

NOTICE OF COUNCIL MEETING

Pursuant to the provisions of section 83(2) of the
Local Government Act 1999

The Special Meeting of the



**Adelaide
Plains
Council**

will be held

by electronic means

on

Tuesday 2 June 2020 at 6.00pm

A handwritten signature in black ink, appearing to be 'James Miller', written in a cursive style.

James Miller
CHIEF EXECUTIVE OFFICER

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 Adelaide Plains Council	4.1	Drought Communities Programme – Round 1 Amendment
	Department:	Governance and Executive Office
	Report Author:	General Manager – Governance and Executive Office
Date: 2 June 2020	Document Ref:	D20/22128

EXECUTIVE SUMMARY

- The purpose of this report is for Council to consider an amendment to the projects submitted for Round 1 of the Drought Communities Programme (DCP) due to the Federal Government’s advice regarding project eligibility.
- In February 2020, Council amended Round 1 projects by removing the Lewiston Dog Park (due to time constraints) and replacing it with the Dublin Fencing Project and the Mallala Altarama Project.
- In late March 2020, Council was advised by the Federal Government that the Mallala Altarama Project was in fact *ineligible*. In light of this, Management is seeking direction from Council as to a replacement project.
- A report was presented to Council at its meeting held on 25 May 2020, at which time additional information was requested by Council Members regarding the ongoing costs associated with the Wifi Project. That additional information has now been obtained.
- Based on discussions with Council Members at informal gatherings held on 10 March 2020 and 14 May 2020, and given the remaining monetary allocation available, it is recommended that the Mallala Altarama Project be replaced with the ‘Wifi’ project and the ‘United Football Club’ project – both of which have been previously considered by Council as part of the matrix presented to Members in March 2020.

RECOMMENDATION 1

“that Council, having considered Item 4.1 – *Drought Communities Programme – Round 1 Amendment*, dated 2 June 2020, receives and notes the report and in consideration of the Mallala Altarama Project (value of \$35,000) being deemed ineligible, instructs the Chief Executive Officer to instead submit the Wifi Project (value of \$25,000) and the United Football Club Project (value of \$10,000) to the Federal Government for approval.”

RECOMMENDATION 2

“that Council, having considered Item 4.1 – *Drought Communities Programme – Round 1 Amendment*, dated 2 June 2020:

1. Acknowledges the complex nature of administrative work and communications associated with the Drought Communities Programme (DCP); and
2. In consideration of Federal Government advice and deadlines, instructs the Chief Executive Officer to, where necessary, reallocate any project between DCP Round 1 and Round 2 to ensure that every eligible project endorsed by Council is successfully completed by the relevant deadline.”

BUDGET IMPACT

Estimated Cost:	Nil
Future ongoing operating costs:	Approximately \$80 per month per Wi-Fi connection
Is this Budgeted?	No

RISK ASSESSMENT

Nil

Attachments

Nil

DETAILED REPORT

Purpose

The purpose of this report is for Council to consider an amendment to the projects submitted for Round 1 of the Drought Communities Programme (DCP) due to the Federal Government's advice regarding eligibility

Background

In February 2020, Council amended the DCP Round 1 projects by removing the Lewiston Dog Park (due to time constraints) and replacing it with the Dublin Fencing Project and the Mallala Altarama Project. Council's resolution from the Ordinary Meeting held on Monday 24 February 2020 is provided below.

21.3 Drought Communities Programme – Stage 1 Amendment

Moved Councillor Strudwicke Seconded Councillor Keen 2020/ 073

“that Council, having considered Item 21.3 – Drought Communities Programme – Stage 1 Amendment, dated 24 February 2020:

- 1. Receives and notes the report***
- 2. Recommends the following amendment to the previously approved project list – removal of the Off-Leash Dog Park at Lewiston and replacement with the following project(s)***
 - a. Dublin Fencing Project to the value of \$25,000 and***
 - b. Mallala Altarama Project to the value of \$35,000***
- 3. Delegates to the Chief Executive Officer that approval of the Federal Government for this amendment is sought, as part of Drought Communities Programme – Stage 1 mid-term status report, due in early March 2020.”***

CARRIED

Following adoption of the above resolution, Council staff have continued to liaise with the Federal Government (AusIndustry) in relation to DCP Round 1. On 18 March 2020, the Federal Government (AusIndustry) advised Council Management that *“the Altarama activity suggested to replace the Lewiston Dog Park is considered an ineligible activity under the current guidelines”*.

A detailed report was presented to Council at its meeting held on 25 May 2020, which outlined the amendment required to Round 1, as well as the recent extension of time granted by the Federal Government. The 25 May 2020 report also provided Council with an update on DCP Round 2.

Upon consideration of the Round 1 amendment, Council Members requested additional information in relation to the ongoing costs associated with the Wi-Fi Project.

Discussion

DCP – Round 1 – Amendment

In light of the Mallala Altarama Project being deemed ineligible, Management is seeking direction from Council as to a replacement project. Based on discussions with Council Members at informal gatherings held on 19 March 2020 and 14 May 2020, and given the remaining monetary allocation available (\$35,000), it is recommended that the Mallala Altarama Project be replaced with the Wi-Fi Project (value of \$25,000) and the United Football Club Project (value of \$10,000).

Wi-Fi Project

The Wi-Fi Project which formed part of the assessment matrix provided to Council Members in March 2020 is valued at approximately \$25,000. The project includes the installation of free Wi-Fi within four (4) of Council’s main township: Two Wells, Mallala, Dublin and Thompson Beach which would benefit local business and the tourists who will visit the region.

- Installation Costs

The installation costs associated with the Wi-Fi Project would form the basis of, and if deemed eligible would be covered by, the DCP funding allocation (to the value of \$25,000).

The anticipated maximum installation costs per Wi-Fi connection are provided within **Table 1** below.

Table 1: Maximum installation cost per connection

Description	Cost (\$)
Internet Router	250
Solar Installation if the location does not have Power	1,000
Installation of network cabinet, access point and mounting equipment	950
Link to additional wireless point within 100m (per point)	600
Link to additional wireless point greater than 100m (per point)	1,150
Total costs per connection	3,950

The number of connections within each township is dependent upon:

- area of the Wi-Fi coverage;
- availability of suitable buildings to host Wi-Fi equipment; and
- availability of internet within the township.

- Ongoing Costs

Once the Wi-Fi facility is installed, the primary ongoing cost would be the cost of internet. If the internet connection is already available in the township, the unlimited internet cost per month would be approximately \$80 per connection. Therefore, for example, if 10 Wi-Fi connections are installed within the four (4) townships, the average monthly internet cost to the Council would be \$800 (approximately \$9,600 per year). There may also be a small additional cost associated with the electricity to power the Wi-Fi unit, which is estimated to be around \$1.70 per month per unit.

Notwithstanding the above costs, there is a potential opportunity to reduce ongoing costs to Council, if local businesses (who will benefit from free Wi-Fi in their township) agree to share the costs with the Council. Negotiations with the local business community would, of course, need to occur if Council wanted to explore this opportunity.

United Football Club

This project also formed part of the assessment matrix previously provided to Council Members and is valued at approximately \$10,000. It involves irrigation and power upgrades, resulting in increased water efficiencies and the ability for the establishment to function to full capacity. These funds, if approved, would be used towards pump technology infrastructure to improve faulty irrigation. This project links to an 'Adverse Event Plan', which Council needs as part of the Drought Communities Program. The Adverse Event Plan needs to demonstrate that Council has considered the following in relation to Drought:

1. Natural Resource Management (managing water supply, ground cover, trees, erosion and biodiversity).
2. Economic Diversification and Community Resilience
3. Communication and Coordination

At the time when Council staff developed the matrix of projects, the United Football Club project had a \$10,000 component which can be 'value-added' to secure functionality of Council's (only) Emergency Last Resort Centre.

DCP – Allocation of Projects

Finally, given that Council has now allocated projects for both Round 1 and Round 2 of DCP, and acknowledging the complex nature of administrative work, communications and deadlines associated with the DCP, it is recommended that Council instruct the Chief Executive Officer to reallocate any project between Round 1 and Round 2 as necessary to ensure that every eligible project endorsed by Council is successfully completed by the relevant deadline.

