

# NOTICE OF MEETING

## ASSET MANAGEMENT COMMITTEE AGENDA & REPORTS

for the meeting

commencing at 06:00 PM on Monday, 21 February 2022

Virtual Meeting Room

### To All Members of Asset Management Committee

Councillor Thomas - Presiding Member  
Councillor Wasylenko - Deputy Presiding Member  
Her Worship the Mayor, Angela Evans (ex officio)  
Councillor Campbell  
Councillor Nguyen

Councillor Ghent  
Councillor Scheffler  
Councillor Sykes  
Councillor Turelli  
Councillor Agius

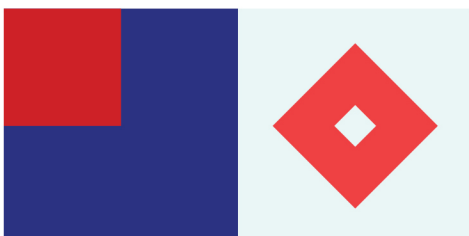
A handwritten signature in black ink, appearing to read 'ARL', is centered on the page.

**ADRIAN RALPH**

**GENERAL MANAGER ASSET MANAGEMENT SERVICES**

**Dated 16 February 2022**

Please advise Brooke Bezzina if you are unable to attend this meeting or will be late. Phone 8408 1510.



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    9.01 PROVISION OF BUS SHELTERS - CITY OF CHARLES STURT .....164

**Brief**

    This report discusses the outcomes of a recent tender process relating to the provision and maintenance of bus shelters at strategic locations throughout the City of Charles Sturt. The tender sought submissions for the supply and maintenance of bus shelters at no cost to Council with ownership resting with the shelter provider. The opportunity to include advertising or other features on the shelters that would enable the assets to be self funded was encouraged subject to receiving any necessary approvals.

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## 1. COMMITTEE OPENING

### 1.1 ACKNOWLEDGEMENT

Niina Marni is Kurna for 'Welcome'. The City of Charles Sturt acknowledges and pays respect to the traditional custodians of the land, the Kurna people of the Adelaide plains. We pay our respect to Elders past, present and emerging. We respect their spiritual beliefs and connections to land which are of continuing importance to the Kurna people of today. We acknowledge the contributions and important role that Aboriginal people continue to play within our local community in Charles Sturt. We also respect the culture of Aboriginal people visiting from other areas of South Australia and Australia.

### 1.2 APOLOGIES AND LEAVE OF ABSENCE

## 2. CONFIRMATION OF MINUTES

**Note: The Committee does not have the power to make final decisions, it considers reports and makes recommendations (which are included as the minutes of this meeting) to full Council. The power to make the final decision rests with Council. Council may alter a recommendation made by the committee as part of this process. These minutes will be considered by the Council at its meeting on 28 February 2022.**

### 2.1 CONFIRMATION OF MINUTES

#### Brief

Confirmation of the minutes of the previous meeting held on Monday, 15 November 2021.

#### Recommendation

**That the minutes of the previous meeting held on Monday, 15 November 2021 be taken as read and confirmed.**

### 3. DEPUTATIONS

### 4. BUSINESS

#### 4.01 NEW PUBLIC TOILET ALONG GRANGE LAKES SHARED USE PATH - COMMUNITY CONSULTATION OUTCOMES

**TO:** Asset Management Committee

**FROM:** Senior Property & Open Space Project Officer - Dani Hopkins

**DATE:** 21 February 2022

#### **Brief**

As part of its 2021/22 budget, Council endorsed the design and community engagement of a new public toilet along the Grange Lakes Shared Use Path, located at Grange Lakes Reserve North, corner of Kentdale and Jetty Street, Grange. Community engagement was undertaken in November and December 2021 and sought feedback from the local community on whether or not a new public toilet is supported, and the location of and design of the new public toilet. This report presents the outcomes of the community engagement, the draft concept design and costs, and seeks Council's endorsement on the final design and location of the new public toilet.

#### **Recommendation**

- 1. That the report be received and noted.**
- 2. That the results of community engagement for a proposed new public toilet along the Grange Lakes Shared Use Path as outlined in Appendix B, be noted.**
- 3. That the proposed location of, and plans for the new public toilet along the Grange Lakes Shared Use Path, as outlined in Appendix A be endorsed.**
- 4. That Council considers funding of \$230,000 for the construction of a new public toilet at Grange Lakes, in its 2022/23 budget preparations.**
- 5. That the community be notified of the results of the community engagement and Council's decision regarding the design and location of the new public toilet, and that the construction is subject to funding being approved in the 2022/23 budget process.**

#### **Status**

This report relates to or impacts upon the following Community Plan Objectives 2020-2027.

**Our Liveability - A liveable City of great places**

A well-designed urban environment that is adaptive to a diverse and growing City. City assets and infrastructure are developed and enhanced on a strategic and equitable basis in collaboration with local communities and other relevant parties, including industry and government.

**Our Leadership - A leading & progressive Local Government organisation**

Our values, leadership and collaborative approach are bold and courageous and enables us to deliver value for our Community and create a leading liveable City.

**Relevant Council policies are:**

- Asset Management Policy
- Public Consultation Policy

**Relevant statutory provisions are:**

- Local Government Act 1999
- Community Land Management Plan

**Executive Summary**

The proposal for the new public toilet along the Grange Lakes Shared Use Path at Grange Lakes Reserve North was raised by an Elected Member following community requests. As part of its 2021/22 budget, Council endorsed the design and community engagement of the new public toilet, to inform the future provision of funding for construction. The purpose of this report is to present the findings of the community engagement and seek Council's approval of the design and location of the new public toilet, to inform a budget bid for construction in 2022/23.

## Background

Located on the corner of Kentdale and Jetty Street, Grange, Grange Lakes Reserve North is a key area of open space in the Grange Area. At approximately 16,000m<sup>2</sup> in size, it is recognised as a 'district reserve' in Council's Open Space Strategy, and includes play equipment, numerous large trees, irrigated turf and both netball and tennis courts adjacent to the Grange Lakes Shared Use Path.

The need for a new public toilet along the Grange Lakes Shared Use Path at Grange Lakes Reserve North Square was identified through community requests to the Ward Councillor. Whilst the inclusion of a public toilet at Grange Lakes Reserve North is not specifically mentioned as a strategic direction on in the Open Space Strategy, it is consistent with the endorsed Community Land Management Plan (CLMP) for Grange Lakes Reserve North.

Grange Lakes Reserve North is used for general recreation, dog exercise, tennis and netball, and is located close to the future Grange Greenway shared use path, located along the Grange train line. Nearby public toilets are located at:

- Kirkcaldy Reserve - 500 metres (distances are approximate, as the crow flies)
- Grange Recreation Reserve - 820 metres
- Grange Jetty - 870 metres
- Inlet Reserve - 1.1 kilometres

Community engagement was undertaken in November and December 2021, to determine the community desire for the proposed new public toilet along the Grange Lakes Shared Use Path at Grange Lakes Reserve North. The purpose of this report is to present the findings of the community engagement and seek Council's direction on the proposal.

Once the preferred location and design for the new public toilet at Grange Lakes Reserve North is endorsed, the community will be informed of Council's decision and a budget bid will be prepared for the construction of the new toilet, for consideration as part of Council's 2022/23 budget preparations.



## Report

Funding was allocated in the 2020/21 to determine the community desire for a new public toilet along the Grange Lakes Shared Use Path at Grange Lakes Reserve North. The new public toilet will incorporate an automated amenity, similar to the existing toilet at Josiah Mitton Reserve, including automated door opening and closing features and an auto washing system. The toilet can also be pre-programmed to automatically lock at a selected times (9.30pm) and open again the following morning (6.00am). These opening and closing times are consistent with other public toilets across the City.

A location was determined and design developed which considered the following:

- Proximity to residential properties;
- Proximity to existing facilities at Grange Lakes Reserve (North and South), including the playground, sporting courts and BBQ area;
- The appearance of the new public toilet facility and its connection with the surrounding streetscape;
- Crime Prevention through Environmental Design (CPTED) principles, including sight lines, passive surveillance and lighting;
- Universal design principles, including access for people with mobility or visual impairment, and access for prams and carers of young children;
- Minimising the loss of open space;
- Impact on trees and vegetation;
- Topography of the site; and underground services.

The proposed amenities are located on Jetty Street, close to the netball courts at the southern end of the reserve. An external architect was then engaged to develop concept designs for the proposed location. The concept design and location is included in **Appendix A**.

The design features for the new public toilet are as follows:

- Height is to be 2.5 metres plus roof line.
- Constructed from recycled materials with a concrete look finish, to be painted in community art.
- Design incorporates local artwork will encase the external facade of the new public toilet.
- Landscaping to be native shrubs will remain around the new public toilet with some minor adjustments to ensure line of sight is maximised from Jetty St and the Shared Use Path.
- The area (or footprint) of the new public toilet will be approximately 10m<sup>2</sup>, including the building and adjoining shelter.

Community engagement on the draft concept design was undertaken between 12 November 2021 - 3 December 2021, in accordance with Council's Public Consultation Policy and included:

- a hard copy letter and survey form sent to 293 properties, within approximately 300 metres of Grange Lakes Reserve North;
- the project information and survey form was also placed on Council's Your Say website; and
- signs were also placed in the reserve to promote the community engagement.

The Community Engagement Approach is included as **Appendix B** to this report, and outlines the consultation methodology, mail-out catchment area, location and concept designs for the proposed toilet, and the consultation materials.

A total of 293 letters were sent and 60 responses were received (including both printed copy and online responses), which is a response rate of 20%. The detailed consultation results and staff comments are included in **Appendix B**, and a summary of the community engagement results for the new public toilet along the Grange Lakes Shared Use Path is as follows:

1. Do you support the installation of a new public toilet along the Grange Lakes Corridor Shared Use Path?

Yes - 51 responses (85% of total responses).

No - 9 responses (15% of total responses).

A summary of the frequently mentioned comments is as follows:

- We support the proposal, provided the public toilet is locked at night.
- Great location as the public toilet will be used by both the netball club and people at the park. There is a great need for public toilets in this area.
- This is a great idea. Please build it. It will make the playground and pathway more usable.
- There are already amenities close by, toilets at Kirkcaldy Reserve and toilets on Fort Street. I don't believe our community need 3 toilet blocks within such close proximity (approx 1.3kms between above mentioned toilets).

The complete list of community feedback is outlined in **Appendix B**, with staff comments included for each comment.

It is clear that the installation of the new public toilet is supported by most respondents to the community engagement, however there were some concerns raised in regard to safety of the surrounding area, anti-social behaviour in general around public amenities and the close proximity to other public amenities.

Grange Lakes Reserve North has not been raised as an area of concern in relation to antisocial behaviour and the addition of a new public amenity is not anticipated to have a dramatic impact due to several design considerations around the design and placement of the amenity. Lines of sight are maintained from the Grange Lakes Shared Use Path, adjacent playground and netball courts as well as Jetty Street by both pedestrian and vehicle traffic.

Recently installed lighting along the Grange Lakes Shared Use Path is to be utilised and provide adequate lighting for the new amenities and auto-locking and auto-cleaning features will assist in ensuring the amenities are safe for patrons. The new public toilet is placed close enough to the adjacent play equipment and sporting courts for users, however the entrance is orientated away from user view to ensure privacy but enable easy access for mobility challenged patrons, with access provided directly from the Grange Lakes Shared Use Path.

Whilst there is another amenity located in Kirkcaldy Reserve along the Grange Lakes Shared Use Path, that is located 500m from Grange Lakes Reserve North and is not a suitable option for reserve users who are not travelling south along the Grange Lakes Shared Use Path. The new public toilet would be utilised by both tennis and netball clubs (a combined membership of 350), as well as benefiting many users of the Grange Lakes Path and visitors to the playground.

### **Next Steps**

Following a review of the community engagement results (outlined in **Appendix B**), it is recommended that Council, via a recommendation from the Asset Management Committee, endorse the location for the new public toilet along the Grange Lakes Shared Use Path. The community will then be informed of Council's decision in writing, and further detailed design will be undertaken. Funding for the construction of the new public toilet will be included for consideration, as part of Council's 2022/23 budget preparations.

### **Financial and Resource Implications**

Funding of \$20,000 was allocated in the 2021/22 budget for the design and consultation of the new public toilet along the Grange Lakes Shared Use Path. Subject to Council endorsement, funding of \$230,000 will be considered as part of Council's 2022/23 budget preparations for the construction of the new automated public toilet. This cost estimate is based on a similar projects undertaken recently at Parfitt Square, Bowden and MJ McInerney Reserve, Kilkenny.

### **Customer Service and Community Implications**

There are no customer service and community implications.

### **Environmental Implications**

The concept design proposes the retention of the existing vegetation surrounding the new public toilet, which continue to provide improved amenity, biodiversity and carbon sequestration benefits. The automated toilet facility also includes water saving features for toilet flushing, hand washing and cleaning.

### **Community Engagement/Consultation (including with community, Council members and staff)**

Community engagement was undertaken in November and December 2021, to determine the community desire and preferred location for a new public toilet along the Grange Lakes Shared Use Path, which identified that the need for a public toilet is mostly supported by the community. The detailed findings of the community engagement are outlined in **Appendix B**.

Should Council endorse the proposed, a budget bid will be prepared for consideration in Council's 2022/23 budget preparations. Further detailed design will also be undertaken to enable construction to occur in 2022/23, subject to the outcome of the budget bid. Should Council not endorse the final concept design and a location for the new public toilet, it would imply that Council does not support the project and that no further action be taken at this time.

Community engagement participants will be informed of Council's decision via a hard copy letter. Should Council endorse funding in its 2022/23 budget for the construction of the new public toilet, the community will be informed of the project in writing and on-site signage.

### **Risk Management/Legislative Implications**

All known risk management and legislative implications will be considered during the detailed design processes, including a detailed risk management plan. The new public toilet also complies with the Community Land Management Plan (CLMP) for Grange Lakes Reserve North.

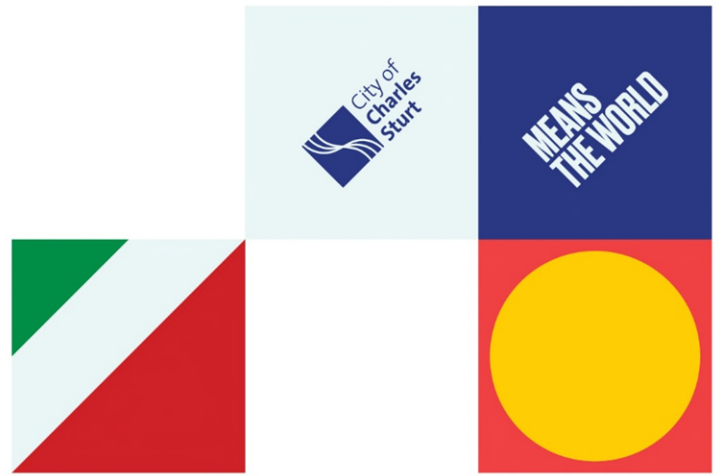
### **Conclusion**

Following recent community engagement, it is clear that there is strong support for a new public toilet along the Grange Lakes Shared Use Path. This report presents the outcomes of the community engagement and seeks Council's endorsement of the proposed location as the preferred location for the new public toilet, in order for funding for construction of the new public toilet to be considered in Council's 2022/23 budget.

### **Appendices**

#	Attachment
1	Appendix A - New Public Toilet Facility Grange Lakes Shared Use Path - Community Consultation Out
2	Appendix B - New Public Toilet Along Grange Lakes Shared Use Path - Community Consultation Outcomes

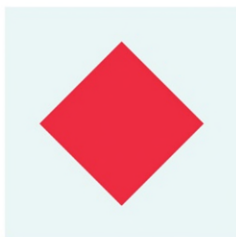
# APPENDIX A



# Community Engagement Approach for Public Toilet Facility along Grange Lakes Corridor Shared Use Path

November 2021

Sue Tripodi  
Administration & Consultation Officer  
OSR&P  
PH: 08 8408 1306  
[stripodi@charlessturt.sa.gov.au](mailto:stripodi@charlessturt.sa.gov.au)



# Community Engagement Approach for Public Toilet Facility Along Grange Lakes Corridor Shared Use Path

## 1. Purpose and Objectives

The project is a matter set out in Part 3 of Council's Public PCP and accordingly the public consultation steps for this project have been determined by Council on a discretionary basis.

The purpose of this Community Engagement Approach is to articulate the process and measures that will be undertaken to ensure our community, The Mayor and Elected Members are appropriately informed and engaged in relation to the intent of this project. The engagement techniques referenced in this Community Engagement Approach are consistent with Council's PCP.

The objectives of this Community Engagement Approach are to ensure:

- that our Charles Sturt community has easy access to the appropriate information;
- that our Charles Sturt community is given opportunity to provide feedback;
- that the process builds positive relationships between Council and the community, and positions Charles Sturt as an organisation that is providing sound management decisions;
- that information is provided to the Charles Sturt community of the decision and reasoning for the decision

## 2. Project Background

Council approved the Budget for the 2021/22 financial year to deliver a concept and undertake consultation for a Public Toilet Facility along the Grange Lakes Corridor Shared Use Path.

## 3. Consultation Scope

This consultation will be carried out in accordance with the requirements of Council's Public Consultation Policy Part 3 requirements. There will be 21-day window for the community to provide feedback on the proposed design and location of the proposed amenities.

## 4. Communities of Interest

Key stakeholders and communities of interest for this project include:

- Mayor and Elected members.
- The broader Charles Sturt community.
- Landowners and occupiers within the locality
- Charles Sturt Museum Trust based at The Grange
- Café operators
- Sporting Clubs

Mailout map below which includes local residents within 300m from the proposed amenity location.



## 5. Planning Community Engagement and Timeframe

The scope for community engagement includes the following steps and timing.

The timeframe for the scope of engagement is outlined below.

Step	Title	Description	Timeframe
1.	Prepare Approach	Prepare a community engagement approach in relation to the matter.	October 2021
2.	Authorise Approach	Obtain authorisation of the community engagement approach from CEO.	November 2021
3.	Undertake Community Engagement	<p>Plan, deliver and manage engagement activities:</p> <ul style="list-style-type: none"> <li>• Letter to residents (refer <b>Attachment A</b>) to advise of proposed concept plans and the opportunity to provide feedback including: <ul style="list-style-type: none"> <li>○ Concept Plan</li> <li>○ Location Map options of toilets</li> <li>○ Plans of toilet elevations &amp; designs</li> <li>○ Survey form</li> <li>○ On-site signage</li> </ul> </li> <li>• Council's website – YourSay Page</li> </ul>	November/December 2021



4.	Consider Submissions	Consider feedback received	December 2021 – January 2022
5.	Prepare Report	Prepare a report for AMC/Council which: <ul style="list-style-type: none"> <li>Summarises the community engagement process and outcomes;</li> <li>Presents information in the broader context of the matter; and</li> <li>Makes recommendations for Council to consider when deciding on the matter.</li> </ul>	February 2022
6.	Communicate Decision	Following the decision making process, communicate the decision by: <ul style="list-style-type: none"> <li>Direct Mailout to the same consultation area advising of feedback received and process of Budget Bid funding allocation for construction approval</li> <li>Updates on YourSay</li> </ul>	February/March 2022

### Levels of Engagement

The level of engagement for this project is “consult” given the:

- Single issue within a localised community.
- Moderate degree of complexity across a broad community of interest.
- Moderate degree of impact on the community.
- Clear process forward or clear options for the way forward.

### Communication and Engagement Techniques and Promotions

The following communication and engagement techniques and promotions are proposed.

Communication Techniques and Promotions	Engagement Techniques and Promotions
<p><b>Social Media Techniques</b></p> <ul style="list-style-type: none"> <li>• CCS Facebook</li> </ul> <p><b>Online Techniques</b></p> <ul style="list-style-type: none"> <li>• City of Charles Sturt website</li> <li>• City of Charles Sturt social media platforms</li> <li>• Your Say Charles Sturt</li> </ul> <p><b>Public Display Techniques</b></p> <ul style="list-style-type: none"> <li>• Corflute Sign in project area</li> </ul>	<p><b>Online Engagement Techniques</b></p> <ul style="list-style-type: none"> <li>• Your Say Charles Sturt engagement - open to the general community</li> <li>• Online Survey – open to the general community</li> </ul> <p><b>Conventional Engagement Techniques</b></p> <ul style="list-style-type: none"> <li>• Survey - hardcopy</li> </ul>

### 6. Reporting on Community Engagement

The Open Space Team will be responsible for the following:

- Data analysis and summary – receiving and collating the feedback from the community
- Report to inform Council on community survey outcomes to inform decision making in this matter
- Following the decision-making process, the community will be informed of the outcome via the Charles Sturt website and mailout.

## 7. Budget

The resources required to plan, deliver and report on the public consultation of the proposed Public Toilet Facility along the Grange Lakes Corridor include the following:

<b>Resource Requirement</b>	<b>Budget Estimate</b>
Internal administration costs associated with the project and preparation of associated key messages and documents	Covered by recurrent operational budget
Use of City of Charles Sturt website, Charles Sturt YourSay site, and City of Charles Sturt's social media platforms	Covered by recurrent operational budget
Printing and postage of mailout and survey	\$1,000
Onsite corflute signage	\$ 300
<b>Total</b>	<b>\$1,300</b>

## 8. Risk Management

The key issues and risks for Council if a community engagement approach is not delivered, or not delivered well, include:

- Balancing individual views with broader community views.
- Community satisfaction.
- Failing to understand community sentiments on a project.
- Impacts associated with project delays.
- Media interest.
- Reputational risks.

## 9. Approval of the Community Engagement Approach

Seek CEO approval for the community engagement approach.

72 Woodville Road, Woodville, South Australia 5011  
PO Box 1, Woodville SA 5011  
T: 08 8408 1111 F: 08 8408 1122 [charlessturt.sa.gov.au](http://charlessturt.sa.gov.au)



9 November 2021

Name  
Address  
Address

Dear

**RE: GRANGE LAKES CORRIDOR – COMMUNITY CONSULTATION FOR PUBLIC TOILET AMENITIES.**

A budget has been allocated for the 2021/22 financial year to determine the community desire and the development of concept plans for Public Amenities along the Grange Lakes Corridor/Shared Use Path.

The public amenities will be fully automated which will provide a safe, hygienic and welcoming environment for users. With vandal resistant fixtures and surfaces, automated daily locking and unlocking and access facilities for people with disabilities, automated are one of the best options for public facilities. It is proposed that the toilet be located near the south east corner of the tennis courts, as per the attached map, and the exterior will have community artwork applied.

We invite you to provide your feedback on the requirement for public amenities in this location using **one** of the following methods:

- Completing the feedback form and return in the reply-paid envelope enclosed

**OR**

- via Council's website YourSay page <https://www.yoursaycharlessturt.com.au/>.

Consultation will commence **Friday 12 November 2021** and will close at **5:00pm Friday 3 December, 2021**.

Should you have any further queries regarding this consultation, please send via email to Sue Tripodi [osrp-consultation@charlessturt.sa.gov.au](mailto:osrp-consultation@charlessturt.sa.gov.au).

Yours sincerely,

**Sue Tripodi**  
Administration & Consultation Officer  
Open Space, Recreation & Property

Enc: Feedback form  
Location Map & Concept plan  
Reply paid envelope



LOCATION OF PROPOSED WORKS SHOWN IN RED

LOCATION PLAN  
NOT TO SCALE



FRONT ELEVATION  
1:100



RIGHT ELEVATION  
1:100

## Features

- Height – 2.5 Metres plus roofline
- Construction – Painted & powder coat finish
- Design – Local artwork on building facia
- Landscape – Native Shrubs
- Footprint – Approx. 9 square meters
- Images are for illustration purposes only



# Public Toilets along the Grange Lakes Corridor Shared Use Path Feedback Form – OSR&P

The City of Charles Sturt is seeking public feedback on the proposed installation for Public Amenities (fully automated) to be installed along the Grange Lakes Corridor Shared Use Path consultation **commences Friday 12 November 2021 and closes at 5.00pm Friday 3 December 2021.**

**Have your say!** To provide your feedback please do only **one** of the following:

- Complete this feedback form by using the enclosed replied paid envelope.

OR

- On-line via Council’s website <https://www.yoursaycharlessturt.com.au/> or use the QR code on your smart device



## Your details

Please provide your name and address should we need to contact you regarding your feedback *(By completing this form, you consent to the City of Charles Sturt collecting, retaining and using the personal information provided by you in line with Council’s Privacy Policy)*

**Name:** \_\_\_\_\_  
*(Mr/Mrs/Miss/Ms/Dr) (First Name) (Surname)*

**Street Address:** \_\_\_\_\_

**Suburb:** \_\_\_\_\_ **State:** \_\_\_\_\_ **P/Code:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Phone (Home):** \_\_\_\_\_ **(Mobile):** \_\_\_\_\_

## Your Feedback

- 1. Do you support the installation of a public toilet along the Grange Lakes Corridor Shared Use Path?**

Yes     No

- 2. Please provide feedback for your response:**

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# APPENDIX B

## Feedback Form - Proposed Public Amenities Along Grange Lakes Corridor Shared Use Path

No.	Do you support the installation of Public Amenities along the Grange Lakes Shared Use Path?		Please provide any further comments regarding your response	Council Response
	Yes	No		
1	1		Excellent idea for area.	Noted
2	1		Make use of the surrounding area easier. However, fully automated toilets are not hygienic, as you claim. They are often wet and dirty. Will this toilet's cleanliness be assessed daily by Council Staff? If not, then its a waste of time.	The new amenities are proposed to be part of an ongoing maintenance contract with the Exeloo supplier which means routine cleaning visits are to take place once every 3 days with automated cleans in-between. Once every three days has been found to be adequate for locations similar to this in frequency of use.
3	1			
4		1		
5	1		Good for children, elderly people, amenities	Noted
6	1		It's a great idea	Noted
7	1		Very useful for families	Noted
8	1		We support the proposal provided the public toilet is locked at night	Noted. The new automated public toilet would have the same scheduled opening hours as other automated toilets within Charles Sturt which are closed between 9.30pm and 6am.
9		1	Safety issue	The new automated public toilet would have automated safety features to ensure patrons using the facilities are safe such as automatic self cleaning and auto door functionality. The exeloo is proposed to be positioned along the adjacent path which provides visibility from the both the Grange Lakes Path and the adjacent footpath on Jetty St as well as from traffic users on the road which provides a good amount of passive surveillance. The new automated public toilet would have the same scheduled opening hours as other automated toilets within Charles Sturt which are closed between 9.30pm and 6am to deter any antisocial behaviour overnight.
10	1		Good for children and elderly - amenities	Noted
11	1		Good for children and adult amenities	Noted

## Feedback Form - Proposed Public Amenities Along Grange Lakes Corridor Shared Use Path

No.	Do you support the installation of Public Amenities along the Grange Lakes Shared Use Path?		Please provide any further comments regarding your response	Council Response
	Yes	No		
12		1	Why another public toilet in this area when there is already one on the pathway at Kirkcaldy Park. An irresponsible waste of council (ratepayer) funds that should be spent in addressing the vehicle parking on Sunset Crescent adjacent East Grange Railway Station in particular. See also a separate email on these issues	The Kirkcaldy Reserve toilets are approximately half a kilometre from the proposed location of the new amenities at Grange Lakes Reserve. Whilst suitable for the users of the shared use path who are travelling South, it is not a viable option for patrons of Grange Lakes Reserve to use which include a large volume of users of the adjacent sporting courts (combined user group of 350) as well as users of the playground and reserve.
13	1			
14	1		Great location for a much needed facility	Noted
15	1		Great location as will be used by netball club and people at the park. There is a great need for public toilets in this area.	Noted
16	1		Good position but keep the trees/shrubs well trimmed so that there are no hiding places nearby	The trees are proposed to be trimmed back to ensure line of sight, however enough shrubbery will remain to preserve the native plants surrounding and ensure a visually appealing outcome.
17	1		Many people use the area indicated - closest toilets are too far away.	Noted
18	1		BUT not in this location! I believe your map might be incorrect, you have stated 'Grange lawn tennis club' and there is the netball courts in that location on Jetty Street. I think the better location would be next to the playground. I take my grandchildren there and there are no toilets. If you take a few grandchildren and have to take one to the toilet you couldn't leave any others alone and walk down to Jetty Street with only one child. You would have to take all of them and spoil their play. Thanks for your consideration.	Noted. The toilets are adjacent to the Netball courts and the consultation material was updated to reflect this. This means close proximity to the adjacent park, but not directly adjacent. The location chosen was deemed more suitable than directly adjacent to the park as it offers more passive surveillance opportunities, as well as the required services for the installation of the toilet unit.



