

NOTICE OF MEETING

ASSET MANAGEMENT SERVICES COMMITTEE

AGENDA & REPORTS

for the meeting

commencing at 06:00 PM on Monday, 20 July 2020

Meeting Room CC1

To All Members of Asset Management Committee

Councillor Thomas - Presiding Member
Councillor Ferrao - Deputy Presiding Member
Her Worship the Mayor, Angela Evans (ex officio)
Councillor Campbell
Councillor Nguyen
Councillor Mitchell
Councillor Scheffler
Councillor Sykes
Councillor Turelli

A handwritten signature in black ink, appearing to read "JAN CORNISH".

JAN CORNISH
GENERAL MANAGER ASSET MANAGEMENT SERVICES

Dated 15 July 2020

TABLE OF CONTENTS

1. COMMITTEE OPENING	5
1.1 ACKNOWLEDGEMENT	5
1.2 APOLOGIES AND LEAVE OF ABSENCE	5
2. CONFIRMATION OF MINUTES	5
2.1 CONFIRMATION OF MINUTES	5
Brief	
Confirmation of the minutes of the previous meeting held on Monday, 15 June 2020.	
3. DEPUTATIONS	6
4. BUSINESS	6
4.54 TREE LOCATED IN FRONT OF 719 PORT ROAD WOODVILLE PARK	6
Brief	
A request has been received to remove a non-regulated Common Hackberry (<i>Celtis occidentalis</i>) tree located in front of 719 Port Road, Woodville Park, by the adjoining business owner. This report presents the requestors reasons for removal and the outcome of the assessment of the tree and removal request in accordance with the Council's Tree and Streetscape Policy.	
APPENDIX 1	13
APPENDIX 2	14
APPENDIX 3	17
APPENDIX 4	19
APPENDIX 5	21
APPENDIX 6	22
4.55 TREE LOCATED IN FRONT OF 37 WRIGHT STREET RIDLEYTON	23
Brief	
A request has been received to remove a non-regulated Lemon-scented Gum (<i>Corymbia citriodora</i>) located in front of 37 Wright Street, Ridleyton, by the adjoining resident. This report presents the requestors reasons for removal and the outcome of the assessment of the tree and removal request in accordance with the Council's Tree and Streetscape Policy.	
APPENDIX 1	29
APPENDIX 2	30
APPENDIX 3	33
APPENDIX 4	38
APPENDIX 5	40
APPENDIX 6	42
APPENDIX 7	43
4.56 WATER CONSUMPTION 2019/20	44
Brief	
To provide an update to the Asset Management Committee on potable and recycled water consumption for the 2019/20 financial year.	

4.57 ETNA AVENUE CHELTENHAM - PATH ENCROACHMENT	48
Brief	
The public path on the western verge of Etna Avenue in Cheltenham encroaches onto the land of numbers 1, 3, 3a, 5 and 7 Etna Avenue.	
Staff have enacted previous resolutions of Council to retain the path and attempted to purchase the land from property owners to no avail.	
This report discusses options for Council to obtain ownership of the land on which the path is situated, or to remove the encroachment.	
APPENDIX 1	55
4.58 GRANT OF EASEMENT - 255 MILITARY ROAD WEST LAKES SHORE	56
Brief	
This report seeks Council consent for the construction of a padmount electricity transformer and creation of an easement over a portion of Lot 95 in Deposited Plan 9311, being an area of land bordering Military Road and Mirani Court, Semaphore Park. The developers of 255 Military Road, West Lakes Shore (Tranquilla Apartments) require access to this land in order to provide the necessary electricity infrastructure to energise their development.	
APPENDIX 1	60
APPENDIX 2	62
4.59 AMEND COMMUNITY LAND MANAGEMENT PLAN - BOWDEN VILLAGE RESERVE	63
Brief	
This report seeks to inform Council of a request to permit commercial licenced outdoor dining activities and encroachment of private structures within community land at Bowden Village Reserve. It further seeks the endorsement of Council to commence community engagement to consider an amendment to the current Community Land Management Plan for Bowden Village Reserve that would allow Council to permit the above mentioned activities.	
APPENDIX 1	68
APPENDIX 2	71
APPENDIX 3	75
APPENDIX 4	79
4.60 WEST BEACH ROCK SEA WALL & LANDSCAPING PROJECT - UPDATE REPORT	87
Brief	
This report serves to provide an update on the status of the West Beach Rock Sea Wall Project.	
4.61 ST CLAIR RECREATION PRECINCT PROJECT - UPDATE REPORT - JULY 2020	91
Brief	
This report provides an update on the status of the St Clair Recreation Centre Precinct Project.	
APPENDIX 1	98
APPENDIX 2	99

4.62 FOOD WASTE RECYCLING GRANTS100

Brief

Council has recently received a grant of \$157,002 + GST from Green Industries SA to improve the reach and convenience of its food waste recycling program. The new program is due to commence from Spring 2020.

A small funding contribution has also been made by Council towards the LGA 'Food for the Earth' initiative, which will trial the use of free compostable bags in fruit and vegetable sections of Adelaide supermarkets (supported by free kitchen caddies at checkouts during the period of the promotion). If successful, that program could provide significant ongoing benefits for residents and ratepayers, by providing a free and convenient source of compostable bags for use within the home to aid in the recycling of household food scraps. The 'Food for the Earth' program will be jointly funded with other Councils, the LGA, Green Industries SA and the supermarkets themselves.

5. MOTIONS ON NOTICE	104
6. QUESTIONS ON NOTICE	104
7. MOTIONS WITHOUT NOTICE	104
8. QUESTIONS WITHOUT NOTICE	104
9. BUSINESS - PART II - CONFIDENTIAL ITEMS	104
10. MEETING CLOSURE	104

1. COMMITTEE OPENING

1.1 ACKNOWLEDGEMENT

We acknowledge that the land we meet on today is the traditional land of the Kurna people. We respect their spiritual relationship with this land. We also acknowledge the Kurna people as the traditional custodians of the Kurna land. We will endeavour, as Council, to act in a way that respects Kurna heritage and the cultural beliefs of the Kurna people.

1.2 APOLOGIES AND LEAVE OF ABSENCE

Apologies

Councillor Scheffler

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 27 July 2020.

2.1 CONFIRMATION OF MINUTES

Brief

Confirmation of the minutes of the previous meeting held on Monday, 15 June 2020.

Recommendation

That the minutes of the previous meeting held on Monday, 15 June 2020 be taken as read and confirmed.

3. DEPUTATIONS

4. BUSINESS

4.54 TREE LOCATED IN FRONT OF 719 PORT ROAD WOODVILLE PARK

TO: Asset Management Committee

FROM: Technical Officer Arboriculture - Chris Taras

DATE: 25 June 2020

Brief

A request has been received to remove a non-regulated Common Hackberry (*Celtis occidentalis*) tree located in front of 719 Port Road, Woodville Park, by the adjoining business owner. This report presents the requestors reasons for removal and the outcome of the assessment of the tree and removal request in accordance with the Council's Tree and Streetscape Policy.

Recommendation

1. That the report be received and noted.
2. That the non-regulated Common Hackberry (*Celtis occidentalis*) located in front of 719 Port Road, Woodville Park has been assessed against Council's Tree and Streetscape Policy and is recommended to be retained.
3. That remedial pruning to be undertaken to reduce canopy extension over the property and maintain vegetation clearances over the footpath and roadway.

Status

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

Our Liveability - A liveable City of great places

An urban environment that is adaptive to a changing and growing City
Create valued urban places that bring people together and reflect local character and identity
Enhance the quality and diversity of open and public spaces

Our Environment - An environmentally responsible & sustainable City

Continue to implement climate change mitigation and adaptation solutions
Enhance the state of the City's environment and biodiversity
Lead and educate to reduce the City's impact on the environment and build resilience

Relevant Council policies are:

- Tree and Streetscape Policy

Relevant statutory provisions are:

- Local Government Act 1999

Executive Summary

The subject tree, Common Hackberry (*Celtis occidentalis*), is located in front of 719 Port Road, Woodville Park. Correspondence was received from the business owner of the adjoining property, located at 719 Port Road in February 2019 via the West Woodville Ward Councillor, requesting the removal of the tree due to perceived damage to the concrete footpath, garden bed borders and the carpark and stating the tree canopy encroaches onto private property.

Further correspondence was received in March 2020 from the same adjoining business owner stating that their business signage was being obscured by said tree, and that grounds for removal are valid on the basis that a precedent had been set in relation to Council approving the removal of five trees in front of a business located at 99-105 Torrens Road, Brompton in 2013 due to reasons of obscuring of business signage. (Refer to Council's Asset Management Committee - AM 20/05/2013 Item 3.50 - motion for retention carried, subsequently overturned at Council meeting CL 27/05/13 Item 3.50 motion for removal carried).

The Common Hackberry (*Celtis occidentalis*) has a circumference of 1.15 metres, measured at one metre above ground level and is therefore not classified as being regulated under the Development Act 1993 as its circumference measurement is less than two metres.

The tree has been assessed against Council's Tree & Streetscape Policy. The mature specimen tree was assessed as being in good health with a good structural status. The tree is free of notable defects, it does not have an ongoing history of branch failure and was assessed as not being an unacceptable risk to personal safety and to property. It is therefore recommended the tree be retained and remedial pruning be undertaken to reduce canopy extension over the property and maintain vegetation clearances over the footpath and roadway.

Background

A Common Hackberry (*Celtis Occidentalis*) is growing on the road reserve in front of a business, 719 Port Road, Woodville Park (refer **Appendix A and B**).

The initial email request for tree removal was received from the business owner of the adjoining property located at 719 Port Road in February 2020, via the West Woodville Ward Councillor. The request for removal was based on perceived damage to the concrete footpath, garden bed borders and the carpark and that the tree canopy encroaches onto private property.

A tree assessment was undertaken by Council's Technical Officer - Arboriculture in February 2020 in accordance with Council's Tree and Streetscape Policy. The assessment concluded that the retention of the tree was warranted as it was in good health and good structural condition and posed a low risk to personal safety and to private property. Action could be taken in the form of remedial pruning to minimise branch overhang.

Following a response on the assessment outcome, further correspondence was received in March 2020 from the same adjoining business owner stating that their business signage was being obscured by said tree, and that grounds for removal are valid on the basis that a precedent had been set in relation to Council approving the removal of five trees in front of a business located at 99-105 Torrens Road, Brompton in 2013 due to reasons of obscuring of business signage. (Refer to Council's Asset Management Committee - AM 20/05/2013 Item 3.50 - motion for retention carried, subsequently overturned at Council meeting CL 27/05/13 Item 3.50 motion for removal carried).

Report

The Common Hackberry (*Celtis occidentalis*) located in front of 719 Port Road, Woodville Park is a mature specimen approximately 20 years of age, in good health and good structural condition. The tree is 8 metres in height with a crown spread of 11 metres. The tree species has been commonly planted within the nature strips and footpath areas of Port Road businesses and residential properties.

On 17 February 2020 (refer **Appendix C**) information was received from the adjoining business owner (via the West Woodville Ward Councillor) seeking the removal of the tree for the following reasons;

- 'The tree in question is cracking the footpath, my garden borders and now the carpark'

Response: In regards to damage to property, there is insufficient evidence to ascertain that the tree is the main contributing factor to this claim. It is evident from street view, dating back to 2009 when the tree was a semi-mature specimen, that the front non-structural concrete plinth was already cracked and lifted. In addition the 2009 imagery also highlights that the concrete driveway and parking area was also already significantly cracked.

In relation to Council's infrastructure, the concrete footpath has sustained minor lifting which has resulted in the trip steps being ground down. The footpath is safe and serviceable and Council's Engineering maintenance team have not listed this location for reinstatement works in the near future.

- 'It encroaches more on my land than council land'

Response: The tree was recommended to be retained and action in this case was limited to general maintenance pruning to minimise canopy overhang onto private property as highlighted in the photos below.



Once the tree assessment was forwarded by staff, further correspondence was received on 2 March 2020 (refer **Appendix D**) from the adjoining business owner. The correspondence stated that a precedent that had previously been set in relation to Council approving the removal of five trees in front of a business located at 99-105 Torrens Road, Brompton in 2013 due to reasons of obscuring of business signage. (Refer to Council's Asset Management Committee - AM 20/05/2013 Item 3.50 - motion for retention carried, subsequently overturned at Council meeting CL 27/05/13 Item 3.50 motion for removal carried).

In reference to this case, the motion approving the removal of the trees was contrary to Councils' existing Tree and Streetscape Policy, where the interruption of view to advertising signage is not considered a valid reason for tree removal. This policy position was most recently again considered by Council, with a request received to remove ten trees along a section of West Lakes Boulevard. In this instance Council resolved to retain the trees (AM Minutes 19/8/19, Item 3.80).

An image from Google Streetview shows that the business signage is visible from Port Road and not obstructed by the tree.



There are over 8000 registered businesses in the City of Charles Sturt, and to remove a tree for the reasons of obscuring or obstructing advertising signage would have a significant impact to overall tree cover across the City.

Financial and Resource Implications

The Parks & Arboriculture recurrent budget funds all horticultural and arboricultural tree maintenance activities. The Tree and Streetscape Policy requires that reports relating to tree removal include the cost of removal of the subject tree/s and Council may choose to apportion some or all the costs to the applicant.

In the case of the Common Hackberry (*Celtis occidentalis*) located in front of 719 Port Road, Woodville Park, the cost of the removal is estimated to be \$960.00.

Customer Service and Community Implications

There are no customer service or community implications.

Environmental Implications

Trees are critical to providing cooler, safer and more liveable open spaces across the City of Charles Sturt. As Western Adelaide's climate continues to warm over time, the role of trees in cooling local environments will become increasingly important. Trees within the urban environment ensure that amenity, habitat and biodiversity needs of the city are maintained.

In 2019, Seed Consulting (now trading as Edge Environment) quantified the cooling benefits of trees in a number of streets in the City of Charles Sturt. In this study, Kestrel heat stress weather stations and an industrial drone carrying a FLIR duoPro R thermal imager, at a height of 50 metres above the road surface, were used to measure the impacts of shade trees in public areas. That study showed that, on hot days and under the shade of a tree, an average 15 degrees of surface temperature cooling, 9.9 degrees of thermal comfort cooling, and 1.3 degrees in air temperature cooling were recorded.

These results represent very significant cooling benefits of trees in public spaces. This directly benefits street users, and in particular pedestrians.

The cooling effect of trees improves public safety during periods of extreme heat. In January 2019, a report from the Australia Institute ("Heat Watch: Extreme Heat in Adelaide") identified that the average number of days in Adelaide over 35 degrees could increase by 180% without strong climate policies – from 17-19 days per year to 50-51 days per year by 2090.