For clarity, in the event that a project is deemed ineligible by the Federal Government, a further report will be presented to Council to determine a project to be submitted in its place.

Conclusion

It is for Council Members to consider the information provided within this report as well as the Federal Government's advice, and in doing so, determine which project(s) it wishes to now allocate to the DCP (in light of the ineligibility of the Mallala Altarama Project).

References

Legislation

Local Government Act 1999

Council Policies/Plans

Strategic Plan 4.5 Accountable & Sustainable Governance

 Adelaide Plains Council	5.1	Federal Government Funding Stimulus - Financial Assistance Grant and Local Road and Community Infrastructure Program
	Department:	Governance and Executive Office
	Report Author:	Chief Executive Officer
Date: 2 June 2020	Document Ref:	D20/23110

OVERVIEW

On Friday 22 May 2020, the Deputy Prime Minister and Minister for Infrastructure, Transport and Regional Development, the Hon Michael McCormack MP, wrote to Council to advise of the Commonwealth Government’s economic stimulus package. In all, \$1.8 billion has been allocated for local government across the nation (refer **Attachment 1**).

In his correspondence, Council is advised that it “...will shortly receive a pre-payment of \$780,890 on next year’s Financial Assistance Grant allocation. This Commonwealth support is untied, to be spent on locally-determined priorities and projects.”

The correspondence continues by advising that Council “...will also receive \$345,459 from the new Local Road and Community Infrastructure Program” bring the total package to \$1,126,349.

This news comes at an opportune time as Council is considering its Annual Business Plan and Budget for 2020/2021.

As a means of assisting Elected Members in considering how best to apportion this funding stimulus, provided for as **Attachment 2** is the Local Roads and Community Infrastructure Program Information Sheet setting out:-

- Purpose and overview of the program
- Who is eligible
- How much funding will each council receive
- How to apply
- Project eligibility
- Condition prerequisites

Elected Members are encouraged to familiarise themselves with the project eligibility guidelines and, at our 2020/2021 Annual Business Plan and Budget Informal Gathering scheduled for Wednesday 10 June 2020, workshop which project(s) the funds ought to be channelled towards ahead of determining same at the Ordinary Council Meeting to be held on 22 June 2020.

RECOMMENDATION

“that Council, having considered Item 5.1 – *Federal Government Funding Stimulus - Financial Assistance Grant and Local Road and Community Infrastructure Program*, dated 2 June 2020, receives and notes the report.”

Attachments

1. Advice from Deputy Prime Minister and Minister for Infrastructure, Transport and Regional Development, the Hon Michael McCormack MP
2. Local Roads and Community Infrastructure Program Information Sheet

References

Legislation

Local Government Act 1999

Council Policies/Plans

Annual Business Plan and Budget 2020/2021



Notify

Good afternoon Mayor Wasley

Today we announced a \$1.8 billion boost for local government from the Commonwealth Government.

The \$1.8 billion package will enable local councils to deliver on priority projects with a focus on local road and community infrastructure upgrades and maintenance. It includes the establishment of a new \$500 million Local Road and Community Infrastructure Program, and the pre-payment of \$1.3 billion of the 2020-21 Financial Assistance Grant payment.

We are pleased to advise that Adelaide Plains Council will shortly receive a pre-payment of \$780,890 on next year's Financial Assistance Grant allocation. This Commonwealth support is untied, to be spent on locally-determined priorities and projects. Your council will also receive \$345,459 from the new Local Road and Community Infrastructure Program. This brings the total funding your council will receive from the Commonwealth Government as part of this announcement to \$1,126,349.

The \$500 million Local Roads and Community Infrastructure Program will support jobs and the resilience of local economies to help communities bounce back from the COVID-19 pandemic. Councils will be able to access funding to support the delivery of priority local road and community infrastructure projects across Australia. We want this to be locally-led. More information on the Local Roads and Community Infrastructure Program is available at www.investment.infrastructure.gov.au/lrci and the department

will be following up with you within the next two weeks with program guidelines and seeking a proposed schedule of works. By using the Roads to Recovery program as a basis, there will be minimal burden on councils from administering the funds while also providing a level of accountability that the funds are used to deliver the additional economic activity and job creation the community is looking for.

The Financial Assistance Grant payment will be made to state and territory governments later today and we have an expectation that the funds be passed on to local government as quickly as possible.

As the closest tier of government to the community, local governments have a critical role in delivering vital services and ensuring quality of life for communities across Australia in good times and bad. We acknowledge and understand the significant effort underway across all councils to respond to the COVID-19 crisis and adapt to new ways of working. This boost is in recognition of the important role local governments are playing in responding to the impacts of COVID-19.

Local governments have a proven record in partnering with the Commonwealth Government to deliver infrastructure projects and we look forward to seeing how this funding benefits your community during these challenging times.

We would like to thank you for considering the request for shovel-ready projects, which has given the Australian Government the confidence to allocate this funding for local infrastructure works.

Yours sincerely

The Hon Michael McCormack MP
Deputy Prime Minister

Minister for Infrastructure, Transport
and Regional Development

The Hon Mark Coulton MP
Minister for Regional Health,
Regional Communications and Local Government

Local Roads and Community Infrastructure Program

As the closest tier of government to the community, local governments have a critical role in delivering vital services and ensuring the quality of life for communities across Australia. Local governments are now also playing a key role in protecting the community from the impacts of COVID-19.

The Australian Government has committed \$500 million to the Local Road and Community Infrastructure Program (LRCI Program) to support jobs, businesses and the resilience of local economies.

From 1 July 2020, councils will be able to access funding to support delivery of priority local road and community infrastructure projects.

Who will receive funding?

All local councils will be eligible for funding under the LRCI Program.

State governments and the shires of Christmas Island, Cocos (Keeling) Islands and Norfolk Island and the Lord Howe Island Board that deliver council services to unincorporated areas in their jurisdiction will also be eligible for funding.

In addition, the Northern Territory Government will be eligible for funding for roads in areas which until 2008 were unincorporated and for which responsibility has not been transferred to relevant councils.

How much funding will each council receive?

Each council will receive a share of funding under the Local Roads and Community Infrastructure Program (see *Local Roads and Community Infrastructure Program: Funding Allocations*).

A council's share of funding has been calculated in a similar way to how the Roads to Recovery Program and the road component of the Financial Assistance Grants works. This formula takes into consideration road length and population and is based on recommendations of Local Government Grants Commissions.

How can councils apply for funding?

Councils will be able to select the projects to be funded in their community according to priorities at the local level.

Similar to the Roads to Recovery Program, councils will need to submit a Work Schedule that outlines the project(s) they plan to undertake.

As long as these projects are eligible local road or community infrastructure projects, they will receive funding.

What projects will be eligible for funding?

Funding is available for local road and community infrastructure projects that involve the construction, maintenance and/or improvements to council-owned assets (including natural assets) that are generally accessible to the public.

Projects will need to deliver benefits to the community, such as improved accessibility, visual amenity and safety benefits.

Eligible local road projects could include works involving any of the following associated with a road:

- traffic signs;
- traffic control equipment;
- street lighting equipment;
- a bridge or tunnel;
- a facility off the road used by heavy vehicles in connection with travel on the road (for example, a rest area or weigh station);
- facilities off the road that support the visitor economy; and
- road and sidewalk maintenance, where additional to normal capital works schedules.

Eligible community infrastructure projects could include works involving:

- Closed Circuit TV (CCTV);
- bicycle and walking paths;
- painting or improvements to community facilities;
- repairing and replacing fencing;
- improved accessibility of community facilities and areas;
- landscaping improvements, such as tree planting and beautification of roundabouts;
- picnic shelters or barbeque facilities at community parks;
- playgrounds and skateparks (including all ability playgrounds);
- noise and vibration mitigation measures; and
- off-road car parks (such as those at sporting grounds or parks).

When will funding be available?

Funding will be available from 1 July 2020.

Are there any conditions that apply to funding?

Councils will need to complete all project works by 30 June 2021 to receive their full nominal share of funding.

