

# COUNCIL MINUTES

for the meeting held  
on Monday, 26 June 2023

in the Council Chambers  
72 Woodville Rd, Woodville SA 5011



**PRESENT :****Elected Members:**

Mayor - Angela Evans, Councillor - Kenzie van den Nieuwelaar, Councillor - Kelly Thomas, Councillor - George Turelli, Councillor - Nicholas Le Lacheur, Councillor - Merlindie Fardone, Councillor - Senthil Chidambaranathan, Councillor - Nicole Mazeika, Councillor - Peter Ppiros, Councillor - Katriona Kinsella, Councillor - Michael McEwen, Councillor - Rachele Tullio, Councillor - Quin Tran, Councillor - Edgar Agius, Councillor - Thomas Scheffler, Councillor - Stuart Ghent

**DATE :**

Monday, 26 June 2023 | Time 7:00 PM

**VENUE :**

Council Chambers

**In Attendance :**

Acting Chief Executive Officer - Bruce Williams	General Manager Asset Management Services - Adrian Ralph
Acting General Manager Corporate Services - Annette Martin	Manager Open Space Recreation and Property - Sam Higgins
Manager Urban Projects - Craig Daniel	Manager Media Marketing & Communications - Kristie Johnson
Manager Governance and Operational Support - Kerrie Jackson	Manager Field Services - Aly McGregor
Acting Manager Engineering Strategy and Assets – Shane Broadbent	Team Leader Governance and Business Support - Mary Del Giglio
Coordinator City Maintenance – Mitch Koppan	Senior Policy Planner – Jim Gronthos

## 1. COUNCIL OPENING

The meeting commenced at 7 PM.

### 1.1 OPENING PRAYER

Almighty Father from Whom all goodness flows, grant unto us qualities of wisdom justice and tolerance, that we the civic leaders of this community may govern in harmony and concord.

This we ask in Thy name.

We also remember and give thanks for those, our sons and daughters, who gave their lives for Australia.

Lest we forget.

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

#### APOLOGIES

Councillor - Alice Campbell

#### LEAVE OF ABSENCE

Nil

## 2. CONFIRMATION OF MINUTES

### 2.1 COUNCIL

#### Brief

Confirmation of the minutes of the previous meeting held on Tuesday, 13 June 2023.

**Moved** Councillor - George Turelli      **Seconded** Councillor - Senthil Chidambaranathan

#### Motion

**That the minutes of the previous meeting held on Tuesday, 13 June 2023 be taken as read and confirmed.**

**Carried Unanimously**

## 2.2 REPORTS OF COMMITTEES - PART I

Leave of the meeting was sought to bring forward deputation Items 4.10 and 4.11 as they relate to the reports of the City Services Committee. Leave was granted.

### 4.10 DEPUTATION - FORMER SA WATER TREATMENT SITE CODE AMENDMENT

#### Brief

A deputation request was received from Mr Stephen Hammond on behalf of the SA Water Code Amendment Community Resident's Group who is requesting to speak to Council in regards to the former SA Water Treatment Site Code Amendment.

[Note: Mr Hammond and Mrs Ramsey made their presentation together and were provided an additional 5 minutes to complete their joint deputation.]

**Moved** Councillor - Quin Tran

**Seconded** Councillor - Peter Ppiros

#### Motion

1. That the deputation be received and noted.
2. That Mr Stephen Hammond and Mrs Jeanette Ramsey be thanked for their presentation and any notes that comply with Council's Code of Practice for Meeting Procedures and the laws of defamation, be included in the Minutes.

**Carried Unanimously**



# Engagement Report Presentation

(The Former SA Water Treatment Plant)

Charles Sturt Council  
26 June 2023

‘OUR COMMUNITY MEANS THE WORLD’



# Revised Concept Plan

Number of 5 storey buildings doubled after Community consultation.

NO EXPLANATION other than some buildings have reduced

Question:

What occurred at community consultation to justify this?

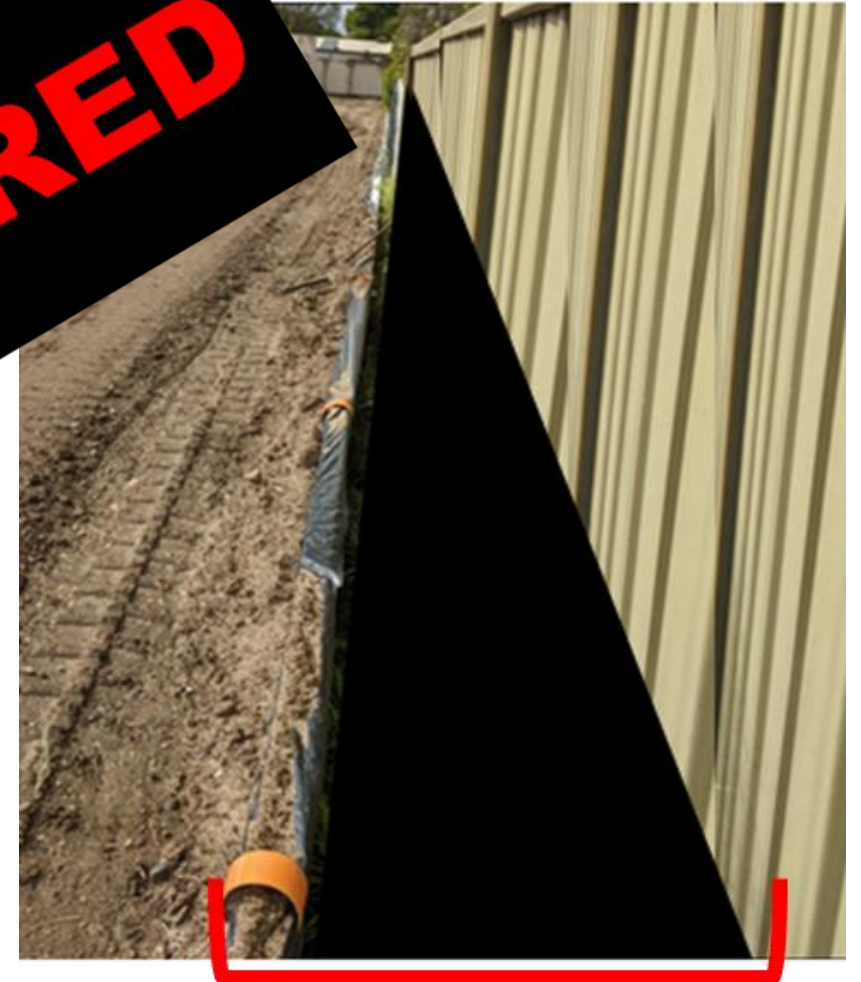
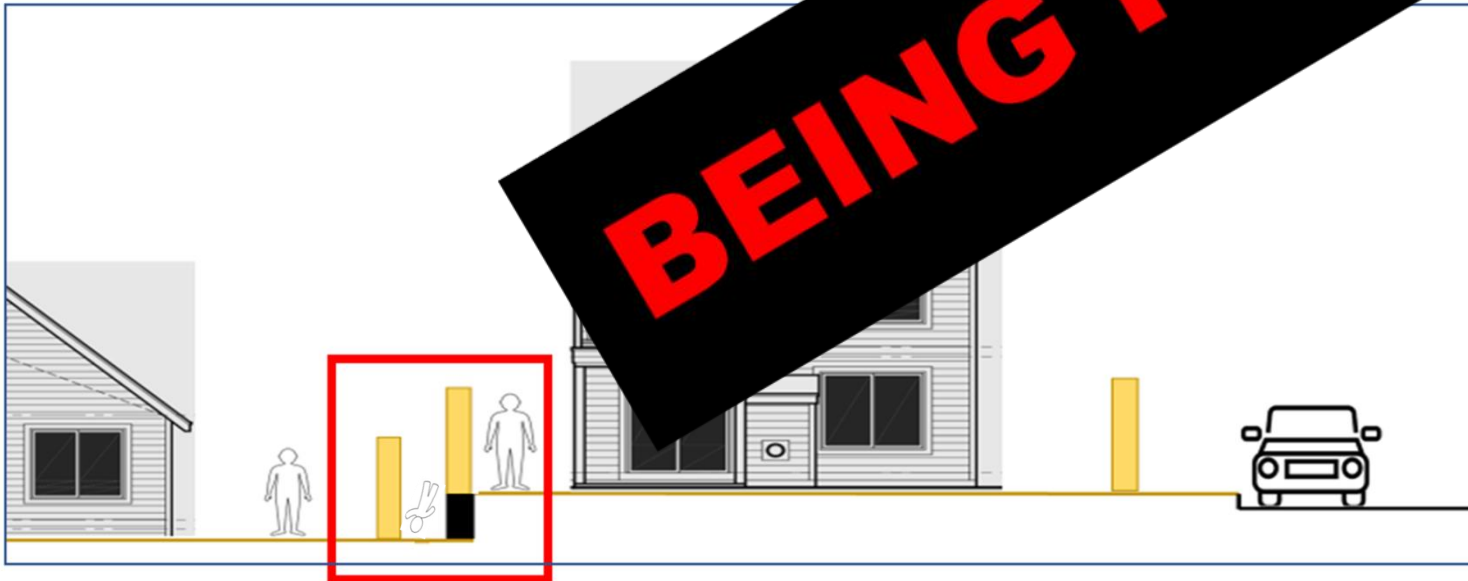
**BEING IGNORED**

# Revised Concept Plan

Dangerous Retainer Wall plan still exists.

Council Planners stated they will ensure it will be made safe!

Question: How can this dangerous Retainer Wall plan be made safe?



(80cm Void & Retaining Wall)



# Boundary Storm-Water Easement

No storm-water easements (buffer reserves) around the site.

Council Planners said they don't recommend these.

Question:

Don't these Buffer-reserves already  
set a precedent?

**BEING IGNORED**



Maramba Reserve



The Pinery at the 'West'



No Name Buffer - Reserve



Flamingo Grove Reserve



No Name Buffer - Reserve

# Revised Concept Plan

4 Storey buildings still planned where raw sewage smell can reach them

Council Planners state the building design will fix the issue!

Question:

How does a smell stop getting to a house with a window?

**BEING IGNORED**



# Revised Concept Plan

No bio-diversity fauna study conducted

Council Planners response was the requirement wasn't in the assessment.

Question:

Other issues were outside the scope, shouldn't we assess the fauna?

**BEING IGNORED**





# Traffic Issues – Lochside Dve

An entry / exit road into Lochside Drive will increase traffic issues already compounded by cars parked on the street from the development of the former Council Depot (Lochside Drive & F...

In June 2023 Stephen Muirhead  
on ABC Radio News

If the development has a direct access point onto Lochside Drive then there is a problem with the size of the development. Town planners need to do better.

**BEING IGNORED**





# Revised Concept Plan

Local Heritage Place # 9254 (Gardens) on the Heritage Register to be demolished.

Council Planners response was the demolition may be applied

Question:

It's in the Concept Plan to be demolished. Is it being ignored or is it just stating it may not happen?

**BEING IGNORED**

# Revised Concept Plan

Apart from some of the 'Pinery' and Palm trees, all other trees being cut down.

Council Planners response was that new trees are going to be planted

Council's Urban Tree Canopy Policy is to:

- Keep existing Trees
- Maintain existing Trees
- 25% Target across Council by 2045

Question:

How can Council ignore its own Urban Tree Canopy Policy?