Trees improve the local climate, reducing the air temperature and increase humidity. Collectively, they reduce the urban heat island effect and provide shade for buildings and hard surfaces (refer **Appendix E**).

In addition to the above benefits, trees also provide a significant carbon sink, helping to buffer the impacts of the community's greenhouse gas emissions, and improve air quality. The volume of greenhouse gases captured by the tree identified within this report is calculated below.

Using a basic carbon calculator tool, we can also measure the approximate carbon absorbed in a tree to date. A Common Hackberry with a circumference of 1.15m can store up to 461kg of carbon (<https://www.northsydney.nsw.gov.au/carbon/carbon.htm>). This is the equivalent of the greenhouse gas emissions emitted by 0.365 of one car being driven continuously for one year (<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>).

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

The Tree & Streetscape Policy states that where a request has been made to Council to consider removal of a tree which is deemed to be structurally sound, healthy and worthy of retention but where Committee/Council believe there may be good reason for removal other than the health of the tree and where the tree is a significant, regulated or non-regulated large tree in a streetscape or reserve, community feedback and comment will be invited in accordance with the Public Consultation Policy and the Public Consultation Implementation Procedure.

If the Committee should consider there is a justifiable reason for removal outside the Tree and Streetscape Policy tree removal criteria, then an alternative motion will be required as follows;

1. That community feedback and comment is to be sought in line with Council's Public Consultation Policy in respect to removal of the tree located in front of 719 Port Road, Woodville Park on the basis that (*insert reasons for removal*).
2. That a further report is presented to the relevant Committee presenting the findings from the adjoining residents, owners and occupiers.

Risk Management/Legislative Implications

The tree does not pose an unacceptable risk to personal safety and to private property (refer **Appendix F**).

The tree has a circumference measurement less than two metres when measured one metre above natural ground level and subsequently it is not classified as being regulated under the Development Act 1993.

Conclusion

The Common Hackberry (*Celtis occidentalis*) located in front of 719 Port Road, Woodville Park was assessed as being in good health and in good structural condition which does not pose an unacceptable risk to personal safety or property. The tree was assessed against Council's Tree & Streetscape Policy and therefore recommended that the tree be retained and remedial pruning be undertaken.

Appendices

#	Attachment	Type
1	Appendix A - Tree located in front of 719 Port Road Woodville Park	PDF File
2	Appendix B - Tree located in front of 719 Port Road Woodville Park	PDF File
3	Appendix C - Tree located in front of 719 Port Road Woodville Park	PDF File
4	Appendix D - Tree located in front of 719 Port Road Woodville Park	PDF File
5	Appendix E - Tree located in front of 719 Port Road Woodville Park	PDF File
6	Appendix F - Tree located in front of 719 Port Road Woodville Park	PDF File

TREE LOCATED IN FRONT OF 719 PORT ROAD WOODVILLE PARK Item

APPENDIX A



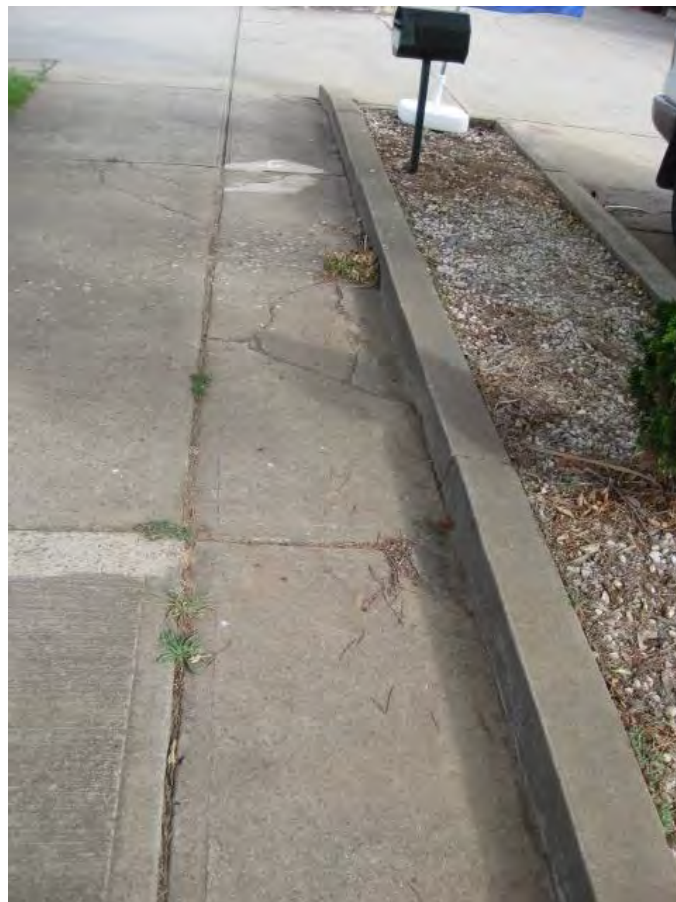
TREE LOCATED IN FRONT OF 719 PORT ROAD WOODVILE PARK Item

APPENDIX B



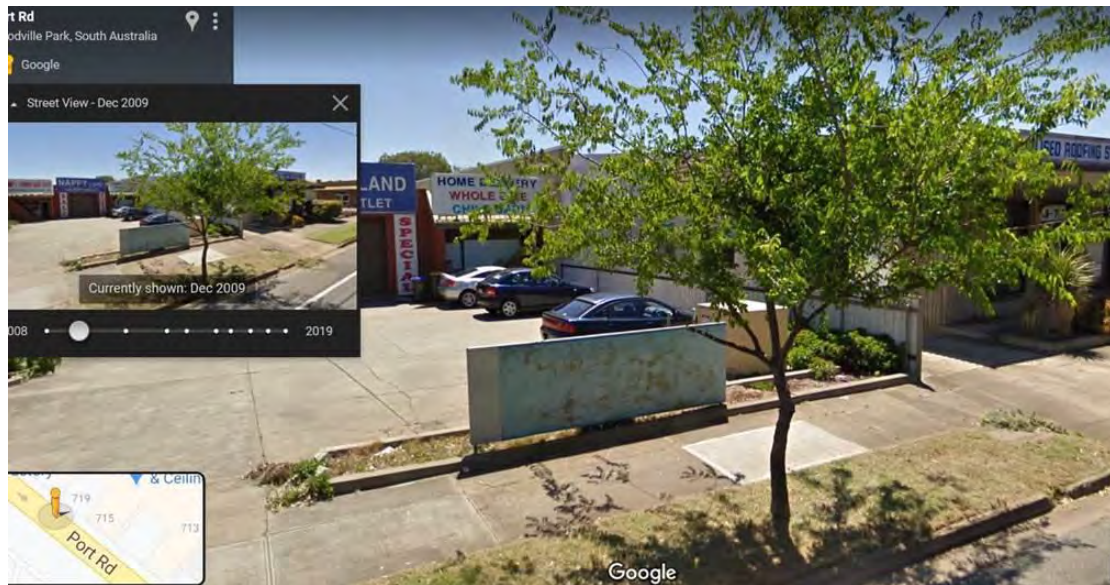
TREE LOCATED IN FRONT OF 719 PORT ROAD WOODVILE PARK Item

APPENDIX B



TREE LOCATED IN FRONT OF 719 PORT ROAD WOODVILLE PARK Item

APPENDIX B



STREET VIEW 2009

TREE LOCATED IN FRONT OF 719 PORT ROAD WOODVILLE PARK Item

APPENDIX C

Subject: FW: Tree 719 Port Road
Attachments: IMG_6982.jpg; ATT00001.txt; IMG_6983.jpg; ATT00002.txt; IMG_6984.jpg;
ATT00003.txt; IMG_6985.jpg; ATT00004.txt; IMG_6986.jpg; ATT00005.txt

From: Cr Kelly Thomas <kellythomas@charlessturt.sa.gov.au>
Sent: Monday, 17 February 2020 5:15 PM
To: Todd Pilkington <todd@floorit.com.au>; Sam Higgins <shiggins@charlessturt.sa.gov.au>
Cc: Amanda Pilkington <amandapilkington@hotmail.com>
Subject: Re: Tree 719 Port Road

Hi Todd,

Thank you for your email, I will include the staff into your email and I am sure someone can come out and assess the tree.

Sam,

Can you please organise someone to go and check this tree out the front of 719 Port Rd Woodville Park?

Kind regards

Cr Kelly Thomas

West Woodville Ward

0450 220 487

facebook : Kelly Thomas Your Voice in Charles Sturt

Communications, including opinions, expressed by Council Members do not necessarily represent those of or endorsed by the Council.

From: Todd Pilkington <todd@floorit.com.au>
Sent: Monday, 17 February 2020 9:41:19 AM
To: Cr Kelly Thomas
Cc: Amanda Pilkington
Subject: Tree 719 Port Road

TREE LOCATED IN FRONT OF 719 PORT ROAD WOODVILLE PARK Item

APPENDIX C

Morning Councillor

Trust all is well in the Thomas Camp..

Attached are pics of this horrendous tree in front of our property on Port Road

The tree in question is cracking the footpath, my garden concrete borders and now the carpark

It encroaches more on my land than council land

What are the steps involved in getting removal ?

I am happy to replace with another that will not cause the damage this tree has

Any assistance as always would be great

Thanks again Kelly

Kind Regards

Todd

Todd Pilkington
Floorit Floating Floors Pty Ltd
719 Port Rd, Woodville Park, SA 5011
Ph: 8445 7155
Fax: 8445 7255
E-mail: todd@floorit.com.au

TREE LOCATED IN FRONT OF 719 PORT ROAD WOODVILLE PARK Item

APPENDIX D

Subject: FW: Tree 719 Port Road

From: Todd Pilkington <todd@floorit.com.au>
Sent: Monday, 2 March 2020 3:46 PM
To: Sam Higgins <shiggins@charlessturt.sa.gov.au>
Cc: amandapilkington@hotmail.com; Cr Kelly Thomas <kellythomas@charlessturt.sa.gov.au>
Subject: RE: Tree 719 Port Road

Hi Sam

Appreciate the reply

I am aware of a precedent on Torrens Road in front of a certain Auction House that resulted in the removal of council trees

This application was successful as the trees blocked signage and potential income to the said business

The tree in question at 719 Port Road Woodville Park has the exact same impact as the case put forward on Torrens Road

Could I ask this be investigated

Thanks

Kind Regards
Todd

Todd Pilkington
Floorit Floating Floors Pty Ltd
719 Port Rd, Woodville Park, SA 5011
Ph: 8445 7155
Fax: 8445 7255
E-mail: todd@floorit.com.au

From: Sam Higgins [<mailto:shiggins@charlessturt.sa.gov.au>]
Sent: Monday, 2 March 2020 2:56 PM
To: Todd Pilkington <todd@floorit.com.au>
Cc: amandapilkington@hotmail.com; Cr Kelly Thomas <kellythomas@charlessturt.sa.gov.au>
Subject: FW: Tree 719 Port Road

Hi Todd

Thank you for your request. The street tree in front of 719 Port Road Woodville Park has been assessed by Council's arborist. He has advised that the Hackberry (*Celtis occidentalis*) is in good health and good structural condition and does not pose an unacceptable risk to personal safety and to property. He has recommended that the tree be

TREE LOCATED IN FRONT OF 719 PORT ROAD WOODVILLE PARK Item

APPENDIX D

retained and action in this case be limited to general maintenance pruning, which has been programmed and is expected to be completed within six weeks.

In regards to damage to the property, he has advised that there is insufficient evidence to determine that the tree is the main contributing factor to this claim. It is evident from google street view, dating back 2009 when the tree was a semi-mature specimen, that the front non-structural concrete plinth was already cracked and lifted. In addition, the 2009 imagery also highlights that the concrete driveway and parking area was also already significantly cracked.



In relation to Council's infrastructure, the concrete footpath has sustained minor lifting which has resulted in the trip steps being 'ground' down. The footpath is safe and serviceable and Council's Engineering maintenance team have not listed this location for reinstatement works in the near future.

So therefore the request for tree removal has been refused under delegated authority. Todd, please feel free to contact me directly if you wish to appeal this initial assessment?

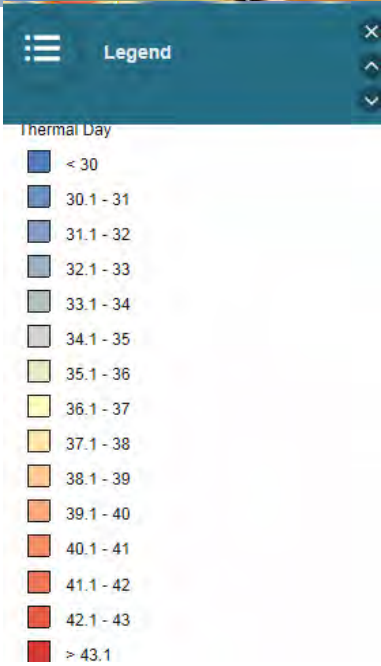
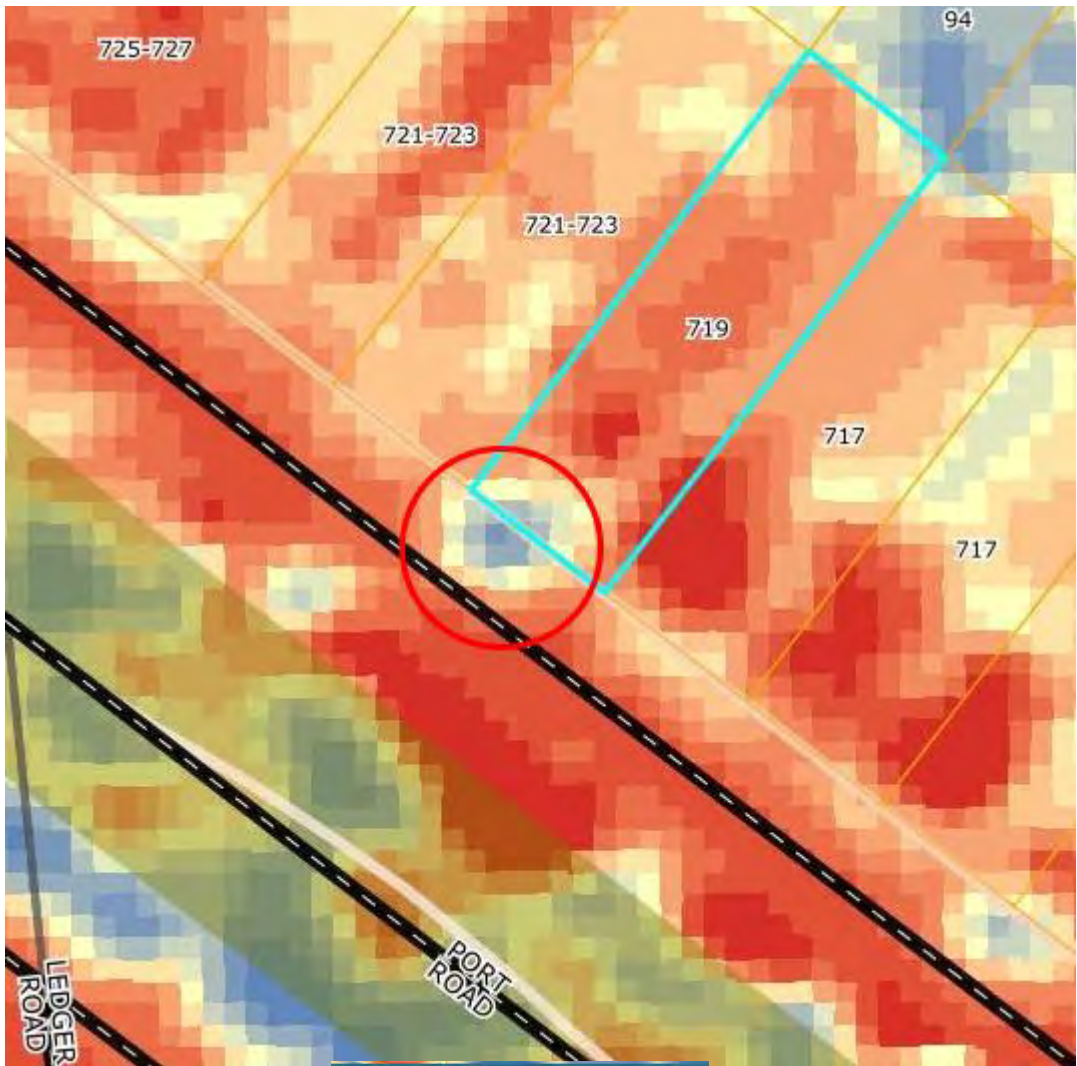
Regards