Councils will also need to demonstrate that projects are additional to their pre-COVID-19 work program for 2020-21. If a project has been brought forward from a future work program it will be eligible for funding.

Additional conditions, such as signage requirements, will be outlined in program guidelines, which are currently being finalised.

What are the next steps?

The Department of Infrastructure, Transport, Regional Development and Communications will be consulting with local government organisations to finalise implementation arrangements for the LRCI Program.

Councils will then be asked to agree to the program arrangements and identify local projects in their area.

 Adelaide Plains Council	5.2	Two Wells Main Street Public Realm Redevelopment and Draft Concept Plans – Public Consultation Submissions
	Department:	Governance and Executive Office
	Report Author:	Chief Executive Officer
Date: 2 June 2020	Document Ref:	D20/23120

EXECUTIVE SUMMARY

- The purpose of this report is to table submissions on the draft concept plans for the Two Wells Main Street Public Realm Redevelopment following the recently conducted public consultation period and to advise Elected Members on the status of various budgetary and funding aspects linked to the project.
- In all, 26 submissions were received from the community during the public consultation period, many of which were positive about Council’s initiative. Elements of the project may need to be reconsidered in the context of submissions received, primarily aspects pertaining to a central median strip. Management and Jensen PLUS will distil the feedback received ahead of bringing a further report back into the Chamber at the June 2020 Ordinary Meeting.
- Unfortunately, Council’s 2019/20 Planning and Development Fund Grant Application was unsuccessful, however, Ms Jenny Fleming, the consultant engaged by Council to prepare the grant funding application, has since sought advice from the Department of Planning, Transport and Infrastructure who have encouraged Council to reapply for the next round later in the year. Council has been advised that competition was fierce amongst applicant councils, with many successful funding applications relating to projects that have long been in the planning phase.
- With the State Government’s determination regarding Council’s funding application, it is timely to revisit a number of budgetary and funding aspects relative to the project as a means of advancing the project and meeting the Commonwealth Government’s 31 December 2020 deadline under the Drought Communities Programme (Round 2).
- Elected Members are advised that this report does not seek to obtain any resolutions regarding endorsement or otherwise of the concept plans, nor does it seek to reallocate current budgeted items or other recently allocated Commonwealth funding towards the project. Rather, the report is provided for information purposes only, ahead of final consideration at the Ordinary Council Meeting to be held on 22 June 2020.

RECOMMENDATION

“that Council, having considered Item 5.2 – *Two Wells Main Street Public Realm Redevelopment*, dated 2 June 2020, receives and notes the report.”

BUDGET IMPACT

Estimated Cost:	TBC
Future ongoing operating costs:	TBC
Is this Budgeted?	TBC

RISK ASSESSMENT

A detailed risk assessment will be provided to Elected Members at the Ordinary Meeting to be held on 22 June 2020 taking into consideration public submissions, budget parameters, delivery timelines and funding opportunities.

Attachments

1. Copy of public consultation submissions.
2. Copy of letter from the Department of Planning, Transport and Infrastructure dated 11 May 2020.

Discussion

Public Consultation

Following the recently conducted public consultation period, Council received 26 submissions, many with similar themes and holding like-minded observations. A copy of each submission is provided for as **Attachment 1**.

With the feedback of the Community Reference Group, and taking into consideration comments submitted through the formal public consultation process, it is clear that there is a real sense of excitement regarding this initiative. While I do not intend to paraphrase each submission as part of this report, I encourage all Elected Members to familiarise themselves with the feedback prior to making a final determination on the concept plans at the Ordinary Council Meeting to be held on 22 June 2020.

Funding

Turning one's mind now to Council's funding strategy, and in consideration of Council's unsuccessful funding application to the State Government (refer **Attachment 2**), it is timely to revisit budget parameters and funding allocations.

As Elected Members are aware, the redevelopment of the Two Wells Main Street will be an initiative delivered over a number of financial years, subject to successful funding applications at both Commonwealth and State Government level. That said, the first stage and its successful delivery will be critical to establishing momentum for the long term. The Village Green is a key component of that.

With so much support and enthusiasm from the community linked to a new toilet facility at the Village Green, it is important that the appropriate funds be found for this element of the project.

In consideration of Council's unsuccessful funding bid which was to assist in the delivery of a new public toilet facility, it is the Chief Executive Officer's strong recommendation that the indented parking bays earmarked for completion in the current Annual Business Plan and Budget amounting to \$186,000 and located adjacent the oval be reallocated towards a new public toilet at the Village Green.

Through future funding applications, Council would then attempt to secure this funding to undertake that component of the Main Street Redevelopment. Indeed, this approach has further merit given some of the opposition to the trees possibly being removed to accommodate the redesigned parking bays and a deferral of these works will enable more work to be done in this space prior to implementation.

Other funding and budgetary-related matters that Elected Members ought to consider pertain to the potential use of the recently announced Local Road and Community Infrastructure Program, an amount of \$345,459. There exists a real opportunity to utilise these funds for the Main Street Redevelopment.

Furthermore, with Council having recently applied under the Heavy Vehicle Productivity Program for 1:1 funding to finance the Mallala Road roundabout, there is every possibility that \$250,000 could be further injected into the public realm through savings made on that element of the project.

Between now and the Ordinary Council Meeting on 22 June 2020 Ordinary Meeting, Management will undertake an analysis regarding whole of life costs associated with new infrastructure within the public realm so that Elected Members can consider this in any future decisions.

Conclusion

This report is provided for Elected Members' information, ahead of a further report being presented to the Ordinary Council Meeting to be held on 22 June 2020. Management and Jensen PLUS will take into account all submissions, and budgetary aspects, prior to making final recommendations to Council in late June 2020.

References

Legislation

Local Government Act 1999

Council Policies/Plans

Public Consultation Policy

Two Wells Mainstreet Draft Design Plan Feedback – Two Wells Community Reference Group

Thanks for bringing around the master plan hard copy.

- After reviewing it I am pleased to see the inclusion of the planted median strip!
- I would like to bring to your attention the proposed '2W' signing in section 9 Way finding and branding, I am personally strongly opposed to seeing the number 2 reflecting the TWO of Two Wells. I do find it tacky and would much prefer to see TW in its place.
- The only other query I have was around the extended budget but understand this may be due to some potential grants coming in! Hopefully this means the toilets can be pushed over and have at least the \$250k spent to ensure nice public toilets for our town

Thanks for the opportunity to present my opinion.

I loved it and can't wait for it to be done!

I think the works proposed are great.

There are a few other things I would like to see eventuate:

- Enhance the garden, including shade trees, around the "Horse Trough" and add some seating & an appropriate style rubbish bin. Alternatively move the trough to the War Memorial area.
- Relocate the existing playground into the Oval area and enhance it to include some "adult" exercise equipment similar to the playground in Virginia. The number of people who walk on a regular basis in Two Wells would indicate that the adults are fitness conscious. - The relocation would also allow for direct access to the bowling club from the "Main" street.
- Include parking for cars & caravans (RV's) - at both ends of the "main" street precinct. This may be on the pages I did not receive as it listed in the Principles: "Define safe & accessible movement routes"
- Consider a roundabout at the intersection of Drew Street, Old Pt Wakefield Rd and the entrance to the oval. Alternatively find an alternative entrance to the oval and use the area, currently used as an entrance, to provide additional parking near the bakery.

I would like to thank you for the opportunity to give my feedback on the exciting Two Wells Main Street upgrade.

- Overall I found it to be very well done and very well planned out and am quite thrilled to see that we will be building a new toilet block rather than upgrading the old one allowing you a blank canvas to design the perfect plan for that area.
- I think a lot of visitors' judge a town by its Public Toilets and this may allow visitors to stop and have a shower if required and freshen up.
- In my opinion the 2W logo suggested is not particularly suitable. I think we should look at other options.
- Overall with regard to the selection of trees I am happy to go with the experts. However I can't see any good reason to remove the large palm tree in front of the library. I do think that Jacarandas look nice around our town and I also like trees that attract the attractive native birds.