## Feedback Form - Proposed Public Amenities Along Grange Lakes Corridor Shared Use Path

No.	Do you support the installation of Public Amenities along the Grange Lakes Shared Use Path?		Please provide any further comments regarding your response	Council Response
	Yes	No		
19	1			
20	1			
21	1		Should be a great help to elderly walkers, parents with young children and walkers/cyclists on long trips	Noted
22	1		This area is very popular with playground, creek, tennis and netball. Can the budget also incorporate sprinklers to water the lawn? It dies every year in summer. BBQ facilities?	Noted
23	1		A large number of people use the netball courts, tennis courts and the children's playground. The nearest public toilet is at Kirkcaldy Park, too far away for convenience	Noted
24	1		A shelter near the courts and/or path would also be of benefit to the community.	Noted
25	1		It is definitely needed	Noted
26	1		Useful for people attending sporting activities at netball/tennis courts/playground and those on the walking path	Noted

## Feedback Form - Proposed Public Amenities Along Grange Lakes Corridor Shared Use Path

No.	Do you support the installation of Public Amenities along the Grange Lakes Shared Use Path?		Please provide any further comments regarding your response	Council Response
	Yes	No		
27		1	Definitely not! Most walkers are quite aware that there are public toilets at beginning of park along the path off Beach Street (Kirkcaldy Park), there are others next to Grange Jetty, and there are more at the park on the corner of Trimmer Parade and Military Road (Inlet Reserve), and even before that at the Grange Recreation Ovals. Oh, and I forgot the Caltex one as well which I believe is Public. So, within a 20 minute walk or less you have 5 public toilets. I am sure you can better spend our Council Rates by cleaning/dredging properly the waterway which is dirty and quite often smelly in some parts. Please refer to toiletmap.gov.au as this would give you a clear indication of how ridiculous your plan is. Also, if I may point out, your plan shows the two tennis courts as Grange Lawn Tennis Club which is incorrect. The 2 courts are basketballs courts. Grange Tennis club is further along past the children's playground. I might also add that if every court scattered over Adelaide's suburbs had toilets installed our rates wouldn't go very far	The closest toilets for Grange Lakes Shared Use Path is Kirkcaldy Reserve toilets are approximately half a kilometre from the proposed location of the new amenities at Grange Lakes Reserve. Whilst these and the other toilets mentioned may be suitable for the users of the shared use path who are travelling North or South, it is not a viable option for patrons of Grange Lakes Reserve to use which include a large volume of users of the adjacent sporting courts as well as users of the playground and reserve.
28	1		A necessary amenity for the netball and tennis groups plus walkers	Noted
29	1		Please go forward!	Noted
30	1		I support the location and the design. It was a bit confusing to talk about it being adjacent the tennis club - I understand that the tennis club and netball club have merged, but locally most people would have called that space the netball courts.	Noted

## Feedback Form - Proposed Public Amenities Along Grange Lakes Corridor Shared Use Path

No.	Do you support the installation of Public Amenities along the Grange Lakes Shared Use Path?		Please provide any further comments regarding your response	Council Response
	Yes	No		
31		1	There are already amenities close by, toilets at Kirkcaldy Reserve and toilets on Fort Street. I don't believe our community need 3 toilet blocks within such close proximity (approx 1.3kms between above mentioned toilets).	The closest toilets for Grange Lakes Shared Use Path is Kirkcaldy Reserve toilets are approximately half a kilometre from the proposed location of the new amenities at Grange Lakes Reserve. Whilst these and the other toilets mentioned may be suitable for the users of the shared use path who are travelling North or South, it is not a viable option for patrons of Grange Lakes Reserve to use which include a large volume of users of the adjacent sporting courts as well as users of the playground and reserve.
32		1	Hi there. I strongly object to building these public toilets at the location you are proposing. Being so close to such a busy street - Jetty Street - they'll just be used as a pit stop for motorists, and not for locals on foot using the path to exercise or walk their dogs. That area of Jetty St to the roundabout (at the end of Kentdale Street) in front of Grange Primary School is a bottleneck every weekday morning and every weekday afternoon. With the installation of toilets it'll just get worse - all day, including weekends - along both Jetty Street and Kentdale Street as motorists park their cars to use the public toilets. Could these new toilets/amenities not be incorporated into the development you are undertaking over Jetty St near the Charles Sturt Museum? (well away from the street). Or could the existing public toilets along the shared path in Kirkcaldy Reserve (near Beach St) be upgraded? Maybe these new amenities could be built somewhere along the vast path at the Grange Recreation Reserve? Anywhere but were you are proposing. Thanks for your time.	The concern regarding motorists stopping to use the amenities is noted, however it is important to note that travelling motorists including service providers such as bus drivers frequently use council facilities within Charles Sturt which is part of the reason public amenities are so vital. The location is place along Jetty Street, however there is on street parking adjacent to the location and whilst the street becomes congested, it is during a very limited window of school collection times which the proposed toilet would have little impact on. The closest toilets for Grange Lakes Shared Use Path users is at Kirkcaldy Reserve toilets which are approximately half a kilometre from the proposed location of the new amenities at Grange Lakes Reserve. Whilst these and the other toilets mentioned may be suitable for the users of the shared use path who are travelling North or South, it is not a viable option for patrons of Grange Lakes Reserve to use which include a large volume of users of the adjacent sporting courts as well as users of the playground and reserve. Utilising the Charles Sturt Museum location would mean small children who use the adjacent netball courts as well as the playground users would have to cross Jetty Street and walk 100m to access them which is not suitable for the user groups.

## Feedback Form - Proposed Public Amenities Along Grange Lakes Corridor Shared Use Path

No.	Do you support the installation of Public Amenities along the Grange Lakes Shared Use Path?		Please provide any further comments regarding your response	Council Response
	Yes	No		
33		1	Too many already in our area	The closest toilets for Grange Lakes Shared Use Path users is at Kirkcaldy Reserve toilets which are approximately half a kilometre from the proposed location of the new amenities at Grange Lakes Reserve. Whilst these and the other toilets mentioned may be suitable for the users of the shared use path who are travelling North or South, it is not a viable option for patrons of Grange Lakes Reserve to use which include a large volume of users of the adjacent sporting courts as well as users of the playground and reserve.
34	1			
35	1		I think a small shelter would be good for the community to be able to watch sports on public courts.	Noted
36	1		Proposed location sensible given nearby courts and playground	Noted
37	1		<p>The Tennis Club is located 50 meters north of the proposed location and have their own facilities. The proposed location is adjacent Netball Courts</p> <p>I consider it would be more convenient for the large number of netballers whose access to the courts is in the North Western corner of the courts, and families utilising the playground/playspace if the Proposed Toilet was located on the North Western corner of those Netball Courts.</p> <p>This location would be not be inconvenient to passing foot traffic on the path.</p>	Noted
38	1		I walk my dog frequently along this path & there is a need for toilets by walkers, bike riders, netball players, parents & public etc. The closest toilet going north is at Grange Oval cnr Military & Trimmer Pde. This facility would be very much appreciated.	Noted

## Feedback Form - Proposed Public Amenities Along Grange Lakes Corridor Shared Use Path

No.	Do you support the installation of Public Amenities along the Grange Lakes Shared Use Path?		Please provide any further comments regarding your response	Council Response
	Yes	No		
39	1			
40	1		We have no objection to the toilets	Noted
41	1		After school we often play at the playground and it is a great space to host birthday parties, but we have always faced the challenge of not having toilets close by. This would be a great addition to the area!	Noted
42	1		Great idea will be used.	Noted
43	1			
44	1		This is a great idea. Please build it. It'll make the playground and pathway more useable.	Noted
45	1		<p>Has an appropriate review of security been undertaken? That is: Will it be well lit? Will it be reasonably clear around the facility (noting trees will remain)? Should it face the creek or have a street facing, Jetty Street? Also will it have PV, solar, on the roof?</p>	<p>The exeloo is proposed to be positioned along the adjacent path which provides visibility from the both the Grange Lakes Path and the adjacent footpath on Jetty St as well as from traffic users on the road which provides a good amount of passive surveillance. There is existing lighting infrastructure along the Grange Lakes Shared Use Path providing adequate lighting. Trees will remain but be trimmed to ensure adequate visibility from Jetty Street.</p> <p>The propose amenities are to face the path for ease of use for DDA access patrons of the amenities.</p> <p>There are no solar panels proposed for the roof.</p>

## Feedback Form - Proposed Public Amenities Along Grange Lakes Corridor Shared Use Path

No.	Do you support the installation of Public Amenities along the Grange Lakes Shared Use Path?		Please provide any further comments regarding your response	Council Response
	Yes	No		
46	1		I think having toilets in that general area is great. My only concern is whether that specified location will block visibility between Jetty St traffic and the shared use path traffic. Children or other people running or cycling out onto Jetty St, and cars being visible to them, or having time to react to them. Please ensure this is reviewed as it is difficult to determine from the proposed plans as to whether this is an issue.	Noted. Trees will remain but be trimmed to ensure adequate visibility from Jetty Street.
47	1		I believe it's a good idea.	Noted
48	1		I go for a walk to the beach along Jetty Street and sometimes on the way back I need to use a toilet either on the reserve behind Beach Street or this new facility depending which way I return before I get home so this one WILL be handy. Also I am glad you did NOT call it a "bathroom" as they do in the US. A toilet IS a toilet.	Noted
49	1		Amenities required next to the playground. It's strange that there are no toilets in this park at all.	Noted

## Feedback Form - Proposed Public Amenities Along Grange Lakes Corridor Shared Use Path

No.	Do you support the installation of Public Amenities along the Grange Lakes Shared Use Path?		Please provide any further comments regarding your response	Council Response
	Yes	No		
50		1	Construction of a toilet amenity provides potential for undesirable behaviour to occur especially when little children use this area regularly. The visibility and openness of the path at present is good, providing a feeling of safety as you can see who and what is around you especially when using the path at night. The addition of a toilet facility creates a visual barrier and a potential hiding place, inside and out, whereby you won't be able to see any persons acting suspiciously. Safety for the community is very important.	The exeloo is proposed to be positioned along the adjacent path which provides visibility from the both the Grange Lakes Path and the adjacent footpath on Jetty St as well as from traffic users on the road which provides a good amount of passive surveillance. There is an existing a visual barrier in that location where shrubbery and the netball court fencing is located. Given the small footprint of the proposed amenity combined with the opportunities for passive surveillance by the path and road it is not believed to have a large impact on the security of the space. The new automated public toilet would also have the same scheduled opening hours as other automated toilets within Charles Sturt which are closed between 9.30pm and 6am to deter any antisocial behaviour overnight.
51	1		Great for teams playing at the netball courts to access and for families using the playground and walking path.	Noted
52	1		Can we also get an automatic gate on the path over the railway line? The current pedestrian maze is very difficult to navigate with a bike (especially with panniers)	Noted
53	1		Great idea	Noted
54	1		Great idea! Many times our children have been at the playground and we had to run home so they could go to the toilet. Looking forward to this being built.	Noted
55	1			
56	1		Maybe some bbqs and dog poo bags as well	Noted
57	1		Well overdue! Some bbq facilities in the undercover area by the play park would be good also. Please ensure lots of planting around it to disguise it	Noted

## Feedback Form - Proposed Public Amenities Along Grange Lakes Corridor Shared Use Path

No.	Do you support the installation of Public Amenities along the Grange Lakes Shared Use Path?		Please provide any further comments regarding your response	Council Response
	Yes	No		
58	1		Your description of the location is not correct. The area described is adjacent to the netball courts, not the tennis courts/club. This does create a bit of confusion in understanding what you are talking about.	Noted
59	1		Great idea and amenities. Lots of people walk along the lakes.	Noted



60		1	Refer Attachment A	<p>The automated amenity is proposed to be positioned along the adjacent walking paths and as such there is to be visibility from the both the Grange Lakes Shared Use Path to the North and the adjacent footpath on Jetty St to the South as well as from traffic users on Jetty St which provide a good amount of passive surveillance and the location has existing sufficient lighting.</p> <p>The new automated public toilet would have the same scheduled opening hours as other automated toilets within Charles Sturt which are closed between 9.30pm and 6am to deter any antisocial behaviour overnight.</p> <p>The same style of automated amenity has been used in several locations within Charles Sturt and there have not been any notable complaints in regard to the noise created from such units. This includes locations where the facilities are in a much closer proximity to residents' dwellings than the proposed amenity at Grange Lakes Reserve North which is a reasonable distance from any residential dwellings.</p> <p>Council has a duty to ensure adequate amenities for the public, we believe the best outcome is to ensure the use of Crime Prevention Through Environmental Design principals and make educated decisions on locations and designs of amenities to ensure the least negative impact on users and surrounding residents.</p>
<b>TOTALS</b>	51	9		

## Attachment A

I write to you concerning correspondence received on 15 November from the City of Charles Sturt concerning '**Public toilets along the Grange Lakes Corridor Shared Use Path – feedback form**'. The form seeks feedback relative to the proposed installation of a fully automated public toilet . (please see attached proposed site location)

I reside in the near proximity of the proposed public toilet site which is adjacent to the Grange Netball Club courts located on the corner of Jetty Street and Kentdale Street.

I recognise there is a requirement for a public toilet in the vicinity. However, I would like to take the opportunity to inform you of the impact that the proposal will have upon the surrounding residents from my experience as a police officer of 24 years.

Public toilets located in quiet location such as the proposed site provide opportunity for the following:

**Illegal and anti-social behaviour:** A remote standalone public toilet provides a private space where drug use and exchange can occur without witness. Such drugs include smoking or intravenous needle injection of meth, ice or heroin. As such, I anticipate the needles dis-guarded nearby will increase. Drugs are exchanged for money, stolen goods or sex and can also be associated to an increase in house 'break ins' in the nearby surrounds when goods are sought. In addition, there are plenty of established shrubs along the creek that provide opportunity for such persons to take discreet cover while they observe you leaving your house prior to breaking in.

**Gay Beat** - In [Australia](#), the term 'gay beat' is used to refer to an area frequented by [men](#), where sexual acts with other men occur. The gay beats are most commonly [public toilets](#) and parks. The men use a signal system to identify who is interested in partaking sexual activity at the beat. This usually occurs while they remain parked in their cars as to avoid being recognised at such a location and for personal safety. There are several websites freely available that identify Adelaide gay beats. One such website indicates close to 100 comments per day relating to activity at the automated public toilet and surrounds located at Apex Park, West Beach. Other websites provide a 1-5 star rating such as the men's toilets at Findon Shopping Centre (3 stars), Henley Beach Old Town Hall (4 stars) and the automated toilet block located at Kirkaldy Reserve toilets (4 stars).

Peak activity occurs before and after work and during lunch time. Such activity at the proposed site would require the men to park in nearby streets such as Searange Court, Kentdale Street, Charlotte Street and Jetty Street while they seek interest and to avoid risk of being identified. (To be clear, the objection refers to behaviour at a public place, not the sexual preference.)

**Fully automated public toilet noise:** The automated function is inclusive of modern self-sufficient features including the self-cleaning function and the automated door however they are noisy.

Our neighbourhood is beautiful and quiet; we all enjoy listening to the birds and frogs along the creek especially in the early morning and as the sun sets. I encourage you to consider the disruption to this each time the door is opened and closed, the automated music that emanates from the site while in use and the noisy cleaning function.

## 4.02 FLINDERS PARK OVAL NETBALL COURTS

**TO** Asset Management Committee

**FROM:** Coordinator Open Space & Property Projects - Richard Hughes

**DATE:** 21 February 2022

### Brief

Flinders Park Oval located on Hartley Road Flinders Park is a collective group of community land parcels that together form the reserve. The reserve is a large sportsground area that caters for district sporting competition and events and general community recreational pursuits. The reserve is identified to serve the community as District Open Space Hierarchy and Sportsground and Recreation Park Open Space type.

This report serves to inform Council on the Flinders Park Football Club successful external funding grants and the Reserve Master Plan to incorporate netball courts and associated infrastructure.

### Recommendation

- 1. That the report be received and noted.**
- 2. That Council acknowledges and congratulates the Flinders Park Football Club for the successful external funding grants secured to deliver the project without any expense to Council or the community.**
- 3. That the community consultation be captured through the Development Application process as the Community Land Management Plan (CLMP) identifies this type of development relevant for the reserve.**
- 4. That Council endorse the Master Plan for the Flinders Park Oval netball courts and associated infrastructure and proceed with the detailed design and the subsequent construction.**

### Status

This report relates to or impacts upon the following Community Plan Objectives 2020-2027.

#### **Our Community - A strong and connected community**

Charles Sturt is made up of strong and vibrant communities; we celebrate our identity; heritage and cultural diversity. People feel a sense of belonging, inclusion and social connectedness.

People embrace healthy living, physical activity and ageing well.

Charles Sturt is a place where people feel safe in their homes, neighbourhoods and public places; they are resilient and manage shocks and stresses to build a stronger community.

**Our Liveability - A liveable City of great places**

A well-designed urban environment that is adaptive to a diverse and growing City. Enhance the diversity of open spaces to create innovative, accessible and flexible community spaces.

City assets and infrastructure are developed and well maintained on a strategic and equitable basis [INACTIVE]

**Our Environment - An environmentally responsible & sustainable City**

Charles Sturt is recognised as a leading partner and educator pursuing a sustainable future with our community.

**Our Economy - An economically thriving City**

Local businesses and entrepreneurial activities flourish through the support, engagement and relationships that are developed and maintained.

**Our Leadership - A leading & progressive Local Government organisation**

Our values, leadership and collaborative approach are bold and courageous and enables us to deliver value for our Community and create a leading liveable City.

We provide excellence in customer experience by ensuring our customers are at the heart of everything we do.

The management of our city is progressive, responsive and sustainable to ensure a united and unique place for future generations.

**Relevant Council policies are:**

- Asset Management policy

**Relevant statutory provisions are:**

- Local Government Act 1999
- Community Land Management plan (CLMP)

**Executive Summary**

The Flinders Park Football Club wish to consolidate all activities at the Flinders Park oval which includes the construction of three (3) lit netball courts and associated infrastructure. Funding options were considered and following the recent round of funding from the Office for Recreation, Sport and Racing (ORSR) \$250,000 has been secured from the state. Also, \$250,000 has been secured from the Federal Government's 'Local Road and Community Infrastructure '(LRCI) Grant Scheme. The Flinders Park Football Club have also committed a financial contribution of \$50,000 to ensure the complete scope of the project is delivered, which is to be congratulated.

The total project is estimated at \$550,000.

## Report

The Flinders Park Football Club is one of the larger community sporting clubs within western Adelaide. The Flinders Park Netball Club is affiliated with the Football Club and call the Flinders Park Oval complex their home. Presently there is a lack of netball courts within the surrounding area, with the netball club needing to play their games elsewhere. The construction of three (3) lit netball courts, along with the relocation and construction of new crickets training facilities to accommodate the Flinders Park Cricket Club, will consolidate all activities within one precinct.

**Appendix A** indicates the Reserve Master Plan with the location of the netball courts and cricket practice nets.

Implementing the 'Flinders Park Netball and Cricket Facility' project will be the second stage of a three tiered vision for the Flinders Park Oval Precinct. The first stage (construction of a female friendly changing facility) was undertaken in 2019/2020. The netball courts and associated infrastructure is stage two and is scheduled for completion prior to 2023. It is anticipated that with the upgrade of the main clubroom, that is identified for renewal in the Building Asset Management Plan, with the proposed increase in Urban infill within the immediate area (Metcash site, 800 + housing development) along with the expansion of school facilities (Nazareth Senior Campus – Findon Road) all within 1 km from the Flinders Park Oval, the requirement to provide quality community sporting facilities to accommodate the existing and anticipated demand is considered crucial.

## Financial and Resource Implications

The total project cost is estimated at \$550,000. The external funding breakdown consists of the following:

\$250,000 – Office for Recreation, Sport and Racing (ORSR).

\$250,000 – Local Roads and Community Infrastructure Federal Grant (LRCI).

\$50,000 – Flinders Park Football Club contribution.

Total estimated cost \$550,000.

With the successful external grant funding and the Flinders Park Football Club's financial contribution the project delivers a quality outcome for the community that will not entail any expense to Council or the community to execute. When complete the additional reserve infrastructure will enhance the use of the reserve and satisfy the desire of the club to consolidate all activities within one precinct.

## Customer Service and Community Implications

There are no customer service or community implications.

## Environmental Implications

There are no environmental implications.

### **Community Engagement/Consultation (including with community, Council members and staff)**

The Community Land Management Plan for Flinders Park Oval identifies this type of development as relevant to the purpose of the reserve. It is intended that the community consultation be undertaken through the Development Application process. Adjoining residents will be notified of the development, with the opportunity provided for feedback with community representation accepted through this process. It is also recommended that the surrounding residents, including those captured outside the Development Application process, are 'informed' of the proposal in accordance with the Community Engagement Approach (**Appendix B**).

The performance targets and measures for the reserve are to develop and pursue maximised shared use of open space and facilities that support the sporting, recreational and community uses of the lands (including but not limited to facilities such as clubroom, storerooms, playing surfaces, seating, shade, carparking, amenities, art works, cultural heritage references, lighting, paths, dog park, fitness and play equipment etc).

### **Risk Management/Legislative Implications**

All known risk management and legislative implications will be considered during the consideration of netball courts and associated infrastructure, including a detailed risk management plan.

### **Conclusion**

Following the recent successful announcements of the external grant funding and the financial commitment from the Flinders Park Football Club detailed design can commence immediately based on the Reserve Master Plan layout, with development approvals and construction likely in the second half of the 2022 calendar year. The project provides significant benefit to the club with consolidating all their activities in one precinct. The broader growing community will also benefit with additional reserve infrastructure which will encourage passive and active sporting activities.

### **Appendices**

#	Attachment
1	Appendix A - Flinders Park Oval Master Plan
2	Appendix B - Community Engagement Approach - Flinders Park Oval Netball Courts - February 2022

# APPENDIX A

- 1 PROPOSED NEW NETBALL COURTS
- 2 EXTENDED CARPARK
- 3 OVERFLOW CARPARK
- 4 CONC. CRICKET NETS
- 5 TURF CRICKET NETS
- 6 RELOCATED LIGHT
- 7 EXISTING CARPARK TO BE RELINED



not to scale  
12.2021



# FLINDERS PARK OVAL FLINDERS PARK PROPOSED NETBALL COURTS







Images are for illustrative proposes only. Final design may vary.

# FLINDERS PARK OVAL FLINDERS PARK PROPOSED NETBALL COURTS

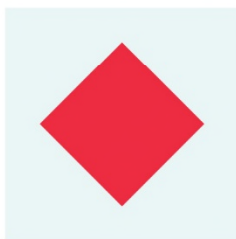
# APPENDIX B



# Community Engagement Approach for Flinders Park Oval – New Netball Courts

February 2022

Contact: Sue Tripodi  
Administration & Consultation Officer  
Open Space Recreation & Property  
PH: 08 8408 1306  
[stripodi@charlessturt.sa.gov.au](mailto:stripodi@charlessturt.sa.gov.au)



# Community Engagement Approach for Flinders Park Oval – Installation of new Netball Courts

## 1. Purpose and Objectives

The purpose of this Community Engagement Approach is to articulate the process and measures that will be undertaken to ensure our community, stakeholders, Mayor and Elected Members are appropriately informed regarding the installation of new netball courts at Flinders Park Oval, Flinders Park.

The project is a matter set out in Part 3 of Council's Public PCP and accordingly the public consultation steps for this project have been determined by Council on a discretionary basis.

The objectives of this Community Engagement Approach are to ensure:

- That our Charles Sturt community has easy access to the appropriate information.
- That the process builds positive relationships between Council and the community, and positions Charles Sturt as an organisation that is providing sound management decisions.
- That information is provided to the Charles Sturt community of the decision and reasoning for the decision.

## 2. Project Background

Funding has been received from several sources for this project as follows: \$250K from Local Roads and Community Infrastructure (LRCI), \$250k from the Office of Recreation and Sport (ORS) and \$50k contribution from Flinders Park Football Club for a total project funding of \$550k. There is no contribution from Council for this project and construction is expected to commence in August 2022

## 3. Consultation Scope

This consultation will be carried out in accordance with the requirements of Council's Public Consultation Policy Part 3 requirements. The level of engagement for this consultation will be informing residents within 300 mtrs from the location of the netball courts, of the installation of the netball courts and construction timeframes.

## 4. Communities of Interest

Key stakeholders and communities of interest for this project include:

- Mayor and Elected members.
- Residents within 300m of the new netball courts.

Mailout map below:



## 5. Planning Community Engagement and Timeframe

The scope for community engagement includes the following steps and timing.

Step	Title	Description	Timeframe
1.	Prepare Approach	Prepare a community engagement approach in relation to the matter.	February 2022
2.	Authorise Approach	Obtain authorisation of the community engagement approach from Council	February 2022
3.	Undertake Community Engagement	Plan, deliver and manage engagement activities: <ul style="list-style-type: none"> <li>• Letter to residents (refer <b>Attachment A</b>) to advise of the new netball courts installation &amp; timeframes:               <ul style="list-style-type: none"> <li>○ Concept Plan</li> <li>○ Location Map of the new netball courts</li> </ul> </li> <li>• Onsite signage during construction</li> </ul>	February/March 2022

## Levels of Engagement

The level of engagement for this project is “**inform**” given the:

- Single issue nature of the matter.
- Minor degree of complexity across a localised community of interest.
- Low degree of impact on the community.
- Clear process forward.

## Communication and Engagement Techniques and Promotions

The following communication and engagement techniques and promotions are proposed.

- Letters to residents within the locality of the oval.
- Onsite signage during construction

## 6. Reporting on Community Engagement

- Inform only – no data analysis or reporting is required

## 7. Budget

The resources required to plan and deliver the public consultation of the installation of the new netball courts include the following:

Resource Requirement	Budget Estimate
Internal administration costs associated with the project and preparation of associated key messages and documents	Covered by recurrent operational budget
Printing and postage of mailout & onsite signage	\$550
<b>Total</b>	<b>\$550</b>

## 8. Risk Management

The key issues and risks for Council if a community engagement approach is not delivered, or not delivered well, include:

- Balancing individual views with broader community views.
- Community satisfaction.
- Failing to understand community sentiments on a project.
- Impacts associated with project delays.
- Media interest.
- Reputational risks.

## 9. Approval of the Community Engagement Approach

Seek Council approval for the community engagement approach.

72 Woodville Road, Woodville, South Australia 5011  
PO Box 1, Woodville SA 5011  
T: 08 8408 1111 F: 08 8408 1122 [charlessturt.sa.gov.au](http://charlessturt.sa.gov.au)



**ATTACHMENT A**

Date

Name  
Address  
Address

Dear ,

**RE: FLINDERS PARK OVAL, FLINDERS PARK – NEW NETBALL COURTS**

Funding has been received for installation of new netball courts at Flinders Park Oval, Flinders Park.