**BEING IGNORED**



# Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)

- The entire surrounding community is this
- It keeps the character whilst also adding diverse housing types
- The mixed-use zone caters for development up to 3 storeys
- This zone is what was introduced in 2014
- It will still have diverse housing options
- 100's of new rate-paying residents Council didn't have before

**BEING IGNORED**

# COUNCIL'S 2014 DEVELOPMENT ASSESSMENT

Table 5 – Current and Potential Development sites

Identified Development Site/Area (A)	Possible Yield (B)	Status	Development Supply Timeframe	Comments
SA Water site – West Lakes	96	Council yield analysis only. Future investigations required.	Unknown	Former waste water treatment site adjacent Frederick Road, West Lakes

Developer's Plan: 560 Allotments  
1,300 people

Developer's Intent: Maximise Allotments  
Maximise Profit

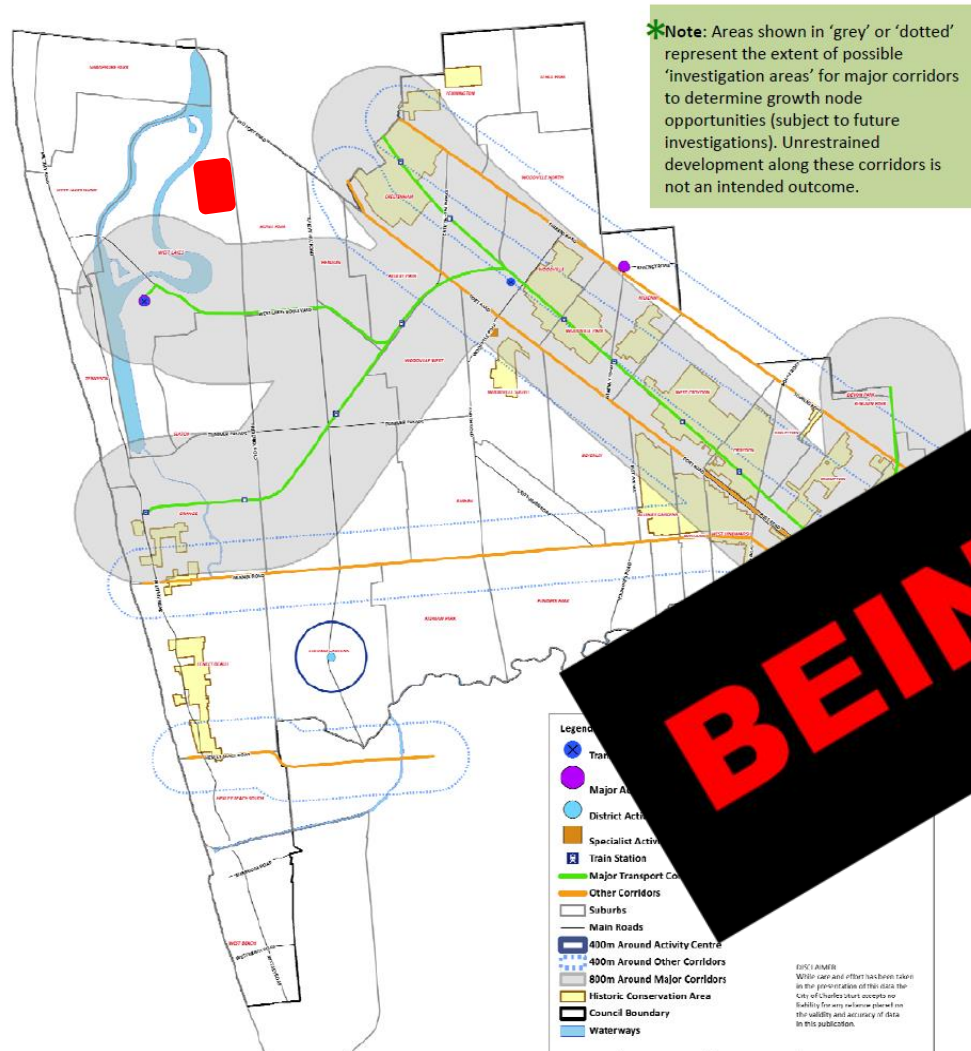
# Council's January 2023 Submission to Planning System Review

16.	Tree Canopy	For tree canopy to increase, dwelling yields may need to be reduced.	planting of a relative scale to offset the removal adequate.
	Question from the Expert Panel Discussion Paper: What are the implications of master planned/greenfield development?	Additional reserve spaces within greenfield development would assist in delivering additional tree numbers and canopy. Positioning of proposed buildings and landscaping are important considerations. Tree planting provisions should be maintained and retained to achieve trees growing to the required scale.	Planning policy to offer specific solutions ie 1 tree per dwelling in the streetscape OR Required number of trees provided in additional reserve areas (rather than streetscape). Review to include explicit direction that ensures that

**BEING IGNORED**



# Development Is Outside a Major Corridor



This diagram is from a planning document.

The area in the red box

is outside Major Growth Corridors (grey shading)

and no built development is intended.

Question:

How can this be re-zoned as Urban Renewal when it is outside Major Corridors and does not fit into planning policy?

# Building Height Policy For Major Corridors



Amendment



# Concept Plans DO Change



Council Planners said last week Concept Plans Rarely change



# Craig Daniel's Email – Concept Plans

From: Craig Daniel <[cdaniel@charlessturt.sa.gov.au](mailto:cdaniel@charlessturt.sa.gov.au)>

Date: Fri, Oct 21, 2022 at 12:34 PM

Subject: Draft minutes for review

To: Steve Hammond [REDACTED] >

Hi Steve, I thought I would send you through some draft minutes for review so we can get them right as best we can. So the minutes from 20 September with your suggested amendments are attached.

I've adjusted slightly your amendments to 20 September to try to add clarity on the issue of Plans. With projects like this as you understand there are a myriad of plans pulled together and assessed for different reasons. I believe the questions on plans you have been seeking is to understand what detailed allotment plans exist, after all they show the most detail and therefore the impacts.

The second set of minutes are attached for your feedback. I hope I have captured the key points but it's not always easy, talking, taking minutes etc all at the same time. At our next meeting we will bring along an admin person who can record the minutes as we go on a big screen so we can all agree at the time which will work better for all parties I think.

Potentia sent me a further plan (not an allotment plan) today that Potentia and the Planning consultant worked up as we provided feedback opposed to the December 2021 Alexander Symonds Plan. **We don't include this level of detail in Code Amendment Concept Plans as things do change** a little at land division stage given the time lag between developing concept plans for Code Amendment and land actually be developed. Anyway I trust it helps to clarify, let me know what you think please and when ok I will send out to others.

Craig Daniel  
Manager Urban Projects  
City of Charles Sturt  
ph 84081130 [REDACTED]

Craig Daniels Email:

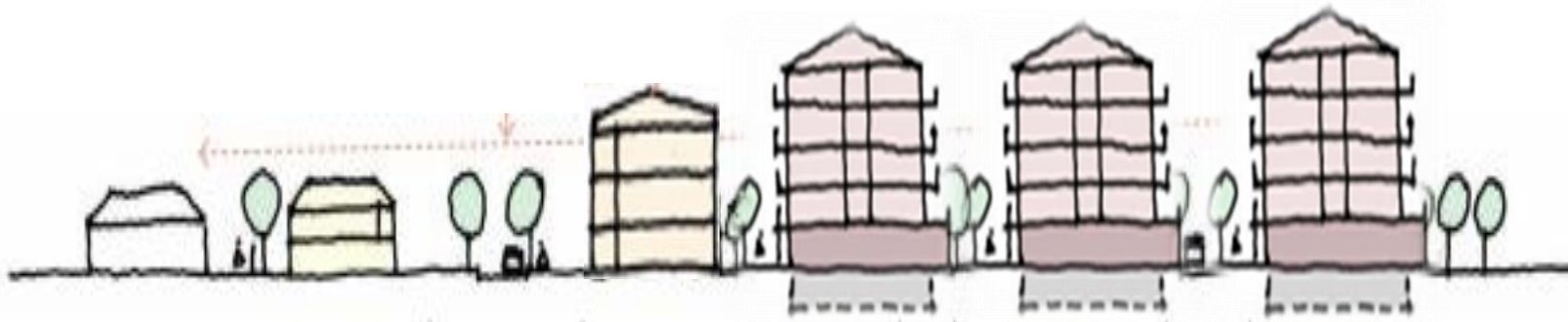
We don't include this level of detail in Code Amendment Concept Plans as things do change ...

Last week Council Planners stated that Concept Plans Rarely change!

# Concept Plans DO Change



Concept  
Plan



Likely  
Development

# STATE TREASURER'S COMMENTS

Last week the City Services Committee cited the following reasons for not recommending this Code-amendment was because of the housing problem:

Stephen Mullighan told the Council in 2023:

- It's not Council's problem; it's a housing problem; that's my govt's issue.
- Council just needs to ensure the development aligns with planning policy.

**BEING IGNORED**



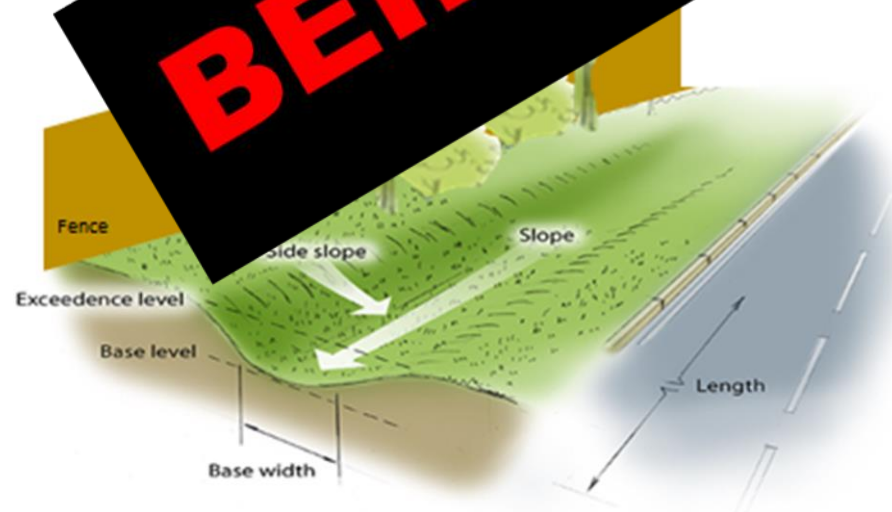
Residents purchased on the SA Water boundary understanding there would always be a Reserve behind them



# COMMUNITY'S PLAN



**BEING IGNORED**



- Cultural Walking trail
- Walking / Cycling Track
- Habitat for Black Cockatoos
- Noise buffering
- Prevents 'Retainer Walls'
- Use of a Storm-water Swale

# Community Impact

- 1 existing resident probably having **8 new rear neighbours**
- Some planned houses probably **having 10 neighbours**

Last week this issue was just appallingly dismissed at the City Services Committee.

Question:

Would the Mayor be so dismissive if she was getting 8 new two-storey houses built on her boundary over a 5 year period?