- For future development of other parts of our street I would like to suggest that south of the Post Office is still showing good traits from previous upgrades apart from the untidiness around the Bowling Club car park. The road line-marking needs to be redone.
- Another thing for future reference is the town entrance signs. I have been developing some concept plans which I will soon be able to forward through for your appraisal.

- The plans cover all my concerns with bus and caravan parking.
- Street trees need to be ornamental pear capital trees or similar
- New toilets are the way to go.

- Concern for crossover near the Bakery – too close to the corner – perhaps move it 50mtrs further north.
- Village Green looks great – just want to make sure long term maintenance is sustainable.

I have had a look over the proposed improvements for the main street of Two Wells.

It looks a little hard to judge from drawings but looks ok. A couple of areas of interest would be.

- I feel going forward have some sort of camera surveillance for town square. Also lights in dark places, eg: toilets, atms.
- More seats for the main street. We provide that now when we have chairs for sale and they are commonly used when out the front.
- Some controlled painting on building in Two Wells that's in keeping with some heritage colors to maintain old school.

- I like the idea of more signage and would encourage this street signage to be preceded by an attractive highway entrance north and south of the town. Corner sections could be cut to incorporate a welcome sign with attractions and greenery. Most towns now have this welcoming entrance and it would lead very nicely to the signage planned for the main street entrances.
- The redesign of the car parking area opposite the TW Bakery is a great idea and very overdue. Having a designated area to park safely will also attract people to the oval sporting area.
- I suggest a sporting ground playground would tie in well with this plan. Visitors would be able to park and watch their children play safely away from the road. A playground at the oval would also be extremely attractive to the hundreds of families that use that area for football, cricket, netball and tennis, so that children have access to entertainment and be visible to parents/family that are playing or watching sport.
- Overall the draft design is clean and modern but in keeping with the historic feel of the town.

I look forward to seeing the progress

- Don't change anything about current main street.
- Main street is beautiful as it is – this design will create traffic issues – people will not like it and will shop elsewhere
- Don't like median strip

- Don't like pedestrian crossing in front of post office, would prefer crossing in front of police station across to Fodder store because fodder store already doesn't have parking in front
- Trees opposite Tavern hotel are fine
- Don't remove trees in front of Commercial Hotel
- Don't want to waste money and ruin the town as it is

Would prefer face to face meeting about the Village Square – it is important to have a meeting on site.

- The separation of traffic / traffic island is a great idea. To be able to have 3m wide median strip is indeed a bonus. Safe and well-marked U-turn points need to be well thought out.
- **Page 30:** reference to Two Wells Oval 'Play Space' (long term). Reference also on page 18, "Investigate opportunity for a new play space in oval precinct." I believe tackling the oval and its surrounds warrants a stand-alone review. Decisions are being made around that precinct which seem to be *ad hoc*. As the skate ramp was virtually vetoed by other stakeholders in this area, I suspect a 'play space' won't receive much traction. However, I also understand the long-term view of putting an idea forward and seeing where it goes...
- Re bakery parking. I suggest removing the single angle park (which is dangerous, and juts out onto the road), and use the extra space to make way for safe crossover, slightly separated from the dangerous left turn out of Drew Street.
- Re the Nature Play – I daresay the safety of items included will be of paramount consideration

Overall, I am thrilled to see this plan evolving.

Thankyou for the updated Draft plan.

- I really love the median strip down the centre of the Main Street with the tree plantings and pedestrian refuge. I believe it will define the street, make it much easier and safer for pedestrian traffic and add a whole new dimension of beautification.
- I am glad to see that the first proposal of more palm trees have been substituted for other trees. Jacarandas would be attractive. Palm trees are very messy and attract pigeons which then adds feathers and other detritus on the footpaths.
- The Village Green design looks amazing!
- Extra parking in front of the Police Station and Craft Shop will be a bonus.

Can't wait for all this to happen!!

Very excited about the new Main Street plans.

Village green is fantastic.

- Maybe new toilets at this first stage would be great if possible money wise
- The trees in middle of street will make a huge difference
- As new trees are being planned not sure of Phoenix canarensis. Why palm like trees in South Australia?
- Anyway could palm trees outside library be removed? Make such a mess.

- Other trees in Main Street outside post office and police be also removed. They're so old and branches could break and cones make a huge mess especially after a storm.

Hope these removals are considered

Other than above. Very pleased with plans and (when) we can get together to discuss personally as I find this very hard

I am very excited to be a part of this project – my feedback:-

Median Strip

Love, love, love median strip in main street. I would like to see deciduous trees planted in the median strip (i.e. Chinese Pistachio (*Pistacia chineensis*); London Plane (*Platanus x acerifolia*); Lipstick Maple; *Pyrus betulaefolia*; Silver Maple (this tree has shallow rooted with a strong root system which may be perfect for the median strip due to the limestone knoll in the centre of the township) has as moderate to fast growth rate

Village Green – would like to see some 'coloured' trees planted – Lipstick Maple; Claret Ash; *Prunus cerasifera* 'Nigra'

Pedestrian Crossing

Much needed – love it – great location

Town Entrance signage

Don't like the 2W! Actually hate it!

Love the entrance to Eden and would like to see this continued throughout the township for consistency (refer attached picture below)

Pg. 15 –remove palm trees from Legend – love proposed bike lane

Pg. 16 – love new rain gardens – remove planting palm trees from Council car park. Would like street lights to be similar to those in Liberty development for consistency along main street

Pg. 17 – Love Village Green. Love 'Village Heart'

- Would like to see new pathway to Wells area with new plantings.
- Love relocatable planters along street.
- Remove palm trees from front of Institute
- Strongly agree with parallel parking for long vehicles (i.e. caravans) in front of Village Green
- Love upgrade to Petticoat Lane in particular catenary lighting
- Would like to see pavers in Petticoat lane instead of bitumen and tree lined lane
- Love upgrade in front of post office

Pg. 18

- Would like to see Horse Trough returned to Soldiers Memorial Park (original location). If not, could we make a feature of it with additional gardens in front of Carpark area?
- Relocate and upgrade Soldiers Memorial Playground into oval and recreate new formal entrance to Bowling Club (the playground has no toilets and the oval precinct has been begging for a playground for over 30 years!

Pg. 19 – Wayfinding and branding

- Strongly dislike 2W branding or GC style signage. Would like to see entrance signs similar to Eden (as per photo) to maintain consistency.

Pg. 20

- Create new trail to Wells Reserve

Pg. 21

- Not a great fan of limestone! Would prefer nicer looking stones

- Unsure about water usage of misting (would Council be willing to pay for continued water flow during periods of low rainfall?)
- Would like to see water harvesting from Library roof and re-use on garden area
- Would like to see new toilet design in keeping with library (original institute building)
- Lots of deciduous trees of multiple colours (prunus?)

Pg. 22

- Would like to see rear of Institute become more of a feature

Pg. 23

- Not a great lover of the custom climbing play or 'reinterpretation of the well's but that is more personal choice
- Informal rolling, riding and scooting – Hart Reserve has recently had a pump track installed. I would like to see 'rolling, riding and scooting' as the theme for Hart Reserve so don't want to see competition for this play

Pg. 25

- Remove Palm Trees from any new plantings and include deciduous tree varieties i.e.
- Pistacia Chinensis
- London Plane (Platanus x acerfolia)
- Lipstick Maple
- Pyrus betulaefolia
- Silver maple
- Claret ash
- Prunis cerasifera 'Nigra'

Pg. 26

- More colour – i.e. drought tolerant salvias

Pg. 28 – furniture and lighting

- Would like street lights to match those in Liberty to be consistent with the Main Street
- Love all your suggestions listed

Idea for entrance statements – 'Two Wells' in rusted iron and using same stone



Can't wait for this project to start!

I would like to suggest we re-name the main street from Old Pt Wakefield Road to something more interesting and relative to the town. Perhaps we could have a competition and celebrate as part of the new Village Green and Village Heart?

