 PM

James Miller
CHIEF EXECUTIVE OFFICER
AGENDA

1 ATTENDANCE RECORD
1.1 Present
1.2 Apologies
1.3 Not Present/Leave of Absence

2 MINUTES
2.1 Confirmation of Council Minutes – Ordinary meeting held 17 July 2017

3 BUSINESS ARISING

4 ADJOURNED BUSINESS
4.1 Review of Council’s Delegations
4.2 CONFIDENTIAL - Sale of Land for Non-Payment of Rates

5 DECLARATION OF MEMBERS’ INTEREST (material, actual, perceived)

6 OPEN FORUM

COMMUNICATIONS

7 MAYOR’S REPORT
7.1 Meetings and Discussions

8 REQUESTED DOCUMENTS/CORRESPONDENCE TO BE TABLED

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9.2 John Lush

10 PRESENTATIONS/BRIEFINGS
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19 MOTIONS WITHOUT NOTICE

20 URGENT BUSINESS

21 CONFIDENTIAL ITEMS

22 CLOSURE
Items:

2.1 Confirmation of Council Minutes – Ordinary meeting held 17 July 2017

RECOMMENDATION

“That the minutes of the Ordinary Council meeting held on Monday 17 July 2017 (MB Folios 13576 to 13592, inclusive), be accepted as read and confirmed.”
MINUTES

of

Ordinary Council Meeting

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

HELD IN

Council Chambers
Redbanks Road,
Mallala

on

Monday, 17 July 2017
Mayor Flaherty formally declared the meeting open at 6.30pm.

1. **ATTENDANCE RECORD**

1.1 **Present:**

Mayor A J (Tony) Flaherty OAM JP  
Cr Melville Lawrence  
Cr S M (Marcus) Strudwicke  
Cr Terry-Anne Keen  
Cr Eddie Stubing  
Cr Stephen Jones  
Cr P D (Joe) Daniele  
Cr Carmine Di Troia

**Also in Attendance:**

Chief Executive Officer  
Mr James Miller  
General Manager, Governance and Communications  
Ms Sheree Schenk  
General Manager, Development and Community  
Mr Robert Veitch  
General Manager, Infrastructure  
Mr Martin Waddington  
General Manager, Finance and Economic Development  
Mr Rajith Udugampola  
Minute Secretary  
Ms Andrea Post  
Administration Officer – Governance and Communications  
Ms Vicki Weaver

1.2 **Apologies:**

Cr Karen McColl

1.3 **Not Present / Leave of Absence:**

Nil
2. CONFIRMATION OF MINUTES

2.1 Moved Cr Lawrence Seconded Cr Strudwicke 2017/196
   “that the minutes of the Ordinary Council meeting held on Monday 19 June 2017 (MB Folios 13544 to 13562, inclusive), be accepted as read and confirmed.”
   CARRIED

2.2 Moved Cr Strudwicke Seconded Cr Daniele 2017/197
   “that the minutes of the Special Council meeting held on Monday 10 July 2017 (MB Folios 13563 to 13575, inclusive), be accepted as read and confirmed.”
   CARRIED

3. BUSINESS ARISING

No Business Arising

4. ADJOURNED BUSINESS

No Adjourned Business

5. DECLARATION OF MEMBERS’ INTEREST (material, actual, perceived)

Cr Lawrence declared an interest in item 14.2 – Code on Conduct Investigation and Recommendation of Council’s Governance Advisory Panel.

Cr Jones stated that his name appears in the report of item 14.2 – Code on Conduct Investigation and Recommendation of Council’s Governance Advisory Panel, but that he has no interest.

6. OPEN FORUM

The Presiding Member sought leave of the meeting to suspend Part 2 of the Local Government Act (Procedures at Meetings) Regulations 2013, for a period of 20 minutes to facilitate ‘Open Forum’. The meeting was suspended at 6.32pm.

The following speaker addressed Council in relation to Open Forum:

6.1 John Lush Mallala

The meeting resumed at 6.39pm

7. MAYOR’S REPORT

7.1 Meetings and Discussions
Moved  Cr Lawrence  Seconded  Cr Keen  2017/ 198

“that Council receives and notes the Mayor’s Report dated 17 July 2017 as submitted to the Ordinary Council meeting.”

CARRIED

20 June 2017
Mayor / Acting Chief Executive Officer Meeting

26 June 2017
Pre Special Council Meeting – Mayor / Executive Management
Special Council Meeting - Adjourned

29 June 2017
Pre Special Council Meeting – Mayor / Executive Management
Special Council Meeting - Adjourned

4 July 2017
Mayor / Acting Chief Executive Officer Meeting

8 July 2017
Mayor / Chief Executive Officer Meeting - Adelaide

10 July 2017
Citizenship Ceremony
Pre Special Council Meeting – Mayor / Executive Management
Special Council Meeting

11 July 2017
Agenda settlement meeting – Mayor / Chief Executive Officer and Executive Assistant

12 July 2017
Northern Adelaide Irrigation Scheme (NAIS) Announcement – Federal Labor Party at Wingate Road Dam with Chief Executive Officer

13 July 2017
Meeting /Chief Executive Officer and Legatus Group Chief Executive Officer, Mr Simon Millcock

17 July 2017
Pre Council meeting - Mayor / Chief Executive Officer and General Manager Governance and Communications
Ordinary Council Meeting

8.  REQUESTED DOCUMENTS/CORRESPONDENCE TO BE TABLED

Nil

9.  DEPUTATIONS
10. PRESENTATIONS / BRIEFINGS

10.1 Sea Level Rise – Dr Murray Townsend, Coast and River Murray Unit

10.2 Coastal Settlements Adaption Study – Mark Western, Integrated Coasts

At this juncture, 7.15pm, Cr Di Troia left the chamber.
At this juncture, 7.17pm, Cr Di Troia returned to the chamber.

11. PETITIONS

No Petitions

12. COMMITTEE RECOMMENDATIONS

At this juncture, 7.24pm, Cr Lawrence declared an interest and left the chamber.

12.1 Governance Advisory Panel – minutes of meeting held 8 June 2017

Moved Cr Strudwicke
Seconded Cr Di Troia 2017/ 199

“that Council receives and notes the minutes of the Governance Advisory Panel meeting held 8 June 2017.”

CARRIED

At this juncture, 7.24pm, Cr Lawrence returned to the chamber.

13. ASSOCIATED ORGANISATIONS

13.1 Gawler River Floodplain Management Authority – minutes of meeting held 15 June 2017

Moved Cr Keen
Seconded Cr Di Troia 2017/ 200

“that Council receives and notes the minutes of the Gawler River Floodplain Management Authority meeting held 15 June 2017.”

CARRIED
14. REPORTS FOR DECISION


Moved Cr Strudwicke  Seconded Cr Stubing


1. a clear and concise budget timeline was adopted by Council in January 2017 and scheduled a budget adoption date of 19 June 2017;
2. there was extensive dialogue and engagement between management and the DCM Ratepayers and Residents Association Inc. To claim otherwise is wrong;
3. Council resolved to send the CEO to Canberra as its delegate to the ALGA National Assembly knowing that he could not attend the meeting where the budget would be considered. The Mayor could not attend because of the advice of his cardiologist. Claims that the Mayor and CEO did not provide leadership and their absence prevented Council from adopting the budget ahead of 30 June are untrue and without foundation; and
4. four dates were put to the elected body post the 19 June Ordinary meeting for the budget to be considered; none of which were able to achieve quorum. It is for that reason and no other that the budget was not adopted by 30 June 2017."

CARRIED

Division

Cr Strudwicke called a division.

The Mayor declared the vote set aside.

Members voting in the affirmative: Councillors Stubing, Daniele, Di Troia and Strudwicke.

Members voting in the negative: Councillors Lawrence, Jones and Keen.

The Mayor declared the motion CARRIED
At this juncture, 7.32pm, Cr Lawrence declared an interest and left the chamber.

14.2 Code of Conduct Investigation and Recommendation of Council’s Governance Advisory Panel

Cr Strudwick called for a Point of Order as Council is here to receive the report and not to further discuss the matter.

The Mayor accepted the Point of Order.

Moved Cr Strudwick Seconded Cr Daniele 2017/202

“that Council, having considered Item 14.2 – Code of Conduct Investigation and Recommendation of Council’s Governance Advisory Panel, dated 17 July 2017, receives and notes the report and in doing so formally requests Cr Lawrence to provide a written public apology to the staff concerned.”

CARRIED

Division

Cr Strudwick called a division.

The Mayor declared the vote set aside.

Members voting in the affirmative: Councillors Stubing, Daniele, Keen, Di Troia and Strudwick.

Members voting in the negative: Councillor Jones.

The Mayor declared the motion CARRIED

At this juncture, 7.46pm, Cr Lawrence returned to the chamber.

14.3 Gawler River Floodplain Management Authority – Board Membership Appointment

Moved Cr Stubing Seconded Cr Keen 2017/203

“that Council, having considered Item 14.3 – Gawler River Floodplain Management Authority – Board Membership Appointment, dated 17 July 2017, receives and notes the report and in doing so:-

1. Appoints Councillor Lawrence as Board Member of the Gawler River Floodplain Management Authority;
2. Appoints Councillor Keen as Deputy Board Member; and
3. Instructs Council’s Chief Executive Officer to advise the Gawler River Floodplain Management Authority of the names of the updated appointed Member and Deputy Board Member of the Authority.”

CARRIED

At this juncture, 7.49pm, Cr Strudwick left the chamber.

14.4 Council Confidential Items Register Review
Moved: Cr Keen, Seconded: Cr Daniele
2017/ 204

“that Council, having considered Item 14.4 – Council Confidential Items Register Review, dated 17 July 2017, receives and notes the report and acknowledges that a formal review of the Confidential Items Register has been undertaken.”

CARRIED

14.4 Moved: Cr Keen, Seconded: Cr Di Troia
2017/ 205

“that Council, having considered Item 14.4 – Council Confidential Items Register Review, dated 17 July 2017, resolves that the Section 91(7) of the Local Government Act 1999 order made on 15 December 2016 in relation it Item 2.1 – Gawler River Floodplain Management Authority Charter be revoked.”

CARRIED

14.4 Moved: Cr Daniele, Seconded: Cr Stubing
2017/ 206

“that Council, having considered Item 14.4 – Council Confidential Items Register Review, dated 17 July 2017, resolves that:

a. Pursuant to Section 91(9)(a) of the Local Government Act 1999, having reviewed the confidential order made on 20 February 2017 under Section 90(2) and 90(3)(d) of the Local Government Act 1999, the Council, pursuant to Section 91(7) of the Local Government Act 1999 orders that the annexure to Item 19.1 – Legal Services Retainer dated 20 February 2017 continue to be retained in confidence and not available for public inspection under further order of the Council, and that this order be reviewed every 12 months on the basis that it contains commercial information, and that the agenda report and minutes in relation to this item be released and made available for public inspection; and

b. Pursuant to Section 91(9)(c) of the Local Government Act 1999, Council delegates the authority to the Chief Executive Officer to revoke this confidentiality order.”

CARRIED
14.4 Moved Cr Daniele Seconded Cr Keen 2017/207

“that Council, having considered Item 14.4 – Council Confidential Items Register Review, dated 17 July 2017, resolves that:

a. Pursuant to Section 91(9)(a) of the Local Government Act 1999, having reviewed the confidential order made on 18 April 2017 under Section 90(2) and 90(3)(d) of the Local Government Act 1999, the Council, pursuant to Section 91(7) of the Local Government Act 1999 orders that the agenda report and annexures to Item 16.1.1 – Legal Services Fee Proposals dated 18 April 2017 continue to be retained in confidence and not available for public inspection under further order of the Council, and that this order be reviewed every 12 months on the basis that it contains commercial information, and that the minutes in relation to this item be released and made available for public inspection; and

b. Pursuant to Section 91(9)(c) of the Local Government Act 1999, Council delegates the authority to the Chief Executive Officer to revoke this confidentiality order.”

CARRIED

14.5 Review of Council’s Delegations

Moved Cr Keen Seconded Cr Lawrence 2017/208

“that Council adjourn Item 14.5 - Review of Council’s Delegations to the 21 August 2017 Ordinary Council meeting.”

CARRIED

14.6 Allied Food Industries Land Supply Study

Moved Cr Keen Seconded Cr Lawrence 2017/209

“that Council, having considered Item 14.6 – Allied Food Industries Land Supply Study, dated 17 July 2017, endorses the Draft Allied Food Industries Land Supply Study.”

CARRIED

14.7 Coastal Settlements Adaptation Options – Proposed Implementation

Moved Cr Jones Seconded Cr Lawrence 2017/210

“that Council, having considered Item 14.7 – Coastal Settlements Adaptation Study – Proposed Implementation, dated 17 July 2017;

1. receives and notes the report, and
2. authorises the Chief Executive Officer to proceed with the preparation of a risk
based priority implementation program for coastal works and to send a letter of support to the Coast Protection Board for the reinstallation of upgraded SEAFRAME gauge from the former Port Stanvac jetty to the O’Sullivan’s Beach Boat Ramp, as soon as possible.”

CARRIED

14.8 Adelaide International Bird Sanctuary National Park – Stage 2 Land Revocations

Moved    Cr Lawrence               Seconded    Cr Jones

2017/ 211

“that Council, having considered Item 14.8 – Adelaide International Bird Sanctuary National Park – Stage 2 Land Revocations, dated 17 July 2017:-

1. Receives and notes the report
2. Authorises the Chief Executive Officer to provide a response to DEWNR on behalf of Adelaide Plains Council.”

CARRIED

14.9 Mallala CWMS Communication and Service Fee Rebate Strategy

Moved    Cr Keen               Seconded    Cr Lawrence

2017/ 212

“that Council, having considered Item 14.9 – Mallala CWMS Communication and Service Fee Rebate Strategy, dated 17 July 2017, receives and notes the report and in doing so:-

1. adopts the Communication strategy to inform the residents that will either require a new domestic pump or to lower the connection on Council land;
2. approves the rebate of the CWMS annual service fee of $586 from the date of issuing the first service fee charge 1 July 2015 until the system is fit for purpose. Applicable only to those eligible with a non fit for purpose connection which would otherwise require a grade less than 1.45% to achieve connection; and
3. approves the installation and connection of the required domestic pump stations, including all electrical and monitoring components.”

CARRIED

14.10 Short Stay Accommodation Policy Review

Moved    Cr Keen               Seconded    Cr Lawrence

2017/ 213

“that Council, having considered Item 14.10 – Short Stay Accommodation Policy Review, dated 17 July 2017, receives and notes the report and in doing so endorses the amended Short Stay Accommodation Policy as attached to this report with the following change:-
• Increase the seven days maximum stay to fourteen days in Clause 3 – Definitions – ‘Short Stay’ and in Clause 5.1.5.”

CARRIED

14.11 Allocation of Rural Addressing to Old Port Wakefield Road, Two Wells

Moved Cr Keen Seconded Cr Jones 2017/ 214

“that Council, having considered Item 14.11 – Allocation of Rural Addressing to Old Port Wakefield Road, Two Wells, 17 July 2017:-

1. receives and notes the report, and
2. approves the introduction of Rural Addressing on Old Port Wakefield Road for properties south of Halstead Road East/Hayman Road intersection with Old Port Wakefield Road, Two Wells to Council’s southern boundary as advised by the Department of Planning, Transport and Industry (DPTI).”

CARRIED

15. REPORTS FOR INFORMATION

15.1 Council Resolutions/Actions Report

Moved Cr Jones Seconded Cr Stubing 2017/ 215

“that Council, having considered Item 15.1 – Council Resolutions/Action Report, dated 17 July 2017, receives and notes the report.”

CARRIED

15.2 Resignation of Council Member and Notice of Supplementary Election

Moved Cr Keen Seconded Cr Jones 2017/ 216

“that Council, having considered Item 15.2 – Resignation of Council Member and Notice of Supplementary Election, dated 17 July 2017, receives and notes the report.”

CARRIED

15.3 Update on Current Event Applications

Moved Cr Keen Seconded Cr Lawrence 2017/ 217

“that Council, having considered Item 15.3 – Update on Current Event Applications, dated 17 July 2017, receives and notes the report.”

CARRIED

15.4 Coastal Fencing

Moved Cr Keen Seconded Cr Daniele 2017/ 218

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“that Council, having considered Item 15.4– Coastal Fencing, dated 17 July 2017, receives and notes the report.”

CARRIED

15.5 Kerbside Waste Pickup Service Update

Moved Cr Jones Seconded Cr Di Troia 2017/219

“that Council, having considered Item 15.5 – Kerbside Waste Pickup Service Update, dated 17 July 2017, receives and notes the report.”

CARRIED

15.6 Legatus Group – Board Membership Nominations

Moved Cr Keen Seconded Cr Lawrence 2017/220

“that Council, having considered Item 15.6 – Legatus Group – Board Membership Nominations, dated 17 July 2017, receives and notes the report.”

CARRIED

15.6 Moved Cr Lawrence Seconded Cr Keen 2017/221

“that Council instructs the Chief Executive Officer to contact the Legatus Group and cordially invite the recently appointed CEO and Chairperson to present to Council at an upcoming meeting or workshop.”

CARRIED
16. **QUESTIONS ON NOTICE**
Nil

17. **QUESTIONS WITHOUT NOTICE**
Not recorded in Minutes in accordance with Regulation 9(5) of the *Local Government (Procedures at Meetings) Regulations 2013*.

18. **MOTIONS ON NOTICE**
No Motions on Notice

19. **MOTIONS WITHOUT NOTICE**
19.1 Lewiston Playground – Surveillance Cameras

   Moved Cr Di Troia  
   Seconded Cr Jones  
   2017/ 222

   “that a report be brought back to Council with updated costings for the installation of security cameras and signage at the Lewiston Playground, 210 Hayman Road, Lewiston.”

   CARRIED

19.2 Donation to Northern Plains Food Festival

   Moved Mayor Flaherty  
   Seconded  

   “that Council donate $1000 to the Northern Plains Food Festival.”

   WITHDRAWN

20. **URGENT BUSINESS**
20.1 Letter and Gift of Thanks

   Moved Cr Lawrence  
   Seconded Cr Di Troia  
   2017/ 223

   “that Council instructs the Chief Executive Officer and Mayor on behalf of Council, to prepare a letter of thanks to former Councillor Anne Picard for her 11 years of dedicated service to the Adelaide Plains Council community, and authorises the purchase of a gift commensurate for her years of service.”

   CARRIED
21. CONFIDENTIAL ITEMS

21.1 Rubble Raising and Crushing

Moved Cr Jones  Seconded Cr Stubing  2017/ 224

“that, under the provisions of Section 90(2) of the Local Government Act 1999, an order be made that the public with the exception of the Chief Executive Officer, General Manager Governance and Communications, General Manager Finance and Economic Development, General Manager Infrastructure, General Manager Development and Community, Administration Support Officer and Minute Secretary, be excluded from attendance at the meeting of the Council in order to consider in confidence this item.

21.1 – Rubble Raising and Crushing:

The Council is satisfied that it is necessary that the public be excluded to enable the Council to consider the report at the meeting:

- on the grounds provided by Section 90(3)(d), commercial information of a confidential nature (not being a trade secret) the disclosure of which-
  
  (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on the third party; and
  
  (ii) would, on balance, be contrary to the public interest; and

- on the basis that information within the report and attachments:
  
  o contains information about the commercial information, constituting information relevant to the potential appointment and suitability for being awarded the Rubble Raising & Crushing Services 2017 - 2022
  
  o it would be unreasonable to disclose this information as part of the confidential tender process.

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or discussion confidential.”

CARRIED
21.1 Moved Cr Lawrence Seconded Cr Keen 2017/ 228

“that, in accordance with Section 91(7) and Section 91(9) of the Local Government Act 1999 and on the grounds that Item 21.1 – Rubble Raising and Crushing for the meeting of the Council held on 17 July 2017, was received, discussed and considered in confidence pursuant to Section 90(3)(d) of the Local Government Act 1999, this meeting of the Council, does order that:

(a) the agenda report, attachments and minutes in relation to the matter remain confidential and not available for public inspection;

(b) the confidentiality of the matter be reviewed once in each 12 months; and

(c) pursuant to Section 91(9)(c) of the Local Government Act 1999, Council delegates the authority to the Chief Executive Officer to revoke this confidentiality order.”

CARRIED

21.2 Sale of Land for Non-Payment of Rates

Moved Cr Keen Seconded Cr Lawrence 2017/ 229

“that Council adjourn Item 21.2 – Sale of Land for Non-Payment of Rates to the 21 August 2017 Ordinary Council Meeting.”

CARRIED

22. CLOSURE

There being no further business, the Mayor declared the meeting closed at 9.50 pm.

Confirmed as a true record.
Mayor: .................................................................................................

Date: ____/____/___
4 ADJOURNED BUSINESS

Monday 21 August 2017

Items:

4.1 Review of Council’s Delegations

CONFIDENTIAL

4.2 Sale of Land for Non-Payment of Rates
EXECUTIVE SUMMARY

- This report seeks to revoke Council’s previous delegations to Council’s Chief Executive Officer and seeks Council’s endorsement of the new delegations prepared with assistance from Norman Waterhouse Lawyers.
- Delegating powers and functions facilitate an efficient and effective organisation by allowing decisions to be made in order to carry out Council’s day-to-day operations.

RECOMMENDATION

1. “that Council, having considered Item 4.1 – Review of Council’s Delegations, dated 21 August 2017, receives and notes the report and having conducted its annual review of the Council’s Delegations to the Chief Executive Officer in accordance with Section 44(6) of the Local Government Act 1999, the Council:

1. **REVOCATIONS**

1.1 Hereby revokes immediately except where otherwise specified its previous delegations to the Chief Executive Officer of those powers and functions under the following:

- 1.1.1 Community Titles Act 1996;
- 1.1.2 Development Act 1993 and Development Regulations 2008;
- 1.1.3 Dog & Cat Management Act 1995 (to take effect from 1 July 2017)
- 1.1.4 Environment Protection Act 1993 and Environment Protection (Waste to Resources) Policy 2010;
- 1.1.5 Expiation of Offences Act 1996;
- 1.1.6 Fences Act 1975;
- 1.1.7 Fire and Emergency Services Act 2005 and Fire and Emergency Services Regulations 2005;
- 1.1.8 Food Act 2001;
1.1.9 Freedom of Information Act 1991;  
1.1.10 Deliberately left blank;  
1.1.11 Land & Business (Sale and Conveyancing) Act 1994;  
1.1.12 Liquor Licensing Act 1997;  
1.1.13 Local Government Act 1999;  
1.1.15 Roads (Opening & Closing) Act 1991;  
1.1.16 Road Traffic Act 1961 (SA), Road Traffic (Miscellaneous) Regulations 2014 and Road Traffic (Road Rules – Ancillary and Miscellaneous Provisions) Regulations 2014;  
1.1.17 South Australian Public Health Act 2011 the South Australian Public Health (Legionella) Regulations 2013, South Australian Public Health (Wastewater) Regulations 2013 and South Australian Public Health (General) Regulations 2013;  
1.1.18 Supported Residential Facilities Act 1992;  
1.1.19 Unclaimed Goods Act 1987;  
1.1.20 Work Health and Safety Act 2012;  
1.1.21 Safe Drinking Water Act 2011;  
1.1.22 Water Industry Act 2012 and Water Industry Regulations 2012;  
1.1.23 Real Property Act 1886;  
1.1.24 Strata Titles Act 1988;  
1.1.25 Heavy Vehicle National Law (South Australia) Act 2013;  
1.1.26 Burial and Cremation Act 2013 and Burial and Cremation Regulations 2014;  
1.1.27 Electronic Conveyancing National Law (South Australia) Act 2013;  
1.1.28 Local Nuisance and Litter Control Act 2016 and Local Nuisance and Litter Control Regulations 2017; and  
1.1.29 Planning, Development and Infrastructure Act 2016.”

RECOMMENDATION

2. “that Council, having considered Item 4.1 – Review of Council’s Delegations, dated 21 August 2017, and having conducted its annual review of the Council’s Delegations to the Chief Executive Officer in accordance with Section 44(6) of the Local Government Act 1999, the Council:

2. DELEGATIONS MADE UNDER LOCAL GOVERNMENT ACT 1999

2.1 In exercise of the power contained in Section 44 of the Local Government Act 1999 the powers and functions under the following Acts and specified in the proposed Instruments of Delegation contained in Appendices 1-25 (each of
which is individually identified as indicated below) (distributed under separate cover) are hereby delegated this 21 August 2017 to the person occupying the office of Chief Executive Officer to take immediate effect except where otherwise specified subject to the conditions and or limitations specified herein or in the Schedule of Conditions in each such proposed Instrument of Delegation.

2.1.1 Community Titles Act 1996 (Appendix 1)
2.1.2 Dog & Cat Management Act 1995 (to take effect from 1 July 2017) (Appendix 2)
2.1.3 Environment Protection Act 1993 and Environment Protection (Waste to Resources) Policy 2010 (Appendix 3)
2.1.4 Expiation of Offences Act 1996 (Appendix 4)
2.1.5 Fences Act 1975 (Appendix 5)
2.1.6 Fire and Emergency Services Act 2005 and Fire and Emergency Services Regulations 2005 (Appendix 6)
2.1.7 Freedom of Information Act 1991 (Appendix 7)
2.1.8 Deliberately left blank
2.1.9 Land & Business (Sale & Conveyancing) Act 1994 (Appendix 8)
2.1.10 Liquor Licensing Act 1997 (Appendix 9)
2.1.11 Local Government Act 1999 (Appendix 10)
2.1.12 Natural Resources Management Act 2004, Natural Resources Management (General) Regulations 2005 and Natural Resources Management (Transitional Provisions - Levies) Regulations 2005 (Appendix 11)
2.1.13 Roads (Opening and Closing) Act 1991 (Appendix 12)
2.1.14 Work Health and Safety Act 2012 (Appendix 13)
2.1.15 Road Traffic Act 1961 (SA), Road Traffic (Miscellaneous) Regulations 2014 and Road Traffic (Road Rules – Ancillary and Miscellaneous Provisions) Regulations 2014 (Appendix 14)
2.1.16 Unclaimed Goods Act 1987 (Appendix 15)
2.1.17 South Australian Public Health Act 2011, South Australian Public Health (Legionella) Regulations 2013, South Australian Public Health (Wastewater) Regulations 2013 and South Australian Public Health (General) Regulations 2013 (Appendix 16)
2.1.18 Safe Drinking Water Act 2011 (Appendix 17)
2.1.19 Water Industry Act 2012 and Water Industry Regulations 2012 (Appendix 18)
2.1.20 Real Property Act 1886 (Appendix 19)
2.1.21 Strata Titles Act 1988 (Appendix 20)
2.1.22 Heavy Vehicle National Law (South Australia) Act 2013 (Appendix 21)
2.1.23 Burial and Cremation Act 2013 and Burial and Cremation Regulations 2014 (Appendix 22)
2.1.24 Electronic Conveyancing National Law (South Australia) Act 2013 (Appendix 23)
2.1.25 Local Nuisance and Litter Control Act 2016 and Local Nuisance and Litter Control Regulations 2017 (Appendix 24)
2.1.26 Planning, Development and Infrastructure Act 2016 (Appendix 25).

2.2 Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Sections 44 and 101 of the Local Government Act 1999 as the Chief Executive Officer sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in each such proposed Instrument of Delegation.

RECOMMENDATION

3. “that Council, having considered Item 4.1 – Review of Council’s Delegations, dated 21 August 2017, and having conducted its annual review of the Council’s Delegations to the Chief Executive Officer in accordance with Section 44(6) of the Local Government Act 1999, the Council:

3. DELEGATIONS MADE UNDER DEVELOPMENT ACT 1993

3.1 In exercise of the powers contained in Section 20 and 34(23) of the Development Act 1993, the powers and functions under the Development Act 1993 and the Development Regulations 2008 contained in the proposed Instrument of Delegation (annexed to the Report dated 21 August 2017 and entitled Instrument of Delegation to the Chief Executive Officer under the Development Act 1993, Development (Development Plans) Amendment Act 2006 and Development Regulations 2008 and marked Appendix 26) (distributed under separate cover) are hereby delegated this 21 August 2017 to the person occupying the office of Chief Executive Officer, subject to the conditions or limitations indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation under the Development Act 1993.

3.2 Such powers and functions may be further delegated by the Chief Executive Officer as the Chief Executive Officer sees fit and in accordance with the relevant legislation unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation under the Development Act 1993.”
RECOMMENDATION

4. “that Council, having considered Item 4.1 - Review of Council’s Delegations, dated 21 August 2017, and having conducted its annual review of the Council’s Delegations to the Chief Executive Officer in accordance with Section 44(6) of the Local Government Act 1999, the Council:

4. DELEGATIONS MADE UNDER FOOD ACT 2001

4.1 In exercise of the powers contained in Section 91 of the Food Act 2001, the powers and functions under the Food Act 2001 contained in the proposed Instrument of Delegation (annexed to the Report dated 21 August 2017 and entitled Instrument of Delegation under the Food Act 2001 and marked Appendix 27) (distributed under separate cover) are hereby delegated this 21 August 2017 to the person occupying the office of Chief Executive Officer (‘the head of the enforcement agency’ for the purposes of the Food Act 2001), subject to the conditions or limitations indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation under the Food Act 2001.

4.2 Such powers and functions may be further delegated by the Chief Executive Officer as the Chief Executive Officer sees fit and in accordance with the relevant legislation unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation under the Food Act 2001.”

RECOMMENDATION

5. “that Council, having considered Item 4.1 - Review of Council’s Delegations, dated 21 August 2017, and having conducted its annual review of the Council’s Delegations to the Chief Executive Officer in accordance with Section 44(6) of the Local Government Act 1999, the Council:

5. DELEGATIONS UNDER SUPPORTED RESIDENTIAL FACILITIES ACT 1992

5.1 In exercise of the power contained in Section 9 of the Supported Residential Facilities Act 1992, the powers and functions under the Supported Residential Facilities Act 1992 contained in the proposed Instrument of Delegation (annexed to the Report dated 21 August 2017 and entitled Instrument of Delegation under the Supported Residential Facilities Act 1992 and marked Appendix 28) (distributed under separate cover) are hereby delegated this 21 August 2017 to the person occupying the office of Chief Executive Officer, subject to the conditions or limitations indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation under the Supported Residential Facilities Act 1992.
5.2 Such powers and functions may be further delegated by the Chief Executive Officer as the Chief Executive Officer sees fit and in accordance with the relevant legislation unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation under the Supported Residential Facilities Act 1992.”

RECOMMENDATION

6. “that Council, having considered Item 4.1 – Review of Council’s Delegations, dated 21 August 2017, and having conducted its annual review of the Council’s Delegations to the Chief Executive Officer in accordance with Section 44(6) of the Local Government Act 1999, the Council:

6. AUTHORISATIONS AND SUBDELEGATION UNDER THE ROAD TRAFFIC ACT 1961

6.1 In accordance with the Instrument of General Approval and Delegation to Council dated 22 August 2013 from the Minister for Transport and Infrastructure (the ‘Instrument’) the Council authorises the following person(s) pursuant to Clause A.7 of the Instrument to endorse Traffic Impact Statements for the purposes of Clause A of the Instrument provided that such person(s) shall take into account the matters specified in Clause A.7 of the Instrument in respect of Traffic Impact Statements:

Martin Waddington
Paul Cleghorn

6.2 In accordance with Clause A.7 of the Instrument, the Council is of the opinion that the following person(s) is/are experienced traffic engineering practitioner(s) for the purposes of preparing a Traffic Impact Statement as required by Clause A.7 of the Instrument:

Martin Waddington
Paul Cleghorn

6.3 In exercise of the power contained in, and in accordance with, Clause G.1 of the Instrument, the power contained in Section 33(1) of the Road Traffic Act 1961 and delegated to the Council pursuant to Clause G of the Instrument and contained in the proposed Instrument of Subdelegation (annexed to the Report dated 21 August 2017 and entitled Subdelegation to the Chief Executive Officer under the Road Traffic Act 1961 made in accordance with the Instrument of General Approval and Delegation to Council dated 22 August 2013 from the Minister for Transport and Infrastructure and marked Appendix 29) (distributed under separate cover) is hereby sub-delegated this
21 August 2017 to the person occupying the office of Chief Executive Officer of the Council subject to:

(i) the conditions contained in the Instrument; and

(ii) any conditions contained in this Resolution or in the Instrument of Subdelegation; and

(iii) the creation of a separate instrument in writing reflecting such subdelegation under the Instrument and this Resolution.

6.4 In accordance with Clause E.2 of the Instrument, the Council is of the opinion that the following person(s) has (have) an appropriate level of knowledge and expertise in the preparation of traffic management Plans:

Martin Waddington

Paul Cleghorn”

RECOMMENDATION

7. “that Council, having considered Item 4.1 – Review of Council’s Delegations, dated 21 August 2017, and having conducted its annual review of the Council’s Delegations to the Chief Executive Officer in accordance with Section 44(6) of the Local Government Act 1999, the Council:

7. DELEGATIONS UNDER SAFE DRINKING WATER ACT 2011 (OF ENFORCEMENT AGENCY)

7.1 In exercise of the power contained in Section 43 of the Safe Drinking Water Act 2011 the powers and functions of the Council as a relevant authority under the Safe Drinking Water Act 2011 contained in the proposed Instrument of Delegation (annexed to the Report dated 21 August 2017 and entitled Instrument of Delegation under the Safe Drinking Water Act 2011 and marked Appendix 17) (distributed under separate cover) are hereby delegated this 21 August 2017 to the person occupying the office of Chief Executive Officer, subject to the conditions or limitations indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation under the Safe Drinking Water Act 2011.

7.2 Such powers and functions may be further delegated by the Chief Executive Officer as the Chief Executive Officer sees fit and in accordance with the relevant legislation unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation under the Safe Drinking Water Act 2011.”
RECOMMENDATION

8. “that Council, having considered Item 4.1 – Review of Council’s Delegations, dated 21 August 2017, and having conducted its annual review of the Council’s Delegations to the Chief Executive Officer in accordance with Section 44(6) of the Local Government Act 1999, the Council:

8. DELEGATIONS UNDER FIRE AND EMERGENCY SERVICES ACT 2005 TO A FIRE PREVENTION OFFICER

8.1 In exercise of the power contained in Section 93 of the Fire and Emergency Services Act 2005 the powers and functions under the Fire and Emergency Services Act 2005 contained in the proposed Instrument of Delegation (annexed to the Report dated 21 August 2017 and entitled Instrument of Delegation to Fire Prevention Officer(s) under the Fire Emergency Services Act 2005 and marked Appendix 30 (distributed under separate cover) are hereby delegated this 21 August 2017 to the person appointed Fire Prevention Officer of the Council under the Fire and Emergency Services Act 2005 subject to the conditions or limitations indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation under the Fire and Emergency Services Act 2005.

8.2 Such powers and functions may be further delegated by the Fire Prevention Officer as the Fire Prevention Officer sees fit and in accordance with the relevant legislation unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation under the Fire and Emergency Services Act 2005.”
BUDGET IMPACT

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

RISK ASSESSMENT

The review and endorsement of Council’s delegations will minimise the exposure to risks related to the non-performance of associated duties in accordance with legislative requirements.

Attachments

1 – 30 Instruments of Delegation (distributed under separate cover)
DETAILED REPORT

Purpose

To revoke Council’s previous delegations to the Chief Executive Officer and seek Council’s endorsement of the new delegations prepared with assistance from Norman Waterhouse Lawyers.

Background/History

Section 44 of the Local Government Act 1999 (“the Act”) requires Council to review its delegations at least once in each financial year. This ensures good administrative and governance practice. Council last conducted a review of the delegations at its meeting held on 18 July 2016.

Discussion

In accordance with the requirements of Section 44(6) of the Act, and together with delegations under other legislation, all provisions which enable the Chief Executive Officer to manage the day to day function of Council efficiently and effectively have been taken into consideration in the review process.

It is important for members to note that while Council may delegate a power or function vested or conferred under the Act or other Acts, there are situations where Council may not delegate certain powers. Pursuant to Section 44(3) a Council may not delegate:

- power to make a by-law or to determine that a by-law applies only within a part or parts of the area of the Council;
- power to declare rates or a charge with the character of a rate;
- power to borrow money or to obtain other forms of financial accommodation;
- power to adopt or revise a strategic management plan of the council;
  - power to adopt or revise an annual business plan or budget of the council;
- power to approve expenditure of money on works, services or operations of the council not contained in a budget adopted by the council;
- power to approve payment or reimbursement of expenses that may be paid at the discretion of the council and for which the council has not adopted a formal policy or made specific financial provision;
- power to establish a subsidiary, or to participate in the establishment of a regional subsidiary;
• power to make an application or recommendation, or to report or to give a notice, to the Governor or the Minister, being an application, recommendation, report or notice for which provision is made by or under this or another Act;

• power to fix, vary or revoke a fee under section 188(1)(d) to (h);
  o the power to revoke the classification of land as community land under section 194;
  o a power or function excluded from delegation by the regulations.

Conclusion

A review has been undertaken by administration and it is recommended that, subject to minor amendments, the delegations be endorsed to continue in their reviewed form for a further twelve months. The Chief Executive Officer can then make the necessary sub-delegations to Council staff. This will allow for the continuing and smooth functioning of Council and ensure good governance.

References

Legislation

Local Government Act 1999 (Section 44)

Council Policies

Nil
4.2 Sale of Land for Non-Payment of Rates

RECOMMENDATION

“that, under the provisions of Section 90(2) of the Local Government Act 1999, an order be made that the public with the exception of [insert positions of all Council staff to remain present in the room (including Minute Secretary and Chief Executive Officer)] be excluded from attendance at the meeting of the Council in order to consider in confidence this item.

4.2 – Sale of Land for Non-Payment of Rates:

The Council is satisfied that it is necessary that the public be excluded to enable the Council to consider the report at the meeting:

• on the grounds provided by Section 90(3)(a), information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead); and

• on the basis that information within the report and attachments:

  o contains information about the personal affairs of person, constituting information relevant to the sale of land for non-payment of rates; and

  o it would be unreasonable to disclose this information.

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or discussion confidential.”
4.2 RECOMMENDATION

“that, in accordance with Section 91(7) and Section 91(9) of the Local Government Act 1999 and on the grounds that Item 4.2 – Sale of Land for Non-Payment of Rates for the meeting of the Council held on 21 August 2017, was received, discussed and considered in confidence pursuant to Section 90(3)(a) of the Local Government Act 1999, this meeting of the Council, does order that:

(a) the attachment (Attachment 1) in relation to the matter remain confidential and not available for public inspection until further order of the Council;

(b) the confidentiality of the matter be reviewed once in each 12 months; and

(c) pursuant to Section 91(9)(c) of the Local Government Act 1999, Council delegates the authority to the Chief Executive Officer to revoke this confidentiality order.”
Activities and Meetings attended

21 July 2017
Meeting with Light Regional Council Deputy Mayor, Chief Executive Officer and Chief Executive Officer Adelaide Plains Council
Meeting - McArthurs

24 July 2017
Meeting with Resident/Ratepayer

26 July 2017
Meeting with Resident/Ratepayer

27 July 2017
Mayor / Deputy Mayor / Chief Executive Officer Meeting

28 July 2017
Mayor / Chief Executive Officer Meeting - Adelaide

31 July 2017
Informal Gathering – Elected Member Workshop - Summary of Code of Practice & Meeting Procedures / Draft Strategic Plan / Food Bowl DPA

1 August 2017
Meeting with Resident/Ratepayer

14 August 2017
Chief Executive Officer Review Committee Meeting
Informal Gathering – Elected Member Workshop – Rubble Raising and Crushing / Section 41 Committee Review Workshop

15 August 2017
Mayor / Chief Executive Officer
Audit Committee Meeting
Agenda Finalisation – Mayor / CEO / EA to CEO

21 August 2017
Ordinary Council Meeting

Note: Many meetings with ratepayers discussing issues and phone calls regarding Council.
9. DEPUTATIONS

Monday 21 August 2017

Items:

9.1 Crystal Molloy
   1. Spokesperson for the surrounding residents of the proposed Alinta Energy Power Station site.
   2. To address the concerns from the community members including:
      • pollution
      • noise
      • lights
      • lack of consultation
      • devaluation of property
      • country lifestyle being turned into an industrial area

9.2 John Lush
   2. To address:
      • Establishing a Business Council for the Adelaide Plains
      • Living on the flood plain
         – Interpretation of the rules
         – Conflicting compliance issues
OVERVIEW

The purpose of this report is to facilitate the receiving and noting of the minutes from the 5 July 2017 Mallala and Districts Historical Committee.

RECOMMENDATION

“that Council receives and notes the minutes of the Mallala and Districts Historical Committee meeting held 5 July 2017.”

Attachments

1. Minutes of meeting held 5 July 2017

References

Legislation

Not Applicable

Council Policies

Not Applicable
MINUTES OF MALLALA & DISTRICTS HISTORICAL COMMITTEE MEETING OF THE ADELAIDE PLAINS COUNCIL MALLALA MUSEUM, ON WEDNESDAY JULY 5TH. 2017 AT 7.00PM.

1. ATTENDANCE
1.1 Members present – Laura Parsons, Gwenda Griffiths, Maxine Varcoe, Chris Young, Margaret Tiller, Marcus Strudwicke & Bob Bevan.
1.2 Members apologies – Prue Mosman, Sharon Svetec, Brian Verrall & Jim East.
1.3 Members absent – nil.

2. CONFIRMATION OF MINUTES
2.1 Moved Chris Young that the minutes of meeting held Wednesday June 7th. 2017 be accepted as read & confirmed, 2nd. Laura Parsons, carried.

3. BUSINESS ARISING – See General Business.

4. REPORTS

5. CORRESPONDENCE – see separate report. Moved Laura Parsons that we receive & note the Correspondence – 2nd. Margaret Tiller – carried.

6. GENERAL BUSINESS
6.1 Ceiling fans – Marcus Strudwicke has met with Adelaide Plains Council to present the quote for these. It is possible that further quotes will be required & also any heritage issues to be resolved.
6.2 Recent donations – Gwenda Griffiths has donated Mallala Bowling Club blazer owned by the late Archie Griffiths.
6.3 Mallala Motor Sport Park project – applications for History Fund grants of up to $5000 are now open & also for grants of up to $15000 under the Community Museums Program. Marcus, Brian & Peter Templeton visited the track on Wednesday July 5th. where many photos were taken. There was discussion about development of panels depicting the history of this park. Margaret Tiller moved that we engage the services of Peter Templeton to undertake a concept plan including our vision for the continuing development of the Museum & incorporating a Motor Sport Park as Stage 1. – 2nd. Maxine Varcoe, carried.

7. VISITS & DIARY DATES UPCOMING
July – Friday 28th. – Adelaide Plains Poets 11am. – 11.45am. Researching the theme of Freedom. $3.00 donation admission. Marcus to open up.
August – Tuesday 1st. – Tanunda Combined Probus Club Arrive 10.00am. – 16-20 people - numbers to be confirmed. Require morning tea. Chris, Gwenda & Maxine available.
August – Wednesday 2nd. – Blue Wattle Tours – 12-15 people – numbers to be confirmed. Arrive 10.30am. Require morning tea & town tour. Marcus & Sharon will do the town tour.
August – Thursday 24th. – Blue Wattle Tours – numbers to be confirmed. Require morning tea & town tour. Margaret, Maxine & Laura available. Marcus on town tour.
September – Thursday 21st. – R & S Valiant Club – arrive 10.30 – 11.00am. Require morning tea – to be held in Institute. $12 per person agreed upon.
[cont’d]
[cont’d]

8. THANK YOUS
8.1 To David Algar for arranging the Mallala Sports Park staff meeting.
8.2 To everyone who helped with recent visits.

9. ANY OTHER BUSINESS
9.1 Margaret Tiller raised the issue of bird droppings & damage to items in the Agricultural Shed. In the interim, we could consider netting to protect the items, similar to protection on apple & cherry orchards. This netting could be stretched across the front or suspended from the roof. A similar method has been successful at the Rockies. Eventually it is planned to close in the front more permanently.

Meeting closed at 9.00pm.

Next meeting is on Wednesday August 2nd, 2017 at 7.00pm.

SUNDAY ROSTER 2.00PM. TO 4.30PM.

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12.2 Chief Executive Officer Review Committee meeting – held 14 August 2017

RECOMMENDATION

“that Council receives and notes the minutes of the Chief Executive Officer Review Committee meeting held 14 August 2017.”
MINUTES

of

The Chief Executive Officer Review Committee Meeting
of the

Adelaide Plains Council

Pursuant to the provisions of section 88 (1) of the
Local Government Act 1999

HELD IN

Council Chambers
Redbanks Road,
Mallala

on

Monday, 14 August 2017
The Mayor formally declared the meeting open at 4.06 pm.