THE COMMUNITY DOES NOT WANT YOU TO  
VOTE IN FAVOUR OF THIS  
CODE-AMENDMENT

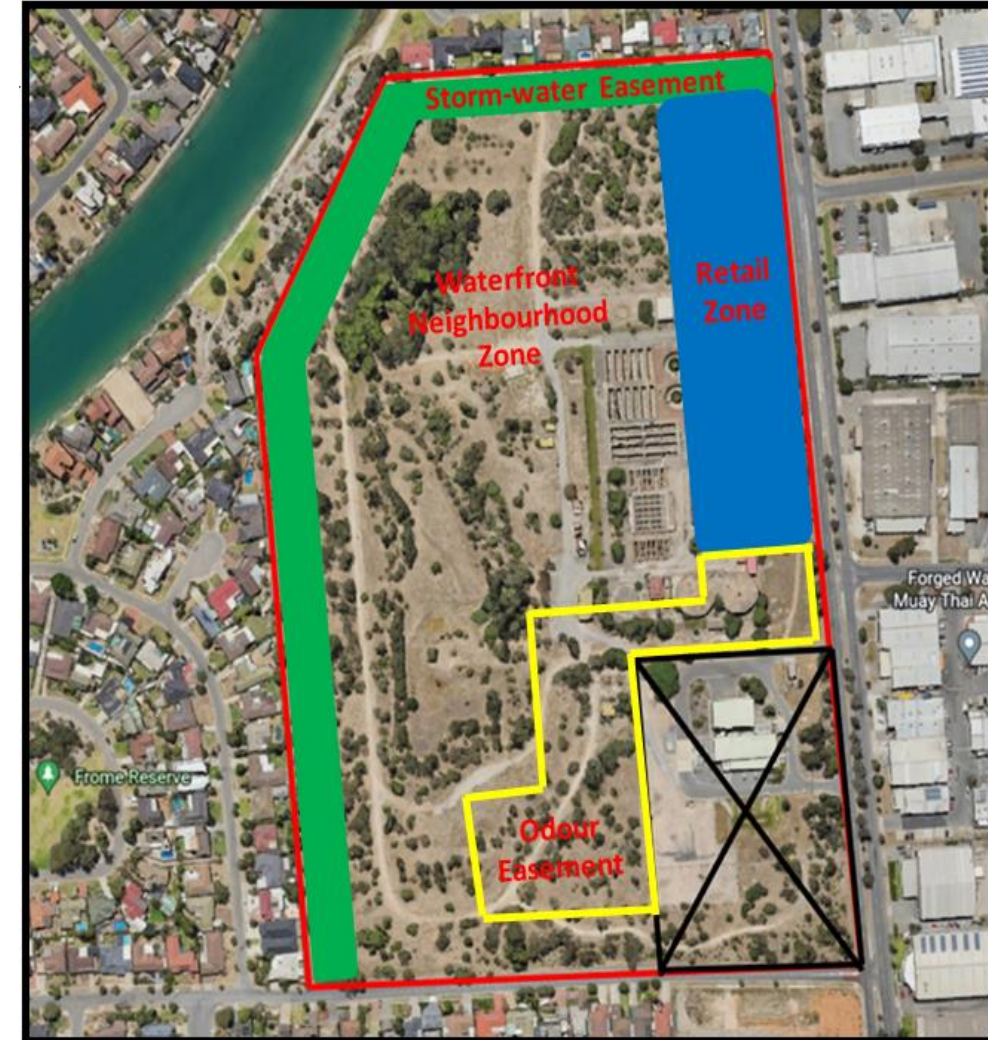


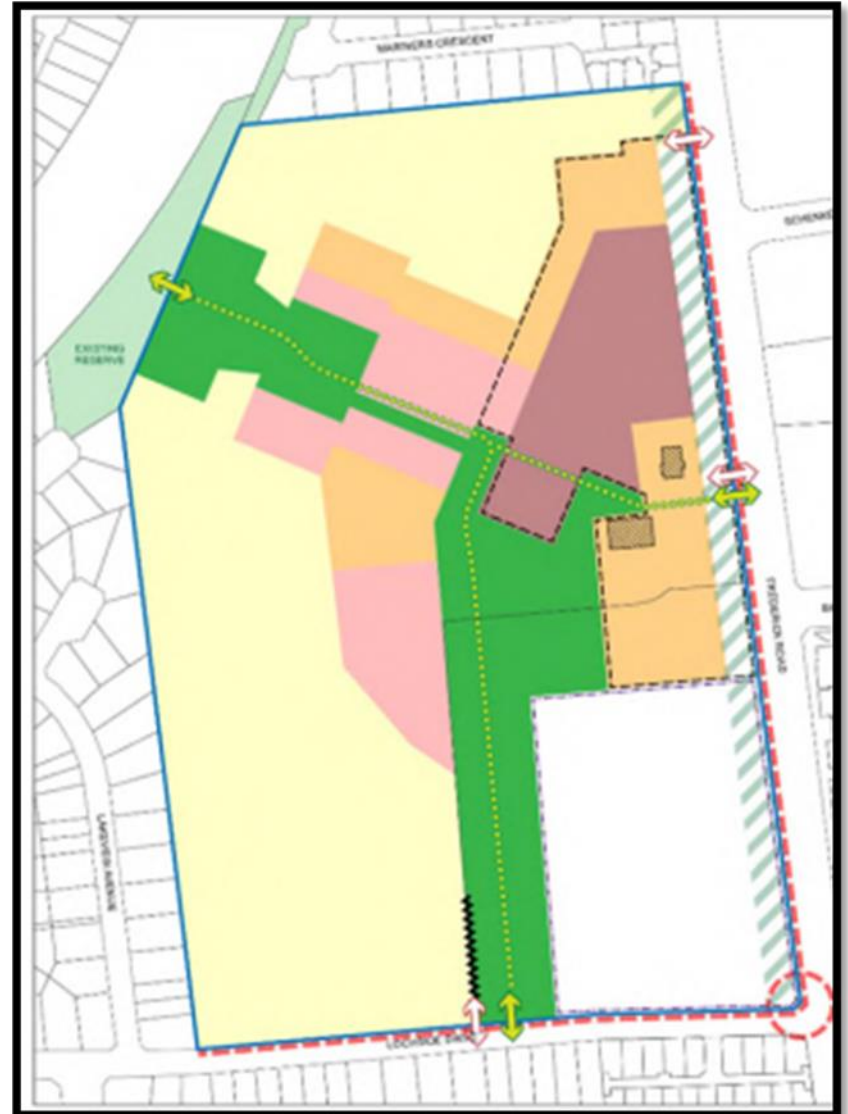


# RECOMMENDATIONS

Someone raise an alternative Motion to reflect the following:

1. The Development is Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail).
2. 20m Storm-water Easements (Northern & Western boundaries):
  - Cultural / Historic Walking trail,
  - Walking / Cycling Track,
  - Habitat for Black Cockatoos,
  - Noise buffering for residents,
  - Prevention of the 'Retainer Wall Plan',
  - Use of a landscaped Storm-water Swale.
3. Odour Management Easement for the 'Odour Modelling Zone':
  - No building over two-storeys.
4. No traffic access to / from Lochside Drive.





## COUNCIL PRESENTATION – 26 JUNE 2023

Thankyou for the opportunity to speak to you this evening.

No one I know thinks the West Development enhances the suburb, yet here we go again with a similar development being planned.

**Powerpoint** This is a photograph of the front of the Council Offices. The Council logo 'Our Community Means The World' is visible to everyone who passes.

- Nearly 200 submissions were sent regarding this development (a Council record)
- Nearly 100% agreement as to what the community wanted

This loud and consistent voice has to mean something to you – even though it has been ignored so far.

The Mayor was disappointed to hear how we were initially treated by SA Water and wanted this Council process to be better, sadly it hasn't been.

Council Planners told us they wanted to negotiate with us to achieve some common ground before we got here tonight – this just never occurred! **Powerpoint**

The revised Concept Plan is before you to approve, here are some issues with it:

**Powerpoint** The 5 storey building footprint has **doubled** since consultation, what justified this? **Powerpoint**

**Powerpoint** The dangerous Retainer Wall plan **still exists**, planners stated it will be made safe. How do you make this plan safe? **Powerpoint**

**Powerpoint** **No** boundary storm-water easements (buffer reserves) are around the site, planners stated they don't recommend these, but they are all through West Lakes and isn't that a precedent? **Powerpoint**

**Powerpoint** Houses are **still planned** where raw sewage smell can reach them, Planners stated building design will fix it.

How do you stop raw sewage smell getting into a house without a building height easement? **Powerpoint**

**Powerpoint** **No** bio-diversity fauna study conducted, Planners stated that it wasn't in the scope of assessment. Other issues were outside the scope but were conducted, so shouldn't we assess the fauna? **Powerpoint**

**Powerpoint** The road into Lochside Drive **remains**. Even the State Treasurer stated that keeping this road means there is an issue with the size of the development and Planners need to do better. **Powerpoint**

**Powerpoint** The Locally listed Heritage Gardens will be **demolished**, Planners stated it may not happen but its in the Concept Plan! It will happen. **Powerpoint**

**Powerpoint** Most of the 'Pinery' and Palm trees on Frederick Road remain, **all other trees are being cut down**. How can Council ignore their own Policy? **Powerpoint**

**(Powerpoint):** The most suitable zone that aligns with State Govt. planning policy is

### ***Waterfront Neighbourhood Zone (& Mixed-Use sub-zone - Retail)***

- **The entire surrounding community is this same zone.**
- It keeps the character whilst also providing for diverse housing types.
- The mixed-use zone caters for a retail development up to 3 storey's.
- **It is what Council envisaged in 2014.**



- **It will still have Affordable Housing options.**
- 100's of new rate-paying residents Council didn't have before.

The community's views are not being listened to **Powerpoint**

**Powerpoint** This is the Council's 2014 Strategic Directions Report highlighting the possible yields for the site.

This is what the community expected before this developer saw the potential profit. **Powerpoint:**

**Table 5 – Current and Potential Development site yields**

Identified Development Site/Area (A)	Possible Yield (B)	Status	Development / Supply Timeframe	Comments
SA Water site – West Lakes	96 dwellings <sup>o</sup> (210 people)	Indicative Council yield analysis only. Future investigations required.	Unknown	Former waste water treatment site adjacent Frederick Road, West Lakes

**(Powerpoint)** In January, Council made a submission to the State Planning System Review acknowledging that to increase the Urban Tree Canopy, the Developers dwelling yields may need to decrease.

16.	Tree Canopy	For tree canopy to increase, dwelling yields may need to decrease.	offset the removal adequate.
	Question from the Expert Panel Discussion Paper: What are the implications of master planned/greenfield	Additional reserve spaces within greenfield development where larger trees could be planted would assist in delivering additional tree numbers and facilitating development yields.  Positioning of proposed building footprints and equivalent tree planting zone are important considerations.  Tree planting provisions identified do not extend to the trees being maintained and retained to achieve trees growing to their full potential	Planning policy to offer specific solutions ie 1 tree per dwelling in the streetscape OR Required number of trees provided in additional reserve areas (rather than streetscape).  Review to include explicit direction that ensures that

This submission appears to have already been ignored **Powerpoint**

**(Powerpoint)** This is a Council diagram depicting the development site outside all Major Corridors where higher built developments are intended. How can this be re-zoned as Urban Renewal when it is outside Major Corridors and does not fit into Planning Policy? **Powerpoint**

**(Powerpoint)** These diagrams depict the intended building heights and their proximity to Major Corridors and how the Developer's proposed building heights don't align with planning principles. **Powerpoint**

**Powerpoint** Last week Council Planners stated that the Concept Plan for this development is unlikely to change as they rarely do.

**Powerpoint** This is an email from a Council Planner, I want to read out the text in red,

**Powerpoint** We don't include this level of detail in Code Amendment Concept Plans as things do change.

**Powerpoint** Because Concept Plans do change, it is almost certain that the development will not look like this.

**Powerpoint** This is the likely development that will result. 3 storeys will turn into 4 storeys, 4 into 5 and the number of 5 storey buildings will increase even more.

The changes will be pushed through without you even realising or knowing!

**Powerpoint** Last week the City Services Committee cited the main reason for recommending this Code-amendment was because of the housing problem and how the govt wanted Councils to help out.

Stephen Mullighan, the State Treasurer and our local MP told Council in February this year that

- It's not Council's problem to fix the housing problem; that's my govt's issue.
- Council just needs to make sure the development aligns with planning policy.

You need to listen to the State Treasurer on this issue **Powerpoint**

**Powerpoint** Residents purchased on the SA Water boundary understanding there would always be a Reserve behind them **Powerpoint**

**Powerpoint** This is the Community's plan for the site boundary that achieves multiple outcomes **Powerpoint**

**Powerpoint** Now it's planned for at least 1 existing household to probably have 8 new neighbours. These residents have just started enjoying retirement, now they will be subject to years of development at their back fence. Some new residents will probably have 10 neighbours.

Last week this issue was just appallingly dismissed at the City Services Committee.

Would the Mayor be so dismissive if she was getting 8 new two-storey houses built on her boundary over a 5-year period?

**Powerpoint** THE COMMUNITY DOES DO NOT WANT YOU TO VOTE IN FAVOUR OF THIS CODE-AMENDMENT

Even the State Treasurer considers this development is too large for the neighbouring community.

Stephen Hammond

SA Water Code Amendment Community Resident's Group (SWCACRG)



**4.11 DEPUTATION - WEST LAKES CODE AMENDMENT****Brief**

A deputation request was received from Mrs Jeanette Ramsey on behalf of the SA Water Code Amendment Residents Group who is requesting to speak to Council in regards to the West Lakes Code Amendment.

[Note: Item 4.11 was presented by Mrs Ramsey in conjunction with Item 4.10.]

Leave of the meeting was sought to hear a third deputation and to bring forward deputation Item 4.16 as it relates to the reports of the City Services Committee. Leave was granted.

**4.16 DEPUTATION - PROPOSED SA WATER SITE CODE AMENDMENT****Brief**

A deputation request was received from Ms Kate Denton on behalf of the Western Adelaide Coastal Residents' Association (WACRA) who is requesting to speak to Council in regards to the proposed SA Water site Code Amendment.

Leave of the meeting was sought to grant Ms Denton an extension of time to complete her deputation. Leave was granted for an additional 5 minutes.

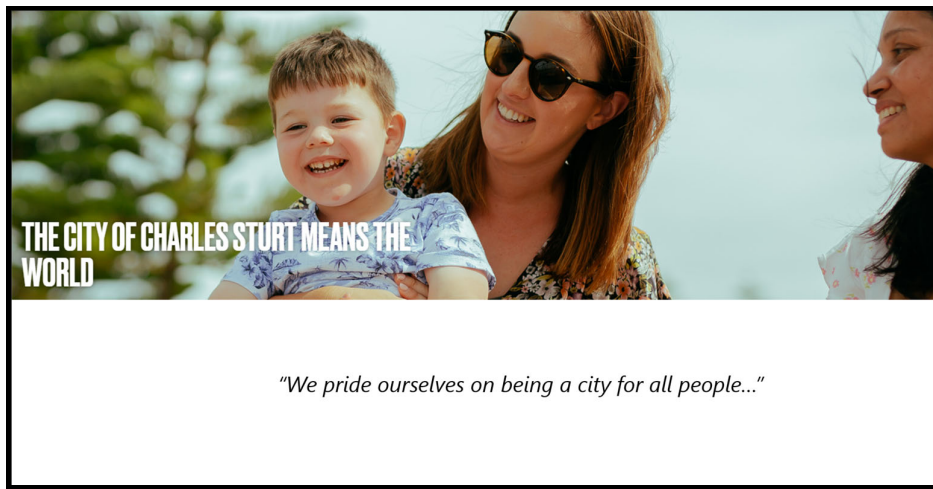
**Moved** Councillor - Edgar Agius

**Seconded** Councillor - George Turelli

**Motion**

1. That the deputation be received and noted.
2. That Ms Denton on behalf of WACRA be thanked for her presentation and any notes that comply with Council's Code of Practice for Meeting Procedures and the laws of defamation, be included in the Minutes.

**Carried Unanimously**



I speak tonight on behalf of WACRA to you as our representative Councillors for the *people* living in the City of Charles Sturt.



I also speak in the hope that tonight when you vote on this code amendment, you are also our representatives for everything else that makes up this city. That means genuine advocacy for the precious little nature, canopy and biodiversity we have left.

Our Human centric focus on everything we do is has caused



Climate change



Extinction



Biodiversity crisis

We know how serious the climate and biodiversity crisis is. We know Australia continues to have the worst extinction rate in the world. We know that we can't keep putting our human needs ahead of nature.

But now there is a housing crisis, we have an excuse to ignore all of this? There are plenty of other sites across Adelaide ripe for redevelopment that don't destroy an extensive mature canopy like this.

Has Council conducted a detailed study of housing requirements in this area? There is data suggesting that Australia has significantly more housing commencements than what is required for current levels of population growth. A rough calculation also suggests that current rate of approvals in CCS is already well above population growth forecasts for CCS. So why destroy sites we desperately need to preserve if we don't need to?



97% of Australians want more action to stop extinctions and 72% want extra spending on the environment

**"Australians care deeply about the environment and many are not aware of the full extent of biodiversity loss"**

*The Conversation – 21/6/23*

This is much more than a local issue. This speaks to the wider environmental challenge and the huge concern most Australians have for our future.