Sam Higgins
Manager Open Space, Recreation & Property

72 Woodville Rd, Woodville 5011
T: (08) 8408 1157 F: (08) 8408 1122
www.charlessturt.sa.gov.au

TREE LOCATED IN FRONT OF 719 PORT ROAD WOODVILE PARK Item

APPENDIX E



APPENDIX F

Risk Management

There are two basic types of risks associated with trees, conflicts and structural failures. Risks associated with conflicts (leaves, fruit etc) are generally not the primary focus of methodologies utilised within arboricultural assessments. However in this case the fundamental steps have been applied.

An extensive assessment and risk assessment, in relation to the subject tree's health and structure has been undertaken.

A tree hazard assessment adapted by Matheny and Clark (1994) identifies three key components.

Failure Potential:

- The tree is free of notable defects.
- The tree does not have a history of previous branch failure.

Size of Part (an environment that may contribute to that failure):

- The tree is free of notable defects.
- The tree does not have an ongoing history of branch failure.

Target Rating (a person or object that would be injured or damaged):

- The tree is located on the main road reserve.
- There is a three-metre canopy overhang onto the adjoining private property to the north.

The following table is a guide for risk assessment:

Failure Potential	1 = Low	2 = Medium	3 = High	4 = Severe
Size of Part (branches)	1 = 150mm	2 = 150-450 mm	3 = 450-750mm	4 = >750mm
Target Rating	1 = Occasional Use	2 = Intermediate Use	3 = Frequent Use	4 = Constant Use

Any tree with a rating of 10 or over requires immediate attention.

Risk Appraisal for Common Hackberry (*Celtis occidentalis*)

Failure potential **1** + Size of part **1** + Target **3** = **5** Hazard Rating.

4.55 TREE LOCATED IN FRONT OF 37 WRIGHT STREET RIDLEYTON

TO: Asset Management Committee

FROM: Technical Officer Arboriculture - Chris Taras

DATE: 25 June 2020

Brief

A request has been received to remove a non-regulated Lemon-scented Gum (*Corymbia citriodora*) located in front of 37 Wright Street, Ridleyton, by the adjoining resident. This report presents the requestors reasons for removal and the outcome of the assessment of the tree and removal request in accordance with the Council's Tree and Streetscape Policy.

Recommendation

1. That the report be received and noted.
2. That the non-regulated Lemon-scented Gum (*Corymbia citriodora*) located in front of 37 Wright Street, Ridleyton assessed against Council's Tree and Streetscape Policy be retained.

Status

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

Our Liveability - A liveable City of great places

An urban environment that is adaptive to a changing and growing City
Create valued urban places that bring people together and reflect local character and identity
Enhance the quality and diversity of open and public spaces

Our Environment - An environmentally responsible & sustainable City

Continue to implement climate change mitigation and adaptation solutions
Enhance the state of the City's environment and biodiversity
Lead and educate to reduce the City's impact on the environment and build resilience

Relevant Council policies are:

- Tree and Streetscape Policy

Relevant statutory provisions are:

- Local Government Act 1999

Executive Summary

The subject Lemon-scented Gum (*Corymbia citriodora*) is located in front of 37 Wright Street, Ridleyton. Correspondence was received from the adjoining resident requesting removal of the tree as a consequence of large branch failure occurring during a high wind event on 21 November 2019 resulting in damage to the masonry fence. In addition the associated mess the tree creates is also causing concern to the resident.

Further correspondence was received in March 2020 from the adjoining resident seeking information in relation to identifying if the tree is classified as regulated, pruning options on Council trees by adjoining property owners and tree maintenance history. In addition concerns were raised in relation to the extent of time required to resolve a claim process and pruning delays.

The Lemon-scented Gum (*Corymbia citriodora*) has a circumference of 2.12 metres, measured at one metre above ground level. However as the tree species is located within ten metres of a residential dwelling, it is therefore exempt from the regulated tree status.

The tree has been assessed against Council's Tree & Streetscape Policy. The mature specimen tree was assessed as being in good health with a fair structural status. The tree is free of notable defects, it does not have an ongoing history of branch failure and was assessed as not being an unacceptable risk to personal safety and to property. It is therefore recommended the tree be retained. Remedial pruning has been undertaken in March 2020 to primarily reduce the crown overhang onto private property and provide vegetation clearances over the roadway.

Background

The tree is growing on the road reserve in front of a residential property at 37 Wright Street, Ridleyton (refer **Appendix A and B**).

The initial email correspondence was received from the adjoining resident requesting removal of the tree as a consequence of recent large branch failure occurring during a high wind event on 21 November 2019 resulting in damage to the masonry fence. In addition the associated mess the large tree creates is also causing ongoing concerns to the resident.

A tree assessment was undertaken by Council's Arboriculture Officer in December 2019 in accordance with Council's Tree and Streetscape Policy. The assessment concluded that the retention of the tree was warranted as it was in good health and free of notable defects and was assessed as not being an unacceptable risk to personal safety and to property. Remedial pruning was recommended to primarily reduce crown overhang onto private property and to provide vegetation clearances over roadway which subsequently was completed in March 2020.

Further correspondence was received in March 2020 from the adjoining resident seeking information in relation to identifying if the tree is classified as regulated, pruning options on Council trees by adjoining property owners and tree maintenance history. In addition concerns were raised in relation to the extent of time required to resolve a claim process and pruning delays to primarily reduce crown overhang onto private property.

Report

The Lemon-scented Gum (*Corymbia citriodora*) is located in front of 37 Wright Street, Ridleyton, is a mature specimen approximately 30 years of age, in good health and fair structural condition. The tree is 15 metres in height with a crown spread of 17 metres. The tree species is an isolated street tree specimen in the locality of Wright Street.

On 22 November 2019 (refer **Appendix C**) an email was received from the adjoining resident seeking to lodge a claim for damages to property (front masonry/tubular fence and verandah low walling) as a result of recent branch failure during a high wind event and the request for removal of the tree for the following reasons;

- Due to the high winds a main branch from the gum tree on council property in front of our home broke and crashed onto our fence and home causing significant damage.
- We understand that this tree is very old, however with the size and weight of some of the main branches the tree is becoming dangerous.

Response:

Trees are assessed on a case by case basis. The tree does not have a history of ongoing branch failure and the primary and secondary branches on the subject tree are well attached and free of notable defects including bark inclusions. Included bark unions also known as bifurcations are a result of trunks or limbs not forming together and are structurally separate, making them prone to failure or collapse. Subsequently the tree is free of significant structural flaws and does not pose an unacceptable risk to personal safety or to property. In addition as outcome of the tree assessment, pruning was recommended to mitigate risk and subsequently had been undertaken in March 2020 to primarily reduce the crown overhang onto private property and provide vegetation clearances over the roadway.

- Furthermore the amount of leaves, broken branches and debris that continually is in my property is annoying as I am continually cleaning front yard and driveway. Our lawn is struggling as well.

Response:

There are two basic types of risks associated with trees, conflicts and structural failures. Risks associated with conflicts (leaves, fruit and other debris etc) are generally not considered as being unacceptable risks to personal safety or to property and are not generally the primary focus of tree risk methodologies utilised within arboricultural assessments. Complaints about leaf litter, twigs or other debris and complaints relating to tree roots protruding above the ground or competing with lawns is not a valid reason for removal in accordance with Council's Tree and Streetscape Policy. In this case remedial pruning was nominated to minimise canopy overhang onto private property. The health and vigour of lawns adjacent to trees can be improved by the application of wetting agent and fertiliser. Pruning would not eliminate the associated mess from the large street tree onto the adjoining properties particularly when prevailing winds from the south and south-west are dominant.

- We also have young grandchildren and do not allow them to play in the front yard due to concerns of falling branches.

Response:

The tree is free of significant structural flaws and does not have an ongoing history of branch failure, subsequently the tree was assessed as not posing an unacceptable risk to personal safety or to property.

The tree was recommended to be retained and action in this case was limited to general maintenance pruning to minimise canopy overhang onto private property.

Following providing an assessment outcome, further correspondence was received on 2 March 2020 (refer **Appendix D**) from the adjoining resident seeking information in relation to identifying if the tree is classified as regulated, pruning options on Council trees by adjoining property owners and tree maintenance history. In addition concerns were raised in relation to the extent of time required to resolve a claim process and pruning delays.

Pruning delays were exacerbated as machinery required to undertake the pruning task were utilised in assisting with bushfire clearance work at Kingston SE and Kangaroo Island. Council by-laws and regulations restrict the pruning of Council trees other than by Council staff or their nominated contractors. In addition, Council prune trees to the Australian Standard As 4373-2007 'Pruning of amenity trees'.

A claim was lodged with the Local Government Association Mutual Liabilities Scheme for damages to property (front masonry/tubular fence and verandah low walling) following a storm event. It is understood that the Mutual Liability Scheme did not support the claim, advising that Council was unaware of the possibility of branch failure during this event.

In reference to the extent of time required to resolve a claim process, they are legal matters which identify liabilities brought about by acts of negligence on Councils behalf. Claim processes through the Local Government Association Mutual Liabilities Scheme are subsequently not subject to any form of official time frames, to ensure that all parties have an opportunity to review the facts, thoroughly investigate the matter and provide evidence supporting their position.

Financial and Resource Implications

The Parks & Arboriculture recurrent budget funds all horticultural and arboricultural tree maintenance activities. The Tree and Streetscape Policy requires that reports relating to tree removal include the cost of removal of the subject tree/s and Council may choose to apportion some or all the costs to the applicant.

In the case of the Lemon-scented Gum (*Corymbia citrodora*) located in front of 37 Wright Street, Ridleyton, the cost of the removal is estimated to be \$1965.00.

Customer Service and Community Implications

There are no customer service or community implications.

Environmental Implications

Trees are critical to providing cooler, safer and more liveable open spaces across the City of Charles Sturt. As Western Adelaide's climate continues to warm over time, the role of trees in cooling local environments will become increasingly important. Trees within the urban environment ensure that amenity, habitat and biodiversity needs of the city are maintained.

In 2019, Seed Consulting (now trading as Edge Environment) quantified the cooling benefits of trees in a number of streets in the City of Charles Sturt. In this study, Kestrel heat stress weather stations and an industrial drone carrying a FLIR duoPro R thermal imager, at a height of 50 metres above the road surface, were used to measure the impacts of shade trees in public areas. That study showed that, on hot days and under the shade of a tree, an average 15 degrees of surface temperature cooling, 9.9 degrees of thermal comfort cooling, and 1.3 degrees in air temperature cooling were recorded.

These results represent very significant cooling benefits of trees in public spaces. This directly benefits street users, and in particular pedestrians.

The cooling effect of trees improves public safety during periods of extreme heat. In January 2019, a report from the Australia Institute (“Heat Watch: Extreme Heat in Adelaide”) identified that the average number of days in Adelaide over 35 degrees could increase by 180% without strong climate policies – from 17-19 days per year to 50-51 days per year by 2090.

Trees improve the local climate, reducing the air temperature and increase humidity. Collectively, they reduce the urban heat island effect and provide shade for buildings and hard surfaces (refer **Appendix E**).

In addition to the above benefits, trees also provide a significant carbon sink, helping to buffer the impacts of the community’s greenhouse gas emissions, and improve air quality. The volume of greenhouse gases captured by the tree identified within this report is calculated below.

Using a basic carbon calculator tool, we can also measure the approximate carbon absorbed in a tree to date. A Lemon-scented Gum with a circumference of 2.12m can store up to 1363kg of carbon (<https://www.northsydney.nsw.gov.au/carbon/carbon.html>). This is the equivalent of the greenhouse gas emissions emitted by 1.1 car being driven continuously for one year (<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>).

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

The Tree & Streetscape Policy states that where a request has been made to Council to consider removal of a tree which is deemed to be structurally sound, healthy and worthy of retention but where Committee/Council believe there may be good reason for removal other than the health of the tree and where the tree is a significant, regulated or non-regulated large tree in a streetscape or reserve, community feedback and comment will be invited in accordance with the Public Consultation Policy and the Public Consultation Implementation Procedure.

If the Committee should consider there is a justifiable reason for removal outside the Tree and Streetscape Policy tree removal criteria, then an alternative motion will be required as follows;

1. That community feedback and comment is to be sought in line with Council’s Public Consultation Policy in respect to removal of the tree located in front of 37 Wright Street, Ridleyton on the basis that *(insert reasons for removal)*.
2. That a further report is presented to the relevant Committee presenting the findings from the adjoining residents, owners and occupiers.