1. **ATTENDANCE**

1.1 **Present:**
Mayor A J (Tony) Flaherty OAM JP
Cr Melville Lawrence
Cr S M (Marcus) Strudwicke
Cr Karen McColl
Cr P D (Joe) Daniele
Cr Terry-Anne Keen
Cr Eddie Stubing
Cr Stephen Jones (from 4.12 pm)

Also in Attendance:
Chief Executive Officer
Mr James Miller
Manager – McArthur Pty Ltd
Ms Rebecca Hunt

1.2 **Apologies**
Nil

1.3 **Not Present**
Cr Carmine Di Troia

2. **ITEMS FOR DECISION**

2.1 **Annual Performance Review**

Committee Resolution 2017/003
Moved Cr Strudwicke Seconded Cr McColl

“that under the provisions of Section 90(2) and (3) (a) of the Local Government Act 1999, an order be made with the exception of those persons listed (Rebecca Hunt, McArthur Pty Ltd, James Miller, Chief Executive Officer) all other persons present and the public be excluded from attendance at the meeting in order to consider in confidence item titled ‘2.1 – CONFIDENTIAL Annual Performance Review’:

(a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead);

That accordingly, on this basis, the principle that meetings of Adelaide Plains Council should be conducted in a place open to the public has been outweighed by the need to keep discussion confidential.”

CARRIED
At this juncture, 4.27 pm, Mr James Miller left the chamber.

**Committee Resolution 2017/ 005**

Moved  Cr Strudwicke  Seconded  Cr Keen

“that, in accordance with Section 91(7) and Section 91(9) of the Local Government Act 1999 and on the grounds that Item 2.1 – CONFIDENTIAL Annual Performance Review, for the meeting of the Committee held on 14 August 2017, was received, discussed and considered in confidence pursuant to Section 90(3) (a) of the Local Government Act 1999, this meeting of the Committee, does order that:

(a) the agenda item, documents and any other associated information submitted to this meeting and the minutes of this meeting in relation to the matter remain confidential and not available for public inspection until after the next Chief Executive Officer Review Committee meeting has occurred.”

**Committee Resolution 2017/ 006**

Moved  Cr Lawrence  Seconded  Cr McColl

“that under the provisions of Section 90(2) and (3) (a) of the Local Government Act 1999, an order be made with the exception of those persons listed (Rebecca Hunt, McArthur Pty Ltd) all other persons present and the public be excluded from attendance at the meeting in order to consider in confidence Chief Executive Officer Remuneration Package ‘:

(a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead);

That accordingly, on this basis, the principle that meetings of Adelaide Plains Council should be conducted in a place open to the public has been outweighed by the need to keep discussion confidential.”

CARRIED
“that, in accordance with Section 91(7) and Section 91(9) of the *Local Government Act 1999* and on the grounds that Chief Executive Officer Remuneration Package, for the meeting of the Committee held on 14 August 2017, was discussed and considered in confidence pursuant to Section 90(3) (a) of the *Local Government Act 1999*, this meeting of the Committee, does order that:

(a) the agenda item, documents and any other associated information submitted to this meeting and the minutes of this meeting in relation to the matter remain confidential and not available for public inspection until after the next Chief Executive Officer Review Committee meeting has occurred.”
At this juncture, 5.15 pm, Mr James Miller returned to the chamber.

3. CLOSURE

There being no further business, the Mayor declared the meeting closed at 5.45 pm.

Confirmed as a true record.

Mayor: .................................................................

Date: ____/____/___
12.2 Chief Executive Officer Review Committee meeting – held 14 August 2017

RECOMMENDATION

“That, under the provisions of Section 90(2) of the Local Government Act 1999, an order be made that the public with the exception of [insert positions of all Council staff to remain present in the room (including Minute Secretary and Chief Executive Officer)] be excluded from attendance at the meeting of the Council in order to consider in confidence this item.

12.2 – Chief Executive Officer Review Committee meeting – held 14 August 2017

The Council is satisfied that it is necessary that the public be excluded to enable the Council to consider the report at the meeting:

- on the grounds provided by Section 90(3)(a), information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead); and

- on the basis that information within the report and attachments:
  - contains information about the personal affairs of person, constituting information relevant to the sale of land for non-payment of rates; and
  - it would be unreasonable to disclose this information.

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or discussion confidential.”
12.2 **RECOMMENDATION**

“that, in accordance with Section 91(7) and Section 91(9) of the *Local Government Act 1999* and on the grounds that Item 12.2 – *Chief Executive Officer Review Committee meeting – held 14 August 2017* for the meeting of the Council held on 21 August 2017, was received, discussed and considered in confidence pursuant to Section 90(3)(a) of the *Local Government Act 1999*, this meeting of the Council, does order that:

(a) the agenda item, report, attachments and minutes, in relation to the matter remain confidential and not available for public inspection until further order of the Council;

(b) the confidentiality of the matter be reviewed once in each 12 months; and

(c) pursuant to Section 91(9)(c) of the *Local Government Act 1999*, Council delegates the authority to the Chief Executive Officer to revoke this confidentiality order.”
Executive Summary

- Section 86 of the Local Government Act 1999 (the Act) prescribes the procedures at meetings at a high level. Section 86(8) states:

  Subject to this Act, the procedures to be observed at a meeting of a council will be:

  (a) As prescribed by regulation; and

  (b) Insofar as the procedure is not prescribed by regulation, as determined by the Council.

- The relevant regulations are the Local Government (Procedures at Meetings) Regulations 2013 (the Regulations).

- If Council determines to establish its own practices in certain matters, Council must prepare a Code of Practice or Policy.

- Pursuant to the Regulations, if Council establishes its own procedures it must be supported by resolution of at least two-thirds of the members of the Council as a whole (refer Regulation 6).

- Council’s Current ‘Code of Practice – Meeting Procedures’ was adopted by Council in July 2015.

- There is a minimum legislative requirement that the Code of Practice be reviewed within 12 months of a general election. The Regulations also require the operation of the Code of Practice to be reviewed once in every financial year.

- This review has been undertaken following a recommendation from Council’s Governance Advisory Panel for Council to undertake an urgent review of its current meeting procedures, particularly in relation to Public Open Forum provisions.
Discussions and ideas from the two separate workshops held with Elected Members have been taken into account and the ‘marked up’ Code of Practice is presented as Attachment 1 to this report for Council’s consideration.

RECOMMENDATION

“that Council, having considered Item 14.1 - Review of Code of Practice - Meeting Procedures, dated 21 August 2017, receives and notes the report and in doing so:-

1. Endorses the updated Code of Practice - Meeting Procedures (as set out in Attachment 1); and

OR

Endorses the updated Code of Practice - Meeting Procedures (as set out in Attachment 1) with the following amendments:-
   a. Council position on ‘Open Forum’
   b. Council position on other discretionary procedures as identified; and

2. Authorises the Chief Executive Officer to make any necessary final amendments to the document.”

BUDGET IMPACT

N/A

RISK ASSESSMENT

N/A

Attachments

1. ‘Marked up’ Code of Practice – Meeting Procedures
Purpose

The purpose of this report is to review and adopt Council’s ‘Code of Practice – Meeting Procedures’, as presented in Attachment 1. The review has been undertaken in light of a recommendation from Council’s Governance Advisory Panel that Council undertake an urgent review of its current meeting procedures.

Background/History

The Regulations allow for a Council to adopt a Code of Practice or Policy to vary procedures at meetings. The common practice is to adopt a Code of Practice as it can be a useful document that provides greater clarity (to both Elected Members and the public) in relation to the procedures used at General Council and Council Committee meetings. This allows Council to have a degree of flexibility in meeting procedures.

Regulation 4 provides Guiding Principles that should be applied with respect to the procedures to be observed at formal meetings as follows:

(a) Procedures should be fair and contribute to open, transparent and informed decision-making;
(b) Procedures should encourage appropriate community participation in the affairs of the council;
(c) Procedures should reflect levels of formality appropriate to the nature and scope of responsibilities exercised at the meeting;
(d) Procedures should be sufficiently certain to give the community and decision-makers confidence in the deliberations undertaken at the meeting.

Council’s Current Code of Practice – Meeting Procedures (the Code) was endorsed by Council in July 2015. Council’s Governance Advisory Panel, at its meeting held 12 April 2017, recommended an urgent review of its current meeting procedures, particularly in relation to current unsatisfactory Public Open Forum provisions. This recommendation was endorsed by Council at its meeting held 18 April 2017 (Resolution 2017/082) as follows:-

“that the Council endorses the recommendation of the Governance Advisory Panel and requests that administration undertake an urgent review of the current Meeting Procedures, particularly in relation to current unsatisfactory Public Open Forum provisions.”

Subsequent to this, workshops were held with Elected Members on 5 June 2017 and 31 July 2017. Discussions and ideas shared at those workshops have been taken into account and
the Code has been ‘marked up’ and attached to this report. Council now needs to undertake a review of its current meeting procedures as outlined in the Code.

Discussion

The Act and Regulations contain the provisions for proceedings at Council and Committee Meetings. Subject to the Act, if a meeting procedure is not prescribed by regulation, it may be determined by the Council (via its Code of Practice).

Council’s current variations of the Regulations together with its additional discretionary procedures (relating to matters on which the Regulations are silent), are highlighted in **bold** and *italics* in the Code to enable them to be read in conjunction with the formal requirements as prescribed by the Act and the Regulations.

All proposed amendments to the Code have been marked with revisions in **red font** to assist with identification of the changes. A summary of the key considerations for review is provided below, along with a number of points requiring Council’s consideration in order to finalise the review of the document. In light of the recommendation of Council’s Governance Advisory Panel, the primary focus of the review has been in relation to the Public Open Forum provisions (current Clause 9).

1. **Current discretionary procedures requiring Council position**

   1.1 **Open Forum (current Clause 9)**

   Having regard to the recent recommendation of Council’s Governance Advisory Panel, a more thorough analysis of Council’s current open forum provisions has been undertaken and is summarised below.

   **Current Practice**

   - While there is no legislative requirement to do so, Council currently allows, in the agenda of each Ordinary Council Meeting, the holding of Public Open Forum for a period of *up to 30 minutes* at the conclusion of accepting Minutes and considering any Business Arising. Open Forum provides an opportunity for members of the public to raise issues for Council’s consideration.
   - Individuals from the public gallery can speak for approximately five (5) minutes regarding any issue(s) they desire.
   - There is little opportunity for either Elected Members or staff to respond or provide clarification on matters raised [refer clause 9(4)].
• Elected Members may ask questions of individual presentations; however there is no formal method of recording/actioning matters raised, i.e. within the minutes of the Council meeting.
• Individuals are able to request (via the Mayor) a response from the Chief Executive Officer or delegate in relation to any matter raised.

Review
A comparison with 26 other councils across the state has revealed that two (2) other councils allow ‘open forum’ similar to Adelaide Plains Council. Most councils, instead, allow either ‘question time’ (with strict rules and regulations) or do not have provisions for members of the public to speak at Council meetings. Councils that do not have provisions for members of the public to speak at Council meetings facilitate this communications via other means, for example, deputations, petitions or separate forums. Any requests from the residents or ratepayers should be channelled through Council’s Customer Request Management (CRM) System as the purpose of this system is to assist Council staff to accurately capture and respond to all queries/requests from customers, particularly operational/routine requests.

Following some initial feedback from Council, the marked up Code now incorporates clearer guidelines for Public Open Forum, including the requirement for individuals wishing to speak to provide notice of their intention to the Chief Executive Officer by 12pm on the day of the meeting. The intention of this amendment is not only to provide Council with notice, but to enable Council’s administration to accurately record matters raised in the minutes of the meeting.

It is for Council to consider whether the current Public Open Forum provisions are satisfactory in light of the Governance Advisory Panel’s recommendation.

1.2 Other current discretionary procedures Council may wish to review

In addition to Public Open Forum, Council currently incorporates variations to the Regulations as well as some additional provisions concerning matters on which the Regulations are silent. These discretionary procedures are highlighted in bold and italics in the Code. Council may also wish to consider the operation of these procedures, which are listed by topic reference below (refer to the attached Code for details):-

• Placement of Notice of Adjourned Meeting
• Meeting Length
• Petitions
• Deputations
2. **Additional Discretionary Procedures for consideration**

2.1 **Motions with Notice (new clause)**

Following a review of the Codes of Practice of other councils, and in light of feedback from Elected Members, an additional clause has been inserted to provide direction as to how to deal with Motions on Notice when the member who places the Notice of Motion on the agenda is absent. Acknowledging Council has informally adopted this practice in the past, the new clause outlines that another member may move the motion in their stead or alternatively, move a motion without notice in the same terms as the Notice of Motion.

2.2 **Motions without Notice (new clause)**

Although the Presiding Member has the power to refuse a Motion without Notice in any event, guidelines have been inserted into the Code of Practice to not only assist Elected Members but to show Council’s commitment to good governance. The intention is to restrict ‘Motions without Notice’ to business that is:-

- a request for a report;
- a simple matter with minor impact,
• a matter arising from an agenda item that has been considered in detail, and
where a Motion without Notice is seen as the best way to resolve the matter; and/or
• a matter of such urgency and importance that failure to consider it at the meeting
would be likely to result in detriment to the Council.

The rationale for these guidelines is that motions without notice have not been
advertised to the broader community and therefore it is considered not in the interest of
best governance practice, and a denial of natural justice, to have items that do not fit
into the above criteria considered as part of the meeting. Feedback from Elected
Members to date has provided support for the insertion of this new clause.

2.3 Corrections/Modifications
Other formatting changes have been made, which have taken into account the
readability of the document. The main change has been in relation to aligning the
clauses of the Code to the corresponding Regulation number for ease of reference and
to avoid any confusion.

Conclusion
Minor formatting changes and grammatical corrections have been made, as well as an
alignment between the Code and the Regulations. In addition, both the recommendation of
Council’s Governance Advisory Panel (endorsed by Council) and feedback following the
workshops held with Elected Members have been taken into account.

Council, can of course, amend any meeting procedure provision that is capable of being varied. Subject to the requirements of the Act, if a provision of Part 2 of the Regulations is expressed to be capable of being varied at Council’s discretion, then Council may, by resolution supported by at least two-thirds of the members of the council entitled to vote on the resolution, determine that a code of practice prepared or adopted by the council that establishes its own procedures for the relevant matter or matters will apply in substitution for the relevant provision.

Council is now required to make a decision regarding its ‘Code of Practice – Meeting Procedures’, particularly in relation to its current discretionary procedures (with a focus on Open Public Forum) as well as any additional amendments it may wish to make.
References

Legislation

*Local Government Act 1999 – Chapter 6*

*Local Government (Procedures at Meetings) Regulations 2013*

Council Policies

Code of Practice – Access to Council Meetings and Documents

Code of Conduct for Council Members
Introduction

Adelaide Plains Council is committed to the principle of honest, open and accountable government and encourages community participation in the business of Council.

Sections 86(8) and 89(1) of the Local Government Act 1999 (the Act) provides that meetings of Council or a Council Committee will be conducted according to this Code of Practice – Meeting Procedures (the Code):

- Prescribed by the Act;
- Prescribed by Regulation;
- Insofar as this Code is not prescribed by either the Act or Regulations – as determined by the Council; and
- In relation to Committee meetings, insofar as this Code is not prescribed by the Act or Regulations, or determined by the Council – as determined by the Council Committee itself.

Part 2 of the Local Government (Procedures at Meetings) Regulations 2013 specifies certain procedures to be followed during the operation of Council and certain Council Committee meetings. These meetings include:

- Ordinary meetings of Council;
- Meetings of a Council Committee performing regulatory activities; and
- Meetings of any other Council Committee to which the Council has resolved Part 2 will apply.

These Regulations provide that Council may develop and adopt a Code of Practice (The Code) for its own meetings of Council and its Committees that varies certain of these provisions.
This Code of Practice restates the minimum legislative requirements contained in the Regulations, and the procedures adopted by Council that are variations of the Act and Regulations, or concern matters on which the Act and Regulations are silent, have been inserted in italics and bold like this, in this Code of Practice to enable them to be read in conjunction with the formal requirements of the Act and Regulations.

Further, the terms ‘regulation’ and ‘sub regulation’ appearing in the Regulations have been substituted with ‘clause’ and ‘sub-clause’ respectively for the purposes of this Code of Practice. These words may be used interchangeably for the purpose of referring to and interpreting this Code. The Act and Regulations will prevail in the event of any conflict or inconsistency with this Code.

This Code of Practice will be available to the public to assist their understanding of the procedures associated with the operation of both Council and Council Committee meetings of Adelaide Plains Council.

Part 1 – Preliminary

1. Citation

This Code may be cited as the Code of Practice - Meeting Procedures.

2. Purpose

This Code sets out the agreed procedures for the conduct of Council and Committee Meetings, including the legislative obligations and the discretionary elements which Council has varied to enable the Council to operate with reference to the specific needs of this community. It is to be read in conjunction with the Act and Regulations.

3. Interpretation

(1) In this Code, unless the contrary intention appears:

- Act means the Local Government Act 1999;
- Clear days see sub-clause (2) & (3);
- Deputation means a person or group of persons who wish to appear personally before the Council or Council committee in order to address the council or committee (as the case may be) on a particular matter;
- Formal motion means a motion:
  (i) that the meeting proceed to the next business; or
  (ii) that the question be put; or

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(iii) that the question lie on the table; or
(iv) that the question be adjourned; or
(v) that the meeting be adjourned;¹;

¹ See Clause 12 for specific provisions about formal motions.

Guiding Principles see Clause 3;

Member means a member of the Council or Council committee (as the case may be);

Point of order means a point raised to draw attention to an alleged breach of the Act or this Code of Practice in relation to the proceedings of a meeting;

Presiding Member means the person who is the Presiding Member of the Council or Council committee (as the case may be) and includes any person who is presiding at a particular meeting;

Regulatory function means an activity which involves the making or enforcement of by-laws, orders, standards or other controls under the Act; and

Written notice includes a notice given in a manner or form determined by the Council which includes either legibly hand written or typed and either in paper or electronic form.

(2) In the calculation of clear days in relation to the giving of notice before a meeting:
(a) the day on which the notice is given, and the day on which the meeting occurs, will not be taken into account; and
(b) Saturdays, Sundays and public holidays will be taken into account.

(3) For the purpose of the calculation of clear days under sub-clause (2), if a notice is given after 5.00 pm on a day, the notice will be taken to have been given on the next day.

(4) For the purpose of this Code, a vote on whether leave of the meeting is granted may be conducted by a show of hands (but nothing in this sub-clause prevents a division from being called in relation to the vote).

4. Guiding Principles

The following principles (Guiding Principles) should be applied with respect to the procedures to be observed at a meeting of the Council or a Council committee:

(a) procedures should be fair and contribute to open, transparent and informed decision-making;

(b) procedures should encourage appropriate community participation in the affairs of the Council;

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(c) procedures should reflect levels of formality appropriate to the nature and scope of responsibilities exercised at the meeting;

(d) procedures should be sufficiently certain to give the community and decision-makers confidence in the deliberations undertaken at the meeting.

Part 2 – Meetings of Council and Key Committees

Division 1 – Preliminary

5. Application of Part

The provisions of this Part apply to, or in relation to:

(a) the meetings of the Council;
(b) the meetings of a Council committee performing regulatory activities; and
(c) the meetings of any other Council committee if the Council has, by resolution, determined that this Part should apply to that committee.

Where there is any doubt as to whether a committee performs regulatory activities, the Chief Executive Officer (CEO) will make a final determination on the matter.

6. Discretionary Procedures

(1) Subject to the requirements of the Act, if a provision of this Part is expressed to be capable of being varied at the discretion of the Council pursuant to this clause, then a Council may, by a resolution supported by at least two-thirds of the members of the Council entitled to vote on the resolution, determine that a code of practice prepared or adopted by the Council that establishes its own procedures for the relevant matter or matters will apply in substitution for the relevant provision (and such a determination will have effect according to its terms).

(2) Council should, at least once in every financial year, review the operation of this Code under this clause.

(3) Council may at any time, by resolution supported by at least two-thirds of the members of the Council entitled to vote on the resolution, alter a code of practice, or substitute or revoke a code of practice.

(4) Council must, in considering the exercise of a power under this clause, take into account the Guiding Principles.
(5) A person is entitled to inspect (without charge) the Code under this clause at the principal office of the Council during ordinary office hours.

(6) A person is entitled, on payment of a fee fixed by the Council, to a copy of the Code.

(7) Clause 12(4) does not apply to a motion under sub-clause (3).

(8) This clause does not limit or derogate from the operation of Clause 20.

Division 2 – Prescribed Procedures

7. Commencement of Meetings and Quorums

(1) A meeting will commence as soon after the time specified in the notice of meeting as a quorum is present.

(2) If the number of apologies received by the CEO indicates that a quorum will not be present at a meeting, the CEO may adjourn the meeting to a specified day and time.

(3) If at the expiration of 30 minutes from the time specified in the notice of meeting as the time of commencement a quorum is not present, the Presiding Member or, in the absence of a Presiding Member, the CEO, will adjourn the meeting to a specified day and time.

(4) If a meeting is adjourned for want of a quorum, the CEO will record in the minutes the reason for the adjournment, the names of any members present, and the date and time to which the meeting is adjourned.

(5) If a meeting is adjourned to another day, the CEO must:

   (a) give notice of the adjourned meeting to each member setting out the date, time and place of the meeting;

   (b) give notice of the adjourned meeting to the public by causing a notice setting out the date, time and place of the meeting to be placed on display at the principal office of the Council; and

   (c) where such notice is to be given, notices will be placed on Council’s website, its Principal Office and the Two Wells Service Centre.

(6) Council and committee meetings outlined in Part 2 Clause 6, will be adjourned if, where the items listed on the agenda are not considered by Council / Committee within three (3) hours, with the option of an additional 30 minute curfew.
8. Minutes

(1) The minutes of the proceedings at a meeting must be submitted for confirmation at the next meeting or, if that is omitted, at a subsequent meeting.

(2) No discussion on the minutes may occur before confirmation, except as to the accuracy of the minutes as a record of proceedings.

(3) On the confirmation of the minutes, the Presiding Member will:

(a) initial each page of the minutes, which pages are to be consecutively numbered; and

(b) place his or her signature and the date of confirmation at the foot of the last page of the minutes.

(4) The minutes of the proceedings of a meeting must include:

(a) the names of the members present at the meeting; and

(b) in relation to each member present:

(i) the time at which the person entered or left the meeting; and

(ii) unless the person is present for the whole meeting, the point in the proceedings at which the person entered or left the meeting; and

(c) each motion or amendment, and the names of the mover and seconder; and

(d) any amendment or withdrawal of a motion or amendment; and

(e) whether a motion or amendment is carried or lost; and

(f) any disclosure of interest made by a member; and

(g) an account of any personal explanation given by a member; and

(h) details of the making of an order under subsection (2) of Section 90 of the Act (see subsection (7) of that Section); and

(i) a note of the making of an order under subsection (7) of Section 91 of the Act in accordance with the requirements of subsection (9) of that section; and

(j) details of any adjournment of business; and

(k) a record of any request for documents to be tabled at the meeting; and

(l) a record of any documents tabled at the meeting; and

(m) a description of any oral briefing given to the meeting on a matter of council business; and

(n) any other matter required to be included in the minutes by or under the Act or any Regulation.

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9. Questions

(1) A member may ask a question on notice by giving the CEO written notice of the question at least five (5) clear days before the date of the meeting at which the question is to be asked.

(2) If notice of a question is given under sub-clause (1):

(a) the CEO must ensure that the question is placed on the agenda for the meeting at which the question is to be asked;

(b) the question and the reply must be entered in the minutes of the relevant meeting.

(3) A member may ask a question without notice at a meeting.

(4) The Presiding Member may allow the reply to a question without notice to be given at the next meeting.

(5) A question without notice and the reply will not be entered in the minutes of the relevant meeting unless the members present at the meeting resolve that an entry should be made.

(6) **A motion under Clause 9(5) must be made prior to the question without notice and reply being made.**

(7) The Presiding Member may rule that a question with or without notice not be answered if the Presiding Member considers that the question is vague, irrelevant, insulting or improper.

9. ADDITIONAL COUNCIL-DETERMINED PROCEDURE

Public Open Forum

(1) To facilitate the holding of the Public Open Forum the Council will apply Clause 25 (Short Term Suspension of Proceedings) of these procedures for a period of up to 30 minutes (or less depending on public requests) at the conclusion of accepting Minutes and considering any Business Arising on each agenda of an Ordinary Council Meeting, to provide an opportunity for members of the public to raise issues for Council's consideration.

(2) A maximum of five (5) minutes per representative will apply. The Presiding Member may allow for an extension of time if appropriate.

(3) People wishing to speak at Public Open Forum must provide notice of their intention to the Chief Executive Officer (in person, writing or by telephone) by 12pm on the day of the meeting. If notice is not provided, the Presiding Member will not allow the person to speak during Public Open Forum.

Comment [s1]: Urgent Review
Recommended by Council’s Governance Advisory Panel.
(4) The Presiding Member will introduce the Public Open Forum by providing community members present an overview of the process to be followed during Public Open Forum.

(5) The following guidelines will apply in introducing the Public Open Forum: the Presiding Member will note the following in relation to the Public Open Forum:-

- That the community member must provide their name and town/location details at the beginning of their address;
- Time allowed is five (5) minutes as per clause 9(2);
- All questions need to be addressed to the Presiding Member and no discussion and/or debate will occur between the community member and individual Council Members;
- The representation must focus on the issue of concern/topics provided to the Chief Executive Officer and must not be about individual Council Members or staff; and
- Council Members are able to ask questions of the public through the Presiding Member; and
- The Presiding Member has complete discretion over the process and may refuse to allow discussions to continue if he/she considers that the process is not being adhered to.

(6) Where the Presiding Member of the meeting considers it appropriate, a response or update on the issue raised may be requested from the CEO or delegate, to be provided as soon as practicable.

(7) The person’s name, town/location and topics submitted to the Chief Executive Officer will be recorded in the Minutes of the meeting.

10. Petitions

(1) A petition to the council must:

(a) be legibly written or typed or printed; and
(b) clearly set out the request or submission of the petitioners; and
(c) include the name and address of each person who signed or endorsed the petition; and
(d) be addressed to the council and delivered to the principal office of the council.

(2) If a petition is received under sub-clause (1), the CEO must ensure the petition or, if the Council has so determined as a policy of the Council, a statement as to the nature of the request or submission and the number of signatures or the
number of persons endorsing the petition, is placed on the agenda for the next ordinary meeting of the Council, or is so provided by a policy of the Council, a committee of the Council, and that a copy of the full petition is provided to Council Members on request.

(3) Sub-clause (2) may be varied at the discretion of the council pursuant to Clause 2 Regulation 6 of the Local Government (Procedures at Meetings) Regulations 2013.

11. Deputations

(1) A person or persons wishing to appear as a deputation at a meeting must deliver (to the principal office of the Council) a written request to the council by 5.00pm on the day of the meeting, if the deputation relates to a matter of business on the Agenda.

(2) If the matter is not already listed on the Agenda, then the written request must be received at the principal office of the Council, five (5) clear days before the date of the meeting at which the person(s) wishes to appear prior to the day on which the meeting is scheduled.¹

(3) The CEO must transmit a request received under sub-clause (1) and (2) to the Presiding Member.

(4) The Presiding Member may refuse to allow the deputation to appear at a meeting or may offer those requesting a deputation the opportunity to appear at a relevant Committee.

(5) The CEO must take reasonable steps to ensure that the person or persons who requested a deputation are informed of the outcome of the request.

(6) If the Presiding Member refuses to allow a deputation to appear at a meeting, the Presiding Member must report the decision to the next meeting of the Council or Council committee (as the case may be).

(7) The Council or Council committee may resolve to allow a deputation to appear despite a contrary ruling by the Presiding Member.

(8) A person or persons appearing as a deputation will be allowed to speak on an issue for a maximum of ten (10) minutes. The Presiding Member may allow for additional time or speakers.

13.—ADDITIONAL COUNCIL-DETERMINED PROCEDURE

Council Meetings – Call Over of Items of Business

¹ This will enable staff to liaise with the appropriate Presiding Member, prior to distribution of the agenda for the meeting. A notation should appear on the agenda for the meeting in relation to the deputation.
12. Motions

(1) Each item on the meeting agenda will be considered separately with Council considering each recommendation made in such reports.

(2) A member may bring forward any business in the form of a written notice of motion.

(3) The notice of motion must be given to the CEO at least five (5) clear days before the date of the meeting at which the motion is to be moved.

(4) If a motion under sub-clause (3) is lost, a motion to the same effect cannot be brought:
   (a) until after the expiration of twelve (12) months; or
   (b) until after the next general election; whichever is the sooner.

(5) Subject to the Act and this Code, a member may also bring forward any business by way of a motion without notice.

(6) The Presiding Member may refuse to accept a motion without notice if, after taking into account the Guiding Principles, he or she considers that the motion should be dealt with by way of a written notice of motion.

(7) The Presiding Member may refuse to accept a motion if the subject matter is, in his or her opinion, beyond the power of the Council or Council committee (as the case may be).

(8) A motion will lapse if it is not seconded at the appropriate time.

(9) A member moving a motion will speak to the motion at the time of moving the motion.

(a) A member seconding a motion may elect to either speak to the motion at the time of seconding or may reserve their right to speak to the motion until a later stage of the debate. Where a member seconds a motion and reserves their right to speak to it, they will not be considered to have spoken to the motion.

(10) A member may only speak once to a motion except:

(a) to provide an explanation in regard to a material part of his or her speech, but not so as to introduce any new matter; or

(b) with leave of the meeting; or

(c) as the mover in reply.
(11) A member who has spoken to a motion may not at a later stage of the debate move or second an amendment to the motion:

(a) A member who has seconded a motion, and has reserved their right to speak to the motion at a later stage pursuant to sub-clause (9)(a), may not move or second an amendment to the motion,

(b) Wherever practicable, members wishing to move a motion without notice in relation to an item that is different from that recommended in the agenda for that item are encouraged to make available a written copy of their motion to assist the Presiding Member in the conduct of the meeting and in the subsequent preparation of the minutes of the meeting.

(12) A member who has not spoken in the debate on a question may move a formal motion.

(13) A formal motion must be in the form of a motion set out in sub-clause (14) (and no other formal motion to a different effect will be recognised).

(14) If the formal motion is:

(a) that the meeting proceed to the next business, then the effect of the motion, if successful, is, in the case of an amendment, that the amendment lapses and the meeting proceeds with the consideration of the motion before the meeting without further reference to the amendment and, in the case of a motion, that the motion lapses and the meeting proceeds to the next item of business;

(b) that the question be put, then the effect of the motion, if successful, is that debate is terminated and the question put to the vote by the Presiding Member without further debate;

(c) that the question lie on the table, then the effect of the motion, if successful, is that the meeting immediately moves to the next item of business and the question can then only be retrieved at a later time by resolution (and, if so retrieved, debate is then resumed at the point of interruption);

(d) that the question be adjourned, then the effect of the motion, if successful, is that the question is disposed of for the time being but debate can be resumed at the later time (at the point of interruption); or

(e) that the meeting be adjourned, then the effect of the motion, if successful, is that the meeting is brought to an end immediately without the consideration of further business.

(15) If seconded, a formal motion takes precedence and will be put by the Presiding Member without discussion unless the motion is for an adjournment (in which case discussion may occur (but only occur) on the details for resumption).

(16) A formal motion does not constitute an amendment to a substantive motion.
(17) If a formal motion is lost:
   (a) the meeting will be resumed at the point at which it was interrupted; and
   (b) if the formal motion was put during debate (and not at the end of debate) on
       a question, then a similar formal motion (i.e. a motion to the same effect)
       cannot be put until at least one (1) member has spoken on the question.

(18) A formal motion for adjournment must include the reason for the adjournment
     and the details for resumption.

(19) Any question that lies on the table as a result of a successful formal motion
     under sub-clause (14)(c) lapses at the next general election.

(20) The CEO must report on each question that lapses under sub-clause (19) to the
     Council at the first ordinary meeting of the Council after the general election.

(21) Sub-clauses (9), (10) and (11) may be varied at the discretion of the Council
     pursuant to Clause 2 Regulation 6 of the Local Government (Procedures at
     Meetings) Regulations 2013.

ADDITIONAL COUNCIL-DETERMINED PROCEDURE

Member who places Notice of Motion on Agenda Absent

(1) In circumstances where a Notice of Motion has been placed on the Council
    Agenda and the member who placed the Notice of Motion is not in attendance
    at the meeting, another Elected Member may move the motion in their stead or
    move a motion without notice in the same terms of the Notice of Motion.

ADDITIONAL COUNCIL-DETERMINED PROCEDURE

Motions without Notice (Regulation/Clause (12)(6) and (7))

(1) Motions without Notice have not been advertised to the broader community
    and therefore it is considered not in the interest of best governance practice,
    and a denial of natural justice, to have items that do not fit into the following
    criteria below, considered at this part of the meeting.

(2) The agenda item ‘Motions without Notice’ is to be restricted to business that
    is:

    • A request that a report on a particular topic be presented at a future
      meeting;

    • A simple matter, requiring little information to be considered, and the
      impact of which on Council is deemed to be minor;

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• A matter arising from an item before Council that has been considered in
detail at that meeting, and where a Motion without Notice is seen as the
best way to resolve the matter; and/or

• A matter of such urgency and importance that failure to consider it at the
meeting would be likely to result in detriment to the Council.

(3) Wherever practicable, members wishing to move a Motion without Notice (in
relation to an item on the agenda) that differs from that recommended in the
agenda for that item are encouraged to make available a written copy of their
motion. This will assist the Presiding Member in the conduct of the meeting and
in the subsequent preparation of the minutes of the meeting.

13. Amendments to Motions

(1) A member who has not spoken to a motion at an earlier stage of the debate may
move or second an amendment to the motion.

(2) An amendment will lapse if it is not seconded at the appropriate time.

(3) A person who moves or seconds an amendment (and, if he or she chooses to do
so, speaks to the amendment) will, in so doing, be taken to have spoken to the
motion to which the amendment relates.

(a) A member may only speak once to an amendment to the motion except:

(i) to provide an explanation in regard to a material part of his or her
speech, but not so as to introduce any new matter; or

(ii) with leave of the meeting.

(b) For the avoidance of doubt:

(i) any member (including the mover and seconder of the original
motion and any other person who has spoken to the original motion
at an earlier stage) is entitled to speak to the amendment and, in
doing so, is not taken to have spoken to the original motion; and

(ii) clause (13)(3)(a) does not prevent a member from speaking to any
further amendment to the original motion.

(4) If an amendment is lost, only one (1) further amendment may be moved to the
original motion.

(5) If an amendment is carried, only one (1) further amendment may be moved to
the original motion.

(6) Sub-clauses (1), (3), (4) and (5) may be varied at the discretion of the Council
pursuant to Clause 7 Regulation 6 of the Local Government (Procedures at
Meetings) Regulations 2013.
14. Variations, etc.

(1) The mover of a motion or amendment may, with the consent of the seconder, request leave of the meeting to vary, alter or withdraw the motion or amendment.

(2) The Presiding Member must immediately put the question for leave to be granted and no debate will be allowed on that question.

17. ADDITIONAL COUNCIL-DETERMINED PROCEDURE

Right of Reply

(1) The mover of a motion shall have an opportunity to respond following all debate on a motion (closing the item / right of reply).

(2) Following the conclusion of the right of reply, no further debate shall occur and the motion shall be put.

15. Addresses by Members, etc.

(1) A member must not speak for longer than five (5) minutes at any one (1) time without leave of the meeting.

(2) A member, may, with the leave of the meeting, raise a matter of urgency.

(3) A member may, with leave of the meeting, make a personal explanation.

(4) The subject matter of a personal explanation may not be debated.

(5) The contribution of a member must be relevant to the subject matter of the debate.

(6) Sub-clauses (1) and (2) may be varied at the discretion of the Council pursuant to Clause 2 of Regulation 6 of the Local Government (Procedures at Meetings) Regulations 2013.

(7) A member is at all times during a meeting to address and refer to another member or an employee by their official title or designation, for example, “Councillor (Surname)”.

(8) A member speaking at a meeting is not to make a personal reflection upon, or impute an improper motive to, another member or to an employee.

(9) All members and employees must stand when addressing the Council meeting. This requirement does not apply to Committee meetings.

(10) The Presiding Member while chairing the meeting is not required to stand unless they are contributing to the debate.
(11) **If the Presiding Member is to enter the debate, they must only do so between the first and last speaker.**

(12) **Where practicable, a copy of the personal explanation is provided to the Presiding Member before the meeting.**

16. **Voting**

(1) The Presiding Member, or any other member, may ask the CEO to read out a motion before a vote is taken.

(2) The Presiding Member will, in taking a vote, ask for the votes of those members in favour of the question and then for the votes of those members against the question (and may do so as often as is necessary to enable him or her to determine the result of the voting), and will then declare the outcome.

(3) A person who is not in his or her seat is not permitted to vote.

(4) Sub-clause (3)

   (a) may be varied at the discretion of the council pursuant to Clause Regulation 6 of the Local Government (Procedures at Meetings) Regulations 2013; and

   (b) does not apply in relation to a member participating in a Council Committee meeting by telephone or electronic means approved in accordance with procedures determined by the Council or Council Committee for the purposes of Section 89 of the Act.

17. **Divisions**

(1) A division will be taken at the request of a member.

(2) If a division is called for, it must be taken immediately and the previous decision of the Presiding Member as to whether the motion was carried or lost is set aside.

(3) The division will be taken as follows:

   (a) the members voting in the affirmative will, until the vote is recorded, stand in their places;

   (b) the members voting in the negative will, until the vote is recorded, sit in their seats;

   (c) the Presiding Member will count the number of votes and then declare the outcome.

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4. The CEO will record in the minutes the names of members who voted in the affirmative and the names of the members who voted in the negative (in addition to the result of the vote).

5. Sub-clause (3) may be varied at the discretion of the council pursuant to Clause 7 Regulation 6 of the Local Government (Procedures at Meetings) Regulations 2013.

18. Tabling of Information

1. A member may require the CEO to table any documents of the Council relating to a motion that is before a meeting (and the CEO must then table the documents within a reasonable time, or at a time determined by the Presiding Member after taking into account the wishes of the meeting, and if the member who has required the tabling indicates that he or she is unwilling to vote on the motion until the documents are tabled, then the matter must not be put to the vote until the documents are tabled).

2. The CEO may, in tabling a document, indicate that in his or her opinion consideration should be given to dealing with the document on a confidential basis under Section 90 or 91 of the Act.

22. ADDITIONAL COUNCIL-DETERMINED PROCEDURE

Urgent Business Items

1. A member may raise an item for discussion, not already on the agenda, if the item cannot wait until the next meeting of Council.

2. Members are encouraged to notify the Presiding Member prior to the meeting if they intend to raise a matter as an Urgent Business item.

3. Where possible, and to facilitate good and informed decision-making, Members are encouraged to raise such Urgent Business Items by way of a motion seeking a report to be submitted.

19. Adjourned Business

1. If a formal motion for a substantive motion to be adjourned is carried:
   
   a. the adjournment may either be to a later hour of the same day, to another day, or to another place; and
   
   b. the debate will, on resumption, continue from the point at which it was adjourned.
(2) If debate is interrupted for want of a quorum and the meeting is then adjourned, the debate will, on resumption, continue from the point at which it was interrupted.

(3) Business adjourned from a previous meeting must be dealt with before any new business at a subsequent meeting.

(4) The provisions of this clause may be varied at the discretion of the Council pursuant to Clause 7 Regulation 6 of the Local Government (Procedures at Meetings) Regulations 2013.

20. Short-Term Suspension of Proceedings

(1) If the Presiding Member considers that the conduct of a meeting would benefit from suspending the operation of all or some of the provisions of this Division for a period of time in order to allow or facilitate informal discussions, the Presiding Member may, with the approval of at least two-thirds of the members present at the meeting, suspend the operation of this Division (or any part of this Division) for a period determined by the Presiding Member.

(2) The Guiding Principles must be taken into account when considering whether to act under sub-clause (1).

(3) If a suspension occurs under sub-clause (1):

(a) a note of the suspension, including the reasons for and period of suspension, must be entered in the minutes; and

(b) the meeting may proceed provided that a quorum is maintained but, during the period of suspension:-

(i) the provisions of the Act must continue to be observed; and

(ii) no act or discussion will have any status or significance under the provisions which have been suspended; and

(iii) no motion may be moved, seconded, amended or voted on, other than a motion that the period of suspension should be brought to an end; and

(c) the period of suspension should be limited to achieving the purpose for which it was declared; and

(d) the period of suspension will come to an end if:

(i) the Presiding Member determines that the period should be brought to an end; or

2 See particularly Part 4 of Chapter 5 and Chapter 6 of the Act
(ii) at least two-thirds of the members present at the meeting resolve that the period should be brought to an end.

21. **Chief Executive Officer (CEO)** may submit report recommending revocation or amendment of council decision

   (1) The CEO may submit a report to the Council recommending the revocation or amendment of a resolution passed since the last general election of the Council.

   (2) The CEO must ensure that the report is placed on the agenda for the meeting at which the report is to be considered.

   (3) The provisions of this clause may be varied at the discretion of the Council pursuant to Regulation 6 of the Local Government (Procedures at Meetings) Regulations 2013.

25. **ADDITIONAL COUNCIL-DETERMINED PROCEDURE**

   **Termination of Meetings in the Event of an Emergency**

   (1) In the event of an emergency requiring evacuation of the building the meeting will be deemed to have been suspended in accordance with the requirements of Clause 20(1).

   (2) The CEO or delegate will direct all staff and any visitors to the designated emergency assembly points.

26. **ADDITIONAL COUNCIL-DETERMINED PROCEDURE**

   **Confidential Items**

   The conduct of all Council and committee meetings will be in accordance with Council’s Code of Practice - Access to Council Meetings and Documents, which explains the use of confidential provisions under the Local Government Act 1999 at Council and committee meetings.

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**Part 3 – Meetings of Other Committees**

22. **Application of Part**

   The provisions of this Part apply to or in relation to the meetings of any Council committee that is not subject to the operation of Part 2.
23. **Notice of Meetings for Members**

(1) Pursuant to Section 87(15) of the Act, Section 87 is modified in its application in relation to the meetings of a committee to which this Part applies as if subsections (4) and (7) to (10) of that section provided as follows:

(a) that notice of a meeting of the committee may be given in a form determined by the committee after taking into account the nature and purpose of the committee;

(b) that notice need not be given for each meeting separately;

(c) that if ordinary meetings of the committee have a set agenda then notice of such a meeting need not contain, or be accompanied by, the agenda for the meeting;

(d) that it is not necessary for the CEO to ensure that each member of the committee at the time that notice of a meeting is given is supplied with a copy of any documents or reports that are to be considered at the meeting.

24. **Public Notice of Committee Meetings**

(1) Pursuant to Section 88(7) of the Act, Section 88 is modified in its application in relation to the meetings of a committee to which this Part applies as if subsections (2), (3) and (4) provided as follows:

(a) that public notice need not be given for each meeting separately; and

(b) that public notice may be given by displaying a notice and agenda in a place or places determined by the CEO after taking into account the nature and purpose of the committee.

25. **Minutes**

(1) The minutes of the proceedings of a meeting must include:

(a) the names of the members present at the meeting; and

(b) each motion carried at the meeting; and

(c) any disclosure of interest made by a member; and

(d) details of the making of an order under subsection (2) of Section 90 of the Act (see subsection (7) of that section); and

(e) a note of the making of an order under subsection (7) of Section 91 of the Act in accordance with the requirements of subsection (9) of that section.
(2) The minutes of the proceedings at a meeting must be submitted for confirmation at the next meeting or, if that is omitted, at a subsequent meeting.

Part 4 – Miscellaneous

26. Quorum for Committees

(1) The prescribed number of members of a Council committee constitutes a quorum of the committee and no business can be transacted at a meeting unless a quorum is present.

(2) For the purposes of this clause, the prescribed number of members of a Council committee is:

(a) unless paragraph (b) applies, a number ascertained by dividing the total number of members of the committee by two (2), ignoring any fraction resulting from the division, and adding one (1); or

(b) a number determined by the Council.

*See also Section 41(6) of the Act

27. Voting at Committee Meetings

(1) Subject to the Act and this Code, a question arising for decision at a meeting of a Council committee will be decided by a majority of the votes cast by the members present at the meeting and entitled to vote on the question.