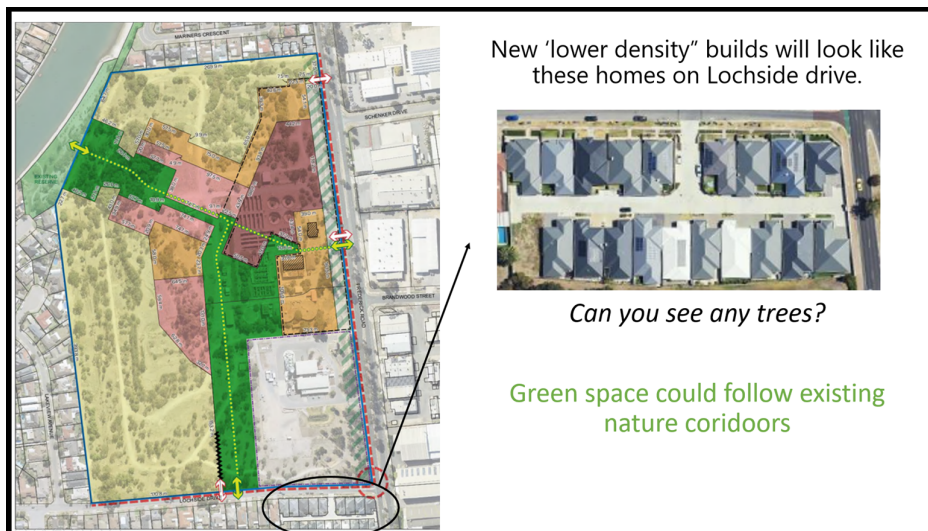
It is time Council also genuinely acted on the concern about potential canopy loss across this site from Community, Green Adelaide, Conservation Council, and the Department for Environment and Water.

Many of your staff that are working hard to improve the very low canopy across CCS would also no doubt be disappointed at this current proposal.





The concern for canopy loss would be even greater if the land had not been locked away for so long. Imagine if this level of tree and habitat loss was being proposed in one of our parklands.



Look carefully at the proposed green spaces. They are not where the majority of the key native vegetation exists. A big chunk is to create the buffer around the effluent transfer station that is located to suit the needs of humans in shielding odour and noise, not to preserve existing habitat.

While the new plantings in this buffer are better than nothing, they will not go close to replacing the lost habitat value, and carbon impact of removing so many trees across the rest of the site.

Consider now all the trees outside of the green shading. Maybe one or 2 lucky trees or bushes may stay if they happen to suit the developer, or if the odd resident manages to squeeze one into their tiny yards.

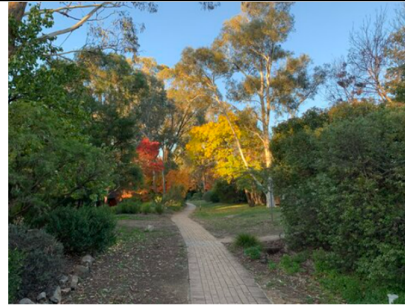
Do you see any trees on these blocks across the road on Lochside drive? Most of the proposed block sizes will be even smaller than this.

Lot 100 can be a showpiece of sustainable and responsible urban design.



Urambi Village, Canberra

<https://www.urambivillage.com/>



Development and Nature can co-exist. Urambi Village (<https://www.urambivillage.com/>) in Canberra is an excellent example of combining medium density living with nature and reports a 70% canopy cover. It is about designing around the existing vegetation and making it a feature rather than the blank canvas approach generally taken.

You have a once-off opportunity to make this area into a showpiece of how urban design can work *with* nature. To make it into a climate positive, award-winning development that all parties can be proud of into the future.

## Fauna and Flora survey “out of scope”.

- Nature is important enough to warrant serious consideration
- Councillors should insist on a comprehensive Flora and Fauna survey to genuinely understand the environmental cost of this development.



It is what is conveniently missing from this Code Amendment report that is concerning. Like the lack of a Flora and Fauna Survey.

- How many native trees that support life and climate are likely to go?
- How many birds make it their home?
- What other impacts are there to wildlife?

If there is one reason to vote against this proposal tonight, it should be to better understand what the impact will be to wildlife and local plant species –so at least you can then more fully own the impacts of removing the largest carbon sink and source of habitat in the area.



- Our wildlife is territorial
- We get new homes. They lose theirs.
- Displacement to other sites impacts other populations
- Trauma is *not* unique to humans.

Many people believe that the birds will just fly away, so what's the big deal? The reality is that chicks and juveniles will starve to death or succumb to predation. Many adults will die from other birds defending their territories or just sheer exhaustion from constantly being pushed out of claimed territory. But they at least will have some chance to fly away unlike other wildlife.

This Willy Wag and its partner spent weeks making this beautiful nest outside my office window, the time and effort to do this and raise and feed their young was lovely to watch. Conversely, seeing their distress for weeks after losing their chicks to predation made it so clear that animals experience grief and stress just as humans do, and they also deserve a home just as we do.



"The majority of trees were identified as being in Good to Fair overall condition with extended useful life expectancies " pp 82

Council often laments at the limited land to plant trees as an excuse for having one of the lowest canopy cover percentages across any Australian city.

This is your chance to improve canopy – not more of the same destruction. The Code Amendment report states that the majority of trees are healthy with extended life expectancies.

Yet the far majority will be removed under the current design - making your 25% canopy target even further from reality.

These established, drought tolerant trees cannot be replaced by a few new street trees – many of which will never develop healthy canopies under harsher climate conditions.



"The investigation found that none of the 16 [regulated or significant] trees were considered to provide 'important' aesthetic and/or environmental benefit".

Pp83

**No important environmental benefit?**



The report also states that "The investigation found that none of the 16 regulated or significant trees were considered to provide *environmental* benefit"

So even the 16 that *are* deemed significant out of the hundreds of mature healthy specimens – are still dismissed as not being important or worthy of retention. This statement is astounding.

#### Biodiversity – pp107

- **Objective:** To maintain and **improve** our state's biodiversity and its life supporting functions. Pp107
- **Outcome:** The Code Amendment will facilitate the expansion, support and supplementation of the existing recreational assets by enabling the incorporation of public open space resources that will connect and integrate with the adjoining lake frontage and Mariners Reserve. The proposed area of open space adjoining Mariners Reserve seeks to capture an area of existing vegetation within the Affected Area to maintain its biodiversity.

A more appropriate statement: "The Code Amendment captures a very **small** area of existing vegetation with **considerable loss to overall biodiversity and habitat**"

Astounding also is the omission of a true Biodiversity Outcome.



**Principle 3:** Protect more trees (and commit to protect them)

*"We are custodians of trees for current and future generations"*

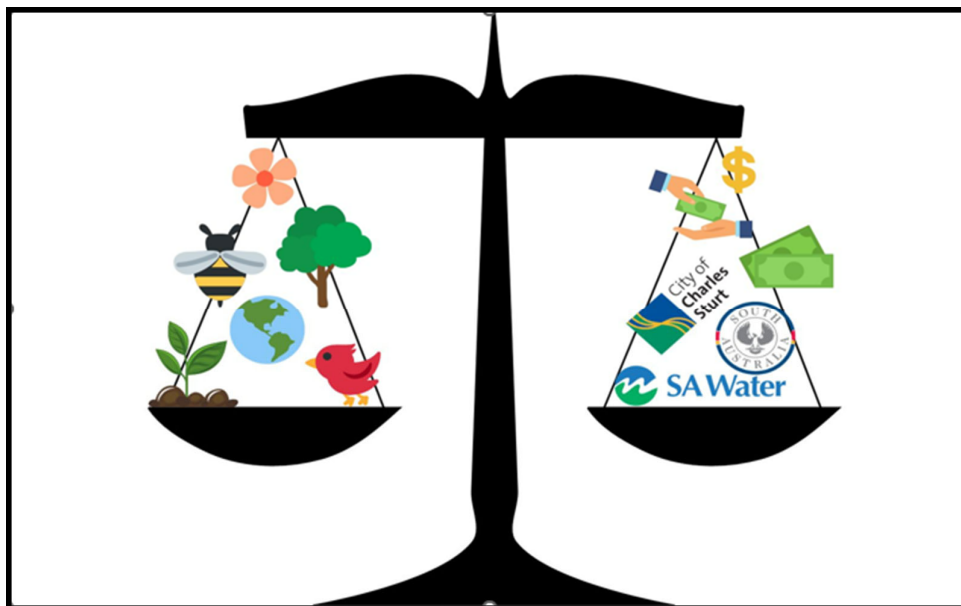
**Principle 5:** Appreciate Trees more

*"Value our green assets on par with grey assets"*




To finish, we would like to remind Councillors of your role as the custodians of trees for current and future generations.

And given we note that the rundown old buildings on this site get to stay, to also remind you of Principle 5: You value our green Assets on par with grey assets.



We believe that all levels of government are genuine about the need to address our climate crisis.

Surely then, there is an opportunity to get the Developer, CCS, and SA Govt into the same room to negotiate a better outcome that recognises the habitat and canopy value of this site rather than solely maximising short term dividend back to the state and rates dollars to the council at the expense of long term environmental damage. This attitude of profit over everything else has landed us in the climate and extinction mess we are in today.

Thankyou

Leave of the meeting was sought to bring forward the reports of the City Services Committee at Part 2.2.2 of the agenda. Leave was granted.

### 2.2.2 CITY SERVICES COMMITTEE

#### Brief

The City Services Committee was held on Monday, 19 June 2023.

Leave of the meeting was sought to allow staff to provide an overview on Item 4.16. Leave was granted.

**Moved** Councillor - Kenzie van den Nieuwelaar

**Seconded** Councillor - Peter Ppiros

**That having considered the recommendations of the Committee which has read and considered the reports in the agenda related to all items with the exception of Item 4.16:**

#### **3.01 DEPUTATION - PROPOSED CODE AMENDMENT FOR FORMER SA WATER SITE Motion**

1. That the deputation be received and noted.
2. That Mr Stephen Hammond be thanked for his presentation and any notes that comply with Council's Code of Practice for Meeting Procedures and the laws of defamation, be included in the Minutes.

#### **3.02 DEPUTATION - PROPOSED CODE AMENDMENT FOR FORMER SA WATER SITE Motion**

1. That the deputation be received and noted.
2. That Mrs Jeanette Ramsey be thanked for her presentation and any notes that comply with Council's Code of Practice for Meeting Procedures and the laws of defamation, be included in the Minutes.

#### **4.17 PRESENTATION - LOCAL CENTRES REVITALISATION STRATEGY Motion**

1. Council endorse the Local Centres Revitalisation Strategy (Appendix 1) for a 4 year period commencing in the 2024/25 financial year, allocating an average of \$200,000 per annum to upgrading the public realm of one local centre each year.
2. Council endorse the Community Engagement Approach (Appendix 5) and the draft Concept Plan for the Tapleys Hill Road Royal Park Local Centre (Appendix 4) for the purposes of community engagement.

**Council adopts the recommendations of the Committee as printed in the Minutes of this Committee.**

**Carried Unanimously**



**Moved** Councillor - Kenzie van den Nieuwelaar **Seconded** Councillor - Michael McEwen

#### **4.16 PRESENTATION - WEST LAKES RESIDENTIAL AND MIXED USE DRAFT CODE AMENDMENT - (PRIVATELY FUNDED) - FOR RECOMMENDATION TO THE MINISTER FOR PLANNING**

##### **Motion**

1. That the approval package consisting of the draft letter to the Minister and Engagement Report for the West Lakes Residential and Mixed Use Draft Code Amendment (Privately Funded), contained in Appendix 1 and 2 of this report, be endorsed.
2. That the Chief Executive Officer be granted delegated authority to negotiate with the Proponent, finalise and execute an Infrastructure Agreement substantially in accordance with the terms and intent of the draft Infrastructure Agreement at Appendix 3.
3. That subject to the Proponent's execution of a finalised Infrastructure Agreement, the endorsed Code Amendment contained in Appendix 1 and 2 of this report, be submitted to the Minister for Planning and published on the SA Planning Portal in accordance with Sections 73(7) and (8) of the Planning, Development and Infrastructure Act 2016.

**Lost**

**Division called by** Mayor - Angela Evans

<b>Voters</b>	<b>For</b>	<b>Against</b>	<b>Not Vote</b>
Councillor - Edgar Agius		X	
Councillor - George Turelli		X	
Councillor - Katriona Kinsella	X		
Councillor - Kelly Thomas		X	
Councillor - Kenzie van den Nieuwelaar	X		
Councillor - Merlindie Fardone		X	
Councillor - Michael McEwen	X		
Councillor - Nicholas Le Lacheur		X	
Councillor - Nicole Mazeika	X		
Councillor - Peter Ppiros	X		
Councillor - Quin Tran	X		
Councillor - Rachele Tullio	X		
Councillor - Senthil Chidambaranathan		X	
Councillor - Stuart Ghent		X	
Councillor - Thomas Scheffler		X	
Mayor - Angela Evans			X

**The motion to Item 2.2.2 – 4.16 was Lost**

**Moved** Councillor - Stuart Ghent

**Seconded** Councillor - Nicholas Le Lacheur

##### **Motion**

**That a further report be submitted to Council regarding the options available to Council regarding the potential rezoning of the former SA Water site.**

**Moved** Councillor - Nicole Mazeika

**Seconded** Councillor - Katriona Kinsella

**Amendment**

That a further report be submitted to Council regarding the options available to Council regarding the potential rezoning of the former SA Water site, that includes a Fauna and Flora Biodiversity Study.