Risk Management/Legislative Implications

Factors taken into account for risk assessment include the location of the tree on the road reserve relative to the tree condition as identified in the tree assessment, surrounding site factors, tree species, tree age, health and condition, likelihood of failure, history of previous failures, target frequency and target protection.

The tree does not pose an unacceptable risk to personal safety and to private property (refer **Appendix F**).

The Lemon-scented Gum (*Corymbia citriodora*) has a circumference of 2.12 metres, measured at one metre above ground level. However as the tree species is located within ten metres of a residential dwelling, it is therefore exempt from the regulated tree status.

Conclusion

The Lemon-scented Gum (*Corymbia citriodora*) located in front of 37 Wright Street, Ridleyton was assessed as being in good health and in fair structural condition which does not pose an unacceptable risk to personal safety or property. The tree was assessed against Council 's Tree and Streetscape Policy and therefore recommended that the tree be retained.

Appendices

	Attachment	Type
1	Appendix A - Tree located in front of 37 Wright Street Ridleyton	PDF File
2	Appendix B - Tree located in front of 37 Wright Street Ridleyton	PDF File
3	Appendix C - Tree located in front of 37 Wright Street Ridleyton	PDF File
4	Appendix D - Tree located in front of 37 Wright Street Ridleyton	PDF File
5	Appendix D - 37 Wright Street Ridleyton letter response	MS Word File
6	Appendix E - Tree located in front of 37 Wright Street Ridleyton	PDF File
7	Appendix F - Tree located in front of 37 Wright Street Ridleyton	PDF File

TREE LOCATED IN FRONT OF 37 WRIGHT STREET RIDLEYTON Item

APPENDIX A



TREE LOCATED IN FRONT OF 37 WRIGHT STREET RIDLEYTON Item

APPENDIX B



TREE LOCATED IN FRONT OF 37 WRIGHT STREET RIDLEYTON Item

APPENDIX B



Photos taken in December 2019 prior to pruning being undertaken

TREE LOCATED IN FRONT OF 37 WRIGHT STREET RIDLEYTON Item

APPENDIX B



Photo above taken before pruning and photo below taken after pruning



TREE LOCATED IN FRONT OF 37 WRIGHT STREET RIDLEYTON Item

APPENDIX C

From: Don Portolesi <don.portolesi@haircareaustr.com>
Sent: Friday, 22 November 2019 11:58 AM
To: City of Charles Sturt
Subject: FW: Risk Assessor
Attachments: 009.jpg; 013.jpg; 014.jpg; 015.jpg; 018.jpg; 020.jpg; 022.jpg

Risk Assessor

We
Don & Franka Portolesi
37 Wright Street
Ridleyton SA 5008

Wish to lodge a claim for damage to our property on Thursday 21/11/2019 at approximately 3.00AM.

Please see photos attached – we understand that servicemen from council will also submit a report and photos.

Due to the high winds a main branch from the gum tree on council property in front of our home broke and crashed onto our fence and home causing significant damage.

We understand that this tree is very old, however with the size and weight of some of the main branches the tree is becoming dangerous. Furthermore the amount of leaves, broken branches and debris that continually is in my property is annoying as I am continually cleaning front yard and driveway. Our lawn is struggling as well.

Approximately 2 years ago a similar incident occurred where a branch broke falling across the road crashing into a car parked. Lucky there were no cars going past or pedestrians.

We also have young grandchildren and do not allow them to play in the front yard due to concerns of falling branches.

We recommend that this tree be removed before more damage is done or a fatal incident.

It could be replaced with a similar trees that being planted in the street.

We will appreciate you immediate attention and resolution to repairs.

Thank you

Kind regards,

Don Portolesi
_Credit Officer – SA & QLD

T 1300 437 436 Option 2 _ DD +61 8 8403 8233
E don.portolesi@haircareaustr.com _ @haircareaustr
haircareaustr.com _ PO Box 700 Marlestone DC SA5033

HAIRCARE
AUSTRALIA

TREE LOCATED IN FRONT OF 37 WRIGHT STREET RIDLEYTON Item

APPENDIX C



TREE LOCATED IN FRONT OF 37 WRIGHT STREET RIDLEYTON Item

APPENDIX C



TREE LOCATED IN FRONT OF 37 WRIGHT STREET RIDLEYTON Item

APPENDIX C



TREE LOCATED IN FRONT OF 37 WRIGHT STREET RIDLEYTON Item

APPENDIX C



APPENDIX D

The CEO
Mr Paul Sutton
Charles Sturt Council

Dear Sir.
RE: Mr D & Mrs F Portolesi
37 Wright St Ridleyton SA 5008.

We have been property owners and rate payers of the Charles Sturt Council for over 40 years.

We would like to lodge a complaint regarding the recent customer service from the Insurance Company for the council.

On Thursday 22/11/2019 a very large and heavy branch from a very large gum tree on the verge in front of our property crashed down and damaged 2 fences and part of our verandah. The Council should have our and their workmen photos on file.

The council were very good in cleaning up the mess and when I spoke with David Wheeler he advised that would try to maintain the tree before Christmas.

I thought this would be unrealistic due to businesses closing down for the Christmas Break.

Although I do not have it in writing it was interfered that the council may have been negligent as the tree had never been properly maintained. In fact the last time I recall was about 3 – 4 years ago when a large branch crashed across the road and did some damage to a parked car. Only that branch was treated but no other maintenance to the remainder of the tree.

This tree has been allowed to grow to an enormous proportions without regular maintenance. I do not believe it should have been our responsibility to advise the council to perform this job.

In early January 2020 we contacted the insurance company to be advised that they had not received the documents from the council but would follow up. Late January I called again and was advised that our claim was being investigated. Mid-February I called again to be advised

APPENDIX D

by the insurance company that they were very busy and our claim would be delayed.

At this stage I became very annoyed and contacted Chris Taras of the council to complain about the continued delay. Later that day I received an email from Taryn Martin – Insurance Company citing the Indemnity 245 Local Government Act and there would not be any assistance.

Nearly 3 months after the incident - **WHY** were we not notified of this earlier so we could lodge a claim with our Insurance Company.

Furthermore I received an email that maintenance would be done to the tree 28/02/2020 but not completed.

Please be advised that we still have heavy branches that overhang our fence, electrical & telecom wiring into our property.

The branches from this tree are very large and heavy and if we experience similar weather conditions we expect a similar incident with more damage being done to our property. The Council are reluctant to make any guarantees.

Please advise the following questions

1. Is the tree in front of 37 Wright Street Ridleyton – Heritage Listed.
2. If not listed are there any other council bylaws that stops us from arranging for any overhanging branches to be cut back.
3. Please advise a report of the number of times this tree has been totally maintained – not just little clips here and there..

We would appreciate an immediate response to our above questions.

Thank you for your consideration

D & F Portolesi

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



11 March 2020

Mr Don Portolesi
37 Wright Street
RIDDLEYTON SA 5008

BY EMAIL: don.portolesi@hairecareust.com

Dear Mr Portolesi

Verge Tree & Mutual Liability Scheme Claim - Ref Li0059893

Thank you for your letter received 2 March 2020 in which you wrote to me regarding the claim you lodged with Council on 22 November 2019 which was subsequently finalised and lodged by Council to its insurer, Local Government Australia Mutual Liability Scheme (the Scheme) on 12 December 2019.

I am sorry to hear that you were dissatisfied and disappointed regarding your experience with the Scheme and, in particular, the time taken to assess and finalise your claim. We will discuss your concerns with the Scheme and encourage them to consider any changes and improvements they can make and if there are parts of Council's processes that can also be improved in consideration of your feedback - thank you.

For the questions you raised in your letter, responses are provided below:

1. Is the tree in front of 37 Wright Street, Ridleyton Heritage Listed?

The *Corymbia variegata* - Northern Spotted Gum has a circumference greater than two metres, measured one metre above natural ground level, however as it's within 10 metres of a residential dwelling it's not classified as being a regulated tree.

2. If not listed, are there any other Council bylaws that stops us from arranging for any overhanging branches to be cut back?

Yes, there are Council by-laws and regulations which restrict pruning of Council trees. Please see the excerpts provided over the page.



CITY OF CHARLES STURT

By-law made under the Local Government Act 1999

LOCAL GOVERNMENT LAND BY-LAW 2014

By-law No. 3 of 2014

For the management and regulation of the use of and access to local government land vested in or under the control of the Council and public places (other than roads), including the prohibition and regulation of particular activities on local government land and in public places.

4.22 Flora and Fauna

4.22.1 damage, pick, prune or otherwise interfere with any plant or flower or other vegetation thereon; or

4.22.2 tease, or cause any harm to any animal, bird or marine creature, unless they are acting in accordance with the provisions of the *Native Vegetation Act 1991*, *National Parks and Wildlife Act 1972* and/or the *Crown Lands Management Act 2009* (to the extent applicable);

In addition, Council prune trees to the Australian Standard AS 4373-2007 'Pruning of amenity trees'. Please note that the lopping of trees is an unacceptable practice.

3. Please advise a report of the number of times this tree has been totally maintained – not just little clips here and there?

Council street trees are inspected and pruned as required on a 3 yearly cyclical basis as part of the Whole Street Pruning Program. The pruning primarily is undertaken to maintain clearances over footpaths driveways and roads.

In addition to the above, Council received a pruning request (CR12376/15) received end August 2015 and completed September 2015. Multiple requests were received in in November 2019 relating to the tree, one of which related to tree maintenance (CR24114/19) received on 25 November 2019. As per the correspondence you have had with my Executive Assistant, Caitlin Tierney, Council committed to completing the maintenance request by the end of this week, now that the machinery is back from assisting with bushfire clearance work at Kingston SE and Kangaroo Island.

I trust this information is helpful. If you require any additional information regarding the tree, you may wish to contact Chris Taras, Technical Officer Arboriculture, on 8408 1539.

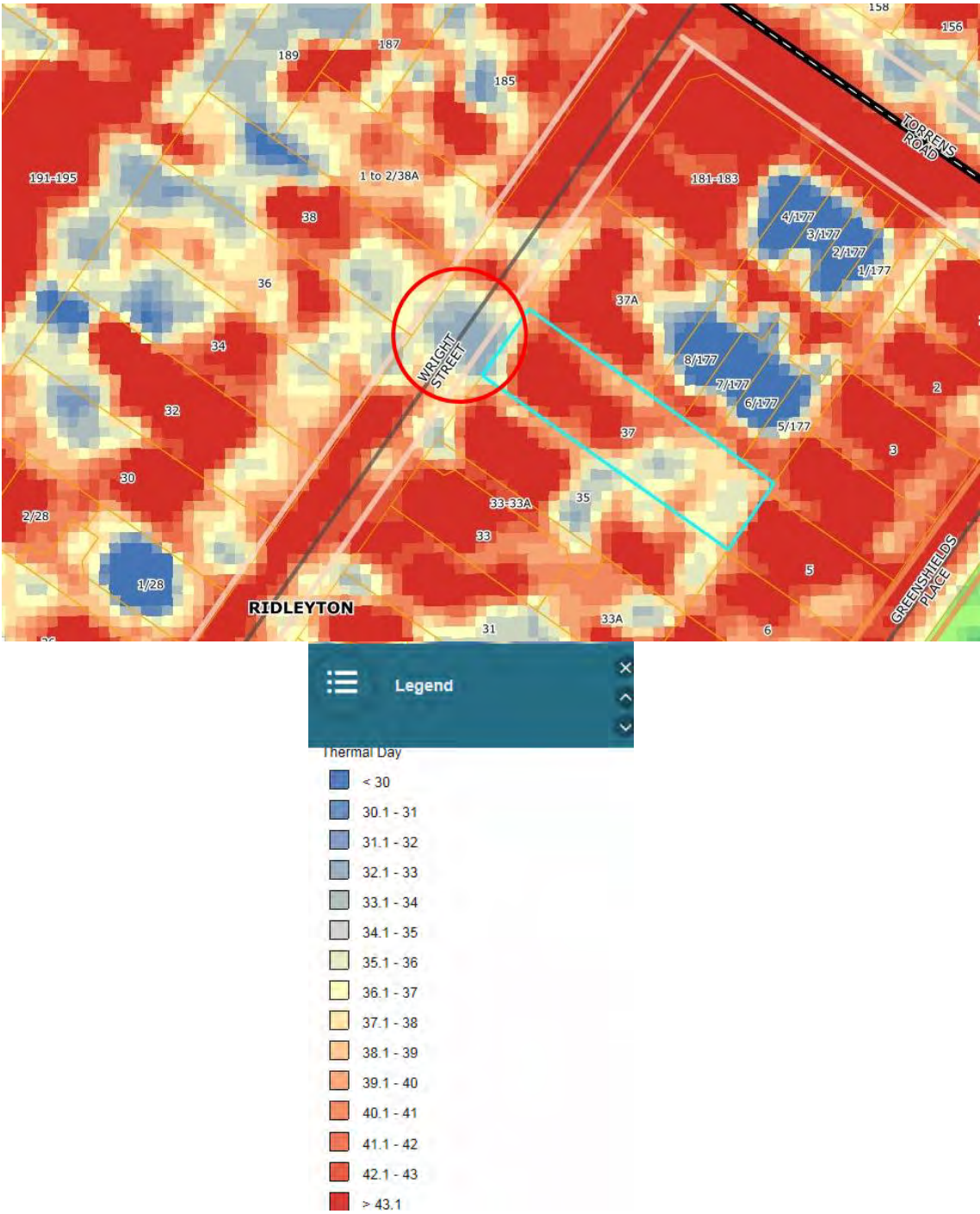
Yours sincerely



Paul Sutton
Chief Executive Officer

TREE LOCATED IN FRONT OF 37 WRIGHT STREET RIDLEYTON Item

APPENDIX E



TREE LOCATED IN FRONT OF 37 WRIGHT STREET RIDLEYTON Item

APPENDIX F

Risk Management

Factors taken into account for risk assessment include the location of the tree on the road reserve relative to the tree condition as identified in the tree assessment, surrounding site factors, tree species, health and condition, tree age, likelihood of failure, history of previous failures, target frequency and target protection.

A tree hazard assessment adapted by Matheny and Clark (1994) identifies three key components.

Failure Potential:

- The tree is in good health and fair structural condition
- The tree is free of notable defects.
- The tree does not have an ongoing history of previous branch failure.

Size of Part (an environment that may contribute to that failure):

- The tree is free of notable defects.
- The tree does not have an ongoing history of branch failure.

Target Rating (a person or object that would be injured or damaged):

- The tree is located on the road reserve.
- The pedestrian footpath is largely used by local residents.
- After pruning there is a three-metre canopy overhang onto the adjoining front garden of private property to the east.