(2) Each member of the Council who is a member of a Council committee and who is present at a meeting of the committee must, subject to a provision of the Act to the contrary, vote on a question arising for decision at that meeting.

(3) The Presiding Member of a Council committee has a deliberative vote on a question arising for decision at the meeting but does not, in the event of an equality of votes, have a casting vote.

28. Points of Order

(1) The Presiding Member may call to order a member who is in breach of the Act or this Code.

(2) A member may draw to the attention of the Presiding Member a breach of the Act or this Code, and must state briefly the nature of the alleged breach.

(3) A point of order takes precedence over all other business until determined.

(4) The Presiding Member will rule on a point of order.
(5) If an objection is taken to the ruling of the Presiding Member, a motion that the ruling not be agreed with must be moved immediately.

(6) The Presiding Member is entitled to make a statement in support of the ruling before a motion under sub-clause (5) is put.

(7) A resolution under sub-clause (5) binds the meeting and, if a ruling is not agreed with:

(a) the ruling has no effect; and

(b) the point of order is annulled.

(8) All Points of Order, and any subsequent ruling and motions of a Point of Order, will be recorded in the minutes of the meeting.

25. ADDITIONAL COUNCIL-DETERMINED PROCEDURE

Conduct of Members

The Mandatory Code of Conduct for Council Members will be adhered to for all meetings.

29. Interruption of Meetings by Members

(1) A member of a Council or Council committee must not, while at a meeting:

(a) behave in an improper or disorderly manner; or

(b) cause an interruption or interrupt another member who is speaking; or

(c) use offensive language.

(2) Sub-clause (1)(b) does not apply to a member who is:

(a) objecting to words used by a member who is speaking; or

(b) calling attention to a point of order; or

(c) calling attention to want of a quorum.

(3) If the Presiding Member considers that a member may have acted in contravention of sub-clause (1), the member must be allowed to make a personal explanation.

(4) Subject to complying with sub-clause (3), the relevant member must leave the meeting while the matter is considered by the meeting.

(5) If the remaining members resolve that a contravention of sub-clause (1) has occurred, those members may, by resolution:

(a) censure the member; or

(b) suspend the member for a part, or for the remainder, of the meeting.

Note: Electronic version in TRIM is the controlled version. Printed copies are considered uncontrolled. Before using a printed copy, verify that it is the current version.
(6) A member who:
   (a) refuses to leave a meeting in contravention of sub-clause (4); or
   (b) enters a meeting in contravention of a suspension under sub-clause (5), is guilty of an offence.

Maximum penalty: $1,250.

30. Interruption of Meetings by Others

(1) A member of the public who is present at a meeting of a Council or Council committee must not:
   (a) behave in a disorderly manner; or
   (b) cause an interruption.

Maximum penalty: $500.

38.—ADDITIONAL COUNCIL-DETERMINED PROCEDURES

Public Holidays on Scheduled Meeting Days

(1) Council meetings will be held one (1) day later in the event of any public holiday falling on any scheduled meeting day.

(2) Committee meetings not undertaking a regulatory function will meet on an alternate day as agreed by the committee members.

39.—Annual Appointment of Committee Chairman, Deputy Chairman and Members

The appointment of Committee Chairman, Deputy Chairman and Members will be in line with the Council endorsed Terms of Reference for the relevant Committee.

40.—Use of Electronic Media

The Chairperson may deem appropriate for one (1) or more members to participate in committee meetings, covered by Section 56 Application of Part, via telephone or electronic means. In doing so the method must ensure that all members and any public member present are able to clearly hear the discussions.

41.—Related Documents

Code of Practice – Access to Council Meetings and Documents

Mandatory Council Member Code of Conduct for Council Members

Note: Electronic version in TRIM is the controlled version. Printed copies are considered uncontrolled.
Before using a printed copy, verify that it is the current version.
Deputation Request Form

42—Records Management
All documents relating to this Code of Practice will be registered in Council’s Record Management System and remain confidential where identified.

43—Document Review
This Code of Practice will be reviewed annually periodically (at least within 12 months of a general election) to ensure legislative compliance and that it continues to meet the requirements of Council, its activities and programs. The Council may, at any time, by resolution supported by at least two-thirds of the members of Council as a whole, alter, substitute or revoke this Code of Practice.

44—References
Local Government Act 1999
Local Government (Procedures at Meetings) Regulations 2013

45—Further Information
Members of the public may inspect this Code of Practice free of charge on Council’s website at www.apc.sa.gov.au or at Council’s Principal Office at:
2a Wasleys Rd, Mallala SA 5502
On payment of a fee, a copy of this policy may be obtained. Any queries in relation to this Code of Practice must be in writing and directed—addressed to the Governance Officer, General Manager – Governance and Communications.
EXECUTIVE SUMMARY

- Council’s current Public Consultation Policy was last reviewed in 2014.
- Council at its meeting on 19 June 2017 considered a revised Policy document and resolved that Council’s administration undertake public consultation and invite public comment on the Draft Public Consultation Policy.
- No public submissions have been received and the document is now presented as Attachment 1 for Council adoption.

RECOMMENDATION

“that Council, having considered Item 14.2 – Policy Review – Public Consultation Policy, dated 21 August 2017, receives and notes the report and in doing so adopts the revised Public Consultation Policy – Attachment 1.”

BUDGET IMPACT

Nil

RISK ASSESSMENT

Not Applicable
Attachments

1. Revised copy of Public Consultation Policy
DETAILED REPORT

Purpose
To consider any public submissions (if any) and adopt the revised Public Consultation Policy.

Background/History
Council’s current Public Consultation Policy was endorsed by Council in 2014 and has been revised following reports to Council as follows:


Discussion
The Local Government Act 1999 requires Council to adopt a Public Consultation Policy that prescribes minimum consultation standards. The policy review has been undertaken in accordance with current legislative requirements and in line with the practice and standards across the sector.

Public consultation was undertaken by administration staff and public notices were placed in the Bunyip and Plains Producer newspapers on 28 June 2017 and in the Echo newspaper on 5 July 2017 inviting public submissions on the revised Public Consultation Policy.

The revised Public Consultation Policy was also available for inspection at the Mallala Council Office and Two Wells Service Centre as well as Council’s website.

At the close of the consultation period on Friday 4 August 2017 no public submissions were received.

Conclusion
As there were no public submissions it is recommended that the revised Public Consultation Policy which has been available for public comment for the past five (5) weeks be adopted by Council.
References

Legislation

Local Government Act 1999 – Section 50

Council Policies

Public Consultation Policy
1. Objective

The purpose of this policy is to ensure that Adelaide Plains Council (‘Council’) meets its legislative obligations in regard to public consultation. The policy outlines the principles and procedures that Council will follow to involve the community in planning and decision making in the local area.

Council is committed to genuine, effective and timely community consultation encouraging the public to participate in policy development and planning, the management and evaluation of services and in identifying areas of concern.

2. Scope

This Policy applies to Council and its staff, contractors, agents or consultants acting on its behalf and will apply to the activities, initiatives and responsibilities of Council required by legislation and where further identified by Council to undertake public consultation over and above the relevant legislative requirements. In such circumstances, Council will undertake consultation in a manner consistent with the scope and principles of this Policy.

This Policy does not cover consultation in respect to other legislation affecting Local Government. For example, there are specific consultation requirements under the following acts:-

- Planning, Development and Infrastructure Act 2016;
- Roads (Opening and Closing) Act 1991;
- Public Health Act 2011; and
- Land Acquisition Act 1969.
3. Definitions

**Communication** – refers to the exchange of information from Council to the community, and the views from the community to Council;

**Community** – all people who live, work, pay rates, conduct private / government business, visit, utilises services, facilities and public space within the Council. They may be referred to as stakeholders, or comprise stakeholders;

**Consultation** – a process of community engagement that seeks to inform the community and receive views and preferences of the community. These preferences and views are used to inform Council providing a guide to the decision making process;

**Engagement** – all levels, including the community in the decision making process.

4. **Policy Statement**

Council is committed to open, accountable and responsive decision making, which is informed by public consultation.

Council will endeavour to take into account the views and consideration of the community balancing those views with factors such as infrastructure, financial constraints, health and safety and legislative requirements in order to make decisions compatible with Council’s strategic direction and providing accurate information while maintaining financial viability and confidentiality.

Council appreciates that the community seeks to be involved and consulted with respect to decisions that affect the community culturally, financially, environmentally and socially. Council understands that the consultation process can identify a range of issues, ideas and solutions, providing a balanced outcome for the community within the parameters set by Council.

This policy fulfils Council’s obligations under Section 50 of the *Local Government Act 1999*, which provides that:-

- Council *must* set out the steps that the Council will follow in cases where the *Local Government Act 1999* requires consultation on a matter; and

- The Council *may* set out the steps that it will follow in other cases involving its decision making.

Council may, from time to time, alter this policy or substitute a new policy. In the instance that any significant changes are being proposed to the public, the Council must submit the proposal to a public consultation process.
5. Local Government Act Requirements

5.1 Minimum requirements as per Council’s Public Consultation Policy (refer to steps outlined in clause 7):

<table>
<thead>
<tr>
<th>Topic</th>
<th>Section Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Office operating hours</td>
<td>Section 45(3)</td>
</tr>
<tr>
<td>Code of Practice – Access to Meetings &amp; Documents</td>
<td>Section 92(5)(b)</td>
</tr>
<tr>
<td>Annual Business Plan</td>
<td>Section 123(3)(b)</td>
</tr>
<tr>
<td>Changes to Basis of Rating</td>
<td>Section 151(5)(e)</td>
</tr>
<tr>
<td>Rating – Differential Rates</td>
<td>Section 156(14a)(b)</td>
</tr>
<tr>
<td>Community Land – Revocation of Classification</td>
<td>Section 194(2)(b)</td>
</tr>
<tr>
<td>Community Land – Management Plans</td>
<td>Section 197(1)(b)</td>
</tr>
<tr>
<td>Community Land – Alienation by Lease or Licence</td>
<td>Section 202(2)</td>
</tr>
<tr>
<td>Roads - Permits restricting access or for use of activity requiring public consultation under regulations; and</td>
<td>Section 223(1)</td>
</tr>
<tr>
<td>Trees – Planting Trees and Vegetation.</td>
<td>Section 232(b)</td>
</tr>
</tbody>
</table>

5.2 Minimum requirements prescribed by the Local Government Act 1999

In the matters listed in the table below, Council will be required to undertake public consultation in the manner prescribed in accordance with the relevant section of the Local Government Act 1999. For example, Section 13 – Status of a council or change of various names prescribes that, in addition to other requirements, prescribes a public consultation period of at least six (6) weeks.

<table>
<thead>
<tr>
<th>Topic</th>
<th>Section Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Representation Reviews – Composition and Wards</td>
<td>Section 12</td>
</tr>
<tr>
<td>Change of Status or Name of Council</td>
<td>Section 13</td>
</tr>
<tr>
<td>Commercial Activities – Prudential requirements</td>
<td>Section 48</td>
</tr>
<tr>
<td>Adopting or varying a Public Consultation Policy</td>
<td>Section 50</td>
</tr>
<tr>
<td>Strategic Management Plans</td>
<td>Section 122(6)</td>
</tr>
<tr>
<td>By-Laws – the making of</td>
<td>Section 249</td>
</tr>
<tr>
<td>Order Making Policy</td>
<td>Section 259</td>
</tr>
</tbody>
</table>

6. Discretionary Consultation and Community Engagement

Where there is no legislative requirement to undertake public consultation, Council has the discretion as to whether it resolves to undertake public consultation in accordance with this
Policy. This may include specific matters of interest to the community or specific stakeholder groups. Some examples of discretionary consultations are listed below:

- **Targeted policies, strategies and initiatives**
  This includes policy and strategy development on issues that impact particular groups and/or areas.

- **Operational matters**
  This includes activities undertaken to identify community needs and establish community interests in the discretionary services and day to day operation matters of Council. For example, proposal to remove a tree (not covered by Section 223 of the Local Government Act 1999).

- **Performance evaluation/customer satisfaction**
  This includes council-wide and individual service/issue assessment of community perceptions of council performance (otherwise known as satisfaction surveys or market research).

- **Miscellaneous**
  Council may also undertake community engagement activities when it believes that it will enhance its decision-making.

When Council elects to consult beyond the minimum statutory requirements, Council staff will approach and undertake consultation in a manner this is consistent with the scope and principles of this Policy.

7. **Consultation Process**

7.1 Where Council is required to follow its Public Consultation Policy (refer matters listed in clause 5.1), the following minimum steps will be followed in accordance with Section 50(4):

7.1.1 Council will publish a notice in local newspapers – The Bunyip and The Plains Producer and on Council’s website describing the matter under consideration and inviting interested persons to make submissions in relation to the matter within a period being at least twenty-one (21) days from the date of the notice; and

7.1.2 Council will consider any submissions received as part of its decision making process and will also have regard to any relevant legislation.

7.2 Other options which Council may choose to utilise to communicate information and invite submissions, in addition to the minimum requirements outlined in clause 7.1 above, are:

- A quarterly newsletter, the Communicator;
- Direct mail publications or letterbox drops, as identified;

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• Advertising in The Echo and other local township newsletters and other media outlets as identified;
• Regular media releases to appropriate media outlets and community groups;
• Community forums; informal workshops and stakeholder meetings, as identified;
• Market research or surveys;
• Fixed displays, noticeboards within Council’s Principal Office, Two Wells Service Centre, Two Wells Public Library and Dublin General Store Noticeboard; and
• A flyer in local business premises throughout the District.

Any steps taken by Council in addition to the minimum requirements set out in the *Local Government Act 1999*, are at the absolute discretion of Council and will depend upon the particular topic under consideration, the resources available to Council and the level of interest that the topic is likely to generate.

8. **Related Documents**

Code of Practice – Meeting Procedures
Public Consultation Letter Template

9. **Records Management**

All documents relating to this Policy will be registered in Council’s Record Management System and remain confidential where identified.

10. **Document Review**

This Policy will be reviewed periodically to ensure legislative compliance and that it continues to meet the requirements of Council its activities and programs. To review its Public Consultation Policy, Council must submit the proposal to a public consultation process, unless it determines that the alteration is of only minor significant that would attract little (or no) community interest.

11. **References**

*Local Government Act 1999*

12. **Further Information**
Members of the public may inspect this Policy free of charge on Council’s website at www.apc.sa.gov.au or at Council’s Principal Office at:

2a Wasleys Rd, Mallala SA 5502

On payment of a fee, a copy of this policy may be obtained.

Any queries in relation to this Policy must be in writing and directed to info@apc.sa.gov.au.
14.3 Proposed Road Closure and Disposal – Portion of Old Port Wakefield Road Two Wells

<table>
<thead>
<tr>
<th>Department:</th>
<th>Governance and Communications</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Author:</td>
<td>Governance Support Officer</td>
</tr>
<tr>
<td>Date:</td>
<td>21 August 2017</td>
</tr>
<tr>
<td>Container No:</td>
<td>CON12/752</td>
</tr>
<tr>
<td>Document No:</td>
<td>D17/17716</td>
</tr>
</tbody>
</table>

**EXECUTIVE SUMMARY**

- In accordance with the Council resolution made at the Council meeting on 18 April 2017, Council staff, with the assistance of Maloney Field Services have complied with the requirements of the Roads (Opening and Closing Act 1991 as follows:
  - A Preliminary Plan 17/0038 has been lodged as per the Plan appearing later in this report;
  - Public Notices in accordance with the Roads (Opening and Closing) Regulations and Council’s Public Consultation Policy were inserted in the *Bunyip* and *Plains Producer* Newspapers on 28 June 2017 and the *SA Government Gazette* on 27 June 2017; and
  - Written notices were served on persons affected by the proposal and Public Utilities and Authorities who may have infrastructure within the section of road proposed to be closed.

- At the public consultation closing date of 26 July 2017, no objections were received, a summary of which can be found in *Table 1* and *Table 2* appearing later in the report.

- As no objections have been received in relation to the proposed road closure during the public consultation period it is recommended that Council make a road process order to close and dispose of the portion of Old Port Wakefield Road, Two Wells to OTR 137 Pty Ltd.
RECOMMENDATION

“that Council, having considered Item 14.4 - Proposed Road Closure and Disposal – Portion of Old Port Wakefield Road Two Wells dated 21 August 2017 receives and notes the report and in doing so:-

1. Council make a Road Process Order in accordance with the Roads (Opening and Closing) Act 1991 to close the said portion of road marked “A” on Preliminary Plan 17/0038 for the purpose of Agreement for Transfer to OTR 137 Pty Ltd for the consideration of $60,000.00 (excluding GST) for merging with the adjoining Allotment 179 Filed Plan 162528 in Certificate of Title Volume 5306 Folio 163;

2. A Final Plan be prepared based on Preliminary Plan 17/0038 with no amendments;

3. Pursuant to Section 38 and 44 of the Local Government Act 1999, Council authorise the Mayor and Chief Executive Officer to sign and affix Council’s seal to the necessary documents to give effect to the Road Process Order; and

4. That Council reaffirms it position that all costs associated with this project shall be borne by OTR 137 Pty Ltd.”

BUDGET IMPACT

Estimated Cost: Nil - estimated expenditure of $10,000.00 will be reimbursed by applicant

Future ongoing operating costs: Nil

Is this Budgeted? No – the project will provide net additional revenue of $60,000.00 to Council’s 2017/2018 budget

RISK ASSESSMENT

No potential risks foreseen. If road closure proceeds and the road order is approved by the Surveyor-General and is confirmed by the Minister, the portion of road will be merged with the applicants adjoining land and a new Certificate of Title issued in the name of the applicant.

Attachments

Nil
DETAILED REPORT

Purpose
To advise Elected Members of the outcome of the Public Consultation process undertaken by Council staff pursuant to Part 3 of the Roads (Opening and Closing) Act 1991 and make a Road Process Order to close portion of Old Port Wakefield Road, Two Wells for the purpose of merging the land with Allotment 179 Old Port Wakefield Road, Two Wells, owned by OTR 137 Pty Ltd.

Background/History
- Council Meeting 18 April 2017 - Item 12.2.1 - Proposed Road Closure and Disposal - Portion 0f Old Port Wakefield Road Two Wells - Minute Ref: 2017/087

Discussion
A report was submitted to the 18 April 2017 Council meeting advising that OTR 137 Pty Ltd, a subsidiary of the Peregrine Group, had made application to Council to purchase portion of Old Port Wakefield Road, Two Wells adjoining their land being Allotment 179 FP 162528, comprised in CT 5306/163.

They propose to incorporate the road into their future business expansion plans of On The Run (OTR) service station.

In accordance with Council’s resolution Council staff, with the assistance of Maloney Field Services, proceeded to undertake the road closure process in accordance with Part 3 of the Roads (Opening and Closing) Act 1991, including the preparation of Preliminary Plan 17/0038 hereunder:

Preliminary Plan 17/0038
Public Notices in accordance with the Roads (Opening and Closing) Regulations and Council’s Public Consultation Policy were inserted in the *Bunyip* and *Plains Producer* Newspapers on 28 June 2017 and the *SA Government Gazette* on 27 June 2017.

Written notices were served on persons affected by the proposal and Public Utilities and Authorities who may have infrastructure within the section of road proposed to be closed.

At the public consultation closing date of 26 July 2017, no objections were received, a summary of which can be found in *Table 1* and *Table 2* below:

**Table 1 – External Service Providers**

<table>
<thead>
<tr>
<th>External Service Provider</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>SA Water Corporation</td>
<td>Letter received 28 June 2017 advising that they have no objection or easement requirements</td>
</tr>
<tr>
<td>SA Power Networks</td>
<td>No comment received</td>
</tr>
<tr>
<td>Electranet</td>
<td>Letter received 18 July 2017 advising that they have no assets affected by the proposed road closure and have no objection to the proposal.</td>
</tr>
<tr>
<td>Envestra (SA) Ltd</td>
<td>No comment received</td>
</tr>
<tr>
<td>Telstra Corporation</td>
<td>No comment received</td>
</tr>
<tr>
<td>Epic Energy Ltd</td>
<td>No comment received</td>
</tr>
<tr>
<td>Office for Recreation and Sport</td>
<td>No comment received</td>
</tr>
<tr>
<td>Commissioner of Highways</td>
<td>No comment received</td>
</tr>
</tbody>
</table>

**Table 2 – Owners/Occupiers Adjoining Proposed Road Closure**

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Owner/Occupier</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 179 – FP162528 CT 5306/163</td>
<td>OTR 137 Pty Ltd</td>
<td>Party purchasing portion of road who wish to merge the portion of road with their property.</td>
</tr>
<tr>
<td>Lot 20 – DP 6229 CT 5642/597</td>
<td>Maria Condello (as Executor of Domenico Condello)</td>
<td>Owner contacted Council on 10 July 2017 and advised that they do not have any objections to the proposal but advised that her deceased husband has previously been negotiating to purchase the portion of road adjoining their land. Their request has been referred to DPTI as the land, being lot 43 in FP 55901 is owned by the Commissioner of Highways as per <em>Gazette</em> dated 02/02/ 12, page 457.</td>
</tr>
<tr>
<td>Lot 43 – FP 55901</td>
<td>Commissioner of Highways</td>
<td>No comment received.</td>
</tr>
</tbody>
</table>
Conclusion

As no objections have been received in relation to the proposed road closure during the public consultation period it is recommended that Council make a road process order to close and dispose of the portion of Old Port Wakefield Road, Two Wells to OTR 137 Pty Ltd.

References

Legislation

Real Property Act 1886
Highways Act 1926
Local Government Act 1999
Part 2 and 3 of the Roads (Opening and Closing) Act 1991

Council Policies / Strategic Plan

Council policies – Not applicable

Strategic Plan

- Item 3.3.1- Ensure a safe and efficient local road network and associated infrastructure
- Item 2.1.1 – Work in partnership with the business community in the development and promotion of business growth and employment opportunities
EXECUTIVE SUMMARY

- In March 2017, Council engaged planning consultant Urban and Regional Planning Solutions (URPS) to develop Council’s Strategic Plan 2017-2020. The Strategic Plan will inform all Council actions, priorities and budgets for 2017-2020.

- The adoption of a new Strategic Plan will provide Council with the framework to guide its operations and service delivery as well as defining the outcomes Council intends to achieve over the next three years to meet the community’s aspirations and vision for the future.

- In line with the requirements of the Local Government Act 1999 and Council’s Consultation Policy, public and agency consultation was undertaken during the preparation of the Plan and a formal three week consultation period was held on the draft Strategic Plan, with feedback received taken into considered in the preparation of the final draft Strategic Plan.

- Administration is now seeking Council endorsement of the Strategic Plan 2017 – 2020, which will guide Council’s operations and service delivery for the next three years.

RECOMMENDATION

“That Council, having considered Item 14.4 – Strategic Plan 2017 – 2020, dated 21 August 2017, received and notes the report and in doing so endorses the Strategic Plan 2017 – 2020 as presented in Attachment 1 to this report.”

BUDGET IMPACT

Funds were allocated in the 2016/17 budget to undertake preparation of the Strategic Plan.
RISK ASSESSMENT

Completing the 2017-2020 Strategic Plan will demonstrate to the community, Council’s commitment to identifying current and future community based priorities and services in the development of its Strategic and Long Term Financial Plans, ensuring acceptable and effective levels of services are provided and monitored across the organisation.

Attachments

1. Draft Final Strategic Plan 2017-2020
2. Summary and Response to Public and Agency Consultation Submissions
DETAILED REPORT

Purpose

To seek Council endorsement for the Strategic Plan 2017 – 2020, which will guide Council’s operations and service delivery for the next three years.

Background

In March 2017, Council engaged planning consultant Urban and Regional Planning Solutions (URPS) to develop Council’s Strategic Plan 2017-2020. The Strategic Plan will inform all Council actions, priorities and budgets for 2017-2020.

To meet the requirement of the Local Government Act 1999 and Council’s Consultation Policy, public and agency consultation was undertaken during the preparation of the draft Strategic Plan. This comprised:-

- Formation of a Strategic Plan Working Party comprising Elected Members and key staff members;
- 3 separate community drop-in sessions in Mallala, Dublin and Two Wells;
- 2 Elected Member workshops;
- Workshop with key external stakeholders, including RDA Barossa and the Adelaide International Bird Sanctuary; and
- Internal consultation with relevant staff.

A formal three week public and agency consultation was held on the draft Strategic Plan between 26 June and 17 July 2017. Public notices advertised the consultation period in the Bunyip and Plains Producer, with articles also appearing in local newsletters and on Council’s website. Electronic copies of the draft Plan were sent to all Elected Members, Council staff and key public agencies as well as community members who attended one of the three drop-in sessions held in May 2017.

Discussion

Council received 19 submissions on the draft Strategic Plan during the three week consultation period, including responses from RDA – Barossa, the Adelaide International Bird Sanctuary, the Gawler River Floodplain Management Authority and the Hickinbotham Group. A summary of the responses received on the draft Strategic Plan is set out in Attachment 2.

As can be seen from the summary tables in Attachment 2, amendments to the draft Strategic Plan largely comprise additions to meet corporate requirements for specific Council departments. For example, there is a need for the Strategic Plan to link into specific legislative requirements related to Human Resources, Library Services and Work Health &
Safety. There was also a need to widen the scope of some of the potential services and projects listed in the Plan to better reflect the strategic nature of the document and also to ensure a level of flexibility to progress projects that have not yet been specifically identified but may be necessary to undertake during the life of the Plan.

Overall the feedback received on the Plan was very positive, particularly in relation to the format and design of the document and its relative simplicity compared with other Council Strategic Plans. Summary sessions on the consultation feedback were held for Elected Members on 31 July 2017, and for Council staff on 10 August 2017.

The feedback from the consultation was considered in the preparation of the final draft Strategic Plan (Attachment 1).

The Plan seeks to provide a clearer focus on the considerable potential for the future growth and development of the district, including opportunities from the growth of Two Wells; the expansion of irrigation in horticulture and field and fodder crops, with the Northern Adelaide Irrigation Scheme (NAIS); and, the recently proclaimed Adelaide International Bird Sanctuary.

The draft Strategic Plan provides a clear and comprehensive planning document that describes the organisation's priorities, brings greater focus to Council's direction and heightens the organisation's efforts in response to the future economic and social challenges that face the Adelaide Plains community. The Strategic Plan also incorporates the social and environmental programs that are essential to the region’s long term sustainability.

Conclusion

The adoption of a new Strategic Plan will provide Council with the framework to guide its operations and service delivery as well as defining the outcomes Council intends to achieve over the next three years to meet the community’s aspirations and vision for the future.

The Plan will drive the development of action plans that identify the initiatives and projects that Council will focus on and it will inform all Council actions, priorities and budgets for 2017-2020.

References

Legislation

Local Government Act 1999

Council Policies

Public Consultation Policy
Kaurna acknowledgement

Adelaide Plains Council acknowledges that we are meeting on the traditional country of the Kaurna people of the Adelaide Plains and pays respect to elders past and present.

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.

What is the Strategic Plan?

This plan outlines the aspirations and priorities for the Council area and the projects and services Council will deliver between 2017 and 2020.

Following community engagement the plan has been prepared to provide strategic direction to Council and comply with the requirements of the Local Government Act, 1999.
Our Plan for Adelaide Plains Council 2017-2020

On behalf of Adelaide Plains Council, we are thrilled to introduce Council’s Strategic Plan 2017-2020.

The upcoming period for Council presents some wonderful opportunities, particularly in the economic development and investment realm, and seizing on those opportunities to facilitate orderly and economic development is crucial.

Elected members and staff alike have placed a concerted focus in recent years on consolidating the Council, rebranding the organisation and reconnecting with our community. Amending Council’s name to reflect the entire region, establishing sound governance structures, reorganising the structure and labour base, and improving on our communications and responsiveness when interacting with our community, ensures a solid foundation is now in place for Council to project forward with renewed confidence and vigour.

Before we touch on some of the key elements of the Strategic Plan, it is timely to outline that its development has seen significant input from a broad cross section of stakeholders. Our Council has been well lead by consultancy firm, URPS, and with their guidance, Council has facilitated a series of community workshops in Mallala, Two Wells and Dublin. In addition, a stakeholder workshop was held with a raft of key representative groups as were workshops with elected members and staff. The collective ‘buy-in’ from a multitude of stakeholders has enabled the development of our Strategic Plan and we thank everyone who has assisted throughout this process.

So what are some of the key themes and activities on Council’s radar for the period 2017-2020?

Being a peri-urban council, population growth beckons and we know that Two Wells alone will effectively double Council’s population over the ensuing twenty year period. We know that a reception to year 12 private school is earmarked for Two Wells to support that population influx. The potential of the Northern Adelaide Irrigation Scheme to generate significant water harvesting opportunities for our region will entice economic investment in horticulture and allied industry. The growth of the ‘food bowl’ equates to jobs. The Adelaide International Bird Sanctuary, recently proclaimed, will place the international spotlight on our 47 kilometres of coastline, enticing visitors and tourists alike to our region. And finally, flood protection along the Light and Gawler Rivers will continue as a significant investment by our Council.

So while the depth and breadth of activity is just as vast as it is exciting, the role of Council is crucial in facilitating orderly and economic development. With only a small ratepayer base, Council has a limited capacity to finance new projects, new infrastructure and new services. Thus, it is vitally important that our Strategic Plan 2017-2020, a) makes this very point clear and b) provides the basis for Council to be able to leverage off all tiers of Government as well as the private sector to generate the means by which those projects and activities listed can be realised for our community and at no additional cost to our community.

In addition to the pursuit of public-private partnerships and leveraging off of all tiers of Government as a means of generating income streams, other key themes of the draft Strategic Plan are:

- Advocacy role in enticing retail, commercial and industrial development to the region
- Sound management of assets including CWMS, roads, stormwater and flood management
- Pursuit and advocacy of community partnerships as a means of delivering services to our community
- Ongoing emphasis placed on good corporate governance practices which underpins everything we do
- Maintaining a high level of respect for our natural environment, protecting it from incompatible land uses which gives rise to intruding on our natural fauna and flora, and
- Astute fiscal management

On behalf of Council, we are therefore proud to introduce Adelaide Plains Council’s Strategic Plan 2017-2020 and hereby commend it to you, the reader.

Yours sincerely

Tony Flaherty OAM
Mayor

James Miller
Chief Executive Officer
1.0 OUR PARTNERS

This Plan has been developed taking into account the directions and aspirations of our community, stakeholders, Local, South Australian and Federal Governments.

- South Australia’s Strategic Plan
- 30 Year Plan for Greater Adelaide
- Premier’s 10 Economic Priorities
- Community Information Sessions
- Stakeholder Workshop
- Regional Health Plan
- Gawler River Flood Management Authority Business Plan
- Regional Development Australia (Barossa)
- Barossa Climate Change Adaptation Plan
- Legatus
- Adelaide & Mount Lofty Ranges Natural Resources Management Plan
2.0 WHO WE ARE

WELCOME TO ADELAIDE PLAINS COUNCIL...

Adelaide Plains Council (APC) is predominately rural with a large tidal coastal region facing the Gulf of St Vincent. The Council borders the City of Playford, Wakefield Regional Council and Light Regional Council.

Australian Bureau of Statistics, Census data 2011 and 2016 and id Profile
EMPLOYMENT BY INDUSTRY

- Agriculture / Fishing: 31%
- Transport, Warehousing & Wholesale Trade: 8.8%
- Construction: 7.4%
- Manufacturing: 6.6%
- Retail Trade: 16.2%
- Other: 30%
3.0 OUR VISION AND PRIORITIES

3.1 OUR VISION
A proud, prosperous, resilient and cohesive community supported by quality townships, rural places and services.

3.2 OUR CORE VALUES
Leadership & Diplomacy – by acting strategically and effectively managing our relationships
Teamwork – through commitment, quality and timeliness of work delivered
Honesty & Integrity – building trust and loyalty with the community and within Council
Respect – for others, acting with humility and empathy
Innovative & Open-Minded – being proactive in continually improving our services

3.3 OUR PRIORITIES
> Advocating for new retail, commercial and allied industrial development
> Delivering the Northern Food Bowl Protection Areas Development Plan Amendment
> Increasing collaboration and funding through public private partnerships
> Increasing South Australian and Australian Government funding and collaboration
> Sound management of community assets (Community Wastewater Management Systems, Built Infrastructure, Roads, Open Space, Stormwater and Flood Management)
> Increasing community partnerships and volunteering as a means of delivering services to our region
4.0 OUR RESPONSE

To deliver our vision and priorities, Council has determined five strategic focus areas for action. The following pages of this plan outline the strategies, services, potential projects and partnerships to support the delivery of the strategic focus areas. They also outline how Council will measure its progress towards achieving each strategic focus area.

OUR VISION
A proud, prosperous, resilient and cohesive community supported by quality townships, rural places and services.

- RESILIENT ENVIRONMENT & COMMUNITY
- ACCOUNTABLE & SUSTAINABLE GOVERNANCE
- GROWING ECONOMY
- GREAT PLACES & INFRASTRUCTURE
- VIBRANT COMMUNITY
4.1 Vibrant Community

Adelaide Plains Council is a place...

- With a growing residential population where people can choose to live and work locally
- With quality services, facilities and open space that support community wellbeing and resilience
- That people love to call home, where people of all backgrounds feel safe, connected and that they belong
- With a creative community committed to life-long learning

4.1.1 STRATEGIES

1. Attract more people to live in the Adelaide Plains Council area
2. Provide, support and promote facilities and programs that enable people to be healthy, active, learn and participate in community life
3. Support community safety
4. Advocate for increased health, education, aged care and youth services, welfare and emergency facilities and services

4.1.2 SERVICES & POTENTIAL PROJECTS

1. Reinvigorated Council volunteer program and community partnerships
2. Library and community services, events and new initiatives in association with community groups
3. Community grants: Sports and Cultural Fund
4. Civic recognition events e.g. Australia Day, Anzac Day and citizenship ceremonies
5. Maintenance of recreation facilities, trails and playgrounds
6. Safety initiatives: environmental and public health; emergency response planning and support; and public lighting
7. Feasibility studies for new recreation facilities and precinct upgrades in line with the Open Space Plan and in partnership with community sport and recreation groups
8. Support opportunities for Two Wells and the district as a result of the Eden and Liberty developments
9. Explore opportunities with community to improve quality and quantity of useable space within the open space realm
10. Liaise with community groups for the establishment of a skate park in Two Wells
11. Explore opportunities to improve community bus service

ADELAIDE PLAINS COUNCIL RESIDENTIAL POPULATION GROWTH
(source: ABS)

- 8,806 (2016)
- 8,343 (2011)
- 7,900 (2006)
- 7,087 (2001)
4.1.3 PARTNERSHIP OPPORTUNITIES

1. Community groups, organisations and individuals
2. RDA - Barossa
3. Planning and Development Fund (Open Space and Places for People grants)
4. Recreation SA
5. Office for Recreation and Sport e.g. Good Sports Program
7. Public Library Services and State Library of South Australia
8. Regional Health partnerships e.g. Country SA Public Health Network

4.1.4 MEASURING PROGRESS

The following measures will be used to keep track of how well we are working to deliver a Vibrant Community:

**Community Trends**
1. Current and estimated future residential population
2. Number of new dwellings
3. Number of active community and service groups/organisations

**Council Performance**
4. Community Survey - Our community positively rates the provision of services and facilities
5. Number of active volunteers registered by Council (as a percentage of Council population)
6. Number of people visiting Library Services
7. Performance of Regional Health Plan targets
8. Key projects or services delivered
9. Number of people attending APC run library and community events

4.1.5 ALIGNMENT TO SOUTH AUSTRALIAN POLICY

**South Australian Strategic Plan**
1. Our communities are vibrant places to live, work, play and visit
2. We are connected to our communities and give everyone a fair go
3. Everyone has a place to call home

**30 Year Plan for Greater Adelaide**
4. Getting active
5. Walkable neighbourhoods
6. A green liveable city
7. Greater housing choice
4.2 Growing Economy

Adelaide Plains Council is a place...

- With a growing, strong and diverse economic base (agribusiness, tourism and retail and commercial developments within townships)
- Where business and employment growth provide local opportunities
- Where vibrant townships and active walkable main streets are a focus for community life

4.2.1 STRATEGIES

1. Support horticulture, broad acre cropping and farming industries and encourage the establishment of value added allied industries
2. Promote the growth of tourism
3. Encourage the establishment of and support quality retail, food and beverage providers in townships
4. Provide for main streets that attract trade and encourage participation
5. Support small and medium local businesses to thrive
6. Advocate for appropriate Information Communication Technology (ICT) infrastructure to support industry, business and community use

4.2.2 SERVICES & POTENTIAL PROJECTS

1. Farming, horticulture, and allied industries initiatives: Northern Food Bowl Protection Areas Development Plan Amendment
2. Partnerships for Adelaide International Bird Sanctuary National Park (AIBS) tourism infrastructure
3. Support expansion of accommodation options for townships and coastal settlements
4. Explore new retail opportunities for townships e.g. Two Wells main street
5. Tourism strategy: promote APC tourism assets and ensure incorporation into state regional plans
6. Attract destination tourism, particularly in relation to the region’s food bowl as a premium food and beverage producer
7. Small and medium business support services through libraries
8. Streamlined case management support to enable ease of new business establishment
9. Area Marketing Plan for APC as the place to invest for business

4.2.3 PARTNERSHIP OPPORTUNITIES

1. RDA - Barossa: economic development, business initiatives, and funding attraction
2. Legatus Group (Central Local Government) – increasing local procurement
3. Universities – research and development for primary production
4. Department of Environment, Water and Natural Resources – AIBS, Natural Tourism Grants
5. Department for Primary Industry and Resources SA
6. Department of State Development
7. Investment Attraction South Australia
8. South Australian Tourism Commission

Attract destination tourism, particularly in relation to the region’s food bowl as a premium food and beverage producer
Small and medium business support services through libraries
Streamlined case management support to enable ease of new business establishment
Area Marketing Plan for APC as the place to invest for business
4.2.5 ALIGNMENT TO SOUTH AUSTRALIAN POLICY

South Australian Strategic Plan
1. A strong, sustainable economy that builds on our strengths
2. We have a skilled and sustainable workforce

30 Year Plan for Greater Adelaide
3. 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

4.2.4 MEASURING PROGRESS

The following measures will be used to keep track of how well we are working to deliver a Growing Economy:

Community Trends
1. Number of local jobs
2. Number of businesses
3. Gross Regional Product ($)
4. Increase in tourism visitation and expenditure
5. Value of Investment

Council Performance
6. Community Survey - Community satisfaction of Council supporting local businesses
7. Key projects or services delivered

EMPLOYMENT:
Number of people living and working in Adelaide Plains Council
(Source: ABS Census)
4.3 Great Places & Infrastructure

Adelaide Plains Council is a place...

- Where Council buildings, facilities and assets are actively used by business and community
- With safe and fit for purpose roads and transport networks
- Of quality design and planning outcomes
- With attractive pedestrian and cycle friendly open spaces and streetscapes, and inviting town entrances
- That celebrates its rural character so close to the city and protects and activates its heritage places

4.3.1 STRATEGIES

1. Provide and maintain a safe and fit for purpose local road network
2. Ensure that the Adelaide Plains Council area is well designed, planned and built to sustainably accommodate growth
3. Protect and celebrate Adelaide Plains Council’s built heritage and rural character
4. Advocate to the South Australian Government for an improved regional and public transport network
5. Provide and maintain people and cycle friendly attractive streetscapes, public places and open spaces

4.3.2 SERVICES & POTENTIAL PROJECTS

1. Asset Management Program (including roads, footpaths, bicycle paths, building, stormwater and flood management)
2. Community precinct upgrades in line with the Open Space Plan and in partnership with community sport and recreation groups
3. Heritage conservation: Mallala Monument repair, support for Two Wells Library, Two Wells Chambers, historic wells, Institutes and Mallala Museum
4. Support preservation of local history and heritage and explore potential local heritage listings
5. Tree planting and open space maintenance programs and support for new initiatives/upgrades for parks and gardens
6. Investigate improvements to car and truck parking for townships
7. Development planning and assessment
8. Building and facilities management program
9. Investigate and plan Two Wells main street upgrades, including accommodation of affected community groups e.g. Two Wells Scouts, Adelaide Plains Kennel and Obedience Club, Two Wells Trotting Owners & Trainers Association, RSL
10. Promote integration of Eden and Liberty developments with Two Wells main street, including new community facilities
11. Support State energy infrastructure improvements
Our Plan for Adelaide Plains Council 2017-2020

1. New developments are people friendly, with open spaces and parks connected by public transport and bikeways.

2. We are committed to our towns and cities being well designed, generating great experiences and a sense of belonging.

3. 30 Year Plan for Greater Adelaide - Containing our urban footprint and protecting our resources.

4. More ways to get around.

5. Walkable neighbourhoods.

6. A green liveable city.

7. Greater housing choices.

4.3.3 PARTNERSHIP OPPORTUNITIES

1. Department of Planning Transport and Infrastructure: development policy, transport initiatives, Community Grants, Black Spot Funding.

2. National Trust.


4. Planning and Development Fund (Open Space and Places for People grants).

5. RDA - Barossa.

4.3.4 MEASURING PROGRESS

The following measures will be used to keep track of how well we are working to deliver Great Places & Infrastructure:


2. Organisation Performance Indicator - Community satisfaction regarding the appearance and function of towns (including roads and flood management).

3. Kilometres of roads sealed or resurfaced.

4. Key projects or services delivered.

5. Metres of walking / cycling / horse riding trails created and maintained.

4.3.5 ALIGNMENT TO SOUTH AUSTRALIAN POLICY

1. New developments are people friendly, with open spaces and parks connected by public transport and bikeways.

2. We are committed to our towns and cities being well designed, generating great experiences and a sense of belonging.

3. Containing our urban footprint and protecting our resources.

4. More ways to get around.

5. Walkable neighbourhoods.

6. A green liveable city.

7. Greater housing choices.

ASSET EXPENSES: New, upgrades & maintenance ($) 2015/16

- Roads, Kerbing & Footpaths: 850,271
- Stormwater Drainage: 2,740,931
- Community Wastewater Management Systems: 108,331
- Plant, Machinery & Equipment: 814,931
- Buildings & Other Structures: 401,755
- Furniture & Equipment: 69,859
- Land Improvements: 9,125

401,755
814,931
850,271
2,740,931
108,331
69,859
9,125

Ordinary Council Meeting

Page 143 of 351

21 August 2017

Public Copy - Please Do Not Remove
Our Plan for Adelaide Plains Council 2017-2020

4.4 Resilient Environment & Community

Adelaide Plains Council is a place...
- That values its natural environments and the benefits they bring to the community
- That is resilient to the impacts of climate change
- Where integrated water management supports sustainable use and mitigates flood impacts
- Where waste is a repurposed resource

4.4.1 STRATEGIES

1. Protect natural biodiversity and restore natural environments
2. Mitigate the impacts of flooding on the local community, business, industry, horticulture and farming
3. Prepare for and respond to the impacts of climate change
4. Reduce mains water and energy use and encourage alternative supplies
5. Reduce waste to landfill

4.4.2 SERVICES & POTENTIAL PROJECTS

1. Adelaide International Bird Sanctuary National Park: advocacy for improved infrastructure (signage, hides, interpretive centre), services, and local business participation (accommodation, food)
2. Habitat protection and enhancement works: including riparian, coastal and terrestrial
3. Community environmental initiatives: revegetation, education
4. Flood management: flood infrastructure maintenance; Gawler River Floodplain Management Authority (GRFMA); and Development Plan flood mapping update
5. Climate change adaptation responses: Federal, State and Local coastal monitoring initiatives
6. Domestic and small business waste management and recycling services
7. Support investigations to improve security of the energy network, including waste to energy generation e.g. Dublin
8. Alternative water supplies: Northern Adelaide Irrigation Scheme (NAIS) support; and Aquifer Storage and Recovery Investigations
9. Natural Resources Management Officer hosted position

ADELAIDE INTERNATIONAL BIRD SANCTUARY

- 27,000 birds call the sanctuary home
- South Australia’s newest National Park
- 263 species of plants and animals
- 5 million birds migrating each year from as far as Siberia and Alaska
4.4.3 PARTNERSHIP OPPORTUNITIES

1. Department of Environment, Water and Natural Resources – AIBS
   Natural Tourism Grants, NRM Officer hosting
2. Northern Adelaide Irrigation Scheme
3. Gawler River Flood Management Authority
5. SA Water

4.4.4 MEASURING PROGRESS

The following measures will be used to keep track of how well we are working to deliver a Resilient Environment and Community:

Community Trend Indicator
1. Recycled water use as a proportion of total irrigation
2. Percentage of waste disposed to landfill/recycled

Organisation Performance Indicator
3. Climate change considerations into Council Plans (including Asset Management Plans) and projects
4. Emergency management responses resulting from improved monitoring programs
5. Number of Mutual Liability Claims as a result of flooding
6. Community Survey - Community satisfaction regarding how well Council has responded to environmental issues
7. Number of public partnerships
8. Key projects or services delivered

4.4.5 ALIGNMENT TO SOUTH AUSTRALIAN POLICY

South Australian Strategic Plan
1. South Australians think globally, act locally and are international leaders in addressing climate change
2. We look after our natural environment
3. We value and protect our water resources

30 Year Plan for Greater Adelaide
4. Containing our urban footprint and protecting our resources
5. A green liveable city
4.5 Accountable & Sustainable Governance

Adelaide Plains Council is a place...