**Carried Unanimously**

**Moved** Councillor - Stuart Ghent

**Seconded** Councillor - Nicholas Le Lacheur

**Motion as Amended**

That a further report be submitted to Council regarding the options available to Council regarding the potential rezoning of the former SA Water site, that includes a Fauna and Flora Biodiversity Study.

**Moved** Councillor - Edgar Agius

**Seconded** Councillor - Thomas Scheffler

**Formal Motion**

That the Motion be put.

**Carried Unanimously**

**The motion to Item 2.2.2 -4.16 was Carried Unanimously**

### 2.2.1 ASSET MANAGEMENT COMMITTEE

#### Brief

The Asset Management Committee was held on Monday, 19 June 2023.

Councillor - Kelly Thomas left the meeting at 8:31 PM

**Moved** Councillor - Senthil Chidambaranathan      **Seconded** Councillor - George Turelli

**That having considered the recommendations of the Committee which has read and considered the reports in the agenda related to items:**

#### **4.41 CROYDON AVENUE WEST CROYDON - REQUEST FOR ADDITIONAL CAR PARKING**

##### **Motion**

1. That Council note the loss of one on-street parking space within the section of Croydon Avenue adjacent Croydon Avenue Reserve as a result of the new private development at 14 Croydon Avenue, West Croydon.
2. That Council note that new infill development will impact on-street parking at times and that it is not sustainable to provide additional parking each time that parking is impacted.
3. That Council note the objection received from the owner of 37 William Street, West Croydon in relation to a proposal to construct a new indented parking bay in Croydon Avenue as part of the adjacent reserve upgrade works.
4. That having regard to the objection received from the owner of 37 William Street, West Croydon and that Council does not typically provide additional parking to off-set the impacts of infill development, no further action be taken at this time.

#### **4.42 NEW TRAFFIC CONTROL PROJECT UPDATE - GAWLER STREET, SMITH AVENUE AND CARDIFF STREET WOODVILLE WEST**

##### **Motion**

1. That the report be received and noted.
2. That Cardiff Street be removed from the New Traffic Control program 2023/24, based on community consultation outcomes and updated traffic count data.
3. That Council proceed with the installation of speed humps on Gawler Street and Smith Avenue in Woodville West during the 2023/24 financial year, subject to detailed design.

**4.43 SPAD STREET RESERVE - LAND MANAGEMENT AGREEMENT****Motion**

1. That Council endorse the Land Management Agreement included in Appendix 1, to be entered into by the Minister for Planning and Local Government and the City of Charles Sturt, to be noted on the Certificate of Titles for the following land parcels:
  - a. Allotment 15 in DP 57082
  - b. Allotment 16 in DP 57082
  - c. Allotment 17 in DP 57082
  - d. Allotment 18 in DP 57082
2. That authorisation be given to the City of Charles Sturt Mayor and Chief Executive Officer to sign and affix the common seal to the consent of the Land Management Agreement included in Appendix 1.

**4.44 RESERVE NAMING REQUEST - TATURA RESERVE, FULHAM GARDENS****Motion**

1. That the community consultation results contained within Appendix 1 are noted.
2. That the name of 'Tatura Reserve' be retained in accordance with Council's Reserve Naming Policy.

**4.45 ROAD NAME CHANGE REQUEST - REMNANT SECTION OF BREBNER DRIVE, WEST LAKES TO TROUBRIDGE DRIVE, WEST LAKES****Motion**

1. That the report be received and noted.
2. That the remnant section of Brebner Drive, West Lakes as described and shown in this report be renamed Troubridge Drive, West Lakes.
3. That the consultation approach of 'inform' as outlined in the Community Engagement Approach document in Appendix 1 be noted.
4. That in line with the Road Naming and Premises Numbering Policy, notice of this council resolution be given to the property landowners and residents, the West Developers Commercial & General, to the relevant authorities in writing, and to the public in the form of a public notice in the Government Gazette and newspaper circulating throughout the State.

**4.46 ASSET MANAGEMENT SERVICES CAPITAL WORKS & OPERATING PROGRAM VARIATIONS****Motion**

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:

Nil

2. That the following variations to the Capital Works Program be approved and budgets or scope adjusted accordingly:
  - a. Budgeted expenditure for Fitzroy Community Club - Lighting Upgrade Project 3396 (Upgrade) be increased by \$10,500 from savings in St Clair Recreation Precinct Project 3130 (Upgrade) by \$10,500.
  - b. The scope of New Paths Program 2022/2023 Project 3355 (New) be revised to remove the construction of a new path on Bower Street in Woodville.
  - c. Budgeted expenditure for the Footpath Upgrade - Fairford Terrace Semaphore Park Project 3362 (Upgrade) be increased by \$24,000 from savings in New Paths Program 2022/2023 Project 3355 (New).
  - d. Budgeted expenditure for New Paths Program 2021/2022 Project 3261 (New) be increased by \$51,000 from savings in New Paths Program 2022/2023 Project 3355 (New).
  - e. The scope of Public Lighting Renewal Program 2022/2023 Project 3352 (Renewal) be revised to remove the construction of renewal of lighting between Aquatic Reserve and Rapid Court until negotiations with SA Water is complete and the upgrade of the adjacent path is due in the Lake Edge Masterplan Upgrade Program.
  - f. That scope for Open Space Fences, Walls and Bollard Renewals Project 3405 (Renewal) be revised as some assets no longer require renewal, with unused funds being returned to savings. Also, the renewal of fencing at Opie Reserve is deferred, with these funds used to increase the budget for fencing at Joe's Kiosk.
  - g. That scope for Open Space Furniture Renewals Project 3406 (Renewal) be revised as some assets no longer require renewal, with unused funds being returned to savings.
  - h. That scope for Sporting Accessories Renewals Project 3407 (Renewal) be revised as some assets no longer require renewal, with unused funds being returned to savings.
  - i. Budgeted expenditure for Asset Contingency Building Works 2022/2023 Project 3366 (Renewal) be increased by \$100,000 for the renewal of the Beverley Recycling and Waste Centre Washdown bay filtration system, to be funded by \$100,000 savings from the Drain Renewal Program 2022/2023 Project 3370 (Renewal).
  - j. Budgeted expenditure for the Open Space Community Projects, Project 3398, remain unchanged and the scope be adjusted to accommodate alternative community projects.
  - k. Budgeted Expenditure for Stormwater – Pump Stations – Componentry Renewal 2021/2022 Project 3301 (Renewal) be increased by \$15,000 from savings from the GPT and Major Structure Renewal Program 2022/2023 Project 3371 (Renewal).

- I. Budgeted expenditure for Asset Contingency Building Works 2022/2023 Project 3366 (Renewal) be increased by a further \$85,000 for the renewal of Council assets that have recently failed, to be funded by \$60,000 savings from the Bridge Renewal Program Project 3345 (Renewal), and by \$25,000 savings from the Stormwater Drain Renewal 2021/2022 Program Project 3300 (Renewal).

#### **4.47 WOODVILLE ROAD STREETScape UPGRADE - PROJECT UPDATE JUNE 2023 Motion**

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.

**Council adopts the recommendations of the Committee as printed in the Minutes of this Committee.**

**Carried Unanimously**

### **3. REPORTS**

#### **3.07 MAYORAL REPORT - MAY 2023**

##### **Brief**

In line with the Code of Practice for Meeting Procedures, Mayor Evans has provided a report for the month of May 2023, detailing her activities, functions and media interactions in her official capacity.

**Moved Councillor - Edgar Agius**

**Seconded Councillor - Rachele Tullio**

##### **Motion**

**That the report be received and noted.**

**Carried Unanimously**



#### 4. DEPUTATIONS

Leave of the meeting was sought to hear an additional four deputations. Leave was granted.

##### 4.12 DEPUTATION - DEW PROPOSAL FOR SEAWALL PROTECTION AT JOE'S KIOSK

###### **Brief**

A deputation request was received from Ms Bernadette Cranwell and Mr John Dundon on behalf of the Henley Dunes Care Group who are requesting to speak to Council in regards to agenda Item 6.67 - DEW Proposal for Seawall Protection at Joe's Kiosk.

Councillor - Senthil Chidambaranathan left the meeting at 8.33 PM

Councillor - Nicholas Le Lacheur left the meeting at 8.33 PM

Councillor - Kelly Thomas entered the meeting at 8.33 PM

**Moved** Councillor - Kenzie van den Nieuwelaar      **Seconded** Councillor - Nicole Mazeika

###### **Motion**

1. That the deputation be received and noted.
2. That Ms Cranwell and Mr Dundon on behalf of the Henley Dunes Care Group be thanked for their presentation and any notes that comply with Council's Code of Practice for Meeting Procedures and the laws of defamation, be included in the Minutes.

**Carried Unanimously**

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## Henley Dunes Care Group - Bernadette Cranwell

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*My name is Bernadette Cranwell*

I am here tonight to represent Henley Dunes Care Group and to ask for a FAIR GO for Henley Beach South and the central beaches and to ask that the Council to reject item number 6.67 to build a rock wall in front of Joe's Cafe to combat erosion issues caused by sand loss.

At Henley Beach South we have a VISION and a burning desire for a natural healthy beach with sand and sand dunes, a corridor of flora that will support local fauna and a place where people can come to play, to stay, destress, reflect, exercise, swim, surf, sail and to enjoy all that a natural beautiful beach has to offer.

Unfortunately, over the last 4 years we have not received regular beach nourishment and this has resulted in our beaches being severely depleted of sand and out of equilibrium.

As the Henley Dunes Co-ordinator and a resident I have witnessed first hand the impact this loss of sand is having on the environment and on local people. Our sand level has dropped by at least a meter and the front of the dune system has all but disappeared.

High tides and storm activity have caused huge rocks to roll away from the embankment and this has created obstructions and safety issues for people on their daily walk.

The tide often rises to the edge of the rocks and above and this has left beach users with little or no beach forcing them to walk through the water.

Our Stairwells and walkways have also been destabilised by the loss of sand and this has rendered some of them unsafe to negotiate or impassable. Joe's Cafe has also been affected. leaving the front wall eroded and in need of structural support. **We do not support a rockwall to solve Joe's Cafe's problems.**

For too long now our beach has had hard structures as a solution to environmental problems and loss of sand, while the northern beaches have been allowed to grow fat with sand and excess.

**THIS IS NOT RIGHT.** We do not support further rocks on our beach or a rock wall at Joe's Cafe. This rockwall is meant to be a temporary solution while the Review is taking place. However, we all know that once large heavy rocks are in place that they will be staying in place or moved nearby.

|

A **hard structure** at Joe's Cafe will:

- create a **visual** block on the landscape
- create a **physical** barrier for people wanting to walk from Henley Beach South to Henley Beach or the Jetty or the Square.
- act as a **groyne** and accelerate erosion on the wall north of Joe's Cafe
- impact on sand loss for Henley Beach Surf Life Saving Club
- further disadvantage older people and those with mobility issues

**We do not want or need more rocks.** Henley Dunes Care Group supports an environmentally friendly solution to support Joe's Cafe. In the long term our Central beaches need a mass infill of sand to return our beaches to a healthy equilibrium, supported by annual sand replenishment of our beaches.

This proposal is a quick fix and we know the outcome of such action not properly thought through. Clearly it doesn't address the real issue and will accelerate the erosion of our beautiful beach. In other words, today's solution will be tomorrow's problem and as a Council we need a more strategic approach from the Government which continues to delay acting on the science their own department has recommended.

Please support our vision and need for the future and reject the rock proposal for Joe's Cafe and approve an environmentally appropriate solution. Video - John Dundon - questions





Councillor - Senthil Chidambaranathan entered the meeting at 8.38 PM

Councillor - Nicholas Le Lacheur entered the meeting at 8.38 PM

#### **4.13 DEPUTATION - DEFENCE OF JOE'S KIOSK AGAINST LACK OF SAND**

##### **Brief**

A deputation request was received from Mr Norm Collins who is requesting to speak to Council in regards to the defence of Joe's Kiosk against lack of sand.

**Moved** Councillor - Kenzie van den Nieuwelaar **Seconded** Councillor - Merlindie Fardone

##### **Motion**

1. That the deputation be received and noted.
2. That Mr Collins be thanked for his presentation and any notes that comply with Council's Code of Practice for Meeting Procedures and the laws of defamation, be included in the Minutes.

**Carried Unanimously**



I'm a local resident, business owner &  
surf lifesaver we don't visit the beach  
Near ~~our~~ <sup>company</sup>, we live on it

Good Evening thank you for  
giving <sup>us</sup> the time to speak. Our

WBSLC community would like  
to thank the council for its  
endless work on our beaches  
It's a shame our council has  
to spend so much time and  
money because we don't have  
a constant delivery of sand  
to our beaches

- ① In regards to putting a rock  
wall at Joes learn from us
- ② Rock walls hurt the beach  
Rock walls are detrimental  
to Beachs destabilizing sand.  
As history shows us at  
Coteslow st where the water  
coming off the rock wall  
which finishes at the ramp  
on the Northern end of the  
WBSLSC, cuts away the beach  
& dunes
- ③ With no sand & a rock wall we  
now have no beach at the front  
of WBSLSC and with no sand the

wave now bouncing off the rock wall are getting quite dangerous. We now can not get to that area to patrol and making that area a problem for rescues. With all this history please don't put a rock wall in front of Joe's as the same will happen.