1 person did not respond

Stacie Shrubsole

From: info@apc.sa.gov.au
Sent: Monday, 11 May 2020 12:16 PM
To: Info

Contact Details

Firstname: Steven
Surname: Williams
Email: [REDACTED]
Mobile: [REDACTED]
Home phone:
Work phone:
Address line 1:
Address line 2:
Postcode:
Suburb: Two Wells

Request Form

Type of Request: Two Wells Mainstreet survey To the CEO I looked at the main street plans and like the ideas you have done. I am in favour of more trees along the main street and really liked the medium strip with trees. well done. i would like to see more shade and seating along the main street but would also like to remove the old pine trees and replace them with something more colourful and nicer. overall its a good plan

Address/Location of Request: Two Wells

Action Requested: none

Stacie Shrubsole

From: Keith Battye [REDACTED]
Sent: Thursday, 21 May 2020 10:29 AM
To: Info
Subject: Attn James Miller CEO - Two Wells main Street.

Dear Sir,

After speaking to several affected business owners in the Two Wells main street, I found that very little has been discussed between them and council.

Being resident here for over twenty years, I have seen some beneficial main street improvements but trees down the middle of the road will be the death knell for existing or future Two Wells businesses.

The Two Wells main street is barely wide enough at times for the normal traffic now without the additional traffic that will increase with more population.

Bulk deliveries to the existing IGA and Fodder stores would be almost impossible and other businesses would be deterred from starting up.

Emergency Police response would be severely impacted by the tree strip.

Disability parking is provided as far away as possible to where it is most needed, ie IGA< Police or Post Office.

Even a very minor traffic accident or breakdown could cause blockage or significant traffic delays.

Best Regards, Keith Battye, [REDACTED]

PS I believe that the raised kerb at the Gawler Rd end of Drew Street is going to be a serious accident waiting to happen on a wet rainy night.



Virus-free. www.avast.com

Stacie Shrubsole

From: IGA Two Wells [REDACTED]
Sent: Thursday, 21 May 2020 3:02 PM
To: Info
Subject: Feedback: Draft concept plan

Attn: James Miller

Chief Executive Officer

Adelaide Plains Council

Reg: Feedback for the draft concept plan proposed under DCP stage 2 for main street upgrade in Two wells

Dear Sir

This is a joint letter submitted by BJS Pty Ltd trading as Two Wells IGA and KRM Properties Pty Ltd (landlord of 96 Old Port Wakefield Rd, Two wells, SA 5501).

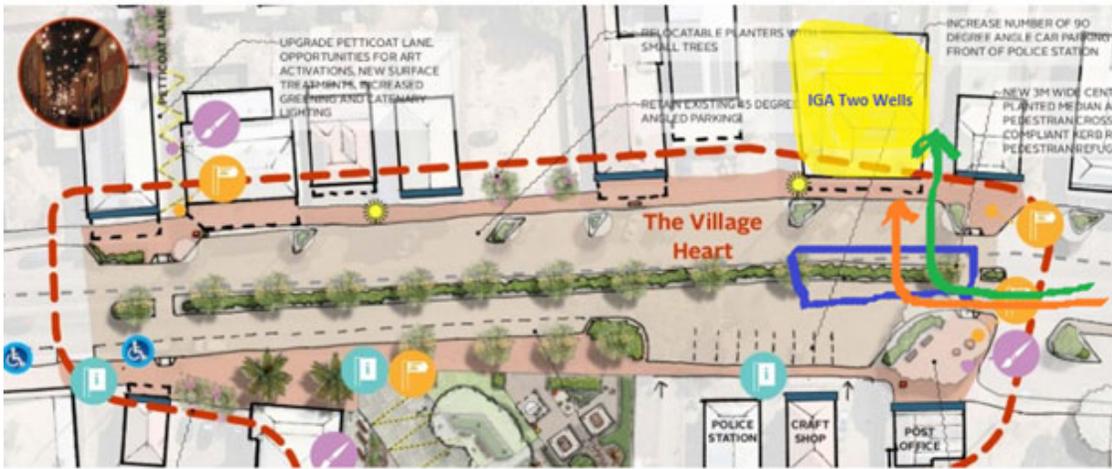
Like all others business operators and landlords of Two Wells, we are extremely delighted to see the upgrade of the town infrastructure by investment funding flowing through the several federal and state government initiatives.

We would like to bring to your notice that the proposed central nature strip on the main street in Two Wells will have adverse impact on IGA supermarket business and the commercial property of 96 old Port Wakefield road, Two Wells due to three reasons.

Firstly, IGA Two Wells receives delivery of dry grocery and perishables twice a week via Heavy rigid truck from the distribution centre located in Kidman Park. Currently, the truck arrives on Old Port Wakefield road – Northbound lane and turns right on the main street into the 'give way easement' of 96 OPWR and then into the loading dock for IGA Two Wells. Current free right turns on the main street allows the natural benefit for heavy vehicles to drive into the loading dock of IGA two wells for delivering goods. Any blockage of free right turns due to proposed draft plan of continuous nature strip on main road will have major impact on deliveries and business operations.

Secondly, IGA two wells also operate ANZ ATM and BANK SA agency in the same premises. These are the services which are vastly used by locals and neighboring localities. Any traffic coming from northbound lane needs to have free access to car park in front of the store. Proposed draft plan of continuous nature strip will cause blockage of free right turn and force customers to drive up and take a U turn. Due to the limited space available for U turn there could be some traffic delays. Furthermore, a large proportion of our customers are senior citizens who might find it difficult to go ahead and execute a sharp U turn.

Thirdly, the nature strip can cause issues with traffic flow when customers are trying to park or exit from the angled car park in front of the store. The nature strip could also be a potential hazard for customers while exiting the parking spots or for flowing traffic on the road due to limited space to maneuver vehicles. There is a proposed pedestrian crossing just next to the store which will require flowing traffic on the main street to stop and further creating a hazard for customers who are reversing out of the car park.



Green arrow - Truck path for deliveries to loading dock
 Orange arrow - Car path for customers arriving from south
 Purple border - Removal or reduction of proposed nature strip

We would also like to bring into your notice that we are interested to invest further in IGA Two Wells and make it a bigger supermarket in conjunction with the support of local council to cater for growing population. We are evaluating some major changes such as increasing floor space, refrigeration and cooling upgrades, new suppliers, etc. We would like to request council to keep center of town where current main street is and not propose for any retail development towards the north of township.

Please feel free to contact us [REDACTED] or Operations Manager(Aswin Dongala) on [REDACTED] or [REDACTED]

Hope you consider our request favorably in the interest of local Small Business owners .



APRatepayers & Residents Association Inc.

PO Box 302, Mallala SA 5502

www.adelaideplainsrra.websyte.com.au

President: Greville Knight

Secretary: Alvin Jenkin

The Chief Executive Officer - Mr James Miller
Adelaide Plains Council
PO Box 18
MALLALA SA 5502
23rd May 2020

Dear James,

Two Wells Main Street Upgrade: Public Consultation

The committee of APRRA appreciate this opportunity to respond, and would appreciate an opportunity for representatives from Council or the Consultants to address a meeting of APRRA on this subject once we are able to resume normal meeting schedules.

The following are approved comments from APRRA.

1. South End of Old Port Wakefield Road – Pine Trees

At the 25th February, 2020, meeting of APRRA, participants expressed concern at rumours that the pine trees located at the south end of Old Port Wakefield Road adjacent to the entrance to the Two Wells oval were under threat of removal.

It is pleasing to note that the Draft Concept Plan retains these trees thus allaying the fears of the community.

The Community recognises that these trees are an icon of Two Wells and are greatly appreciated by both locals and the travelling public and all possible effort should be made to protect and retain these trees.

The participants of the meeting also expressed a desire to retain the current informal parking arrangements in this area for the following reasons:

- The businesses of the Two Wells Bakery and the Commercial Hotel attract short-term parking in the area, and the ability to park under the shade of the trees on summer days improves the amenity of the area and businesses.
- The current informal arrangement allows for larger vehicles and for vehicles towing trailers and caravans to park whilst procuring products from these businesses. This particularly applies to tradespeople who often park their truck/ute and trailer whilst obtaining lunch from the bakery.
- The proposed formalisation of parking along Old Port Wakefield Road together with the garden bed under the trees will severely restrict these activities and could have an impact on patronage at these businesses.
- There are concerns that the proposed garden bed would be difficult to maintain in this heavily shaded area and it could have an impact on the wellbeing of the trees.
- The proposal for a sealed car park in the Oval Entry precinct is supported but it is suggested that provision be made for at least 2 bays for car/trailer and car/caravan parking in this area

APRRA: Response to Two Wells Main Street Upgrade: Public Consultation

Recommendations:

- APRRA is opposed to the formalisation of parking in the area and understory garden on Old Port Wakefield Road
- APRRA supports the provision of a sealed parking area with provision for combination vehicle parking.