- That is proactive and provides stable and strategic leadership
- Which listens to, responds to and keeps its community informed
- That collaborates to deliver sustainable customer focused services and infrastructure
- Where relationships are actively fostered with organisations, business, industry and governments
- That is trusted and good to do business with
- Which attracts funding and manages its finances wisely
- That is accountable and shares its performance

### 4.5.1 STRATEGIES

| 1 | Actively seek government, business and industry funding and partnerships |
| 2 | Streamline Council processes |
| 3 | Engage the community in Council decisions and initiatives |
| 4 | Provide friendly and responsive customer service |
| 5 | Maintain a positive and forward thinking culture |
| 6 | Strategically plan for and sustainably maintain Council’s assets and finances |
| 7 | Advocate for and represent the interests of the community |
| 8 | Listen and use evidence to make appropriate organisational decisions based on risk management principles |
| 9 | Attract and retain a skilled competent workforce |
| 10 | Continue to improve staff health, safety and wellbeing |
| 11 | Meet all legislative compliance requirements |
| 12 | Implement Risk Management Policy and Procedures |

### 4.5.2 SERVICES & POTENTIAL PROJECTS

| 1 | Funding and partnerships attraction: build business and partnership networks and external funding opportunities to increase economic investment and jobs |
| 2 | Improved customer service initiatives and approaches |
| 3 | Planning: Long Term Financial Plan, Asset Management Plan(s), Annual Business Plan and Budget and WHS & RTW Plan |
| 4 | Red tape reduction initiatives: including development assessment processes |
| 5 | Community engagement and information initiatives: including consultation, community newsletter, Annual Report, open Council Meetings, social media, new residents pack |
| 6 | Human resource and training initiatives to build staff and elected member capacity e.g. Health and Wellbeing Program |
| 7 | Advocacy actions: collaboration to reducing cost-shifting to local government |
| 8 | Promote development of priority plans from community bodies and groups |
4.5.3 PARTNERSHIP OPPORTUNITIES
1. Legatus Group – coordinated regional procurement
2. Local, South Australian and Australian Government partnerships
3. Local community groups and organisations
4. RDA - Barossa
5. Neighbouring Councils

4.5.4 MEASURING PROGRESS
The following measures will be used to keep track of how well we are working to deliver Accountable and Sustainable Governance:

**Organisation Performance Indicator**
1. Community Survey - Community satisfaction regarding Council’s customer service, communication, consultation, processes and Elected Member representation
2. Dollar value of grants and co-funding received
3. Number of ombudsman or Independent Commissioner Against Corruption (ICAC) investigations, or Mutual Liability Claims
4. Asset Sustainability Ratio (Council replacing assets at the appropriate rate)
5. Operating Surplus Ratio (Council operating costs as a percentage of total income)
6. Net Financial Liabilities Ratio (net financial liabilities as a percentage of total operating income)
7. Number of return to Work Claims
8. Number of completed KPI Audit and Risk review actions
9. Staff Retention - Continuous Professional Development, Exit Interviews, staff satisfaction surveys
10. Organisational score card

4.5.5 ALIGNMENT TO SOUTH AUSTRALIAN POLICY
LGA Strategic plan 2016-2020
The LGA’s Vision and Mission:
1. For every South Australian to have the best local government experience
2. To provide leadership, support, representation and advocacy on behalf of South Australian Councils for the benefit of the community

LGA Key Initiatives
3. Leadership and advocacy
4. Capacity building and sustainability
5. Best practice & continuous improvement
The community were engaged from the start to inform the development of the Strategic Plan through community drop-in sessions across three townships and were invited to provide feedback on a draft version of the Strategic Plan.

The community will be involved in the delivery of the Plan by informing project and service delivery through the Annual Business Plan and Budget process and by participating in the delivery of particular projects - either through input into project planning or via volunteering in project delivery.

The community will be kept informed of progress in delivering the plan through the Annual Report.
Adelaide Plains Council Strategic Plan 2017 – 2020

Summary and Response to Public and Agency Consultation Submissions

<table>
<thead>
<tr>
<th>Consultation Period</th>
<th>26 June to 17 July 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Submissions Received</td>
<td>19</td>
</tr>
</tbody>
</table>

AGENCY FEEDBACK

Gawler River Floodplain Management Authority (GRFMA)

- Welcome the inclusion and reference to the importance of the Gawler River Floodplain Management Authority Business plan.
- The GRFMA was established for the following purposes:
  1. To co-ordinate the construction, operation and maintenance of flood mitigation infrastructure in the Gawler River area (‘the Floodplain’);
  2. To raise finance for the purpose of developing, managing and operating and maintaining flood mitigation works within the Floodplain;
  3. To provide a forum for the discussion and consideration of topics relating to the Constituent Council’s obligations and responsibilities in relation to management of flood mitigation within the Floodplain;
  4. To enter into agreements with Constituent Councils for the purpose of managing and developing the Floodplain.
- This Charter and APC membership of the Authority provides clear opportunity for APC to realise its aspirations of a Growing Economy and a Resilient Environment. This specifically relates to;

  *Growing Economy - Services & Potential Projects*
  
  *(1) Farming, horticulture and allied industries initiatives: Northern Adelaide Food Bowl Development*; and

Comments Noted. No changes required.
**Resilient Environment & Community – Strategies**

(2) Mitigate the impacts of flooding on the local community business, industry, horticulture and farming.

**Resilient Environment & Community – Services & Potential Projects**

(4) Flood Management: flood infrastructure maintenance, Gawler River Floodplain Management Authority: and Food Bowl Development

---

### Adelaide International Bird Sanctuary (AIBS)

- Love how visual the plan is as it is easier to consume than a big wordy document  
  Comments noted.

- Make references to AIBS consistent within the document  
  Plan amended to make references more consistent

- Typo page 12 – ‘Sanctuary’  
  Amendment undertaken

- Page 12 - ‘Used by over 5 million birds migrating each year from as far as Siberia and Alaska’ is a true fact about the East Asian Australian Flyway which the AIBS is a part of, but not the AIBS itself. Could be misleading.
  Facts taken from Adelaide International Bird Sanctuary National Park brochure

- Apart from the opening Acknowledgement of Country, there is no other mention of your Aboriginal population. With a predicted growth in population you would expect some to be of an Aboriginal background. Opening figures mention the number of foreign born residents but not those with an Aboriginal or Torres Strait Island background. Perhaps there is a need to mention about the support or opportunities they might receive over the next 3 years. The Kaurna community are fully engaged in the AIBS and have shown a large interest in future tourism and land management opportunities in the area which could lead to more jobs and people living in the Adelaide Plains with an Aboriginal heritage.
  Statistic on population of Aboriginal and Torres Strait Islanders living in APC included in Who We Are section

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### Regional Development Australia (RDA) Barossa

- Support format which makes it a good reference document and simple in its communication. The balance of information content, info-graphics and the way the strategic objectives are laid out works well. It will be a handy resource.
  Comments noted. No changes required.

- Future strategic opportunity at the Mallala Motorsport Park and the vision of the new owners to reinforce Mallala and the Adelaide Plains as a destination.
  Included under support for tourism (Growing Economy strategies)

- Accommodation is often raised as an issue by car enthusiasts and the Adelaide Pistol and Gun
  Support for the expansion of accommodation options
Club as the one investment holding back their events.

<table>
<thead>
<tr>
<th>Potential growth in retail and commercial land uses is another opportunity that will be supported by NAIS and Two Wells residential development. The two factors (across the whole RDA region) that tend to impact those opportunities are land-use zoning (which will change under the new planning system) and utilities, especially energy availability and augmentation costs. Energy policy is the single biggest factor affecting business investment and viability. Embedded generation by larger businesses or community cooperatives could change this landscape, particularly if excess energy outside of business hours can be sold through a local network distribution to the local community. Policy catch up is required for this to happen.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support for the growth of new retail opportunities within Council’s townships is set out under 4.2 Growing Economy as is the promotion of the food bowl and value-adding industries. Dot points included within Great Places &amp; Infrastructure and Resilient Environment &amp; Community sections on energy security, State energy infrastructure improvements and waste to energy generation.</td>
</tr>
</tbody>
</table>

### Hickinbotham

- There are significant opportunities presented by the Two Wells township in respect to visitor attraction, investment and job creation.
- Council’s current Strategic Plan expresses five (5) key goals in respect to Community Development, Economic Development, Built Environment, Natural Environment and Governance and Organisation. In a broader sense the aspirations expressed by these goals remain relevant, and many of the actions identified have been achieved.
- While acknowledging that the Strategic Plan is intended to provide guidance for the entire Council area, Hickinbotham encourage Council to focus more particularly on the township of Two Wells given the increasingly important role it will play as a focal point within the broader community and regional economy as a place to live, work and visit.
- Given the significant increase in population that will flow from the two residential estates being developed by Hickinbotham over coming years, supported by the R to 12 Lutheran School soon to be established, there is a significant opportunity to facilitate businesses that capture expenditure locally.
- Council’s commitment to the town centre in terms of amending Development Plan policies to provide for enhanced shopping, services and the built form design is whole heartily supported, and we will continue to explore opportunities for investment that will support the community and provide a sustainable economic return.

Specific projects have been included in the draft Plan which seek to explore new retail opportunities for the Two Wells main street and more general infrastructure upgrades and improvements to community facilities.

The Plan also refers to the need for the new Eden and Liberty developments to be well integrated with the existing main street of Two Wells. Wider service delivery and projects set out in the plan cover more general aspects of visitor attraction, investment and job creation, which include not only Two Wells but the whole APC district.
### STAFF FEEDBACK

#### Chief Executive Officer

**Top six priorities for Strategic Plan 2017 – 2020:**

- Advocacy role in enticing retail, commercial and industrial development to the region
- Delivery of the DPA Food Bowl
- Pursuit of public private partnerships
- Pursuit of external funding opportunities leveraging off the state and federal government (GRFMA)
- Sound management of assets (CWMS, transport, stormwater and flood management)
- Pursuit and advocacy of community partnerships as a means of delivering services to our region

Set out under page 4 of the plan ‘Our Vision and Priorities’

#### Records Management

- Records has been covered well in the draft Plan. It fits very well under ‘Accountable & Sustainable Governance’, in particular ‘Streamline Council processes’

Comments noted. No changes required.

#### Human Resources

- Only a Vision has been included in the draft Plan. The Vision, Mission and Core Values from the current Strategic Plan (2013-2016) are used to support HR functions and to promote the organisational culture e.g. in job descriptions, inductions, performance reviews, interview questions and in performance management documentation to determine when a breach may have occurred.

Where will core values be set out going forward if they are not included in the Strategic Plan?

Comments acknowledged. Core Values now included in Strategic Plan below ‘Our Vision’ (page 4)

#### Health and Safety

- There is not mention of Risk Management or WHS within the draft Plan. During an audit, self insurers are required to demonstrate a link between the WHS&RTW plan and Council’s Strategic Plan. If there is no reference regarding WHS is the Strategic Plan, this may result in non conformance in the next audit.

There should also be something regarding our Risk Management Policy and Procedure (Framework) as the tool Council uses to make decisions and assist Council in meeting the objectives of the Strategic Plan.

Specific additions suggested are outlined by section and page number below
WHS & Risk would potentially sit under Governance.

- In addition to my previous feedback. I have been researching other Councils Strategic Plans and suggest the following:
  - Using the same font the whole way through ensuring it is the same as the corporate council documents
  - Using photos and pictures that reflect our Council and Services

<table>
<thead>
<tr>
<th>06</th>
<th>Vibrant Community</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Consider changing to Vibrant and Resilient Community – Include reference to Councils Disaster Recovery Plan (not sure whether that is what we have in place already, if not, we may need to consider this in future as part of our plan) in terms of our business continuity and emergency management planning (BCEMP). Disaster Resilience should be included somewhere here I believe.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14</th>
<th>Accountable &amp; Sustainable Governance</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Strategies</td>
</tr>
<tr>
<td></td>
<td>• Increased staff satisfaction or Improve staff retention – More HR related</td>
</tr>
<tr>
<td></td>
<td>• Continue to improve staff health, safety and wellbeing</td>
</tr>
<tr>
<td></td>
<td>• Meet all legislative compliance requirements</td>
</tr>
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<td></td>
<td>• Implement Risk Management Policy and Procedures</td>
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<table>
<thead>
<tr>
<th></th>
<th>Services and Potential Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Dot Point 7 - Health and Wellbeing Program</td>
</tr>
<tr>
<td></td>
<td>• Dot Point 8 – Change to ‘Listen and use evidence to make appropriate organisational decisions based on risk management principles’</td>
</tr>
<tr>
<td></td>
<td>• Add Dot Point 9 – Administration - Continuously improve Council processes</td>
</tr>
<tr>
<td></td>
<td>• Dot Point 4 - Implement the WHS&amp;RTW Plan</td>
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<thead>
<tr>
<th></th>
<th>Partnerships Opportunities</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>• Neighbouring Councils</td>
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</table>

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<thead>
<tr>
<th></th>
<th>Measuring Progress</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>• Organisational Performance Indicator</td>
</tr>
<tr>
<td>No.</td>
<td>Vibrant Community</td>
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<tr>
<td>-----</td>
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</tr>
<tr>
<td>06</td>
<td><strong>Library Services</strong></td>
</tr>
<tr>
<td></td>
<td>• No. of Return to Work Claims</td>
</tr>
<tr>
<td></td>
<td>• No. of completed KPI Audit and Risk Review actions</td>
</tr>
<tr>
<td></td>
<td>• Staff Retention – Exit Interviews, staff satisfaction surveys</td>
</tr>
<tr>
<td></td>
<td>• Strategies dot point 4 – add next to aged care and youth services.</td>
</tr>
</tbody>
</table>
|     | • Services and Potential projects – dot point 3 remove the word Centre and add services in bold. Please note that the Community Centre is not owned by Council. Needs to be generic that statement i.e. **Library and Community Services** and events and investigate new initiatives in conjunction with community groups (we do not have the staffing or financial resources to take on new projects ourselves).
<p>|     | • Dot point 4 – comment - (no budgeted funds in 2017/18 for Community grants) – again this is mentioned a few times in the document. |
|     | • Dot point 5 – add after Civic in bold the words and Community (and add) e.g. Australia Day, citizenship ceremonies. |
| 07  | <strong>Vibrant Community</strong> |
|     | • <strong>Partnership Opportunities:</strong> Add dot point 7 – Public Libraries South Australia (PLS) – Library services is a member of the Library Management System consortium – we are not a stand alone service. |
|     | • <strong>Partnership Opportunities:</strong> Add dot point 8 – State Library of South Australia |
|     | • Measuring Progress: Council performance – dot point 6 – remove number of active library members (as a member of the LMS borrowers only join one library service and they can use their card at any public library service in SA) instead replace with <strong>Number of people visiting Library Service</strong> (this |
|     | Dot point amended to reflect suggestion |
|     | Dot point reworded to reflect suggestion |
|     | Comment noted. No changes required. |
|     | Dot point amended to reflect suggestion |
|     | New dot point added to reflect suggestion |
|     | Suggestion incorporated in new dot point (7) above |
|     | Amendment made as suggested |</p>
<table>
<thead>
<tr>
<th>Page</th>
<th>Section</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>07</td>
<td>Vibrant Community</td>
<td>Services &amp; Potential Projects</td>
</tr>
<tr>
<td>07</td>
<td></td>
<td>Statement</td>
</tr>
<tr>
<td>07</td>
<td></td>
<td>1) support the community’s interests in Eden and Liberty residential development</td>
</tr>
<tr>
<td>08</td>
<td>Growing Economy</td>
<td>Add Dot point 9 – <strong>Number of people attending library and community events</strong> (all our events are held off site i.e. not in library and is already captured as required by PLS statistics – or estimated in the case of the Outdoor Movie nights).</td>
</tr>
<tr>
<td>08</td>
<td>Growing Economy</td>
<td>Dot point reworded to reflect suggestion and capture multiple forms of accommodation through a broader statement</td>
</tr>
<tr>
<td>09</td>
<td>Growing Economy</td>
<td>Services and Potential projects: Dot point 6 add the words at the end of the sentence particularly through accessing to existing and emerging digital technology.</td>
</tr>
<tr>
<td>09</td>
<td>Growing Economy</td>
<td>Suggested text not included. Dot point provides broad wording which will allow for the inclusion of the use of digital technology under this banner</td>
</tr>
<tr>
<td>10</td>
<td>Great Places &amp; Infrastructure</td>
<td>Services and Potential projects: Dot point 3 add <strong>Two Wells Library</strong> (this is a State Heritage building) and <strong>the historic Two Wells</strong>.</td>
</tr>
<tr>
<td>10</td>
<td>Great Places &amp; Infrastructure</td>
<td>Dot point amended to reflect suggestion</td>
</tr>
<tr>
<td>10</td>
<td>Great Places &amp; Infrastructure</td>
<td>Services and Potential projects: Add dot point 8 – <strong>Local History – Library Service</strong>, in conjunction with local community groups, collects and preserves local history records and explores the option of digitising the collection.</td>
</tr>
<tr>
<td>10</td>
<td>Great Places &amp; Infrastructure</td>
<td>Amendment made to dot point 3 to refer to preservation of local history and heritage</td>
</tr>
</tbody>
</table>

**Community Services**

### 06 Vibrant Community

**Services & Potential Projects**

1. Support the community’s interests in Eden and Liberty residential development
<table>
<thead>
<tr>
<th>Comment</th>
<th>Statement</th>
<th>Suggest</th>
</tr>
</thead>
<tbody>
<tr>
<td>• I don’t understand this statement. What is the community’s interest in this development? Where is the evidence of this?</td>
<td>2) A reinvigorated Council Volunteer and Community Partnerships Program</td>
<td>Dot point rephrased for clarity</td>
</tr>
<tr>
<td>• Question – define Community Partnerships Program? • CPP Grant funding has been cut from current budget.</td>
<td>Dot point rephrased to remove reference to ‘program’ and focus on the reinvigoration of volunteers and community partnerships.</td>
<td></td>
</tr>
<tr>
<td>Statement</td>
<td>3) Library and community centre services, events and investigation of community garden or Men’s shed</td>
<td></td>
</tr>
<tr>
<td>Comment</td>
<td>Question – We do not have a community centre? Men’s shed? Broad statement – where and how with no budget?</td>
<td></td>
</tr>
<tr>
<td>Suggest</td>
<td><strong>Support Library and Community services, events and investigate community facilities and opportunities</strong></td>
<td>Dot point rephrased (see Library Services). Specific location and budget are not required to be stipulated.</td>
</tr>
<tr>
<td>Statement</td>
<td>4) Community Grants – Sports &amp; Cultural Fund</td>
<td>No, this refers to all Community Grants, with Sports &amp; Cultural fund as an example</td>
</tr>
<tr>
<td>Statement</td>
<td>8) Feasibility Studies for new recreation facilities such as Play Space at Dublin Main Street, new play space/fitness equipment at TW Oval, BMX track or skate park</td>
<td></td>
</tr>
<tr>
<td>Comment</td>
<td>Suggest broaden statement somewhat? Community Open Space Plans are a Council endorsed document Fitness equipment in council reserves/open spaces?? TWFNSC have been asking for a playground located within the oval boundaries for over 20 years! (we have previous petitions in records) so support this option Dublin (does the population warrant this?) Where the evidence is this is required? Should we not spend more on the existing play space and upgrade toilets?</td>
<td>See comment below</td>
</tr>
</tbody>
</table>
Dublin Cricket Club have advised of desire to upgrade clubrooms
Two Wells FNSC have advised of desire for playground and relocation of tennis/netball courts
Council have advised TW Scout Group that they must relocate. We need to include the Scouts in this statement – there is no reference to Scout Hall that needs to be relocated. This needs to be in Strat Plans to help get the project underway.
Council have also advised Adelaide Plains Kennel and Obedience Club and the TW Trotting Owners and Trainer Association that they must relocate. This should be supported in the document somehow.

| Suggest | Feasibility studies for new recreation facilities and precinct upgrade in line with the Community Open Space Plans and in partnership with established community sport and recreation groups
liaise with community groups for the establishment of a skate park | Dot point amended to reflect suggestions

| Suggest | Liaise with community groups for the establishment of a skate park | New dot point added as suggested

| Measuring Progress | Community Trends – should this include ‘increased number of new community organisations or increased number of participants’? | Measures includes number of groups so new organisations would be included in this. Data on individual group memberships is not reported to Council.

<table>
<thead>
<tr>
<th>08 Growing Economy</th>
<th>Service and potential projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Statement</td>
<td>3) New Caravan Park for Two Wells and Mallala</td>
</tr>
</tbody>
</table>
| Comment | • As a broader statement this can be more achievable and measured as such.
• A Caravan Park in Two Wells may affect the current privately owned caravan park in Middle Beach and could be seen as detrimental to private business by Council (who have guaranteed income)
• Would require evidence of need therefore feasibility studies? |
<table>
<thead>
<tr>
<th>Suggest</th>
<th>Great Places &amp; Infrastructure</th>
<th>Services and Potential Projects</th>
<th>2) Community Precinct Upgrade investigations: Two Wells Oval precinct (including play space closer to oval, fitness equipment), Dublin main street and play space.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comment</td>
<td></td>
<td></td>
<td>Should this include the TW Scout Group relocation? This is the only scout group in the region and has participation from Dublin and Mallala.</td>
</tr>
<tr>
<td>Suggest</td>
<td></td>
<td></td>
<td>Community precinct upgrades in line with the Community Open Space Plans and in partnership with established community sport and recreation groups</td>
</tr>
<tr>
<td>Comment</td>
<td></td>
<td></td>
<td>Suggest include historical wells at Two Wells – wells area needs to be delineated as separate title (from Dump) and listed as local Historical location to ensure preservation of this site. Wells area needs to have some funding allocated. Needs to be equity between townships – only Dublin and Mallala listed as areas of heritage conservation.</td>
</tr>
<tr>
<td>Suggest</td>
<td></td>
<td></td>
<td>Heritage Conservation across the district including Two Wells, Mallala and Dublin</td>
</tr>
<tr>
<td>Comment</td>
<td></td>
<td></td>
<td>Council recently departed partnership with GRFMA</td>
</tr>
<tr>
<td>3) Heritage conservation: Mallala Monument Repair and support</td>
<td></td>
<td></td>
<td>Flood management: Flood infrastructure maintenance; Gawler River Floodplain Management Scheme / Authority, and Food Bowl Development Plan Amendment, flood mapping update</td>
</tr>
<tr>
<td>Comment</td>
<td></td>
<td></td>
<td>This has not formally occurred so a continued reference is still necessary</td>
</tr>
<tr>
<td>14</td>
<td><strong>Accountable and Sustainable Governance</strong></td>
<td>Services and Potential Projects</td>
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<td>---</td>
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</tr>
<tr>
<td><strong>Statement</strong></td>
<td>2) reinvigorated volunteer and community partnerships programme</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comment</strong></td>
<td>Need clarification on this statement which also appears in ‘vibrant community’</td>
<td>Dot point removed</td>
<td></td>
</tr>
<tr>
<td><strong>Statement</strong></td>
<td>6) Community engagement and information initiatives: including consultation, community newsletter, annual report, open council meetings, social media, new residents pack</td>
<td>Council is keen to bring this back so reference needs to remain within the Plan</td>
<td></td>
</tr>
</tbody>
</table>

**Environmental Health**

<table>
<thead>
<tr>
<th>06</th>
<th><strong>Vibrant Community</strong></th>
<th><strong>Projects</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1. Either include Longview &amp; Lewiston resident developments or overall reference</td>
<td>Eden and Liberty are referred to as these are significant developments, resulting in a large increase to the population and will impact on the township of Two Wells. Other sub-divisions do not need to be included.</td>
</tr>
<tr>
<td></td>
<td>4. Consider a % of the Funding under Economic</td>
<td>Grants for economic funding are included under Growing Economy</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>07</th>
<th><strong>Vibrant Community</strong></th>
<th><strong>Partnership</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5. Good Sports Officer participation</td>
<td>Dot points included to incorporate suggestions</td>
</tr>
<tr>
<td></td>
<td>7. Regional Health partnerships – Country SA Public Health network</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>08</th>
<th><strong>Growing Economy</strong></th>
<th><strong>Strategies</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2. include National and International Tourism</td>
<td>Specificity to local tourism removed to incorporate national and international references</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Projects</strong></th>
<th>Incorporation of destination tourism into all the state regional plans north of Adelaide</th>
<th>Marketing of APC tourism assets included under Tourism Strategy dot point as proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9. Area Marketing Plan as the place to visit and investment location for business</td>
<td></td>
</tr>
<tr>
<td>09</td>
<td>Growing Economy</td>
<td>Measuring</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>6. Invest SA and DTED</td>
<td>2. businesses</td>
<td>Typo amended Number of businesses and value of investment are reflected under the Measuring Progress section as suggested</td>
</tr>
<tr>
<td>5. Value of Investment</td>
<td>8. Businesses attracted to region – number of jobs</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10</th>
<th>Great Places &amp; Infrastructure</th>
<th>Projects</th>
<th>Dot point reworded to incorporate adherence to Open Space Plan recommendations which promotes the consolidation of shared services and facilities at Council’s sporting precincts</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Consolidation and shared services for Sports precinct</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>12</th>
<th>Resilient Environment &amp; Community</th>
<th>Services</th>
<th>Discussed intent of proposals with relevant staff and agreed no changes are required to accommodate suggestions</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Reduce the duplication of services</td>
<td>7. should be increased priority at present time</td>
<td></td>
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<tr>
<td>5. Kms of walking riding trails serviced</td>
<td></td>
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<table>
<thead>
<tr>
<th>13</th>
<th>Resilient Environment &amp; Community</th>
<th>Measuring</th>
<th>New dot point added for Number of public partnerships and emergency management responses in relation to improved monitoring programs</th>
</tr>
</thead>
<tbody>
<tr>
<td>7. Number of Public partnerships</td>
<td>8. increase in the average high tide level</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Growth Inhabitants (horticulture)</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>14</th>
<th>Accountable &amp; Sustainable Governance</th>
<th>Projects</th>
<th>All suggested points are reflected in amended services &amp; projects list</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. EDO Investment and Jobs plan</td>
<td>2. Development of Town Plans to empower their Priorities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Increase in governance reps on local committees</td>
<td>7. Higher importance on frontline staffing professionalism</td>
<td></td>
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</tr>
<tr>
<td>9. Internal performance review of processes</td>
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</table>

<table>
<thead>
<tr>
<th>15</th>
<th>Accountable &amp; Sustainable Governance</th>
<th>Partnerships</th>
<th>Addition made</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. RDA</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

<p>| Measuring | New dot points added to include organisational score |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td><strong>Working with our Community</strong></td>
<td>Community may be engaged in this plan, we need to foster the development of the 3-5 year community plans, the failure to undertake this key process results in changed priorities by persuasive individual &amp; political pressures.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Horticulture</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>06</td>
<td><strong>Vibrant Community</strong></td>
<td>Consultation with community to investigate future possibilities in the Open Space Realm regarding quality and quantity of usable space.</td>
</tr>
<tr>
<td>10</td>
<td><strong>Great Places &amp; Infrastructure</strong></td>
<td>Point 4: Tree planting and open space, speaks of maintenance programs only! Either include or add extra point to address the need for new initiatives/upgrades for parks and gardens.</td>
</tr>
<tr>
<td>12</td>
<td><strong>Resilient Environment &amp; Community</strong></td>
<td>Point 2: Habitat protection. Replace “roadside” with terrestrial. Terrestrial encompasses all areas including nature reserves not just limiting to roadsides.</td>
</tr>
</tbody>
</table>
OVERVIEW

Background

The Town of Gawler has released its Draft Gawler Community Plan 2017 – 2027 for a six week community consultation period between 24 July and 1 September 2017.

Discussion

The Gawler Community Plan 2017-2027 is the key strategic document for Town of Gawler that will guide the future allocation of resources for infrastructure and services provided to the community by Council. The Plan also identifies the role that Council will play in advocating for infrastructure and service provision by other levels of governmental and non-government organisations as well as the private sector.

The draft Plan encompasses a number of goals, objectives and strategies which will provide the overarching framework for Council’s operational plans by way of actions, responsibilities and performance measures.

The Plan is grouped into the following five key goals:-

- Goal 1: A Uniquely Identifiable Township
- Goal 2: Managed and Sustainable Growth
- Goal 3: A Healthy, Active, Safe, Engaged Community
- Goal 4: To Respect and Nurture the Environment
- Goal 5: A Strong, Vibrant Community

Major development and population growth is planned within the Council area and economic development is identified as playing an imperative role in generating opportunities for the community.
As a neighbouring Council, Adelaide Plains Council has been asked to provide feedback on the Draft Plan. While the Plan has minimal impact on APC, Administration has prepared a brief draft submission (Attachment 1) on the Draft Plan to Town of Gawler for consideration.

**Summary**

The Town of Gawler has released its Draft Gawler Community Plan 2017 – 2027 for a six week community consultation period between 24 July and 1 September 2017. Administration has drafted a response for consideration.

**RECOMMENDATION**

“That Council, having considered Item 14.5 – **Gawler Community Plan 2017-2027**, dated 21 August 2017, receives the report and in doing so, endorses the proposed feedback to Town of Gawler as set out in Attachment 1.”

---

**Attachments**

1. Draft Submission on the Gawler Community Plan 2017-2027

**References**

**Legislation**

N/A

**Council Policies**

N/A
22 August 2017

Mayor Redman
Town of Gawler
PO Box 130
Gawler SA 5118

Dear Mayor Redman,

RE: Draft Gawler Community Plan 2017 – 2027

Thank you for providing Adelaide Plains Council (APC) with an opportunity to consider and comment on the recently released Draft Gawler Community Plan 2017-2027.

As a neighbouring Council, APC takes a keen interest in development within Town of Gawler and is supportive of policies and proposals that promote positive development outcomes in the community.

APC has recently completed its own Strategic Plan update for 2017-2020 and appreciates the amount of hard work and Council resources that have clearly gone into preparing the draft Community Plan for Gawler.

In this instance, as the draft Community Plan has minimal impact on APC, Council has no specific comment to make. However, we look forward to maintaining a collaborative and supportive approach to community planning going forward with Town of Gawler, which will have a positive influence upon the economic growth of the region.

Yours sincerely,

James Miller
Chief Executive Officer
EXECUTIVE SUMMARY

- The draft Northern Food Bowl Protection Areas Development Plan Amendment (DPA) has been prepared in accordance with the Development Act 1993 and Development Regulations 2008, and is now ready for concurrent Agency and Public Consultation.
- At the completion of the consultation period, a draft Summary of Consultation and Proposed Amendments (SCPA) Report will be prepared and any required changes to the DPA will be undertaken. The final draft DPA will be presented to Council for endorsement prior to it being presented to the Minister for Planning for approval.

RECOMMENDATION

“that Council, having considered Item 14.6 – Draft Northern Food Bowl Protection Areas Development Plan Amendment – Statutory Consultation, dated 21 August 2017, receives and notes the report and in doing so:-

1. authorises the Chief Executive Officer to release the Draft Northern Food Bowl Protection Areas Development Plan Amendment for concurrent Agency and Public Consultation pursuant to Section 25 (8)(b) of the Development Act 1993; and

2. authorises the Chief Executive Officer to coordinate a meeting open to the public to hear community representations (if required) and provide advice to Council in respect to this matter pursuant to Section 25 (11) (b) of the Development Act 1993.”

BUDGET IMPACT

Funds were allocated in the 2016/17 budget to undertake preparation of the DPA.
RISK ASSESSMENT

To facilitate future growth in the food bowl, there is a need to review and amend relevant planning policy in Council’s Development Plan. Endorsement of the Draft Northern Food Bowl Protection Areas DPA is required to achieve the requirements of the Statement of Intent (SOI).

DETAILED REPORT

Purpose

To seek authorisation to release the Draft Northern Food Bowl Protection Areas DPA for concurrent Agency and Public Consultation.

Background

The SOI for the Northern Food Bowl Protection Areas DPA was formally approved by the Minister for Planning on 12 April 2017. The purpose of the DPA is to assist in implementing the State Government’s strategic and economic priority of enabling major primary production and horticulture growth on the Northern Adelaide Plains and protecting South Australia’s primary food production region from urban encroachment.

Following a competitive tender procurement process in May 2017, Council engaged planning consultant Urban and Regional Planning Solutions (URPS) to prepare the Northern Food Bowl Protection Areas DPA.

Under the requirements of the Development Act 1993, the draft DPA is required to undergo concurrent statutory Agency and Public Consultation for eight weeks.

To achieve the requirements of the SOI timetable, the following key dates for endorsement of the DPA and statutory consultation are required to be met by Council:

<table>
<thead>
<tr>
<th>DPA Task</th>
<th>Key Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Draft DPA presented to Council for endorsement</td>
<td>21 August 2017</td>
</tr>
<tr>
<td>Statutory 8-week public and agency consultation</td>
<td>25 August to 20 October 2017</td>
</tr>
<tr>
<td>Statutory Public Hearing (if required)</td>
<td>30 October 2017</td>
</tr>
<tr>
<td>Final Draft DPA presented to Council for endorsement</td>
<td>20 November 2017</td>
</tr>
</tbody>
</table>

Discussion

The Draft Northern Food Bowl Protection Areas DPA (Attachment 1) has been prepared in accordance with the Development Act 1993 and Development Regulations 2008, and is now ready for concurrent Agency and Public Consultation.
Proposed Amendments

The area affected by the proposed DPA comprises a significant portion of the Adelaide Plains Council area, encompassing the existing Primary Production Zone and Horticulture Policy Area 3 (see Figure 1 below).

Figure 1: Affected Area

The following investigations have been undertaken to inform the amendment:

- Virginia and Northern Adelaide Plains Horticulture Study (2013)
- Mallala Broad Acre Farming Study (2015)
- Allied Industries Land Supply Study (2017)

The key findings for each investigation are described in Section 3.2 of the Explanatory Statement and Analysis of the DPA.

Based on the investigations, the DPA proposes the following changes to the Mallala Council Development Plan (consolidated 21 April 2016):
• Update of Council name from District Council of Mallala to Adelaide Plains Council

• Update the ‘Hazards’ module to align with the South Australian Planning Policy Library – Version 6 and insertion of additional local content.

• Update the ‘Interface between Land Uses’ module to align with the South Australian Planning Policy Library – Version 6 and insertion of additional policy content to manage potential interface conflict between different primary industry activities.

• Insert updated Development Plan Constraints mapping (hazard category maps) demonstrating the extent and location of flooding across the Gawler River Flood Plain Area.

• Insert new Development Plan Constraints mapping (hazard category maps) demonstrating the extent and location of flooding across the Light River Flood Plain Area.

• Amend the Non-Complying Tables within the Residential, Rural Living and Animal Husbandry Zones to reference the updated flood hazard categories, provide greater controls on development within the High Flood Hazard Risk Category Area and update policies relating to fencing within the flood plain.

• Update reference to flood policy across all general modules to reference flooding risk of the Light River and corresponding updates in the flood categorisation.

• Replace the existing Primary Production Zone to:
  o align with the South Australian Planning Policy Library – Version 6
  o expand ‘Horticulture Policy Area 3’
  o update the Desired Character Statement to specifically reference the future availability of recycled water and the potential for additional intensive horticulture and allied industries
  o insert new policy which envisages on-site energy generation where ancillary to an existing use
  o amend land division policies
  o Insertion of new ‘Complying’ development provisions which facilitate horticulture (including intensive production in an enclosed environment) across the zone, subject to conditions and link these to updated setback provisions contained in the zone
  o amend various sections of the Non-Complying Table, including land division and dwelling
  o update the Public Notification table to facilitate horticulture as a Category 1 or 2 development.
• Insertion of the Urban Employment Zone and rezoning of land to the west of Two Wells and south-east of Dublin.

• Updating land division policy content within the Settlement Zone to reflect the identified flood hazard.

• Update maximum outbuilding floor space restrictions across the Rural Living and Animal Husbandry from 8% of the total area of the allotment to 25% of the total allotment area.

• Updating relevant zone, policy area and development plan constraints maps and map reference tables to reflect the change in structure of policy within the Development Plan.

• Range of minor corrections, updates and consequential changes.

Figure 2 below shows the proposed amended boundary for Horticulture Policy Area 3, as based on the recommended boundary changes of the Mallala Broad Acre Farming Study.

**Figure 2: Proposed New Horticulture Policy Area 3 Boundary**
Figure 3 shows the proposed locations of two new Urban Employment Zones, based on recommendations from the Allied Industries Land Supply Study.

**Figure 3: Location of Proposed New Urban Employment Zones**

UEZ 1: Port Wakefield Road / Middle Beach Road  
UEZ 2: Carslake Road

Figure 4 below shows the extent of the updated Gawler River and new Light River flood plain mapping to be included in the DPA.

**Figure 4: Updated Gawler River and New Light River Flood Plain Map**
Consultation

It is proposed that concurrent Agency and Public Consultation will be undertaken from 25 August to 20 October 2015.

All written agency and public submissions made during the consultation phase will be recorded, considered, summarised and responses provided.

If required, a public meeting to hear submissions will be conducted on 30 October 2017.

On completion of the consultation phase, a draft Summary of Consultation and Proposed Amendments (SCPA) Report will be prepared in accordance with Section 25(13) of the Development Act 1993 to identify the issues raised during the consultation period and public hearing.

Any required changes to the DPA as a result of the submissions will be undertaken and the DPA will be presented to Council for endorsement prior to it being presented to the Minister for Planning for approval.

Attachments

1. Draft Northern Food Bowl Protection Areas DPA

References

Legislation

Development Act 1993

Development Regulations 2008

Council Policies

N/A
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This Development Plan Amendment (DPA) will be available for inspection by the public at:

Mallala Council Office, 2A Wasleys Road, MALLALA SA
Two Wells Service Centre, 69 Old Port Wakefield Road, TWO WELLS SA
Two Wells Public Library 61 Old Port Wakefield Road, TWO WELLS SA

from 25 August 2017 until 20 October 2017

During this time anyone may make a written submission about any of the changes the DPA is proposing.

Submissions should be sent to:
Megan Lewis - Planning Officer
Adelaide Plains Council
PO Box 18
MALLALA SA 5502

Submissions should indicate whether the author wishes to speak at a public meeting about the DPA. If no-one requests to be heard, no public meeting will be held.

If requested, a meeting will be held on 30 October 2017 at 5.30pm.
Explanatory Statement

Introduction

The Development Act 1993 provides the legislative framework for undertaking amendments to a Development Plan. The Development Act 1993 allows either the relevant council or, under prescribed circumstances, the Minister responsible for the administration of the Development Act 1993 (the Minister), to amend a Development Plan.

Before amending a Development Plan, a council must first reach agreement with the Minister regarding the range of issues the amendment will address. This is called a Statement of Intent. Once the Statement of Intent is agreed to, a Development Plan Amendment (DPA) (this document) is written, which explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA may include:

- An Explanatory Statement (this section)
- Analysis, which may include:
  - Background information
  - Investigations
  - Recommended policy changes
  - Statement of statutory compliance
- References/Bibliography
- Certification by Council’s Chief Executive Officer
- Appendices
- The Amendment.

Need for the amendment

This DPA intends to assist in implementing the State Government’s strategic and economic priority of enabling major primary production and horticulture growth on the Northern Adelaide Plains, whilst protecting South Australia’s primary food production region from urban encroachment.

Primary production and horticulture situated on the Northern Adelaide Plains are key elements of the food industry which is a major contributor to the economic future of the Northern Adelaide Region. The region generates over one third of South Australia’s horticulture production, which equates to approximately 170,000 tonnes of fresh produce valued at over $340 million per annum. The State Government, through its Northern Economic Plan has identified that the horticulture and its associated food processing and distribution industries play a pivotal role in supporting the economic prosperity of South Australia in light of the closing of General Motors Holden in late 2017.
Agriculture including farming, grazing, and intensive animal keeping are identified as predominant land uses in the Adelaide Plains Council area (the ‘Council’), with other significant land uses being horse keeping, dog kennelling, grain storage, stock sale activities and weapons testing associated with the adjoining Port Wakefield Proof Range activities.

The southern portion of the Council is an established horticultural area that enjoys advantageous natural resource conditions, access to some water, major private and public investment in infrastructure, and is close to a large labour supply located in northern Adelaide. In addition, the region is located close to local markets, major interstate freight routes and distribution facilities at Pooraka and Edinburgh Park. This combination of factors is not replicated elsewhere in South Australia and has strategic importance to the State.

There is considerable potential for future employment growth within the Council north of the Gawler River, particularly in the food value adding and transport, storage and logistics sectors. Furthermore, there is also potential for growth in intensive animal keeping activities (mainly poultry) and broad acre farming, whilst the opportunity for a multispecies abattoir to be established in the vicinity of the livestock markets at Dublin has been identified and further expansion of the existing abattoir north east of Two Wells is recognised.

**Water Supply**

Horticulture occurring on the Adelaide Plains (including those areas north of the Gawler River) is supported by both underground water resources and the existing Virginia Pipeline System (VPS) which provides treated wastewater from the Bolivar wastewater treatment plant for irrigation.

It is recognised that there are options being pursued to both extend the existing VPS to provide additional infrastructure and water for irrigation purposes and construct new irrigation infrastructure in the form of the Northern Adelaide Irrigation Scheme (NAIS). The NAIS project seeks to deliver an additional 20 gigalitres of recycled water from the Bolivar wastewater treatment plant for irrigation purposes. Together this infrastructure will facilitate the growth of food production and horticulture, feed and fodder crops and other food production related uses north of the Gawler River, whilst creating an expected 3,500 jobs in the region.

This DPA provides the necessary policy framework to support the growth of horticultural activities and allied services in the APC area.

**Flooding**

The APC area is subject to flooding from both the Gawler River and Light River. Current development controls seek to restrict development on the Gawler River flood plain however are silent with respect to the Light River flood plain.

It has been long recognised that the area depicted as flood prone is inaccurate, having been prepared prior to the construction of the Bruce Eastick Flood Mitigation Dam on the North Para River (completed December 2007). Construction of this dam has in-turn altered the flood plain profile. Further, Council has now mapped the flooding hazard associated with the Light River which has otherwise been unavailable. It is therefore Council’s intention to introduce new flood hazard mapping into the Development Plan to provide more comprehensive and up-to-date information for those subject to flood inundation from both the Gawler River and the Light River. The insertion of new mapping is crucial to ensuring a risk based approach is administered when determining development on those areas identified as being prone to inundation of flood waters.
**Statement of Intent**

The Statement of Intent relating to this DPA was agreed to by the Minister on 12 April 2017.

The issues and investigations agreed to in the Statement of Intent have been undertaken or addressed.

**Affected area**

The area(s) affected by the proposed DPA is all of Council's Primary Production Zone and existing industry zones within Two Wells.

**Summary of proposed policy changes**

The DPA proposes the following changes:

- Update the ‘Hazards’ module to align with the *South Australian Planning Policy Library – Version 6* and insertion of additional local content.

- Update the ‘Interface between Land Uses’ module to align with the *South Australian Planning Policy Library – Version 6* and insertion of additional policy content to manage potential interface conflict between different primary industry activities.

- Insert updated Development Plan Constraints mapping (hazard category maps) demonstrating the extent and location of flooding across the Gawler River Flood Plain Area.

- Insert new Development Plan Constraints mapping (hazard category maps) demonstrating the extent and location of flooding across the Light River Flood Plain Area.

- Amend the Non-Complying Tables within the Residential, Rural Living and Animal Husbandry Zones to reference the updated flood hazard categories, provide greater controls on development within the High Flood Hazard Risk Category Area and update policies relating to fencing within the flood plain.

- Update reference to flood policy across all general modules to reference flooding risk of the Light River and corresponding updates in the flood categorisation.