Please find enclosed a map of the reserve and a concept plan for the new netball courts, including the installation locations.

It is anticipated that the onsite construction will commence in August 2022 and expected to be completed within 4 months.

Should you have any queries regarding this project, please do not hesitate to contact me on 8408 1306 or email [osrp-consultation@charlessturt.sa.gov.au](mailto:osrp-consultation@charlessturt.sa.gov.au).

Kind regards,

**Sue Tripodi**  
Administration & Consultation Officer  
Open Space, Recreation & Property

- 1 PROPOSED NEW NETBALL COURTS
- 2 EXTENDED CARPARK
- 3 OVERFLOW CARPARK
- 4 CONC. CRICKET NETS
- 5 TURF CRICKET NETS
- 6 RELOCATED LIGHT
- 7 EXISTING CARPARK TO BE RELINED



not to scale  
12.2021



## FLINDERS PARK OVAL FLINDERS PARK PROPOSED NETBALL COURTS







Images are for illustrative purposes only. Final design may vary.

**FLINDERS PARK OVAL  
FLINDERS PARK  
PROPOSED NETBALL COURTS**



**4.03 OPEN SPACE & RECREATION - REVISED 2022/23 RENEWAL PROGRAM**

**TO** Asset Management Committee

**FROM:** Open Space Planner - John Wilkinson

**DATE:** 21 February 2022

**Brief**

This report identifies changes to the 2022/23 renewal schedule for open space and recreation assets, as a result of a number of assets not requiring renewal, the deterioration of some assets sooner than anticipated and the possibility of achieving a better outcome for the community by deferring some renewals and aligning these works with other projects.

### Recommendation

1. That the following revisions to the 2022/23 renewal schedule for open space and recreation assets be approved:
  - a. The 2022/23 playground renewal schedule be revised to include Croydon Avenue Playground and Santiago Reserve, by deferring the renewal of playgrounds at Trust Reserve to 2023/24 and Tedder Reserve to 2024/25.
  - b. Budgeted expenditure for irrigation renewals in 2022/23 be increased by \$81,088 to a total of \$1,250,803, due to an expected increase in materials and labour costs.
  - c. The total budgeted expenditure of \$612,404 for Fences, Walls and Bollard renewals in 2022/23 be decreased to \$189,297, noting the adjustment of scope (\$55,000) for the 2022/23 program. This revised figure also acknowledges the decommissioning of assets that were identified for renewal (\$233,621) and deferring the renewal of some assets (\$244,486) to 2024/25 due to these assets being in either good condition and/or aligning with other projects.
  - d. The total budgeted expenditure of \$94,375 for Sports Accessories be increased to \$272,996 and the scope changed to include additional works at West Lakes Shore Oval, the renewal of tennis courts at Samoa Reserve and the deferral of tennis courts at Findon Reserve to 2024/25.
  - e. The scope changed for Reserve and Street Furniture renewals to include Sparrow Reserve, Breakout North Reserve, Richard Russell Reserve and Collins Reserve, and budgeted expenditure of \$64,949 be deferred to 2024/25 due to these assets being in good condition and/or aligning with other projects.
2. That by endorsing the variations listed above, Council is endorsing revisions to the 2022/23 renewal schedule in the Open Space and Recreation Infrastructure Asset Management Plan.

### Status

This report relates to or impacts upon the following Community Plan Objectives 2016-2027.

#### **Our Liveability - A liveable City of great places**

City assets and infrastructure are developed and enhanced on a strategic and equitable basis in collaboration with local communities and other relevant parties, including industry and government.

Enhance the diversity of open spaces to create innovative, accessible and flexible community spaces.

#### **Our Leadership - A leading & progressive Local Government organisation**

Our values, leadership and collaborative approach are bold and courageous and enables us to deliver value for our Community and create a leading liveable City.

Open and accountable governance.

**Relevant Council policies are:**

- Asset Accounting Policy
- Open Space Strategy

**Relevant statutory provisions are:**

- Local Government Act 1999

**Background**

The Open Space and Recreation Infrastructure Asset Management Plan (the AMP) was approved by Council on 24 June 2019 and provides a 4-year renewal schedule for playgrounds, irrigation, fences, furniture, shelters and sports facilities. A revision to the 4-year schedule have been identified as a result of a number of assets not requiring renewal, the deterioration of some assets sooner than anticipated and the possibility of achieving a better outcome for the community by deferring some renewals and aligning them with other projects.

## Report

The proposed revisions to the 2022/23 renewal schedule for Open Space & Recreation Assets are as follows.

### a. Playgrounds

The endorsed renewal schedule for playground assets in 2022/23 totals \$1,157,550 and includes:

- Angley Reserve, Findon
- George Jones Reserve, Fulham Gardens
- Harold & Cynthia Anderson Reserve, West Beach
- Nedford Reserve, Fulham Gardens
- Tedder Reserve, Flinders Park
- Trust Reserve, Semaphore Park
- Wilford Reserve, Seaton
- Wastell Reserve, Pennington

Since the Open Space and Recreation Infrastructure Asset Management Plan (the AMP) was endorsed (AMC 17/6/19, item 3.58), variations to the playground renewal schedule are as follows:

- Deferring the renewal of playground at Trust Reserve, Semaphore Park from 2020/21 to 2022/23.
- Bringing forward the renewal of the playground at Harold & Cynthia Anderson Reserve 2022/23 to 2020/21.

These variations are outlined in the report to the Asset Management Committee on 16 March 2020, item 4.21. In addition, the renewal of the playground Angley Reserve, Findon was brought forward from the 2022/23 schedule and included in Council's 2019/20 budget.

The playground at Tedder Reserve, Findon, is located in a regional reserve along the River Torrens Linear Park, in close proximity to a picnic area, car park and dog park. The enhancement of this reserve is listed as a high priority in the Open Space Strategy and will involve a high level of design and community engagement.

In addition, plans to re-zone 414-450 Findon Road, Kidman Park (the former 'Metcash' site) are currently in progress. Whilst the plan for the new development is in its early stages, improvements to Tedder Reserve should consider this, as it is located directly opposite and there may be opportunities to leverage external funding. Therefore, it is recommended that the renewal of the playground at Tedder Reserve be deferred to 2024/25 to enable further planning, design and consultation work to occur.

The playground at Trust Reserve, Semaphore Park is located on Council-owned land adjacent to Westport Primary School, and the school has an agreement with Council for exclusive use of the playground during school hours. It is recommended that the renewal of this playground be deferred to 2023/24 to enable staff to consult the school on the future design and location of the playground, and a potential financial contribution.

The playgrounds at Croydon Avenue Reserve, West Croydon and Santiago Reserve, West Lakes Shore are due for renewal in 2025/26. Whilst they are currently safe and in reasonable condition, the majority of the equipment has been identified as older than 15 years and should be replaced in 2022/23.

In response to these recommended changes, the revised renewal schedule for playground assets in 2022/23 totals \$811,319 and is as follows:

- Wilford Reserve, Seaton
- George Jones Reserve, Fulham Gardens
- Nedford Reserve, Fulham Gardens
- Wastell Reserve, Pennington
- Croydon Avenue Reserve, West Croydon
- Santiago Reserve, West Lakes Shore

#### **b. Irrigation**

The endorsed renewal schedule for irrigation assets in 2022/23 totals \$1,263,801. Included in the 2022/23 renewal schedule are the irrigation systems at Richard Russell Reserve, Royal Park and Almond Reserve, Woodville South, however, these were renewed in 2021/22 following an endorsed variation on 15 February 2021 (AMC, Item 4.10). The revised 2022/23 budget is therefore **\$1,169,795**.

Staff have recently undertaken review of irrigation renewal costs, including irrigated areas, and material and labour costs. It is estimated that some material costs have increased as much as 50% over the past two years, which can be attributed to the COVID-19 pandemic, with similar impacts being experienced across the construction industry.

Based on this review, the revised budget for irrigation renewals in 2022/23 is **\$1,250,803**, an increase of \$81,008 above the current allocated budget in the AMP.

#### **c. Fences, Walls and Bollards**

The endorsed renewal schedule for fences, walls and bollard assets in 2022/23 totals **\$612,404**. As identified in the endorsed AMP, there was a low level of confidence in the asset data, prompting Council staff to review the 2022/23 schedule to ensure the scope of works is as accurate as possible. It should be noted that a detailed audit of fencing and furniture assets is currently underway (approximately 70% complete) to provide a high level of asset data confidence to inform future revisions of the AMP.

Renewal works totalling \$233,621 have been identified as savings due to assets being decommissioned. An example of this at Maramba East Reserve, where fencing was in place for a playground that has since been removed due to the West development in West Lakes.

In addition, renewal works totalling \$244,486 have been identified as not requiring renewal in 2022/23 as should be deferred to 2024/25, when the next review of the AMP is undertaken. This is primarily due to these assets being in good condition, or there is another strategic reason for the deferral, such as the future development of Titanium Arena and the associated adjacent fencing at Toogood Reserve, Beverley and future improvements at Tedder Reserve, as previously outlined in this report.

The renewal of fencing at Dampier Reserve, Findon, is included in the 2022/23 schedule, however an additional \$15,000 is required to complete this work. In addition, the handrail adjacent to Joe's Kiosk at Henley Beach is in poor condition due to its coastal location, and renewal will cost an additional \$40,000 above the current AMP budget allocation.

In addition, it is proposed to allocate \$150,000 in savings from the 2022/23 fences, walls and bollards renewal budget to undertake the renewal of two asphalt tennis courts and perimeter fencing at Samoa Reserve, West Lakes, and \$28,621 for the renewal of the West Lakes Shore oval basketball half-court. These are both outlined further in the sports accessories section of this report.

In summary, the following variations to the 2022/23 fences, walls and bollards renewal schedule are proposed:

- 2022/23 AMP endorsed budget: \$612,404
- Total deferrals to 2024/25: \$244,486
- Total savings: \$233,621
- Savings to be re-allocated as follows:
  - \$55,000 to be allocated to Dampier Reserve and Joe's Kiosk fencing (Fences, Walls & Bollards)
  - \$28,621 to be allocated to West Lakes Shore oval fencing (Sports Accessories)
  - Additional \$150,000 allocated for tennis court renewal at Samoa Reserve (Sports Accessories)

Therefore, the revised 2022/23 fences, walls and bollards renewal budget is **\$189,297**.

#### **d. Sports Accessories**

The approved budget for open space furniture renewals in 2022/23 totals **\$94,375**. As outlined in the fences, walls and bollards section of this report, the renewal of two asphalt tennis courts at Samoa Reserve is required due to their current poor condition. These courts are due for renewal in 2033/34, with an allocation of \$70,000, however these funds are insufficient.

Renewal of two asphalt tennis courts at Findon Reserve is included in 2022/23 and as these courts are currently in good condition, it is proposed that the renewal of the courts at Findon Reserve be deferred to 2024/25, and the renewal of tennis courts at Samoa Reserve be included in the 2022/23 schedule.

It is also proposed that an additional \$150,000 be transferred from the fences, walls and bollards budget to complete the renewal of courts at Samoa Reserve at a total cost of \$220,000.

The basketball half-court at West Lakes Shore Oval is due for renewal in 2022/23, however, the basketball court is currently disconnected from the playground and exposed to damage from the adjacent overflow car park. It is proposed to relocate the half-court closer to the playground to create a recreation hub in this location, by transferring \$28,621 from savings in the fences, walls and bollards budget to complete this project.

Therefore, the revised 2022/23 Sports Accessories renewal budget is **\$272,996**.

#### e. Reserve and Street Furniture

The approved budget for open space furniture renewal assets in 2022/23 (AMC 16/3/20, item 4.21) totalled \$213,993.

Following a review of the 2022/23 open space furniture schedule, works totalling \$49,585 have been identified as savings and works totalling \$64,949 are recommended to be deferred to 2024/25, for similar reasons outlined in the fences, walls and bollards section of this report.

A number of furniture renewals that are included in 2022/23 require a budget increase. It is recommended that they are funded from the \$49,585 savings outlined in the paragraph above. Assets identified for renewal in 2022/23 that require additional funds to deliver include:

- Drinking fountain at Sparrow Reserve, Woodville North
- Drinking fountain at Breakout North Reserve, Henley Beach South
- Picnic setting at Richard Russell Reserve, Royal Park
- Seat at Collins Reserve, Kidman Park

Therefore, the revised 2022/23 Reserve and Street Furniture renewal budget is recommended to be **\$149,044**, with total deferrals of **\$64,949**.



## Financial and Resource Implications

## 1. Capital Works Program or Annual Operating Program requiring budget or scope adjustment

## Approved Projects 2022/23

	Approved Budget Amount	Revised Schedule	New Proposed Budget Amount	Variance	Reason for Change
Playground renewals: <ul style="list-style-type: none"> <li>• Angley Reserve, Findon</li> <li>• George Jones Reserve, Fulham Gardens</li> <li>• Harold &amp; Cynthia Anderson Reserve, West Beach</li> <li>• Nedford Reserve, Fulham Gardens</li> <li>• Tedder Reserve, Flinders Park</li> <li>• Trust Reserve, Semaphore Park</li> <li>• Wilford Reserve, Seaton</li> <li>• Wastell Reserve, Pennington</li> </ul>	\$1,157,550	<ul style="list-style-type: none"> <li>• Wilford Reserve, Seaton</li> <li>• George Jones Reserve, Fulham Gardens</li> <li>• Nedford Reserve, Fulham Gardens</li> <li>• Wastell Reserve, Pennington</li> <li>• Croydon Avenue Reserve, West Croydon</li> <li>• Santiago Reserve, West Lakes Shore</li> </ul>	\$811,319	-\$346,231	Trust Reserve - Additional time require for negotiations with school, design and consultation.  Tedder Reserve – opportunity to align with adjacent development.  Inclusion of Croydon Avenue Reserve and Santiago Reserve as playground is older than records indicate.
Irrigation renewals	\$1,169,795	Richard Russell and Almond Reserve completed in 21/22. No other changes proposed to 22/23 schedule.	\$1,250,803,	+\$81,008	Expected increase to material and labour costs, as experienced over the past 2 years.

	<b>Approved Budget Amount</b>	<b>Revised Schedule</b>	<b>New proposed Budget Amount</b>	<b>Variance</b>	<b>Reason for Change</b>
Fences, Walls and Bollard renewals	\$612,404	<p>Scope change providing an additional \$55,000 for renewals at Dampier Reserve and Joe’s Kiosk.</p> <p>\$150,000 allocated to Samoa Reserve tennis courts.</p> <p>\$28,621 allocated to West Lakes Shore oval basketball half-court.</p> <p>\$244,486 to be deferred to 2024/25 to assets in good condition or alignment to master plan.</p>	\$189,297	-\$423,107	<p>Scope change for renewals at Dampier Reserve and Joe’s Kiosk.</p> <p>Budget transfer to Samoa Reserve tennis courts and West Lakes Shore Oval basketball half-court, totalling \$178,621.</p> <p>Deferral of \$244,486 to 24/25.</p>

	<b>Approved Budget Amount</b>	<b>Revised Schedule</b>	<b>New Proposed Budget Amount</b>	<b>Variance</b>	<b>Reason for Change</b>
Sports accessories renewals	\$94,375	<p>\$150,000 allocated from Fence, Walls and Bollard renewals for the renewal of Samoa Reserve tennis courts and fencing.</p> <p>Renewal of tennis courts at Findon Reserve deferred to 24/24, and renewal of Samoa Reserve tennis courts included in 22/23.</p> <p>Additional \$28,621 allocated to West Lakes Shore oval half-court basketball renewal.</p>	\$272,996	+\$178,621	<p>Savings identified in Fence, Walls and Bollard renewals schedule.</p> <p>Samoa Reserve tennis courts in poor condition and requiring additional budget allocation.</p> <p>Findon Reserve tennis courts are in good condition.</p> <p>Opportunity to locate the basketball half-court away from a car park and co-locate it with other recreation facilities.</p>

	Approved Budget Amount	Revised Schedule	New Proposed Budget Amount	Variance	Reason for Change
Reserve and Street Furniture renewals	\$213,993	Savings of \$49,585 to be allocated to renewals at Sparrow Reserve, Breakout North Reserve, Richard Russell Reserve, and Collins Reserve.  Deferrals of \$64,949 to 2024/25.	\$149,044	-\$64,949	Scope change to accommodate increase budget requirement for renewals at Sparrow Reserve, Breakout North Reserve, Richard Russell Reserve, and Collins Reserve.  Deferrals identified following internal review of 22/32 schedule.

#### Customer Service and Community Implications

The revisions to the 2022/23 renewal schedule for open space and building assets have arisen for a variety of reasons and involve improving or modifying service levels provided by the various assets managed by council in response to community need.

#### Environmental Implications

There are no environmental implications.

#### Community Engagement/Consultation (including with community, Council members and staff)

There is no requirement for Community Engagement or consultation.

#### Risk Management/Legislative Implications

The revisions to the 2022/23 renewal schedule will minimise risk and ensure open space and recreation assets are being maintained to ensure the safety of our community and that this work is undertaken in an efficient manner.

## Conclusion

The revisions to the 2022/23 renewal schedule for open space and recreation assets outlined in this report are in response to a number of renewals not required, due to being in good condition, decommissioned, or the opportunity to defer some renewals to achieve a better outcome for the community. The amendments are outlined within this report and amendments will be made to the Open Space and Recreation Infrastructure Asset Management Plan.

**4.04 AMEND COMMUNITY LAND MANAGEMENT PLANS - FAWK RESERVE AND ST CLAIR GREENWAY**

**TO** Asset Management Committee

**FROM:** Acting Coordinator Property Services - Donna Moore

**DATE:** 21 February 2022

**Brief**

To consider proposed amendments to Community Land Management Plans for St Clair Greenway and Fawk Reserve in order to permit construction of community gardens.

**Recommendation**

- 1. That Council endorse the draft amended Community Land Management Plans for St Clair Greenway and Fawk Reserve for public consultation (Appendix A) to facilitate the construction of community gardens.**
- 2. That Council resolve to undertake community consultation on these draft amended Community Land Management Plans in accordance with section 198(2) and 197 of the Local Government Act 1999 and Council's Public Consultation Policy and that they endorse the Community Engagement Approach (Appendix B).**
- 3. That a further report be brought to Council containing the outcome of the public consultation.**

**Status**

This report relates to or impacts upon the following Community Plan Objectives 2020-2027.

**Our Community - A strong and connected community**

In our City no one gets left behind; everyone has access to quality resources, services, programs, information and social infrastructure to fully participate in their community.

**Our Liveability - A liveable City of great places**

Enhance the diversity of open spaces to create innovative, accessible and flexible community spaces.

**Our Leadership - A leading & progressive Local Government organisation**

The management of our city is progressive, responsive and sustainable to ensure a united and unique place for future generations.  
Open and accountable governance.

**Relevant Council policies are:**

- Public Consultation Policy

**Relevant statutory provisions are:**

- Local Government Act 1999

**Background**

Council staff have received numerous requests from communities in St Clair and Woodville North to consider the construction of a community garden in these areas. After full consideration of the space and amenities required of a community garden, land within the St Clair Greenway, St Clair and Fawk Reserve, Woodville North have been identified as appropriate locations. Both of these land parcels are 'community land' within the definition of the Local Government Act 1999 (LG Act).

**Report**

St Clair Greenway and Fawk Reserve are both classified as 'Community Land' within the definitions of the LG Act. Section 199 of the LG Act requires Council must manage 'community land' in accordance with a relevant Community Land Management Plan (CLMP) - section 199 LG Act.

The CLMPs for St Clair Greenway and Fawk Reserve do not currently support the construction of a community garden nor the use of the lands for community gardening purposes. In order to support the community, and construct and operate community gardens at the St Clair Greenway or Fawk Reserve, the CLMPs must first be amended.

Draft amendments to the CLMPs for St Clair Greenway and Fawk Reserve have been prepared (**Appendix A**) for consideration by Council and the community. The amendments are wording inclusions and a change to the Site Map for St Clair Greenway Reserve. The amendments have been highlighted within the document for ease of reference.

Section 198 LG Act provides Council the ability to amend a CLMP where it is necessary to do so. This section further requires Council must undertake public consultation in accordance with section 197 of the LG Act and its relevant Public Consultation Policy. To ensure compliance with the LG Act and Council's Public Consultation Policy a Community Engagement Approach has been prepared for endorsement (**Appendix B**).

**Financial and Resource Implications**

Costs of public consultation will be shared with the simultaneous consultation being undertaken by Council's Open Space Community Planner, with \$2,600 to apply specifically to the consideration of amending the CLMPs.

**Customer Service and Community Implications**

There are no customer service or community implications to the proposal to consider amendments to these CLMPs.

### Environmental Implications

There are no environmental implications to considering amendments to these CLMPs.

### Community Engagement/Consultation (including with community, Council members and staff)

Consultation with the community must be undertaken to ensure Council has a clear community view on the proposal to amend the CLMPs for these reserves and the installation of community gardens.

### Risk Management/Legislative Implications

Consultation on the proposed CLMP amendments must be undertaken to ensure compliance with section 198 (2) and 197 LG Act and Council's Public Consultation Policy which thereby provides a transparent and informed decision making process by Council.

### Conclusion

Community requests have been made to construct and operate Community Gardens in the St Clair and Woodville North areas.

Council staff have identified appropriate land that will provide the requisite space and amenities required for a community garden. Both areas of land are identified as 'community land' within the definition of the LG Act and the current Community Land Management Plans do not support community gardening activities.

Before construction of community gardens at St Clair Greenway and Fawk Reserve can commence the CLMPs must be amended to permit community gardening activities. Draft amended CLMPs (**Appendix A**) must be presented to the community through a public consultation process (**Appendix B**) to gather their feedback.

At the conclusion of the consultation process a further report will be presented to Council outlining the feedback received.

### Appendices

#	Attachment
1	Appendix A - Amend Community Land Management Plans
2	Appendix B - Amend Community Land Management Plans



# APPENDIX A



## Community Land Management Plan – St Clair Greenway

<b>Name and Address of Property</b>	St Clair Greenway – ST CLAIR
<b>Ownership</b>	City of Charles Sturt
<b>Legal Description</b>	Lot 1006 in DP 86011 (Certificate of Title Vol 6073 Fol 810) Lot 8012 in DP 90935 (Certificate of Title Vol 6106 Fol 596) Lot 8011 in DP 90935 (Certificate of Title Vol 6106 Fol 595) Lot 1007 in DP 86011 (Certificate of Title Vol 6073 Fol 811) Lot 1028 in DP 90912 (Certificate of Title Vol 6106 Fol 593)
<b>Location</b>	Bordering St Clair Avenue, Tulloch Drive, Derby Lane, Apprentice Street and Brocas Avenue ST CLAIR
<b>Trust, Dedication or Restriction</b>	Nil
<b>Open Space Category</b>	Local
<b>Open Space Types</b>	Linear Open Space and Landscape Park
<b>Endorsed by Council</b>	25 November 2019
<b>Relevant Policies/By Laws</b> (no order of priority is intended)	<b>Community Gardens Policy</b> Environmental Sustainability Policy Memorials Policy Path Policy Play Space Policy Public Art Policy Public Environment – Smoke Free Policy Public Open Space Water Consumption Policy Tree and Landscape Policy Telecommunication and Electricity Infrastructure on Council Land Policy Use of Public Reserves for Commercial Fitness Activities Policy. Council By-Law No. 1 – Permits and Penalties Council By-Law No. 3 – Local Government Land Council By-Law No. 5 – Dogs and Cats

### Description of the lands

St Clair Greenway is a collective group of community land parcels that together form the Greenway as shown in the 'Site Map' of this Community Land Management Plan. The Greenway (and all land parcels contained within the Greenway) is a naturally landscaped area identified to serve the community as Local Open Space Hierarchy and Landscape Park and Linear Open Space Types (except for any part of the land, where relevant, that is subject to any lease/licence as granted by Council in accordance with Section 202 of the Local Government Act). Open space hierarchy and open space types are explained in [Community Land Management Plans – An introduction](#).

The Open Space Types applied in this Community Land Management Plan are not limited in the area they may occupy within the Reserve but will generally be available to apply anywhere within the Reserve and across any or all individual community land parcels that form the Greenway.

## **Purpose for which the lands are held**

The Council holds these lands for the primary purpose of providing connected open space areas and recreation facilities for community use while supporting an environmental buffer between the adjacent railway and residential areas and bike/pedestrian access within and through the suburb that may be utilised from time to time for complementary business purposes. The Council also holds the Greenway for secondary purposes associated with addressing environmental, urban design, heritage and stormwater management needs (in no particular order of precedence).

## **Lease, Licence and Permits**

Council may grant or renew leases and/or licences over any part or parts of the portion of land identified as St Clair Greenway.

Any lease or licence granted or proposed to be granted must be consistent with the uses and purposes for which the Council holds the Greenway, and its objectives for the Greenway, as outlined in this Community Land Management Plan. They may be issued to various sporting, recreation, business, social or community clubs or groups for the use of open space within the Greenway whose activities cater for the local community.

The Council may grant leases and licences of any length, and on any terms, to organisations established for sporting, recreation, social and/or community purposes over any land to which this Community Land Management Plan relates.

Council may issue a permit to allow access over the Greenway or to allow for an activity of a short-term nature. Uses of land prohibited by Council by laws without approval may be approved in relation the Greenway.

Council may issue an authorisation for short term commercial activities under Section 200 of the Local Government Act 1999. Authorised activities must be consistent with the purposes for which the Greenway is held. Approvals may be given on conditions the Council considers appropriate.

An example of activities Council considers relevant to the purposes of the Greenway when considering lease, licence or permit requests are (without limitation)

- Small scale community activities and/or services catering to all ages and cultural groups ie biodiversity and nature groups, **community gardening**, child play groups etc.
- Activities of a passive or limited active nature that promote a healthy active lifestyle ie tai chi, outdoor fitness etc.

Permits, licences or easements may be granted by Council to public service provider authorities, within delegations of a relevant Act, for the purposes of provision of electricity, gas, water, internet and telecommunications services (except for above ground telecommunications towers).

## Management Objectives for the lands (in no particular order of precedence)

- To provide a connected network of open space areas and facilities that encourage participation in, and facilitate, recreational, cultural and community pursuits and to seek to maximise the use of the lands and their facilities for these purposes.
- To support a natural landscaped, linear pedestrian and bike rider corridor within and through the Greenway providing community access to transport links, sporting and recreational facilities within the suburb.
- To support a biodiversity corridor for improved natural habitat and indigenous vegetation health.
- To maintain a community gardening facility within a portion of the Greenway (shaded yellow in the Site Map).
- To address specific environmental, heritage and urban design objectives.
- To utilise a portion of the Greenway for stormwater management purposes if necessary.

## Proposal for managing the lands

The management of St Clair Greenway is to be consistent with the descriptions and guiding principles for use and development identified in Local Open Space Hierarchy and Landscape Park and Linear Open Space Types described in Community Land Management Plans – An introduction.

## Performance Targets and Measures for the lands

The performance targets and measures for St Clair Greenway are outlined below. They do not indicate an order of hierarchy or priority.

Performance Targets	Performance Measures
To develop and pursue opportunities for optimal/shared use of facilities to accommodate pedestrian and bike movement through a connected open space network within the suburb.	Increased usage of, and customer satisfaction with, pedestrian and bike access through connected open space areas as measured by an audit of Council's customer feedback platforms and transport movement studies as conducted from time to time.
To develop and pursue increased usage of open space areas and facilities that support the recreational and community uses of the portion of land (including but not limited to facilities such as seating, shade, shelter, lighting, paths, community garden, amenities, art works and cultural heritage references etc.).	Increased customer usage, and satisfaction with, the open space and provided facilities as measured by an audit of Council's customer feedback platforms, permit approvals and booking systems and customer surveys as conducted from time to time.
To develop and support opportunities for a healthy biodiversity corridor which provides a natural aspect and noise buffer between residential buildings and adjoining railway.	Increased biodiversity amenity as measured by bi-annual, or as otherwise required, biodiversity inspection findings reported to the Asset Management Committee.