④ A rock wall adjacent Henley square a heavy foot precinct <sup>will make</sup> a few Eco system for rats, cats & snakes something Henley square and residents will not want or be able to control.

⑤ As a community we are very worried this rock wall in a small area will need to go further because of the problems it will cause. A rock wall will destroy the beach and with no sand coming in this will happen quickly and West Beach & Henley will quickly turn into a Hellet Cove where no-one can go.

⑥ We need more sand coming in constantly and less rocks. enough sand will protect all our infrastructure. Constantly repairing the Beach shouldn't be a council cost we just need sand to fix it. Like the beaches to the South of the Patevillasa Have.

**4.14 DEPUTATION - IMPLICATIONS OF DEW'S PROPOSAL TO CO-FUND A ROCK WALL IN FRONT OF JOE'S KIOSK****Brief**

A deputation request was received from Mr James Plouffe on behalf of the Henley SLSC who is requesting to speak to Council in regards to the implications of DEW's proposal to co-fund a rock wall in front of Joe's Kiosk to address the threat to this asset as a result of erosion caused by inadequate sand management.

**Moved** Councillor - Kenzie van den Nieuwelaar **Seconded** Councillor - Nicholas Le Lacheur

**Motion**

1. That the deputation be received and noted.
2. That Mr Plouffe be thanked for his presentation and any notes that comply with Council's Code of Practice for Meeting Procedures and the laws of defamation, be included in the Minutes.

**Carried Unanimously**

Henley SLSC has safety concerns about the proposed rock wall at Joe's:

1. Will create a hazard when not covered with sand - which is the likely scenario
2. Will be another spot that volunteer life savers will have to patrol
3. Will pose risk from kids climbing, as a barrier that will need to be walked around during high to medium tides, and a refuse dump (including sharps)
4. Will further erode sand on the north side of Joe's
5. Will cause a parallel rip on beach that swimmers will not be aware of
6. Will block access to the north of the ramp at Joe's. A main point of access for emergency vehicles

**4.15 DEPUTATION - ITEM 6.67 DEW PROPOSAL FOR A SEAWALL AT JOE'S KIOSK****Brief**

A deputation request was received from Dr Ian Dyson who is requesting to speak to Council in regards to Item 6.67 DEW proposal for a seawall at Joe's Kiosk.

Councillor - Michael McEwen left the meeting at 8.51 PM

Councillor - Michael McEwen entered the meeting at 8.53 PM

Leave of the meeting was sought to grant Mr Dundon an extension of time to complete his deputation. Leave was granted for an additional 4 minutes.

**Moved** Councillor - Nicole Mazeika    **Seconded** Councillor - Kenzie van den Nieuwelaar

**Motion**

1. That the deputation be received and noted.
2. That Mr Dundon on behalf of Mr Dyson be thanked for his presentation and any notes that comply with Council's Code of Practice for Meeting Procedures and the laws of defamation, be included in the Minutes.

**Carried Unanimously**



# Aspects of Seawall Protection at Joe's Kiosk

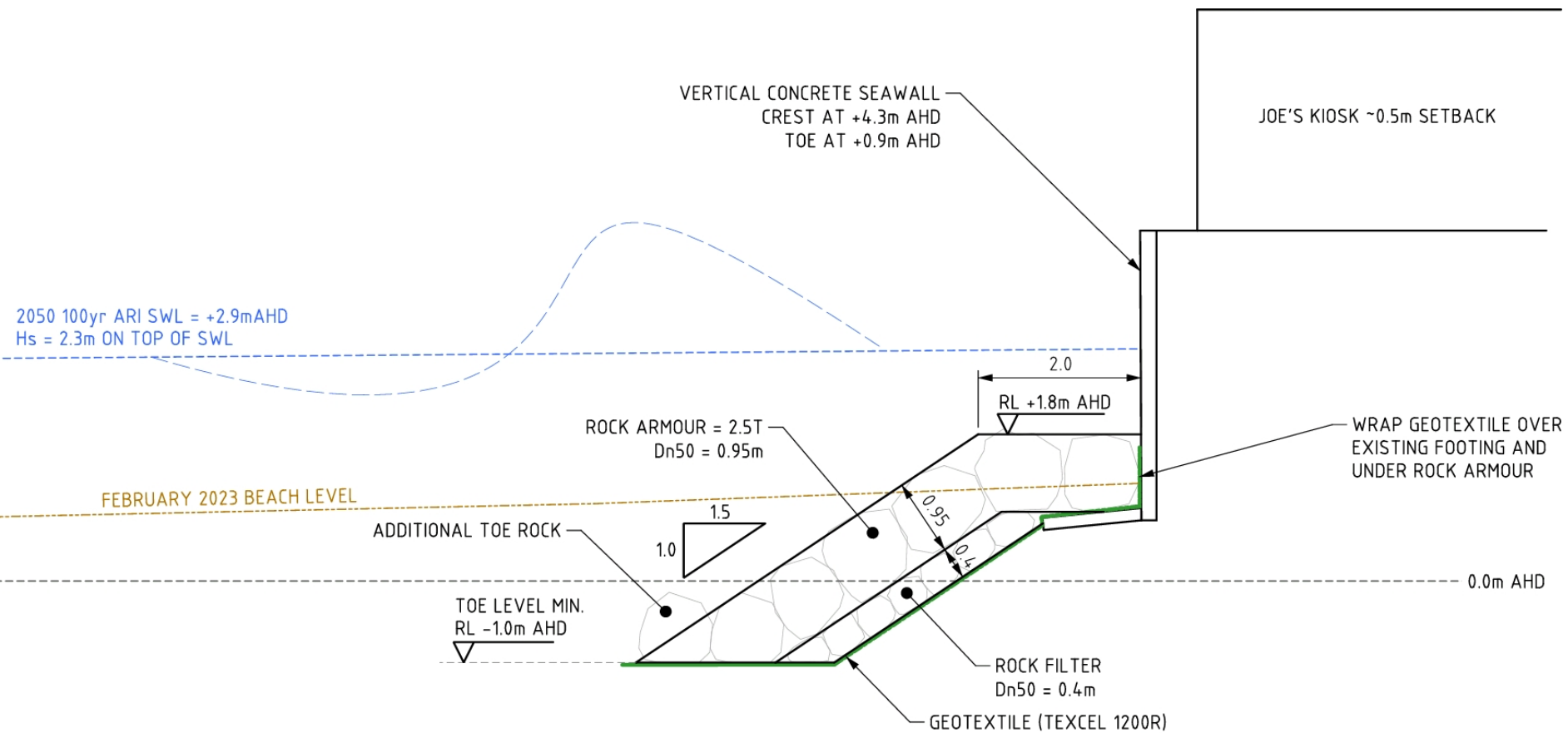
Ian Dyson PhD

Coastal Geologist









SECTION

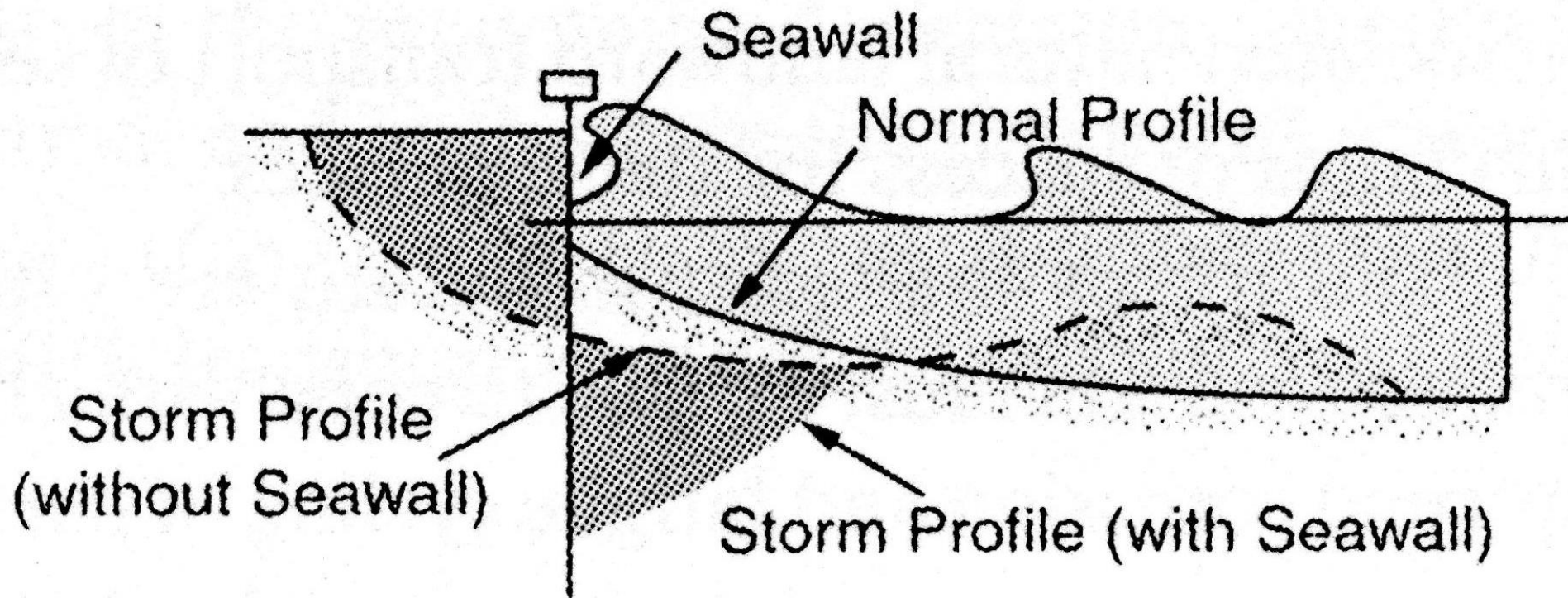
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CONCEPT 1 - SIMPLE TOE





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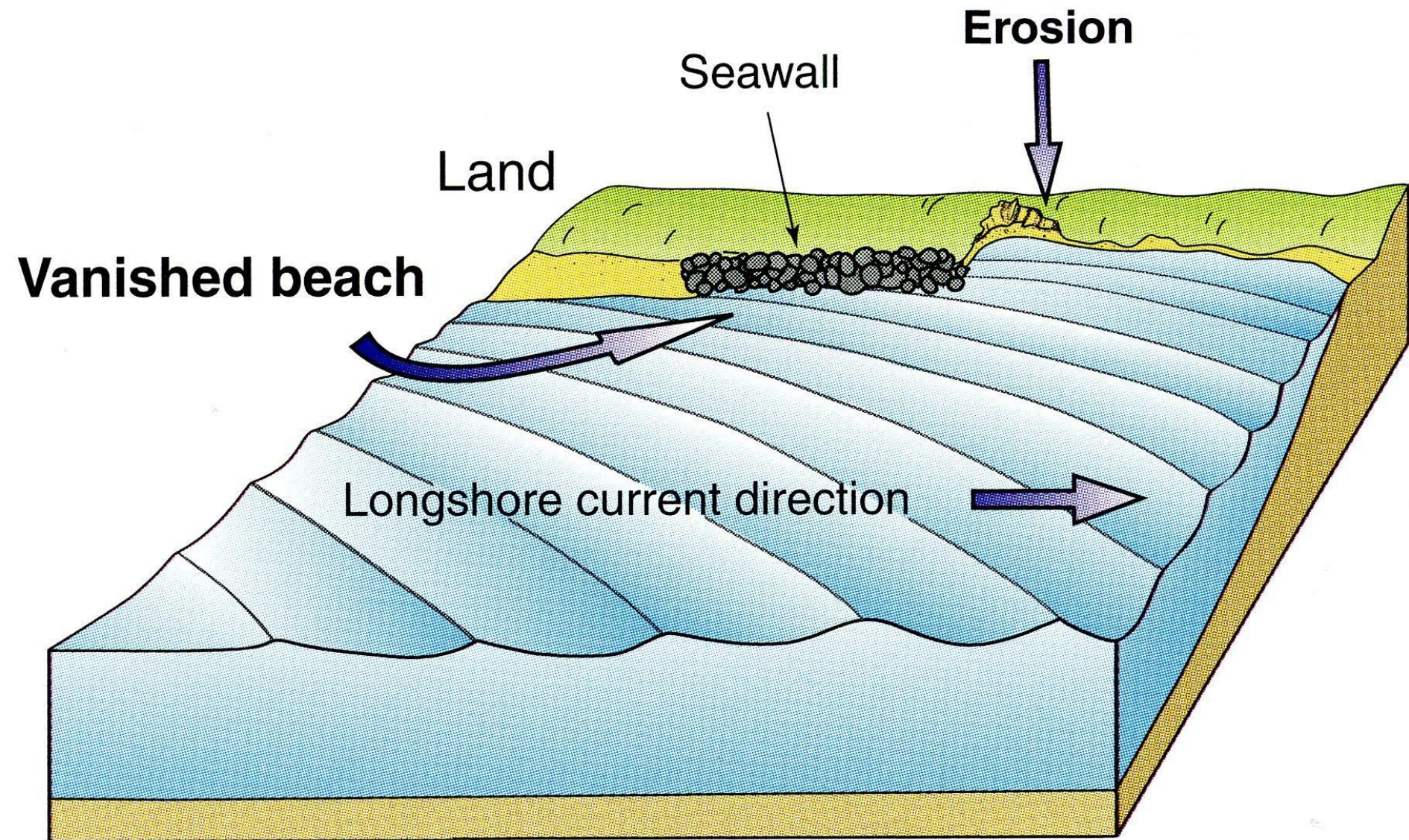