The following table is a guide for risk assessment:

Failure Potential	1 = Low	2 = Medium	3 = High	4 = Severe
Size of Part (branches)	1 = 150mm	2 = 150-450 mm	3 = 450-750mm	4 = >750mm
Target Rating	1 = Occasional Use	2 = Intermediate Use	3 = Frequent Use	4 = Constant Use

Any tree with a rating of 10 or over requires immediate attention.

Risk Appraisal for Lemon-scented Gum (*Corymbia citriodora*)

Failure potential **1** + Size of part **1** + Target **3** = **5** Hazard Rating.

4.56 WATER CONSUMPTION 2019/20

TO: Asset Management Committee

FROM: Open Space Planner - John Wilkinson

DATE: 20 July 2020

Brief

To provide an update to the Asset Management Committee on potable and recycled water consumption for the 2019/20 financial year.

Recommendation

1. That the report be received and noted.

Status

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

Our Liveability - A liveable City of great places

An urban environment that is adaptive to a changing and growing City
City assets and infrastructure are developed and well maintained on a strategic and equitable basis
Enhance the quality and diversity of open and public spaces

Our Environment - An environmentally responsible & sustainable City

Continue to implement climate change mitigation and adaptation solutions
Enhance the state of the City's environment and biodiversity

Our Leadership - A leading & transformational Local Government organisation

Adaptive and sustainable management of the City's finances
Practise transparent and accountable governance

Relevant Council policies are:

- Nil

Relevant statutory provisions are:

- Water Resources Act 1997
- Natural Resources Management Act 2004

Background

At its meeting on 17 October 2016, the Asset Management Committee endorsed the Open Space Water and Irrigation Strategy (AM 17/10/16, Item 3.95), which was developed to strategically manage Council's water resources, considering multiple factors such as changing climatic conditions, community expectations, safety, amenity and open space function (such as sports grounds, local parks, etc).

Whilst the Open Space Water and Irrigation Strategy provides a whole of Council framework, it is important that water consumption at all sites be monitored and adjusted according to site and weather conditions. This report provides an update to the Asset Management Committee on potable and recycled water consumption for the 2019/20 financial year, in light of the climatic conditions during the 2019/20 summer period.

Report

The City of Charles Sturt manages and maintains approximately 435 hectares of open space, including sportsgrounds, reserves, street scapes and coastal reserves. These sites vary in size, geographical characteristics and function and each site also has unique irrigation requirements in accordance with Council's Open Space Water and Irrigation Strategy.

Rainfall in 2019 was below average to very much below average across Adelaide with 358 millimetres recorded in the City, 170.3mm less than the long-term average of 527.1mm, which according to the Bureau of Meteorology, was the lowest level of rainfall since 2006 and among the lowest on record.

A hot end to the year (in 2019) ensured that daytime temperatures were warmer than average, while night-time temperatures were near-average or warmer than average. In December 2019, a severe to extreme heatwave around Adelaide included the city's hottest December day on record.

Potable Water Consumption

To achieve the levels of service outlined in the Open Space Water and Irrigation Strategy in response to the recent weather conditions, the open space irrigation budget for potable water was \$149K over budget estimations for the period between September 2019 to May 2020. This is primarily due to the increased irrigation requirement for November 2019 to January 2020, which was 13% above the estimated use for this period.

Recycled Water Consumption

The open space irrigation budget for recycled water has been tracking closer to the estimated use and expenditure for the period September 2019 to March 2020, however the expenditure for April to June 2020 will not be known until the final quarter invoice is received in July 2020.

Whilst recycled water consumption was tracking similar to potable water between November 2019 to January 2020, and was 20% above estimated use for this period, actual usage in February and March 2020 was lower than anticipated.

Based on the water meter reads at the end of April 2020, and the temperature and rainfall conditions for the remainder of the irrigation season, the end of year budget result for recycled water is forecast to be \$70K over budget.

The combined total for both potable and recycled water is forecast to be \$219K over budget, however the final figure will be confirmed when the final invoice is received in July 2020. It is anticipated that this over expenditure can be accommodated from savings within other 2019/20 recurrent budgets.

Comparison to Previous Years

The table below shows water use over the last three years (ML stands for megalitres). Whilst total water consumption for irrigation has increased over the last three years, it is important to note the increases have been experienced in both potable and recycled sources. The figure for the total hectares of irrigated public open space for 2019/20 has increased with 0.8 hectares of new open space having been created.

An increase in water use also arises where new and upgraded sites (such as the Port Road Drainage project, Pt Malcolm Reserve, and MJ McInerney Reserve) require a higher level of irrigation initially to successfully establish the landscapes. This higher intensity of water application reduces once the landscape is considered to be established. This is evident when analysing the number of irrigation days which declined between 18/19 (236 days) to 19/20 (193 days) while the volume of water consumed per irrigation day increased by 34% (4.30 ML per day in 18/19 to 5.76 ML per day 19/20).

This figure will be presented to Council as part of the Corporate KPI reporting for the end of financial year. The number of irrigation days has also decreased from the previous year, which shows that water is being used sustainably, in accordance with IPOS guidelines and Council's Landscape Irrigation Management Plan.

Measurable Component	2017/18	2018/19	2019/20
GAP water consumption (irrigation, ML)	4.9	4.89	6.01
Council recycled water consumption (irrigation, ML)	237	285	323.6
Bore water consumption (irrigation, ML)	272.5	278	281.0
Mains water consumption (irrigation, ML)	408.7	446	500.4
Total ML of water consumed for irrigation	923.1	1013.89	1111.01
Hectares of Irrigated Public Open Space	189.09	190.3	191.1
No. of irrigation days	197	236	193
ML of water consumed per irrigation Day	4.69	4.30	5.76
ML of water harvested	426.31	642	665

Financial and Resource Implications

The total expenditure for potable water consumption is currently \$149K above estimations for the period between September 2019 to May 2020. Whilst total expenditure for recycled water will not be known until the final quarter invoice is received in late July, expenditure is forecast to be \$70K over budget, resulting in a total of \$219K over budget for 2019/20 water consumption. It is anticipated that this over expenditure can be accommodated from savings within other 2019/20 recurrent budgets.

Customer Service and Community Implications

Ongoing monitoring of potable and recycled water consumption and the condition of our open spaces ensures Council can align the provision of attractive and functional spaces for our community with financial limitations. Additionally, Council's Customer Service team will continue to be updated on all aspects of the Open Space Water and Irrigation Strategy to assist with community enquiries on this matter.

Environmental Implications

Increasing and better managing our irrigation and reinstating landscapes will assist in returning habitat and biodiversity while at the same time conserving this critical resource.

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

There is no requirement for community engagement or consultation.

Risk Management/Legislative Implications

The most significant risk to Council relating to water consumption is the provision of safe, quality playing surfaces at Council-owned sporting facilities. Several measures are in place to ensure that this risk is well managed, including:

- All maintenance and irrigation is carried out in line with the requirements of the IPOS Code of Practice;
- All sportsgrounds irrigation is managed through the Centralised Controller which ensures that each site receives the appropriate amount of water to balance climatic conditions and any faults are identified immediately;
- The hardness or shock absorption properties of the turf playing surfaces at sportsgrounds are tested on a monthly basis; and
- Soil moisture testing is carried out on all sportsgrounds (and selected reserves) on a regular basis.

Conclusion

This report provides a summary of potable and recycled open space water consumption for the period between September 2019 and May 2020. In consideration of hot and dry conditions experienced across the Adelaide region from November to January, and the increase in hectares of irrigated public open space across the City, expenditure is forecast to be \$219K over budget estimations for potable and recycled water consumption.

4.57 ETNA AVENUE CHELTENHAM - PATH ENCROACHMENT

TO: Asset Management Committee

FROM: Transport Engineer - Sara Morrison

DATE: 20 July 2020

Brief

The public path on the western verge of Etna Avenue in Cheltenham encroaches onto the land of numbers 1, 3, 3a, 5 and 7 Etna Avenue.

Staff have enacted previous resolutions of Council to retain the path and attempted to purchase the land from property owners to no avail.

This report discusses options for Council to obtain ownership of the land on which the path is situated, or to remove the encroachment.

Recommendation

1. That Council write to all property owners where its path encroaches on their land and seek to reach an agreement to have the boundaries realigned, through agreement or purchase, while sharing costs of the land transfer. Specific to this, Council:
 - 1.1. Provide a budget for the purchase of the land occupied by the public footpath and contribute to associated costs to allow the transfer of the land.
 - 1.2. Declare the purchased land as public road.
 - 1.3. Authorise the Mayor and Chief Executive Officer to affix the Council seal and sign all documents to facilitate these recommendations.

OR

1. That Council remove the path encroachment, retaining the existing road reserve width and one path on Etna Avenue.

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 well maintained on a strategic and equitable basis

Our Leadership - A leading & transformational Local Government organisation

Practise transparent and accountable governance

Relevant Council policies are:

- Path Policy

Relevant statutory provisions are:

- Real Property Act 1986

Executive Summary

The public path on the western verge of Etna Avenue in Cheltenham encroaches onto the land of numbers 1, 3, 3a, 5 and 7 Etna Avenue to varying extents, with a small portion of path being located on private land in front of number 7 and the entire path being located on private land in front of number 1.

Since 2011, staff have enacted previous resolutions of Council to retain the path and attempted to purchase the land from property owners. The last attempts were made in late 2013 and no agreement was reached between staff and property owners. Staff have been approached again by the owners at number 1, seeking an option that will enable them to legally own the allotment as per their existing fence lines.

Two options are presented including:

Option 1 – Obtain Land (Road Widening)

This option would require Council to obtain the land where the path exists, through agreement or payment for the land that it is currently encroaching on.

Option 2 – Removal of Encroachment

This option is not likely to be supported by some land owners, however is available to Council as a low cost alternative. This option would remove the public path on the western side of Etna Avenue. The remaining verge is not wide enough for a new path to be constructed, so Etna Avenue would have one path only on the eastern side.

Background

A development application was lodged with Council on 7 February 2011 whereby it was discovered during the survey that there was a discrepancy relating to the property boundaries.

On the western verge of Etna Avenue in Cheltenham, Council's footpath encroaches onto private property by approximately 1.5 to 2.5 metres. This encroachment also translates to the properties at the rear. Refer to **Appendix A** for aerial view and approximate property boundaries.

The Registered Proprietors sought legal advice from Lynch Meyer Lawyers as to their rights relating to the discrepancy and wrote to Council requesting that it purchase the land being the subject of the encroachment. A report was included in the Asset Management Committee agenda (refer AMC 19/03/2012, item 3.21) advising Council of this. That report identified:

1. That Etna Avenue is a Local Street with low traffic flows and that there is another footpath in good condition on the opposite side of Etna Avenue.
2. The roadside verge (on the side of 1 Etna Avenue) is narrow and contains stobie poles which would restrict path width.
3. The roadside verge (on the side of 1 Etna Avenue) is narrow and trees would need to be removed to reconstruct a footpath on the verge.
4. It would be unlikely that all Registered Proprietors would agree to selling frontage of their property to the Council to allow the existing footpath to remain.

That report recommended:

'1. That Council does not purchase the land being the subject of the footpath encroachment. 2. That Council remove the footpath from the western verge of Etna Avenue Cheltenham.'

At the Asset Management Committee an alternative recommendation was tabled and following debate was endorsed. It was:

- "1. That Council purchase all the land being subject to the footpath encroachment of properties 1, 3, 5 and 7 Etna Avenue, Cheltenham and pay all associated legal costs.*
- 2. If one or more of the Registered Proprietors does not wish the Council to purchase their land at the scheduled price (which forms part of the footpath), this matter be referred back to a subsequent AMC meeting."*

At the Council meeting on 26 March 2012 it was resolved (in relation to AM 19/03/2012, Item 3.21) that the item be deferred to the next Asset Management Committee meeting and a report on the proposed motion be provided.

A subsequent report was presented to the Asset Management Committee (refer AM 21/05/12, Item 3.38). The endorsed recommendations were:

- "1. That Council officers discuss with all of the Registered Proprietors of property along the western side of Etna Avenue about options for the public footpath to remain including the purchase of land, registered easements, land management agreements, and gifting.*
- 2. Once discussions are completed, a report be presented to the Asset Management Committee."*

Neither an easement nor land management agreement is recommended to secure a footpath for general public access. To retain a publicly accessible path, the land would need to be obtained from the current Registered Proprietors via gifting or purchase. A land division would then be lodged, under the Real Property Act 1986, transferring the frontage of land where the footpath is located to the Council as Public Road.

The option to have the boundaries declared as being 'confused' was also investigated and found to be not applicable to this location.

A letter was sent to the four Registered Proprietors along the western side of Etna Avenue in February 2013 seeking their agreement to a boundary re-alignment being undertaken at Council's expense and them gifting the land to Council. Three Registered Proprietors responded and all three did not support this option.

A further letter was sent in April 2013, offering for Council to purchase the portion of land containing the footpath from property owners at an agreed market value and the transfer costs be shared.

In June 2013, a letter was sent to residents advising that no agreement had been reached on either of these approaches, and that a council report would be prepared requesting Council pay all costs relating to the purchase of the encroached area.

A report was presented to the Asset Management Committee (refer AMC 19/8/13, Item 9.02). It recommended that the Committee make a decision to either:

1. Not proceed with the purchase of the land occupied by the footpath in Etna Street (sic) Cheltenham; or
- OR
2. That subject to reaching agreements with all of the Registered Proprietors of 1, 3, 5 and 7 Etna Avenue, Council:
 - a. Provide a budget of \$85,000 for the purchase the land occupied by the public footpath and pay for all associated costs to allow the transfer of the land.
 - b. That the purchased land be declared as Public Road.
 - c. That the Mayor and Chief Executive Officer affix the Council seal and sign all documents relating to this matter (or to facilitate these recommendations).

- d. That budget borrowings for 2013/14 be increased by \$85,000 and associated operating costs be recognised in the 2013/14 quarterly budget review.

At that meeting it was resolved to proceed with Option 2.

During the latter half of 2013, a land survey was undertaken by Council, and valuations were obtained, and letters were sent to residents stating the square metres of land and dollar amount Council were offering. No agreements were reached, and the matter stalled.

One block (number 3) has since been subdivided, so there are now 5 owners along the Etna Avenue frontage.

Report

Etna Avenue Cheltenham is a local access street that is sited between the Outer Harbor Railway Line and the Cheltenham Cemetery. The road reserve is approximately 12.4m wide, with a 7.8m wide carriageway. There are verges on both sides. The eastern verge accommodates a path. On the western side, the path runs on an angle, outside of the road reserve boundary. It therefore encroaches onto the privately-owned properties of 1, 3, 3A, 5 and 7 Etna Avenue. 7 Etna Avenue also has a slight fence encroachment onto Council land. The encroachments appear to translate at the rear of some properties. This encroachment issue appears to date back to the early 1900s. Refer to **Appendix A** for an aerial view showing approximate boundaries.