<p>Renew/upgrade landscaped areas, recreational facilities and associated infrastructure as outlined in the relevant Asset Management Plan.</p> <p>To support and encourage community participation in community gardening and biodiversity pursuits and in a way that does not adversely impact upon nearby properties.</p> <p>Provide a safe environment for visitors and users of the Greenway.</p>	<p>Completed upgrade/renewal works reported to Council and AMS Committee in quarterly reports.</p> <p>Increased participation in gardening and biodiversity pursuits as measured by an annual, or as otherwise required, inspection of membership registers.</p> <p>Reduction in security incident reports to Council as measured by an annual audit of Council's customer feedback platforms.</p>
--	--

**Site Map**





## Community Land Management Plan – Fawk Reserve

<b>Name and Address of Property</b>	Fawk Reserve – 171B Hanson Road WOODVILLE NORTH
<b>Ownership</b>	City of Charles Sturt
<b>Legal Description</b>	Lot 83 in FP 120902 (Vol 5824 Fol 82)
<b>Location</b>	Bordering Hanson Road, Hamilton Road, Adele Street, Alma Street WOODVILLE NORTH
<b>Trust, Dedication or Restriction</b>	Nil
<b>Leases or Licences Issued</b>	Refer Lease/Licence Register of Community Land
<b>Open Space Category</b>	District
<b>Open Space Types</b>	Sportsground, Recreation Park
<b>Endorsed by Council</b>	
<b>Relevant Policies/By Laws</b>	<p><b>Community Gardens Policy</b></p> <p>Environmental Sustainability Policy</p> <p>Memorials Policy</p> <p>Path Policy</p> <p>Play Space Policy</p> <p>Public Art Policy</p> <p>Public Environment – Smoke Free Policy</p> <p>Public Open Space Water Consumption Policy</p> <p>Street Traders Policy</p> <p>Tree and Streetscape Policy</p> <p>Telecommunication and Electricity Infrastructure on Council Land Policy</p> <p>Use of Council Land for Fireworks Policy</p> <p>Use of Public Reserves for Commercial Fitness Activities Policy.</p> <p>Council By-Law No. 1 – Permits and Penalties</p> <p>Council By-Law No. 3 – Local Government Land</p> <p>Council By-Law No. 5 – Dogs and Cats</p>

### General description of the lands

Fawk Reserve is shown in the ‘Site Map’ of this Community Land Management Plan. The Reserve is a large sportsground and recreation area that caters for district sporting competition, events and recreational activities. The Reserve and land parcel (except for any part of the land, where relevant, that is subject to any lease/licence as granted by Council in accordance with Section 202 of the Local Government Act) is categorised as District Open Space and Sportsground and Recreation Park in the Types and Hierarchy explained in Community Land Management Plans – An introduction.

The Open Space Types applied in this Community Land Management Plan are not limited in the area they may occupy within the Reserve but will generally be available to apply anywhere within the Reserve.

## **Purpose for which the land is held**

The Council holds this land for the primary purpose of providing open space, sporting, recreation and community facilities and services for community use and spaces that may be utilised from time to time for complementary business purposes. The Council also holds this land for secondary purposes associated with addressing environmental, urban design, heritage and stormwater management needs (in no particular order of precedence).

## **Lease, Licence and Permits**

Council may grant or renew leases and/or licences over any part or parts of Fawk Reserve.

Any lease or licence granted or proposed to be granted must be consistent with the uses and purposes for which the Council holds the Reserve, and its objectives for the Reserve, as outlined in this Community Land Management Plan. They may be issued to various sporting, recreation, business, social or community clubs or groups for the use of buildings or any other open space within the Reserve whose activities cater for the local or broader community.

The Council may grant leases and licences of any length, and on any terms, to organisations established for sporting, recreation, social and/or community purposes over any land and/or buildings to which this Community Land Management Plan relates.

Council may issue a licence and/or permit to allow access over the Reserve, or to allow for an activity of a short-term nature. Uses of the land prohibited by Council by laws without approval or uses not identified in this management plan may be approved in relation to the Reserve for instances such as, but not limited to, access to adjoining properties during building construction work.

Council may issue an authorisation for commercial activities under Section 200 of the Local Government Act 1999. Authorised activities must be consistent with the purposes for which the Reserve is held. Approvals may be given on conditions the Council considers appropriate.

An example of activities Council considers relevant to the purposes of the Reserve when considering lease, licence, authorisation or permit requests are (without limitation)

- Passive and active sporting activities, events and competitions.
- Community and recreational activities and/or services catering to all ages and cultural groups including community gardening.
- Fundraising, educational and community awareness events that support cultural diversity, health, fitness and general community wellbeing.
- Mobile food vending.

Permits, licences or easements may be granted by Council to public service provider authorities, within delegations of a relevant Act, for the purposes of provision of electricity,

gas, water, internet and telecommunications services (except for above ground telecommunications towers).

**Management Objectives for the lands** (in no order of precedence)

- To provide open space areas and facilities, and services from those areas and facilities, that encourage participation in, and facilitate, sporting, recreational, cultural and community pursuits and to seek to maximise the use of the lands and their facilities for these purposes.
- To provide the community opportunities for diverse recreational activities such as, but not limited to, play, physical activity, picnics, walking, bike riding, dog exercising, youth activities, gatherings and social/cultural events.
- To support and encourage sporting clubs to provide the community opportunities for sporting and recreational activities.
- **To maintain a community gardening facility within a portion of the Reserve.**
- To address specific environmental, heritage and urban design objectives.
- To utilise a portion of the Reserve for stormwater management purposes if necessary.

**Proposal for managing the lands**

The management of Fawk Reserve is to be consistent with the descriptions and guiding principles for use and development identified in District Open Space Hierarchy and Sportsground and Recreation Park Open Space Types described in Community Land Management Plans - An introduction.

**Performance Targets and Measures for the lands**

The performance objectives, targets and measures for Fawk Reserve are outlined below. They do not indicate and order of hierarchy or priority.

Performance Targets	Performance Measures
<p>To develop and pursue opportunities for community participation in active and passive, formal and/or informal sporting, recreational, cultural and community-based pursuits.</p>	<p>Increased visitation and use of Council’s open space areas and facilities as measured by an audit of Council’s customer feedback platforms and customer surveys as conducted from time to time and reported to Asset Management Committee.</p>
<p>To develop, and pursue maximised shared use of, sporting and open space areas and facilities that support the sporting, recreational and community uses of the lands (including but not limited to facilities such as sporting fields, clubrooms, storerooms, playing and activity surfaces, seating, shade, carparking, <b>community garden</b>, amenities, art works, cultural heritage references, lighting,</p>	<p>Increased community satisfaction with, and use of, Council’s open space areas and recreational facilities measured by an audit of customer feedback platforms, issued permits, registers and customer surveys as conducted from time to time and reported to Asset Management Committee.</p>



<p>paths, fencing, dog park, fitness and play equipment etc.).</p> <p>Renew/upgrade landscaped areas, building assets, recreational facilities and associated infrastructure as outlined in the relevant Asset Management Plan.</p> <p>Support lessees and/or licensees to provide and develop sporting and recreational opportunities for the community.</p> <p>To support and encourage community participation in community gardening and biodiversity pursuits and in a way that does not adversely impact upon nearby properties.</p> <p>Provide a safe environment for visitors and users of the Precinct.</p>	<p>Completed works reported to Asset Management Committee.</p> <p>Lessee/licensee obligations met, and memberships retained, as measured by a review of Council's registers and annual rent review processes with noncompliance matters reported to the Asset Management Committee.</p> <p>Increased participation in gardening and biodiversity pursuits as measured by an annual, or as otherwise required, inspection of membership registers.</p> <p>Reduction in security incidents as reported to Council measured by an annual review of Council's customer feedback platforms.</p>
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### Site Map



# APPENDIX B

# **Community Engagement Approach to Amend Community Land Management Plans – St Clair Greenway & Fawk Reserve**

February 2022

Contact: Donna Moore  
Coordinator Property Services  
Open Space Recreation & Property  
PH: 08 8408 1111  
[dmoore@charlessturt.sa.gov.au](mailto:dmoore@charlessturt.sa.gov.au)

# Community Engagement Approach for Amend Community Land Management Plans – St Clair Greenway & Fawk Reserve

## 1. Purpose and Objectives

The purpose of this Community Engagement Approach is to articulate the process and measures that will be undertaken to ensure the community, stakeholders, Mayor and Elected Members are appropriately informed and engaged in the proposed amendments of two Community Land Management Plans - St Clair Greenway and Fawk Reserve – which would permit the construction of community gardens at these sites.

The project is a matter set out in Part 2 of Council’s Public PCP and follows the public consultation steps prescribed in the PCP.

The objectives of this Community Engagement Approach are to ensure:

- The community is generally informed about the process, purpose, importance of and methodology used, to prepare and amend Community Land Management Plans.
- The community is readily able to access information relating to the proposed Community Land Management Plans.
- The community is provided an opportunity to review the proposed plans and provide their feedback.
- That a shared vision of open space and recreational facility provision and management is reflected in the management plans.
- That a positive relationship is built between Council and the community which positions Charles Sturt as an organisation that is providing sound management decisions.
- The community is provided information pertaining to Councils reasoning and decision making.
- That Council’s public consultation requirements of the Local Government Act 1999 (particularly Section 198 (2)) are met.

## 2. Project Background

Council staff have received requests from communities in Woodville North and St Clair to construct community gardening facilities in these suburbs. Council staff have reviewed available land in these areas and identified two land parcels that provide the requisite space and amenities needed for a community garden facility. Both land parcels are defined as ‘community land’ within the Local Government Act 1999 and as such must be managed in accordance with the relevant Community Land Management Plan (CLMP) for the lands. Neither of the CLMPs in this instance permit the construction of a community garden and must therefore be amended to permit the activity.

A simultaneous consultation is being undertaken by Council’s Open Space Community Planner to determine community views on the location, construction type and operation of these gardens. These consultations must be undertaken separately but information from both consultations will be provided together to the mail out areas.

## 3. Consultation Scope

The scope of the consultation relates specifically to the proposed amendments to the current Community Land Management Plans which would permit construction of a community garden and the use of the land for community gardening purposes.

The community is being asked whether they support the amendments to the current CLMP for these purposes.

Collated community feedback from this consultation will be used to make a final review of the CLMPs. Community consultation feedback results, along with the CLMPs will be provided to Council for consideration and endorsement.

#### **4. Communities of Interest**

Key stakeholders and communities of interest for this project include:

- Mayor and Elected members
- Landowners and occupiers within the locality
- Local businesses
- The St Clair Community
- The Athol Park Community
- The West Croydon Football Club
- The broader Charles Sturt community

In terms of engagement of landowners and occupiers, the engagement catchment areas include properties within walking distance to the reserves. Signage will be displayed at the reserve for users who are not within the mailout catchment directing them to provide feedback via phone or YourSay.

Mailout Map below:



SCALE: 1:5000

DATE: 13/01/2022

AUTHOR: bhartwell



Comments:

Warning:  
 The data displayed is intended as a guide only, and must not be relied upon.  
 The City of Charles Sturt ABN 42 124 960 161 offers no assurance the data displayed is complete, accurate or up-to-date. For information on any additional services underground, you are encouraged to contact Dial Before You Dig by telephone 1100 (free call) or via its website at [www.1100.com.au](http://www.1100.com.au). If a visitor finds an error in the displayed data, please contact the Council's Asset Information Team on (08) 8408 1111 or at [council@charlessturt.sa.gov.au](mailto:council@charlessturt.sa.gov.au). Data displayed may be subject to copyright, and its copying or use regulated by the Copyright Act 1968 (Cwth).





SCALE: 1:6000

DATE: 13/01/2022

AUTHOR: bhartwell



Comments:

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## 5. Planning Community Engagement and Timeframe

The timeframe for the scope of engagement is outlined below.

Step	Title	Description	Timeframe
1.	Prepare Approach	Prepare a community engagement approach in relation to the matter.	January 2022
2.	Authorise Approach	Obtain authorisation of the community engagement approach from the CEO and inform relevant Elected Members and Mayor of the outcome.	February 2022
3.	Undertake Community Engagement	<p>Plan, deliver and manage engagement activities which include the following minimum statutory requirements under the Local Government Act 1999 and Council's PCP.</p> <ul style="list-style-type: none"> <li>• Make available to the community copies of the proposed plans for inspection or purchase at 72 Woodville Road, Woodville.</li> <li>• Letter to residents in mail out map, sporting, recreational and community groups engaged in activities within individual reserves to which these plans pertain (<b>Attachment A</b>)</li> <li>• Publication of a notice in SA Government Gazette and Advertiser newspaper describing the matter under consideration and inviting interested persons to make submissions in relation to the matter within a period (minimum of 21 days) stated in the notice (<b>Attachment B</b>).</li> <li>• Online feedback on Charles Sturt's 'Your Say' web page describing the matter under consideration and inviting interested persons to make submission in relation the matter within a period (minimum of 21 days) state in the notice.</li> </ul>	February/March 2022
4.	Consider Submissions	Consider all submissions received.	March/April 2022
5.	Prepare Report	<p>Prepare a report for Council/AMC which:</p> <ul style="list-style-type: none"> <li>• Summarises the community engagement process and outcomes;</li> <li>• Presents information in the broader context of the matter; and</li> <li>• Makes recommendations for Council to consider when deciding on the matter.</li> </ul>	April 2022
6.	Council Decision	Council members will consider the report and recommendation(s) and decide on the matter. The right of a member of the community to address Council by way of deputation in support of any written submission may be granted at the discretion of the Mayor.	April 2022
7.	Communicate Decision	<p>Following the decision making process, the outcome will be communicated by:</p> <ul style="list-style-type: none"> <li>• Direct mail out to the same consultation area advising of feedback received and final decision.</li> <li>• Publication of a note in SA Government Gazette and Advertiser newspaper advising final decision.</li> <li>• Updates on YourSay</li> </ul>	April 2022



## Levels of Engagement

The level of engagement for this project is “consult” given the:

- Single issue or a few issues involved in the matter.
- Multiple issues within a localised community.
- Moderate degree of complexity across a localised or broad community of interest.
- Moderate degree of impact on the community.
- Clear process forward or clear options for the way forward.

## Communication and Engagement Techniques and Promotions

The following communication and engagement techniques and promotions are proposed.

Communication Techniques and Promotions	Engagement Techniques and Promotions
<p><b>Print Media Techniques</b></p> <ul style="list-style-type: none"> <li>• Public Notice in the Advertiser Newspaper</li> <li>• Public Notice in the SA Government Gazette</li> </ul> <p><b>Online Techniques</b></p> <ul style="list-style-type: none"> <li>• City of Charles Sturt Yoursay website</li> </ul> <p><b>Other Communication Techniques</b></p> <ul style="list-style-type: none"> <li>• Letter to residents in the Mail Out map area.</li> <li>• Letter/email to sporting, recreational and community groups operating on the individual reserves.</li> </ul>	<p><b>Online Engagement Techniques</b></p> <ul style="list-style-type: none"> <li>• Your Say Charles Sturt engagement - open to the general community</li> </ul> <p><b>Conventional Engagement Techniques</b></p> <ul style="list-style-type: none"> <li>• Contact number for further information and questions</li> <li>• Council Deputation</li> </ul> <p><b>Other Engagement Techniques</b></p> <ul style="list-style-type: none"> <li>• Onsite consultation in conjunction with community consultation being undertaken by Council’s Open Space Community Planner.</li> </ul>

## 6. Reporting on Community Engagement

Community and stake holder submissions will be reviewed, analysed and reported on in order to inform Council decision making in this matter.

Following the decision-making process, the community will be informed of the outcome via the Charles Sturt website and the decision will be published in the Gazette and Advertiser newspaper.

## 7. Budget

The resources required to plan, deliver and report on the public consultation of the proposed Amend Community Land Management Plans include the following:

Resource Requirement	Budget Estimate
Internal administration costs associated with the project and preparation of associated key messages and documents	Covered by recurrent operational budget
Notice in the Advertiser and SA Government Gazette	\$1,500
Use of City of Charles Sturt website, Charles Sturt YourSay site, and City of Charles Sturt’s social media platforms	Covered by recurrent operational budget
Printing of mailout and survey (e.g. local resident and business groups)	\$1,100
<b>Total</b>	<b>\$2,600</b>

## **8. Risk Management**

The key issues and risks for Council if a community engagement approach is not delivered, or not delivered well, include:

- Balancing individual views with broader community views.
- Community satisfaction.
- Failing to understand community sentiments on a project.
- Impacts associated with project delays.
- Media interest.
- Reputational risks.

## **9. Approval of the Community Engagement Approach**

Seek Council approval for the community engagement approach.

## Attachment A

72 Woodville Road, Woodville, South Australia 5011  
PO Box 1, Woodville SA 5011  
T: 08 8408 1111 F: 08 8408 1122 [charlessturt.sa.gov.au](http://charlessturt.sa.gov.au)



Date

Name  
Address  
Address

Dear,

### **PROPOSED AMENDMENT TO COMMUNITY LAND MANAGEMENT PLAN – RESERVE NAME**

Council is proposing to amend the Community Land Management Plan for RESERVE NAME.

The proposed amendments have resulted from numerous community requests for Council to construct and operate a community garden in the area.

Staff have identified RESERVE NAME as an appropriate location because of the space and amenities available. Enclosed with this letter is separate and additional information about the construction and operation of the garden for your consideration and feedback.

However, to prior Council committing to the construction of a community garden it must first amend the Community Land Management Plan which governs the activities and development that can occur on the Reserve. The Community Land Management Plan for RESERVE NAME does not currently support community gardening activities or construction relating to a community garden.

A draft amended Community Land Management Plan has been prepared for public consultation which would enable the community garden to proceed. The Plan has the proposed amendments highlighted for ease of identifying the additional information that has been added. The Plan can be viewed by visiting [www.yoursaycharlessturt.com.au](http://www.yoursaycharlessturt.com.au) or by attending Council's Civic Centre at 72 Woodville Road, Woodville.

Enclosed is a short survey asking if you agree, or not, with the proposed amendments to permit the construction and operation of a community garden. Please either complete and return this survey or if you wish to lodge your response online visit [www.yoursaycharlessturt.com.au](http://www.yoursaycharlessturt.com.au).

The results of this consultation and your feedback will be reported to Council providing them with the detail needed to make an informed decision on amending the Community Land Management Plan and proceeding with the construction of a community garden.

Should you have any queries about the draft management plans or management plans generally, please do not hesitate to contact me on 8408 1111 or via email [dmoore@charlessturt.sa.gov.au](mailto:dmoore@charlessturt.sa.gov.au).

Regards,

**Donna Moore**  
Coordinator Property Services

# Feedback Form

OSR&P



## PROPOSAL TO AMEND THE COMMUNITY LAND MANAGEMENT PLAN FOR NAME RESERVE TO CONSTRUCT & OPERATE A COMMUNITY GARDEN

The City of Charles Sturt is seeking public feedback on the proposed amended Community Land Management Plan for NAME Reserve to construct and operate a community garden in the area. Consultation commences Thursday 10 March 2022 and closing at 5.00pm on Thursday 31 March 2022

### Have your say!

To provide your feedback please do only **ONE (1)** of the following:

- Complete this feedback form and return by using the enclosed reply paid envelope.

OR

- On-line via Council's website <https://www.yoursaycharlessturt.com.au/>



### Your details

Please provide your name and address should we need to contact you regarding your feedback (By completing this form, you consent to the City of Charles Sturt collecting, retaining and using the personal information provided by you in line with Council's Privacy Policy)

Name: \_\_\_\_\_  
*(Mr/Mrs/Miss/Ms/Dr) (First Name) (Surname)*

Street Address: \_\_\_\_\_

Suburb: \_\_\_\_\_ State: \_\_\_\_\_ P/Code: \_\_\_\_\_

Email: \_\_\_\_\_

Phone (Home): \_\_\_\_\_ (Mobile): \_\_\_\_\_

### Your Feedback

1. Do you support the amendments to the Community Land Management Plan to allow the construction and operation of a community garden in NAME Reserve?

Yes

No

**2. Please provide any further comments regarding your response below:**

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**Thank you for taking the time to complete this feedback form  
Please refer to our website to be kept up to date with the progress on Council’s consultation projects.**

<https://www.yoursaycharlessturt.com.au/>

*Please note: Once all feedback has been received it will be reviewed and documented. A summary of the outcome of the consultation will be sent to participants after the consultation closes.*

Insert Map of Community Garden Location

# Attachment B

## PUBLIC CONSULTATION

### Proposed Amendments to Community Land Management Plans

Notice is hereby given pursuant to Section 197 and 198 of the Local Government Act 1999, and in accordance with Council's Public Consultation Policy, that Council proposes to undertake consultation on proposed amendments to Community Land Management Plan for St Clair Greenway, St Clair and Fawk Reserve, Woodville North.

The draft Community Land Management Plans for these reserves will be available to inspect from DATE TO BE CONFIRMED to DATE TO BE CONFIRMED and can be viewed at 72 Woodville Road, Woodville. Copies of the plans may be purchased at Council's Civic Centre.

The proposal and feedback options are available to view on Council's website – Your Say ([www.yoursaycharlessturt.com.au](http://www.yoursaycharlessturt.com.au)).

Persons making a submission should indicate whether they wish to address Council by way of a deputation in support of their submission.

We will contact those who have made a submission of the date on which the proposal will be considered by Council.

For more information contact Donna Moore 8408 1111 or [dmoore@charlessturt.sa.gov.au](mailto:dmoore@charlessturt.sa.gov.au)

PAUL SUTTON, Chief Executive Officer



**4.05 CONSENT TO EXTINGUISH COUNCIL EASEMENT - 17 TROON AVENUE SEATON**

**TO** Asset Management Committee

**FROM:** Acting Coordinator Property Services - Donna Moore

**DATE:** 21 February 2022

**Brief**

The registered proprietors of 17 Troon Avenue, Seaton have requested the extinguishment of a Council easement held over a portion of their land - Lot 17 in Deposited Plan 7176.

**Recommendation**

- 1. That Council acknowledges this report and the request to extinguish the easement marked A in Deposited Plan 7176 in favour of Council and shown in Appendix A.**
- 2. That Council consent to extinguish the easement marked A in Deposited Plan 7176 with a compensatory payment of \$ 14,000 ex GST to be paid by the registered proprietors of 17 Troon Avenue, Seaton.**
- 3. That Council grant the Mayor and CEO authority to sign and seal any document or act in any conveyancing matter to extinguish easement A in Deposited Plan 7176 or to deliver this resolution.**

**Status**

This report relates to or impacts upon the following Community Plan Objectives 2020-2027.

**Our Leadership - A leading & transformational Local Government organisation**

Open and accountable governance.

**Relevant Council policies are:**

- Nil

**Relevant statutory provisions are:**

- Real Property Act 1886

## Background

Council holds an easement for drainage purposes over a portion of Lot 17 in Deposited Plan 7176. The easement was created in 1962 when the plan was prepared and deposited with the Lands Titles Office, it was used to manage stormwater drainage within the area and is applied to three allotments of the plan - Lots 4, 5 and 17.

The registered proprietors of Lot 17, 119 Bower Pty Ltd and Amerigo Investments Pty Ltd, have contacted Council requesting Council consent to the extinguishment of the easement from their allotment. The easement is marked 'A' in **Appendix A**.

## Report

A review of the easement was undertaken by Council staff - Coordinator Engineering Projects, Coordinator Engineering Design and Coordinator Engineering Works, to determine if the easement was currently being used and if there was a requirement for the easement to be retained for future drainage works.

Officers advise the easement is not currently being utilised following the construction of an upgraded stormwater drainage system that occurred during a road renewal some years back. They provided further advise that alternate methods of stormwater drainage and or soakage could be implemented without the requirement to retain this easement.

It has been determine by internal review the easement may be extinguished without an immediate loss or impact to stormwater drainage services in Troon Avenue. And that a compensatory payment amount should be considered in the event alternate stormwater drainage is required in the future and this area is unavailable for use.

## Financial and Resource Implications

A valuation of the easement was undertaken by registered valuers, Heath Valuation & Advisory Services Pty Ltd to determine the loss of use of this area (amenity) to Council and ancillary costs for Council assessing and finalising the easement extinguishment. The valuation amount provided by Heath Valuation & Advisory Services is \$ 14,000 ex GST as described in **Appendix B**.

The valuation amount has been provided to the registered proprietors who have agreed to compensate Council for the loss of amenity and will make payment of \$ 14,000 to Council. These funds will be recognised in general revenue to offset Council borrowings.

## Customer Service and Community Implications

There are no customer service or community implications.

## Environmental Implications

There are no environmental implications.



### **Community Engagement/Consultation (including with community, Council members and staff)**

There is no requirement for community engagement or consultation.

### **Risk Management/Legislative Implications**

There are no risks or legislative implications to extinguishing this easement.

### **Conclusion**

Council holds an easement for drainage purposes over Lot 17 in Deposited Plan 7176, known as 17 Troon Avenue, Seaton.

The registered proprietors of this property, 119 Bower Pty Ltd and Amerigo Investments Pty Ltd, have made a request to Council to consent to extinguishing this easement.

Council officers have reviewed the easement and the request and determined that an extinguishment of the easement would not adversely effect the stormwater drainage of Troon Street, Seaton and as such an extinguishment could be supported.

A valuation of the easement amenity has been conducted by a registered valuer, Heath Valuation & Advisory Services Pty Ltd, who have determined a valuation amount of \$ 14,000 ex GST. The registered proprietors have agreed to compensate Council for the loss of amenity and will pay the sum of \$14, 000 to realise the easement extinguishment.