- Replace the existing Primary Production Zone to:
  - align with the *South Australian Planning Policy Library – Version 6*
  - expand the ‘Horticulture Policy Area 3’
  - update the Desired Character Statement to specifically reference the future availability of recycled water and the potential for additional intensive horticulture and allied industries
  - insert new policy which envisages on-site energy generation where ancillary to an existing use
  - amend land division policies
  - Insertion of new ‘Complying’ development provisions which facilitate horticulture (including intensive production in an enclosed environment) across the zone, subject to conditions and link these to updated setback provisions contained in the zone
o amend various sections of the Non-Complying Table, including land division and dwelling

o update the Public Notification table to facilitate horticulture as a Category 1 or 2 development.

- Insertion of the Urban Employment Zone and rezoning of land to the west of Two Wells and south-east of Dublin.
- Updating land division policy content within the Settlement Zone to reflect the identified flood hazard.
- Update maximum outbuilding floor space restrictions across the Rural Living and Animal Husbandry from 8% of the total area of the allotment to 25% of the total allotment area.
- Updating relevant zone, policy area and development plan constraints maps and map reference tables to reflect the change in structure of policy within the Development Plan.
- Range of minor corrections, updates and consequential changes.

**Legal requirements**

Prior to the preparation of this DPA, council received advice from a person or persons holding prescribed qualifications pursuant to section 25(4) of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of council’s Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the *Development Regulations 2008*.

**Consultation**

This DPA is now released for formal agency and public consultation. The following government agencies and organisations are to be formally consulted:

- Department for Premier and Cabinet
- Department of Planning, Transport and Infrastructure
- Department of Environment, Water and Natural Resources (Planning and Assessment Unit)
- Department for Communities and Social Inclusion
- Department for Education and Child Development
- Department for Health and Ageing
- Department of Treasury and Finance
Northern Food Bowl Protection Areas DPA
Adelaide Plains Council
Explanatory Statement

- Department for Primary Industries and Resources South Australia
- Department for Further Education, Employment, Science and Technology
- Department for Manufacturing, Innovation, Trade, Resources and Energy
- Environment Protection Authority
- Renewal SA
- Country Fire Service
- State Emergency Service
- SA Police
- SA Power Networks
- Australian Rail Track Corporation
- NBN Co Limited
- SA Water
- APA Group/Envestra
- Telstra
- Origin Energy
- Epic Energy
- SeaGas
- Natural Resources – Adelaide and Mount Lofty Ranges
- Gawler River Floodplain Management Authority
- RDA - Barossa

- Leesa Vlahos MP
- Jon Gee MP
- Steven Griffiths MP

- City of Playford
- Light Regional Council
- Wakefield Regional Council
• Town of Gawler
• The Barossa Council

• Hortex Alliance
• Other key horticulture and broad acre farming groups to be identified from previous studies

All written and verbal, agency and public submissions made during the consultation phase will be recorded, considered, summarised and responses provided. Subsequent changes to the DPA may occur as a result of this consultation process.

**Important Note for Agencies:** This DPA includes modules from the State Planning Policy Library.

As the policy library was subject to agency consultation during its development, agencies are requested to comment only on the range and application of the modules selected and not on the actual policy content, except where that policy has been included as a local addition. Agencies are invited to comment on any additional issues (if relevant).

**The final stage**

When the council has considered the comments received and made any appropriate changes, a report on this (the *Summary of consultations and proposed amendments* report) will be sent to the Minister.

The Minister will then either approve (with or without changes) or refuse the DPA.
Northern Food Bowl Protection Areas DPA
Adelaide Plains Council
Analysis

1. Background

Irrigated Primary Production

The Northern Adelaide Plains is recognised as a key primary industry zone, generating over one-third of the State’s horticulture production valued at over $340 million per annum (PIRSA, 2017). Whilst that area north of the Gawler River and located within the Adelaide Plains Council (the ‘Council’) has localised irrigated horticulture around Two Wells and Lewiston, the vast majority of the primary production across the Council area is characterised by broad acre farming pursuits.

The State Government’s Northern Adelaide Plains Agribusiness Initiative proposes to deliver up to 20 gigalitres of fit-for-purpose Class ‘A’ recycled water through the Northern Adelaide Irrigation Scheme (NAIS). The NAIS will see the expansion of trunk infrastructure to deliver recycled water from the Bolivar Waste Water Treatment Plant to new areas across the Plains.

Council recognises that the consistent supply of sustainable irrigation water will increase opportunities for the expansion of both alternative primary industries and allied services.

Current Development Plan controls differentiate between those primary production areas currently serviced by irrigation infrastructure (Horticulture Policy Area 3), and those areas which remain unserviced by irrigation (balance of the Primary Production Zone). Whilst facilitating the growth of horticulture in the southern portion of the study area, there is cause to consider broad policy approaches to allow primary producers to diversify and the market to respond quickly to changing opportunities.

Allied Food Industries

Separate to the expansion of alternative and intensive primary industry activities is the potential growth of allied food industries. As discussed in the Allied Food Industries Land Supply Study (Section 3.2 below), allied food industries are those which establish to provide ancillary services to primary production and can include activities such as packing sheds, chemical resellers, value-add businesses etc.. Supporting the expansion of these allied industries in unison with the expansion of intensive primary industries will assist in facilitating the long term success of the agricultural sector across APC.

2. The strategic context and policy directions

2.1 Consistency with South Australia’s Strategic Plan

South Australia’s Strategic Plan outlines a medium to long-term vision for the whole of South Australia. It has two important, complementary roles. Firstly, it provides a framework for the activities of the South Australian Government, business and the entire South Australian community. Secondly, it is a means for tracking progress state-wide, with the targets acting as points of reference that can be assessed periodically.

The DPA supports the following targets of South Australia’s Strategic Plan:
## South Australia’s Strategic Plan 2011

<table>
<thead>
<tr>
<th>Strategic Plan Objective/Targets</th>
<th>Comment/Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>T37: Total exports – increase the value of South Australia’s export income to $25 billion by 2020</td>
<td>The DPA seeks to provide a policy environment which supports an increase in export potential.</td>
</tr>
<tr>
<td>T40: Food industry – Grow the contribution made by the South Australian food industry to $20 billion by 2020</td>
<td>The DPA supports Target 40 as it seeks to introduce policy which directly address the supply of both irrigated primary production land and land providing supporting industries.</td>
</tr>
<tr>
<td>T75: Sustainable water use – South Australia’s water resources are managed within sustainable limits by 2018</td>
<td>The DPA supports this target and builds upon the anticipated availability of Class A Recycled Water delivered through the NAIS. This in turn will assist in limiting the draw from both aquifer sources and the Gawler River.</td>
</tr>
</tbody>
</table>

### 2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government planning policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government.

The following volumes of the Planning Strategy are relevant to this DPA:

- 30 Year Plan for Greater Adelaide 2017 Update

The DPA supports the policies of the Planning Strategy namely:

<table>
<thead>
<tr>
<th>Policy</th>
<th>Comment/Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>55 – Promote certainty to undertake development while at the same time providing scope for innovation</td>
<td>The DPA seeks the introduction of policy which provides clear direction for both expanded irrigated horticulture north of the Gawler River and the accommodation of allied food activities in support of these new primary industries.</td>
</tr>
<tr>
<td>56 – Ensure there are suitable land supplies for the retail, commercial and industrial sectors</td>
<td>This DPA supports the potential for expanded industrial land supply in support of allied food industries.</td>
</tr>
<tr>
<td>57 – 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</td>
<td>The DPA supports the development of value-add allied food industries across the Northern Adelaide Plains as further described in Council’s Allied Food Industries Land Supply Study. Development occurring within the study area will not detrimentally impact upon the intent of the EFPA.</td>
</tr>
</tbody>
</table>
## Analysis

### 58 – Ensure that the Environment and Food Production Areas, Character Preservation Districts and planning policies work in an integrated way to:

- protect key primary production assets and opportunities.
- facilitate local operating and investment conditions that support primary production and related agri-business development
- enable timely business adjustment and climate change adaptation by primary producers

This DPA seeks to amend and add to current planning policy controls to ensure that growers in the Northern Adelaide Plains are positioned to take advantage of future market changes and opportunities which are further expanded by the availability of recycled water to support horticulture and related agri-business growth.

### 59 – Enable major new primary production and agri-business development across the Northern Adelaide and Barossa regions and in the Mount Barker-Murray Bridge corridor and prevent ad hoc land use changes that may compromise those investments.

This DPA directly supports this policy. Namely, the DPA seeks to encourage the development of horticulture where provided with appropriate recycled water supply and allied food industries. Appropriate policy amendments and additions are proposed which prevent ad hoc land use change.

### 60 – 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.

Policy amendments and additions proposed as part of this DPA will maintain alignment with the Northern Economic Plan.

### 62 – Manage the interface between townships and adjacent primary production activities and areas of nature protection.

The introduction of new primary production activities in the form of irrigated horticulture into areas traditionally characterised by broadacre farming pursuits has the potential to alter current interface controls. This DPA explores this matter.

---

### 2.3 Consistency with other key strategic policy documents

This DPA accords with other key policy documents:

#### 2.3.1 Council’s Strategic Directions Report

This DPA is consistent with Council’s Strategic Directions Report and helps deliver outcomes sought through a number of studies and DPA’s including:

- Light and Gawler Rivers Flood Prone Areas DPA – high priority
- Horticultural Lands and Rural Areas DPA – medium priority
- Industrial Land Supply study – medium priority
- Industrial Land DPA – low priority
2.3.2 Infrastructure Planning

Where relevant, a DPA must take into account relevant infrastructure planning (both physical and social infrastructure) as identified by Council (usually through the Strategic Directions Report), the Minister and/or other government agencies.

The following infrastructure planning is of relevance to this DPA:

<table>
<thead>
<tr>
<th>Government Agency Infrastructure Planning</th>
<th>Comment/Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Industries and Regions SA - Northern Adelaide Plains Agribusiness Initiative (Northern Adelaide Irrigation Scheme (NAIS))</td>
<td>The DPA supports the future expansion of recycled water north of the Gawler River via the NAIS, proposing amendments to the current planning policy landscape that facilitate the greatest opportunity presented by this important resource.</td>
</tr>
</tbody>
</table>

2.3.3 Current Ministerial and Council DPAs

This DPA has taken into account the following Ministerial and Council DPAs which are currently being processed:

- Not applicable

2.3.4 Existing Ministerial Policy

This DPA does not propose changes to existing Ministerial policy.

3. Investigations

3.1 Investigations undertaken prior to the SOI

The following previous documents provide a comprehensive basis for the preparation of this DPA.

3.1.1 The Northern Food Bowl – A Framework for Future Action

The 2013 Northern Food Bowl – A Framework for Future Action report was a collaboration between Council, City of Playford, Natural Resources Adelaide Mount Lofty Ranges, Department of Primary Industries Regions SA (PIRSA), Regional Development Australia – Barossa and Hortex.

This report sought to provide guidance to all parties on potential actions required to secure the long-term sustainability of the horticultural industry in the region. In doing so a range of Goals and Actions were identified which addressed specific areas of potential reform, including Land Use Planning and Building Policy.

Of particular note to this DPA are the following:

<table>
<thead>
<tr>
<th>Goal</th>
<th>Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>A clear and consistent vision for horticulture supported by planning policy</td>
<td>- That the vision for the area be described through a strong Desired Character Statement that…sets a vision of the area being ‘Adelaide’s Northern Food Bowl’</td>
</tr>
</tbody>
</table>
### Analysis

<table>
<thead>
<tr>
<th>Goal</th>
<th>Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing zoning be reviewed to ensure expansion of horticultural pursuits when water is available.</td>
<td></td>
</tr>
<tr>
<td>All forms of horticultural uses should be supported; Greenhouse clustering should be encouraged where there are industry benefits in accordance with the guiding principles of clustering through a DPA</td>
<td></td>
</tr>
<tr>
<td>A greenhouse cluster should allow limited subdivision to 2.5 hectares. This is seen as a viable unit size for small-to-medium scale greenhouses.</td>
<td></td>
</tr>
<tr>
<td>With the exception of greenhouse cluster precincts, policy should not specify uniform or minimum allotment sizes</td>
<td></td>
</tr>
<tr>
<td>Through planning policy, enable and support the development of allied and value-adding horticultural uses</td>
<td></td>
</tr>
<tr>
<td>Ensure future Development Plan policy requires a shared responsibility for managing the interface between horticultural and residential land uses rather than relying on the industry to provide buffers and limit activities in close proximity to residential development; Support Development Plan policy that encourages a shared responsibility for managing the interface between horticulture and other agricultural uses, supported by a collaborative approach between adjoining growers/farmers and their respective representative bodies.</td>
<td></td>
</tr>
</tbody>
</table>

### 3.1.2 Mallala Broadacre Farming Study

In 2015, Council undertook a detailed study to assist in identifying the potential boundary between broadacre farming and irrigated horticulture to facilitate the creation of a well-planned food bowl. In making its recommendations, this study utilised a Multi Criteria Assessment (MCA) approach which considered a range of elements including natural resources, economic value, environmental integrity and community values.

The findings and recommendations of this study identify approximately 16,350 hectares of land that could be made available and dedicated to irrigated horticulture activity with the provision of
adequate water supply. The area in question generally aligns with that nominated for the Northern Adelaide Irrigation Scheme (NAIS) and is geographically located to the southern portion of the Council in and around Lewiston, Two Wells and the Gawler River.

3.1.3 The Northern Economic Plan – Look North

The Northern Economic Plan ‘Look North’ is a collaborative document prepared between State and Local Government which seeks to foster jobs and empower local communities in northern Adelaide. The plan focuses on three (3) strategic areas namely industry growth, thriving communities and responsive governments.

Whilst not having a direct relationship with the preparation of the plan, APC stands to benefit from actions to be delivered through the plan. Of particular relevance to this study is the focus area of agriculture, food and beverage which notes that for the past 17 years the state’s horticultural sector has increased in value and currently contributes some $250 million to the total state economy. To continue supporting this growth and provide for new opportunities the plan identifies a key project in the Northern Adelaide Plains Agribusiness Initiative.

This initiative sees the development of the NAIS which will provide an additional 20 gigalitres of recycled water from the Bolivar Waste Water Treatment Plan to support the expansion of irrigated horticulture and the development of new irrigation areas, including those areas north of the Gawler River.

3.2 Investigations undertaken to inform this DPA

In accordance with the Statement of Intent, the following investigations have been undertaken to inform this DPA:

3.2.1 Adelaide Plains Council Allied Food Industries Land Supply Study

In July 2017, the Council prepared the ‘Allied Food Industries Land Supply Study’ (the ‘Study’). This study was undertaken to provide support for the expansion of primary industries associated with the NAIS, to offer clear guidance on what constitutes an allied food industry and to understand and recommend a policy setting which supports the expansion of primary industries and allied food industries.

Allied Food Industries

The Study identified the diversity of allied food industries and provided the following definitions:

Direct

Direct allied food industries are described as ‘those activities which occur predominantly as a result of, and in direct connection with, a primary production activity’. This definition recognises the direct supporting role the allied food industry plays to the success of the primary production activity. Examples of direct allied food industries include:

- Washing/processing/packing of produce (e.g. packing shed);
- Winery;
- Bulk commodity storage; and
- Feed/hay processing mill.
Ancillary

Ancillary allied food industries are defined as ‘those activities which provide an ancillary service in support of primary production uses’. This definition differentiates those activities which are established to either provide a supporting function to primary production or those activities which value-add to primary produce. Examples of ancillary allied food industries include:

- Chemical resellers;
- Cold storage;
- Transport and logistics (not directly associated with processing/processing and packaging);
- Equipment sales and service;
- Nurseries; and
- Value-adding industries (e.g. food manufacturers).

The above activities are largely included within the definitions prescribed by Schedule 1 of the Development Regulations, 2008, namely 'retail showroom', 'general industry', 'industry', 'light industry', 'service industry', 'service trade premise' and 'shop'.

Policy Setting

The study sought to understand the most appropriate policy setting to support allied food industries. In doing so, the Study recommended the continuation of current practice which allows certain allied food industries with a direct association to a primary industry use to occur in unison with the activities, whilst recognising the benefits which may be provided by siting those activities which do not rely upon, or have a direct relationship with on-site activities in a dedicated industry type zone. This approach provides for:

- The co-location of ancillary allied food industries to gain efficiencies, both in the provision of infrastructure and the sharing of knowledge;
- The management of potential interface conflict between allied food industries and residential/township activities;
- The continuation of best practice planning;
- The protection of primary production zoned land for primary industries and the management of incompatible land uses;
- The availability of suitably zoned land for ‘primary’ allied value adding practices which facilitates larger scale activities which are out of character with the primary production zone; and
- Market flexibility.

Recommendations

In proposing recommendations, the Study considered the availability and suitability of land, provision of supporting infrastructure and the above policy considerations. The following recommendations are noted within the Study:

1. Undertake investigations as part of the Northern Food Bowl Protection Areas DPA with the intent to rezone land which is, or is capable of, being adequately serviced by infrastructure
and sited accordingly for ancillary allied food services. Activities envisaged within a future 'industry' type zone would include those that are not dependent on activities occurring on-site.

2. Remove Horticulture Policy Area 3. This recommendation seeks to encourage and facilitate diversification of primary production activities whilst enabling primary producers to be adaptable and flexible to market influences.

3. Consider policy amendments which facilitate greenhouse development as a complying development, within the Primary Production Zone, subject to certain provisions being met (e.g. minimum setbacks, located outside or within the low flood risk area, achievement of buffer/interface controls on the new entrant).

4. Consider policy additions which allow direct allied food industries to occur throughout the Primary Production Zone and not depend on primary industry occurring on-site.

5. Explore land division policy approaches, including leases and/or licence as per Schedule 3 of the Development Regulations, 2008 to facilitate expansion of primary industries and allied food industries. Issues for consideration include (but are not limited to) the listing of land division as non-complying, the provision of land division subsequent to the establishment of an allied food industry.

6. Review current dwelling controls within the primary production zone to ensure priority is placed on protecting primary production and allied food industry uses.

7. Consider the availability and demand for workers accommodation and the most appropriate location for this form of development.

8. Investigate current planning controls and make recommendations to ensure energy generation can take place on-site when occurring in association with primary industries and allied food industries.

9. Update policies to ensure ‘Industry’ is merit within the Primary Production Zone where ancillary to activities on-site or for the purpose of processing primary production products.

10. Lobby the Department of Planning, Transport & Infrastructure for amendments and upgrades to the State road network to support higher productivity vehicles (e.g. B-Doubles) throughout the study area.

11. Consider Council’s road sealing program and its relationship to location and needs of future allied food industries.

3.2.2 Infrastructure

The provision of adequate infrastructure for both primary industries and allied food industries will play an important supporting role in the success of the NAIS. As identified in the Allied Food Industries Land Supply Study, trunk and distribution electricity, gas and water infrastructure is located throughout the study area, whilst road access is available.

Accessibility to infrastructure is a key consideration in the rezoning of land for industry purposes.

3.2.3 Flooding

Flooding from both the Gawler River and Light River continues to significantly influence development patterns across the Council. As identified in the SOI, Council’s Development Plan contains overlay mapping prepared in 1993 which identifies historic 1:100 year Average Recurrence Interval (ARI) flooding for the Gawler River and its wider catchment. This mapping is used by Council to determine the impact of flooding on life and property and guides the Development Assessment process.
Translation of Flood Categories

The Development Plan currently identifies flooding across three hazard categories (described as 1, 2 and 3) which are identified within Gazetted Plan ‘GRO Map 238/1993’.

The three current Hazard Categories are based on:

- **Hazard Zone 1** - zero to 0.3 metres depth at flood where velocities are generally low;
- **Hazard Zone 2** - 0.3 to 0.8 metres depth at flood where velocities are low, or 0.2 to 0.3 metres depth where velocities are high; and
- **Hazard Zone 3** - 0.8 to two metres plus, depth of flood, even where velocities are very low, or at depths 0.3 metres to 0.8 metres where velocities are high.

A similar approach was taken by AWE in its mapping of both the Gawler River and Light River floodplains, based on the best practice principles set out within the report titled ‘Floodplain management in Australia: best practice principles and guidelines’ (SCARM Report 73) prepared by the Commonwealth Government in 2000.

Essentially, the levels of hazard relate to the risk created by the floodwaters. This is determined based on:

- **floodwater depth and velocity** which will impact on the abilities for wading through water, level of damage created to structures, the possibility of scouring, buoyancy and collection / impact of debris;
- **the rate of rise of floodwater** which will impact on the abilities of community to react and evacuate;
- **duration of flooding** which can impact on isolation of communities and requirements of rescue efforts;
- **ability to evacuate in terms of numbers of people, distance, bottlenecks and safe routes for evacuation** (SCARM, 2000).

Based on these criteria, the SCARM report recommends four hazard categories as defined below:

- **Low** – there are no significant evacuation problems. If necessary, children and the elderly could wade to safety with little difficulty; maximum flood depths and velocities along evacuation routes are low; evacuation distances are short. Evacuation is possible by a sedan-type motor vehicle, even a small vehicle. There is ample time for flood forecasting, flood warning and evacuation; evacuation routes remain trafficable for at least twice as long as the time required for evacuation.

- **Medium** – fit adults can wade to safety, but children and the elderly may have difficulty; evacuation routes are longer, maximum flood depths and velocities are greater. Evacuation by sedan-type vehicle is possible in the early stages of flooding, after which 4WD vehicles or trucks are required. Evacuation routes remain trafficable for at least 1.5 times as long as the necessary evacuation time.

- **High** – fit adults have difficulty in wading to safety; wading evacuation routes are longer again; maximum flood depths are greater (up to 1.0m and 1.5m/s respectively). Motor vehicle evacuation is possible only by 4WD vehicles and trucks and only in the early stages of flooding. Boats or helicopters may be required. Evacuation routes remain trafficable only up to the minimum evacuation time.

- **Extreme** – boats or helicopters are required for evacuation; wading is not an option because of the rate of rise of depth and velocity of floodwaters. Maximum flood depths and velocities are over 1.0m and over 1.5m/s respectively. (SCARM, 2000)
As a result, the identified Hazard categories have utilised the following depth and flow velocity criteria:

- **Low** - zero to 0.3 metres depth at flood where velocities are generally low (up to 0.3m/s)
- **Medium** - up to 0.6 metres depth at flood where velocities are low, or from 0.3 metres depth where velocities are high (up to 0.8m/s);
- **High** – up to 1.2 metres depth of flood, even where velocities are very low, or at depths from 0.6 metres where velocities are high (up to 1.5m/s);
- **Extreme** - two metres plus, depth of flood, even where velocities are very low, or at depths from 1.2 metres where velocities are high (from 1.5m/s).

These categories differ slightly from those found within the existing Development Plan; however they represent more up-to-date modelling than previous figures and are considered to be appropriate for use in the context of defining the flood extent.

There is, however, value in maintaining a three-level tier to reference the hazard categories within the Development Plan as it maintains a level of consistency and ease of use for practitioners. This is also practical as the desired limitation of land uses is similar in both the ‘High’ and ‘Extreme’ Hazard categories.

![Figure 1: Flood Hazard Ratings (SCARM 2000)](image)

**Gawler River Flooding**

Since first inserting the flood mapping with Council’s Development Plan, there has been a concerted effort by the Gawler River Flood Plain Management Authority (GRFMA), of which Council is a member, to undertake works with the intent of protecting properties on the Gawler River floodplain from a 1:100 year ARI flood event. Key capital works projects include the construction of the Bruce Eastick Flood Mitigation Dam in the North Para River (2007) and the installation of a spillway in the existing South Para reservoir (2010).

As a result of these works, new flood plain mapping was prepared in 2008 to understand what influence the construction of the Bruce Eastick Flood Mitigation Dam had on the anticipated flood profile. The process used to prepare this mapping was based on best practice principles and flood hazard categories contained in the report titled ‘Floodplain management in Australia: best practice principles and guidelines’ (SCARM Report 73) prepared by the Commonwealth Government.
Northern Food Bowl Protection Areas DPA
Adelaide Plains Council

Analysis

The mapping which was prepared based on these principles is more detailed and alters the floodplain profile. Replacement of the existing 1993 flood hazard mapping with the updated 2008 flood hazard mapping is a key component of this DPA.

Light River Flooding

Whilst known to cause flooding impact, the extent and characteristics of 1:100 year ARI flood event from the Light River has never been identified through formal flood mapping contained in Council’s Development Plan.

Recognising the importance of understanding the flood impact and hazard resulting from flooding of the Light River, Council engaged Australian Water Environments (AWE) to prepare the 2011 ‘Light River Floodplain Mapping Study’. This study and the associated flood hazard maps were prepared based on the principles contained in the SCARM Report.

The Light River has many tributaries, however virtually no catchment across the Council area (other than the river channel itself). Given the topography of the Council and the channel capacity in the lower reaches, flooding is a major constraint.

Figure 2: River Light Flood Inundation Mapping (AWE 2011)

This DPA will insert new flood hazard mapping for the Light River (and where relevant, planning policy) based on the 2011 study.
3.2.4 Interface between Primary Production Uses

Interface conflict is recognised and managed through the existing ‘Interface between Land Uses’ module contained in the General Section of the Development Plan. The controls contained in this module provide guidance on matters such as noise, vibration, light spill etc. and largely address conflict arising between primary production and residential activities.

However, there is growing recognition of the potential conflict which arises between alternative primary industry activities, with little guidance provided through policy on this matter. Conflict which may arise between these uses include:

- Spray drift;
- Dust;
- Noise;
- Odour; and
- Traffic movements.

The matter of spray drift is particularly topical and the potential for conflict on the Northern Adelaide Plains is heightened as new ‘chemical-sensitive’ land uses such as horticulture (both open air and enclosed environments) and viticulture are introduced into a landscape traditionally characterised by broadacre farming activities with generally consistent chemical regimes.

In order to understand the potential issues, PIRSA convened a working group throughout 2015-16 which comprised members from:

- Local Government (Light Regional Council and Barossa Council);
- State Government (DPTI, EPA, PIRSA); and
- Industry Groups (Primary Producers SA and Grain Producers SA).

The full suite of recommendations is contained in a report titled ‘Report of the PIRSA Buffers Working Group’ (2017), however at the heart of the report is an understanding that the matter of spray drift is complex with multiple players including:

- Federal Government – the Australian Pesticides and Veterinary Medicines Authority (APVMA) who is responsible for setting chemical label requirements (i.e. mandatory downwind no-spray zones, nozzle types etc.);
- State Government – PIRSA and particularly Biosecurity SA (Rural Chemicals Operations) who is responsible for the implementation of the APVMA label requirements and management of spray drift complaints;
- Local Government – to a much lesser degree Local Government who consider applications for change of land use; and
- Farmers – responsible for the proper application of chemicals in accordance with label requirements.

There is no single clear solution for the management of interface conflict arising from spray drift and whilst noted as broad concepts in current policy, there is little in the way of detailed policy controls. This DPA recommends the inclusion of additional local policy content which specifically addresses a need for new entrants to manage spray drift and the associated buffers on their land, which in turn recognises current land uses and the important of land use continuity.
4. Recommended Policy Changes

Following is a list of the recommended policy changes based on the investigations of this DPA:

- Update the ‘Hazards’ module to align with the *South Australian Planning Policy Library – Version 6* and insertion of additional local content, including that which specifically addresses flooding of the Gawler River and Light River.

- Update the ‘Interface between Land Uses’ module to align with the *South Australian Planning Policy Library – Version 6* and insertion of additional policy content to manage potential interface conflict between different primary industry activities.

- Insert updated Development Plan Constraints mapping (hazard category maps) demonstrating the extent and location of flooding across the Gawler River Flood Plain Area.

- Insert new Development Plan Constraints mapping (hazard category maps) demonstrating the extent and location of flooding across the Light River Flood Plain Area.

- Amend the Non-Complying Tables within the Residential, Rural Living and Animal Husbandry Zones to reference the updated flood hazard categories, provide greater controls on development within the High Flood Hazard Risk Category Area and update policies relating to fencing within the flood plain.

- Update reference to flood policy across all general modules to reference flooding risk of the Light River and corresponding updates in the flood categorisation.

- Replace the existing Primary Production Zone to:
  - align with the *South Australian Planning Policy Library – Version 6*
  - Increase the size of the ‘Horticulture Policy Area 3’
  - update the Desired Character Statement to specifically reference the future availability of recycled water and the potential for additional intensive horticulture and allied industries
  - insert new policy which envisages on-site energy generation where ancillary to an existing use
  - amend land division policies
  - Insertion of new ‘Complying’ development provisions which facilitate horticulture (including intensive production in an enclosed environment) across the zone, subject to conditions
  - amend various sections of the Non-Complying Table, including land division and dwelling
  - update the Public Notification table to facilitate horticulture as a Category 1 or 2 development.

- Insertion of the Urban Employment Zone and rezoning of land to the west of Two Wells and south-east of Dublin.

- Updating land division policy content within the Settlement Zone to reflect the identified flood hazard.

- Update maximum outbuilding floor space restrictions across the Rural Living and Animal Husbandry from 8% of the total area of the allotment to 25% of the total allotment area.
• Updating relevant zone, policy area and development plan constraints maps and map reference tables to reflect the change in structure of policy within the Development Plan.

• Range of minor corrections, updates and consequential changes.

4.1 State Planning Policy Library update

Council resolved in the SOI that it would update relevant components of the Development Plan to the latest version of the State Planning Policy Library – version 6. A summary and analysis of the changes is contained in the Appendices.

5. Consistency with the Residential Code

N/A

6. Statement of statutory compliance

Section 25 of the Development Act 1993 prescribes that the DPA must assess the extent to which the proposed amendment:

• accords with the Planning Strategy
• accords with the Statement of Intent
• accords with other parts of council’s Development Plan
• complements the policies in Development Plans for adjoining areas
• accords with relevant infrastructure planning
• satisfies the requirements prescribed by the Development Regulations 2008.

6.1 Accords with the Planning Strategy

This DPA is consistent with the direction of the Planning Strategy as discussed under Section 2.2 above.

6.2 Accords with the Statement of Intent

The DPA has been prepared in accordance with the Statement of Intent agreed to on 12 April 2017. In particular, the proposed investigations outlined in the Statement of Intent have been addressed in section 3.2 of this document.

6.3 Accords with other parts of the Development Plan

The policies proposed in this DPA are consistent with the format, content and structure of the Mallala Council Development Plan.
For instance, the Development Plan maintains the use of local content (where appropriate) and mapping format whilst also introducing updated and new flood mapping which are consistent.

6.4 Complements the policies in the Development Plans for adjoining areas

The DPA’s intent to support the growth of horticulture across the Northern Adelaide Plains is consistent with the direction of adjoining Councils, particularly the City of Playford and Light Regional Council.

Further, adjoining Development Plans have been, or are to be, the subject of updated Gawler River flood hazard mapping. The DPA introduces this mapping, along with new mapping for the Light River.

Accordingly, the policies proposed in this DPA will not affect and will complement the policies of Development Plans for adjoining areas.

6.5 Accords with relevant infrastructure planning

This DPA complements current infrastructure planning for the Council area, as discussed in section 2.3.2 of this document.

6.6 Satisfies the requirements prescribed by the Regulations

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.
References/Bibliography

Arris, Agricultural and Environmental, 2015, Northern Adelaide Irrigation Scheme: Market Proving Study.


Department of Planning, Transport and Infrastructure, 2015, Minister’s Specification SA H3.2 – Concession for Farm Buildings.


Planning Aspects, 2015, Mallala Broadacre Farming Study


State of SA, Northern Economic Plan, 2016

SA Water, 2015, Northern Adelaide Irrigation Scheme Phase One Stakeholder Engagement Report.


Schedule 4a Certificate

CERTIFICATION BY COUNCIL’S CHIEF EXECUTIVE OFFICER

DEVELOPMENT REGULATIONS 2008

SCHEDULE 4A

Development Act 1993 – Section 25 (10) – Certificate - Public Consultation

CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT A DEVELOPMENT PLAN AMENDMENT (DPA) IS SUITABLE FOR THE PURPOSES OF PUBLIC CONSULTATION

I James Miller, as Chief Executive Officer of Adelaide Plains Council, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

(a) accord with the Statement of Intent (as agreed between the Adelaide Plains Council and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the Development Regulations 2008; and

(b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and

(c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and

(d) complement the policies in the Development Plans for adjoining areas; and

(e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the Development Act 1993.

The following person or persons have provided advice to the council for the purposes of section 25(4) of the Act:

Grazio Maiorano, RPIA
Geoff Butler, MPIA

DATED this 25th day of August 2017

Chief Executive Officer
Appendices

Appendix A - Summary of Recommended Policy Changes
Appendix B – State Planning Policy Library update
### Appendix A - Summary of Recommended Policy Changes

#### Summary of Recommended Policy Changes

The below table identified key policy changes proposed as part of this DPA:

<table>
<thead>
<tr>
<th>Issue</th>
<th>Current Policy</th>
<th>Comment and Recommended Policy Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazards Module</td>
<td>Version 5</td>
<td>• Update to Version 6&lt;br&gt;• Insert additional local content, including that which specifically addresses flooding of the Gawler River and Light River&lt;br&gt;Flood policies are based on best practice principles as outlined in the corresponding flood hazard studies</td>
</tr>
<tr>
<td>Interface between Land Uses Module</td>
<td>Version 5</td>
<td>• Update to Version 6&lt;br&gt;• Delete existing and insert new policy content to manage potential interface conflict between different primary industry activities&lt;br&gt;Insertion of this clarifying policy recognises the likely changes in land use which will occur across the Northern Adelaide Plains as recycled water becomes available and the potential interface conflict between existing primary industries and new sensitive primary industries</td>
</tr>
<tr>
<td>Gawler River flood hazard mapping and policies</td>
<td>1993 mapping</td>
<td>• Update Development Plan Constraints mapping identifying flood hazard across the Gawler River Flood Plain to that prepared in 2015&lt;br&gt;Current Development Plan flood hazard mapping and policies are based on outdated data from 1993. Since this time works have been undertaken upstream to manage flooding and as such the flooding profile has altered&lt;br&gt;As per the Hazards Module, best practice flood management has advanced and policies are to be updated.</td>
</tr>
<tr>
<td>Light River flood hazard mapping and policies</td>
<td>Nil</td>
<td>• Insert flood hazard mapping for the Light River Flood Plain&lt;br&gt;It has long been recognised that flooding from the Light River presents a considerable development constraint. Mapping of this impact was prepared in 2011 and is to be inserted within the Development Plan.</td>
</tr>
</tbody>
</table>
## Northern Food Bowl Protection Areas DPA

### Adelaide Plains Council

### Appendices

#### Appendix A—Summary of Recommended Policy Changes

<table>
<thead>
<tr>
<th>Issue</th>
<th>Current Policy</th>
<th>Comment and Recommended Policy Change</th>
</tr>
</thead>
</table>
| Primary Production Zone | Version 5 | - Update to Version 6  
- Increase land area associated with ‘Horticulture Policy Area 3’  
- update the Desired Character Statement to specifically reference the future availability of recycled water and the potential for additional intensive horticulture and allied industries  
- insert new policy which envisages on-site energy generation where ancillary to an existing use  
- amend land division policies  
- Insertion of new ‘Complying’ development provisions which facilitate horticulture (including intensive production in an enclosed environment) across the zone, subject to conditions  
- amend various sections of the Non-Complying Table, including land division and dwelling  
- update the Public Notification table to facilitate horticulture as a Category 1 or 2 development. |

Policy is to be updated to reference new flood hazard mapping and categorisation.

Given the expansion of recycled water across the Northern Adelaide Plains, Development Plan policy is to be updated to provide a supporting environment for both the expansion of horticulture and the accommodation of associated supporting industries/businesses and value-add food processing/packaging etc.

| Urban Employment Zone | Nil | Insert the Urban Employment Zone |

To facilitate the suitable accommodation of associated supporting industries/businesses and value-add food processing/packaging etc. land to the west of Two-Wells and south-east of Dublin is to be rezoned to Urban Employment.

| Horticulture Policy Area | Horticulture Policy Area 3 | Increase the size of the Horticulture Policy Area to generally reflect land that was not considered suitable for high quality broadacre (refer to Planning Aspects Broadacre Farming Study) |

<p>| Maximum outbuilding floor space (Rural) | Maximum 8% of total area of allotment | Increase maximum outbuilding floor area to 25% |</p>
<table>
<thead>
<tr>
<th>Issue</th>
<th>Current Policy</th>
<th>Comment and Recommended Policy Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Zone and Animal Husbandry Zone</td>
<td></td>
<td>Given the diversity of allotment sizes, Council has recognised that an 8% limitation is overly restrictive. A designation of 25% provides for a suitable compromise.</td>
</tr>
</tbody>
</table>
### Appendix B – State Planning Policy Library Update

#### Planning Policy Library Update

<table>
<thead>
<tr>
<th>Current Module</th>
<th>New Module</th>
<th>Comment / Noted Variations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazards Module – Version 5</td>
<td>Hazards Module – Version 6</td>
<td>Update to recognise the amended flood mapping for Gawler River and insert new content to identify flooding of the Light River</td>
</tr>
<tr>
<td>Interface between Land Uses Module - Version 5</td>
<td>Interface between Land Uses Module - Version 6</td>
<td>Carry forward existing local additions and insert new local additions to recognise greater interface conflict matters</td>
</tr>
<tr>
<td>Primary Production Zone – Version 5</td>
<td>Primary Production Zone – Version 6</td>
<td>Update Zone policy content as per library</td>
</tr>
</tbody>
</table>
Adelaide Plains Council

Northern Food Bowl
Protection Areas DPA

The Amendment

For Consultation
**Amendment Instructions Table**

**Name of Local Government Area:** Adelaide Plains Council

**Name of Development Plan:** Mallala Council Development Plan (now named Adelaide Plains Council)

**Name of DPA:** Northern Food Bowl Protection Areas DPA

The following amendment instructions (at the time of drafting) relate to the Council Development Plan consolidated on 21 April 2016.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

<table>
<thead>
<tr>
<th>Amendment Instruction Number</th>
<th>Method of Change</th>
<th>Detail what in the Development Plan is to be amended, replaced, deleted or inserted.</th>
<th>Is Renumbering required (Y/N)</th>
<th>Subsequent Policy cross-references requiring update (Y/N) if yes please specify</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Amend</td>
<td>If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.</td>
<td>N</td>
<td>Y if yes please specify.</td>
</tr>
</tbody>
</table>

**GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)**

Amendments required (Yes/No): **Yes**

**General Section**

**Hazards Module**

1. Replace Hazards Module with that content contained in Attachment A  
<table>
<thead>
<tr>
<th>Method of Change</th>
<th>Detail what in the Development Plan is to be amended, replaced, deleted or inserted.</th>
<th>Is Renumbering required (Y/N)</th>
<th>Subsequent Policy cross-references requiring update (Y/N) if yes please specify</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace</td>
<td>If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.</td>
<td>N</td>
<td>Y if yes please specify.</td>
</tr>
</tbody>
</table>

2. Delete PDC 8  
<table>
<thead>
<tr>
<th>Method of Change</th>
<th>Detail what in the Development Plan is to be amended, replaced, deleted or inserted.</th>
<th>Is Renumbering required (Y/N)</th>
<th>Subsequent Policy cross-references requiring update (Y/N) if yes please specify</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delete</td>
<td>If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.</td>
<td>N</td>
<td></td>
</tr>
</tbody>
</table>

**Infrastructure**

3. Replace Interface between Land Uses module with that content  
<table>
<thead>
<tr>
<th>Method of Change</th>
<th>Detail what in the Development Plan is to be amended, replaced, deleted or inserted.</th>
<th>Is Renumbering required (Y/N)</th>
<th>Subsequent Policy cross-references requiring update (Y/N) if yes please specify</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace</td>
<td>If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Animal Keeping Module</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>4.</strong> Replace Animal Keeping Module PDC 3(e) with the following:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>only be undertaken on areas which are filled to a height of 300 millimetres above the Australian Height Datum (AHD) height for a 1-in-100 year average return interval flood event where located within any of the Flood Hazard Risk Areas depicted on Overlay Maps – Development Constraints.</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Residential</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>5.</strong> Replace PDC 50 (b) with the following:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><em>(b) the dependent accommodation has a floor area not exceeding 100 square metres.</em></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)**

Amendments required (Yes/No): **Yes**

**Urban Employment Zone**

| **6.** Insert Immediately after the policies for the “Township Zone” the contents of Attachment C |
| **Animal Husbandry Zone** |
| **7.** Amend PDC 5 to read as follows: |
| *The total combined floor area of dog kennels, sheds, stables, garages and other buildings (excluding buildings and structures used for horticulture) should not cover more than 25 percent of the total area of the allotment.* |
| **8.** Amend Reference to Flood Hazard Zone 3 or Flood Hazard Zone 2 within PDC 3 with the following: |
| *‘Within the High Flood Hazard Risk Area, as shown on Overlay Maps – Development Constraints, buildings should not be erected except where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.’* |
| **9.** Amend Reference to Flood Hazard Zone 3 or Flood Hazard Zone 2 within PDC 4 with the following: |
| *‘Within the Medium Flood Hazard Risk Area, as shown on Overlay Maps – Development Constraints,* |
dwellings and other buildings used for human habitation should only be undertaken if supported by civil engineering advice.’

<p>| | | | |</p>
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>10. Delete PDC 8</td>
<td>Y</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>11. Replace PDC 12 with the content of Attachment D</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. Replace The non-complying table with the content contained in Attachment E</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
</tbody>
</table>

**Primary Production Zone**

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>13. Replace The entire Primary Production Zone with the content contained in Attachment F</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
</tbody>
</table>

**Residential Zone**

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>14. Replace PDC 9 with the content contained in Attachment G</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 15. Replace PDC 14 as follows:  
“14 No more than 3 dogs should be kept on an allotment” |   |   |
| 16. Replace The non-complying table with the content contained in Attachment H | N | N |

**Rural Living Zone**

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>17. Replace PDC 8 with the content of Attachment I</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18. Delete PDC 9</td>
<td>Y</td>
<td>N</td>
<td></td>
</tr>
</tbody>
</table>
| 19. Amend PDC 12 to read as follows:  
The total combined floor area of dog kennels, sheds, stables, garages and other buildings (excluding buildings and structures used for horticulture) should not cover more than 25 percent of the total area of the allotment | N | N |
| 20. Replace PDC 17 with the content of Attachment J |   |   |
| 21. Replace The non-complying table with the content contained in Attachment K | N | N |

**Settlement Zone**

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>
| 22. Amend Within the Non-complying table reference to Land Division to read:  
Land Division:  
Except where (a) and (b) are achieved: | N | N |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th>(a) the allotment has a minimum area of 1200 square metres</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>(b) the land is not located wholly within the Medium or High Flood Hazard Risk Areas, as shown on Overlay Maps – Development Constraints</td>
</tr>
</tbody>
</table>

**Recreation Policy Area 1**

23. Insert In paragraph 6 of the Desired Character Statement after the words inundation by floodwaters from the Gawler River...the following:

> ‘and the Light River catchments.’

**TABLES**

<table>
<thead>
<tr>
<th>Amendments required (Yes/No):</th>
<th>No</th>
</tr>
</thead>
</table>

**MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)**

<table>
<thead>
<tr>
<th>Amendments required (Yes/No):</th>
<th>Yes</th>
</tr>
</thead>
</table>

**Map Reference Table**

24.  

<table>
<thead>
<tr>
<th>Map(s)</th>
</tr>
</thead>
</table>

**25. Replace** Relevant maps with the contents of Attachment L
Hazard

OBJECTIVES

1. Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.

2. Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.

3. Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.

4. Development located and designed to minimise the risks to safety and property from flooding.

5. Protection of life and property from the effects of flooding by:
   - The prevention of development which could cause a potential hazard in the event of a major flood
   - Development within any of the Flood Hazard Risk Areas, as shown on Overlay Maps – Development Constraints:
     - which minimises impedance to the flow of floodwaters

6. Development located to minimise the threat and impact of bushfires on life and property.

7. Expansion of existing non-rural uses directed away from areas of high bushfire risk.

8. The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.

9. Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.

10. Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.

11. Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.

2. Development located on land subject to hazards as shown on the Overlay Maps - Development Constraints should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.

3. There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.
Flooding

4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.

5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:

(a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event

(b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.

6 Within the Flood Hazard Risk Areas, as shown on the Overlay Maps – Development Constraints:

(a) the finished floor level for dwellings, buildings for the keeping of animals, and gully traps should be a minimum of 300 millimetres above the height of a 1-in-100 year average return interval flood event of the Gawler River or Light River or natural surface level, whichever is greater

(b) the finished floor level for outbuildings should be a minimum of 150 millimetres above the height of a 1-in-100 year average return interval flood event of the Gawler River or Light River or natural surface level, whichever is greater

(c) allotments should contain sufficient area to accommodate the uses for which the land is intended

(d) filling for purposes ancillary to or associated with an approved use of land should be to a maximum of 100 millimetres above natural ground level

(e) filling required to raise the finished floor level of a building should not extend more than 10 metres beyond the external walls of that building

(f) driveways should be:

(i) filled to a maximum of 100 millimetres above natural ground level

(ii) no more than 5 metres wide.