2. Gateway Signage

APRRA strongly supports the need for appropriate gateway signage for all communities within the Adelaide Plains Council area including Two Wells. Such signage should send a consistent message about APC to locals and the visiting public; this needs to be considered when designing and constructing the signage for Two Wells. Examples of consistency can be seen with gateway signage to communities in the Adelaide Hills Council and Wakefield Plains Council areas.

Other community organisations within the APC are looking at signage opportunities and would appreciate direction in this area. Such organisations include:

- Coalition of Coastal Communities,
- Parham and District Action Group,
- Thompson Beach Progress Association,
- Friends of Middle Beach.

Mallala and District Lions Club have taken the lead with the sign at the Town Centre intersection. Input from APC's Tourism Consultancy may be useful in defining this.

Recommendation:

APRRA suggests that signage be consistent in format but focus on local community drivers as follows:

- Two Wells, the historic wells plus the market gardening nature of the local economy,
- Dublin, being the gateway to the coastal communities and the Adelaide International Bird Sanctuary,
- Port Parham, crabbing,
- Thompson Beach, Adelaide International Bird Sanctuary,
- Middle Beach, Salt Creek precinct.

3. Gawler Road/Old Port Wakefield Road intersection

The Draft Concept Plan does not appear to address this intersection which has a traffic management issue.

Traffic from Gawler Road turning right onto Old Port Wakefield Road has difficulty seeing traffic proceeding north on Old Port Wakefield Road due to impeded visibility when vehicles are parked in the first parking bay on Old Port Wakefield Road outside the Two Wells Tavern-Motel.

Recommendation:

It is recommended that this first parking bay be removed and perhaps replaced with a garden bed with ground cover.

Thank you for the opportunity to respond to the Draft Concept Plans for the Two Wells Main Street Upgrade.

Yours Faithfully

Greville Knight, President per Alvin Jenkin, Secretary

Stacie Shrubsole

From: Tony Lange [REDACTED]
Sent: Saturday, 23 May 2020 12:38 PM
To: Info
Cc: [REDACTED]
Subject: Main st upgrade feedback att. James Miller

Att James Miller

Hi James

I'm taking this opportunity to offer some feedback on the Main Street upgrade . Firstly I'd like to say how thrilled I am that we are finally starting to prepare for the inevitable and imminent expansion of our area .

The upgrade plans are for the most part both fantastic and exciting. The village green plan with its new toilet block is looking great.

However I have been approached by several other residents and business owners about the proposed medium strip . The business people say that it would seriously impede delivery and pickup to and from their business and I must agree. The residents believe it will give a closed in and congested feel after having an open space vibe ever since highway 1 was put through . These people still remember the hectic weekends of their childhood and really don't like the closed in feeling .

Our main st , unlike Kapunda, Gawler etc does not have parallel access roads to share the increasing burden ,so whilst no one wants anyone speeding through our main st , they also are very wary of the economic importance of the Road. It must remain vibrant and active so I agree with my fellow "TwoWellians" in not being in favour of the proposed medium strip, perhaps two solid white lines strategically placed to prevent dangerous U turns with breaks in the safe places may be a solution.

Any money saved may be well received in the costing of the toilet block or future town entrance signs , or stage two .

In signing off I would once again thank you for the attention to our Main Street

Regards Tony Lange

Stacie Shrubsole

From: Malcolm Frost [REDACTED]
Sent: Monday, 25 May 2020 11:32 AM
To: Info
Subject: Master Plan - Two Wells Main Street

APC CEO,

Thank you for the opportunity to provide my comments on aspects of the Master Plan for the Two Wells Main Street Upgrade.

Police House:

It's very pleasing to see that the old Police House is to go, as it has; for such a long time, so wastefully occupied prime space in the main street of Two Wells.

Public toilet block:

It needs to be able to at least cater adequately for the regular arrival of a bus load of travellers.

It needs to have showers available to cater for travellers from WA, NT and QLD and any others needing to 'spuce up' for heading to Adelaide. A secure donation box would be a bonus; as thankful people are normally generous.

Median strip:

Two Wells is blessed with a **valuable open space aspect** in its central area. It already has valuable tree rows lining both sides of the main street and does not need a third row of any sort of vegetation in the centre of the road. Such development would become an inconvenient obstruction in the busiest part of town and would destroy the open space character. Suitable traffic management can be achieved by non-restrictive means.

Thank you once again for the opportunity to comment.

Regards,

Malcolm Frost
[REDACTED]

28th May 2020

To Whom it may Concern,

RE: Two Wells Main Street Upgrade

As a member of the public a rate payer and member of a few local groups, I would like to submit some feedback regarding this upgrade.

Our main street does need an upgrade, but it DOES NOT NEED THE MIDDLE ISLAND DOWN THE MAIN STREET.

This will make it more cramped, and facilitate more accidents, as people reversing out will not have enough room whilst another vehicle is approaching, as well as watching out for pedestrians.

It will not slow down traffic, instead create less room and create a cramped space.

At our last street upgrade, our groups managed to beautify our street and we had all shops occupied.

Instead of using the money for the middle island, please, use the money to repaint the white lines and the blue lines for the street parade.

Speaking of the street parade- this has been an institution for more than 30years! This middle island will affect this, yes, it is once a year! This brings in loads of foot traffic, more business for our businesses and advertises our town.

The money can be better spent on the little alcoves that the upgrade plans to create, giving people more spaces off the main street to enjoy the atmosphere of our town. Revamping the Wells area is also great to facilitate more space for incoming busses and tourists to our town.

I work in town and find that most days even during the lockdown period, new people are finding our town, lots are asking for toilets, so having our toilet upgraded will be excellent

We are finding more motor homes, and trucks are visiting our town and the wide street with the wide shoulder facilitates these vehicles, whereas the middle island would inhibit lots of these vehicles.

Money can be spent to upgrade toilets, RV dump points and much better signage for all our town facilities.

Perhaps we need to funnel that money to creating a short-term caravan/motorhome area behind the pine trees behind the oval area. This space is underutilised.

Kind regards,

Caroline Scutcheon.

Attention James Miller

Adelaide Plains Council

James Miller- Chief Executive Officer

Thank you for the opportunity to submit feedback on the proposed works. My wife and I run the Two Wells Fodder Store and have done for the last 4+ years. We are also local ratepaying residents and have been for the last 10 years. Our children went to Two Wells Primary and most have played for the Two Wells Roosters (of which we are also sponsor). In the 4 years we have operated our business in the main street, we have seen a massive change in the dynamics of the street, both pedestrian and vehicular.

We would like to start with the fact we wholeheartedly support any improvements to the street and surrounding parks to make them more user friendly and attractive to both residents and visitors.

After reviewing section 5- principles in the master plan, we fully agree with most of the principles, except for 1 in particular.

A 3-meter-wide (or any size) central planted median strip in the position where it is shown would severely interrupt what is currently a smooth traffic flow on both sides of the road.

It would have a massive negative impact on our business as well as those around us.

We have a turnover of between 500 and 550 customers per week (we operate 7 days a week) and a median strip would severely affect their ability to access our business (and others) from both sides of the road.

This area definitely needs some safe pedestrian crossings (zebra or otherwise), but a median strip would be detrimental to the current businesses and any others who would look to establish themselves in our growing town.

As well as restricting our customers access, a median strip in front of our stores would severely inhibit our ability to accept truck deliveries which we receive about a dozen a week.

At the front of our store is the pickup and drop off for the York Peninsula bus service and a median strip in the position would compromise traffic flow and passenger/pedestrian safety.