### **Appendices**

#	Attachment
1	Appendix A - Consent to Extinguish Council Easement - 17 Troon Avenue Seaton
2	Appendix B - Consent to Extinguish Council Easement - 17 Troon Avenue Seaton

# APPENDIX A

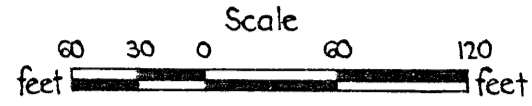
T.P. Dkt 4658/60  
O.B. in T.P. Dkt 411/61  
X 6771

LARGE PLAN

Laid out as portion of the Township of

# SEATON

SUBDIVISION OF PART LOTS 198, 199 & 212 - L.T.O. PLAN 3880  
PART SECTION 430 - HP OF YATALA



*Handwritten signature*

# 7176

Date Deposited 6-4-62

To Record Clerk

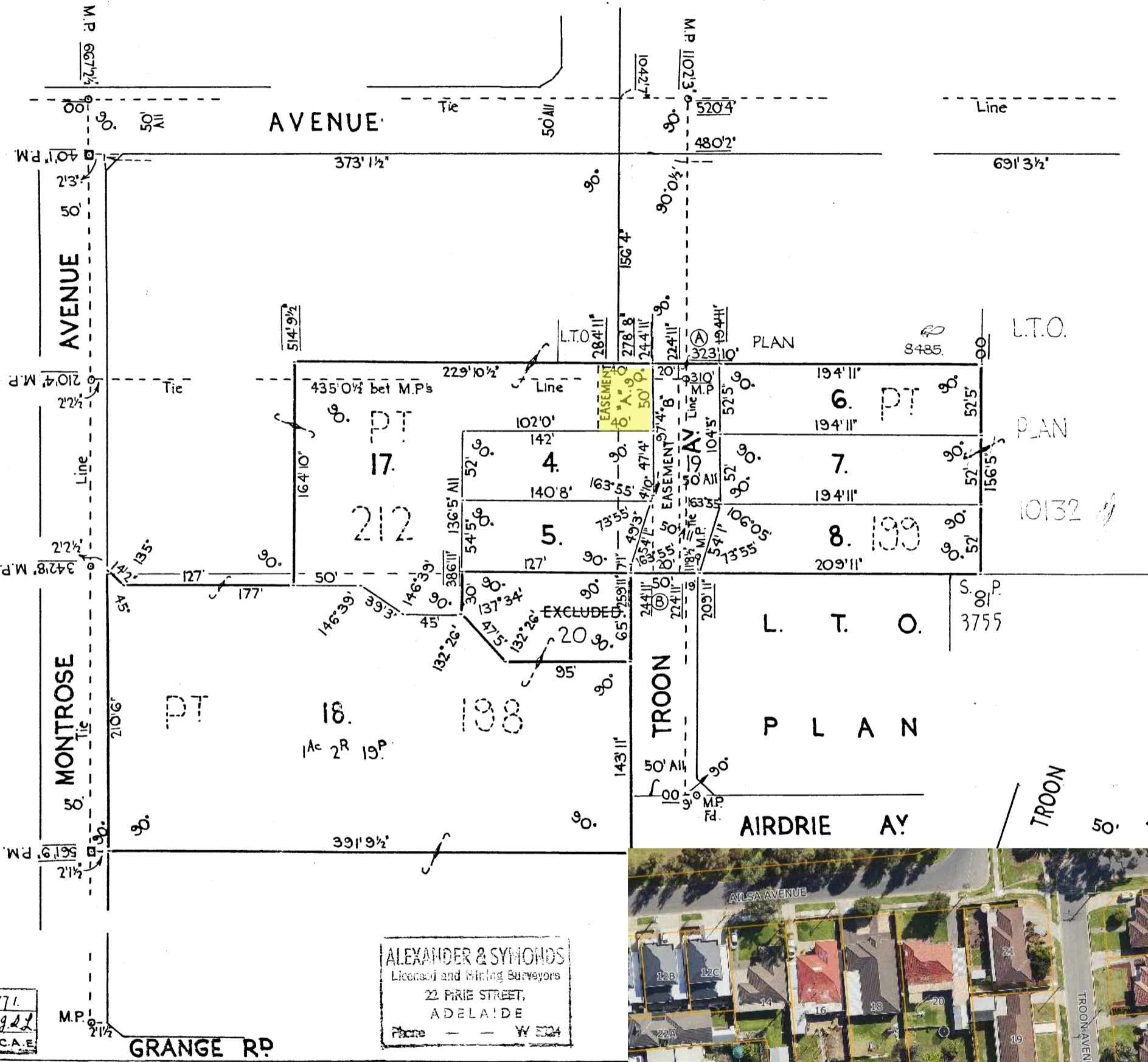
*Handwritten signature*  
Chief Draftsman

Entered

*Handwritten signature*  
Record Clerk

Additional Allotment Number vide  
Dkt. 4187/1975 pro R.G. 19-12-91

DUMFRIES AV  
L. T. O.  
PLAN  
4 2 5 0  
HILL ROAD  
TAPLEYS ROAD  
GRANGE ROAD



I consent hereto

Registered Proprietor  
C.T. Vol. 2495 fol 141  
Vol. 1964 fol 151  
Vol. 2094 fol 103

Lot 20 does not form part of this  
subdivision - CT 3062/94

The portion marked EASEMENT 'A'  
is subject to an easement to the  
Corp. of Woodville for drainage  
purposes

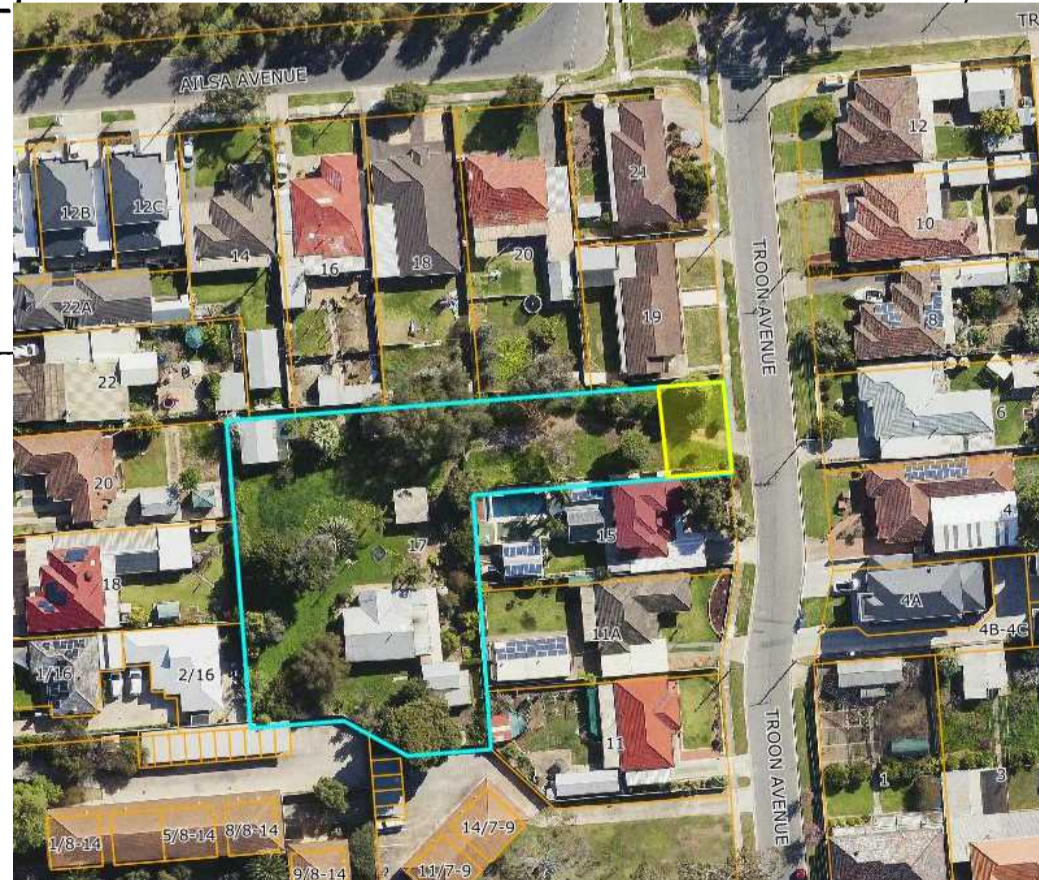
H.M. /14127/1439/6  
F.B. 406 P 19  
409 P 22 & 23

L.T.O. SEARCH No. X 6771  
Checked Bk. 18 P 17/18/19/20/21/22/23  
Examined 15-12-61 C.A.E.

ALEXANDER & SYMONDS  
Licenced and Mining Surveyors  
22 PIRIE STREET,  
ADELAIDE  
Phone - W 524

HENRY DONALD MORRISON  
Licensed Surveyor of South Australia, do hereby certify  
that this plan has been made from surveys executed by  
me, or under my own personal supervision, inspection and  
field check and that both plan and survey are correct and  
have been made in accordance with Regulations under the  
Surveyors' Act 1935-1956.  
Dated this NINTH day of NOVEMBER 1961.  
*H. D. Morrison*  
LICENSED SURVEYOR.

NOTE: - Permanent marks to Surveyor General's specifica-  
tions shown thus:  P.M.



# APPENDIX B

# 1 Valuation Synopsis

## 1.1 Executive Summary

Executive Summary	
<b>Property:</b>	Easement "A" 17 Troon Avenue Seaton, SA, 5023
<b>Instructed By:</b>	Donna Moore, Senior Property Officer City of Charles Sturt PO Box 1 Woodville, SA, 5011
<b>Prepared For:</b>	City of Charles Sturt
<b>Basis of Valuation:</b>	Assessment of Value of the Dominant Parties Interest.
<b>Registered Owner:</b>	Amerigo Investments Pty Ltd and 119 Bower Pty Ltd
<b>Land Area:</b>	2,756 sqm
<b>Easement "A" Land Area:</b>	186 sqm
<b>Town Planning:</b>	General Neighbourhood Zone - City of Charles Sturt
<b>Brief Description:</b>	<p>The registered proprietor of Lot 17 has approached the City of Charles Sturt to obtain the extinguishment of an easement marked "A" over portion of Lot 17.</p> <p>The subject land is intended to be developed by the registered proprietors for residential purposes.</p>
<b>General Comments:</b>	<p>The local residential market in western suburbs such as Seaton has performed relatively well in recent years with median house price growth of 23.7% over the last 5 year period and 32% over the longer term 10 year period. The area has a broad mix of housing styles and is typically a highly sought after area with buyer and tenants attracted to the proximity of the area to local shopping, community and recreation facilities. The COVID-19 pandemic has had a significant social and economic impact globally and at a national level. South Australia appears to have coped well with the "lockdown" although the longer term implications of rising unemployment and downturn in spending and market activity has created significant market uncertainty and also valuation uncertainty.</p>

## 1.2 Valuation Assessment

### Valuation Assessment

**Valuation Approaches:** Piecemeal Approach & Direct Comparison  
**Date of Inspection:** 9 November 2020  
**Date of Valuation:** 9 November 2020

**Value of Easement** \$14,000  
**17 Troon Avenue, Seaton** **Fourteen Thousand Dollars**  
This valuation is exclusive of GST.

**Assumptions, Disclaimers, Limitations & Qualifications Summary:** This valuation report is provided subject to the assumptions, disclaimers, limitations and qualifications detailed both throughout this report and within the Assumptions, Disclaimers, Limitations & Qualifications section of this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements. This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation.

**Prepared By:** Heath Valuation & Advisory Services Pty Ltd



**Principal Valuer**  
Alex Heath, FAPI  
Certified Practising Valuer  
Director/Principal

Liability limited by a scheme approved under Professional Standards Legislation.

**4.06 EXTERNAL GRANT FUNDING – GREENER NEIGHBOURHOODS GRANTS PROGRAM 2022/23**

**TO:** Asset Management Committee

**FROM:** Open Space Planner - John Wilkinson

**DATE:** 21 February 2022

**Brief**

The City of Charles Sturt has been successful in obtaining funding of \$90,000 (ex GST) through the South Australian Government's Greener Neighbourhoods Grants Program, to support the planting of an additional 300 street trees at strategic locations across the City.

This funding program is administered by the Department for Environment and Water (DEW) and aims to support local councils in the Green Adelaide region to achieve increased tree canopy and green cover and lead to on-ground benefits for local neighbourhoods and communities.

**Recommendation**

- 1. That the report be received and noted.**
- 2. The Council accept funding of \$90,000 (ex GST) provided by the Department for Environment and Water through the Greener Neighbourhoods Grants Program, for increased tree planting at strategic locations across the City of Charles Sturt.**
- 3. That Council endorse the Mayor and CEO to execute the funding agreement to receive the funding, included in Appendix A.**
- 4. That the funding be included in Council's budget for expenditure in 2022/23, to allow for project completion by June 2023 in line with the requirements of the grant agreement.**

**Status**

This report relates to or impacts upon the following Community Plan Objectives 2016-2027.

**Our Liveability - A liveable City of great places**

A well-designed urban environment that is adaptive to a diverse and growing City. Enhance the diversity of open spaces to create innovative, accessible and flexible community spaces.

**Our Environment - An environmentally responsible & sustainable City**

Our city is greener to reduce heat island effects and enhance our biodiversity. Charles Sturt is recognised as a leading partner and educator pursuing a sustainable future with our community.

We advocate for the protection of our coastal areas and enhancing biodiversity along our coast.

**Our Leadership - A leading & transformational Local Government organisation**

Our values, leadership and collaborative approach are bold and courageous and enables us to deliver value for our Community and create a leading liveable City.

The management of our city is progressive, responsive and sustainable to ensure a united and unique place for future generations.

Open and accountable governance.

**Relevant Council policies are:**

- External Grants Funding Policy
- Environmental Sustainability Policy
- Public Consultation Policy
- Tree and Vegetation Policy

**Relevant statutory provisions are:**

- Nil



## Background

The South Australian Government, through the Department for Environment and Water (DEW), has made funding available through the Greener Neighbourhoods Grants Program, to support projects in the Green Adelaide region that increase tree canopy and green cover and lead to on-ground benefits for local neighbourhoods and communities.

The 2021/22 State Government budget announced \$5.5 million across 4 years (2021/22 through to 2024/25), with \$1.5 million offered across all eligible councils each year, from 2022/23 through to 2024/25. The City of Charles Sturt was successful in securing funding through this program in 2021/22, which was the first round of the program.

The grant program aims to support local councils to keep our suburban streets green and cool, with the benefits being:

- improved social, health and well-being outcomes through connecting communities and being surrounded by nature
- improved biodiversity and environmental outcomes through increased habitat and food supplies for local wildlife
- reduction of stormwater and rainwater run-off through filtering and absorption
- improved air quality and increased carbon sequestration
- increased liveability of neighbourhoods and increased property values.

The program will contribute to the achievement of the following objectives:

- progress against the target in the 30 Year Plan for Greater Adelaide to increase urban green cover by 20 per cent by 2045
- reduction of the urban heat island effect across metropolitan Adelaide
- creation of habitat for wildlife and improving natural character in the urban environment
- improved community health and well-being
- involvement of the local community and Kurna people in greening neighbourhoods.

## Report

Following the release of the Greener Neighbourhoods Grants Program, council staff recognised an opportunity to leverage existing funding allocated to annual Whole Street Planting activities, to contribute towards outcomes within various State Government and City of Charles Sturt strategic plans, including:

- 30 Year Plan for Greater Adelaide
- Community Plan 2016 – 2027
- Open Space Strategy 2015 – 2025
- Biodiversity Action Plan 2017 – 2030
- Tree Canopy Improvement Strategy 2021 - 2025
- Western Adelaide Urban Heat Mapping Study
- AdaptWest Western Adelaide Climate Change Adaptation Plan 2016

The funding obtained through this program aims to achieve the objectives of DEW and Council to increase tree canopy cover, improve thermal comfort, improve biodiversity and increase the liveability of our neighbourhoods. This is also supported by Council's recently endorsed Tree Canopy Improvement Strategy 2021 - 2025 (November 2021), which includes the vision that 'the City of Charles Sturt has an extensive, healthy, diverse and sustainable urban forest which grows to reach a City-wide canopy target of 25% by 2045'.

Between 2016-2019, council planting efforts have achieved the following (not including community/volunteer programs):

- Street Trees (Whole Street) – 2,023 (average 674 per year)
- Street Trees (reactive) – 1,809 (average 603 per year)
- Reserve Trees – 3,462 (average 1,154 per year)
- Reserve under storey, ground covers, grasses – 72,951 (average 24,317 per year)

Whilst these efforts are valuable components for achieving Council's strategic objectives, aside from the Whole Street Planting program, they are generally undertaken reactively, in response to community requests.

The application to the Greener Neighbourhoods Grants Program sought funding on a dollar-for-dollar basis for the planting of an additional 300 trees at strategic locations across the City of Charles Sturt. The project will include further investigation into the specific planting locations using Council's i-Tree survey data, the Western Adelaide Urban Heat Mapping Project (2017) and community engagement outcomes. Considerations include the presence and condition of existing trees, thermal heat mapping, enhancement and creation of biodiversity and corridors, and visual amenity.

Tree canopy across public and private lands was measured using the i-Tree Canopy survey method in a 2016 study across three time periods, being 1998, 2008 and 2014. The study revealed that City wide canopy coverage is 14.28%, which is a decline despite Council's best efforts to increase cover through dedicated planting programs on public land.

The Western Adelaide Urban Heat Mapping Project was a collaboration between the Cities of West Torrens, Charles Sturt and Port Adelaide Enfield, and the Adelaide Mount Lofty Ranges Natural Resources Management Board in 2017, to ensure the Western Adelaide Region can respond positively to the opportunities and challenges of a changing climate, the three Western Adelaide councils are implementing a range of adaptation

projects under the AdaptWest Climate Change Adaptation Plan. This project found that the highest rates of residents living within heat islands occurred in the City of Charles Sturt and City of Port Adelaide Enfield with 20.1% and 17.2% of their population, respectively.

The grant funding will cover the purchase of approximately 300 semi-advanced and advanced trees, other materials (such as mulch) and site preparations. Council's contribution will include site investigations, project planning, consultation, planting and ongoing monitoring and watering. Approximately 150 trees will be planted on reserves, with priority locations identified in consideration of the following:

- The Open Space Strategy, which identifies actions to plant more trees, enhance landscape, improve biodiversity and improve thermal comfort for key reserves and surrounding streets.
- SEIFA Index of Socio-economic Disadvantage – some areas of the city are identified as being more disadvantaged, and there are correlations to the quality of the surrounding streetscape in these areas.
- The outcomes of the Western Adelaide Urban Heat Mapping Project (as outlined above).
- 'Plantable' space within a reserve, considering the existing canopy, services, uses and neighbouring properties.
- Benefit to the surrounding streetscape, through shade, improve biodiversity, etc.

Whilst planting locations are subject to change, the following reserves have been identified as potential priority locations:

- Pedlar Reserve, Seaton
- Annie Watt Reserve and Bulahdelah Reserve, West Lakes
- Oarsman Reserve, Tennyson
- Don Klæbe Reserve, Findon
- Various reserves along the Grange Lakes corridor
- Menkens Reserve, Henley Beach
- Ozone Reserve, Henley Beach South
- Opportunities for tree planting in Albert Park (locations to be determined)

In addition, approximately 150 semi-advanced trees will be planted in streets and aligned with Council's Whole Street Planting Program. Community consultation for this program will be undertaken in September and the results reported to the Asset Management Committee in November, with planting occurring between April and May 2023. The planting locations will be finalised and reported to Council later this year, based on the following criteria:

- The number of tree planting requests received from residents in the street.
- The absence of trees in the street.
- The overall condition of the existing trees in the street.
- Whether the existing species are appropriate for the locality.
- An integrated approach with Engineering Projects (i.e. road reconstruction and footpath programs).
- Alignment with strategic documents (Open Space Strategy, iTree Canopy Assessment, Urban Heat Island and Climate Change Plans).

The project will be delivered within 18 months from the date of the signing of the funding agreement, with all funding to be acquitted by 30 June 2023. The indicative project timeline is as follows:

- Project planning and site investigations - February - April 2022
- Stakeholder engagement - May - Nov 2022
- Reserve planting - July - August 2022
- Street tree planting - March - May 2023
- Project completion - June 2023

### **Financial and Resource Implications**

External funding can assist Council to meet the needs of the community through the funding of projects that align with Council's corporate objectives, and reducing the financial burden on ratepayers. However, the provision of external funding can also have resource implications that must be considered before accepting external funding, such as project management administration and resource costs, both during and beyond the funding period.

These factors have been considered during the development of the funding application, which involved discussions with DEW representatives and input from various council staff, including those responsible for managing the planting and ongoing maintenance of street trees.

This initiative leverages existing Council funding allocated to Whole Street Planting and most of the activities involved with project planning, community consultation, planting and ongoing maintenance can be accommodated within existing staff and resource arrangements. External contractors will be used where required to ensure the successful delivery of the project.

### **Customer Service and Community Implications**

This initiative enables an additional 300 trees to be planted across the City of Charles Sturt, which, together with existing Whole Street Planting efforts will total almost 1000 trees planted in 2023. These trees will be planted at strategic locations to increase tree canopy cover, improve thermal comfort, improve biodiversity and increase the liveability of our neighbourhoods.

### **Environmental Implications**

As identified in Council's Tree and Vegetation Policy, trees play an 'important role in helping to absorb and store carbon dioxide emissions (that are driving global heating) and provide natural shading and cooling in the landscape which is a key function when adapting to a warming climate'.

Recent research (stated earlier in this report) has highlighted a decline in tree canopy across public and private lands in the City of Charles Sturt, and has also revealed that 20.1% of City of Charles Sturt residents live in a heat island. This project will plant more trees in these locations, aiming to achieve ongoing tangible benefits for these residents in the form of increased tree canopy cover, thermal comfort and biodiversity.

### **Community Engagement/Consultation (including with community, Council members and staff)**

This initiative will be undertaken in conjunction with Council's Whole Street Planting program in 2023 and community engagement will occur between May and November 2022. Council will take a lead role in providing information to the community in a timely manner, and council staff have provided input to ensure the impacts on the community are minimised.

### **Risk Management/Legislative Implications**

To ensure that all liabilities and implications are fully considered, any application/acceptance of external funding should only occur after an assessment process has been undertaken, as outlined in Council's External Grant Funding Policy. The assessment process should consider the level of funding on offer, as well as Council's capacity to implement the outcomes to be provided by the funding and any ongoing liabilities.

As part of the provision of funding, the following principles can be met:

- Ensure that the funded project or programme aligns with Council corporate/strategic objectives.
- Maintain sound administrative practices.
- Manage community expectations for service continuation.
- Practice effective project management techniques.
- Establish and adhere to clear project goals and objectives.
- Encourage the active involvement of the funding body in all funded services/projects.
- Ensure all variations to the contractual agreement are formally agreed to by the funding body.
- Undertake planning with stakeholders prior to the implementation of the funded project, service or activity.

In accordance with the funding agreement (Appendix A), the funding will be paid to council as a lump sum payment. The project must commence within two months and must be completed within 18 months of the signing of the funding agreement. Council staff will submit quarterly reports and will remain in regular contact with DEW staff to keep them updated on the status of the project.

### **Conclusion**

Acceptance of funding provided by DEW as part of the Greener Neighbourhoods Grants Program will enable the planting of an additional 300 trees across the City of Charles Sturt, to increase tree canopy cover, improve thermal comfort, improve biodiversity and increase the liveability of our neighbourhoods.

### **Appendices**

#	Attachment
1	Appendix A - Greener Neighbourhoods Grant Agreement - 2022-23

# APPENDIX A

**DATED** \_\_\_\_\_ **DAY OF** \_\_\_\_\_ **2022**

**GRANT AGREEMENT**

**BETWEEN**

**GREEN ADELAIDE BOARD**

**ABN: 18 324 915 125**

**("the Board")**

**- AND -**

**CITY OF CHARLES STURT**

**ABN: 42 124 960 161**

**("the Grantee")**

**GRANT: GN2021/22-1/0012 - INCREASING OUR URBAN FOREST - CITY OF CHARLES  
STURT**



**Government  
of South Australia**

The Board will not be bound unless and until an Agreement is executed by a Board Delegate and any actions taken in anticipation of approval will be at the risk of the Party taking those actions.

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## GRANT AGREEMENT

AGREEMENT dated the \_\_\_\_\_ day of \_\_\_\_\_ 2022

### **BETWEEN:**

**GREEN ADELAIDE BOARD ABN: 18 324 915 125** a body corporate pursuant to the *Landscape SA Act 2019* (SA) of 81-95 Waymouth Street, Adelaide in the State of South Australia ("the Board")

### **AND**

**CITY OF CHARLES STURT ABN 42 124 960 161** a body corporate constituted pursuant to the *Local Government Act 1999* (SA) of 72 Woodville Road , Woodville in the State of South Australia ("the Grantee").

### **AGREED TERMS:**

#### **1. DEFINITIONS AND INTERPRETATION**

In this Agreement unless the context otherwise requires:

- 1.1 **"ABN"** means Australian Business Number, as defined in the *A New Tax System (Australian Business Number) Act 1999* (Cth).
- 1.2 **"Agreement"** means this Grant Agreement between the Parties and includes the Schedules to this Agreement.
- 1.3 **"ANTS (GST) Act"** means the *A New Tax System (Goods and Services) Act 1999* (Cth).
- 1.4 **"Board"** means the Green Adelaide Board including its successors and assigns and includes the Board's authorised delegate.
- 1.5 **"Chief Executive"** means the person occupying, or acting in the position of Chief Executive of the Board, and includes an authorised delegate.
- 1.6 **"Commencement Date"** means the date specified in Item 1 of Schedule 1.
- 1.7 **"Completion Date"** means the date specified in Item 2 of Schedule 1.
- 1.8 **"Confidential Information"** means information that is disclosed by, or on behalf of, a Party to this Agreement to the other Party to this Agreement, which by its nature, or by the circumstances in which it is disclosed, is confidential. It does not include information that is public knowledge, unless it has become public knowledge by way of a breach of this Agreement
- 1.9 **"Crown"** means the Crown in right of the State of South Australia.
- 1.10 **"Department"** means the Department for Environment and Water (South Australia) and its successors.
- 1.11 **"Funds"** means the Funds specified in Item 3 of Schedule 1.
- 1.12 **"GST"** means the Goods and Services Tax imposed by the ANTS (GST) Act.
- 1.13 **"Insolvency Administration"** means where:
  - 1.12.1 an administrator is appointed to the Grantee;

- 1.12.2 the Grantee resolves to be wound up;
  - 1.12.3 an application is made to a court for an order, or an order is made, that the Grantee be wound up (whether on grounds of insolvency or otherwise);
  - 1.12.4 the Grantee ceases to carry on business;
  - 1.12.5 a receiver or a receiver and manager of property of the Grantee is appointed whether by a court or otherwise; or
  - 1.12.6 the Grantee enters into deed of company arrangement or any other compromise or arrangement with its creditors or a class of them.
- 1.14 **“Intellectual Property”** means any copyright work or other work (including any work or item created in the future), patentable invention, design, circuit layout, new plant variety, trademark, know-how or confidential information and any other intellectual property defined in Article 2 of the *Convention Establishing the World Intellectual Property Organisation* of July 1967.
- 1.15 **“Party”** or **“Parties”** means one or both of the Parties to this Agreement.
- 1.16 **“Purpose”** means the Purpose or Purposes of this Agreement, as set out in Schedule 2.
- 1.17 **“Solvent”** has the meaning prescribed within the *Corporations Act 2001* (Cth).
- 1.18 **“Tax Invoice”** has the meaning prescribed within the ANTS (GST) Act.
- 1.19 **“Taxable Supply”** has the meaning prescribed within the ANTS (GST) Act.
- 1.20 **“Term”** means the Term of this Agreement as defined in Clause 2 of this Agreement.
- 1.21 Words denoting individuals shall include corporations and vice versa.
- 1.22 Words denoting individuals shall include corporations and vice versa.
- 1.23 Headings are for convenience only and must not be used to affect the interpretation of this Agreement.
- 1.24 Reference to any act, regulation or by-law includes that act, regulation or by-law as amended or replaced during the Term.
- 1.25 If there is any inconsistency between any term of this Agreement (excluding the Schedules) and any term comprised in the Schedules, then to the extent of that inconsistency, the terms in the Schedules will prevail.
- 1.26 A reference to a clause, schedule, or item is a reference to a clause, schedule or item of this Agreement.
- 1.27 A reference to a clause number is a reference to all of its subclauses.

## **2. TERM OF AGREEMENT**

- 2.1 The Term of this Agreement commences on the Commencement Date and expires on the Completion Date, as outlined in Items 1 and 2 of Schedule 1, unless terminated earlier in accordance with this Agreement.

## **3. GRANT OF FUNDING**

- 3.1 The Board shall, subject to the terms and conditions of this Agreement, pay to the Grantee, by way of grant, the Funds of the amount referred to in Item 3 of Schedule 1.
- 3.2 The amount referred to in Item 3 of Schedule 1 is GST exclusive.
- 3.3 The Funds shall be paid to the Grantee in accordance with the payment schedule outlined in Item 4 of Schedule 1.
- 3.4 The Board is not obliged to make any payment under this Agreement unless the Grantee has provided a Tax Invoice in respect of that payment.