7 Development, including earthworks associated with development, should not do any of the following:

(a) impede the flow of floodwaters through the land or other surrounding land

(b) increase the potential hazard risk to public safety of persons during a flood event

(c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood

(d) cause any adverse effect on the floodway function

(e) increase the risk of flooding of other land

(f) obstruct a watercourse.

8 Additions to dwellings located on land subject to the Medium or High Flood Hazard Risk
Areas or inundation by a 1-in-100 year average return interval flood event should be in the form of upper level additions and should not increase the total floor area at ground level of the dwelling.

9 Buildings for human habitation and residential outbuildings (e.g. garages or sheds) proposed on land subject to flooding or inundation by a 1-in-100 year average return interval flood event should be designed:

(a) to withstand forces arising from flow, debris and buoyancy pressure

(b) to ensure that wiring, power outlets and fixed electrical items (such as air-conditioning units) are positioned above the envisaged flood level

10 Residential outbuildings (e.g. garages or sheds) on land subject to flooding or inundation by a 1-in-100 year average return interval flood event should:

(a) not be used for living purposes

(b) not exceed 60 square metres in total floor area

11 Permanent storage of goods and equipment on land liable to inundation by floodwaters should be at least 300 millimetres above the predicted level of a 1-in-100 year annual return interval flood event.

12 Development should not occur where access by emergency vehicles or essential utility service vehicles would be prevented by a 1-in-100 year average return interval flood event.

13 Educational establishments, child care and aged care facilities should not be located in areas that may be affected by a 1-in-100 year average return interval flood event unless public safety can be protected and safe evacuation is available if needed.

14 Emergency service facilities such as hospitals, fire stations, police stations and other similar types of facilities should be located above the predicted level for a 1-in-100 year average return interval flood event.

**Gawler River and Light River Flood Hazard Risk Areas**

The following principles of development control apply to development located within the Gawler River or Light River Flood Hazard Risk Areas, as shown on Overlay Maps – Development Constraints. These principles of development control are additional to others contained within this development plan, and shall prevail where conflict may exist.

15 Development should be sited, designed and undertaken with appropriate precautions consistent with the relevant flood risk category as described in the table below:

<table>
<thead>
<tr>
<th>Flood Hazard Risk Area</th>
<th>Water Depth and Flow Velocity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low (relates to low depth and low velocity flooding where evacuation via wading by people is possible and escape by small vehicle is achievable)</td>
<td>Zero to 0.3 metres depth at flood where velocities are generally low (up to 0.3 metres per second)</td>
</tr>
</tbody>
</table>
### Medium
*(relates to areas where the flood depth is deeper and/or flows are faster where wading through water by children and elderly is more difficult and evacuation by small car is only possible in the early stages of flooding, with 4WD vehicles or trucks required at later stages)*

| Up to 0.6 metres depth at flood where velocities are low, or from 0.3 metres depth where velocities are high (up to 0.8 metres per second). |

### High
*(relates to deeper and or fast flow of waters where wading through water is either difficult or impossible for adults and evacuation is required by boat or helicopter)*

| From 0.6 metres (including areas of 2 metres plus) depth of flood, even where velocities are very low, or at depths from 0.6 metres where velocities are high (up to 1.5 metres per second and greater). |

16 Development outside of the **Medium** and **High Flood Hazard Risk Areas** should have all-weather vehicular access that does not require access to it by road across land within a **Medium** or **High Flood Risk Area**.

17 Development of a dwelling should only occur if the site is located within the **Low Flood Hazard Risk Area**.

18 Allotments within the **Low Flood Hazard Risk Area** should contain sufficient area to accommodate the uses for which the land is intended.

19 Land division should:

(a) not result in additional allotments created wholly within the **Medium** and **High Flood Hazard Risk Areas**

(b) provide public access to the banks of the river in the form of a reserve or easement necessary for public utility services or to facilitate the construction of flood protection works associated with a regional flood mitigation scheme.

20 Filling required to raise the finished floor level of a building should:

(a) not extend more than 7 metres beyond the external walls of that building

(b) be of good quality composition and compaction providing suitable ground stability in the event of flooding.

21 Filling for ancillary purposes such as driveways, access tracks, vehicle parking areas and crop rows should be:

(a) limited to a maximum of 100 millimetres above natural ground level

(b) no more than 5 metres wide.

### Bushfire

22 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the **Bushfire Protection Area BPA Maps - Bushfire Risk**.
23 Development in a Bushfire Protection Area should be in accordance with those provisions of the
Minister’s Code: Undertaking development in Bushfire Protection Areas that are designated as mandatory
for Development Plan Consent purposes.

24 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a
result of one or more of the following:

(a) vegetation cover comprising trees and/or shrubs

(b) poor access

(c) rugged terrain

(d) inability to provide an adequate building protection zone

(e) inability to provide an adequate supply of water for fire fighting purposes.

25 Residential, tourist accommodation and other habitable buildings should:

(a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow
ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect

(b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing
hazardous vegetation

(c) have a dedicated and accessible water supply available at all times for fire fighting which:

(i) is sited adjacent to the building or in another convenient location on the allotment accessible
to fire fighting vehicles

(ii) comprises a minimum of 2,000 litres in areas shown as General or Medium Bushfire Risk on
the Bushfire Protection Area BPA Maps — Bushfire Risk, if the allotment is connected to a
mains water supply

(iii) comprises a minimum of 5,000 litres in areas shown as General or Medium Bushfire Risk on
the Bushfire Protection Area BPA Maps — Bushfire Risk, if the allotment is not connected to
a mains water supply

(iv) comprises a minimum of 22,000 litres in areas shown as High Bushfire Risk on the Bushfire
Protection Area BPA Maps — Bushfire Risk

26 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and
constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and
other habitable buildings in the event of bushfire.

27 Buildings and structures should be designed and configured to reduce the impact of bushfire through
using simple designs that reduce the potential for trapping burning debris against the building or structure,
or between the ground and building floor level in the case of transportable buildings.

28 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should
be limited to those areas specifically set aside for these uses.

29 Where land division does occur it should be designed to:

(a) minimise the danger to residents, other occupants of buildings and fire fighting personnel

(b) minimise the extent of damage to buildings and other property during a bushfire
(c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire

(d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

30 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:

(a) facilitate safe and effective operational use for fire fighting and other emergency vehicles and residents

(b) provide for two-way vehicular access between areas of fire risk and the nearest public road.

31 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

32 Development should not increase the potential for, or result in an increase in, soil and water salinity.

33 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.

34 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

Acid Sulfate Soils

35 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils (including land identified on the Overlay Maps—Development Constraints) should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:

(a) the marine and estuarine environment

(b) natural water bodies and wetlands

(c) agricultural or aquaculture activities

(d) buildings, structures and infrastructure

(e) public health.

36 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

Site Contamination

37 Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.
**Containment of Chemical and Hazardous Materials**

38 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.

39 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:

(a) discharge of polluted water from the site

(b) contamination of land

(c) airborne migration of pollutants

(d) potential interface impacts with sensitive land uses.

**Landslip**

40 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.

41 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.

42 Development in areas susceptible to landslip should:

(a) incorporate split level designs to minimise cutting into the slope

(b) ensure that cut and fill and heights of faces are minimised

(c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades

(d) control any erosion that will increase the gradient of the slope and decrease stability

(e) ensure the siting and operation of an effluent drainage field does not contribute to landslip

(f) provide drainage measures to ensure surface stability is not compromised

(g) ensure natural drainage lines are not obstructed.
Interface Between Land Uses

OBJECTIVES

1 Development located and designed to minimise adverse impact and conflict between land uses.
2 Protect community health and amenity from adverse impacts of development.
3 Protect desired land uses from the encroachment of incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
   (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
   (b) noise
   (c) vibration
   (d) electrical interference
   (e) light spill
   (f) glare
   (g) hours of operation
   (h) traffic impacts.

2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.

3 Development adjacent to a Residential Zone or residential area within a Township Zone should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.

4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.

5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.

6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

Noise Generating Activities

7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant Environment Protection (Noise) Policy criteria when assessed at the nearest existing noise sensitive premises.
8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.

10 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

<table>
<thead>
<tr>
<th>Noise level assessment location</th>
<th>Desired noise level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adjacent existing noise sensitive development property boundary</td>
<td>Less than 8 dB above the level of background noise (L90, 15min) in any octave band of the sound spectrum and Less than 5 dB(A) above the level of background noise (LA90,15min) for the overall (sum of all octave bands) A-weighted level</td>
</tr>
<tr>
<td>Adjacent land property boundary</td>
<td>Less than 65 dB (Lin) at 63Hz and 70 dB(Lin) in all other octave bands of the sound spectrum and Less than 8 dB above the level of background noise (L90,15min) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level</td>
</tr>
</tbody>
</table>

11 Noise and vibration sensitive development located within 180 metres of a rail corridor should be sited, designed and constructed to minimise noise and vibration impacts from the operation of that rail line.

**Air Quality**

12 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.

13 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:

   (a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere

   (b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.
Rural Interface

14 The potential for adverse impacts resulting from rural development should be minimised by:

(a) not locating horticulture or intensive animal keeping on land adjacent to townships

(b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.

15 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.

16 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.

17 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.

18 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.

19 Development located within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:

(a) not prejudice the continued operation of those facilities

(b) be located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended hours of operation.

20 Open field horticulture involving regular chemical spraying should not be located within:

(a) 100 metres from the nearest surface water (whether permanent or intermittent)

(b) 100 metres of land based aquaculture and associated components

(c) 300 metres of a defined and zoned township, settlement or urban area

(d) 300 metres from a shop, office, public institution, or other building designed primarily for human occupation

(e) 50 metres of native vegetation of an area greater than 5 hectares.

21 New primary production development (including open field and enclosed horticulture) should be sited to ensure that the new land use does not detrimentally impact upon established primary production uses by way of its normal day-to-day activities (including chemical spraying).
Urban Employment Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 A mixed use employment zone that accommodates a range of industrial land uses together with other related employment and business activities that generate wealth and employment for the State.

2 Local activity centres, which include a range of activities including shops, consulting rooms, personal service establishments, child care and training facilities that provide support services for businesses and an expanding workforce.

3 Provision for large floor plate enterprises, such as major logistics and manufacturing plants, high technology and/or research and development related uses, located to take advantage of existing and future road and rail infrastructure.

4 The effective location and management of activities at the interface of industrial/commercial activity with land uses that are sensitive to these operations.

5 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones.

6 Development that promotes business clusters that provide a range of economic and environmental benefits and have a focus on food processing, packing and manufacturing.

7 Coordinated and integrated development that:

   (a) incorporates high speed information technology and telecommunications facilities and infrastructure

   (b) contributes to the improvement of the physical, social and economic conditions of adjoining communities where appropriate.

8 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone provides for the establishment of business clusters that create opportunities for innovation, start up and the growth of new businesses.

Desirable land uses include a wide range of activities that generate employment, focusing on industry and similar activities such as value-add food processing and manufacturing and produce processing, washing and packing that support the growth of irrigated horticulture and agriculture across the district, without detrimentally impacting upon existing industry zones.

Opportunities for the co-location of businesses should be pursued to provide for the growth of like
allied industries and ensure the efficient and effective delivery of infrastructure.

Allotments that adjoin the boundary of another zone where more sensitive land uses are anticipated (e.g. residential development), will be large enough to accommodate design features and siting arrangements that limit impact on the adjoining zone.

Buildings will provide a variation in materials, façade treatments and setbacks rather than appearing as large uniform buildings with blank facades. Outdoor storage areas will also be screened with fencing/structures of varied materials that limit potential for vandalism.

Development should be designed in a manner which encourages innovation and energy efficiency through the use on-site power generation, battery storage and smart energy management systems.

Landscaping will be carefully integrated with built form, ensuring that vegetation is sustainable, drought tolerant, locally indigenous and matched to the scale of development, while also providing a comfortable, pleasant and attractive environment and carefully designed to minimise opportunity for crime by ensuring passive/active surveillance and minimising places of entrapment. The extent of native vegetation in the zone is limited and its retention, whether in areas or as scattered trees, is a high priority. Where practical, the existing native vegetation will be incorporated into a development design.

Car parking areas will include trees to provide shade and enhance visual amenity and the appearance of outdoor storage areas will be enhanced through landscaping.

Portions of the zone are subject to inundation by floodwaters from the Gawler River and Light River. It is excepted that new development will not increase the potential for blockage of floodwaters or alter flow paths, will not remove areas of flood storage (through filling etc) and thereby impact on localised levels and flow paths and will not increase impervious areas thereby increasing volume and peak runoff levels. Buildings and structures will be located and designed to prevent entry by floodwaters.

**PRINCIPLES OF DEVELOPMENT CONTROL**

**Land Use**

1. The following forms of development, or combination thereof, are envisaged in the zone:

   - consulting room
   - electricity substation
   - fuel depot
   - indoor recreation centre
   - industry (other than special industry)
   - motor repair station
   - office
   - petrol filling station
   - prescribed mains
   - public service depot
   - road transport terminal
   - service trade premises
   - service industry
   - shop or group of shops
   - training facility
   - store
   - warehouse.

2. Development listed as non-complying is generally inappropriate.
3 Development should not impede the operation of established land uses through encroachment, over development of sites or noise/emissions or any other harmful or nuisance-creating impact.

4 Shops or groups of shops (other than bulky good outlets and service trade premises) should serve the local workforce within the zone and have a gross leasable floor area less than 250 square metres.

5 Bulky goods outlets and service trade premises should not have any adverse impacts on heavy vehicle access or freight movements.

6 Restaurants and cafes should only be located in bulky goods outlets or service trade premises that are larger than 2000 square metres, and should have a gross leasable space in the order of 150 square metres or less.

7 Short term workers accommodation or other sensitive uses within the zone should be designed and located to ensure the ongoing operation of any existing activity within the zone is not impeded.

8 Dwellings or residential flat buildings should not be located in the zone.

9 Development in the form of intensive enclosed production (e.g. greenhouses), horticulture or intensive animal keeping should not be located in the zone.

Form and Character

10 Development should not be undertaken unless it is consistent with the desired character for the zone.

11 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following parameters:

<table>
<thead>
<tr>
<th>Building height (metres)</th>
<th>Minimum setback from the primary road frontage (metres)</th>
<th>Minimum setback from the secondary road frontage (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 metres</td>
<td>8</td>
<td>3</td>
</tr>
<tr>
<td>Greater than 6</td>
<td>10</td>
<td>3</td>
</tr>
</tbody>
</table>

12 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining allotments not zoned for employment, and should be designed to minimise its effect on the amenity of the locality.

13 Development should control noise emissions through the use of attenuation devices and sound proofing, particularly activities requiring extended hours of operation.

14 The hours of operation of an activity should not detract from the amenity of any residential area.

15 Within 50 metres of a residential zone boundary:

(a) non-residential development (including loading and unloading activities) should:
(i) demonstrate appropriate acoustic performance

(ii) ensure that all noise sources including machinery, loading, unloading and other service areas on allotments nearest to the residential boundary are located within the building

(b) development should be designed and constructed of a material to ensure noise emissions are minimised within acceptable standards.

16 Development should be adaptable to allow for flexibility of use over time and accommodate multiple uses and shared facilities where practical, including training areas and car parking.

17 Buildings should not occupy more than 50 percent of the total area of the site upon which they are located, unless it can be demonstrated that stormwater can be harvested, treated, stored and reused on the site of the development to minimise impacts on external stormwater infrastructure.

18 For labour intensive industries where car parking demand exceeds the rates in Table Mal/1 – Off Street Vehicle Parking Requirements, the total car parking should be provided at a rate of 0.75 spaces by the number of employees.

19 For non-labour intensive industries, the rates in Table Mal/1 – Off Street Vehicle Parking Requirements can be varied having regard to the expected maximum staff and visitor levels.

20 Development should include a landscape buffer measuring at least 20 metres in width where fronting Port Wakefield Road.

21 Direct vehicular access to Port Wakefield Road should not occur.

Land Division

22 Land division should:

(a) create allotments that are of a size and shape suitable for the intended use

(b) be in accordance with the following parameters (except where intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated):

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Minimum value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allotment size</td>
<td>4,000 square metres</td>
</tr>
<tr>
<td>Frontage width to a public road</td>
<td>30 metres</td>
</tr>
</tbody>
</table>
PROCEDURAL MATTERS

Complying Development
Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

Non-complying Development
Development (including building work, a change in the use of land, or division of an allotment) involving any of the following is non-complying:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement or advertising hoarding</td>
<td>Except where the advertisement or advertising hoarding:</td>
</tr>
<tr>
<td></td>
<td>(a) does not move, rotate or incorporate flashing light(s)</td>
</tr>
<tr>
<td></td>
<td>(b) has no part that projects above the wall or fascia where attached to a building</td>
</tr>
<tr>
<td></td>
<td>(c) covers less than 10 per cent of the total surface area of a wall oriented to a public road or reserve</td>
</tr>
<tr>
<td></td>
<td>(d) does not include bunting, streamers, flags or wind vanes</td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Caravan or residential park</td>
<td></td>
</tr>
<tr>
<td>Concrete batching plant</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>Except for:</td>
</tr>
<tr>
<td></td>
<td>(a) short-term accommodation that is ancillary to and in association with industry and a caretakers residences</td>
</tr>
<tr>
<td></td>
<td>(b) alterations and additions to existing dwellings</td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Motel</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Prescribed mining operations</td>
<td></td>
</tr>
<tr>
<td>Primary school</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Secondary school</td>
<td></td>
</tr>
<tr>
<td>Special industry</td>
<td></td>
</tr>
<tr>
<td>Stadium</td>
<td></td>
</tr>
<tr>
<td>Tourist accommodation</td>
<td></td>
</tr>
<tr>
<td>Waste or recycling depot</td>
<td></td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>
**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination thereof (except where the development is classified as non-complying), are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>All kinds of development except where the site of the proposed development is located within 60 metres of a Residential Zone or a Suburban Neighbourhood Zone boundary</td>
<td>Development where the site of the proposed development is located within 60 metres of a Residential Zone or a Suburban Neighbourhood Zone boundary</td>
</tr>
</tbody>
</table>
Animal Husbandry

Horticulture within structures (e.g., shade houses, glass houses, green houses, plastic houses) should not be developed in the Gawler River Flood Plain as shown on the relevant Overlay Maps - Development Constraints and should only occur where all of the following are satisfied:

(a) the total floor area of such structures on an allotment does not exceed 300 square metres in area

(b) the produce grown is for the personal use of residents on the subject land and not for commercial production and sale unless in accordance with the carrying on of a home activity

(c) a permanently occupied residence is located on the subject land

(d) the structures are setback in accordance with the following table:

<table>
<thead>
<tr>
<th>Location</th>
<th>Setback distance (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary road frontage</td>
<td>20 metres or the same distance as the existing associated dwelling whichever is the greater</td>
</tr>
<tr>
<td>Side road boundary</td>
<td>8 metres plus 1 additional metre for every additional 500 millimetres above the 2.7 metres vertical wall height measured from natural ground level</td>
</tr>
<tr>
<td>Allotment side boundary</td>
<td>5 metres plus 1 additional metre for every additional 500 millimetres above the 2.7 metres vertical wall height measured from natural ground level</td>
</tr>
<tr>
<td>Rear boundary</td>
<td>12 metres</td>
</tr>
</tbody>
</table>

(e) fumigation within the structures does not take place

(f) the external appearance of the structure(s) and the materials used are of a high standard and will not adversely affect the character and amenity of the locality.
### Animal Husbandry Zone

**Non-complying Development**

Development (including building work, a change in the use of land or division of an allotment) for the following is non-complying:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
</table>
| Advertisement and/or advertising hoarding | Except where (a) and (b) are satisfied:  
  (a) it is less than 2 metres in height  
  (b) it has no more than 3 square metres total advertisement area both sides inclusive. |
| Amusement machine centre | Except where it achieves one of the following:  
  (a) it is not located on land subject to flooding as identified on Overlay Maps – Development Constraints;  
  (b) it facilitates the provision of public infrastructure for flood mitigation or flood management purposes;  
  (c) it is located on land within the Low or Medium Flood Hazard Risk Areas, as shown on Overlay Maps – Development Constraints and achieves the following:  
    (i) the finished floor level of the building or structure is raised to a level at least 300 millimetres above the Australian Height Datum (AHD) height of a 1-in-100 year average recurrence interval flood event or the known flood level, whichever is the greater;  
    (ii) the total floor area of buildings or structures measures less than 25 percent of the area of the allotment; or  
  (d) it is located on land within any of the Flood Hazard Risk Areas and involves the construction of an open-sided structure. |
| Bus depot/ station | |
| Caravan park | |
| Consulting room | Except a veterinary consulting room located outside of the Medium or High Flood Hazard Risk Areas, as shown on Overlay Maps – Development Constraints |
| Crematorium | |
| Dairy | |
| Dwelling | Except a detached dwelling and/or group dwelling which:  
  (a) is not located within the High Flood Hazard Risk Area, as shown on Overlay Maps – Development Constraints  
  (b) does not require access to a dwelling by road across land within the High Flood Hazard Risk Area, as shown on Overlay Maps – Development Constraints |
| Fence within any of the Flood Hazard Risk Areas, as shown on Overlay Maps – Development Constraints | Except where (a) or (b) is satisfied:  
  (a) it is located within the Low Flood Hazard Risk Area and:  
    (i) the fencing maintains a mesh size greater than 100 millimetres between ground level and 300 millimetres; or  
    (ii) the fence is located within 10 metres of a dwelling or other building.  
  (b) it is located within the Medium or High Flood Hazard Risk Areas and:  
    (i) it is a post and wire fence with a mesh size greater than 100 millimetres; or  
    (ii) the fence is located within 10 metres of a dwelling or other building. |
| Filling and/or excavation of land within the High Flood Hazard Risk Area, as shown on Overlay Maps – Development Constraints | Except where it is a direct consequence of and is necessary for building work or where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes. |
### Animal Husbandry Zone

<table>
<thead>
<tr>
<th>land division</th>
<th>except where (a) or (b) is satisfied:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(a) the land division is required for facilitating the provision of public infrastructure for flood mitigation or flood management purposes; and</td>
</tr>
<tr>
<td></td>
<td>(b) the land division results in:</td>
</tr>
<tr>
<td></td>
<td>(i) the creation of an allotment or allotments of 40 hectares or more in size wholly located within the <strong>Medium or High Flood Hazard Risk Areas</strong>, as shown on <strong>Overlay Maps – Development Constraints</strong></td>
</tr>
<tr>
<td></td>
<td>(ii) in all other cases, results in the creation of an allotment or allotments of 1 hectare or more.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>office</th>
<th>except an office in association with a home based industry or activity</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>outbuilding</th>
<th>except where all of the following are satisfied:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(a) it has a total building height less than 6.5 metres; and</td>
</tr>
<tr>
<td></td>
<td>(b) the total floor area of kennels, animal pens, sheds, stables, garages and other outbuildings on the allotment does not cover more than 25 per cent of the total area of the allotment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>parking storage of a vehicle exceeding 9 tonnes unladen weight</th>
<th>except where it is for a horse float or farm vehicle</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>petrol filling station</th>
<th>except where the gross leasable area is 80 square metres or less</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>shop or group of shops</th>
<th>except where the gross leasable area is 80 square metres or less</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>stock sales yard</th>
<th>except where the gross leasable area is 80 square metres or less</th>
</tr>
</thead>
</table>
Animal Husbandry Zone

<table>
<thead>
<tr>
<th>Stock slaughter works</th>
</tr>
</thead>
<tbody>
<tr>
<td>Store</td>
</tr>
<tr>
<td>Supported accommodation</td>
</tr>
<tr>
<td>Warehouse</td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
</tr>
<tr>
<td>Wrecking yard</td>
</tr>
</tbody>
</table>
Primary Production Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. The long term continuation of primary production.
2. Economically productive, efficient and environmentally sustainable primary production.
3. Allotments of a size and configuration that promote the efficient use of land for primary production.
4. Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities or rural landscapes.
5. Accommodation of wind farms and ancillary development.
6. Protection of rural support infrastructure for the bulk handling, storage and transportation of farm commodities situated at Long Plains and Adelaide Road (south west of the Mallala Township).
7. Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone covers the majority of the council area, excluding the townships and several special zones. Farming activities are characterised by irrigated horticulture to the south of the council area and livestock grazing and cereal cropping in other areas which are generally farmed on relatively large land holdings. Other land uses include intensive animal keeping, rural value adding, the livestock markets, bulk grain storage, a major landfill, composting, and bulk grain storage. This zone will continue to accommodate grazing, cropping and intensive animal keeping and actively encourage the growth of intensive horticultural development, including glasshouse and greenhouse development and associated value adding where able to readily access suitable fit-for-purpose water. This zone will also accommodate the development of abattoirs, meat processing, cold storage, and other forms of compatible development, which contribute to agricultural productivity and the rural character and are located outside of land subject to flooding.

A proliferation of intensive development and occupation of the zone by incompatible land uses may threaten its proper functioning and render the rural landscape susceptible to competing demands and undesirable change. To maintain the agricultural importance and stability of the zone, it is vital that the size of the land holdings is not significantly reduced, or dwelling densities increased, and that future pressures for development in the zone will not result in the conversion of agricultural land to less productive uses.

The zone abuts the townships of Two Wells, Mallala, and Dublin, and encircles the settlements of Windsor and Redbanks and it is important that farming activities including chemical spraying are managed to minimise impacts on those townships and settlements.

Rural-based activities will continue to operate and expand, provided sound management techniques
can be demonstrated, and the long-term productivity of the land is ensured. Opportunities for the diversification of the rural sector will be expanded and developed in appropriate locations. Value-adding industries will be developed to complement and expand upon the existing rural activities within the region.

Although some of the land has long been cleared for agricultural production and grazing, significant tracts of native and other significant vegetation still remain. The small areas of bushland scattered throughout the district, notably those located on sand ridges in the eastern portion of the zone and the landscapes abutting and adjacent to the banks of the Light River and Gawler River, are particularly important features needing protection. These features will be preserved and further enhanced by supplementary planting.

Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) are envisaged within the zone and constitute a component of the zone's desired character.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development, or combination thereof, are envisaged in the zone:
   - bulk handling and storage facility
   - commercial forestry
   - dairy farming
   - farming
   - horticulture
   - intensive animal keeping
   - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings)
   - wind farms and ancillary development
   - wind monitoring mast and ancillary development

2. Development listed as non-complying is generally inappropriate.

3. Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
   (a) it has a direct relationship with primary production
   (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
   (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
   (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
   (e) the use would be inappropriate within a township.

4. Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
   (a) in visually prominent locations
   (b) closer to roads than envisaged by generic setback policy
5 A dwelling should only be developed if:

(a) there is an existing demonstrated connection with farming or other primary production on the allotment

(b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone

(c) it is located more than:

   (i) 500 metres from an existing intensive animal keeping operation unless used in association with that activity

   (ii) 300 metres from a bulk handling facility

(d) it does not result in more than one dwelling per allotment

(e) it is setback at least 40 metres from allotment boundaries.

6 Tourist accommodation should not be:

(a) converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking

(b) located within 300 metres from a bulk handling facility.

7 A shop should be:

(a) ancillary to primary production or processing uses or tourist accommodation or other tourist development

(b) located on the same site as the primary use.

8 Stock slaughter works should only occur where the site:

(a) is located in reasonable proximity to the stock saleyards near Dublin

(b) is located a minimum distance of 2 kilometres from any township, settlement or Deferred Urban Zone

(c) is located not less than 500 metres from a rural dwelling not associated with the development

(d) is setback at least 200 metres from a public road

(e) is not located on land affected by flooding from the Light or Gawler Rivers

(f) is on an allotment with frontage to a sealed road having close and safe access to an arterial road

(g) can be provided with the required physical infrastructure, including water supply, power and effluent treatment.

9 Non-agricultural related development should be limited to maximise farm and horticultural productivity.

10 On-site energy generation associated with an existing land use occurring on the site is encouraged.
**Form and Character**

11 Development should not be undertaken unless it is consistent with the desired character for the zone.

12 Development should not occur within 500 metres of a national park, conservation park, wilderness protection area or significant stands of native vegetation if it will increase the potential for, or result in, the spread of pest plants.

13 Building development should be located, designed and sufficiently elevated having regard to the flood potential of the land, particularly when located in proximity to the Light River and Gawler River.

14 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.

15 Buildings should primarily be limited to farm, horticulture and animal keeping buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:

(a) grouped together on the allotment and setback from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads

(b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.

16 Sheds, garages and outbuildings should be setback from allotment boundaries in accordance with the following:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from a primary road boundary where the floor area is 54 square metres or less and/or the vertical wall height measures no more than 2.7 metres</td>
<td>For an outbuilding and shed: 15 metres or the same distance of the existing associated dwelling (whichever is the greater) For a garage attached to a dwelling: behind any part of the building line of the dwelling to which it is ancillary that faces the principal street</td>
</tr>
<tr>
<td>Minimum setback from a primary road boundary where the floor area is greater than 54 square metres and/or the vertical wall height exceeds 2.7 metres</td>
<td>35 metres or the same distance of the existing associated dwelling (whichever is the greater)</td>
</tr>
<tr>
<td>Minimum setback from a secondary road boundary</td>
<td>8 metres plus 3 metres for every additional 500 millimetres above 2.7 metres of wall height measured from the natural ground level</td>
</tr>
<tr>
<td>Minimum setback from side boundary</td>
<td>8 metres plus 1 metre for every additional 500 millimetres above 2.7 metres of wall height measured from the natural ground level</td>
</tr>
<tr>
<td>Minimum setback from rear boundary</td>
<td>12 metres</td>
</tr>
</tbody>
</table>

17 Not more than one dwelling should be erected on any allotment of less than 80 hectares unless:

(a) the additional dwelling is to be located on an operating farm
(b) it is necessary for the accommodation of a person such as a manager, worker or a relative who is in full time employment on the farm

(c) it is located in reasonable proximity to the existing dwelling and connected to the same services as the existing dwelling; and

(d) a separate allotment is not required.

**Land Division**

18 Land division, including boundary realignment, should only occur where at least one of the following applies:

(a) it facilitates the provision of public infrastructure for flood mitigation

(b) it will promote economically productive, efficient and sustainable primary production

19 Land division is appropriate within Horticulture Policy Area 3 only when all of the following are achieved:

(a) it will not result in an allotment with an area of less than 8 hectares

(b) it will not result in any additional allotments created wholly within the Medium or High Flood Hazard Risk Areas as shown on Overlap Maps – Development Constraints

(c) it is serviced with guaranteed water supply of sufficient quantity and quality to sustain a genuinely commercial horticultural development.

(d) it results in no material adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants.

20 Land division is appropriate outside of Horticultural Policy Area 3 only when all of the following are achieved:

(a) it will not result in an allotment with an area of less than 40 hectares

(b) it will not result in any additional allotments created wholly within the Medium or High Flood Hazard Risk Areas as shown on Overlap Maps – Development Constraints.

**Horticulture Policy Area 3**

Refer to the Map Reference Table for a list of the maps that relate to this policy area.

**OBJECTIVES**

1 A policy area primarily for horticulture.

2 The establishment of appropriately scaled industries for washing, processing and packaging primary produce, and servicing and supporting horticulture.

3 Development that contributes to the desired character of the policy area.
DESIRED CHARACTER

A threat to the long-term economic viability of the policy area is the conversion of horticultural land to residential/rural living activities. These activities are incompatible with horticulture production (e.g. due to noise, spray drift etc.) and often raise the cost of production for those remaining. Land division will only occur where the allotment is serviced with a guaranteed water supply of sufficient quantity and quality to sustain a genuinely commercial horticultural development. Dwellings within the policy area will only occur if they are associated with sufficient buffers (landscape and/or separation distances) from existing or future intensive horticulture and the dwellings are directly associated with an existing demonstrated connection with a commercial horticultural activity.

To realise the area’s full potential for horticulture development will require the provision of adequate water supply, the development of sealed road linkages, plus adequate power supply.

Portions of the zone are subject to inundation by floodwaters from the Gawler River and Light River. New development will not materially increase the potential for on and off-site flooding. Buildings and structures will be located and designed to have regard to flooding. The zone will be developed in a way that minimises potential amenity impacts on sensitive land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the policy area:
   - farming
   - horticulture
   - light industry and service industry associated with the processing, packaging and distribution of produce
   - small-scale tourist development in association with wineries, farms and local heritage places
   - wind farm and ancillary development
   - wind monitoring mast and ancillary development.

2 Retail sales of goods produced and processed within the policy area are appropriate providing such sales remain ancillary and incidental to the principal horticultural, farming or processing use of the land.

Form and Character

3. Development should not be undertaken unless it is consistent with the desired character for the zone and the policy area.

4 The keeping of dogs and the erection of kennels should not be undertaken unless:
   (a) dog keeping yards, kennels and associated exercise areas are more than 10 metres from any boundary of the site and 100 metres from the nearest dwelling and outside the site
   (b) dogs are kept for the private enjoyment of the land owner or for breeding, training or showing and do not exceed 5 dogs in number
(c) kennels are fully insulated with appropriate materials to all roofing and walls, and with openings orientated to minimise noise impact nuisance to residential use

(d) no nuisance such as from noise, dust or odour is likely to be created

(e) the site is screened by perimeter landscaping

(f) an adequate exercise area is provided

(g) all yards are fenced and provided with secure gates.

5 No more than 2 horses should be kept on an allotment, provided that a properly designed and constructed stable and attached day yard is located on the land to accommodate each horse.

6 Stables should be setback:
   (a) 50 metres from the nearest dwelling outside the site
   (b) 15 metres from the principal road boundary or the same distance as the existing associated dwelling, whichever is the greater
   (c) 10 metres setback from side road boundary and side boundaries
   (d) 10 metres setback from rear boundary.

7 No new loam pits should be opened in the area adjoining the Gawler River and further loam extraction should be contained within existing pits.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

In addition, except for development sited on an allotment containing a place identified in Table Mal/2 – State Heritage Places, the following forms of development are designated as complying subject to the conditions contained in the table below:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Conditions for complying development</th>
</tr>
</thead>
</table>
| Horticulture (including intensive production in an enclosed, artificial environment) within Horticulture Policy Area 3 | Provided:  
   (a) the development does not incorporate a building or structure located within the Medium or High Flood Hazard Risk Areas, as shown on Overlay Maps - Development Constraints  
   (b) where the proposal includes the construction of greenhouse / glasshouse structures that are not greater than 20,000 square metres in gross leasable area.  
   (c) the development proposal is accompanied by a report, design and management plan prepared by a suitably qualified engineer which demonstrates that both stormwater and wastewater will be entirely managed on-site having regard to predicted flooding (refer to Development Constraints Overlay Maps) and existing infrastructure capacity to the reasonable satisfaction of the planning authority. |
(d) where the development includes potential noise sources (e.g. audible bird scaring devices, frost fans, generators, fans) the application is accompanied by a report, design and management plan prepared by a suitably qualified acoustic engineer which demonstrates that the development will meet EPA environmental noise policies to the reasonable satisfaction of the planning authority.

(e) any proposed buildings and structures are located at a distance greater than 100 metres from any habitable building not associated with the use of the land.

(f) development has direct vehicle access from an all-weather public road to the reasonable satisfaction of the planning authority.

(g) all buildings are set back at least 40 metres from the development’s allotment boundaries.

(h) the development does not involve any activity identified as being either of Environmental Significance or Major Environmental Significance within Schedule 21 or 22 of the Development Regulations 2008.

(i) the development does not involve the growing of olives.

**Non-complying Development**

Development (including building work, a change in the use of land, or division of an allotment) involving any of the following is non-complying:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
</table>
| Advertisement and/or advertising hoarding | Except where all of the following are satisfied:  
(a) it is less than 6 metres in height  
(b) it has no more than 8 square metres total advertisement area both sides inclusive  
(c) it does not flash or move |
| Amusement machine centre | Except for:  
(a) buildings, structures or earthworks required as part of flood protection works associated with a regional flood mitigation scheme  
(b) farming  
(c) horticulture other than intensive production in an enclosed, artificial environment  
(d) recreation area |
| Bus depot | |
| Bus station | |
| Caravan park | |
| Community Centre | |
| Consulting room | Except a veterinary consulting room where located within the Low Flood Hazard Risk Area, as shown on Overlay Maps – Development Constraints |
| Defence establishment | |
| Dog track | |
| Dwelling | Except a detached dwelling where it achieves the following:  
(a) it is not located within the High Flood Hazard Risk Area, as shown |
on Overlay Maps – Development Constraints; and

(b) it does not require access to it by road across land within the High Flood Hazard Risk Area, as shown on Overlay Maps – Development Constraints; and

(c) within Horticulture Policy Area 3, it is on an allotment of at least 8 hectares in area; or

(d) outside of Horticulture Policy Area 3, it satisfies (a) and (b)

Fence within any of the Flood Hazard Risk Areas, as shown on Overlay Maps – Development Constraints

Except where (a) or (b) is satisfied:

(a) it is located within the Low Flood Hazard Risk Area and:
   (i) the fencing maintains a mesh size greater than 100 millimetres between ground level and 300 millimetres; or
   (ii) the fence is located within 10 metres of a dwelling or other building.

(b) it is located within the Medium or High Flood Hazard Risk Areas and:
   (i) it is a post and wire fence with a mesh size greater than 100 millimetres; or
   (ii) the fence is located within 10 metres of a dwelling or other building.

Filling and/or excavation of land within the High Flood Hazard Risk Area, as shown on Overlay Maps – Development Constraints

Except where it is a direct consequence of and is necessary for building work or where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.

Fuel Depot

Horticulture involving the growing of olives

Except where the location for the growing of olives achieves (a), (b) or (c):

(a) at least 500 metres from all of the following:
   (i) a National Park
   (ii) a Conservation Park
   (iii) a Wilderness Protection Area
   (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area

(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area

(c) At least 500 metres from either of the following zones:
   (i) Coastal Conservation Zone
   (ii) Conservation Zone

Hospital

Hotel

Indoor recreation centre

Intensive animal keeping

Except where (a) and (b) are satisfied:

(a) the land is located outside Horticulture Policy Area 3

(b) the land is located outside the High Flood Hazard Risk Area, as shown on Overlay Maps – Development Constraints

Land Division

Except where it achieves the following:

(a) the land division will not result in an increase in the number of allotments wholly within the Medium or High Flood Hazard Risk Areas, as shown on Overlay Maps – Development Constraints; and

(b) the land division is required to facilitate the provision of public infrastructure for flood mitigation or flood management purposes; or

(c) all allotments resulting from the division have an area of at least 8 hectares within Horticulture Policy Area 3; or

(d) all allotments resulting from the division have an area of at least 40 hectares where located outside of Horticulture Policy Area 3.
Motel

Motor Repair Station

Motor racing or testing venue

Nursing home

Except where it is ancillary to and in association with primary production or tourism and it achieves all of the following:

(a) it is located outside of land identified as being subject to the Medium or High Flood Hazard Risk Areas;
(b) it has a gross leasable floor area of 50 square metres or less

Office

Petrol filling station

Place of worship

Prescribed mining operations

Except where located more than 250 metres from the centre line of the Gawler River or Light River.

Pre-school

Primary school

Racecourse

Residential flat building

Residential park

Road Transport Terminal

Service trade premises

Except where achieves all of the following:

(a) it is located outside of land identified as being subject to the Medium or High Flood Hazard Risk Areas;
(b) it is ancillary to and in association with primary production (including a winery);
(c) it has a gross leasable area of 80 square metres or less

Shop or group of shops

Special Industry

Except where it is an organic waste processing facility located outside Horticulture Policy Area 3 and all of the following are satisfied:

(a) an impervious leachate barrier is provided between the operational areas and the underlying soil and groundwater on a site that is wholly or partially within a water protection area;
(b) the operation is located on a site with ground slopes no greater than 6 per cent;
(c) the operation is located a minimum distance of 100 metres from any dam, river, creek, natural watercourse, channel or bore;
(d) the operation is not located on land subject to a 1-in-100 year average return interval flood event, or on land located within 100 metres of the identified as being subject to flooding in a 1-in-100 year average return interval event;
(e) the operation is located on land with a depth to subsurface seasonal tidal or permanent groundwater of 2 metres or greater;
(f) the land to be used for the operation satisfies at least one of the
following:
(i) is located at least a distance of 500 metres from the nearest sensitive receptor
(ii) the operation employs an in-vessel or fully enclosed composting system where a lesser distance to the nearest sensitive receptor may be appropriate.

Stadium

Store

Except where ancillary to and associated with an envisaged land use of the zone

Supported accommodation

Warehouse

Except where ancillary to and associated with an envisaged land use of the zone

Waste reception, storage, treatment or disposal

Except where it is an organic waste processing facility located outside of Horticulture Policy Area 3 and all of the following are satisfied:
(a) an impervious leachate barrier is provided between the operational areas and the underlying soil and groundwater on a site that is wholly or partially within a water protection area
(b) the operation is located on a site with ground slopes no greater than 6 per cent
(c) the operation is located a minimum distance of 100 metres from any dam, river, creek, natural watercourse, channel or bore
(d) the operation is not located on land subject to a 1-in-100 year average return interval flood event, or on land located within 100 metres of the identified as being subject to flooding in a 1-in-100 year average return interval event
(e) the operation is located on land with a depth to subsurface seasonal tidal or permanent groundwater of 2 metres or greater
(f) the land to be used for the operation satisfies at least one of the following:
   (i) is located at least a distance of 500 metres from the nearest sensitive receptor
   (ii) the operation employs an in-vessel or fully enclosed composting system where a lesser distance to the nearest sensitive receptor may be appropriate.

Wrecking yard

Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

In addition, the following forms of development, or any combination thereof (except where the development is classified as non-complying), are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farming</td>
<td>Tourist accommodation</td>
</tr>
</tbody>
</table>
Horticulture (excluding the growing of olives) where all of the following are satisfied:

(a) no dam, audible bird scaring device or frost fan will be used
(b) no planting is proposed within 300 metres of a dwelling unrelated to use of the subject land
(c) no removal of significant vegetation is proposed
(d) the following separation distances are maintained between production (cultivated) areas which will be subject to regular chemical spraying and a sensitive receptor not associated with the horticulture development:
   (i) 100 metres from land based aquaculture
   (ii) 300 metres from a dwelling unrelated to the use of the subject land, or other sensitive land uses.

Horticulture (excluding the growing of olives) except where it is assigned Category 1.

Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from:

(a) an existing dwelling or tourist accommodation that is not associated with the wind farm
(b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists
(c) the boundaries of any Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area 3 or Precinct or any Heritage Area (including within the area of an adjoining Development Plan).