A median strip in its proposed position would also restrict the police services from a rapid response, which I am sure has been previously noted.

It is notable that although we have a large customer base, we would estimate that only about 30-40% live locally. We have regular (and out of the blue customers) that come to our business from Gawler, Angle Vale, Virginia, Globe Derby, Dublin, Port Parrum and surrounds, Mallala, Owen, Balaklava, Kupunda, Kadina, York Peninsular, Clare and other country areas as well. After they have finished in our store the majority usually visit the bakery, cafes, IGA, parks, etc. We feel (and feedback from our customers confirms) that a median strip and the resulting traffic flow interruptions will dissuade people from coming to Two Wells to shop. Working families are time poor in general and we as a business community must aim towards comfortable, quick service if we want to continue to attract people to our beautiful town.

Areas that the APC might want to look closer at to attract more public interaction, enhance the beauty of the town and entice more people through the town should include things like...

- Improvement in the street lighting- we see many residents walking, jogging or riding throughout the town main street. The current street lighting does not evoke a feeling of safety while doing this.
- Reline the road surface through the town centre. Ever since the gas works through the town the road surface is bumpy and uneven (we have had customers describe it as "like driving up a dry creek bed"). It would also make the main street more attractive.
- Continue to focus on more bike/walking trails throughout the area.

To conclude we reiterate that a median strip in front of our store would have a devastating effect on our business and possibly those around us.

Thank you for taking the time to read our submission. We welcome any further correspondence and feedback.

Sincerely
Jeff and Sharon
Two Wells Fodder



Town Planning
Development Advice
Strategic Management

29 May 2020

Mr James Miller
Chief Executive Officer
Adelaide Plains Council
info@apc.sa.gov.au

Dear James

Two Wells Main Street Upgrade – Draft Concept Plans

As invited, I make the following submission on behalf of the Hickinbotham Group of Companies in relation to the Draft Concept Plans associated with the Two Wells Main Street Public Realm Upgrade.

Firstly, can I congratulate Council on its initiative to pursue this important project together with the creativity and insight of the consultant team responsible for the preparation of these concept plans.

This is an important body of work that builds on previous efforts of the Council and provides a framework for implementation of not only public realm enhancements but activation of key development opportunities and economic activity.

In so far as this exercise is about place making for existing and future residents of Two Wells, it has a higher order purpose in terms of providing certainty and focus for economic investment and activity within the Town Centre.

In this regard the master plan framework needs to be supported by a holistic approach particularly in relation to the role that Council may place in realising the potential of certain parcels of Crown land under its care and control.

Facilitating the release of key development sites will provide economic meaning and purpose to these public realm enhancements which in combination will ensure that the Two Wells main street is a destination of choice into the future.

As population grows significantly due to Eden and Liberty housing developments there will be an expectation for local shopping for a range of goods and services not currently well provided for. If this is not satisfied then expenditure will go elsewhere.

This practical reality underpins the importance of an economic function and purpose for this expenditure on the public realm. This initial capital investment should stimulate and facilitate follow on investment by the private sector.

Phillip Brunning & Associates

ABN 40 118 903 021

26 Wakeham Street
Adelaide SA 5000
0407 019 748
phil@phillipbrunning.com

In this regard, the master plan might be refined to identify key development site/opportunities together with critical elements for short and long term success, including small enterprises that may assist in activating the town centre.

Once again, congratulations on this impressive body of work.

Yours faithfully

PHILLIP BRUNNING & ASSOCIATES PTY LTD

A handwritten signature in black ink, appearing to be 'P Brunning', is positioned above the printed name.

PHILLIP BRUNNING RPIA
Registered Planner



28 May 2020

James Miller – CEO
Adelaide Plains Council
PO Box 18
MALLALA SA 5502

Dear James,

Two Wells Main Street Upgrade Consultation Response

The Two Wells Regional Action Team refer you to our letter of September 2019 regarding potential project candidates for funding from the “Drought Communities Programme” and are pleased to see that some of our Two Wells based suggestions have been encompassed in the proposed Two Wells Main Street Upgrade.

Aspects of the proposed Upgrade of particular merit are:

- The full replacement of the existing public toilets in the Wells Park
- The township entry signage, particularly in relation to the Highway.

The Committee does have a serious concern regarding one aspect of the proposed Upgrade, that being the installation of a 3.0m wide planted median in the centre of the main street between the Library and the Post Office. Our concerns are best summarized as follows:

- The street was formerly a portion of Highway 1, the width and openness of the street is a part of the town’s heritage.
- The street has already been effectively narrowed by the fixed planters and formalized angle parking that were features of the 1999 upgrade.
- The planted median will restrict access to parking in front of businesses unless people undertake a u-turn at either end of the median, the increase in u-turns is likely to result in a significant traffic hazard
- The narrowing of the street by a further 3.0m is likely to impact upon tourist access to the street (eg caravans & motorhomes)
- It will negatively impact upon community cultural events such as the Christmas Street Party and Parade

The Committee is of the opinion that if a median is deemed necessary, it should be a painted median only with no physical barrier separating the two lanes of traffic.

Thank you for the opportunity of allowing us to provide formal feedback. We are happy to discuss further and should you need any clarification please ask via return email or calling Caroline Scutcheon (President) on [REDACTED] or Tony Lange (Vice President) on [REDACTED]

Kind regards,

Two Wells Regional Action Team

James Millar CEO

Adelaide Plains Council

Dear James

In response to Adelaide Plains Councils Street upgrade as proposed by Jensen Plus the median strip as proposed is not going to support the established businesses in the main street by limiting the vehicle access and any delivery vehicle access. We agree the street is in need of upgrade to make it more pedestrian and user friendly but not restrict customer access to any business. We trust Council .does not follow the path of Salisbury or Gawler but retains a user friendly and practical main street.

Yours faithfully

A handwritten signature in black ink, appearing to read "Rodney J. Hunt". The signature is written in a cursive style with a prominent initial "R".

R&J RURAL SUPPLIES

Stacie Shrubsole

From: Dante Stanuovo [REDACTED]
Sent: Friday, 29 May 2020 4:58 PM
To: Info
Subject: My Feedback on the Two Wells Main Street Upgrade Draft Concept Plans.

Att CEO of Adelaide Plains Council

I have had the opportunity to review the draft concept plan of the Two Wells Main Street Upgrade.

WOW, seriously, you all need to wake up and be responsible to your ratepayers!!

I am very disappointed on, the consultancy company that was engaged by the CEO and has not done the Two Wells Town any justice. I, as a ratepayer, have to question:

Was this design worth apparently \$40,000?

I must say, there is no value for money at all. Consultants must openly tender for council work, not handed an open cheque by Ceo's to deliver deplorable reports. How many of the consultants live in Two Wells district, let alone visit the area?

I noticed in Monday night's ordinary meeting, agenda item Third budget update 2019/2020, looks like the figure of \$40,000 consultation fee has become an open fruitful money tree, as the figure has now gone to \$142,000.

Are you serious, especially in this current climate?!

If council is given away money, you can not collect my rates for the next 10 years!!!!

Please EXPLAIN WHERE IS THIS EXTRA MONEY COMING FROM, , because this is drought funding money. Look at the purpose of that government money, not at what the CEO wants on his achievements list for his glorified STATUS & CV.!!

Issue: the roundabout allocation of \$500,000: council is required to fund that as it has been allocated in the budgets over a few years. It is not for the CEO or council to use allocated drought funding that can actually make a difference in the community and help improve the area, but to spend it on a roundabout that has been funded from ratepayers rates.

I raise this question : what is the CEO's intention with the \$500,000 that is in the budget? . It is not for drought funding? Or to be spent on a roundabout that previous council, agreed as a deal with Hickbotham. Clearly that was well thought out back then!

Well there are many parts in the design that mention, "Investigate opportunity", "Opportunity For", "Potential", Clearly with \$500,000 or more going to the cost of the roundabout, the rest of the funds left over is going on bench seats, planters, trees, some signs, maybe a toilet, tree logs for kids to play. Hell, what on earth is with the Gateway Lighting Sculpture idea, seriously, that will be horrible. Will these be manufactured, sourced locally and installed by locals?