# August 2016

















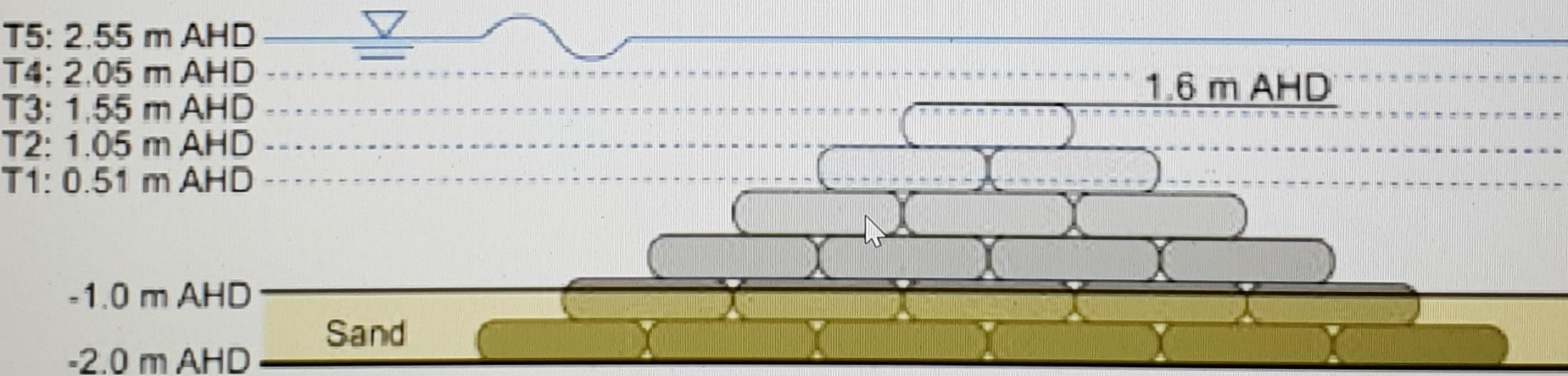
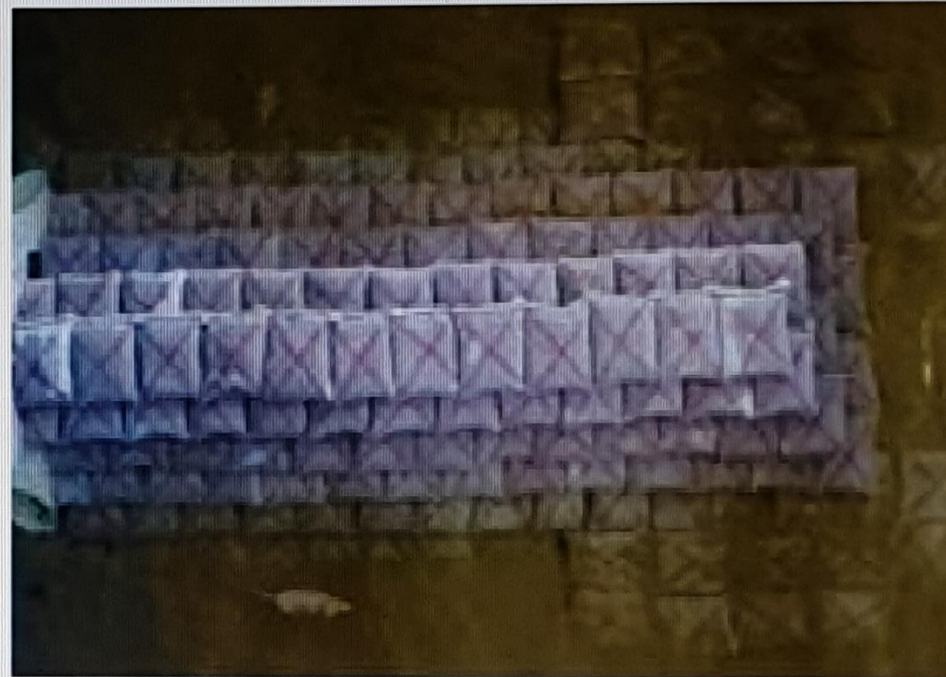
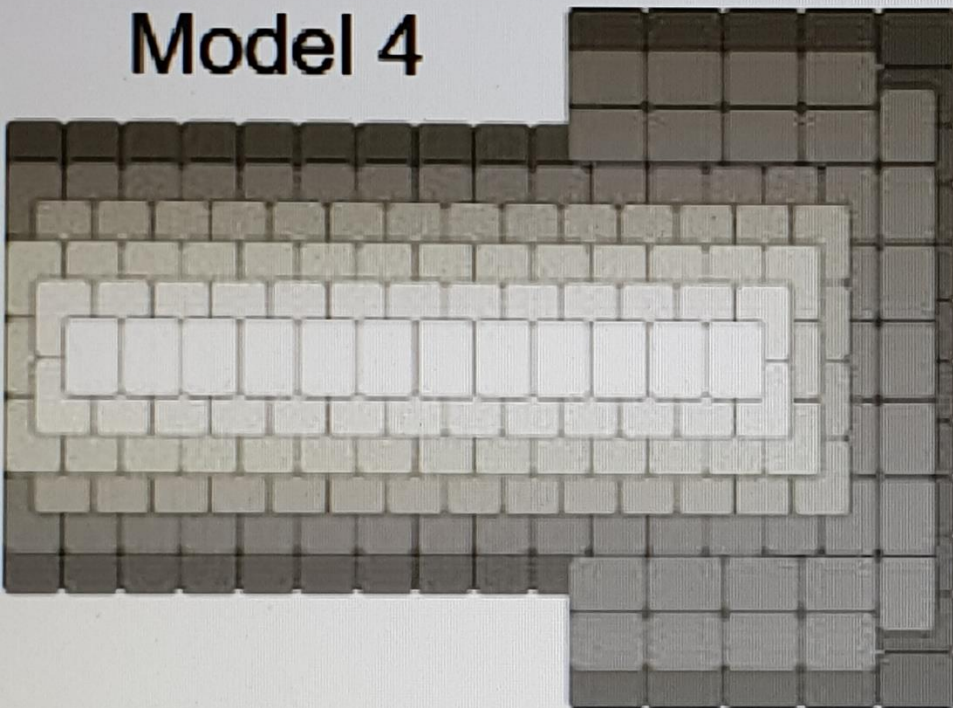
# Sand Replenishment

Sand won't be held in place on a degraded profile that has an increased rate of longshore drift.





# Model 4





# Source of Sand

Downdrift not Updrift !







# Where to from here?

There needs to be an integrated approach to seawall protection at Joe's Kiosk.

There is a tipping point at which coastal management becomes defensive and sea walls are built.

Coast protection then shifts to property protection.

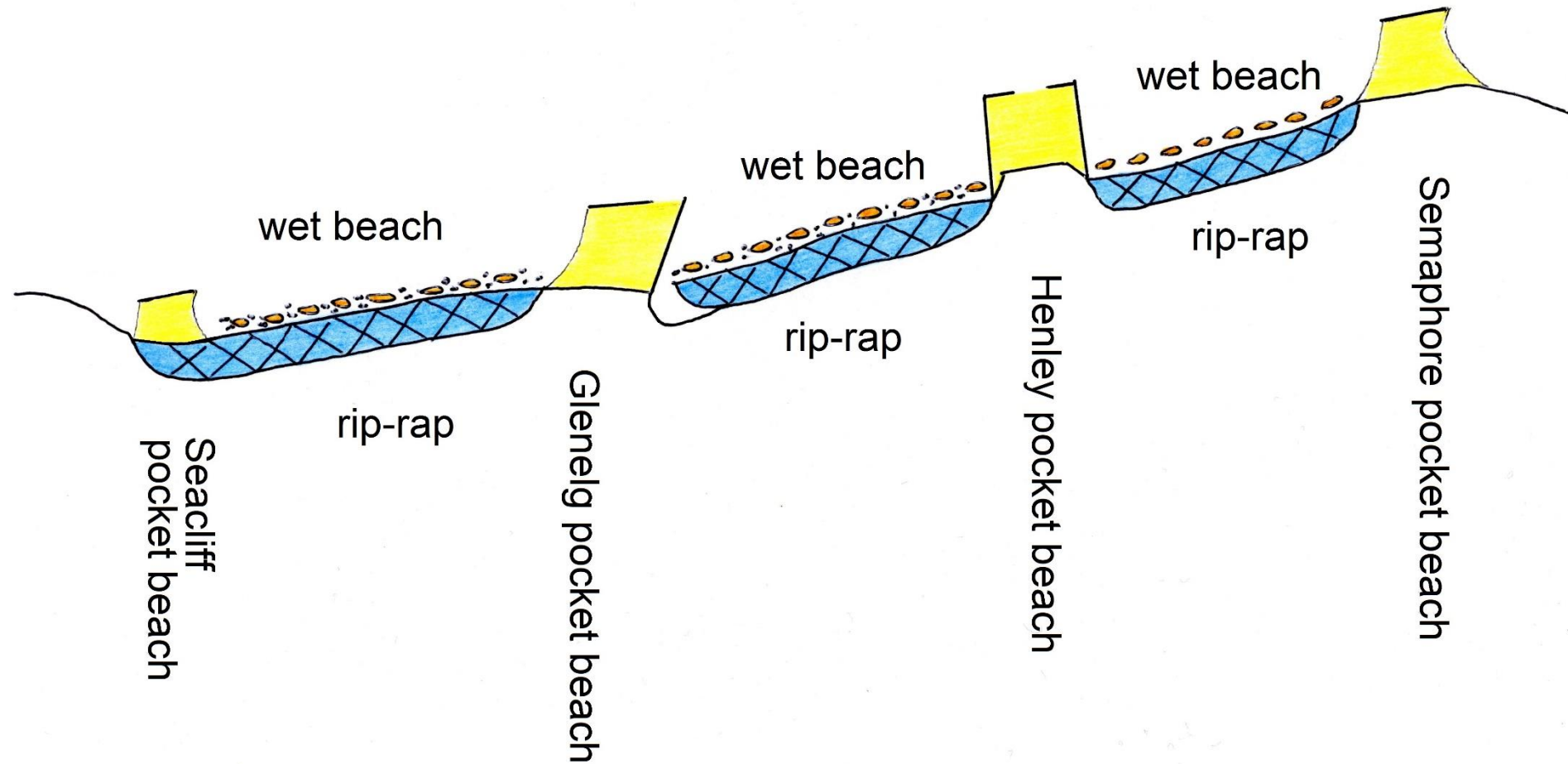


# A Future Scenario?

Henley is lined with rip-rap and becomes an isolated pocket beach along with Glenelg and Semaphore

# Adelaide pocket beaches

Gulf St. Vincent



## 5. PETITIONS

Nil

## 6. BUSINESS

### 6.65 ANNUAL BUSINESS PLAN AND BUDGET 2023/24

#### Brief

To adopt the Annual Business Plan and Budget 2023/24.

**Moved** Councillor - Nicholas Le Lacheur

**Seconded** Councillor - George Turelli

#### Motion

That in exercise of the powers contained in Chapters 9 and 10 of the Local Government Act 1999 (“the Act”) and in respect of the financial year ending 30 June 2024.

#### 1. Annual Business Plan

In accordance with section 123 of the Act and regulation 6 of the Local Government (Financial Management) Regulations 2011 and having considered all submissions received, in accordance with section 123(6) of the Act, the 2023/24 Annual Business Plan as set in the Annual Business Plan and Budget document, as detailed in Appendix 1 to the report, be adopted.

#### 2. Adoption of Budget

In accordance with section 123 of the Act and regulation 7 of the Local Government (Financial Management) Regulations 2011, having considered the Budget in conjunction with, and determined the Budget to be consistent with, the Council’s Annual Business Plan, the Budget as detailed in Appendix 2, Schedules 1 to 6 and as laid before the Council at this meeting compliant with the Model Financial Statements, comprising:

- the budgeted statement of comprehensive income;
- the budgeted balance sheet;
- the budgeted cash flow statement; and
- the budgeted statement of changes in equity;
- the budgeted summary of operating and capital investment activities; and the budgeted statement of financial indicators be adopted, involving:
  - (1) A total estimated recurrent operating expenditure (including depreciation) of \$142,348,338.
  - (2) A total estimated recurrent operating income from sources other than rates levied of \$18,092,440.
  - (3) A total amount required to be levied from rates of \$128,947,348.
  - (4) A total estimated Capital Project works program of \$44,694,393 (net) with total capital expenditure of \$53,963,284 and associated revenues of \$9,268,891 (revenues comprise operating revenue for renewal capital of \$4,000,000).
  - (5) A total estimated Annual Operating project program of \$2,904,092 (net)

comprising \$263,205 in operating income and \$ 3,167,297 in operating expenditure.

- (6) Recognition of Councils equity share of CAWRA per CL 22/05/2023 Item 11.03.

be adopted.