## **4. GRANTEE'S REPRESENTATIONS AND WARRANTIES**

The Grantee represents and warrants to the Board that:

- 4.1 it is qualified to meet its obligations under this Agreement;
- 4.2 in any dealings with the Board, the Grantee has not provided any false, misleading or incorrect information;
- 4.3 it is Solvent and not under any form of Insolvency Administration;
- 4.4 it is registered under the *A New Tax System (Australian Business Number) Act 1999* (Cth), and that the ABN shown in Item 6 of Schedule 1 is the Grantee's ABN; and
- 4.5 it acknowledges that the representations and warranties made in this Clause have induced the Board to agree to make the Funds available to the Grantee.

## **5. COMPLIANCE WITH TREASURER'S INSTRUCTION 15**

In accordance with *Treasurer's Instruction 15 – Grant Funding*:

- 5.1 The Grantee must, at all times, comply with:
- 5.1.1 the laws in force in the State of South Australia;
  - 5.1.2 any constitution that governs the Grantee's operations; and
  - 5.1.3 the terms of this Agreement.
- 5.2 The Grantee must only use the Funds for the purpose of the grant application and in accordance with this Agreement.
- 5.3 The grant application, this Agreement or any conditions in this Agreement, may only be varied in accordance with the process outlined in Clause 17.
- 5.4 Where the Grantee:
- 5.4.1 applies the Funds to any purpose other than that contained in the grant application; or
  - 5.4.2 fails, in any way, to apply the Funds in accordance with this Agreement;

the Grantee shall, as required by the Board, reimburse to the Board, all or a portion of the Funds, unless specific approval is given by the Board to retain the Funds.

5.5 The Grantee must, as detailed in Schedule 2, provide the Board with:

5.5.1 reports on project progress as outlined in Schedule 2 of this Agreement. These progress reports are to include details of any changes to the authorised scope of the project or program that have been made pursuant to Clause 17 of this Agreement; and will include a final report at the completion of the project.

5.5.2 an expenditure report, which provides itemised details of expenditure of the Funds, including the amount spent, justification of the way in which the expenditure contributes to the Purpose, and copies of invoices, receipt and other evidence to support that expenditure;

5.5.3 any further reports required by the Board, as listed in Schedule 2 of this Agreement; and

5.5.4 any further reports required by the Board.

These reports will be used by the Board to:

5.5.5 make an informed assessment as to the ongoing financial position of the Grantee;

5.5.6 monitor the Grantee's compliance with the terms of this Agreement; and

5.5.7 form an assessment as to the overall effectiveness of the grant, throughout the Term of the grant.

5.6 Upon the completion of this Agreement, the Grantee must report to the Board, on an accrual basis, the level of Funds that remain unexpended as at the Completion Date. Any portion of the Funds that remains unexpended at the Completion Date is to be repaid to the Board, unless specific approval is given by the Board for those monies to be retained by the Grantee.

The Grantee must ensure that financial statements, as outlined in Schedule 2, are prepared in relation to the Funds. These financial statements are to be prepared at the end of each financial year over which the Agreement spans and at the completion of the project.

5.7 The Grantee must ensure that financial statements, as outlined in Schedule 2, are prepared in relation to the Funds. These financial statements are to be prepared at the end of each financial year over which the Agreement spans and at the completion of the project.

5.8 The Grantee must allow any officer authorised by the Board to enter the Grantee's premises to inspect the operations, equipment, premises, accounting records, documents and information of the Grantee, and interview the employees of the Grantee on matters pertaining to the Grantee's operation.

5.9 The Board may direct that the Grantees financial accounts be audited ("the Audit"). The Board may specify the minimum qualifications to be held by a person appointed by the Grantee to conduct the Audit.

## **6. GOODS AND SERVICES TAX**

- 6.1 The Parties acknowledge that the payment of the Funds under this agreement are consideration in respect of a supply by the Grantee within the meaning of ANTS (GST) Act and accordingly that:
- 6.1.1 GST is payable on any amount paid by the Board to the Grantee;
  - 6.1.2 any invoice for payment under this Agreement must be a Tax Invoice within the meaning defined in the ANTS (GST) Act; and
  - 6.1.3 if the Funds are payable in instalments, the GST payment will be payable in proportionate instalments.

## **7. AUDITOR-GENERAL**

- 7.1 Nothing in this Agreement derogates from the powers of the Auditor-General under the *Public Finance and Audit Act 1987 (SA)*.
- 7.2 Without limiting the previous sub-clause, the Grantee acknowledges the Auditor-- General's obligations and powers under sections 32 and 34 of the *Public Finance and Audit Act 1987 (SA)*.

## **8. INSURANCE**

- 8.1 The Grantee is required to hold insurance cover at all times during the Term of this Agreement.
- 8.2 The type and level of insurance cover that the Grantee is required to hold is outlined in Item 5 of Schedule 1.

## **9. INTELLECTUAL PROPERTY**

- 9.1 All Intellectual Property created by the Grantee which results from the Grantee's work pursuant to this Agreement shall be jointly owned by the Grantee and the Crown in right of the State of South Australia. As co-owners of copyright material, the Parties agree that each Party may use or exercise their copyright rights (such as copying or altering the material, communicating the material to the public or sub-contracting of licensing others to do so) without the consent of the other Party.
- 9.2 The Grantee must disclose all Intellectual Property arising out of, or in connection with this Agreement.

## **10. CONFIDENTIAL INFORMATION**

- 10.1 Subject to this Agreement, the Party to this Agreement to whom Confidential Information is disclosed ("Receiving Party") must not disclose the Confidential Information to any person without first obtaining the written consent of the Party disclosing the information ("Disclosing Party").
- 10.2 There will be no breach of the obligations of the Receiving Party under this Agreement if the Confidential Information is legally required to be disclosed or is permitted to be disclosed by this Agreement.
- 10.3 The Grantee acknowledges that the Board may disclose Confidential Information:
- 10.3.1 to Parliament, the Governor, Cabinet or a Parliamentary or Cabinet committee or subcommittee;

- 10.3.2 to any agency, authority, instrumentality, minister or officer of the Crown of the State of South Australia to whom it is customary for the Board to disclose the Confidential Information; or
  - 10.3.3 for the purposes of prosecuting or defending any legal proceedings.
- 10.4 Each Party will use its best endeavours to ensure that on completion or termination of this Agreement, all documents and other materials in possession of the Receiving Party containing Confidential Information are returned to the Disclosing Party.

## **11. NAME AND REPUTATION OF THE MINISTER AND GOVERNMENT**

The Grantee acknowledges and agrees that in exercising its rights and in the performance of its obligations under this Agreement it:

- 11.1 will not use any logo used by the Minister, the Board, the Government of South Australia or any instrumentality or agency of the Government of South Australia, in any of its activities, except:
  - 11.1.1 with the Board's prior written consent; and
  - 11.1.2 in a manner required or approved by the Board.

The consent of the Board referred to in this Clause may be granted or withheld in the Board's absolute discretion, and if granted, it may be subject to such terms and conditions as the Board thinks fit; and

- 11.2 must act with due care and attention at all times to avoid statements or representations which are misleading or which may have the potential to mislead the public or any person in relation to the Minister, the Board or the Government.

## **12. PUBLICITY AND PROMOTION**

Neither Party may authorise the publication of any printed material, advertising, press release or publicity, or the making of a speech or lecture in relation to the Purpose, without first obtaining the consent to do so from the other Party.

## **13. DISCLOSURE OF AGREEMENT**

Notwithstanding anything else contained in this Agreement, the Grantee agrees to disclosure of this Agreement in accordance with *Department of the Premier and Cabinet Circular 27 – Disclosure of Government Contracts*.

## **14. RELATIONSHIP BETWEEN THE PARTIES**

- 14.1 The Parties acknowledge and agree that nothing in this Agreement:
  - 14.1.1 constitutes a partnership or joint venture of any kind between the Parties;
  - 14.1.2 constitutes any relationship of employer and employee or principle and agent between the Board and the Grantee or between the Board and any employees, agents, sub-contractors, members or volunteers of the Grantee.

## **15. NO ASSIGNMENT BY THE GRANTEE**

The Grantee's rights and obligations under this Agreement are unassignable.

## **16. ENTIRE AGREEMENT**

This Agreement constitutes the entire Agreement between the Parties with respect of the matters dealt with in this Agreement and supersedes any prior Agreements, understandings and negotiations in respect of the matters dealt with in this Agreement.

## **17. VARIATION**

17.1 This Agreement may be varied by:

17.1.1 the written consent of both Parties; or

17.1.2 the Board, upon one month's written notice, where obligations imposed upon the Board, make a variation necessary.

## **18. PROPER LAW**

18.1 The laws in force in the State of South Australia, including the law with respect to capacity to contract and manner of performance, apply to this Agreement.

18.2 The courts of the State of South Australia have exclusive jurisdiction in connection with this Agreement.

18.3 Any proceeding brought in a Federal Court must be instituted in the Adelaide Registry of that Federal Court.

## **19. ADMINISTRATION**

19.1 The Board's Representative, as specified in Item 7 of Schedule 1, shall administer this Agreement on behalf of the Board. The Chief Executive may appoint a substitute Board's Representative at any time, upon written notice of such appointment to the Grantee.

19.2 The Grantee's Representative, as specified in Item 8 of Schedule 1, shall administer this Agreement on behalf of the Grantee. The Grantee may appoint a substitute Grantee's Representative at any time, upon written notice of such appointment to the Board and to the Board's Representative.

## **20. NOTICES**

20.1 Notices must be in writing and signed by the administering Party's representative.

20.2 Notices must be given to the other Party:

20.2.1 personally;

20.2.2 by pre-paid post to the recipient's address; or

20.2.3 by email transmission to the recipient's email.

## **21. WAIVER OF RIGHTS**

The Board waives a right under this Agreement only by written notice to that effect; and nothing else done or omitted to be done by the Board in relation to the Board's rights under this Agreement will have the effect as a waiver.

## **22. SEVERANCE**

22.1 If any part of this Agreement is or becomes unenforceable, or if this Agreement would, if any part were not omitted, be or become void or

unenforceable then:

22.1.1 that part shall be severable without affecting the remainder of this Agreement and this Agreement shall then be read as if that part were not contained in it; and

22.1.2 the Parties shall attempt to renegotiate that part in good faith.

## **23. DISPUTE RESOLUTION**

23.1 The Parties must use all reasonable endeavours to resolve any dispute in good faith in accordance with the provisions of this Clause.

23.2 Where there is a dispute, the aggrieved Party must notify the other Party in writing of the existence and nature of the dispute.

23.3 Within fourteen (14) days of receipt of a notification under Clause 23.2, the Board's Representative and the Grantee's Representative must attempt to resolve the dispute.

23.4 If the Parties are unable to resolve the dispute under Clause 23.3 within twenty-eight (28) days or such longer period as may be agreed between them, they will assess whether the dispute can be resolved by using formal dispute resolution techniques such as mediation, independent expert appraisal or any alternative resolution technique.

23.4.1 The Parties agree that in pursuing dispute resolution, their first approach will be mediation where they will approach the President of the Law Society of South Australia to supply an appropriate mediator.

23.5 The procedure for dealing with disputes between the Parties under this Clause will not be without prejudice to, and will not affect, the right of any Party to seek urgent or interlocutory relief from a Court in respect of any action or threatened or suspected breach of this Agreement.

## **24. TERMINATION**

This Agreement can be terminated in the following ways:

24.1 by the mutual consent of the Parties. Where this occurs, the Parties must evidence the termination in writing; or

24.2 by the Board:

24.2.1 where the Grantee has breached or failed to comply with any of the terms of this Agreement and this breach cannot be remedied by the dispute resolution process outlined in Clause 23. Where this occurs:

24.2.1.1 all future payments of the Funds will be withheld;

24.2.1.2 the Board may require the Grantee to repay the full amount or a portion of the Funds; and

24.2.1.3 the Grantee may make a request in writing to the Board that the decision to terminate the Agreement is reviewed on the basis that they have corrected the breach or that the Board erred in finding that they were in breach of the Agreement; or

24.2.2 without cause, by giving 6 months' notice to the Grantee.



**25. COSTS**

Each Party shall bear its own costs incurred in, and incidental to the negotiation, preparation, and execution of this Agreement.

**THE PARTIES EXECUTE THIS AGREEMENT AS FOLLOWS:**

**SIGNED** for and on behalf of  
**GREEN ADELAIDE BOARD**

)  
) Name

by a person duly authorised

)  
) Position

in the presence of:

)  
) Witness Name

)  
)  
)

) Witness Address

)  
)  
) Date

**SIGNED** for and on behalf of  
**CITY OF CHARLES STURT**

)  
) Name

by a person duly authorised

)  
) Position

in the presence of:

)  
) Witness Name

)  
)  
)

) Witness Address

)  
)  
) Date

## SCHEDULE 1

**Project Name - Increasing our Urban Forest - City of Charles Sturt**

### **Item 1 – Commencement Date**

On signing of Agreement

Work must commence within two months of the date of this agreement.

### **Item 2 – Completion Date**

All work must be completed within 18 months of the date of this agreement.

### **Item 3 – Funds**

Funds \$90,000.00 (GST exclusive)

### **Item 4 – Payment Schedule**

<b>Date</b>	<b>Amount (excluding GST)</b>
On signing of agreement	\$90,000.00
	100% of grant funds paid on receipt on Tax Invoice

### **Item 5 – Insurance**

<b>Type of Insurance</b>	<b>Level of Insurance</b>
Public Liability Insurance	\$10,000,000

### **Item 6 – Grantee's Details**

City of Charles Sturt  
ABN: 42 124 960 161  
72 Woodville Road  
Woodville SA 5011

### **Item 7 – Board's Representative**

James Peters  
Senior Policy Officer  
Green Adelaide  
81-95 Waymouth Street  
ADELAIDE SA 5000  
Phone: 8226 8580  
Email: james.peters@sa.gov.au

### **Item 8 – Grantee's Representative**

John Wilkinson  
Open Space Planner  
72 Woodville Road  
Woodville SA 5011  
Phone: 84081203  
Email: jwilkinson@charlessturt.sa.gov.au

## SCHEDULE 2

### **Project Name**

### **INCREASING OUR URBAN FOREST - CITY OF CHARLES STURT**

### **Background**

The South Australian Government's Greener Neighbourhoods commitment of up to \$2 million supports local councils in the Green Adelaide region and regional cities, with populations over 10,000 people, to keep our suburban streets and open space green and cool. The grants support projects that increase tree canopy and green cover, and lead to on-ground benefits for local governments and communities. This will help to reduce the urban heat island effect, enhance visual amenity, provide health and wellbeing benefits, and create habitat for wildlife in metropolitan Adelaide and eligible regional cities.

### **Purpose of Grant**

The Greener Neighbourhoods grant program aims to support local councils to keep Adelaide's suburban streets green and cool. Benefits of greening and cooling our neighbourhoods include:

- improved social, health and wellbeing outcomes through connecting communities and being surrounded by nature;
- improved biodiversity and environmental outcomes through increased habitat and food supplies for local wildlife;
- reduction of stormwater and rainwater runoff through filtering and absorption;
- improved air quality and increased carbon sequestration;
- increased liveability of neighbourhoods and increased property values.

### **Outcomes/Deliverables**

The program will contribute to the achievement of the following objectives:

- progress against the target in the 30 Year Plan for Greater Adelaide to increase urban green cover by 20 per cent by 2045;
- reduction of the urban heat island effect across metropolitan Adelaide;
- creation of habitat for wildlife and improving natural character in the urban environment;
- improved community health and wellbeing;
- involvement of the local community and Kurna people in greening neighbourhoods.

### **Link with Government policy and/or South Australia's Strategic Plan**

Grants are to:

- Demonstrate relevance to local council strategic planning and policy.
- Provide for community benefits in areas with low canopy cover, socio-economic vulnerability and high urban heat island effect (provide evidence such as strategic plans or mapping).
- Demonstrate direct or indirect increases in tree canopy cover and contribute to the 30 Year Plan for Greater Adelaide greening targets.

- Demonstrate involvement and/or connection of communities to their environment.
- Demonstrate increased protection or enhancement of local biodiversity, habitat for wildlife and/or improved natural character in the urban environment.

### Timelines

Project Activity	Start	Finish	Grant Funding Requested	Cash Contribution	Identify cash co-contributor	In-kind Contribution	Identify in-kind co-contributor	Total activity cost
Source quotes for trees	03-Jan-2022	28-Jan-2022	0.00			500.00	City of Charles Sturt	500.00
Undertake site checks and create detailed project brief	31-Jan-2022	29-Apr-2022	0.00			35,000.00	City of Charles Sturt	35,000.00
Notify key stakeholders	02-May-2022	30-Jun-2022	0.00			4,500.00	City of Charles Sturt	4,500.00
Materials purchase and undertake reserve tree planting	01-Jul-2022	31-Aug-2022	45,000.00			30,000.00	City of Charles Sturt	75,000.00
Undertake consultation for street tree planting	01-Jul-2022	30-Nov-2022	0.00			3,000.00	City of Charles Sturt	3,000.00
Materials purchase and undertake street tree planting	01-Mar-2023	31-May-2023	45,000.00			30,000.00	City of Charles Sturt	75,000.00
Undertake ongoing monitoring and promotion	01-Sep-2022	30-Jun-2023	0.00			2,000.00	City of Charles Sturt	2,000.00
<b>Total:</b>			<b>90,000.00</b>			<b>105,000.00</b>		<b>195,000.00</b>

### Reporting Requirements

Report	Due Date
Progress Report to 31 March 2022	30 April 2022
Progress Report to 30 June 2022	31 July 2022
Progress Report to 30 September 2022	31 October 2022
Progress Report to 31 December 2022	31 January 2023
Progress Report to 31 March 2023	30 April 2023
Final Report and Financial Acquittal at completion of project (All projects to be completed by 30 June 2023)	31 July 2023

### Financial Statements

- All financial reports to be completed in DEW Grants Management System.
- Progressive financial acquittals to be completed with progress reports.
- End of financial year acquittal to be completed with progress report to 30 June 2022.
- Final financial acquittal to be completed with final report.

### **SCHEDULE 3**

#### **Special Conditions**

An updated project specific Risk Assessment must be provided with the first Progress Report.

**4.07 UPDATE ON LEASE AGREEMENT - MODEL T FORD CLUB OF AUSTRALIA**

**TO** Asset Management Committee

**FROM:** Commercial Property Management Officer - Lesley Golley

**DATE:** 21 February 2022

**Brief**

This report updates Elected Members on the status of the lease agreement to be offered to the Model T Ford Club of Australia which has not been executed because the asset they wish to occupy is currently subject to a structural investigation.

**Recommendation**

- 1. That a further Report on the status of the Model T Ford Club of Australia lease agreement is presented to Council in May 2022.**

**Status**

This report relates to or impacts upon the following Community Plan Objectives 2016-2027.

**Our Leadership - A leading & progressive Local Government organisation**

Open and accountable governance.

**Relevant Council policies are:**

- Nil

**Relevant statutory provisions are:**

- Retail and Commercial Leases Act, 1995
- Local Government Act, 1999

**Background**

At the Asset Management Committee meeting of 21 June 2021 (Item 4.41) administration were permitted to engage in a Community Engagement process supporting the Model T Ford Club of Australia (the Club) in their bid for a lease term of 10 years, which was requested because the Club wished to purchase and install a solar system. The results of the Community Engagement were presented to the Asset Management Committee at the meeting of 15 November 2021 (Item 4.71). Members resolved to offer the Club a 5+5 lease term and this was adopted at the Council meeting of 22 November 2021.

## Report

Following completion of due process for the ten year lease agreement to be offered to the Model T Ford Club of Australia (the Club), the Club were required to engage a structural engineer as part of a standardised approach to solar installation on Council assets. The purpose of the engagement is to assess suitability of the existing roof structure for the intended additional loading.

An initial investigation highlighted some structural issues and limitations to installation. Property Services staff engaged a builder to provide a solution to the concerns noted by the engineer. Following negotiation with the Club, an interim low-cost 'make good' approach was adopted to address the primary structural concerns and the Club was temporarily relocated for one week in December to accommodate the works.

Once the builder took possession of the site to commence works he noted significant termite damage which impacted the logistics of the proposal for interim works. More intrusive exploration raised additional structural concerns relating to the walls, rather than the roof sub-structure. The engineer returned to site at the builder's request and concurred the asset should remain closed. He subsequently served notice to administration staff restricting all entry to the asset.

Further investigation is ongoing and the data gathered will provide information to be used in assessing the scope of works, costings and other matters related to the integrity and serviceability of the building.

The Club has been offered alternative accommodation, the Woodville North Community Hall, for the foreseeable future at no charge, to provide continuity for their meetings and operation.

Whilst investigations continue and professional advice is sought, the ten year lease agreement is unable to be executed as there is a reasonable risk Council will not be able to fulfil the terms as they were when the lease was proposed.

The Club remains on 'holding over' conditions brought forward from their lease which expired in 2021. This is an appropriate arrangement which continues to protect both Council and the Club.

Administration staff continue to meet and communicate with the Club regularly and have provided assistance in relocating their hirers, retrieving items from the asset, storing Club equipment at the Beverley Depot and providing copies of all correspondence to the Club in a timely manner for their information. Furthermore, all fees have been suspended until further notice. The partnership has been collaborative and cooperative, with feedback and requests of the Club accommodated at every opportunity.



**Financial and Resource Implications**

The relocation of the Club has been accommodated in operational funds. Note that Portfolio income generated by rental fees will be reduced in the order of \$250 per month for this site. This impact on income will continue until such time as Council has been able to consider the information arising from the ongoing structural investigation via a formal Council report. Costs associated with attending to the asset in the longer term will also be presented in that report.

**Customer Service and Community Implications**

There are no customer service or community implications arising from this report.

**Environmental Implications**

There are no environmental implications.

**Community Engagement/Consultation (including with community, Council members and staff)**

There is no requirement for Community Engagement or consultation.

**Risk Management/Legislative Implications**

There are no risk management/or legislative implications.

**Conclusion**

The proposed ten year lease term previously endorsed by Council is unable to be offered on the same terms as those when the application was assessed. The lease agreement will therefore not be executed at this time. The Club remains on 'holding over' conditions from their recently expired lease agreement and have been given interim accommodation at no cost.

This diversion from standard practice has arisen because of previously unknown and complex structural issues at site, which are subject to ongoing assessment. Staff will continue to cooperate with, and support, the Club whilst investigating proposals for the asset.

A report will be brought to Council for consideration as soon as sufficient information is available to enable an informed decision on matters relating to the currently suspended leasing process.

**4.08 ASSET MANAGEMENT SERVICES CAPITAL WORKS & OPERATING PROGRAM VARIATIONS**

**TO** Asset Management Committee

**FROM:** General Manager Asset Management Services - Adrian Ralph

**DATE:** 21 February 2022

**Brief**

This report identifies changes to the Total Budget Expenditure for Capital Works and/or Annual Operating Projects that arise when budgeted savings are proposed to be used to offset costs over runs on a project that result from consultation outcomes, changed scope of works or tendering and procurement processes. These changes have nil effect on the total program for Capital and/or Annual Operating Budgets. Where there is an effect on the budgeted financial statements (shift between renewal and new/upgrade projects) adjustments will be referred to the next quarterly review.

### Recommendation

1. That the following variations to the Capital Works Program or Annual Operating Program be approved and adjusted in the Financial Statements at the next quarterly review as they involve transfers between renewal and new/upgrade works and or new projects to be funded by unbudgeted income:

a. A new project to install larger bins and enclosures at Henley Square be created by reallocating funds totalling \$40,000 from Project 3286 Concrete & Block Paving Footpath and kerb and gutter defect (Renewal) \$15,000) and \$25,000 from Project 3283 New Truck & Equipment (New).

b. A new project created for the Installation of fans and misters at the Beverley Waste and Recycling Centre using income received from grant funding of \$14,738 from the LGAWCS Risk Incentive funding.

2. That the following variations to the Capital Works Program be approved and budgets or scope adjusted accordingly:

a. Budgeted expenditure for Path Renewals 2020/21 Project 3167 (Renewal) be increased by \$18,359 from reallocated funds in the DDA Acces Ramp Renewal Program 2021/22 Project 3259 (Renewal) by \$18,359.

b. Budgeted expenditure for LRCI - Neighbourhood Plan May Street Streetscape Project 3253 (Renewal) be increased by \$610,000 from the Road Reconstruction Program 2021/22 Project 3331 (Renewal) by \$610,000.

c. Budgeted expenditure for Parfitt Square Automated Public toilet installation Project Number 3267 (New) be increased by \$40,000 from savings in Development of the Reserve at 1 Hurtle Street Croydon 3307 (New) by \$40,000.

d. Budgeted expenditure for the Open Space Community Projects, Project 3302 (Upgrade) \$25,000, remain unchanged and the scope change reallocating the \$5,000 to develop the Gray Street Permaculture Garden to the Cudmore Terrace Biodiversity Garden.

e. Budgeted expenditure for St Clair Recreation Precinct Project 2021/22 Project 3130 (New) be increased by \$140,000 from savings in interest payments due to deferral of 21/22 capital projects and purchases as a result of supply chain delays.

3. That by endorsing the variations listed in 1. above, Council is endorsing a variation to the approved Asset Management Plan renewal schedule where relevant.

### Status

This report relates to or impacts upon the following Community Plan Objectives 2016-2027.

#### **Our Leadership - A leading & progressive Local Government organisation**

Our values, leadership and collaborative approach are bold and courageous and enables us to deliver value for our Community and create a leading liveable City.

#### **Relevant Council policies are:**

- Nil

**Relevant statutory provisions are:**

- Nil

**Background**

The Capital Works and Annual Operating Program for 2021/22 was approved by Council at its meeting of 28 June 2021. Variations to some projects are required following identification of site specific issues, tendering processes and/or consultation outcomes resulting in scope changes or to assist project reporting. These variations are described in the report below and budget adjustments result in changes to the total budgeted expenditure for a capital or annual operating project but have nil impact across the total program. In addition, any changes will be reflected in updates to the approved Asset Management Plans and related Works Program where relevant.

## Report

### **1. Capital Works Program or Annual Operating Program requiring adjustment to the Financial Statement**

#### **1a. Replacing existing bins with larger bins and enclosures at Henley Square**

Following a review of Council's public litter bin service in 2020/21, a number of efficiencies were identified, including the opportunity to improve current waste management practices at Henley Square. At present, there are 22 bins in Henley Square that are emptied on a daily basis throughout the year. The capacity of existing bins is 140 litres and whilst additional bins are placed during the peak summer period, most bins are full each evening, which can lead to overflowing bins and litter issues in the precinct. Due to the high usage of the square in the evening, staff are unable to safely access and empty the bins at this time.

This project will replace the 22 existing bins and bin enclosures with new 240 litre bins in their current locations, providing an additional 2,200 litres of bin capacity. The new bin enclosures will improve the visual amenity of Henley Square and will be more efficient for council staff to access. The cost of this project is \$40,000.

To bring this project forward to assist with current service levels, amenity and safety funds will be reallocated from Project 3286 Concrete & Block Paving Footpath and kerb and gutter defect (Renewal) \$15,000 and \$25,000 from Project 3283 - New Truck & Equipment – Parks (New).

#### **1b. Installation of fans and misters at the Beverley Waste and Recycling Centre**

\$14,738.19 income has been received from the LGAWCS Risk Incentive funding for the installation of fans and misters at the Beverley Waste and Recycling Centre to cool the shed for both staff and our Community.

Concerns were raised at the Consultative Committee meeting held on 31 August 2021 regarding how hot it gets on site. Although there is shade with the shed, there is no air conditioning, which results in very high indoor temperatures in summer. These temperatures are considered a workplace health and safety risk to staff and potentially to the public using the facility, as the Beverley Waste and Recycling Centre operates 7 days per week and does not close on days where temperatures exceed 37.5 degrees Celsius. The installation of these misting fans will reduce the temperature in the shed by 10 degrees

The proposed solution utilises rainwater tanks as the primary water supply for environmental efficiencies, with mains water being a backup should the rainwater tanks run dry.