Wind monitoring mast and ancillary development

Horse keeping, including stables, involving a maximum of 2 horses on an allotment and where any associated stables are setback:

(a) 50 metres from the nearest dwelling outside the zone
(b) 15 metres from the principal road boundary or the same distance as the existing associated dwelling, whichever is the greater
(c) 10 metres from a secondary road frontage
(d) 10 metres from side and rear boundaries

Light Industry and service industry which involves the processing, packaging and distribution of produce associated with the use of the subject land

Light Industry and service industry which involves the processing, packaging and distribution of produce when not associated with the use of the subject land
Residential

9 Sheds, garages and similar outbuildings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area</td>
<td>80 square metres</td>
</tr>
<tr>
<td>Maximum building height (measured from natural ground level)</td>
<td>6.5 metres</td>
</tr>
<tr>
<td>Maximum vertical wall height (measured from natural ground level)</td>
<td>4.2 metres</td>
</tr>
<tr>
<td>Minimum setback from side and rear boundaries</td>
<td>1 metre plus 1 metre for each additional 500 millimetres above 2.7 metres of vertical wall height measured from natural ground level</td>
</tr>
<tr>
<td>Minimum setback from a primary road boundary</td>
<td>For an outbuilding and shed: 10 metres or the same distance of the existing associated dwelling (whichever is the greater) For a garage attached to a dwelling: behind any part of the building line of the dwelling to which it is ancillary that faces the principal street</td>
</tr>
<tr>
<td>Minimum setback from a primary road boundary where the floor area is greater than 54 square metres and/or the vertical wall exceeds 2.7 metres</td>
<td>15 metres or the same distance of the existing associated dwelling (whichever is the greater)</td>
</tr>
<tr>
<td>Minimum setback from a secondary road boundary</td>
<td>3 metres plus 1 metre for every additional 500 millimetres above 2.7 metres of wall height measured from the natural ground level</td>
</tr>
</tbody>
</table>
Residential Zone

**Non-complying Development**

Development (including building work, a change in the use of land or division of an allotment) for the following is non-complying:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
</table>
| Advertisement and/or advertising hoarding | Except where all of the following are satisfied:  
(a) it is less than 4 metres in height  
(b) it has no more than 4 square metres total advertisement area both sides inclusive.  
(c) it does not flash or move |

| Amusement machine centre | |

| Auction room | |

| Building or structure within any of the Flood Hazard Risk Areas, as shown on Overlay Maps – Development Constraints | Except where it achieves one of the following:  
(a) it is not located on land subject to flooding as identified on Overlay Maps – Development Constraints;  
(b) it facilitates the provision of public infrastructure for flood mitigation or flood management purposes;  
(c) it is located on land within the Low or Medium Flood Hazard Risk Areas, as shown on Overlay Maps – Development Constraints and the finished floor level of the building or structure is raised to a level at least 300 millimetres above the Australian Height Datum (AHD) height of a 1-in-100 year average recurrence interval flood event or the known flood level, whichever is the greater; or  
(d) it is located on land within any of the Flood Hazard Risk Areas and involves the construction of an open sided structure |

| Bus depot | |

| Bus station | |

| Cemetery | Except where:  
(a) the total floor area is 150 square metres or less  
(b) in Residential Policy Area 4 and Residential Policy Area 6 the total floor area is 80 square metres or less  
(c) the site does not front an arterial road. |

| Consulting room | |

| Crematorium | |

| Dairy | |

| Dog track | |

| Electricity substation | |

| Entertainment venue | |

| Farming | Except where (a) or (b) is satisfied:  
(a) it is located within the Low Flood Hazard Risk Area and:  
(i) the fencing maintains a mesh size greater than 100 millimetres between ground level and 300 millimetres; or  
(ii) the fence is located within 10 metres of a dwelling or other building.  
(b) it is located within the Medium or High Flood Hazard Risk Areas and:  
(i) it is a post and wire fence with a mesh size greater than 100 millimetres; or  
(ii) the fence is located within 10 metres of a dwelling or other |
Residential Zone

<table>
<thead>
<tr>
<th>Category</th>
<th>Exception</th>
</tr>
</thead>
<tbody>
<tr>
<td>Filling and/or excavation of land within the High Flood Hazard Risk Area, as shown on Overlay Maps – Development Constraints</td>
<td>Except where it is a direct consequence of and is necessary for building work or where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.</td>
</tr>
<tr>
<td>Fuel Depot</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation centre</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Land Division creating an allotment or allotments of less than 40 hectares in size wholly located within the Medium or High Flood Hazard Risk Areas, as shown on Overlay Maps – Development Constraints</td>
<td>Except where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.</td>
</tr>
<tr>
<td>Motor Repair Station</td>
<td></td>
</tr>
</tbody>
</table>
| Office                          | Except where:  
|                                 | (a) the total floor area is less than 50 square metres  
|                                 | (b) in Residential Policy Area 4 the total floor area is less than 80 square metres  
|                                 | (c) the site does not front an arterial road  
|                                 | (d) in conjunction with a residential use of land. |
| Petrol filling station          |                                                                           |
| Public service depot            | Except where located on the site of an existing Council public service depot. |
| Radio or television station     |                                                                           |
| Restaurant                      |                                                                           |
| Road transport terminal         |                                                                           |
| Service trade premises          |                                                                           |
| Shop or group of shops          |                                                                           |
| Stock sales yard                |                                                                           |
| Stock slaughter works           |                                                                           |
| Store                           |                                                                           |
Residential Zone

<table>
<thead>
<tr>
<th>Warehouse</th>
<th>Waste reception, storage, treatment or disposal</th>
<th>Exception in Residential Policy Area 4 where development is associated with a Community Wastewater Management System/treatment plant and ancillary infrastructure or an on-site wastewater system associated with a residential dwelling.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wrecking yard</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Rural Living

8 All buildings associated with a home based industry/office, sheds (except for stables, kennels and animal pens), garages and similar outbuildings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area</td>
<td>300 square metres</td>
</tr>
<tr>
<td>Maximum building height (from natural ground level)</td>
<td>6.5 metres</td>
</tr>
<tr>
<td>Maximum wall height (from natural ground level)</td>
<td>4.2 metres</td>
</tr>
<tr>
<td>Minimum setback from primary road boundary where the floor area is 36 square metres or less and/or the vertical wall height measures no more than 2.7 metres</td>
<td>15 metres or the same distance as the existing associated dwelling, whichever is greater</td>
</tr>
<tr>
<td>Minimum setback from primary road boundary where the floor area is greater than 36 square metres and/or the vertical wall height exceeds 2.7 metres</td>
<td>20 metres or the same distance as the existing associated dwelling, whichever is greater</td>
</tr>
<tr>
<td>Minimum setback from side road boundary</td>
<td>8 metres plus 3 additional metre for every additional 500 millimetres above the 2.7 metres wall height measured from natural ground level</td>
</tr>
<tr>
<td>Minimum setback from side boundaries</td>
<td>5 metres plus 1 additional metre for every additional 500 millimetres above the 2.7 metres wall height measured from natural ground level</td>
</tr>
<tr>
<td>Minimum setback from rear boundary</td>
<td>12 metres</td>
</tr>
</tbody>
</table>
Rural Living

17 Horticulture within structures (eg shade houses, glass houses, green houses, plastic houses) should only occur where all of the following are satisfied:

(a) the total floor area of such structures on an allotment do not exceed 300 square metres in area and limited to one such structure

(b) the produce grown is for the personal use of residents on the subject land and not for commercial production and sale unless in accordance with the carrying on of a home activity

(c) a permanently occupied residence is located on the subject land

(d) the structures are setback in accordance with the following table:

<table>
<thead>
<tr>
<th>Location</th>
<th>Setback distance of vehicle (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary road frontage</td>
<td>20 metres or the same distance as the existing associated dwelling whichever is the greater</td>
</tr>
<tr>
<td>Side road boundary</td>
<td>8 metres plus 1 additional metre for every additional 500 millimetres above the 2.7 metres wall height measured from natural ground level</td>
</tr>
<tr>
<td>Allotment side boundary</td>
<td>5 metres plus 1 additional metre for every additional 500 millimetres above the 2.7 metres wall height measured from natural ground level</td>
</tr>
<tr>
<td>Rear boundary</td>
<td>12 metres</td>
</tr>
</tbody>
</table>

(e) fumigation within the structures does not take place

(f) the external appearance of the structure(s) and the materials used are of a high standard and will not adversely affect the character and amenity of the locality.
(e) fumigation within the structures does not take place

(f) the external appearance of the structure(s) and the materials used are of a high standard and will not adversely affect the character and amenity of the locality.
Rural Living Zone

**Non-complying Development**

Development (including building work, a change in the use of land or division of an allotment) for the following is non-complying:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and/or advertising hoarding</td>
<td>Except where all of the following are satisfied:</td>
</tr>
<tr>
<td></td>
<td>(a) it is less than 2 metres in height</td>
</tr>
<tr>
<td></td>
<td>(b) it has no more than 3 square metres total advertisement area both sides inclusive.</td>
</tr>
<tr>
<td></td>
<td>(c) it does not flash or move</td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Animal pen</td>
<td>Except where all of the following are satisfied:</td>
</tr>
<tr>
<td></td>
<td>(a) it measures less than 6.5 metres total building height</td>
</tr>
<tr>
<td></td>
<td>(b) the total floor area of kennels, animal pens, sheds, stables, garages and other</td>
</tr>
<tr>
<td></td>
<td>outbuildings on the allotment does not cover more than 25 per cent of the area of the</td>
</tr>
<tr>
<td></td>
<td>allotment</td>
</tr>
<tr>
<td></td>
<td>(c) it is not located in Precinct 3 Two Wells</td>
</tr>
<tr>
<td>Building or structure within any of the Flood Hazard Risk Areas, as shown on Overlay Maps - Development Constraints</td>
<td>Except where it achieves one of the following:</td>
</tr>
<tr>
<td></td>
<td>(a) it is not located on land subject to flooding as identified on Overlay Maps –</td>
</tr>
<tr>
<td></td>
<td>Development Constraints;</td>
</tr>
<tr>
<td></td>
<td>(b) it facilitates the provision of public infrastructure for flood mitigation</td>
</tr>
<tr>
<td></td>
<td>or flood management purposes;</td>
</tr>
<tr>
<td></td>
<td>(c) it is located on land within the Low or Medium Flood Hazard Risk Areas as shown on</td>
</tr>
<tr>
<td></td>
<td>Overlay Maps – Development Constraints and the finished floor level of the building or</td>
</tr>
<tr>
<td></td>
<td>structure is raised to a level at least 300 millimetres above the Australian Height Datum</td>
</tr>
<tr>
<td></td>
<td>(AHD) height of a 1-in-100 year average recurrence interval flood event or the known flood</td>
</tr>
<tr>
<td></td>
<td>level, whichever is the greater; or</td>
</tr>
<tr>
<td></td>
<td>(d) it is located on land within any of the Flood Hazard Risk Areas and</td>
</tr>
<tr>
<td></td>
<td>involves the construction of an open sided structure</td>
</tr>
<tr>
<td>Bus depot / station</td>
<td></td>
</tr>
<tr>
<td>Caravan park</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>Except a detached dwelling which:</td>
</tr>
<tr>
<td></td>
<td>(a) is not located within the High Flood Hazard Risk Area, as shown on Overlay Maps –</td>
</tr>
<tr>
<td></td>
<td>Development Constraints;</td>
</tr>
<tr>
<td></td>
<td>(b) does not require access to it by road across land within the High Flood Hazard Risk</td>
</tr>
<tr>
<td></td>
<td>Area, as shown on Overlay Maps – Development Constraints; and</td>
</tr>
<tr>
<td></td>
<td>(c) will not result in more than one dwelling per allotment in Precinct 3 Two Wells</td>
</tr>
<tr>
<td>Fence within any of the Flood Hazard Risk Areas, as shown on Overlay Maps – Development Constraints</td>
<td>Except where (a) or (b) is satisfied:</td>
</tr>
<tr>
<td></td>
<td>(a) it is located within the Low Flood Hazard Risk Area and:</td>
</tr>
<tr>
<td></td>
<td>(i) the fencing maintains a mesh size greater than 100 millimetres</td>
</tr>
<tr>
<td></td>
<td>between ground level and 300 millimetres;</td>
</tr>
</tbody>
</table>
Rural Living Zone

(ii) the fence is located within 10 metres of a dwelling or other building.

(b) it is located within the Medium or High Flood Hazard Risk Areas and:
   (i) it is a post and wire fence with a mesh size greater than 100 millimetres; or
   (ii) the fence is located within 10 metres of a dwelling or other building.

Filling and/or excavation of land within any of the Flood Hazard Risk Areas, as shown on Overlay Maps – Development Constraints

Except where it is a direct consequence of and is necessary for building work or where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.

Fuel Depot

Hospital

Horse keeping within the High Flood Hazard Risk Area, as shown on Overlay Maps – Development Constraints

Hotel

Industry Except a light industry in the form of a cottage industry/home business, where located outside of Precinct 3 Two Wells

Intensive animal keeping

Kennel

Except where all of the following are satisfied:
   (a) it has a total building height less than 6.5 metres
   (b) the total floor area of kennels, animal pens, sheds, stables, garages and other outbuildings on the allotment does not cover more than 25 per cent of the total area of the allotment
   (c) it is not located in Precinct 3 Two Wells

Land Division

Except where (a) or (b) are satisfied (outside of the settlements of Barabba and Fischer):
   (a) the land division is required for facilitating the provision of public infrastructure for flood mitigation or flood management purposes; or
   (b) the land division results in:
      (i) the creation of an allotment or allotments of 40 hectares or more in size wholly located within the Medium or High Flood Hazard Risk Areas, as shown on Overlay Maps – Development Constraints; or
      (ii) the creation of an allotment or allotments of 0.5 hectares or more in Precinct 3 Two Wells; or
      (iii) in all other cases, the creation of an allotment or allotments of 1 hectare or more

Major public service depot

Motel

Motor Repair Station

Motor racing or testing venue

Office

Outbuilding

Except where all of the following are satisfied:
   (d) it has a total building height less than 6.5 metres
   (e) the total floor area of kennels, animal pens, sheds, stables, garages and other outbuildings on the allotment does not cover more than 25 per cent of the total area of the allotment
Rural Living Zone

<table>
<thead>
<tr>
<th>Parking or storage of a vehicle exceeding 9 tonnes unladen weight</th>
<th>Except where (a), (b) or (c) is satisfied:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) it is a horse float</td>
<td></td>
</tr>
<tr>
<td>(b) it is in that area bound by Buckland Park Road to the west and Old Port Wakefield Road to the east</td>
<td></td>
</tr>
<tr>
<td>(c) it is not located in Precinct 3 Two Wells</td>
<td></td>
</tr>
</tbody>
</table>

- Petrol filling station
- Primary School
- Residential park
- Residential flat building
- Road transport terminal
- Service trade premises
- Shop or group of shops
  - Except where the gross leasable area is less than 80 square metres
- Stock sales yard
- Stock slaughter works
- Store
- Supported accommodation
- Warehouse
- Waste reception, storage, treatment or disposal
- Wrecking yard
Land Not Within a Council Area (Coastal Waters)

See enlargement map for accurate representation.

Zone Map Mal/1
Overlay Map Mal/1
DEVELOPMENT CONSTRAINTS

Hazard Flood Risk Areas
(1 in 100 year ARI flood event)
Land Not Within a Council Area  
(Coastal Waters)
Land Not Within a Council Area (Coastal Waters)

Disclaimer
These maps have been prepared on the basis of survey, hydraulic and hydrologic modelling.
They are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and they should not be relied on for any other purpose.
They do not represent the actual inundation pattern, which will depend on the state and nature of a particular flood.

Hazard Flood Risk Areas
(1 in 100 year AR1 flood event)

Overlay Map Mal/8
DEVELOPMENT CONSTRAINTS
Disclaimer:
These maps have been prepared on the basis of survey, hydraulic and hydrologic modeling. They are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and they should not be relied on for any other purpose. They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood.

Hazard Flood Risk Areas
(1 in 100 year ARI flood event)

- High
- Medium
- Low

Overlay Map Mal/11
DEVELOPMENT CONSTRAINTS

Public Copy - Please Do Not Remove
Overlay Map Mal/22
DEVELOPMENT CONSTRAINTS

Disclaimer
These maps have been prepared on the basis of survey, hydraulic and hydrologic modelling.
They are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and they should not be relied on for any other purpose.
They do not purport to illustrate council floodplain guidelines, which will depend on site size and nature of a particular flood.

Hazard Flood Risk Areas
(1 in 100 year ARI flood event)

- High
- Medium
- Low
NOTE:
This line is the perimeter of the area
(urban, rural and floodplain).
Land outside of the Gawler River Flood Plain
may be subject to flooding.

Disclaimer
These maps have been prepared on the basis of survey, hydraulic and hydrologic modelling.
They are only intended to be used as a policy tool for planning purposes and in broad scale
flood risk management, and they should not be relied on for any other purpose.
They do not purport to illustrate actual inundation patterns, which will depend on the size
and nature of a particular flood.

Hazard Flood Risk Areas
(1 in 100 year ARI flood event)

High
Medium
Low

Overlay Map Mal/23
DEVELOPMENT CONSTRAINTS
EXECUTIVE SUMMARY

- The Department of Environment, Water and Natural Resources (DEWNR), with the in-principle support of four Councils including Adelaide Plains Council, Light Regional Council, Clare and Gilbert Valleys Council and Wakefield Council were successful in obtaining a grant from the National Disaster Resilience Program (NDRP) for a regional flood monitoring/alert system for the Light, Gilbert and Wakefield River Catchments.

- The project involves the design and installation of 13 additional rain gauges, and eight (8) streamflow gauges within the subject river catchments, and associated modelling and monitoring of the systems.

- Research shows that a well-informed community can reduce the costs associated with a flood by approximately 20% with only two hours warning whilst with twelve hours warning the costs can be reduced by approximately 60%.

- Flood monitoring and warning/alert system is considered to be a very cost-effective method for increasing community resilience to natural disasters such as flooding.

- The NDRP are now seeking funding support from all four Council’s to fund their respective contributions to the project.
RECOMMENDATION

“that Council, having considered Item 14.7 – Successful Grant Update - Light, Gilbert and River Catchments for an Advanced Monitoring and Alert System, dated 21 August 2017 receives and notes the report and in doing so:-

1. Adopts the required funding contributions in partnership with the four participating councils for the installation of a regional flood monitoring and warning/alert system for the Light and Wakefield River catchments;
2. Allocates $4,500 towards the project through reallocations identified in the 2017-2018 Q1 budget review; and
3. Allocates $16,500 towards the project in 2018-2019 plus maintenance costs thereafter of approximately $2,000 to $3,000 per annum.”

BUDGET IMPACT

Estimated Cost: $ 21,000 in total is required over the next two financial years. $4,500 first year $16,500 the second year.

Future ongoing operating costs: up to $2,000 to $3,000 is estimated.

Is this Budgeted? No

Total project cost is $280,000 minus the successful grant of $196,000 leaves the remaining $84,000 that is to be portioned equally between the four Council’s over two financial years. The ongoing operational maintenance costs are currently unconfirmed and have only been estimated at around $2,000 to $3,000 per Council, but indeed further discussions between federal, State and Local Government may see this figure reduced if the maintenance burden is broadened.

It is proposed that the required funding for the 2017-2018 budget of $4,500 can be addressed at the next quarterly budget review process.

RISK ASSESSMENT

If Council chooses not to support this project with the funding commitment, the project may have to be supported by the other partnering councils, or the project could be dissolved.

Community resilience and safety will be greatly impacted if this project does not go ahead, exposing the community to many risks and the opportunity to protect assets and livestock.

Advance warning for Council staff to be enabled to facilitate road closures prepare sand cartage for sandbagging and in general support emergency services in preparation.
Council staff will have the advanced notification to enact Council's Business Continuity Emergency Management Plan in such an event.

Attachments

1. **Summary of Recommended Sites Consultation Draft - Reconnaissance and feasibility assessment for proposed Light, Gilbert and Wakefield Rivers Flood Warning Monitoring Sites.**
2. **Proposed Flood Prediction and Warning Network Mapping.**
DETAILED REPORT

Purpose

To commit to contributing an equal allocation to the successful project in partnership with our adjoining Council’s for the National Disaster Resilience Program for regional flood monitoring alert/warning system, in conjunction with the Bureau of Meteorology and the State Government.

Background/History

Council endorsed by resolution on the 19 December 2016 to support the preparation of an application to apply for grant funding in partnership with the Department of Environment Water, and Natural Resources and Light Regional Council, Clare and Gilbert Valleys Council and Wakefield Council through the Disaster Resilience Program (NDRP):

“that Council, having considered Item 17.7 - The Light and Wakefield Rivers Monitoring and Alert System, dated 19 December 2016, support the Department of Environment Water and Natural Resources preparation of an application in to the 2015-2017 National Disaster Relief Program. A project that implements a flood monitoring and warning system for the Light and Wakefield River catchments.”

The National Disaster Resilience Program (NDRP) supports projects that improve the ability of organisations and individuals to prepare for, respond to and recover from natural disasters and emergency events.

More information on the 2015-17 NDRP grants can be found on the SAFECOM website:
The Department of Environment, Water and Natural Resources (DEWNR), with the in-principle support of Adelaide Plains Council, Light Regional Council, Clare & Gilbert Valleys Council and Wakefield Council, submitted a grant application to the National Disaster Resilience Program for the Light, Gilbert & Wakefield Rivers Flood Warning Network project in January 2017. DEWNR have advised that this application was successful, and are now seeking that council’s commit to contributing to the project.

A previous grant to DEWNR by Light Regional Council for the investigation into flash flooding warning systems revealed gaps in both rainfall and stream flow data available in the Mid North Region. In response to this, and to the recent flooding of the Light, Gilbert and Wakefield Rivers which occurred in September and October 2016 which occurred with very little flood prediction information available, the Light, Gilbert & Wakefield Rivers Flood Warning Network project was initiated. The project includes the design and installation of additional rain and stream flow gauges within the catchment of the rivers to allow monitoring and prediction modelling of the flow in the rivers.

With additional rainfall and stream flow data being captured in real time, the behaviour of the major rivers and creeks can be predicted and evaluated, providing thresholds for warning to the community. On larger catchments like the Murray River and Gawler River, the flood monitoring and warning network is managed by the Bureau of Meteorology (BOM). However, the BOM’s responsibility does not extend into flash-flood catchments, which are considered the responsibility of local government.

Figure 1-2 – Wasleys Road Bridge on the Light River, completely submerged during recent flooding (left) and after the flood (right)

Discussion/Analysis

Flood preparedness programs can therefore have a huge benefit on communities’ resilience to flooding when it occurs. Research suggests that a well-informed community can reduce the costs associated with a flood by approximately 20% with only two hours warning whilst with twelve hours warning the costs can be reduced by approximately 60%.

Typically, there are four phases of a flood preparedness program, as shown in FIGURE Y. The project that DEWNR has successfully gained grant funding on behalf of the Adelaide Plains
Council Light Regional Council, Clare & Gilbert Valleys Council and Wakefield Regional Council involves the Flood Warning phase.

The Bureau of Meteorology has indicated that they will partner with local government to fund the ongoing costs associated with any new rainfall gauging stations. The DEWNR has indicated that it may play a role in owning and managing the assets associated with any new streamflow gauging stations, should local government fund the ongoing costs. The Stormwater Management Authority (SMA) has indicated that ongoing costs to fund streamflow gauges are eligible for funding support (up to 50%) and that such a proposal would be given strong consideration for support funding. Thirty percent of the capital costs for installing new rainfall gauging stations and streamflow gauging stations is proposed to be shared between the Councils, with 70% funded from the NDRP grant.

The up-front cost for the flood warning equipment installation and corresponding modelling and analysis to the contributing councils is $84,000, to be shared equally, with the ongoing annual operational and maintenance costs are likely to be a few thousand dollars, based on similar infrastructure and systems in other catchments. This investment in community preparedness is likely to be a fraction of the potential cost to the community if not forewarned of potential flooding and able to prepare.

Discussion

Council have been requested to support and contribute to the project following the successful grant application to the NDRP. The following table gives the overall milestone payment schedule, of which Adelaide Plains Council would contribute a percentage of the ‘Council Contribution’ amount.
## Payment Schedule

<table>
<thead>
<tr>
<th>PAYMENT</th>
<th>DELIVERABLE(S)</th>
<th>MILESTONE TO BE ACHIEVED BY</th>
<th>PROJECT FUNDING AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Grant Funding Contribution</td>
</tr>
<tr>
<td>1</td>
<td>1.1 Funding Deed signed and received</td>
<td>Jul-17</td>
<td>$0</td>
</tr>
<tr>
<td>2</td>
<td>2.1 Project Steering Committee established</td>
<td>Oct-17</td>
<td>$21,000</td>
</tr>
<tr>
<td></td>
<td>2.2 Site reconnaissance completed</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2.3 Network design completed</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>2.4 RFP developed for consultant/contractor</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2.5 Status &amp; Financial Progress Report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>3.1 Consultant/contractor engaged</td>
<td>Dec-17</td>
<td>$21,000</td>
</tr>
<tr>
<td></td>
<td>3.2 Status &amp; Financial Progress Report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>4.1 Four new stream flow gauges established</td>
<td>July-18</td>
<td>$66,500</td>
</tr>
<tr>
<td></td>
<td>4.2 Status &amp; Financial Progress Report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>5.1 Balance of new stream flow gauges established</td>
<td>Mar-19</td>
<td>$66,500</td>
</tr>
<tr>
<td></td>
<td>5.2 Status &amp; Financial Progress Report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>6.1 Hydrological model and warning service developed</td>
<td>Jun-19</td>
<td>$21,000</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td></td>
<td>$196,000</td>
</tr>
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</table>

### Financial Year

<table>
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<tr>
<th>Financial Year</th>
<th>Adelaide Plains Council Contribution</th>
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<tbody>
<tr>
<td>2017-2018</td>
<td>$4,500</td>
</tr>
<tr>
<td>2018-2019</td>
<td>$16,500</td>
</tr>
<tr>
<td>Total Contribution</td>
<td>$21,000</td>
</tr>
<tr>
<td>Ongoing contribution Maintenance</td>
<td>$2,000 to $3,000 not yet confirmed</td>
</tr>
</tbody>
</table>

## Conclusion

Following the successful application to the National Disaster Resilience Program for a flood monitoring alert/warning system for the Light and Wakefield River catchments, Adelaide Plains Council is now requested to commit to funding their respective portion of the project.
to make up the gap of $84,000 between four Council’s. Council now has the unique opportunity with the successful grant funding contribution of $196,000 for a regional flood monitoring and warning/alert system which will increase communities’ resilience to flooding.

References

Legislation

Local Government Act 1999

Natural Resources Management Act 2004

Council Policies

Long Term Financial Plan

Annual Business Plan

Asset Management plans
Summary of Recommended Sites

Table 5 summarises the feasible flood warning monitoring sites for the Light, Gilbert and Wakefield Rivers and Greenock Creek. Only those sites deemed feasible have been included in the Table.

The sites recommended as a result of this investigation are shown shaded in the Table.

The sites in the Table are presented in the order that they are discussed in the preceding text.
Glossary

Control
In open channels flowing at sub-critical velocities, the control is that characteristic of the downstream channel that determines the depth of water at a given location.

In practical terms, the control of a streamflow gauge refers to the nature of the channel downstream from the measuring point. The control may be a natural feature such as a rock bar or gravel bar, or a man-made feature such as a weir, bridge abutment, ford or culvert. At higher flows, the control may simply be the shape of the channel itself.

It is the control that permits a unique relationship to be developed between stream flow and stream height at a given location (see stage-discharge relationship).

Gauging
A gauging is a measurement of stream discharge made manually using a precision current meter at a given location and point in time. Gaugings undertaken at many different discharges are used to help build stage-discharge relationships.

Stage-discharge relationship
A stage-discharge relationship, or 'rating curve', is a relationship developed theoretically or empirically (through measurement and observation) between the discharge in a stream and the water level (stage) in a stream at a given point. A stage-discharge relationship is used to derive continuous stream flow values from continuous observations of stream depth.
Figure 14 Sites investigated for WL8 on Light River, above Two Wells-Mailala.
Figure 15 Light River at Mallala Road bridge, Korunya (a) under bridge looking upstream, and (b) under bridge looking downstream.

Figure 16 Light River at Redbanks Road bridge, Redbanks (a) under bridge looking upstream, and (b) under bridge looking downstream.

Recommended Flood Warning Monitoring Sites

For the Light River catchment it is recommended that:

- Site WL4 is located at the Tamma Road ford at Hamilton. While this is someway downstream from the catchment headwaters, the channel is more pronounced here than at the Tamma Road ford in Marrabel, and there is an upstream pool free of reeds. Ongoing vegetation management is therefore likely to be less of an issue. Access to private property may need to be negotiated.

- It is recommended that the WL9 site is located near Duff Road, Bagot Well. This is one of the few locations where the channel is confined and the rock bars present will permit a reliable stage-discharge relationship. This location, when used in conjunction with Mingays Waterhole, will allow discrimination of the inflows from St Kitts Creek. Access to private property may need to be negotiated.

- Site WL6 is located at the water treatment facility in Hamley Bridge, where there is an existing broad crested concrete weir. Liaison with SAWC may be required.

- Site WL8 is located within 'The Rockies' reserve where the river is well confined and there is an existing, excellent improved natural rock bar control.
Figure 17 Light River at 'The Rockies' reserve, Barraba (a) looking downstream at improved natural control, (b) right bank looking downstream, (c-d) improvements to rock bar on left side of channel, (e-f) improvement to rock bar on right side of channel, (g) upstream pool looking upstream, and (h) upstream pool looking downstream.
Proposed Flood Prediction and Warning Network

Light, Gilbert and Wakefield Rivers

PRELIMINARY CONCEPT ONLY

This map has been prepared for preliminary planning purposes only. The depiction of a proposed storage site on this map does not represent a commitment of any agency or government to establish such. Facilities including, but not limited to, storage, pumping, conveyance, levees, embankments, and flood control works are subject to all applicable laws and regulations, and their design must be determined through careful analysis and consultation with relevant authorities.
OVERVIEW
To provide for Council’s information and monitoring, the status of actions that are currently being processed (Attachment 1).

This report provides the status of Council Resolutions that have not yet been closed out (finalised) for the period April 2015 to June 2017. However, those previously outstanding matters that have been finalised since the last report to Council are also included for the sake of completeness.

The Council Resolutions for July 2017 are provided in full for Council Members’ information.

Administration acknowledges the efficiencies afforded the Council Members monitoring their performance and the confidence built using transparent control measures.

RECOMMENDATION
“that Council, having considered Item 15.1 – Council Resolutions/Action Report, dated 21 August 2017, receives and notes the report.”

Attachments
1. Resolution Status Report

References
Legislation
Local Government Act 1999
Local Government (Procedures at Meetings) Regulations 2013
<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>Item Number</th>
<th>Title</th>
<th>Resolution Description</th>
<th>Resolution Number</th>
<th>Status/Comments ('Deferred, Ongoing, Agenda, Completed')</th>
<th>Responsible Department</th>
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</thead>
<tbody>
<tr>
<td>27-Apr-15</td>
<td>17.2</td>
<td>Lewiston Community Focal Point Study - Phase 2: Cost Benefit Analysis (CON13/8)</td>
<td>“that the Council, having considered Item 17.2 - Lewiston Community Study Phase 2: Cost Benefit Analysis, dated 27 April 2015, request that a report be brought back to Council to include costs, flooding concerns, native vegetation issues, identified community club and group participation and minimum cost infrastructure requirements for Hams Park, Clara Harniman Reserve and 210 Hayman Road.”</td>
<td>2015/129</td>
<td>Ongoing - Staff are continuing negotiations with community groups interested in relocation</td>
<td>Development &amp; Community</td>
</tr>
<tr>
<td>18-Jan-16</td>
<td>14.2</td>
<td>Dedicated car parking facilities (CON12/537)</td>
<td>“that the Chief Executive Officer be instructed to bring a report back to council that provides suitable options for the provision of dedicated car parking facilities at Webb Beach, Parham and Thompson Beach. Further, that in undertaking this research, the CEO be instructed to commence discussions with agencies such as Fisheries, Coast Protection Branch, Native Vegetation Council, Natural Resources Management Board, DPTI, and the Northern Adelaide International Bird Sanctuary with a view of obtaining their position and the prospect of securing funding for this initiative.”</td>
<td>2016/005</td>
<td>Ongoing - in regard to AIBS Draft Management Plan</td>
<td>Infrastructure</td>
</tr>
<tr>
<td>16-May-16</td>
<td>8.5</td>
<td>Environmental Management Advisory Committee Recommendation - EMAC and Working Party</td>
<td><strong>Formal Motion</strong></td>
<td>2016/143</td>
<td>Deferred - laying on the table</td>
<td>Development &amp; Community</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>&quot;that this matter lay on the table&quot;</td>
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<tr>
<td></td>
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<td></td>
<td><strong>Committee Recommendation - EMAC and Working Party Membership – Release of Expression of Interests</strong></td>
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<td></td>
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<td>&quot;that Council endorses the recommendation of the Environmental Management Advisory Committee, having considered Item 6.5 - EMAC and Working Party – Expression of Interests, dated 16 March 2016, to advertise for community membership to both the Environmental Management Advisory Committee and the Native Vegetation Marker System Working Party.”</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>20-Jun-16</td>
<td>14.4</td>
<td>Future Annual Staff Costs (CON12/537)</td>
<td><strong>Formal Motion:</strong></td>
<td>2016/181</td>
<td>Deferred - laying on table</td>
<td>CEO Development &amp; Community</td>
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<tr>
<td></td>
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<td>&quot;that this motion lay on the table until after the next meeting of the SPDPC meeting in July 2016.&quot;</td>
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<td></td>
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<td></td>
<td>&quot;that Council adopt and ensure future annual staff cost do not exceed fifty percent Council Rate Revenue income including 2016-17 financial year.”</td>
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</tr>
<tr>
<td>20-Jun-16</td>
<td>16.6</td>
<td>Parham – Horse Activity Management (CON12/131)</td>
<td>“that Council endorses the continued use of Main Street between the Esplanade and East Terrace at Parham as a horse float parking area until the end of 2016, prior to a further report being brought back to Council on establishing a more permanent horse float parking option.”</td>
<td>2016/202</td>
<td>Ongoing - formal Public Consultation to occur followed by a report back to Council</td>
<td>Development &amp; Community</td>
</tr>
<tr>
<td>15-Aug-16</td>
<td>16.3</td>
<td>Regulation of Off Road Trail Bike Riding (CON12/202)</td>
<td>“that Council considers the possible introduction of a new bylaw to regulate trail bike riding activity on both private and public land into the next substantive bylaw review to take effect in 2017.”</td>
<td>2016/254</td>
<td>Ongoing - by-law review 2018</td>
<td>Development Services Coordinator</td>
</tr>
<tr>
<td>Meeting Date</td>
<td>Item Number</td>
<td>Title</td>
<td>Resolution Description</td>
<td>Resolution Number</td>
<td>Status/Comments ('Deferred, Ongoing, Agenda, Completed')</td>
<td>Responsible Department</td>
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</tr>
<tr>
<td>19-Sep-16</td>
<td>15.1</td>
<td>Middle Beach Revegetation Protection (CON12/573)</td>
<td>“that Council investigate the possibility by way of report, of reinstating/raising dune to suitable or pre development height, behind the length of the rear row of dwellings at Middle Beach, so as to help protect revegetation efforts from salt water rise and prevent wetland damage caused by off road 4 wheel drive vehicle activity.”</td>
<td>2016/289</td>
<td>Deferred - Refer Item 17.7 - 17/10/16 - Resolution 2016/337 re: current policy position.</td>
<td>Development &amp; Community</td>
</tr>
<tr>
<td>19-Sep-16</td>
<td>16.5</td>
<td>Request for the Mallala Chamber Refurbishment (CON12/953)</td>
<td>“that Council, having considered Item 16.5 - Request for the Mallala Chamber Refurbishment, dated 19 September 2016, and further that Council adopts option 1 appended to the report with an imminent focus of upgrading the visual equipment in the 2016-2017 financial year with the maximum budget expenditure of $50,000, with a subsequent focus to be on upgrading the audio equipment and chamber furniture in the 2017-2018 financial year.”</td>
<td>2016/298</td>
<td>Ongoing - part 1 of upgrade is complete, part 2 yet to commence</td>
<td>Infrastructure</td>
</tr>
<tr>
<td>19-Sep-16</td>
<td>16.6</td>
<td>Suicide Prevention Network (CON12/1040)</td>
<td>“that Council, having considered Item 16.6 - Suicide Prevention Network dated 19 September 2016, that staff arrange a network proposal meeting with the Office of the Chief Psychiatrist and invite Rod McKenzie from Gawler Suicide Prevention Network, the Hon John Dawkins, Minister Leesa Vlahos, Local Member for Goyder Steven Griffiths, the Mallala Ratepayers Association along with representatives from local SAPOL, CFS, Ambulance, Lions Clubs, sporting clubs, RSL Branches, Elected Members and Staff”.</td>
<td>2016/300</td>
<td>Ongoing - registration of interests from community members received and currently being assessed</td>
<td>Community Development Officer</td>
</tr>
<tr>
<td>19-Sep-16</td>
<td>16.6</td>
<td>Suicide Prevention Network (CON12/1040)</td>
<td>“that Council, having considered Item 16.6 - Suicide Prevention Network dated 19 September 2016, that staff arrange a network proposal meeting with the Office of the Chief Psychiatrist and invite Rod McKenzie from Gawler Suicide Prevention Network, the Hon John Dawkins, Minister Leesa Vlahos, Local Member for Goyder Steven Griffiths, the Mallala Ratepayers Association along with representatives from local SAPOL, CFS, Ambulance, Lions Clubs, sporting clubs, RSL Branches, Elected Members and Staff”.</td>
<td>2016/300</td>
<td>Ongoing - registration of interests from community members received and currently being assessed</td>
<td>Development &amp; Community</td>
</tr>
<tr>
<td>19-Sep-16</td>
<td>17.8</td>
<td>Two Wells Football &amp; Netball Sporting Clubs Inc – Ground Lease (CON12/912)</td>
<td>“that Council, having considered Item 17.8 - Two Wells Football and Netball Sporting Clubs Inc – Ground Lease, dated 19 September 2016, authorises the Chief Executive Officer to negotiate and finalise any outstanding terms of the lease as provided for in Attachment 2 appended to report – Item 17.8.”</td>
<td>2016/320</td>
<td>Ongoing - awaiting response from Crown Lands Unit of Department of Environment, Water &amp; Natural Resources</td>
<td>Development &amp; Community Governance &amp; Communications</td>
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<tr>
<td>19-Sep-16</td>
<td>17.8</td>
<td>Two Wells Football &amp; Netball Sporting Clubs Inc – Ground Lease (CON12/912)</td>
<td>“that Council, having considered Item 17.8 - Two Wells Football and Netball Sporting Clubs Inc – Ground Lease, dated 19 September 2016, and subject to Ministerial consent, authorises, pursuant to Sections 38 and 44 of the Local Government Act 1999, the Mayor and Chief Executive Officer to execute under the common seal of Council, the lease agreement between the Adelaide Plains Council and Two Wells Football and Netball Sporting Clubs Inc.”</td>
<td>2016/321</td>
<td>Ongoing - awaiting response from Crown Lands Unit of Department of Environment, Water &amp; Natural Resources</td>
<td>Development &amp; Community Governance &amp; Communications</td>
</tr>
<tr>
<td>21-Nov-16</td>
<td>15.5</td>
<td>Independent Review of Coastal Settlements Adaptations Study</td>
<td>“that Council instructs the CEO to bring back a report on the cost of an independent and comprehensive review of Council’s Coastal Settlement Adaptation Study inclusive of and not restrictive of all further relevant data, information historical or otherwise.”</td>
<td>2016/354</td>
<td>Ongoing</td>
<td>Development &amp; Community</td>
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<tr>
<td>21-Nov-16</td>
<td>17.4</td>
<td>Donation of Water Tanks for Piney Fire Area</td>
<td>“that Council, having considered Item 17.4 – Donation of water tanks for Piney fire area dated 21 November 2016, instructs the CEO to continue with the investigations of supporting the implementation of the proposal for one (1) donated tank to be located at Moquet Lee Reserve described as Lot 675, FP 17542 comprised in CT 5776/435.”</td>
<td>2016/364</td>
<td>Ongoing - Development Application for Moquet Lee Reserve approved</td>
<td>Infrastructure</td>
</tr>
<tr>
<td>21-Nov-16</td>
<td>17.8</td>
<td>Two Wells Golf Club Inc – Ground Lease</td>
<td>“that Council, having considered Item 17.8 – Two Wells Golf Club Inc – Ground Lease, dated 21 November 2016, receive and note the report, and in doing so:- A. Authorises the Chief Executive Officer to negotiate and finalise any outstanding terms of the lease, B. Subject to Ministerial consent, authorises, pursuant to Section 38 and 44 of the Local Government Act 1999, the Mayor and Chief Executive Officer to execute under the common seal of Council, the lease agreement between the Adelaide Plains Council and Two Wells Golf Club Inc, C. In accordance with Section 166(1)[(j) of the Local Government Act 1999, Council, being satisfied that the land comprised in Crown Record 5764/757, Assessment 40451, 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 percent (%) of the rates imposed, effective from the 2017/18 rating year.”</td>
<td>2016/369</td>
<td>Ongoing - awaiting response from Crown Lands Unit of Department of Environment, Water &amp; Natural Resources</td>
<td>CEO Governance &amp; Communications</td>
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<td>19-Dec-16</td>
<td>16.5</td>
<td>Control Options for Colomba Daisy and other Declared Plants</td>
<td>“that the matter lay on the table.”</td>
<td>2016/384</td>
<td>Ongoing - lying on table</td>
<td>Infrastructure</td>
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<td>“that Council, having considered Item 16.5 - Control Options for Colomba Daisy and other Declared Plants, dated 19 December 2016, receives and notes the report.”</td>
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<td>“that Council, having considered Item 16.5 - Control Options for Colomba Daisy and other Declared Plants, dated 19 December 2016, endorses administration to continue with the chemical control of Colomba Daisy in consultation with Adelaide and Mt. Lofty NRM Board.”</td>
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<td>“that Council, having considered Item 16.5 - Control Options for Colomba Daisy and other Declared Plants, dated 19 December 2016, endorses administration to research methods to introduce some form of competition from other vegetation which is not affected by the chemicals used to control Colomba Daisy.”</td>
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<td>19-Dec-16</td>
<td>17.5</td>
<td>Adelaide Plains Equestrian Club – Proposed Licence</td>
<td>“that Council, having considered Item 17.5 – Adelaide Plains Equestrian Club - Proposed Licence dated 19 December 2016, and subject to Development Approval being granted and remnant vegetation being adequately fenced off, authorises, pursuant to Sections 38 and 44 of the Local Government Act 1999, the Mayor and Chief Executive Officer to execute the Licence Agreement between Council and the Adelaide Plains Equestrian Club Inc, and to execute the licence agreement as amended.”</td>
<td>2016/394</td>
<td>Ongoing - Staff are continuing negotiations with APEC and other community groups</td>
<td>Development &amp; Community Governance &amp; Communications</td>
</tr>
<tr>
<td>19-Dec-16</td>
<td>17.7</td>
<td>The Light and Wakefield Rivers Monitoring and Alert System</td>
<td>“that Council, having considered Item 17.7 - The Light and Wakefield Rivers Monitoring and Alert System, dated 19 December 2016, support the Department of Environment Water and Natural Resources preparation of an application in to the 2015-2017 National Disaster Relief Program. A project that implements a flood monitoring and warning system for the Light and Wakefield River catchments.”</td>
<td>2016/397</td>
<td>Ongoing - further report to August 2017 OCM</td>
<td>Infrastructure</td>
</tr>
<tr>
<td>19-Dec-16</td>
<td>17.8</td>
<td>Rededication of Crown Land – Two Wells Bowling Club</td>
<td>“that Council, having considered Item 17.8 – Rededication of Crown Land – Two Wells Bowling Club, receive and note the report and authorise the Chief Executive Officer to make application to Department of Environment, Water &amp; Natural Resources (DEWNR) to have Section 144 Two Wells, comprised in CR 5755/735, rededicated for both a Recreation Reserve to accommodate the Two Wells Bowling Club and a Reserve for a Soldiers Memorial Garden to accommodate the War Memorial and the Playground area.”</td>
<td>2016/399</td>
<td>Ongoing - letter sent to Crown Lands Unit of DEWNR requesting a rededication of the land</td>
<td>Governance &amp; Communication</td>
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<td>19-Dec-16</td>
<td>17.8</td>
<td>Rededication of Crown Land – Two Wells Bowling Club</td>
<td>“that Council, having considered Item 17.8 – Rededication of Crown Land – Two Wells Bowling Club, amend the Club’s existing lease over Section 144 comprised in CR 5753/647 to include portion of Allotment 103 comprised in CR 5753/647.”</td>
<td>2016/400</td>
<td>Ongoing - awaiting legal advice</td>
<td>Governance &amp; Communication</td>
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<td>16-Jan-17</td>
<td>4.1</td>
<td>Independent Structural Report – Recommendations for Wasleys Bridge Maintenance</td>
<td>“that Council, having considered Item 17.4 – Independent Structural Report - Recommendations for Wasleys Bridge Maintenance, dated 19 December 2016, undertake consultation in relation to either closure or reduced load limit/local traffic only on Wasleys Bridge and that management bring a subsequent report back to Council for consideration.”</td>
<td>2017/003</td>
<td>Ongoing - load limit satisfactory and external funding being sourced for possible upgrades.</td>
<td>Infrastructure</td>
</tr>
<tr>
<td>20-Feb-17</td>
<td>17.4</td>
<td>Section 270 Review – Hayman Road Playground</td>
<td>“that Council, having considered Item 17.4 – Section 270 Review – Hayman Road Playground, dated 20 February 2017, notes that the Chief Executive Officer will give consideration to what action, if any, is required with respect to the investigator’s additional recommendations contained at paragraph 5.5 of the investigator’s report, and take such action as deemed appropriate.”</td>
<td>2017/042</td>
<td>Ongoing</td>
<td>Executive Office Governance &amp; Communications</td>
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<tr>
<td>18-Apr-17</td>
<td>12.5.2</td>
<td>Camping Reserve</td>
<td>“that Council, having considered Item 12.5.2 – Camping Reserves, dated 18 April 2017, seek to commence discussions with interested parties to further develop an enhanced camping ground or caravan park at the new Mallala camp ground, and operate the facility into the future.”</td>
<td>2017/098</td>
<td>Ongoing - in discussions with Executive of Mallala and Districts Lions Club</td>
<td>Infrastructure / Finance &amp; Economic Development</td>
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<tr>
<td>18-Apr-17</td>
<td>12.5.2</td>
<td>Camping Reserve</td>
<td>“that Council, having considered Item 12.5.2 – Camping Reserves, dated 18 April 2017, 1. Charge a fee of $10 per site per night applied to both Parham and the new Mallala camp ground and a coin operated timer be retrofitted to the existing shower at the Mallala oval set at $2 for a 7 minute shower.”</td>
<td>2017/099</td>
<td>Ongoing - Council at July 2017 OCM endorsed the procurement of a ticket machine. Shower is now subject to negotiations with Lions re Mallala</td>
<td>Infrastructure / Finance &amp; Economic Development</td>
</tr>
<tr>
<td>22-May-17</td>
<td>2.1</td>
<td>Mallala Camping Grounds – Mallala Lions Club Proposal</td>
<td>“that Council, having considered Item 2.1 – Mallala Camping Ground – Mallala Lions Club Proposal, dated 22 May 2017, receives and notes the report and in doing so: - 1. instructs the Chief Executive Officer to continue to liaise with the Mallala Lions Club Executive with a view of negotiating appropriate terms and conditions for the advancement of a more permanent camping ground solution at Mallala.”</td>
<td>2017/144</td>
<td>Ongoing</td>
<td>Finance and Economic Development</td>
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<tr>
<td>22-May-17</td>
<td>2.3</td>
<td>Cemeteries Policy Review</td>
<td>“that Council, having considered Item 2.3 – Cemeteries Policy Review, dated 22 May 2017, instructs the Chief Executive Officer to commence a process reviewing the capacity of all cemeteries with a view to identifying appropriate land for future burials.”</td>
<td>2017/147</td>
<td>Ongoing</td>
<td>Infrastructure / Finance &amp; Economic Development</td>
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<td>19-Jun-17</td>
<td>4.2</td>
<td>Audit Committee meeting 5 June 2017 Recommendation – Gawler River Floodplain Management Authority</td>
<td>“that Council having considered Item 4.2 – Audit Committee meeting 5 June 2017 Recommendation – Gawler River Floodplain Management Authority, dated 19 June 2017, endorses the Audit Committee resolution number 2017/021 and in doing so, resolves that in order to progress the actions associated with Council Resolution 2017/121:- 1. a report be provided to the Council outlining the financial costs and risk associated with proceeding with membership with the GRFMA or alternatively withdrawing from the GRFMA; and 2. in consideration of the above, Council duly considers its position in respect of activating Clause 20 of the GRFMA Charter (Dispute Resolution) in regard to the GRFMA’s apparent unwillingness to review Council contributions.”</td>
<td>2017/152</td>
<td>Ongoing</td>
<td>Executive Office / Governance and Communications</td>
</tr>
<tr>
<td>19-Jun-17</td>
<td>4.4</td>
<td>Gawler River Floodplain Management Authority – Audit Committee</td>
<td>“that Council, having considered Item 4.4 - Gawler River Flood Management Authority – Audit Committee dated 19 June 2017, receives and notes the report and in doing so:- 1. approves the proposed membership of the GRFMA Audit Committee; and 2. authorises administration to provide the resolution of Council to GRFMA.”</td>
<td>2017/154</td>
<td>Completed</td>
<td>Executive Office</td>
</tr>
<tr>
<td>19-Jun-17</td>
<td>12.1</td>
<td>Audit Committee – minutes of meeting held 5 June 2017</td>
<td>“that Council endorses the recommendation of the Audit Committee, and instructs its Chief Executive Officer to undertake further financial analysis in relation to the application of a separate rate for the Liberty and Eden residential developments. Upon conclusion of the said body of work, a further report is presented to the Audit Committee for consideration.”</td>
<td>2017/157</td>
<td>Ongoing</td>
<td>Executive Office</td>
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<tr>
<td>19-Jun-17</td>
<td>14.6</td>
<td>Adoption of 2017/2018 Annual Business Plan, Budget and 2018-2027 Long Term Financial Plan and Declaration of Rates for 2017/2018</td>
<td>“that Item 14.6 – Adoption of 2017/2018 Annual Business Plan, Budget and 2018-2027 Long Term Financial Plan and Declaration of Rates for 2017/2018, dated 19 June 2017, be adjourned and that a Special Meeting to consider the suite of recommendations and include a workshop by suspending the standing orders for a period to be determined by the Mayor, be called and held on or before Friday 23 June 2017 to reconsider the item.”</td>
<td>2017/162</td>
<td>Completed</td>
<td>Executive Office</td>
</tr>
<tr>
<td>19-Jun-17</td>
<td>15.3</td>
<td>Mallala CWMS update</td>
<td>“that a report be brought back to Council outlining the legislative requirements for connecting to the Community Wastewater Management System.”</td>
<td>2017/171</td>
<td>Completed</td>
<td>Infrastructure</td>
</tr>
<tr>
<td>19-Jun-17</td>
<td>19.1</td>
<td>Correction to Council Minutes dated 22 October 2012</td>
<td>“that the minutes of the Ordinary Council meeting 22 October 2012 be amended to accept and confirm the minutes for the Ordinary Council meeting held on Monday 24 September 2012 (MB Folios 12520 to 12528, inclusive) having no mover and seconder recorded, and Special Council meeting held on Wednesday 3 October 2012 (MB Folios 12529 to 12530, inclusive) having been omitted from the minutes.”</td>
<td>2017/178</td>
<td>Completed</td>
<td>Executive Office</td>
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- REMOVE ‘Install new CCTV to Lewiston Playground’
- REMOVE ‘5 Ton Truck (Mitsubishi Water cart including tank unit’
- REMOVE ‘Designated mowing trailer’
- REMOVE ‘Slasher’
- REMOVE ‘Garbage Compactor’
- REMOVE ‘4x4 Diesel Dual Cab Ute’
- REMOVE ‘Surface – Thompson Road (005) from Port Wakefield Road to Shingleback Road’
- REMOVE ‘Surface – Light Beach Road (005) from Port Wakefield Road to Wylie Road’
- REMOVE ‘Surface – Wylie Road(005) from Port Wakefield Road to Light Beach Road’
- REMOVE ‘Kerbing Renewal Program’
- AMEND ‘General Inspector 0.6 FTE’ to ‘General Inspector 0.4FTE’
- AMEND ‘Engineer 1.0FTE’ to ‘Engineer 0.6FTE’