### 3. Adoption of Valuations

That pursuant to Section 167(2)(a) of the Act, the most recent valuations of the Valuer-General available to the Council of the Capital Value of all land within the Council's area, totalling \$49,329,666,880 be adopted, of which \$47,560,022,674 is for rating purposes.

### 4. General Rate – Maximum Increase

That pursuant to section 153(3) of the Act the Council has determined not to fix a maximum increase in the general rate to be charged on any rateable land within its area that constitutes the principal place of residence of a principal ratepayer.

### 5. Declaration of General Rates

That, having taken into account the general principles of rating contained in section 150 of the Act and the requirements of section 153(2) of the Act, and in order to raise the amount in 2(3) above, the Council hereby determines that:

- (1) differential general rates be declared in accordance with sections 153(1)(b) and 156(1)(a) of the Act on the capital value of all rateable land within the Council area and varying according to the use of the land as follows:

- (a) 0.198072681 cents in the dollar on rateable land of category (a) Residential
- (b) 0.7083867960 cents in the dollar on rateable land of categories (b) Commercial – shop; (c) Commercial - Office and (d) Commercial – other
- (c) 0.7557793060 cents in the dollar on rateable land of categories (e) Industry – Light and (f) Industry – other
- (d) 0.4530601092 cents in the dollar on rateable land of category (g) Primary Production
- (e) 0.620629932 cents in the dollar on rateable land of category (h) Vacant Land
- (f) 0.3084420330 cents in the dollar on rateable land of category (i) Other

- (2) pursuant to section 158(1)(a) of the Act, a minimum amount payable by way of general rates of \$1,204 be fixed for rateable land within the Council area .

## **6. Declaration of Separate Rates – Regional Landscape Levy**

In accordance with section 69 of the Landscape South Australia Act 2019 and section 154 of the Act, and in order to reimburse to Council, the amount contributed to the Green Adelaide Board being \$3,430,094 a separate rate of 0.00734298 cents in the dollar, based on the Capital Value of rateable land, is declared on all rateable land in the Council's area.

## **7. Payment**

- (1) That pursuant to section 181(2) of the Act, all rates payable in respect of the financial year ending on 30 June 2024 be payable in four equal or approximately equal instalments (unless otherwise agreed with the Principal Ratepayer) due on 1 September 2023, 1 December 2023, 1 March 2024 and 1 June 2024.**

## **8. Rebates – Development**

In exercise of the powers contained in section 166 (1) (a) of the Act, and being of the opinion that it is desirable to do so for the purpose of securing the proper development of the area, a rebate of general rates is hereby granted in respect of an Assessment classed as vacant land in the Council's Assessment Record at the date this resolution is passed, where:

### **(1) Residential Construction**

The land is in a Residential Zone or a Residential Historic (Conservation) zone in the Development Plan applicable to the Council's area, the rebate being granted only if the following conditions are satisfied:

- (a) the Principal Ratepayer in respect of the Assessment applies to the Council for the rebate prior to 30 June 2024; and**
- (b) construction of a dwelling has been substantially commenced on the Assessment by 30 June 2024; and**
- (c) the Council is satisfied that the intention of the Principal Ratepayer is to reside in that dwelling upon completion for at least 1 year;**

with the amount of the rebate being the difference in monetary terms between the rates that would have been paid in respect of the Assessment if it had been used at the date of declaration of the rates for residential purposes and the actual amount paid after deducting any other rebate granted within the rating period, subject to the following:

- (a) if footings are poured prior to 31 December 2023 a rebate of the entire amount will be given; and**
- (b) if footings are poured after 31 December 2023 a rebate of 50% of that amount will be given.**



## 9. Rebate - Rate Capping

That in exercise of the powers contained in section 166(1)(l) of the Act and to provide relief against what would otherwise amount to a substantial change in rates payable by a ratepayer due to rapid changes in valuation, a rebate of general rates will be granted to the Principal Ratepayer of an Assessment where the amount of any increase in rates in respect of that Assessment between the amount of general rates imposed for the financial year ending on 30 June 2024 and the amount of general rates payable for the financial year ending 30 June 2023 (after any rebate was applied) is greater than 12.5 percent;

Provided, however, that the rebate shall not apply where:

- (a) any such increase in rates is due or partly due to an increase in valuation of the land in the Assessment because of improvements made to it worth more than \$20,000; or
- (b) any such increase in rates is applicable to the use of the land being the categories of commercial, industrial, primary production, vacant land and other; or
- (c) the ownership of the rateable property has changed since 1 July 2022.

the amount of the rebate being the difference between the amount of general rates in monetary terms imposed for the financial year ending on 30 June 2024 and the amount of rates in monetary terms payable (after any rebate was applied but prior to deducting concessions) for the financial year ending on 30 June 2023 plus 12.5 percent of those rates.

## 10. Rating Policy

That the revised Rating Policy, as detailed in Appendix 3 to the report, be adopted.

Carried

**6.66 EXTERNAL GRANT FUNDING ACCEPTANCE - COASTAL PROTECTION BOARD****Brief**

Council was approached by AUSMAP (Australian Microplastic Assessment Project) to provide support for their grant application to the Coast Protect Board's Community Participation Grants program. The aim of the project is to develop and support existing community efforts in monitoring, collecting and quantifying microplastic pollution in the West Lakes area.

AUSMAP will manage and implement the project, while Council auspices the grant on their behalf. Council will also provide some in-kind support in the form of staff time and access to training space.

The Coast Protection Board has offered \$6,500 to support the implementation of the project.

**Moved** Councillor - George Turelli

**Seconded** Councillor - Michael McEwen

**Motion**

1. That the report be received and noted.
2. That Council accepts the funding amount of \$6,500 provided by the Coast Protection Board and auspices the grant on behalf of AUSMAP.
3. That there is no financial contribution required by Council as part of the grant application and that Council's support is in-kind only.

**Carried Unanimously**

**6.67 DEW PROPOSAL FOR SEAWALL PROTECTION AT JOE'S KIOSK****Brief**

The Department of Environment and Water (DEW) have approached Council with a design and cost sharing proposal to construct a vertical seawall toe protection structure in front of Joe's Kiosk at Henley Beach.

This reports presents details of the design proposal, project methodology and management criteria and details of the cost sharing and grant arrangements for Councils consideration.

**Moved Councillor - Kenzie van den Nieuwelaar** **Seconded** **Councillor - Nicole Mazeika**

**Motion**

1. That the report be received and noted.
2. That Council decline this cost share agreement.
3. That the Mayor write to Minister Close and advise that Council's position is:
  - a. A rock wall protection is not a replacement for effective beach management.
  - b. DEW need to investigate and implement suitable removable options for the temporary protection of the vertical sea wall in front of Joe's Kiosk until sufficient beach width and depth is achieved to protect the vertical sea wall and have it installed by September 2023.
  - c. DEW need to fund the entirety of any solutions as the lack of effective beach management in this section of the coastline, which is a DEW responsibility, is the root cause for potential destabilisation of the vertical sea wall.
  - d. That DEW need to fund and take action to address the HSLSC and Beach accessways that are becoming compromised due to lack of effective beach management in this section of the coastline.
  - e. That mass sand nourishment and retention of sand is critical to the survival and health of West Beach, Henley Beach South and Henley Beach in the absence of a long-term solution which warrants an immediate response from DEW.
  - f. That DEW be updated of Councils position.

**Carried Unanimously**

Councillor - Kenzie van den Nieuwelaar left the meeting at 9.24 PM



**6.68 OVINGHAM LEVEL CROSSING PROJECT - LETTER OF OFFER****Brief**

The Department of Transport and Infrastructure (DIT) has recently written to Council where they have provided a 'Letter of Offer' to fund outstanding works for the Ovingham Level Crossing Removal Project. DIT have also proposed to fund the construction of two pieces of open space within the Project precinct. The proposal is based on Council undertaking all works associated within the 'Offer'. This report considers this request.

Councillor - Kenzie van den Nieuwelaar entered the meeting at 9.26 PM

**Moved** Councillor - Katriona Kinsella

**Seconded** Councillor - Kelly Thomas

**Motion**

1. That Council accepts the conditions within the 'Letter of Offer' from the Department of Infrastructure and Transport for funds to deliver additional civil works as a result of the Ovingham Level Crossing Removal Project, as identified within this report.
2. That Council undertakes community consultation on the proposed concept designs for both the Chief Street and Drayton Street open space within the 2023/24 Financial Year.
3. That a further report is tabled to Council's Asset Management Committee to discuss the outcomes of both consultations.
4. That the Chief Executive Officer is given the authority to execute the 'Ovingham Level Crossing Removal Project - Funding Agreement'.

**Carried Unanimously**

## 6.69 REGISTER OF INTEREST - OFFICERS OF COUNCIL REVIEW - 2023

### Brief

This report is for Council to review the relevant Council Officers required to complete a Register of Interest pursuant to Chapter 7 - Part 4 - Division 1 - Subdivision 2 of the Local Government Act 1999 and authorise the updated list.

**Moved** Councillor - Kelly Thomas

**Seconded** Councillor - George Turelli

### Motion

1. That, in accordance with Chapter 7 - Part 4 - Division 1 - Subdivision 2 of the Local Government Act 1999, the following positions continue to be required to complete a Register of Interest pursuant to Section 111 (b).

- Chief Executive Officer
- General Manager Asset Management Services
- General Manager City Services
- General Manager Corporate Services
- Manager Asset Management Planning
- Manager Community Connections
- Manager Engineering Strategy and Assets
- Manager Field Services
- Manager Financial Services
- Manager Governance and Operational Support
- Manager Information Services
- Manager Media, Marketing and Communications
- Manager Open Space, Recreation and Property
- Manager People and Culture
- Manager Public Health and Safety
- Manager Strategic Procurement Services
- Manager Urban Projects
- Assessment Manager
- Team Leader Ageing Well
- Team Leader Building and Development Compliance
- Team Leader – City West
- Team Leader Community Experience
- Team Leader Community Safety
- Team Leader Contracted Services
- Team Leader Customer Contact
- Team Leader Environmental Health
- Team Leader Governance and Business Support
- Team Leader IT Applications
- Team Leader Planning Assessment
- Building Surveyor
- Civil Engineer – Development Services
- Civil Engineer Transport Assets
- Cloud and Solutions Architect
- Contract Administrator
- Coordinator City Maintenance

- Coordinator Collaborative ICT Project Delivery
- Coordinator Collections and Resources
- Coordinator Community Development
- Coordinator Customer Experience
- Coordinator Economic Development
- Coordinator Engineering Design
- Coordinator Engineering Projects
- Coordinator IT Operations
- Coordinator Literacy and Learning
- Coordinator Open Space and Property Projects
- Coordinator Outreach and Customer Engagement
- Coordinator Placemaking
- Coordinator Property Services
- Coordinator Transport Strategy and Assets
- Coordinator Waste and Sustainability
- Development Officer
- Development Officer - Building Surveyor
- Development Officer - Planning
- Development Officer - Senior ABS
- Development Officer - Senior Planner
- Development Project Engineer
- Fleet Manager
- Information Management Lead - Operations
- Information Management Lead - Projects and Improvements
- IS Service Delivery Lead
- Landscape Architect
- Open Space Community Planner
- Open Space Planner
- Planning Compliance Officer
- Procurement Advisor
- Project Delivery Officer - Streetscape Projects
- Project Designer/Coordinator
- Project Engineer – Civil and Stormwater
- Project Engineer – Civil Construction
- Project Officer - Public Health and Safety
- Property and Open Space Project Officer
- Property Maintenance Project Officer
- Property Management Officer
- Property Services Officer
- Recreation and Sport Officer
- Senior Business Analyst
- Senior Commercial Management Property Officer
- Senior Infrastructure Engineer
- Senior Landscape Architect
- Senior Policy Planner
- Senior Property and Open Space Project Officer
- Social Inclusion Coordinator
- Strategic Management Accountant
- Strategic Planner - Open Space Environmental Management
- Transport Engineer
- Transport Officer

- Urban Designer - Open Space Projects

2. That, in accordance with Chapter 7 - Part 4 - Division 1 - Subdivision 2 of the Local Government Act 1999, Council authorise the addition of the following positions to be required to complete a Register of Interest pursuant to Section 111 (b).

- Coordinator Civil Maintenance and Construction
- Coordinator Operations Support
- Coordinator Parks
- Coordinator Recreation, Open Space & Environment
- Coordinator Trees and Irrigation
- Coordinator Water and Waste Business Services
- Head of Digital Future Program
- Lead Coordinator Libraries
- Manager Strategic Planning Project
- Project Engineer Stormwater
- Senior IT Project Manager
- Team Leader - Community Experience (City East)
- Team Leader Planning and Administration

Carried Unanimously

## 7. MOTIONS ON NOTICE

Nil

## 8. QUESTIONS ON NOTICE

Nil

## 9. MOTIONS WITHOUT NOTICE

[As previously identified and agreed by the Presiding Member]

Nil

## 10. QUESTIONS WITHOUT NOTICE

Nil

## 11. BUSINESS - PART 11 - CONFIDENTIAL ITEMS

Nil



**12. REPORTS OF COMMITTEES - PART 11 - CONFIDENTIAL ITEMS**

Nil

**13. MEETING CLOSURE**

The meeting concluded at 9.28 PM.