### **2. Capital Works Program or Annual Operating Program requiring budget or scope adjustment**

#### **2a. Path Renewals 2020/21**

The path renewal program for the 2020/21 financial year experienced a construction delay for the last set of 3 footpaths on Torrens Road in Pennington. During excavation of the existing footpath it was discovered that due to the development of adjoining private property some redesign and alteration of the existing verge would be required to achieve a DDA compliant path and not create a step between properties and the paths and also to

avoid costly alteration of the adjacent telstra infrastructure. Construction was therefore delayed and the program revised to ensure the final 3 paths would be completed by October 2021.

The works have been completed but have incurred a cost over run of \$18,359. This variation seeks endorsement to reallocate funds from the 2021/22 DDA Access Ramp Renewal program (fund not projected to be required) to cover the above overrun.

#### **2b. (LRCI May Street streetscape)**

Council was successful in receiving federal funding as part of the Local Road and Community Infrastructure (LCRI) initiative and as part of the funding, the scope of works on May Street was extended to include the road rehabilitation and associated civil works from Grace Street to West Lakes Boulevard, known as Stage 2.

This variation seeks endorsement to transfer funds for the Stage 2 works from the Road Reconstruction Program 2021/22 into the May Street Streetscape project for ease of project reporting.

#### **2c. Parfitt Square Automated Public Toilet Installation (3267)**

Parfitt Square Reserve borders Thirteenth and Drayton Street in Bowden. In response to Community demand for a public toilet on this reserve an elected member bid for the 2021/2022 financial year was successful. Due to an increase in market conditions within the construction industry and supply chain limitations an additional budget of \$40,000 is required to successfully complete all elements of the scope and deliver a public convenience to ensure safe community use and all site specific design and landscape elements are captured. The revised project budget is proposed at \$230,000.

Savings have been realised in the completed development of the reserve at 1 Hurtle Street in Croydon (3307) due to considered design elements and material selections, along with the use of internal staff to deliver the works.

It is proposed to fund the budget variance for the Parfitt Square Automated public toilet installation from the savings achieved in the reserve development in Hurtle Street, Croydon.

#### **2d. Open Space Community Projects**

The Gray Street Permaculture Garden is one of four (4) small community based capital projects that are the Open Space Community Projects. Events over the past 18 months have resulted in this project no longer being viable due to the key community members needing to divert their time and energy to family needs.

A group of Cudmore Terrace, Henley Beach South residents have proposed a biodiversity garden in the centre median opposite 5,7 & 9 Cudmore Terrace. The garden involves the measurement of existing biodiversity, habitat opportunities and temperature. Collecting data on an ongoing basis in relation to biodiversity, heat and other success factors, such as any improved invertebrate activity and heat changes as the landscaping grows and matures, the plantings will use species that attract bees, butterflies and other insects, as well as improving overall mycorrhizal/microbial activity.

All data will be documented with before and after data relating to plants, any improved invertebrate activity and heat changes.

Local community members are also keen to develop small co-neighbouring groups to improve community connection.

The group has applied for DWA funding for an native bee hotel to complement the biodiversity plantings.

### **2e. St Clair Recreation Precinct Project**

The St Clair Precinct upgrade includes a new public toilet and servery to be constructed on Ovals 3 & 4 to serve the local community. The North West Junior Soccer club will utilise the servery on game days. Due to inflated market conditions caused by COVID-19, there have been unforeseen cost increases. The structural steel, timber and steel pier footing materials have seen significant increases in price in line with industry conditions apparent on all construction projects in South Australia. To ensure best value for Council in these volatile market conditions, materials have been ordered to secure timely delivery times with substructural and superstructural elements and to lock in the increasing steel and timber prices. However, additional funds are now required for the remainder of works including the internal fit out, fixtures and fittings along with electrical and hydraulic connections. It is proposed to fund the project shortfall of \$140,000 from savings realised in interest payments due to deferral of 2021/22 capital projects and purchases as a result of supply chain delays.

## Financial and Resource Implications

## 1. Capital Works Program or Annual Operating Program requiring adjustment to the Financial Statement

Approved Projects 2021/22	Project Type (Renewal, New / Upgrade)	Project Number	Approved Budget Amount	New Proposed Budget Amount	Variance	Reason for Change
1a. Replacing existing bins with larger bins and enclosures at Henley Square.	New	New	\$0	\$40,000	\$40,000	New project created to achieve increased capacity bins at Henley Square.
Concrete & Block Paving Footpath and kerb and gutter defect	Renewal	3286	\$1,800,000	\$1,785,000	-\$15,000	Funds reallocated due to costs lower than anticipated.
New Truck & Equipment - Parks	New	3283	\$149,000	\$124,000	-\$25,000	Funds reallocated due to costs lower than anticipated.
1b. Installation of fans and misters at the Beverley Waste and Recycling Centre	New	New project	\$0	\$14,738.19	+\$14,738.19	Funding received to install misters and fans at the Beverley Waste and Recycling Centre



## 2. Capital Works Program or Annual Operating Program requiring budget or scope adjustment

Approved Projects 2021/22	Project Type (Renewal, New / Upgrade)	Project Number	Approved Budget Amount	New Proposed Budget Amount	Variance	Reason for Change
2a. Path Renewal 2020/21	Renewal	3169	\$43,000	\$61,359	+\$18,359	Cost over run of program for final footpaths requiring re-design of verge and telstra infrastructure
DDA Access Ramp Renewal Program 2021/22	Renewal	3259	\$145,000	\$126,641	-\$18,359	To fund cost over run in Path Renewals 2020/21
2b. LRCI - Neighbourhood Plan May Street Streetscape Project	Renewal	3253	\$1,091,486	\$1,701,486	+\$610,000	To cover road rehabilitation and associated civil works for Stage 2
Road Reconstruction Program 21/22	Renewal	3331	\$4,569,000	\$3,959,000	-\$610,000	To fund cost of Stage 2 works, May Street
2c. Parfitt Square Automated Public Toilet Installation	New	3267	\$190,000	\$230,000	+\$40,000	Additional funds required to fund the project shortfall due to Increased construction and material costs
Development of Hurtle Street Reserve in Croydon	New	3307	\$90,000	\$50,000	-\$40,000	Savings achieved due to considered design and material selections
2d. Open Space Community Projects	New	3302	\$25,000	\$25,000	\$0	Partial change of scope. No financial variation

Approved Projects 2021/22	Project Type (Renewal, New / Upgrade)	Project Number	Approved Budget Amount	New Proposed Budget Amount	Variance	Reason for Change
2e. St Clair Recreation Precinct Project	New	3130	\$355,183	\$495,183	+\$140,000	Savings in interest payments due to deferral of 2021/22 capital projects and purchases as a result of supply chain delays.

#### Customer Service and Community Implications

The Capital Works and Annual Operating Program variations have arisen for a variety of reasons and involve improving or modifying service levels provided by the various assets managed by council in response to community need.

#### Environmental Implications

There are no environmental implications.

#### Community Engagement/Consultation (including with community, Council members and staff)

There is no requirement for Community Engagement or consultation.

#### Risk Management/Legislative Implications

There are no risk management/or legislative implications.

#### Conclusion

The Capital Works and Annual Operating Program variations in this report are in response to budget savings, consultation outcomes, or changed scope of works and do not require an overall change to the existing aggregated capital works and operating budget allocation for 2020/21. Amendments will be made to the relevant work plan and Asset Management Plan.

**4.09 FINANCIAL FORECAST UPDATE FOR THE FLEET SERVICES ASSET MANAGEMENT PLAN**

**TO** Asset Management Committee

**FROM:** Fleet Manager - Evert Verhage

**DATE:** 21 February 2022

**Brief**

This report provides the updated financial forecast relating to the Fleet Services Asset Management Plan (AMP) 2020 for input to the Long-Term Financial Plan (LTFP).

**Recommendation**

- 1. That the report be received and noted.**
- 2. That the Revised Projected Capital Renewal and Replacement Works Program be adopted and the revised financial forecasts be updated in the long term financial plan.**

**Status**

This report relates to or impacts upon the following Community Plan Objectives 2020-2027.

**Our Environment - An environmentally responsible & sustainable City**

Greenhouse gas emissions significantly reduce, and we adapt to our changing climate.

**Our Leadership - A leading & progressive Local Government organisation**

The management of our city is progressive, responsive and sustainable to ensure a united and unique place for future generations.

**Relevant Council policies are:**

- City of Charles Sturt Asset Management Policy
- City of Charles Sturt Asset Accounting Policy

**Relevant statutory provisions are:**

- South Australian Local Government Act 1999
- Local Government (Financial Management and Rating) Amendment Act 2005
- AAS27 Financial Reporting by Local Governments

**Background**

The Fleet Services Asset Management Plan (AMP) was adopted in 2020 (AM 18/05/2020, Item 4.40, CL 25/05/2020, Item 2.2). At that time, the Projected Capital Renewal and Replacement Works Program was prepared by a comprehensive review of the estimated useful life of Council's heavy and light fleet acquisitions and disposals.

## Report

As at February 2022 the overall Fleet Services asset management strategy remains the same, however the financial forecast has been updated following increased costs to heavy and light fleet due to the impact COVID-19 is having on the supply chain, the endorsed Net Zero Strategy and previously endorsed budget reviews over 21/22 to reallocate capital funds (refer to CL 11/10/21, Confidential Item 11.08).

The adjustments to the financial forecast are summarised below and are reflected in the Revised Plant and Vehicle Renewal Plan.

- Light Fleet vehicle adjustments are required due to high demand in this sector and shortage of stock. Light vehicle prices have increase above the budgeted values adopted in the LTFP. Global parts supply shortages and price inflation is driving increases in manufacturing costs and these costs are being passed on to dealers.
- As a part of the endorsed Net Zero strategy we are also transitioning to a Hybrid and EV fleet which is adding to the costs in comparison to the standard diesel/petrol driven fleet in the LTFP.
- Heavy Fleet supply is also significantly impacted by high demand and shortage of stock. We have also seen a greater price increase that what we budgeted for in our LTFP.
- Reallocation of capital funds in 21/22 (refer to CL 11/10/21, Confidential Item 11.08) from the Heavy Fleet budget.

A new Fleet Services AMP with a strategy incorporating the Council endorsed Net Zero strategy and taking account of changes in market conditions will be presented to council within 2 years of councils next election as per the Local Government Act 1999.

**Financial and Resource Implications**

Financial resources associated with the management of Fleet Services for the 2020 - 2030 period are identified in the Revised 2020/21 - 2029/30 Plant and Vehicle Renewal Plan - refer tables below.

**Original 2020/21 - 2029/30 Plant and Vehicle Renewal Plan**

2020/21 - 2029/30 PLANT AND VEHICLE RENEWAL PLAN										
Summary of Budget Implications										
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
<b>LIGHT VEHICLES</b>										
Purchase Price	\$ 1,198,780	\$ 1,153,471	\$ 628,915	\$ 1,634,939	\$ 779,690	\$ 799,492	\$ 1,715,349	\$ 882,951	\$ 861,310	\$ 1,384,617
Trade-in Value	\$ 634,502	\$ 632,004	\$ 343,958	\$ 855,505	\$ 418,574	\$ 429,335	\$ 897,399	\$ 472,010	\$ 461,713	\$ 730,446
Net Changeover Cost	\$ 564,278	\$ 521,467	\$ 284,957	\$ 779,434	\$ 361,116	\$ 370,158	\$ 817,950	\$ 410,941	\$ 399,597	\$ 654,171
<b>CHARGEABLE PLANT</b>										
Purchase Price	\$ 1,241,540	\$ 1,412,749	\$ 1,907,004	\$ 1,832,935	\$ 2,056,167	\$ 3,167,604	\$ 2,265,962	\$ 3,084,687	\$ 1,266,494	\$ 866,445
Trade-in Value	\$ 292,351	\$ 326,582	\$ 442,954	\$ 419,217	\$ 466,541	\$ 724,730	\$ 520,092	\$ 696,570	\$ 275,221	\$ 187,587
Net Changeover Cost	\$ 949,189	\$ 1,086,168	\$ 1,464,050	\$ 1,413,718	\$ 1,589,626	\$ 2,442,874	\$ 1,745,870	\$ 2,388,118	\$ 991,273	\$ 678,858
<b>CONSUMABLE PLANT</b>										
Purchase Price	\$ 42,657	\$ 43,723	\$ 44,772	\$ 45,757	\$ 46,764	\$ 47,933	\$ 49,132	\$ 50,360	\$ 51,619	\$ 52,909
Trade-in Value										
Net Changeover Cost	\$ 42,657	\$ 43,723	\$ 44,772	\$ 45,757	\$ 46,764	\$ 47,933	\$ 49,132	\$ 50,360	\$ 51,619	\$ 52,909
<b>TOTAL PLANT</b>										
Purchase Price	\$ 2,482,976	\$ 2,609,944	\$ 2,580,692	\$ 3,513,632	\$ 2,882,621	\$ 4,015,030	\$ 4,030,443	\$ 4,017,999	\$ 2,179,422	\$ 2,303,971
Trade-in Value	\$ 926,853	\$ 958,586	\$ 786,912	\$ 1,274,723	\$ 885,115	\$ 1,154,064	\$ 1,417,491	\$ 1,168,580	\$ 736,933	\$ 918,033
Total Net Changeover Cost	\$ 1,556,123	\$ 1,651,357	\$ 1,793,780	\$ 2,238,909	\$ 1,997,506	\$ 2,860,965	\$ 2,612,952	\$ 2,849,418	\$ 1,442,489	\$ 1,385,938

**Revised 2020/21 - 2029/30 Plant and Vehicle Renewal Plan**

2020/21 - 2029/30 PLANT AND VEHICLE RENEWAL PLAN (UPDATED)										
Summary of Budget Implications										
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
<b>LIGHT VEHICLES</b>										
Purchase Price	\$ 1,198,780	\$ 1,153,471	\$ 683,808	\$ 1,896,530	\$ 779,690	\$ 799,492	\$ 1,715,349	\$ 882,951	\$ 861,310	\$ 1,384,617
Trade-in Value	\$ 634,502	\$ 632,004	\$ 299,215	\$ 855,505	\$ 418,574	\$ 429,335	\$ 897,399	\$ 472,010	\$ 461,713	\$ 730,446
Net Changeover Cost	\$ 564,278	\$ 521,467	\$ 384,593	\$ 1,041,025	\$ 361,116	\$ 370,158	\$ 817,950	\$ 410,941	\$ 399,597	\$ 654,171
<b>CHARGEABLE PLANT</b>										
Purchase Price	\$ 1,241,540	\$ 740,749	\$ 2,779,004	\$ 2,089,546	\$ 2,056,167	\$ 3,167,604	\$ 2,265,962	\$ 3,084,687	\$ 1,266,494	\$ 866,445
Trade-in Value	\$ 292,351	\$ 161,382	\$ 442,954	\$ 309,514	\$ 466,541	\$ 724,730	\$ 520,092	\$ 696,570	\$ 275,221	\$ 187,587
Net Changeover Cost	\$ 949,189	\$ 579,367	\$ 2,336,050	\$ 1,780,032	\$ 1,589,626	\$ 2,442,874	\$ 1,745,870	\$ 2,388,118	\$ 991,273	\$ 678,858
<b>CONSUMABLE PLANT</b>										
Purchase Price	\$ 42,657	\$ 43,723	\$ 44,772	\$ 45,757	\$ 46,764	\$ 47,933	\$ 49,132	\$ 50,360	\$ 51,619	\$ 52,909
Trade-in Value										
Net Changeover Cost	\$ 42,657	\$ 43,723	\$ 44,772	\$ 45,757	\$ 46,764	\$ 47,933	\$ 49,132	\$ 50,360	\$ 51,619	\$ 52,909
<b>TOTAL PLANT</b>										
Purchase Price	\$ 2,482,976	\$ 1,973,943	\$ 3,507,584	\$ 4,031,833	\$ 2,882,621	\$ 4,015,030	\$ 4,030,443	\$ 4,017,999	\$ 2,179,422	\$ 2,303,971
Trade-in Value	\$ 926,853	\$ 793,386	\$ 742,169	\$ 1,165,019	\$ 885,115	\$ 1,154,064	\$ 1,417,491	\$ 1,168,580	\$ 736,933	\$ 918,033
Total Net Changeover Cost	\$ 1,556,123	\$ 1,144,557	\$ 2,765,415	\$ 2,866,814	\$ 1,997,506	\$ 2,860,965	\$ 2,612,952	\$ 2,849,418	\$ 1,442,489	\$ 1,385,938

**Customer Service and Community Implications**

The provision of appropriate Fleet assets are essential to the delivery of services that meet our community's needs and expectations.

**Environmental Implications**

Environmental implications associated with Fleet Services are identified in the adopted 2020 AMP. Some of the proposed changes will improve environmental outcomes through supporting the hybrid and EV fleet objectives of the endorsed Net Zero strategy.

**Community Engagement/Consultation (including with community, Council members and staff)**

Prior to its adoption, the 2020 AMP was presented to the community for a 4-week consultation period and no changes were required.

**Risk Management/Legislative Implications**

Risk management/legislation implications associated with the management of Fleet Services are identified in the adopted 2020 AMP.

**Conclusion**

The Revised Plant and Vehicle Renewal Plan reflects updates to the financial forecast following cost increases predominantly due to COVID-19 market conditions and changes in fleet mix to achieve the Net Zero strategy. The LTFP will be amended to align with the updated financial forecast relating to the AMP.

#### 4.10 MILITARY ROAD AND MAIN STREET UPGRADE AND PUBLIC PLAZA - PROJECT UPDATE

**TO** Asset Management Committee

**FROM:** Transport Engineer - Sara Morrison

**DATE:** 21 February 2022

##### **Brief**

This report provides an update on the status of the Military Road and Main Street Upgrade and Public Plaza project for the October-December quarter.

##### **Recommendation**

- 1. That the report be received and noted.**
- 2. That further quarterly reports be provided to Council updating the progress of the project.**

##### **Status**

This report relates to or impacts upon the following Community Plan Objectives 2020-2027.

##### **Our Community - A strong and connected community**

Charles Sturt is made up of strong and vibrant communities; we celebrate our identity; heritage and cultural diversity. People feel a sense of belonging, inclusion and social connectedness.

People embrace healthy living, physical activity and ageing well.

##### **Our Liveability - A liveable City of great places**

A well-designed urban environment that is adaptive to a diverse and growing City. City assets and infrastructure are developed and enhanced on a strategic and equitable basis in collaboration with local communities and other relevant parties, including industry and government.

Drive an integrated, responsive transport system and well-maintained network of roads and paths that facilitate safe, efficient and sustainable connections.

Enhance the diversity of open spaces to create innovative, accessible and flexible community spaces.

##### **Our Environment - An environmentally responsible & sustainable City**

Our city is greener to reduce heat island effects and enhance our biodiversity.

Charles Sturt is recognised as a leading partner and educator pursuing a sustainable future with our community.

### **Our Economy - An economically thriving City**

Local businesses and entrepreneurial activities flourish through the support, engagement and relationships that are developed and maintained.

### **Our Leadership - A leading & progressive Local Government organisation**

Our values, leadership and collaborative approach are bold and courageous and enables us to deliver value for our Community and create a leading liveable City.

The management of our city is progressive, responsive and sustainable to ensure a united and unique place for future generations.

Open and accountable governance.

#### **Relevant Council policies are:**

- Asset Management Policy
- Community Engagement
- Risk Management Policy
- Procurement Policy

#### **Relevant statutory provisions are:**

- Road Traffic Act
- Local Government Act

### **Executive Summary**

This project is upgrading the streetscapes of Military Road (between North Street and South Street) and Main Street (between Military Road and East Terrace), as well as converting the western end of Main Street (between Seaview Road and Military Road) to a public plaza. The project includes various road safety, environmental and community benefits.

The project underwent multiple rounds of community consultation, beginning in 2018, and the final design was endorsed by Council in January 2021 (refer CL 25/01/21, Item 6.02). BMD were appointed after an open tender process and Construction began in October 2021.

Construction is progressing well and within budget, with the civil work beginning in the October-December quarter on (1) Military Road between South Street and Main Street, and (2) Main Street (southern side).

Works also began on the section of Military Road between North Street and Durham Street on 4 January, which will be further reported in the next quarterly report. Work to underground the power lines by SA Power Networks is scheduled to commence in March 2022, followed by the final stages of the streetscape upgrade. The plaza is due to be constructed from late April 2022.

The community has various options to ask questions of the project team, including a project email, phone number, and drop-in site office. The project is listed on the SitePodium App, with users able to receive instant construction updates. Regular stakeholder meetings are held. Traffic management and local detours are in place to ensure public safety.



**Background**

A report titled "Military Road and Main Street Upgrade - Detailed Design and Budget Commitment" was presented to Council on 25 January 2021 (refer CL 25/01/21, Item 6.02), presenting the final design, seeking a funding commitment and accepting State Government Places for People grant funding. That report detailed the background of consultation on the project, which began in 2018.

A budget bid was then approved to construct the project in the 2021/22 financial year. This report details the progress made in the October-December quarter.

## Report

### Detailed design

The detailed design is regularly amended following site investigations, community consultation and construction issues. Minor changes to the design (since concept plans were endorsed and released) include:

- path renewal included adjacent 93 North Street (immediately north of works site)
- parking bay shortened opposite Durham Street intersection
- pedestrian path segments (crossing Military Road) removed from Durham Street intersection
- additional path / landscaping reduction in front of 273/273A Military Road
- additional protuberances in front of 8 South Street (South Street side) and in front of the church at 188 Military Road (Military Road side), to ensure sightlines to Zebra crossings
- Main Street median parking bays changed from permeable paving to asphalt (refer to Environmental section below)

These changes are not considered to be material to warrant update to the concept plans or project fly-through as these plans and fly-through are indicative only.

### Tender

The project construction was listed for open tender and BMD were successful in winning the tender. BMD were appointed to undertake the project construction work, including powerline civil work.

SA Power Networks have agreed that Council's contractor will undertake the civil work required for the undergrounding of the power lines. SA Power Networks are remunerating Council for this work, and undertaking the cabling work, property connections and other non-contestable work associated with the undergrounding of power lines. Enerven have been appointed by NBN Co to underground the NBN assets.

### Construction

Consultation about the project construction began in September (detailed in the engagement section below) and construction began on the project in mid-October 2021. During the October-December quarter, construction work included:

#### Military Road - South Street to Main Street

- Road reserve completely demolished, with the exception of the eastern path.
- Undergrounding conduit installation completed.
- New stormwater drain installation completed.
- Military Road/South Street roundabout work substantially completed, with finishing work, including splitter islands, wearing course and linemarking of the zebra crossings still to occur.
- Streetscape work (South to Main) awaiting available concrete kerb sub-contractor.
- Streetscape work (Kent to Main) awaiting SA Power Networks work prior to asphalt, paths, driveways, irrigation and landscaping.

#### Planned for next quarter:

- eastern path demolition
- Kent Street raised intersection is scheduled for installation in February (pending sub-contractor availability, covid-19 disruption, weather, etc.)
- New pedestrian wombat crossing is scheduled for installation in February (pending sub-contractor availability, covid-19 disruption, weather, etc.)

Main Street (southern side) - Military Road to East Terrace

- Road reserve completely demolished, with the exception of the southern path.
- Undergrounding conduit installation completed.
- The detailed design has been amended following our arborist inspection of the Norfolk Island Pine trees in the median. Adjustments to the median car parking bays have been made (kerb, width and material) to prevent damage to tree roots.
- Streetscape work awaiting concrete kerb sub-contractor, and SA Power Networks work prior to asphalt, paths, driveways, irrigation and landscaping.

Planned for next quarter:

- Demolition of southern path
- SA Power Networks undergrounding work

Main Street (northern side) - Military Road to East Terrace

- Civil works have not began.
- This road segment has been temporarily modified to accommodate two directions of traffic and two lanes of parking.

Military Road - North Street to Main StreetPlanned for next quarter:

- Work to begin 4 January 2021 at the North Street and Military Road roundabout. Works will progress from North Street toward Main Street.
- Streetscape demolition (North to York).
- Undergrounding conduit installation.
- New stormwater drain installation (North Street to Main Street)
- Durham Street raised intersection is scheduled for installation in late February (pending sub-contractor availability, covid-19 disruption, weather, etc.)
- Bus and delivery vehicles are detouring along Durham Street and York Street with traffic and parking restrictions in place.

As works move further south along this section, the bus route will be detoured to Seaview Road. At least one Pavilion car park access will remain open to vehicles at all times. The loading dock impacts are being worked through with the Pavilion, Foodland, BMD and Council staff.

Main Street Plaza

- Works are planned to begin in late April 2022.

Car Parking

An electronic smart parking system was included in the January report to Council (refer CL 25/01/21, item 6.02). This system, to assist drivers to find an available on-street car park was put to tender, however did not proceed. The tender submissions were price prohibitive.

Instead, a number of other options to alleviate parking concerns and congestion in the area were investigated by staff, including a park'n'ride with shuttle bus, free public transport and free e-scooters.

It was decided that, to balance the competing interests for parking in the area (from residents and their visitors, staff and visitors to the precinct), a fairer distribution of parking options throughout the precinct was required. Previously, the majority of the streets close to Henley Square had all-day, unrestricted parking. To assist visitors to find a

car park in the area, sections of 3-hour time limits on one side of the road were installed on:

- North Street
- Military Road
- Durham Street
- Main Street
- Sussex Street
- Kent Street
- Esplanade

These sections of 3-hour parking operate between 8am - 6pm, Monday to Saturday and have been installed as a temporary measure during the roadworks. Following the completion of the roadworks, community consultation will be undertaken to determine whether the time limits remain, are revised or are removed.

The community were informed of the new time limits through a letter-box drop to the area (contained within the project construction newsletter), and on social media. A map has been produced and is on the City of Charles Sturt project website, indicating where the all-day and short-term parking is within the precinct.

A contract enforcement officer has been engaged to work on a part-time basis to enforce the new parking controls.

#### **Financial and Resource Implications**

##### Expenditure (December)

Council Budget	\$8,942,557 (includes \$1,700,000 from road budget)
Income	\$3,041,899.00
Total Budget	\$11,984,456.00
Expenditure as at December End of Month	\$1,994,087

It is expected the project will be delivered within budget, with approximately \$2 million being carried over into the 2022/23 financial year, to complete the works.

##### Income

SA Power Networks are contributing \$2,590,651 to the project. Council's contribution to underground the power lines is \$1,295,325. The estimated cost for Council to complete the undergrounding civil work is \$1,724,587 therefore \$429,261 will be paid to Council by SA Power Networks at the completion of the undergrounding civil work.

Council were successful in receiving a State Government Places for People grant of \$2,612,638 million. Bi-monthly updates on the progress of this grant are provided to the State Government.

### Customer Service and Community Implications

The area is currently experiencing major traffic disruptions, with traffic management and local detours in place to ensure public safety.

- Military Road is completely closed to through traffic between South Street and Main Street.
- Military Road is completely closed to through traffic between North Street and Durham Street (from January 2022, not in the Oct-Dec quarter).
- Main Street (southern side) is completely closed to through traffic.
- Pedestrian access (on one side of the road) is maintained with some minor detours in place and traffic management controllers assisting with access.
- Temporary parking and traffic restrictions are or will be in place on Chester Street, Durham Street, York Street and Main Street to cater for detouring traffic.
- Local residents predominately have access to their driveways with the exception of short term disruptions while driveways are excavated and re-laid.
- Customers of the Pavilion are assisted through the roadwork by custom made directional signs advising that the Pavilion Car Park is open.