and further that the Chief Executive Officer be delegated authority to prepare an abridged or summary version of the Annual Business Plan for distribution to the ratepayers with the first quarterly rate notice.”
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| 10-Jul-17    | 2.1         | Adjourned Item - Adoption of 2017/2018 Annual Business Plan, Budget and 2018-2027 Long Term Financial Plan and Declaration of Rates for 2017/2018 | Adoption of Budget  
• in accordance with Section 123 of the Local Government Act 1999 and Regulation 7 of the Local Government (Financial Management) Regulations 2011 having considered the budget in conjunction with, and determined it to be consistent with Council’s adopted Annual Business Plan, adopts budget as presented in Attachment 1 as amended, for the financial year ending 30 June 2018 comprising:-  
(a) Statement of Comprehensive Income;  
(b) Statement of Financial Position;  
(c) Statement of Changes in Equity;  
(d) Statement of Cash Flows;  
(e) Uniform Presentation of Finances; and  
(f) Financial Indicators.  
• involving –  
  (1) an estimated operating expenditure of $12,412,265 inclusive of an estimated depreciation expense of $2,806,820;  
  (2) an estimated operating income from sources other than rates of $2,336,508; and;  
  (3) a total amount required to be raised from rates of $9,073,257 comprising – General rate: $8,066,995  
Services charges:  
(Refuse Collection & Disposal): $617,826  
(Community Wastewater Management Systems Disposal): $218,542 | 2017/185 | Completed | Finance and Economic Development | C |
| 10-Jul-17    | 2.1         | Adjourned Item - Adoption of 2017/2018 Annual Business Plan, Budget and 2018-2027 Long Term Financial Plan and Declaration of Rates for 2017/2018 | Adoption of Valuation  
• for the financial year ending 30 June 2018, pursuant to Section 167 (2)(a) of the Local Government Act 1999, adopt the most recent valuations of the Valuer-General of South Australia and available to the Council of the capital value of land in the Council area for rating purposes (subject to alteration), such valuations to govern the assessment of rates in the Council area for the financial year commencing 1 July 2017, and totalling $1,711,044,900, of which $1,690,873,139 is rateable." | 2017/186 | Completed | Finance and Economic Development | C |
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• for the financial year ending 30 June 2018, having taken into account the general principle of rating outlined in section 150 of the Local Government Act 1999 and the requirements of section 153(2) of the Local Government Act 1999, and pursuant to sections 153(1)(b) and 156(1)(a) of the Act, declares the following differential general rates based on the capital value of rateable land varying according to the land use category:  
(a) on all rateable land attributed Land Use Category (a) – Residential, a rate of 0.462942 cents in the dollar of the capital value of the land;  
(b) on all rateable land attributed Land Use Category (b) – Commercial Shop, Land Use Category (c) – Commercial Office, Land Use Category (d) – Commercial Other, Land Use Category (e) – Industrial Light, and Land Use Category (f) – Industrial Other a rate of 0.601783 cents in the dollar of the capital value of the land;  
(c) on all rateable land attributed Land Use Category (g) – Primary Production, a rate of 0.420867 cents in the dollar of the capital value of the land;  
(d) on all rateable land attributed Land Use Category (h) – Vacant Land and Land Use Category (i) – Other a rate of 0.462942 cents in the dollar of the capital value of the land “ | 2017/187 | Completed | Finance and Economic Development | C |
| 10-Jul-17    | 2.1         | Adjourned Item - Adoption of 2017/2018 Annual Business Plan, Budget and 2018-2027 Long Term Financial Plan and Declaration of Rates for 2017/2018 | Application of Rate Capping  
• determines not to fix a maximum increase in the general rate to be charged on rateable land in accordance with Section 153(3) of the Local Government Act 1999, for the financial year ending 30 June 2018.” | 2017/188 | Completed | Finance and Economic Development | C |
| 10-Jul-17    | 2.1         | Adjourned Item - Adoption of 2017/2018 Annual Business Plan, Budget and 2018-2027 Long Term Financial Plan and Declaration of Rates for 2017/2018 | Adoption of Fixed Charge  
• pursuant to Section 151 and 152 of the Local Government Act 1999, for the financial year ending 30 June 2018, to impose a fixed charge of $102.50 on all rateable land within its area for the financial year ending 30 June 2018.” | 2017/189 | Completed | Finance and Economic Development | C |
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  1. for the financial year ending 30 June 2018, pursuant to Section 155 of the Local Government Act 1999, impose the following annual service charges based on the nature of the service on each assessment, whether vacant or occupied, to which the Council provides or makes available the prescribed service of the collection, treatment of disposal of waste as part of a Community Wastewater Management System (CWMS) service:
  CWMS System Annual Service Charge ($) 
   Middle Beach – Large Tank 405 
   Middle Beach – Small Tank 405 
   Mallala 586.” |
  1. for the financial year ending 30 June 2018, pursuant to Section 155 of the Local Government Act 1999, impose an annual service charge of $180.00 per assessment in respect of all land, except for vacant land, to which Council provides or makes available the prescribed service of kerbside waste collection 3-bin service, within the townships of Mallala, Two Wells and Dublin.
  2. Commercial/Industrial properties within the townships can apply to have the mandatory waste levy removed provided they supply written documentation to the council detailing how they will dispose of their waste in an environmentally sustainable manner.
  3. that Council, for the financial year ending 30 June 2018, pursuant to Section 155 of the Local Government Act 1999, impose an annual service charge of $180.00 per assessment in respect of all land, except for vacant land, to which Council provides the prescribed service of kerbside waste collection 2-bin service, outside the townships of Mallala, Two Wells and Dublin upon the (existing or future) application to participate in such service by the ratepayer. Regulation 13 of the Local Government (General) Regulations 2013 provides a sliding scale to reduce the service charge payable, as prescribed.” |
  for the financial year ending 30 June 2018 in exercise of the powers contained in Natural Resources Management Act 2004, and Section 154 of the Local Government Act 1999, and in order to reimburse the Council for the amount contributed to the Adelaide and Mount Lofty Ranges Natural Resources Management Board, being $169, 894 declare a separate rate of 0.010132 cents in the dollar of the Capital Value of land, in respect of all rateable land in the Council’s area and in the area of that Board the Capital Value of such land totalling $1,676,834,289.” |
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<td>10-Jul-17</td>
<td>2.1</td>
<td>Adjourned Item - Adoption of 2017/2018 Annual Business Plan, Budget and 2018-2027 Long Term Financial Plan and Declaration of Rates for 2017/2018</td>
<td>Rebate of Rates &lt;br&gt;“that Council, having considered Item 2.1 – Adoption of 2017/2018 Annual Business Plan, Budget and 2018-2027 Long Term Financial Plan and Declaration of Rates for 2017/2018, dated 10 July 2017:-&lt;br&gt;1. Pursuant to and in accordance with Sections 161 (community services), 162 (religious purposes), 163 (public cemeteries) and Section 165 (educational purposes) of the Local Government Act 1999, the Council grants mandatory rebates of 100% of the rates imposed for the year ending 30 June 2018 on the following assessments:&lt;br&gt;Assessment No Organisation Section of the LGA Act 1999&lt;br&gt;12948 Uniting Church Cemetery 163&lt;br&gt;13037 Mallala Primary School 165&lt;br&gt;13144 Junction and Women's Housing Ltd 161&lt;br&gt;20099 Anglican Church 162&lt;br&gt;20123 Catholic Church Mallala 162&lt;br&gt;20149 Uniting Church Mallala 162&lt;br&gt;20164 Catholic Cemetery 163&lt;br&gt;20180 Grace Plains Cemetery 163&lt;br&gt;20230 Barabba Cemetery 163&lt;br&gt;20495 Mallala Cemetery 163&lt;br&gt;30387 Dublin Cemetery 163&lt;br&gt;30536 Uniting Church Windsor 162&lt;br&gt;36947 Catholic Church Two Wells 162&lt;br&gt;40295 Two Wells Cemetery 163&lt;br&gt;40303 Uniting Church Sunday School 162</td>
<td>2017/193</td>
<td>Completed</td>
<td>Finance and Economic Development</td>
<td>C</td>
</tr>
<tr>
<td>Meeting Date</td>
<td>Item Number</td>
<td>Title</td>
<td>Resolution Description</td>
<td>Resolution Number</td>
<td>Status/Comments ('Deferred, Ongoing, Agenda, Completed')</td>
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| 10-Jul-17    | 2.1         | Adjourned Item - Adoption of 2017/2018 Annual Business Plan, Budget and 2018-2027 Long Term Financial Plan and Declaration of Rates for 2017/2018 | Due Dates for Payment of Rates  
1. pursuant to section 181 of the Local Government Act 1999, rates and charges imposed in respect of the financial year ending 30 June 2018, shall be payable in four equal or approximately equal instalments, such instalments being due and payable by:  
a) Friday, 1 September 2017  (first instalment)  
b) Friday, 1 December, 2017  (second instalment)  
c) Friday, 2 March, 2018  (third instalment)  
d) Friday, 1 June, 2018  (final instalment)  
provided that in cases where the initial account requiring payment of rates is not sent at least 30 days prior to this date, or an amended account is required to be sent, authority to fix the date by which rates must be paid in respect of those assessments affected is delegated to the Chief Executive Officer: and  
2. in exercise of the powers contained in section 44 of the Local Government Act 1999, the Council delegates this 10th day of July 2017 to the person occupying the office of Chief Executive Officer of the Council the power pursuant to Section 181(4)(b) of the Local Government Act 1999, in any case where he considers it necessary or desirable to do so, to agree with the Principal Ratepayer that rates will be payable in such instalments falling due on such days as may be specified in the agreement and in that event that ratepayers rates will thereby be payable accordingly." | 2017/194 | Completed | Finance and Economic Development | C |
  • pursuant to Section 122(1a)(a) of the Local Government Act 1999 and Regulation 5 of the Local Government (Financial Management) Regulations 2011, having considered all submissions received in accordance with Section 123(6) of the Local Government Act 1999, adopts the Long-term Financial Plan 2018-2027 contained in Attachment 1, as amended.” | 2017/195 | Completed | Finance and Economic Development | C |
<p>| 17-Jul-17    | 2.1         | Confirmation of Minutes                                               | &quot;that the minutes of the Ordinary Council meeting held on Monday 19 June 2017 (MB Folios 13544 to 13562, inclusive), be accepted as read and confirmed.”                                                                                                                       | 2017/196 | Completed | Executive Office                                     | C |
| 17-Jul-17    | 2.2         | Confirmation of Minutes                                               | &quot;that the minutes of the Special Council meeting held on Monday 10 July 2017 (MB Folios 13563 to 13575, inclusive), be accepted as read and confirmed.”                                                                                                                    | 2017/197 | Completed | Executive Office                                     | C |
| 17-Jul-17    | 7.1         | Mayor's Report                                                        | &quot;that Council receives and notes the Mayor’s Report dated 17 July 2017 as submitted to the Ordinary Council meeting.”                                                                                                                                  | 2017/198 | Completed | Executive Office                                     | C |
| 17-Jul-17    | 12.1        | Governance Advisory Panel – minutes of meeting held 8 June 2017        | &quot;that Council receives and notes the minutes of the Governance Advisory Panel meeting held 8 June 2017.”                                                                                                                                                    | 2017/199 | Completed | Governance and Communications                        | C |
| 17-Jul-17    | 13.1        | Gawler River Floodplain Management Authority – minutes of meeting held 15 June 2017 | &quot;that Council receives and notes the minutes of the Gawler River Floodplain Management Authority meeting held 15 June 2017.”                                                                                                                          | 2017/200 | Completed | Executive Office                                     | C |</p>
<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>Item Number</th>
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<th>Resolution Number</th>
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<th>Carried/Lost</th>
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<tbody>
<tr>
<td>17-Jul-17</td>
<td>14.1</td>
<td>2017/2018 Annual Business Plan and Budget Process – The Bunyip Newspaper, 5 July 2017 ‘Council Turmoil’ – The Facts</td>
<td>“that Council, having considered Item 14.1 – 2017/2018 Annual Business Plan and Budget Process – The Bunyip Newspaper, 5 July 2017 ‘Council Turmoil’ – The Facts, 17 July 2017, confirms that:- 1. a clear and concise budget timeline was adopted by Council in January 2017 and scheduled a budget adoption date of 19 June 2017; 2. there was extensive dialogue and engagement between management and the DCM Ratepayers and Residents Association Inc. To claim otherwise is wrong; 3. Council resolved to send the CEO to Canberra as its delegate to the ALGA National Assembly knowing that he could not attend the meeting where the budget would be considered. The Mayor could not attend because of the advice of his cardiologist. Claims that the Mayor and CEO did not provide leadership and their absence prevented Council from adopting the budget ahead of 30 June are untrue and without foundation; and 4. four dates were put to the elected body post the 19 June Ordinary meeting for the budget to be considered; none of which were able to achieve quorum. It is for that reason and no other that the budget was not adopted by 30 June 2017.”</td>
<td>2017/201</td>
<td>Completed</td>
<td>Executive Office</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>14.2</td>
<td>Code of Conduct Investigation and Recommendation of Council’s Governance Advisory Panel</td>
<td>“that Council, having considered Item 14.2 – Code of Conduct Investigation and Recommendation of Council’s Governance Advisory Panel, dated 17 July 2017, receives and notes the report and in doing so formally requests Cr Lawrence to provide a written public apology to the staff concerned.”</td>
<td>2017/202</td>
<td>Ongoing - awaiting apology</td>
<td>Executive Office</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>14.3</td>
<td>Gawler River Floodplain Management Authority – Board Membership Appointment</td>
<td>“that Council, having considered Item 14.3 – Gawler River Floodplain Management Authority – Board Membership Appointment, dated 17 July 2017, receives and notes the report and in doing so:- 1. Appoints Councillor Lawrence as Board Member of the Gawler River Floodplain Management Authority; 2. Appoints Councillor Keen as Deputy Board Member; and 3. Instructs Council’s Chief Executive Officer to advise the Gawler River Floodplain Management Authority of the names of the updated appointed Member and Deputy Board Member of the Authority.”</td>
<td>2017/203</td>
<td>Completed</td>
<td>Executive Office</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>14.4</td>
<td>Council Confidential Items Register Review</td>
<td>“that Council, having considered Item 14.4 – Council Confidential Items Register Review, dated 17 July 2017, receives and notes the report and acknowledges that a formal review of the Confidential Items Register has been undertaken.”</td>
<td>2017/204</td>
<td>Completed</td>
<td>Governance and Communications</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>14.4</td>
<td>Council Confidential Items Register Review</td>
<td>“that Council, having considered Item 14.4 – Council Confidential Items Register Review, dated 17 July 2017, resolves that the Section 91(7) of the Local Government Act 1999 order made on 15 December 2016 in relation it Item 2.1 – Gawler River Floodplain Management Authority Charter be revoked.”</td>
<td>2017/205</td>
<td>Completed</td>
<td>Governance and Communications</td>
<td>C</td>
</tr>
<tr>
<td>Meeting Date</td>
<td>Item Number</td>
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<tr>
<td>17-Jul-17</td>
<td>14.4</td>
<td>Council Confidential Items Register Review</td>
<td>“that Council, having considered Item 14.4 – Council Confidential Items Register Review, dated 17 July 2017, resolves that: a. Pursuant to Section 91(9)(a) of the Local Government Act 1999, having reviewed the confidential order made on 20 February 2017 under Section 90(2) and 90(3)(d) of the Local Government Act 1999, the Council, pursuant to Section 91(7) of the Local Government Act 1999 orders that the annexure to Item 19.1 – Legal Services Retainer dated 20 February 2017 continue to be retained in confidence and not available for public inspection under further order of the Council, and that this order be reviewed every 12 months on the basis that it contains commercial information, and that the agenda report and minutes in relation to this item be released and made available for public inspection; and b. Pursuant to Section 91(9)(c) of the Local Government Act 1999, Council delegates the authority to the Chief Executive Officer to revoke this confidentiality order.”</td>
<td>2017/206</td>
<td>Completed</td>
<td>Governance and Communications</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>14.4</td>
<td>Council Confidential Items Register Review</td>
<td>“that Council, having considered Item 14.4 – Council Confidential Items Register Review, dated 17 July 2017, resolves that: a. Pursuant to Section 91(9)(a) of the Local Government Act 1999, having reviewed the confidential order made on 18 April 2017 under Section 90(2) and 90(3)(d) of the Local Government Act 1999, the Council, pursuant to Section 91(7) of the Local Government Act 1999 orders that the agenda report and annexures to Item 16.1.1 – Legal Services Fee Proposals dated 18 April 2017 continue to be retained in confidence and not available for public inspection under further order of the Council, and that this order be reviewed every 12 months on the basis that it contains commercial information, and that the minutes in relation to this item be released and made available for public inspection; and b. Pursuant to Section 91(9)(c) of the Local Government Act 1999, Council delegates the authority to the Chief Executive Officer to revoke this confidentiality order.”</td>
<td>2017/207</td>
<td>Completed</td>
<td>Governance and Communications</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>14.5</td>
<td>Review of Council’s Delegations</td>
<td>“that Council adjourn Item 14.5 - Review of Council’s Delegations to the 21 August 2017 Ordinary Council meeting.”</td>
<td>2017/208</td>
<td>Agenda 21/8/17</td>
<td>Governance and Communications</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>14.7</td>
<td>Coastal Settlements Adaptation Options – Proposed Implementation</td>
<td>“that Council, having considered Item 14.7 – Coastal Settlements Adaptation Study – Proposed Implementation, dated 17 July 2017; 1. receives and notes the report, and 2. authorises the Chief Executive Officer to proceed with the preparation of a risk based priority implementation program for coastal works and to send a letter of support to the Coast Protection Board for the reinstallation of upgraded SEAFRAME gauge from the former Port Stanvac jetty to the O’Sullivan’s Beach Boat Ramp, as soon as possible.”</td>
<td>2017/210</td>
<td>Completed</td>
<td>Development and Community</td>
<td>C</td>
</tr>
<tr>
<td>Meeting Date</td>
<td>Item Number</td>
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<td>17-Jul-17</td>
<td>14.9</td>
<td>Mallala CWMS Communication and Service Fee Rebate Strategy</td>
<td>“that Council, having considered Item 14.9 – Mallala CWMS Communication and Service Fee Rebate Strategy, dated 17 July 2017, receives and notes the report and in doing so:- 1. adopts the Communication strategy to inform the residents that will either require a new domestic pump or to lower the connection on Council land; 2. approves the rebate of the CWMS annual service fee of $586 from the date of issuing the first service fee charge 1 July 2015 until the system is fit for purpose. Applicable only to those eligible with a non fit for purpose connection which would otherwise require a grade less than 1.45% to achieve connection; and 3. approves the installation and connection of the required domestic pump stations, including all electrical and monitoring components.”</td>
<td>2017/212</td>
<td>Completed</td>
<td>Infrastructure</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>14.10</td>
<td>Short Stay Accommodation Policy Review</td>
<td>“that Council, having considered Item 14.10 – Short Stay Accommodation Policy Review, dated 17 July 2017, receives and notes the report and in doing so endorses the amended Short Stay Accommodation Policy as attached to this report with the following change:- • Increase the seven days maximum stay to fourteen days in Clause 3 – Definitions – ‘Short Stay’ and in Clause 5.1.5.”</td>
<td>2017/213</td>
<td>Completed - Policy updated and uploaded to website</td>
<td>Infrastructure</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>14.11</td>
<td>Allocation of Rural Addressing to Old Port Wakefield Road, Two Wells</td>
<td>“that Council, having considered Item 14.11 – Allocation of Rural Addressing to Old Port Wakefield Road, Two Wells, 17 July 2017:- 1. receives and notes the report, and 2. approves the introduction of Rural Addressing on Old Port Wakefield Road for properties south of Halstead Road East/Hayman Road intersection with Old Port Wakefield Road, Two Wells to Council’s southern boundary as advised by the Department of Planning, Transport and Industry (DPTI).”</td>
<td>2017/214</td>
<td>Completed</td>
<td>Infrastructure</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>15.2</td>
<td>Resignation of Council Member and Notice of Supplementary Election</td>
<td>“that Council, having considered Item 15.2 – Resignation of Council Member and Notice of Supplementary Election, dated 17 July 2017, receives and notes the report.”</td>
<td>2017/216</td>
<td>Completed</td>
<td>Governance and Communications</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>15.3</td>
<td>Update on Current Event Applications</td>
<td>“that Council, having considered Item 15.3 – Update on Current Event Applications, dated 17 July 2017, receives and notes the report.”</td>
<td>2017/217</td>
<td>Completed</td>
<td>Governance and Communications</td>
<td>C</td>
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<tr>
<td>17-Jul-17</td>
<td>15.4</td>
<td>Coastal Fencing</td>
<td>“that Council, having considered Item 15.4 – Coastal Fencing, dated 17 July 2017, receives and notes the report.”</td>
<td>2017/218</td>
<td>Completed</td>
<td>Development and Community</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>15.5</td>
<td>Kerbside Waste Pickup Service Update</td>
<td>“that Council, having considered Item 15.5 – Kerbside Waste Pickup Service Update, dated 17 July 2017, receives and notes the report.”</td>
<td>2017/219</td>
<td>Completed</td>
<td>Infrastructure</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>15.6</td>
<td>Legatus Group – Board Membership Nominations</td>
<td>“that Council, having considered Item 15.6 – Legatus Group – Board Membership Nominations, dated 17 July 2017, receives and notes the report.”</td>
<td>2017/220</td>
<td>Completed</td>
<td>Executive Office</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>15.6</td>
<td>Legatus Group – Board Membership Nominations</td>
<td>“that Council instructs the Chief Executive Officer to contact the Legatus Group and cordially invite the recently appointed CEO and Chairperson to present to Council at an upcoming meeting or workshop.”</td>
<td>2017/221</td>
<td>Completed</td>
<td>Executive Office</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>19.1</td>
<td>Motion Without Notice - Lewiston Playground - Surveillance Cameras</td>
<td>“that a report be brought back to Council with updated costings for the installation of security cameras and signage at the Lewiston Playground, 210 Hayman Road, Lewiston.”</td>
<td>2017/222</td>
<td>Ongoing - Agenda 18/9/17</td>
<td>Infrastructure</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>19.2</td>
<td>Motion Without Notice - Donation to Northern Plains Food Festival</td>
<td>“that Council donate $1000 to the Northern Plains Food Festival.”</td>
<td>N/A</td>
<td>N/A</td>
<td>Nil</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>20.1</td>
<td>Letter and Gift of Thanks</td>
<td>“that Council instructs the Chief Executive Officer and Mayor on behalf of Council, to prepare a letter of thanks to former Councillor Anne Picard for her 11 years of dedicated service to the Adelaide Plains Council community, and authorises the purchase of a gift commensurate for her years of service.”</td>
<td>2017/223</td>
<td>Completed - card and gift voucher to Virginia Nursery to the value of $100, hand delivered</td>
<td>Executive Office</td>
<td>C</td>
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<td>Meeting Date</td>
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<td>17-Jul-17</td>
<td>21.1</td>
<td>Rubble Raising and Crushing</td>
<td>“that, under the provisions of Section 90(2) of the Local Government Act 1999, an order be made that the public with the exception of the Chief Executive Officer, General Manager Governance and Communications, General Manager Finance and Economic Development, General Manager Infrastructure, General Manager Development and Community, Administration Support Officer and Minute Secretary, be excluded from attendance at the meeting of the Council in order to consider in confidence this item.  21.1 – Rubble Raising and Crushing: The Council is satisfied that it is necessary that the public be excluded to enable the Council to consider the report at the meeting:  • on the grounds provided by Section 90(3)(d), commercial information of a confidential nature (not being a trade secret) the disclosure of which:  (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on the third party; and  (ii) would, on balance, be contrary to the public interest; and  • on the basis that information within the report and attachments:  o contains information about the commercial information, constituting information relevant to the potential appointment and suitability for being awarded the Rubble Raising &amp; Crushing Services 2017 - 2022  o it would be unreasonable to disclose this information as part of the confidential tender process 2017/224</td>
<td>Completed</td>
<td>Executive Office</td>
<td>C</td>
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<td>17-Jul-17</td>
<td></td>
<td>(Extension of Time)</td>
<td>“that it now being 9.28 pm, the meeting be extended for an additional 30 minutes.”</td>
<td>2017/225</td>
<td>Completed</td>
<td>Executive Office</td>
<td>C</td>
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<tr>
<td>17-Jul-17</td>
<td>21.1</td>
<td>Rubble Raising and Crushing</td>
<td>Confidential</td>
<td>2017/226</td>
<td>Completed</td>
<td>Executive Office</td>
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<tr>
<td>17-Jul-17</td>
<td>21.1</td>
<td>Rubble Raising and Crushing</td>
<td>Confidential</td>
<td>2017/227</td>
<td>Ongoing</td>
<td>Infrastructure</td>
<td>C</td>
</tr>
<tr>
<td>17-Jul-17</td>
<td>21.1</td>
<td>Rubble Raising and Crushing</td>
<td>“that, in accordance with Section 91(7) and Section 91(9) of the Local Government Act 1999 and on the grounds that Item 21.1 – Rubble Raising and Crushing for the meeting of the Council held on 17 July 2017, was received, discussed and considered in confidence pursuant to Section 90(3)(d) of the Local Government Act 1999, this meeting of the Council, does order that:  (a) the agenda report, attachments and minutes in relation to the matter remain confidential and not available for public inspection;  (b) the confidentiality of the matter be reviewed once in each 12 months; and  (c) pursuant to Section 91(9)(c) of the Local Government Act 1999, Council delegates the authority to the Chief Executive Officer to revoke this confidentiality order.”</td>
<td>2017/228</td>
<td>Ongoing</td>
<td>Governance and Communications</td>
<td>C</td>
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OVERVIEW

Council, at its meeting held on Monday, 19 June 2017, considered a recommendation from the Audit Committee in relation to Council’s earlier decision, adopted without notice, to withdraw from the Gawler River Floodplain Management Authority (GRFMA). The recommendation, subsequently adopted by Council, is provided for below:-

4.2 Audit Committee meeting 5 June 2017 Recommendation – Gawler River Floodplain Management Authority

Moved Cr Strudwicke Seconded Cr McColl 2017/152

“that Council having considered Item 4.2 – Audit Committee meeting 5 June 2017 Recommendation – Gawler River Floodplain Management Authority, dated 19 June 2017, endorses the Audit Committee resolution number 2017/021 and in doing so, resolves that in order to progress the actions associated with Council Resolution 2017/121:

1. a report be provided to the Council outlining the financial costs and risk associated with proceeding with membership with the GRFMA or alternatively withdrawing from the GRFMA; and

2. in consideration of the above, Council duly considers its position in respect of activating Clause 20 of the GRFMA Charter (Dispute Resolution) in regard to the GRFMA’s apparent unwillingness to review Council contributions.”

CARRIED

Following the meeting the Chief Executive Officer has:-

- held discussions with the Chairman and Executive Officer of the GRFMA setting out Council’s rationale behind its position and gleaned material from the Authority in relation to a myriad of matters relevant to this policy stance;
• met with the Chairman of Council’s Audit Committee as a means of advancing the aforementioned resolution; and

• engaged the services of Mr David Hope, Managing Director of Skilmar Systems Pty Ltd, a highly competent and experienced consultant who specialises in prudential assessments of this nature.

Mr Hope has since met with relevant stakeholders and will be presenting a report to a special meeting of the Audit Committee which will outline his findings and conclusions.

Following consideration of the said report by the Audit Committee, Council will duly receive a recommendation from the Audit Committee and I have asked Mr Hope to be available to address Council at its September ordinary meeting to answer any questions elected members may have.

In addition, I have cordially invited both the Chairman and Executive Officer of the GRFMA to attend the August ordinary meeting of Council.

This is a critical phase in the review process and I am confident that the diligent work undertaken by management in recent times, coupled with the engagement of Mr Hope, a highly qualified and experienced consultant to perform this most crucial of prudential assessments, ensures Council will be well placed to make an informed decision in relation to whether or not to advance the notion of withdrawing from the GRFMA.

**RECOMMENDATION**

“that Council, having considered Item 15.2 – *Gawler River Floodplain Management Authority Membership Review – Status Update*, dated 21 August 2017, formally receives and notes the report.”

---

**Attachments**

Nil

**References**

**Legislation**

Nil

**Council Policies**

Nil
OVERVIEW

As outlined in Circular 32.5 (Attachment 1), the Minister for Sustainability, Environment and Conservation, Hon Ian Hunter MLC, is seeking local government nominations for three member positions on the Dog and Cat Management Board for terms of up to 3 years.

Nominations must be forwarded with a current curriculum vitae (CV) to the Local Government Association (LGA) by close of business (COB) 15 September 2017.

Nominations addressing the Selection Criteria (Attachment 2) for the Dog and Cat Management Board are to be forwarded to the LGA along with the completed Nomination for Outside Bodies form (Attachment 3) and current CV.

The Elected Body is advised that Councillor Keen has formally put forward herself as a candidate for Board membership.

RECOMMENDATION

“that Council, having considered Item 15.3 – Dog and Cat Management – Board Membership Nominations, dated 21 August 2017, receives and notes the report.”

Attachments

1. Circular 32.5 – Nominations sought for the Dog and Cat Management Board
2. Selection Criteria
3. Nomination for Outside Bodies form
References

Legislation

*The Dog and Cat Management Act 1995*

Council Policies

Nil
Nominations sought for the Dog and Cat Management Board - Circular 32.5

To
Chief Executive Officer
Elected Members
Policy and Strategic Planning Staff

Date
8 August 2017

Contact
Gwyn Rimmington
Email: gwyn.rimmington@lga.sa.gov.au

Response Required
Yes

Respond By
15 September 2017

Summary
The Minister for Sustainability, Environment and Conservation, Hon Ian Hunter MLC, is seeking local government nominations for three member positions on the Dog and Cat Management Board for terms of up to 3 years. Nominations must be forwarded with a current CV to the LGA by COB 15 September 2017.

Established in 1995 under the Dog and Cat Management Act, the Dog and Cat Management Board (DCMB) works closely with key partner organisations and state government to improve dog and cat management in South Australia. Using its research and expertise the board has ensured that South Australia’s regulatory and legislative framework has been reviewed and amended to improve the management of dogs and cats.

Appointments to the Dog & Cat Management Board are for a period of three years commencing December 2017.

The DCMB generally meets on the last Wednesday of each month between 1.30pm and 5.30pm, regularly holding their meetings at metropolitan and regional councils.

The sitting fee for Board Members is currently $256 per four hour session attended.

LGA nominations on outside bodies will, unless determined otherwise by the LGA Board or Executive Committee, be current serving council members or council staff. No more than (2) nominees should be provided for each council.

Nominations addressing the Selection Criteria provided in Part A for the Dog & Cat Management Board must be forwarded to lga@lga.sa.gov.au by a council using the attached Part B along with current CV. by COB Friday 15 September 2017.

The LGA Board will consider nominations received at its meeting on Thursday 28 September 2017.
### Nominations to Outside Bodies - PART A

<table>
<thead>
<tr>
<th>Name of Body</th>
<th>Dog and Cat Management Board</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Status of Body</td>
<td>Statutory Authority</td>
</tr>
<tr>
<td>Summary Statement</td>
<td>The Dog and Cat Management Board operates under the Dog and Cat Management Act 1995 and its functions include monitoring the administration and enforcement of this Act by Councils.</td>
</tr>
</tbody>
</table>

## SELECTION CRITERIA FOR MEMBERSHIP ON OUTSIDE BODIES

The following selection criteria must be addressed when completing Part B

<table>
<thead>
<tr>
<th>Qualifications Required</th>
<th>No formal qualifications required.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industry Experience</td>
<td>Relevant knowledge of dog and cat management issues as they impact local government.</td>
</tr>
<tr>
<td>Board / Committee Experience</td>
<td>Relevant experience serving on high level intergovernmental boards, committees or funding allocation bodies is highly desirable.</td>
</tr>
</tbody>
</table>

### Key Expertise

Section 12(2) of the Dog and Cat Management Act 1995 requires nominees, together, to have the following attributes:

- (a) practical knowledge of and experience in local government, including local government processes, community consultation and the law as it applies to local government;
- (b) experience in the administration of legislation;
- (c) experience in financial management;
- (d) experience in education and training.

The priority attribute for people nominating for this position is experience in education and training.

## LIABILITY AND INDEMNITY COVER

The LGA requires that representatives on outside bodies be appropriately insured throughout the period of their appointment and seeks to collect details of the insurances provided by that organisation (on an annual basis)

| Insurance information (Certificates of Currencies or equivalent) supplied by the Outside Body | Yes |
| Insurance Policies are Valid & Current                                                      | Yes |
Nominations to Outside Bodies - PART B

This form:
- must not exceed 2 pages;
- must be submitted by a council; and
- must be emailed in PDF format along with current CV to lgasa@lga.sa.gov.au
- upon receipt at the LGA, will be acknowledged by return email.

Dog & Cat Management Board

<table>
<thead>
<tr>
<th>COUNCIL DETAILS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of council submitting the nomination</td>
</tr>
<tr>
<td>Name of person submitting this form on behalf of council – refer LGA Policy</td>
</tr>
<tr>
<td>Name:</td>
</tr>
<tr>
<td>Email:</td>
</tr>
<tr>
<td>Telephone:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NOMINEE DETAILS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Nominee</td>
</tr>
<tr>
<td>Current Elected Member</td>
</tr>
<tr>
<td>Home / Postal Address</td>
</tr>
<tr>
<td>Work Phone</td>
</tr>
<tr>
<td>A/H Phone</td>
</tr>
<tr>
<td>Email</td>
</tr>
</tbody>
</table>

INFORMATION RELEVANT TO THE APPOINTMENT SOUGHT (forms part of the selection criteria for nomination)

Experience:

Board/Committee Experience:

Key Expertise:

Curricula Vitae: attached or to be forwarded separately?

Any other comments:

Undertaking:

The LGA Board resolved in January 2015 to ensure that appointees to external Boards and Committees remain current local government members or officers. If you leave local government for any reason during the term of your appointment, are you prepared to resign your appointment if requested to do so by the LGA?

Yes [ ] No [ ]

Signature of Nominee: ________________________________
Councillor Daniele gave notice of his intention to ask the following questions:

<table>
<thead>
<tr>
<th>Preamble</th>
<th>As a lot of ratepayers have questioned me about where Ratepayers money has been sent – my question is about the Hundred of Port Gawler, the Hundred of Dublin and finally the Hundred of Grace:-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Question 1: How much rate revenue from each of the Hundred has been raised in each once since 2010 up tho this year 2017?</td>
<td>Answer: The Council does not maintain details of rates income by Hundred. However, rates information can be provided by ward.</td>
</tr>
<tr>
<td>Question 2: How much has been spent in each Hundred since 2010 up to this year 2017?</td>
<td>Answer: The Council does not maintain details of expenditure by Hundred. Council maintain expenditure on individual roads if it is either sealed, cat 1 or cat 2 but not for cat 3 or 4 roads. For cat 3 &amp; 4 data is not captured at the road name level instead lumped together.</td>
</tr>
</tbody>
</table>
Councillor Daniele gave notice of his intention to ask the following questions:

<table>
<thead>
<tr>
<th>Preamble</th>
</tr>
</thead>
<tbody>
<tr>
<td>For the past several years I have continually requested the sealing of the following roads:</td>
</tr>
<tr>
<td>• Buckland Park Road (from Halstead Road to Highway One)</td>
</tr>
<tr>
<td>• Glover Road (Williams Road to Germantown Road)</td>
</tr>
<tr>
<td>• Tatura Avenue (Buckland Park Road to Highway One)</td>
</tr>
<tr>
<td>• Middle Beach Road (Full Length)</td>
</tr>
<tr>
<td>• Coats Road (Williams Road to Germantown Road)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Question 1:</th>
<th>How many properties are there all inclusive, on each road?</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Question 2:</th>
<th>How much rate revenue has been collected from all since 2010?</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Question 3:</th>
<th>How much has been spent on the upkeep of these roads?</th>
</tr>
</thead>
</table>

<p>| Answer:    | The response to these questions will be provided at the Council Meeting on 21 August 2017. |</p>
<table>
<thead>
<tr>
<th><strong>Preamble:</strong></th>
<th></th>
</tr>
</thead>
</table>

**Motion 1:**  
Moved Cr Jones 
Seconded  
that Council requests a report that addresses road upgrades in the context of Council’s Asset Management Plan, and seeks to reintroduce a multi-criteria selection process broadly based on the existing ‘Roads Matrix’, with improvements that take into consideration the various purposes of road candidates, that if upgraded would provide economic, environmental or aesthetic benefits together with funding considerations.”
18.2 Rescind Motion (2017/227)

RECOMMENDATION

“that, under the provisions of Section 90(2) of the Local Government Act 1999, an order be made that the public with the exception of [insert positions of all Council staff to remain present in the room (including Minute Secretary and Chief Executive Officer)] be excluded from attendance at the meeting of the Council in order to consider in confidence this item.

18.2 – Rescind Motion (2017/227)

The Council is satisfied that it is necessary that the public be excluded to enable the Council to consider the report at the meeting:

- on the grounds provided by Section 90(3)(d), commercial information of a confidential nature (not being a trade secret) the disclosure of which-
  - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on the third party; and
  - (ii) would, on balance, be contrary to the public interest; and

- on the basis that information within the report and attachments:
  - contains information about the commercial information, constituting information relevant to the potential appointment and suitability for being awarded the Rubble Raising Services 2017 - 2023
  - it would be unreasonable to disclose this information as part of the confidential tender process.

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or discussion confidential.”
18.2 **RECOMMENDATION**

“That, in accordance with Section 91(7) and Section 91(9) of the *Local Government Act 1999* and on the grounds that Item 18.2 – *Rescind Motion (2017/227)* for the meeting of the Council held on 21 August 2017, was received, discussed and considered in confidence pursuant to Section 90(3)(d) of the *Local Government Act 1999*, this meeting of the Council, does order that:

(a) the agenda item and minutes in relation to the matter remain confidential and not available for public inspection until further order of the Council;

(c) the confidentiality of the matter be reviewed once in each 12 months; and

(d) pursuant to Section 91(9)(c) of the *Local Government Act 1999*, Council delegates the authority to the Chief Executive Officer to revoke this confidentiality order.”