The owners at number 1 Etna Avenue have contacted staff and requested that Council again attempt to enact the previous decision (refer AMC 19/8/13, Item 9.02, outlined in the background to this report) to purchase the land from all owners, that was unsuccessful in 2013, given that the owners have changed since 2013. They were unaware at the time of purchasing, that the fence lines were drastically different to their boundary lines. They seek to obtain the land as per their existing fence lines, which is what they believed to be theirs when they purchased the allotment. The land at the front of their block (on which the path encroaches) provides little value to them given the location of their house and infrastructure such as overhead wires. They would like Council to purchase that land, as resolved in 2013, so that they can purchase land from their rear neighbour. Since the resolution in 2013, the owners at number 1 have also invested in a new front fence to ensure safety of their young family.

Given the detailed resolutions made in 2013, and the time that has lapsed, we are unable to further act on those resolutions. This report seeks that new resolutions be made, relevant to the current circumstances.

Matters considered previously by Council include the increased pedestrian traffic on Etna Avenue due to the St Clair development and the St Clair train station, as well as pedestrian traffic the adjacent cemetery creates especially on landmark occasions and funeral days. Council previously resolved to retain a path on both sides of Etna Avenue.

There are two options for Council that are discussed below. History and further information on these options is contained within the background to this report. The background also contains other options that were unsuccessful in the past including property owners gifting the land to Council, Land Management Agreements and encroachments. The option to declare the boundaries as 'confused' and have them realigned to match the existing fence lines has also been re-confirmed as not viable. The current options include:

Option 1 - Obtain Land - Road Widening

For the Council to obtain the land at the frontages of 1, 3, 3a, 5 and 7 Etna Avenue on which the footpath is located, it will need to seek agreement from all Registered Proprietors to realign the boundaries or sell that land to it. Those owners would then be required to negotiate separately with their rear neighbours prior to entering an agreement with Council. This option would enable the fences and path to remain in their existing locations.

This option would result in a road widening, leaving a road reserve that is 12.4m wide at the northern end and widens to approximately 15.5m at the southern end.

Option 2 - Removal of Encroachment

If Council would not like to widen the road to retain a publicly accessible footpath along the western side of the street, the path could be removed, and the land returned to the property owners fronting Etna Avenue.

The remaining verge is narrow and there are stobie poles along it. A new path that meets the requirements of the Disability Discrimination Act would not fit along the western verge. There is a path on the eastern verge that is available for the community to use.

On an ordinary winter day, Monday 13 July 2020, there was one pedestrian observed to be using Etna Avenue (eastern side) in the morning peak between 8AM - 9AM. This pedestrian was walking a dog. A pedestrian was observed to be walking down Etna Avenue to the train station just before 8AM. In the evening peak of the same day, there were 12 pedestrians using Etna Avenue (8 on the west and 4 on the east) between 5PM and 6PM (Monday 13 July). The busiest timeslot was 5.45-6PM with 3 and 1 pedestrians on the west and east respectively. Although the dataset is small, it seems that most pedestrians are currently walking on the western side, the path that is the subject of the encroachment. The Etna Avenue paths are expected to be well used during events or special days at the cemetery.

The current path policy states that no paths are required on a local access street that is less than 150m. This is due to the fact that driver speeds are low, traffic volumes are generally low and pedestrians can use the road as they would in a cul-de-sac. This rationale would not apply when traffic volumes and pedestrian numbers are high during special events at the cemetery.

This option is not supported by the owners at number 1 and was previously not supported by Council.

Financial and Resource Implications

The total cost of Option 1, to purchase the land that the path is currently situated on from owners at 1, 3, 3a, 5 and 7 Etna Avenue, including administrative costs, is estimated to be in the order of \$100,000. Land valuations carried out previously indicated that the value of the private land on which the path is situated was in the order of \$70,000. A budget of \$85,000 was endorsed at the time (refer background to this report) to allow administrative and land transfer costs to be shared. Re-valuations would need to be conducted in order to review the current value of the land.

Option 2 could occur with little cost to Council, and also result in reduced operating costs due to the removal of the path asset.

Customer Service and Community Implications

Current Impact on land owners.

There are 5 property owners along the Etna Avenue frontage that are currently impacted by our path being located on their land. It is currently unclear how many rear boundaries are affected and how much further the matter continues along the block. This encroachment matter means that the property owners, particularly at number 1, are unable to replace their decrepit rear boundary fence and redevelop their rear garden, due to uncertainty about future land ownership as their rear boundary fence encroaches into the rear property. They have been awaiting council to enact a previous decision to purchase the land so they can then attempt to purchase land from their rear neighbour, prior to replacing their fence.

Implications of removing the path on the western side

The path on the western side of Etna Avenue which is the subject of the encroachment has been in place for approximately 100 years. It connects the northern side of Cheltenham Cemetery to the Railway line and services 5 properties. Observations of pedestrian numbers are included in the report section above. A path exists on the eastern side of Etna Avenue, which could be used as an alternative to the path on the western side.

There are three pedestrian gates to access the cemetery from Woodstock Street and one of these is at the end of Etna Avenue, in line with the eastern path. Therefore, pedestrians accessing the cemetery are likely to be using the eastern path, or will have to cross to the eastern side at some point in their walking journey. There are also an number of cemetery entry points along High Street and Chippenham Street.

Option 1 - Obtain Land - Road Widening

Purchasing the land from the owners along Etna Avenue would be a cost to ratepayers. This option would however enable those owners to then purchase land from their rear neighbours. The end result is that they would own the land they are currently occupying and not be required to relocate any fences.

Council can only deal with the encroachment at the front (Etna Avenue side). The rear fence would need to be negotiated between neighbours.

Option 1 retains a publicly accessible path on both sides of Etna Avenue for the community to use when attending the cemetery or walking to the railway station or St Clair.

Option 2 - Removal of Encroachment

Removal of the path on the western side of Etna Avenue would remove a community path asset, which lies between the Cheltenham Cemetery and the railway line. The usage of this path is unknown, however some recent observations were made and included in the Report section above. There is a path on the eastern side of Etna Avenue that would remain. This option would retain an even 12.4m wide road reserve.

This option is not the preference of the owners at 1 Etna Avenue. The owners at 1 Etna Avenue have advised that they do not want the land on which the path is situated as it is unusable due to electricity infrastructure. They would like a solution that grants them use of the block (particularly the rear yard) as per the existing fence lines. In addition, since this matter was previously considered by Council the owners have erected a front fence for security and safety of their young children. They were not able to fence in the land containing the path, so they have fenced along the edge of the path. This has resulted in an unavoidable financial cost to those owners.

Environmental Implications

There are no environmental implications.

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

The previous consultation is listed in the background to this report. In 2020, the owners of 1 Etna Avenue have contacted staff requesting that Council attempt to purchase the land again, given that the property ownership along the street has changed.

No further consultation has been undertaken.

Consultation will be undertaken in line with the endorsed recommendations.

Risk Management/Legislative Implications

Currently there is a public path on private land. Our public liability insurance would cover an incident if it occurred on the path where we are encroaching, despite land ownership.

Conclusion

A path encroachment on Etna Avenue in Cheltenham exists and needs to be resolved. There are 2 options presented. Option 1 involves Council purchasing the land from property owners on which the existing path is situated. Option 2 involves Council removing the path and the land being returned to the owners as per their property titles. The first option would enable those owners to then subsequently purchase the land from their rear neighbours, as well as retaining a path for the community to use, however comes at a higher cost to Council.

Appendices

#	Attachment	Type
1	Appendix A - Etna Avenueue Encroachment - SMO	PDF File

APPENDIX A



SCALE: 1:750

DATE: 2/06/2020

AUTHOR: Sara Morrison



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. 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. Data displayed may be subject to copyright, and its copying or use regulated by the Copyright Act 1968 (Cwth).



4.58 GRANT OF EASEMENT - 255 MILITARY ROAD WEST LAKES SHORE

TO: Asset Management Committee

FROM: Senior Property Officer - Donna Moore

DATE: 20 July 2020

Brief

This report seeks Council consent for the construction of a padmount electricity transformer and creation of an easement over a portion of Lot 95 in Deposited Plan 9311, being an area of land bordering Military Road and Mirani Court, Semaphore Park. The developers of 255 Military Road, West Lakes Shore (Tranquilla Apartments) require access to this land in order to provide the necessary electricity infrastructure to energise their development.

Recommendation

1. That Council consents to the placement of a padmount transformer on Lot 95 in Deposited Plan 9311.
2. That Council consent to the granting of easement over Lot 95 in Deposited Plan 9311 (CT Vol 5117 Fol 129) in favour of SA Power Networks pursuant to their powers - Sec 201 (2) (d) of the Local Government Act 1999.
3. That Council grants these easements for the compensatory amount of \$9,300 ex. GST to be paid to Council by the registered proprietors of 255 Military Road, West Lakes Shore.
4. That Council authorises the Mayor and Chief Executive Officer to enter into all conveyancing transactions relevant to this matter and to sign and seal all documents and provide such information as required to effect such conveyancing transactions and deliver this resolution.

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 well maintained on a strategic and equitable basis

Our Leadership - A leading & transformational Local Government organisation

Practise transparent and accountable governance

Relevant Council policies are:

- Nil

Relevant statutory provisions are:

- Local Government Act 1999
- Real Property Act 1886

Background

The registered proprietors and developers of 255 Military Road West Lakes Shore were granted development approval in 2018 for construction of 16 three storey town houses and 1 commercial restaurant/cafe on their land (Lot 1 in Deposited Plan 36028), application number 252/2297/16.

Electricity demand for the development is unable to be met by current SA Power Networks (SAPN) infrastructure therefore requiring construction of a new electricity transformer to meet the proposed electricity demand of the residential/commercial buildings. Planning staff advised during the planning process the placement of the transformer should be located within the development footprint. However the location of the transformer had been overlooked by the developer until a time when construction had substantially commenced and they identified they would be unable to meet SAPN setback and access requirements for the new transformer. Without the transformer the development, now substantially constructed and nearing completion, cannot be supplied with electricity and the final stages of the development will stall if they are unable to place a transformer on land outside of their development footprint.

Council staff have been working with the developer to identify a location external to their development footprint, within public land, that may house the transformer while not impeding public access, reducing public amenity or reducing visual enjoyment of public land. An adjoining parcel of Council land (Lot 95) that is already encumbered by an electricity easement and houses an SAPN electricity transformer was identified as being the most appropriate location that could be used for this purpose. Other adjoining land parcels were explored as options for placement however they were unable to adequately meet the above criteria or provide the space required.

Report

The land identified as suitable to house the transformer (Lot 95 in DP 9311) is shown in part in **Appendix A**, it is community land identified in the Screening Reserve Community Land Management Plan. The land is already subject to an electricity easement in favour of the Electricity Trust of South Australia (ETSA) (shown in blue of **Appendix A**) and houses an electricity transformer that was constructed in the 1980's, this transformer is located immediately opposite Edwin Street, Semaphore Park approximately 70m north of the proposed location of the new transformer.

This land and the proposed location of the transformer (shown in red of **Appendix A**) have been identified as suitable for the following reasons:-

- its close proximity to the development site;
- it currently houses SA Power Networks infrastructure;
- it is held to prevent vehicle access which placement of the transformer would provide;
- the area surrounding the transformer can be suitably landscaped to screen the transformer providing more green natural landscaping to the land than is currently provided (shown in inset of **Appendix A**);
- the transformer would not impede pedestrian access along the adjoining Military Road footpath.

The transformer box is 2m (w) x 2m (l) x 2.4m (h) in size. The easement area required to ensure safe working space and access is 3m x 3.5m with the transformer box opening to face Military Road.

The developer proposes to construct the transformer on Lot 95 and lay underground electricity cables between 255 Military Road and the proposed transformer location, these cables will travel underneath the public road and part of Lot 95, SAPN working drawings are shown in **Appendix B**. When this equipment is inspected and accepted by SAPN ownership of the equipment will vest to them. SAPN require easements be granted over land where their infrastructure is located. This provides them a legal right to place their equipment on the land and to have unfettered access to it, the easement area is shown in orange at **Appendix A**. Council can grant this easement under provisions in the Local Government Act (Sec 201 (2) (d)).

The loss of amenity to Council for housing the transformer and granting the easement has been assessed by a registered valuer and Council's Property Management staff and determined to be \$9,300 ex GST. The registered proprietors of 255 Military Road have consented to paying this amount to Council prior to Council granting the easement in favour of SA Power Networks. The developer has also consented to reinstating any irrigation systems and providing additional landscaping to the area, at their cost, following the installation of the transformer.

Financial and Resource Implications

Council will receive financial compensation for loss of amenity that will be used to offset Council debt.

Customer Service and Community Implications

There are no customer service or community implications with the structure and usage of the land remaining unchanged. The developer will be required, at their cost, to provide landscaping around the transformer within Lot 95 thereby providing additional landscaping to the area than is currently provided.

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. Council may grant easement consent without consultation under provisions in Sec 201 (2)(d) of the Local Government Act.

Risk Management/Legislative Implications

There is no legislative risk to Council by granting an easement consent, Council have the power to do so within Sec 201 (2)(d) of the Local Government Act. The risk to the Council, and the developer of 255 Military Road, is a nearly completed three storey residential/commercial building that cannot be finished and sold because the developer is unable to provide the required electricity infrastructure to service the buildings.

Conclusion

The registered proprietors and developers of 255 Military Road West Lakes Shore (Tranquilla Apartments) are required to construct an electricity transformer to provide the required electricity demand for their approved development (252/2297/16). They have been unable to construct this within their development footprint and have sought the assistance of Council to consent to this being located on appropriate Council owned land. The construction of their development is nearing completion and without Council assistance in this matter they would be unable to finalise the development and complete the sale of the apartments.

A portion of Lot 95 in DP 9311, being community land, was identified as appropriate for these purposes. The use of the land for this purpose assists in meeting the community land management plan objectives to provide a physical barrier controlling vehicular access from collector roads and appropriately landscaped areas to screen adjoining buildings and fences.

SAPN who will be vested ownership of the electricity equipment when constructed require a grant of easement for the placement and access to the equipment. Council has powers delegated by Sec 201(2)(d) to grant the consent to this easement.

The registered proprietors of 255 Military Road have consented to making a compensatory payment to Council of \$9,300 ex GST for the granting of the easement and to provide additional landscaping around the new transformer and reinstate any Council irrigation infrastructure.