The suggested trees, bushes, plants:

How much are they going to cost rate payers to replace, when they die? They are not 100% local to the Plains area, hence the probability of survival is questionable!!

Also, have you provided Councillors with the costings- for the life of these assets??

What is the future cost going to be to look after this?

Also how were the costings worked on, as drought money is to engage local business and tradesperson, but then I note you say you need to get engineers in from town to do this. That directly violates the funding regulations.

Clearly something not right here.

I call that the consultants be paid their original \$40,000 and services be terminated. Let the residents of two wells put in their submission to council for the street upgrade. Local input, local manufacturers, local maintenance. That's what we want as rate payers.

My rate money is for council to get value for money, developing the community, NOT an open cheque book to satisfy one's individual ego to glorify oneself status.

Dante Stanuovo.

Stacie Shrubsole

From: Maria Auger [REDACTED]
Sent: Monday, 1 June 2020 9:49 AM
To: Info
Subject: Two Wells Main Street Public Realm Upgrade

Dear Mr Miller

As a long-term resident in the township of Two Wells, I would like to provide feedback on the Concept Plans for the transformation of the Two Wells Main Street Public Realm Upgrade.

Living close to the main street and Petticoat Lane for 39 years, I have raised a family and regularly frequented most of the businesses and community events in the main street. I have been an active member of our local Neighbourhood Watch committee for over 20 years, our Blue Light committee Secretary since its beginning nearly 12 years ago, and a Craft Shop volunteer for many years. I have also worked in a local main street business for the last four years. So I am very involved in Two Wells, and very interested in proposed plans that Council has, particularly regarding our main street and Petticoat Lane, as I believe it will greatly impact my life.

According to your Public Consultation – Draft Concept Plan introduction, “...Council is intending to provide our community with a civic space to be proud of and to be a real destination for residents”. What about the residents already living in Two Wells and proud of it? This plan seems more interested in providing for future new residents and young families.

Viewing the Master Plan on the APC website, I am very disappointed and incredulous at some of the suggestions proposed. Concerns noted:

1. Median strip of trees down the centre of the main street – will make street too narrow for vehicles to navigate safely. Parking issues - look at Semaphore’s main street, and that’s wider (nobody wants to park off-street and walk, Gawler has proved that). Poor visibility for pedestrians (crossing refuges are great in theory but how many people use them?). Tree root damage to road?
2. Trucks, caravans, buses, contractors with trailers etc – where can they park when they stop for a quick bite to eat from the bakery? They will drive on to Lower Light or Dublin if it's too hard.
3. Two Wells is the gateway to Country, its heritage is a farming area and there is still farming around Two Wells today – shouldn’t the township reflect that, especially signage? How can you entice visitors and tourists to see our unique history, then present ultra-modern seats, signs, bins, etc, that resemble those in every other suburb, set around a few original/historic buildings? Couldn’t the signage and amenities be a little more in character with what we already have and are promoting? What makes Two Wells special and worth seeing as opposed to yet another yuppy town?
4. The Village Green area is mostly a giant playground. Why? How many playgrounds does a main street need? How does this area teach visitors about Two Wells history when it’s full of children’s play equipment? Busloads of adult tourists currently stop here to use the toilet facilities and stretch their legs. A peaceful walk in a pretty park or garden area is more what they’d enjoy. Caravans and cars often stop here too, and travellers get out their thermos and snacks to enjoy with a break from driving – more tables and seating would suit them. Suggest less play area, more BBQ/picnic seating. Alternatively, why not create a Nature Play Space in one of

the new development areas where most of the children will be? You could also incorporate the noisy Pump Track there and let Hart Reserve revert back to being a quiet peaceful area again.

5. “Village Green” is a ridiculous name. Two Wells ceased being a village a long time ago and as it gets bigger, it will be even more laughable. Please don’t ridicule our lovely town.

6. The Misting and Limestone Rock Play – is this even safe? With the importance of safety being stressed everywhere these days, I don’t understand how this was even suggested.

7. Catenary Lighting in Petticoat Lane – why? It’s pretty but unless it’s Christmas Street Parade night, it will just attract more unwanted night wanderings and vandalism than we already have.

8. Proposed Two Wells signs – awful!! Especially the 2W branding one. Honestly, who would even connect it to Two Wells? Have you seen the entrance signs at Balaklava and Lochiel? Original and they reflect the history of the towns beautifully. Please, reconsider.

This whole Concept Plan appears to be pushing Two Wells towards a Cosmopolitan/Yuppy style of town, aimed to attract young families to our area. Is this the future of Two Wells? Is there any consideration for the people already living here, especially those who don’t have young children? We moved here and we remained here, for the country style of living, because we love it. Aren’t the people moving into the town of Two Wells coming for that lifestyle too? Is it possible to retain a little more country and incorporate a little less city/yuppy in your designs for our town?

I ask that you consider the above concerns while deciding on plans for the development of Two Wells. I don’t own a business in the main street and I don’t have a vested interest in it. Like many others, I am just an average person who loves and cares for the town I live in. I ask that you consider, ultimately your decisions affect the lives of people, like me, who actually live here.

Yours sincerely

Maria Aunger



Two Wells SA 5501

Adelaide Plains Council

RECEIVED

28 MAY 2020

R A Dyer

PO Box 792

Two Wells

SA 5501

26th May 2020

The CEO
Adelaide Plains Council
PO Box 18
Mallala
SA 5502

Dear Sir,

RE: Old Port Wakefield Road Two Wells Masterplan.

In response to the proposed upgrade of the Two Wells main street, I would like you to take into account the following concerns.

In principle I agree with the need to upgrade certain aspects in this area, however I strongly disagree with the proposal to install a medium strip in the centre of the road. A pedestrian Refuge Island could be an exception.

The main street is currently reasonably wide, however if a medium strip is installed it will prevent vehicles turning around unless they travel to the other end. Trying to do a "U" turn at these points would cause a bottle neck as it appears a narrowing of the road and pedestrian crossings are proposed at these points. The majority of the vehicles that come into the town will need to do a "U" turn to return to their point of origin. Even the Police will have to carry out this manouvre if they need to travel south from their office.

The other major problem would be for vehicles, particularly wider ones, when other cars are trying to park and when trucks are unloading at the shops, or even when garbage trucks are collecting, there will be no option for overtaking, once again causing bottle neck situations. The last thing we need is a situation like Murray Street in Gawler where you feel like you are driving down a footpath.

Most importantly, directly across from the Post Office adjacent to the IGA is a Registered Right of Way this serves three properties, it is used extensively by numerous trucks each day to enable off street unloading of goods. If the current proposal goes forward these trucks will not be able to have free access in and out of this laneway, due to the location of the medium strip and pedestrian crossing, and they can not unload in the street.

Consideration should also be given to the incredibly popular Annual Christmas Parade which is held and has been held in the Main Street every year for decades, attracting many thousands of people, any work that is carried out for the upgrade must be finished in time to ensure no disruption to this event.

Yours Faithfully

Robert Dyer





In reply please quote 2019/08077/01
Enquiries to Ms Carmela Luscri
Telephone 7109 7000

**Planning & Land Use
Services**

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ADELAIDE SA 5000

GPO Box 1815
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Mr James Miller
Chief Executive Officer
Adelaide Plains Council (Mallala)
PO Box 18
MALLALA SA 5502



Dear Mr Miller

2019-20 PLANNING AND DEVELOPMENT FUND GRANT APPLICATION

I refer to Council's application for a grant under the Planning and Development Fund for the following project as outlined in your application.

- Two Wells Village Heart Precinct Project (\$904 000)

Following an assessment of your application, I wish to advise Council that the funding requested has not been supported. The funding round for the 2019-20 financial year was highly competitive, with a total of 160 grant funding applications worth over \$116 million received.

If you require any further information, please do not hesitate to contact Ms Carmela Luscri of the Department of Planning, Transport and Infrastructure on 7109 7000.

Yours sincerely

Sally Smith
**EXECUTIVE DIRECTOR
PLANNING & LAND USE SERVICES**

11 / 5 / 2020