BMD have been given approval to use the Henley Depot for storage of construction materials. This site continues to be utilised by the Toy Boys, Woodworkers and volunteer community bus drivers. The use of the site is being carefully managed to ensure safety and reduce inconvenience as far as possible.

The Council-owned property at 318 Seaview Road is being used for the contractor site office. CCS staff are also working within the office, including Council's project engineer, project manager and Community Engagement Officer. The site office is open to the public two days per week during construction, with the exception of January and February when it is closed due to the current COVID-19 outbreak.

SA Water emergency work to repair a sink-hole at the intersection of Military Road and Main Street in November / December, as well as Department for Environment and Water work on the underground aquifer in December, resulted in increased disruption to residents, businesses, parking and traffic flow during the lead-up to Christmas.

### Environmental Implications

Construction work around the Norfolk Island Pine trees has been carefully managed with a Council arborist providing input into the construction methodology and attending the site at milestone points. The design of the Main Street median and median parking bays was altered following a slot trench identifying large tree roots that would be impacted by the project. For this reason, the permeable paving in the median parking bay was replaced with asphalt due to the reduced depth of the pavement base required for asphalt. Kerbs on both sides of the median parking bay were also amended and the parking bay was narrowed.

New stormwater drains are being installed on Military Road between South Street and North Street. This will reduce localised flooding.

Following the completion of the civil works, each section will be landscaped with irrigation followed by the planting of trees, plants, shrubs and grasses.

**Community Engagement/Consultation (including with community, Council members and staff)**

Significant consultation with local business owners and residents has been ongoing since 2018 with initial concept and concept design consultation occurring in 2018, 2019, 2020 and 2021. Detailed design consultation followed Council endorsement of the final design in early 2021.

Prior to construction starting, local residents and businesses were notified via a flyer and invited to attend a community drop-in session or business briefing on 21 September 2021.

A project phone number, email address, SitePodium app page (for construction updates) and site office (open to the public 2 days per week) was established from 14 September 2021, to give the community various options to contact the project team for information. This is in addition to the information on the website and frequently asked questions which are regularly updated. The site office is currently closed to the public (Jan/Feb 2022) due to the current COVID-19 outbreak.

The project team received 199 community enquiries in the Oct-Dec quarter, from 145 community members. The enquiries vary and include questions about construction time frames, design, residential access, noise and vibrations, car parking and landscaping selections.

Regular stakeholder meetings are held with Pavilion and Foodland representatives regarding the loading dock and car park access points. Discussions are ongoing with the Ramsgate regarding the Main Street plaza.

An article was released by Glam Adelaide in December, including comments provided on behalf of Mayor Angela Evans. The article focused on the benefits of the upgrade, and encouraged the community to support the local businesses during the roadworks.

Quarterly project newsletters have been sent to owners and delivered to residents and businesses in September and December. A project update was included in the December edition of Kaleidoscope. Relevant project updates are posted on the City of Charles Sturt social media. Letters regarding specific work stages are sent to owners and delivered to residents who are directly impacted. The contractor is liaising with residents about driveway access matters.

**Risk Management/Legislative Implications**

A project risk assessment was conducted, and risks identified prior to the design and construct tender release. Various risks were identified, and control measures were implemented to manage the risk.

A project steering group has been appointed to oversee the project and will review risks and control measures throughout the project.

**Conclusion**

The works on the project are progressing to schedule and within budget, with works well progressed on Military Road between South Street and Main Street, and beginning on Military Road between North Street to Main Street. Works on Main Street are underway and the plaza is due to commence in late April.

Construction work will continue into the 2022/23 financial year and is planned to be completed prior to the December school holidays.

**4.11 ST CLAIR RECREATION CENTRE - YMCA QUARTERLY REPORT TO DECEMBER 2021**

**TO** Asset Management Committee

**FROM:** Commercial Property Management Officer - Lesley Golley

**DATE:** 21 February 2022

**Brief**

This report provides an update on the operational status of the St Clair Recreation Centre.

**Recommendation**

- 1. That Council notes the YMCA's monthly Performance Reports for October, November and December 2021.**

**Status**

This report relates to or impacts upon the following Community Plan Objectives 2016-2027.

**Our Community - A strong and connected community**

People embrace healthy living, physical activity and ageing well.

**Our Liveability - A liveable City of great places**

City assets and infrastructure are developed and enhanced on a strategic and equitable basis in collaboration with local communities and other relevant parties, including industry and government.

**Our Economy - An economically thriving City**

The Western Region economy is promoted through leadership and collaboration across all stakeholders and our community.

**Our Leadership - A leading & progressive Local Government organisation**

Our values, leadership and collaborative approach are bold and courageous and enables us to deliver value for our Community and create a leading liveable City. Open and accountable governance.

**Relevant Council policies are:**

- Nil

**Relevant statutory provisions are:**

- Nil



**Background**

AM 18/02/2019, Item 3.15  
AM 18/03/2019, Item 3.26  
AM 15/04/2019, Item 3.35  
AM 20/05/2019, Item 3.49  
AM 17/06/2019, Item 3.64  
AM 15/07/2019, Item 3.74  
AM 19/08/2019, Item 3.87  
AM 16/09/2019, Item 3.102  
AM 21/10/2019, Item 3.109  
AM 18/11/2019, Item 3.125

AM 17/02/2020, Item 4.17  
AM 16/03/2020, Item 4.28  
AM 17/08/2020, Item 4.69  
AM 19/10/2020, Item 4.85  
AM 15/11/2020, Item 4.97  
AM 15/2/2021, Item 4.11  
AM 15/3/2021, Item 4.20  
AM 17/04/2021, Item 4.29  
AM 20/09/2021, Item 4.60  
AM 15/11/2021, Item 4.79

## Report

### Centre Management

In line with the Management Agreement with YMCA of South Australia, monthly data is being collated and regular meetings held between Council administration and the YMCA to monitor the ongoing progress in relation to financial performance, utilisation, attendance, key performance indicators (KPIs) and other relevant matters. These are formally reported to Council by way of a quarterly Performance Report.

#### October 2021

A summary of activity is attached as **Appendix A**.

Some of the key points within the activity report include:

- Net profit - a net profit of \$11,837 reported for the month of October, which is less than the budgeted \$14,443.
- New gymnasium memberships have decreased as this service competes with a growing number of private fitness chains opening in the area and triggering heavy discounting.
- Sporting competition - school and social sports reached record levels with the largest number of teams and competitions since the Centre opened.
- The Cafe continues to grow in popularity and contributed significantly to the profitable net result.

The stadium is still carrying a loss from the July and August 2021 COVID-19 closure and then activity restrictions.

Whilst the cafe is enjoying great success, overheads associated with product purchase and staffing means the margin of profit is not comparable to the stadium.

A key event over the October long weekend was the Comic and Toy Expo.

There was one major incident in October, with a skate participant fracturing a bone. The incident was reported to SafeworkSA per standard procedure and the case was closed with no adverse findings or follow up required.

The Centre Manager, David Couch, announced his departure from the position and recruitment of a replacement commenced in November.

#### November 2021

A summary of activity is attached as **Appendix B**.

Some of the key points within the activity report include:

- Net profit - a net profit of \$1,407 reported for the month of November, significantly less than the budgeted \$27,295 for the month.
- Income was slightly lower than anticipated but the major contributor to the net result was expenditure around 10% greater than budgeted. Expenditure will be systematically reviewed in early 2022 by the new Centre Manager.
- Event bookings began to recover following an initial flurry of cancellations in October arising from the announcement of state borders opening in

November.

Reactive maintenance costs exceeded budget in November largely owing to damaged automatic doors requiring an expensive fix.

One major incident was reported with a sporting competition participant suffering an achilles tear. No collisions or faulty equipment contributed to the unfortunate injury.

#### December 2021

A summary of activity is attached as **Appendix C**.

Some of the key points within the activity report include:

- Net profit - December saw a \$19,242 loss posted, which was \$11,036 greater than budgeted.
- Member visits have dropped substantially when compared to December 2020, with a 15-20% lower figure reported across the same quarter in 2020.
- Gym visits continue to decline also. This is consistent with the anticipated impact of a number of new corporate fitness entities opening in the area, offering aggressively discounted introductory offers. COVID-19 hesitancy is further impacting participation. The normally strong December membership drive, which included waiving joining fees, was not as successful as previous years and almost all aspects of the gymnasium business area performance declined in December.
- Stadium utilisation is comparable to December 2020 but remains impacted by (voluntary) competition curtailment, shortened seasons and teams withdrawing when unable to reliably field a team. The Basketball Association of South Australia (BASA) also altered their competition scheduling for our District, creating clashes with the Centre's stadium booking times. Some BASA teams have had to be moved to alternative venues to meet the new BASA scheduling.
- Events performed consistently when compared to 2020 indicators, whilst skating and birthday parties show increased participation.

Events included a Christmas Carnival (basketball) and a Football SA tournament. The annual membership drive commenced with 'no joining fees' offered on new memberships.

Interviews for the new Centre Manager were held in the second week of December and the new staff member, Tristan Owen, commenced 24 January 2022. Some preliminary aims for the role will be to address increased staff costs associated with new 'COVID normal' operational requirements and strategically reviewing gymnasium performance.

#### Half year summary

Overall Centre attendance is up compared to the same period in 2020-21 and aside from the fiscal performance, all other operational performance indicators continue to be met satisfactorily.

Whilst the cafe has provided an income boost which contributes to a small net profit posting for the first 6 months, the costs associated with stocking and staffing the cafe limits profitability margins when compared to other core business areas.

The financial year started problematically with COVID-19 closures and limits on activity heavily impacting all areas in July and August. At that point the Centre was reporting a \$35,000 under-performance compared with budget, which was directly related to income reduction. Income has since continued to meet budget; however, significantly increased expenditure to meet staffing & cleaning requirements, unexpected breakdown maintenance costs and acquisition of stock for the cafe have impacted bottom line profitability and thus far limited any mitigation of the negative start to the financial year.

Aside from the (non-negotiable) staffing and cleaning changes to operation, the Centre also continues to be impacted by events outside of its control in relation to COVID-19. Some sporting competitions have shortened their seasons owing to voluntary team withdrawals following the opening of SA borders in late November whilst other events have cancelled or scaled down considerably. Whilst this has provided some space for new sporting competitions to grow, COVID-19 will continue to impact staffing, participation and event scheduling - and therefore ultimately Centre performance - in 2022. Also of note is that the Basketball Association of SA (BASA) recently altered competition timetables for the District competition, creating a clash with other stadium user bookings and resulting in some District matches needing to be moved to other Centres. This change is expected to have some flow-on effect into the near future until peak utilisation can be attained again.

A revised anticipated operational profit in the vicinity of \$45,000 for the 21-22 financial year has been informally projected by the YMCA, approximately \$100,000 less than the budget set in mid-2020; however, the YMCA will continue to prioritise both KPI achievement and investigating resource and business management changes for maximum performance in a difficult environment. A focus on retaining the Centre's reputation as a destination venue and community hub will remain central to operational reviews and planning.

#### **Financial and Resource Implications**

The year to date performance is well under budget, however the Centre is not yet posting an overall loss compared to budget. The net profit after the first half of the year is \$3,036.

#### **Customer Service and Community Implications**

There are no Customer Service or Community implications.

#### **Environmental Implications**

There are no environmental implications.

#### **Community Engagement/Consultation (including with community, Council members and staff)**

There is no requirement for Community Engagement or consultation.

### Risk Management/Legislative Implications

There are no risk management/or legislative implications.

### Conclusion

The Centre is recovering from a volatile and challenging period, as are many other businesses in the area. The YMCA acknowledge that unknown third party actions such as border openings and then the response of community members to that - for example, cancellation of events, shortening of some competition seasons and voluntary withdrawal of teams - will continue to impact the business into the future. Fortunately all non-fiscal performance indicators appear to suggest that the Centre continues to be an incredibly popular place for our community to meet, play, train and socialise and that it is established as a destination for activity, large events, health and wellbeing.

A new Centre Manager commenced in late January 2022 and will focus on strategically addressing the known exacerbation points - staffing requirements, gymnasium competition, stock holding costs and community hesitancy around events and group sport participation. Equal attention to capitalising on growth opportunities may see fiscal performance improve alongside current consistently satisfactory performance on all other indicators.

### Appendices

#	Attachment
1	Appendix A - YMCA Performance Report Oct 2021
2	Appendix B - YMCA Performance Report Nov 2021
3	Appendix C - YMCA Performance Report Dec 2021

# APPENDIX A

**FINANCIAL PERFORMANCE**

MONTH TO DATE	ACTUAL (\$)	BUDGET (\$)	VARIANCE (\$)
INCOME	\$158,357	\$142,719	\$15,638
EXPENSE	\$146,520	\$128,276	\$18,244
NET PROFIT / LOSS	<b>\$11,837</b>	<b>\$14,443</b>	<b>(\$2,606)</b>

**YTD PERFORMANCE**

YEAR TO DATE	ACTUAL (\$)	BUDGET (\$)	VARIANCE (\$)
INCOME	\$583,392	\$567,023	\$16,369
EXPENSE	\$562,519	\$510,096	<b>(\$52,423)</b>
NET PROFIT / LOSS	<b>\$20,873</b>	<b>\$56,927</b>	<b>(\$36,056)</b>

**CENTRE ATTENDANCE**

CENTRE ATTENDANCE				
CATEGORY	JUL	AUG	SEPT	OCT
Members	2,007	2,560	2,629	2,702
Visit Passes	2	21	4	2
Health & Fitness Programs	546	797	917	751
Stadium Programs	8,176	33,910	35,969	27,413
SHP / Birthday Parties	297	698	1,334	1,181
Events	12,000	2,200	3,000	4,500
Total Participation	<b>23,166</b>	<b>40,186</b>	<b>42,734</b>	<b>36,549</b>
		<b>142,635</b>		

**NOTES:**

- The Stadium's YTD financial position remains affected by COVID closures and restrictions during the first two months of the financial year.
- The losses in revenue for both membership and stadium sports have been offset by additional revenue earned by the café. However, the relatively high costs of earning that additional café income (compared to membership/stadium) has unfavourably affected the overall expense line to (-\$52.4k).
- Overall, the centre has recorded an unfavourable \$36k result against budget as at the end of October however pleasingly has been able to return to a profitable position overall (\$20.8k) despite the challenges of July/Aug.

# APPENDIX B



**FINANCIAL PERFORMANCE**

MONTH TO DATE	ACTUAL (\$)	BUDGET (\$)	VARIANCE (\$)
INCOME	147,906	153,286	(5,379)
EXPENSE	146,499	125,990	20,508
<b>NET PROFIT / LOSS</b>	<b>1,407</b>	<b>27,295</b>	<b>(25,888)</b>

**YTD PERFORMANCE**

YEAR TO DATE	ACTUAL (\$)	BUDGET (\$)	VARIANCE (\$)
INCOME	731,298	720,309	10,988
EXPENSE	709,018	636,086	72,931
<b>NET PROFIT / LOSS</b>	<b>22,279</b>	<b>84,222</b>	<b>(61,943)</b>

**CENTRE ATTENDANCE**

CENTRE ATTENDANCE			
CATEGORY	JUL - SEPT	OCT	NOV
Members	7,334	2,702	2,860
Visit Passes	8	2	2
Health & Fitness Programs	2,279	751	977
Stadium Programs	71,618	28,360	35,097
SHP / Birthday Parties	647	234	197
Events	17,200	4,500	500
<b>Total</b>	<b>106,086</b>	<b>36,549</b>	<b>39,633</b>
<b>Participation</b>		<b>182,268</b>	

**NOTES:**

- The Stadium's YTD financial position remains affected by COVID closures and restrictions during the first two months of the financial year.
- Memberships have experience strong competition growth in the local area. Low price (\$6-\$8 p/wk) membership options have been increasing and providing a challenging environment to grow in with minimal programming space available to differentiate. Memberships are operating at negative growth of 8% when compared against the previous year comparison.
- A once off unbudgeted maintenance expense to the automatic doors contributed to a \$4.8k negative result in reactive maintenance for the month.

# APPENDIX C

**FINANCIAL PERFORMANCE**

MONTH TO DATE	ACTUAL (\$)	BUDGET (\$)	VARIANCE (\$)
INCOME	119,952	114,478	5,473
EXPENSE	139,191	122,684	(16,510)
NET PROFIT / LOSS	<b>(19,242)</b>	<b>(8,206)</b>	<b>(11,036)</b>

**YTD PERFORMANCE**

YEAR TO DATE	ACTUAL (\$)	BUDGET (\$)	VARIANCE (\$)
INCOME	851,250	834,788	16,462
EXPENSE	848,213	758,771	(89,441)
NET PROFIT / LOSS	<b>3,036</b>	<b>76,016</b>	<b>(72,979)</b>

**CENTRE ATTENDANCE**

CENTRE ATTENDANCE				
CATEGORY	JUL - SEPT	OCT	NOV	DEC
Members	7,334	2,702	2,860	2,308
Visit Passes	8	2	2	24
Health & Fitness Programs	2,279	751	977	753
Stadium Programs	71,618	28,360	35,097	10,900
SHP / Birthday Parties	647	234	197	408
Events	17,200	4,500	500	6,500
Total Participation	<b>106,086</b>	<b>36,549</b>	<b>39,633</b>	<b>20,893</b>
	<b>203,161</b>			

**NOTES:**

- The Stadium's YTD financial position remains affected by COVID closures and restrictions during the first two months of the financial year.
- Throughout December, more specifically from Boxing Day participation and membership sales came to a halt in the face of participation hesitancy because of the community transmission of CV19.
- Expense management is still the key focus; however, income is displaying a positive result only due to Café sales. However, this also leads to increased expenses.

## 4.12 HINDMARSH PRECINCT UPGRADE - QUARTERLY REPORT

**TO** Asset Management Committee

**FROM:** Project Delivery Officer - Streetscape Projects - Mike Blackie

**DATE:** 21 February 2022

### Brief

This report provides an update on the status of the Hindmarsh Precinct Upgrade project for the period ending 31 December 2021.

### Recommendation

- 1. That the report be received and noted.**
- 2. That further quarterly reports be provided to the Asset Management Committee updating the progress of the project.**

### Status

This report relates to or impacts upon the following Community Plan Objectives 2020-2027.

#### **Our Community - A strong and connected community**

Charles Sturt is made up of strong and vibrant communities; we celebrate our identity; heritage and cultural diversity. People feel a sense of belonging, inclusion and social connectedness.

People embrace healthy living, physical activity and ageing well.

#### **Our Liveability - A liveable City of great places**

A well-designed urban environment that is adaptive to a diverse and growing City. Support diverse events and experiences that bring people together and contribute to the history, culture and vitality of our neighbourhoods.

Drive an integrated, responsive transport system and well-maintained network of roads and paths that facilitate safe, efficient and sustainable connections.

#### **Our Environment - An environmentally responsible & sustainable City**

Our city is greener to reduce heat island effects and enhance our biodiversity.

#### **Our Economy - An economically thriving City**

Local businesses and entrepreneurial activities flourish through the support, engagement and relationships that are developed and maintained.

### **Our Leadership - A leading & progressive Local Government organisation**

Our values, leadership and collaborative approach are bold and courageous and enables us to deliver value for our Community and create a leading liveable City.

The management of our city is progressive, responsive and sustainable to ensure a united and unique place for future generations.

#### **Relevant Council policies are:**

- Asset Management Policy
- Community Engagement Policy
- Risk Management Policy
- Procurement Policy

#### **Relevant statutory provisions are:**

- Local Government Act 1999
- Road Traffic Act 1961

### **Background**

In early 2021 Council staff submitted an application for funding via the Local Government Infrastructure Partnership Program (LGIPP) to support the delivery of a range of streetscape works throughout the Hindmarsh Precinct. The application was supported by a business case detailing the scope of intended works.

This includes;

1. Upgrade of the central median in Port Road between Chief Street and East Street.
2. Landscaping upgrade of the median in Milner Street.
3. Streetscape and pedestrian improvements in Mary Street between Port Road and Manton Street.
4. Construction of a raised intersection at the intersection of Orsmond Street and Crawford Lane
5. Streetscape upgrades of West Street and East Street between Port Road and the railway line.
6. Holden Street Road Reconstruction and streetscape upgrade from Manton Street to Adam Street.
7. Public artwork at key nodes and destinations.

A budget bid was then approved to construct the project in the 2021/22 financial year.

This report details the progress made since that time.

## Report

The Hindmarsh Precinct Upgrade project commenced in September 2021. A status summary of each sub project is as follows;

### Upgrade of Port Road Median between Chief Street and East Street - Installation of new footpath and landscaping

- Construction commenced early September 2021
- Civil construction (retaining wall and path works) completed in early October 2021
- Landscaping completed in early November 2021
- All works are now complete and asset handover is in progress.

### Milner Street Median - Landscaping improvements

- Commenced in November 2021 upon completion of the Port Road median works
- All works were completed in November 2021 and asset handover is in progress.

### Crawford Lane - Raised intersection

- Detailed design and procurement is completed
- Contractor appointed in November 2021.  
Planned for next quarter:
- Construction scheduled to commence in February 2022 (completion anticipated for early April 2022).

### East Street - Streetscape improvements

- Concept design for streetscape improvements completed  
Planned for next quarter:
- Consultation scheduled for January and February 2022
- Detailed design to occur following consultation
- Construction anticipated to commence between March and November 2022 pending consultation outcomes and contractor availability.

### West Street - Streetscape improvements

- Meeting with residents held on 17 August 2021 to understand issues and opportunities
- Concept design for streetscape improvements completed  
Planned for next quarter:
- Consultation scheduled for January and February 2022
- Detailed design to occur following consultation
- Construction anticipated to commence between March and November 2022 pending consultation outcomes and contractor availability.

### Mary Street - Streetscape and pedestrian improvements

- Meeting with residents and businesses held on 27 October 2021 to understand issues and opportunities
- Concept design for streetscape improvements completed  
Planned for next quarter:
- Consultation scheduled for January and February 2022
- Detailed design to occur following consultation
- Construction anticipated to commence between March and November 2022 pending consultation outcomes and contractor availability.

### Holden Street - Road reconstruction and streetscape upgrade

- Meeting with residents and businesses in Holden Street, Richard Street and Susan Street held in 28 November 2021 at the Holden Street Theatre to understand issues and opportunities
- Concept design for road reconstruction and streetscape improvements completed  
Planned for next quarter:
- Consultation scheduled for January and February 2022
- Detailed design to commence following consultation  
Future works:
- Procurement of works to occur once detailed designs complete
- Construction to commence and to be completed by March 2023 in preparation of the FIFA Women's World Cup.

#### Public Artwork - Key nodes and destinations

- Meeting held with Mary Street business owners to identify appropriate locations for murals
- Project brief and expression of interest documents prepared for two Mary Street murals

#### Planned for next quarter:

- Expressions of Interest and award of artist to occur in January/February for Mary Street murals.

### **Financial and Resource Implications**

#### Expenditure (December 2021)

Council Budget	\$1,750,000
Local Government Infrastructure Partnership Program Contribution	\$1,750,000 pending eligible expenditure requirements
Total Budget	\$3,500,000
Expenditure as at December End of Month	\$329,225

It is expected the project will be delivered within budget, with approximately \$2.5 million being carried over into the 2022/23 financial year, to complete the works.

#### Income

Council were successful in receiving State Government Local Infrastructure Partnership Program funding of \$1,750,000. Regular updates on the progress of this grant are provided to the State Government.

### **Customer Service and Community Implications**

Prior to each sub-project commencing, consultation will be undertaken in accordance with Council's consultation policy and local residents and businesses will be notified of the upcoming works.

The community can access the SitePodium App and Your Say website which details all project information relating to the Hindmarsh Precinct Upgrade project.

### **Environmental Implications**

Investment and upgrade of the precinct will ensure street tree canopy coverage is improved and streets are cooled with additional landscaping and irrigation.

Widened footpaths, traffic control devices and more facilities for cyclists will also promote active transport and improve safety for vulnerable road users.

During construction the use of recycled materials will be investigated and used where possible.

All of these initiatives have flow on environmental benefits.

### **Community Engagement/Consultation (including with community, Council members and staff)**

Jensen Plus have been engaged to facilitate community consultation along with Council's Project Manager for the Hindmarsh Precinct Upgrade project. Initial conversations and opportunities have been discussed with key stakeholders and outcomes of these conversations are set out below. Further consultation will occur in January and February 2022.

#### **East Street**

Concept plans for east street were completed in late 2021 ready for discussion with key stakeholders.

#### **West Street**

On Tuesday the 17th of August 2021 a street meet took place on West Street. Residents of West street identified a desire for increased street greening, issues regarding cars driving towards the end of the street and getting stuck at the road closure and concerns with the entrance to the street.

#### **Mary Street**

On Wednesday the 27th of October 2021 residents and businesses in Mary Street attended the drop in session held at the Lady Daly Hotel. Initial concepts presented on the night were well received. Most businesses noted that there is a high demand of parking in the street and preferences to minimise the loss of parking.

#### **Holden Street**

On the 28th of November 2021 both residents and surrounding businesses of the area attended the drop in session held at the Holden Street Theatre. Initial concepts were presented and the majority of feedback welcomed the proposed changes of Holden Street. Some concerns regarding the proposed raised intersection treatment at the intersection of Susan Street and Holden Street were raised and parking opportunities in the street were asked to be considered.

Detailed concept plans have been developed for all streets for the next phase of consultation. Consultation is scheduled to be undertaken in January and February 2022. The outcomes of consultation will be presented in a future quarterly project report.



**Risk Management/Legislative Implications**

A project risk assessment is in progress to identify any major risks and implement controls as required.

A project steering group has been appointed to oversee the project and will review risks and control measures throughout the project.

**Conclusion**

The Hindmarsh Precinct Upgrade is on schedule with works complete at Port Road Median and Milner Street. Crawford Lane's raised intersection construction will commence in February 2021 and East, West and Mary Street are scheduled to have construction complete before November 2022.

**5. MOTIONS ON NOTICE****6. QUESTIONS ON NOTICE****7. MOTIONS WITHOUT NOTICE**

[As previously identified and agreed by the Presiding Member]

**8. QUESTIONS WITHOUT NOTICE****9. BUSINESS - PART II - CONFIDENTIAL ITEMS****9.01 CONFIDENTIAL COVER REPORT - PROVISION OF BUS SHELTERS - CITY OF CHARLES STURT****Recommendation - Exclusion of the Public**

**That**

- a. pursuant to Section 90(2) of the Local Government Act 1999 Council hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and staff (insert staff) currently in attendance at the meeting in order to consider ITEM 9.01 PROVISION OF BUS SHELTERS - CITY OF CHARLES STURT in confidence.
- b. in accordance with Section 90(3) of the Local Government Act 1999 Council is satisfied that it is necessary that the public be excluded to consider the information contained in report ITEM 9.01 PROVISION OF BUS SHELTERS - CITY OF CHARLES STURT on the following grounds:

**Confidential Legislation**

- b. information the disclosure of which - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and (ii) would, on balance, be contrary to the public interest.
- 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 a third party; and (ii) would, on balance, be contrary to public interest.
- k. tenders for the supply of goods, the provision of services or the carrying out of works.

**Recommended Action**

- c. 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.**

**9.01 PROVISION OF BUS SHELTERS - CITY OF CHARLES STURT****CONFIDENTIAL****Brief**

This report discusses the outcomes of a recent tender process relating to the provision and maintenance of bus shelters at strategic locations throughout the City of Charles Sturt. The tender sought submissions for the supply and maintenance of bus shelters at no cost to Council with ownership resting with the shelter provider. The opportunity to include advertising or other features on the shelters that would enable the assets to be self funded was encouraged subject to receiving any necessary approvals.

**10. MEETING CLOSURE**