Appendices

#	Attachment	Type
1	Appendix A - Grant of Easement - 255 Military Road WEST LAKES SHORE	PDF File
2	Appendix B - Grant of Easement - 255 Military Road WEST LAKES SHORE	PDF File

APPENDIX A

Appendix A - Grant of Easement - 255 Military Road WEST LAKES SHORE



SCALE: 1:264

DATE: 22/06/2020

AUTHOR: Donna Moore



Comments:

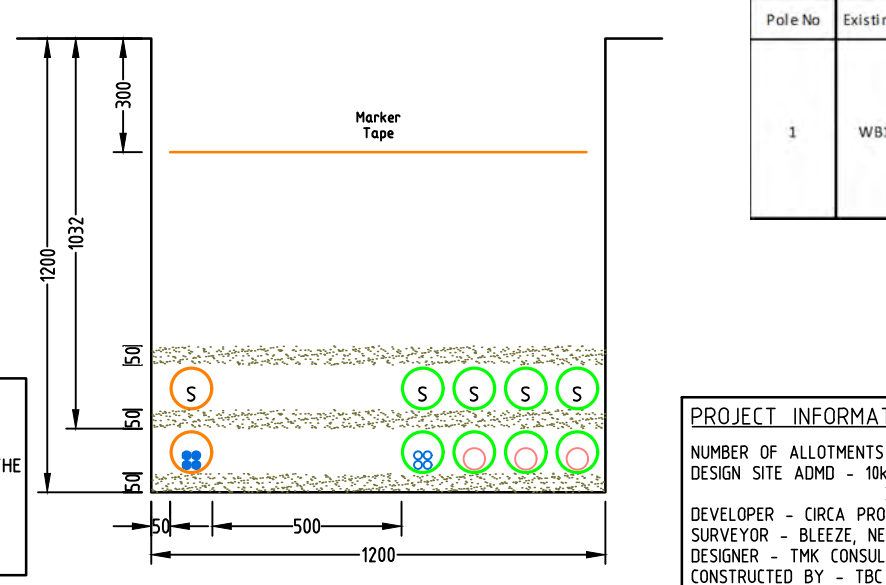
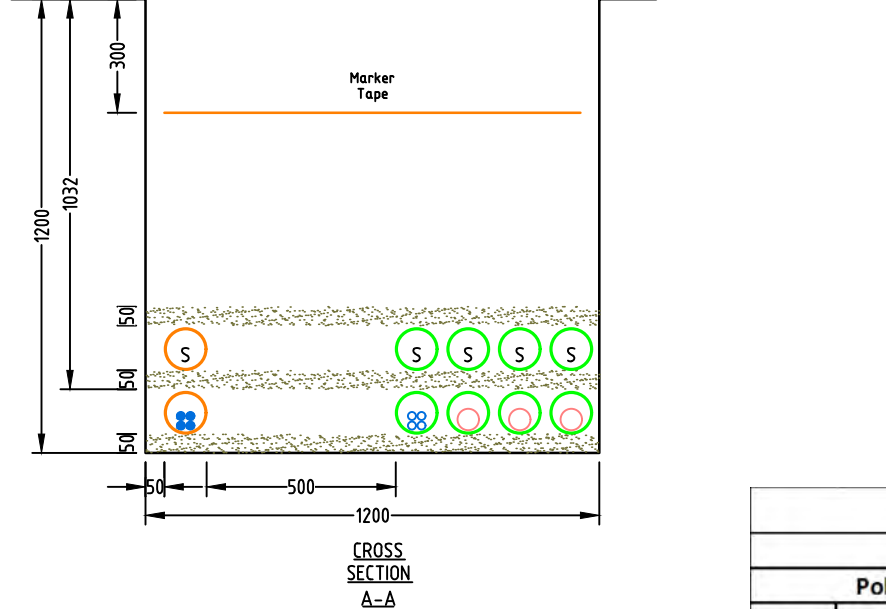
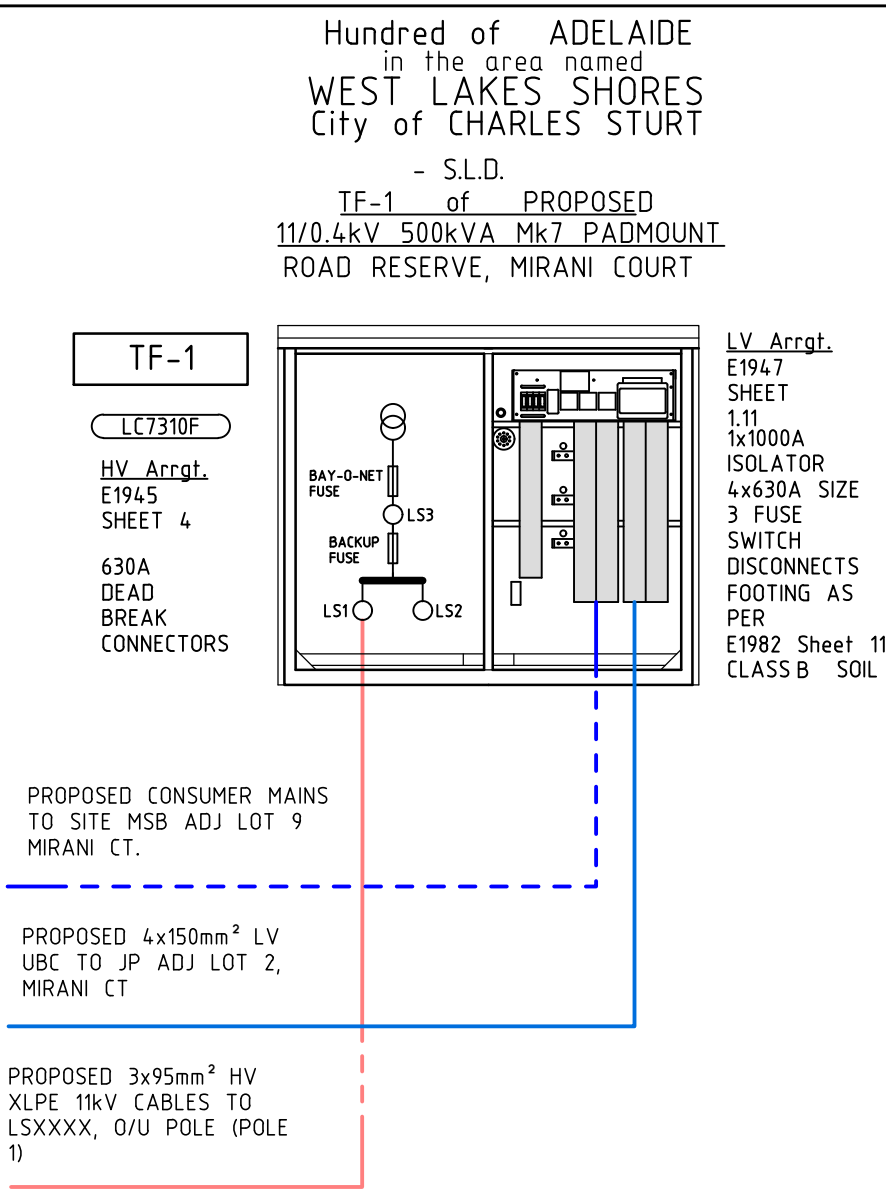
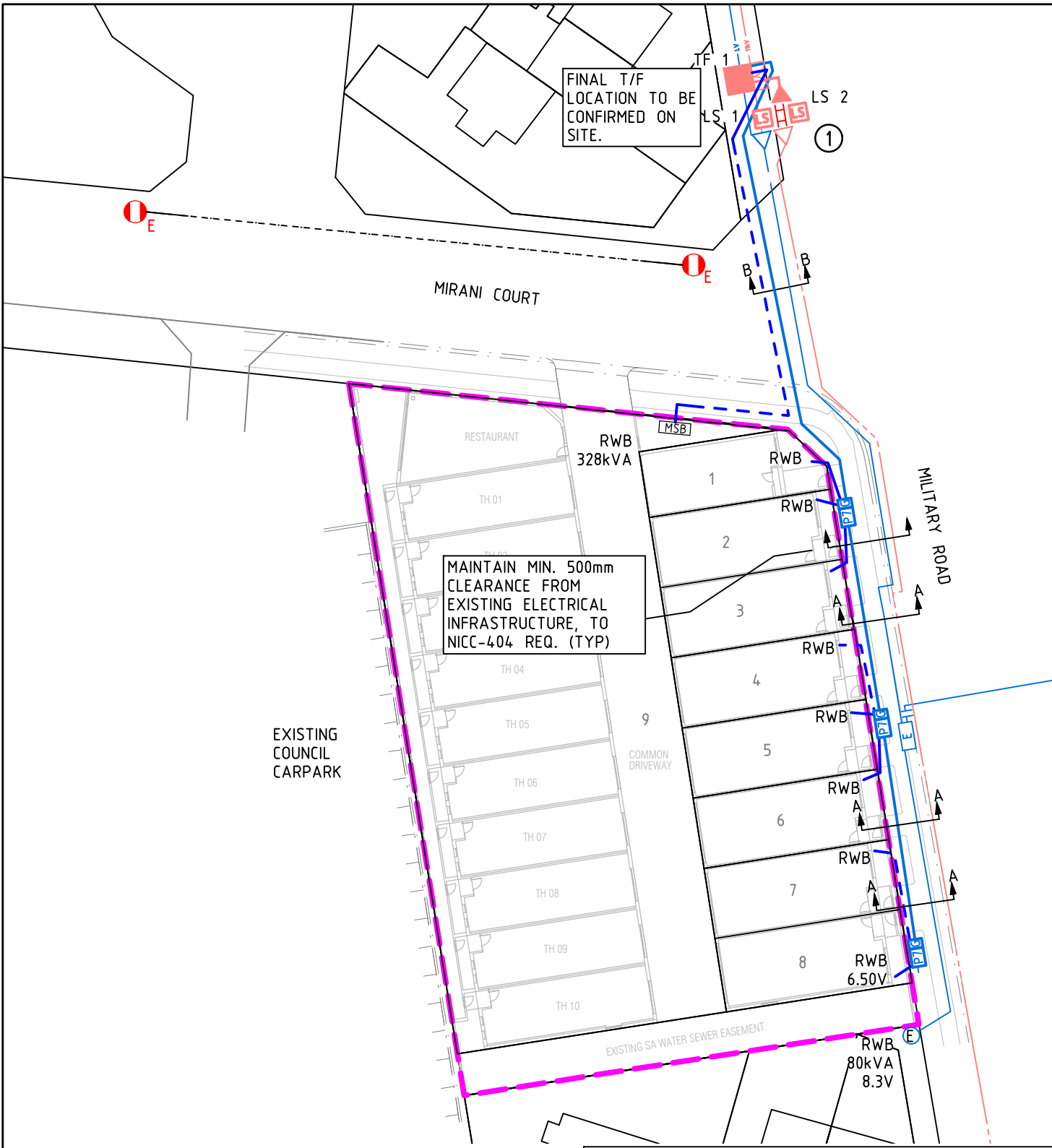
Blue - Current ETSA Easement
Orange - Proposed SAPN Easement
Red - Transformer Placement
Inset - Impression of streetview

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. 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. Data displayed may be subject to copyright, and its copying or use regulated by the Copyright Act 1968 (Cwth).



APPENDIX B



SCOPE OF WORKS

CONTESTABLE:

CIVIL CONTRACTOR TO:

- COMPLY WITH TERMS AND CONDITIONS OF WORKING IN THE VICINITY OF THE ELECTRICITY NETWORK NICC-404 WHEN EXCAVATING NEAR EXISTING SAPN INFRASTRUCTURE.
- ENGAGE QUALIFIED CABLE LOCATOR TO IDENTIFY ALL EXISTING INFRASTRUCTURE ASSOCIATED WITH THE PROPOSED WORKS.
- CONTACT SA POWER NETWORK ACCESS OFFICER (08-84045409) TO ARRANGE ACCESS PERMITS.

ELECTRICAL CONTRACTOR TO:

- CARRY OUT ALL WORK WITHIN THE SUB-DIVISION, AS DOCUMENTED ON DRAWING A2-500011343.
- OBTAIN NETWORK ACCESS PERMIT (NAP) FOR WORKING NEAR LIVE NETWORK ASSETS AND NEW EXCAVATION TO FACILITATE WORKS. INSTALL ALL CONTESTABLE INFRASTRUCTURE INCLUDING STRAIGHT JOINTS AND TERMINATION, AND ENSURE DOCUMENTED RESULTS OF TESTS TO PROVE THE CONDITION OF THE EXISTING ASSETS ARE FORWARDED TO NPO PRIOR TO WORKS COMMENCING ON SITE. THIS INCLUDES:
 - LV - MEGGER ALL CABLES, PHASE ID ALL CABLES PRIOR TO GIVING ACCESS TO THE CONTRACTOR.
 - EARTH ALL CABLES AS REQUIRED
 - CONTACT THE NPO FOR DIRECTION IF ANY FAULTS DISCOVERED.
- PROVIDE SAPN WITH DETAILS OF THE ELECTRICAL INSTALLATION IN THE FORM OF AN "AS CONSTRUCTED" DRAWING, WITHIN 7 DAYS OF SUBMITTING CERTIFICATE OF COMPLIANCE.

POLE 1:

- SUPPLY AND INSTALL 1 SET OF 3x95mm² XLPE 11kV CABLES, CAPPED, COILED & SECURED ON EXISTING STOBIE POLE (POLE 1), TO TS-087 SECTION 9a REQUIREMENT.
- ALLOW SUFFICIENT LENGTH CABLES COILED, MAKE READY FOR SAPN TO TERMINATE ONTO EXISTING OWN NETWORK.
- NETWORK ACCESS PERMIT REQUIRED.

NON-CONTESTABLE:

SAPN TO:

- INSPECT EXISTING ASSETS FOR SUITABILITY OF THE PROPOSED WORK
- COMPLETE WORKS AS OUTLINE IN THE POLE SCHEDULE, AND NETWORK ACCESS PERMIT.
- CARRY OUT TESTING AND ENERGIZING OF COMPLETED DEVELOPMENT ONCE ALL REQUIREMENTS HAVE BEEN COMPLETED.

DRAWING TO BE READ IN CONJUNCTION WITH SA POWER NETWORKS TECHNICAL STANDARDS OUTLINE BELOW, BUT NOT LIMITED TO:

(TS-085) TRENCHING AND CONDUIT STANDARD FOR UNDERGROUND DISTRIBUTION CABLE NETWORKS

(TS-087) CONSTRUCTION STANDARD FOR UNDERGROUND CABLE NETWORKS

(TS-099) DISTRIBUTION AND SUB-TRANSMISSION CAD DRAFTING STANDARDS

(TS-100) ELECTRICAL DESIGN STANDARD FOR UNDERGROUND DISTRIBUTION CABLE NETWORKS

(TS-101) PUBLIC LIGHTING STANDARD FOR OVERHEAD AND UNDERGROUND NETWORKS

(TS-102) EASEMENT STANDARD FOR DISTRIBUTION NETWORKS

(TS-105) CONSTRUCTION STANDARD FOR TESTING UNDERGROUND AND OVERHEAD NETWORKS

(TS-107) OVERHEAD LINE DESIGN STANDARD FOR TRANSMISSION & DISTRIBUTION SYSTEM

(TS-108) DISTRIBUTION EQUIPMENT AND TRANSFORMER ROOMS

(TS-109) EARTHING OF THE DISTRIBUTION NETWORK

(NICC-400) INFORMATION FOR AN APPLICANT UNDERTAKING A CONTESTABLE EXTENSION

(NICC-404) WORKING IN THE VICINITY OF SA POWER NETWORKS INFRASTRUCTURE - NETWORK ACCESS PERMIT PROCESS.

(NICC-802) 11kV & 7.6kV TO LOW VOLTAGE Mk7 PAD MOUNT TRANSFORMERS INFORMATION & REQUIREMENTS FOR CUSTOMERS/CONTRACTORS

Visit http://www.sapowernetworks.com.au/centric/contractors_and_designers/technical_standards.jsp to view current revision of Technical Standards

SPARE CONDUITS REQUIREMENTS TO TS-085:

1x 100mm CLASS 12.0 uPVC LD ORANGE CONDUIT PER LV CIRCUIT.

1x 100mm CLASS 12.0 uPVC LD ORANGE CONDUIT PER HV CIRCUIT.

CONDUITS TO BE LAID ADJACENT CABLES IF SPACE PERMITS - OTHERWISE LAY CONDUIT ABOVE CABLES WITH 50mm SEPARATION ABOVE CABLES. BEDDING SAND REQUIRED AROUND ALL CABLES AND CONDUITS. PROVIDE END CAPS FOR VACANT CONDUITS, NO DRAW ROPE REQUIRED. BENDS REQUIRED FOR ANGLES OF LESS THAN 90° E.G. OTHER THAN STREET INTERSECTIONS. MINIMUM COVER OVER CONDUITS 0.75m.

BEDDING SAND FOR SAPN URD CABLE TRENCHES:

PM64 AND DS4B SAND WITH A BEDDING SAND PERMITTED TEST VALUE OF 100% PASSING THROUGH A 4.75 GRADING SIEVE IS ACCEPTABLE. DEVELOPERS MUST SATISFY SAPN WITH A TEST REPORT THAT THE SAND COMPLIES WITH SAPN REQUIREMENT IN THE EVENT OF A DISPUTE.

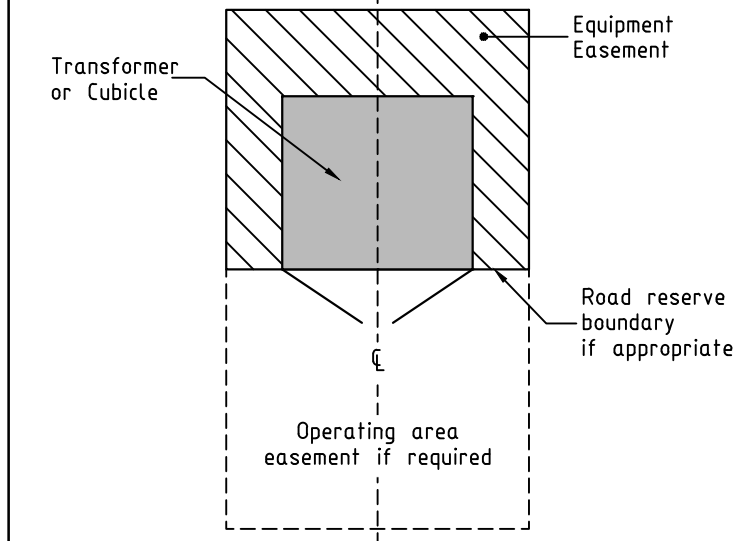
LEGEND	
	BOUNDARY OF DESIGN AREA
	PROPOSED PADMOUNT TRANSFORMER
	EXISTING 11kV OVERHEAD MAINS
	EXISTING LV OVERHEAD MAINS
	EXISTING 630mm² 11kV CABLE
	PROPOSED 3x95mm² 11kV XLPE CABLE
	PROPOSED 4x150mm² LV UBC XLPE CABLE
	EXISTING 150mm² LV CABLE
	PROPOSED CONSUMERS CABLES
	EXISTING PUBLIC LIGHTING CABLE
	PROPOSED LV CABLE JOINT
	PROPOSED LV UNDERGROUND OPEN POINT
	PROPOSED P7 JUNCTION PIT WITH GEL PORTS
	PROPOSED P7 JUNCTION PIT
	EXISTING JUNCTION PIT
	PROPOSED 11kV OVER UNDER
	EXISTING 11kV OVER UNDER
	EXISTING LV OVER UNDER
	EXISTING 11kV LOAD SWITCH
	PROPOSED 11kV LOAD SWITCH
	EXISTING POLE
	REFER TO CROSS SECTION
	EXISTING 50W HP SODIUM LUMINAIRE
	NETWORK ACCESS PERMIT REQUIREMENT

GENERAL NOTES

- TRENCHING TO BE IN ACCORDANCE WITH SAPN TECHNICAL STANDARDS TS-085 REQUIREMENT. CONSTRUCTION TO BE IN ACCORDANCE WITH SAPN TECHNICAL STANDARDS TS-087, NICC-400 & SAPN "E" DRAWINGS.
- CABLES TO BE LAID IN 1x100mm CLASS 12.0 uPVC LD ORANGE CONDUIT AT ALL ROAD CROSSINGS UNLESS OTHERWISE STATED. THE CONDUIT FOR A RADIAL LV INSTALLATION NEEDS TO BE CONTINUOUS (FULLY CONDUITED) WITH LD CONDUIT BETWEEN PILLARS AND INSTALLED IN SUCH A WAY THAT IT WILL FACILITATE QUICK CABLE REPLACEMENT.
- ALL ROAD CROSSING SPARE CONDUITS SHALL EXTEND INTO THE FOOTPATH VERGE FROM BACK OF KERB.
- DIRECT BURIED CABLES TO HAVE 1000mm MINIMUM COVER. SPARE CONDUIT SHALL BE PROVIDED AS PER TS-085 CLAUSE 10.0 & 11.0 REQUIREMENT.
- A REGISTERED EASEMENT IS REQUIRED FOR ALL SAPN CABLES & EQUIPMENT ON PRIVATE PROPERTY. THE DEVELOPER IS RESPONSIBLE FOR MEETING ALL COST ASSOCIATED WITH THE SURVEY, DOCUMENTATION & REGISTRATION OF THE EASEMENT. CABLES THROUGH PRIVATE PROPERTY SHALL BE INSTALLED AS PER TS-085 CLAUSE 10, 11 & 12, AND APPENDIX H. CABLE LOCATION MARKER SHALL BE INSTALLED AS PER TS-085 APPENDIX B IN SAPN CABLE EASEMENT.
- PHASING OF CONSUMERS ARE AS SHOWN.
- DUE TO THE SCHEMATIC NATURE OF THESE DRAWINGS, THE POSITION OF ALL EQUIPMENT SHOWN ARE INDICATIVE ONLY. ACTUAL LOCATION ARE TO BE VERIFIED ON SITE.
- THE DRAWING SHOULD BE COPIED OR REPRODUCED IN COLOUR.
- RETAINING WALLS ARE REQUIRED WHERE ANY CUT OR FILL GREATER THAN 300mm IN AN AREA OF UPTO 2m FROM THE ELECTRICAL EQUIPMENT EASEMENT BOUNDARY AS PER TS-085 & TS-102. THE RETAINING WALL SHALL BE INSTALLED WITHIN THE SAPN REGISTERED EASEMENT, AND COMPLETED PRIOR TO INSTALLATION OF THE PADMOUNT TRANSFORMER OR SWITCHING CUBICLE.
- ANY CHANGE TO BE MADE ON SITE TO THE LOCATION OF COMMON SERVICE TRENCH, STREET LIGHTS AND ANY ASSOCIATED ELECTRICAL EQUIPMENT SPECIFIED MUST FIRST BE VERIFIED WITH THE ELECTRICAL DESIGN ENGINEER/CONSULTANT, AND THE SAPN NETWORK PROJECT OFFICER (NPO). ANY CHANGE TO WORK WITHIN THE PROPOSED SAPN EASEMENT MUST ALSO BE VERIFIED BY THE PROJECT SURVEYOR.
- ALL WALLS, CEILING AND FLOOR WITHIN 1.2m OF THE PADMOUNT TRANSFORMER STATION SHALL HAVE A MIN. 3HR FIRE RATING AS DETERMINED BY THE BUILDING CODE OF AUSTRALIA.

STANDARD POSITION FOR TRANSFORMERS AND SWITCHING CUBICLES WITHIN EASEMENTS

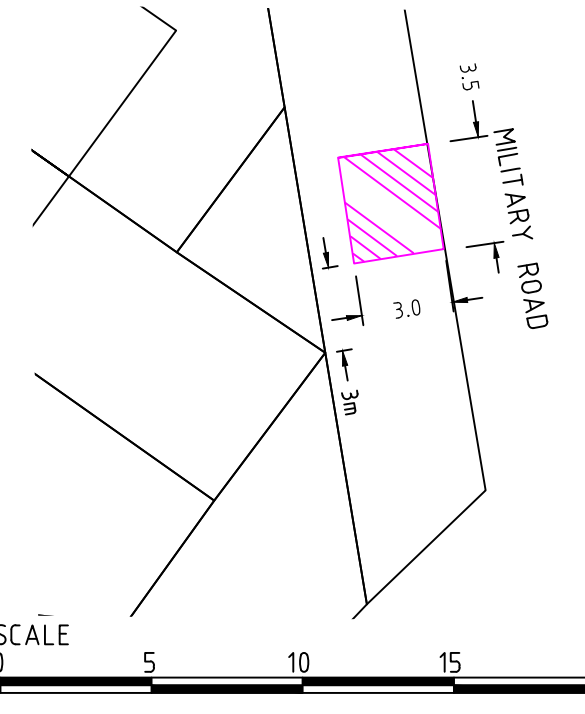
All transformers and switching cubicles are to be placed centrally on the centreline of easements.



Not to scale or proportion. Refer to TS-102 for details.

SCALE 0 5 10 15 20 25 METRES

TF 1 EASEMENT REQUIREMENTS



ATTENTION:

PRIOR TO COMMENCING ANY CONSTRUCTION WORKS THE CONTRACTOR SHALL LOCATE AND DEPTH ALL EXISTING UNDERGROUND SERVICES IN THE VICINITY OF THE WORKS. IT SHOULD BE NOTED THAT THERE MAY BE OTHER EXISTING UNDERGROUND SERVICES IN THE VICINITY OF THE WORKS, OTHER THAN THOSE SHOWN ON OUR DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF OTHER UNDERGROUND SERVICES ARE PRESENT AND HAVE ALL SERVICES LOCATED AND DEPTHEDED PRIOR TO COMMENCING WORKS.

H	REVISED FOR APPROVAL (T/F RELOCATION)	MA	CH		21-05-20
G	REVISED FOR APPROVAL (CONSUMER MAINS RUN TO MSB)	MA	CH		15-04-20
F	REVISED FOR APPROVAL (T/F LOCATION UPDATE)	MA	CH		06-04-20
E	REVISED FOR APPROVAL	MA	CH		14-02-20
D	REVISED FOR APPROVAL	MFI	CH		09-04-19
REV	DETAILS OF REVISION	RVD	CKD	APD	DATE

DRAWN	MARCO FILIPI	15-09-17
DESIGNED	COLIN HARDING	15-09-17
CHECKED	COLIN HARDING	15-09-17
PROJECT MANAGER	PETER TASSONE WINGFIELD 83002117	

PROJECT INFORMATION

NUMBER OF ALLOTMENTS - 9

DESIGN SITE ADMD - 10kVA (LOTS 1 - 8), 328kVA (LOT 9)

DEVELOPER - CIRCA PROPOSERY GROUP

SURVEYOR - BLEEZE, NEALE & ASSOC PTY LTD

DESIGNER - TMK CONSULTING ENGINEERS PTY LTD

CONSTRUCTED BY - TBC

Civil
Environmental
Mechanical
Fire
Lifts

Structural
Geotechnical
Electrical
Hydraulics
Green ESD

Level 6, 100 Pirie Street,
Adelaide SA 5000
Telephone 08 8238 4100
Facsimile 08 8410 1405

TMK
CONSULTING ENGINEERS

CMEN Area

JOB No.
1703240

DRAWING No.
01

ZONE:MGA-54-GDA94
MAP REF: 652836e
GRID REF:
269620.22 E
6139067.97 N
269549.94 E
6138975.69 N

NON BUSHFIRE RISK AREA

FEEDER NO: AP-424E
FEEDER NAME: GRANGE 11kV FEEDER
SUBSTATION NO: SSD-424
SUBSTATION NAME: FULHAM GARDENS
ASSET OWNER: SAPN
PROJECT DEFINITION: NC-008387
NOTIFICATION TYPE: CN
PROJECT TYPE: RD

FOR APPROVAL

SA Power Networks

www.sapowernetworks.com.au

CUSTOMER URD - TRANQUILITY APARTMENTS
NEW 500kVA MK7 TRANSFORMER
255 MILITARY ROAD, WEST LAKES SHORES

SCALE 1:500

A2

500011342

SHEET 10F 1

REV H

4.59 AMEND COMMUNITY LAND MANAGEMENT PLAN - BOWDEN VILLAGE RESERVE

TO: Asset Management Committee

FROM: Senior Property Officer - Donna Moore

DATE: 20 July 2020

Brief

This report seeks to inform Council of a request to permit commercial licenced outdoor dining activities and encroachment of private structures within community land at Bowden Village Reserve. It further seeks the endorsement of Council to commence community engagement to consider an amendment to the current Community Land Management Plan for Bowden Village Reserve that would allow Council to permit the above mentioned activities.

Recommendation

1. That Council support the use of a portion of community land at Bowden Village Reserve (CT Vol 6183 Fol 369) for commercial outdoor dining activities and also the placement of private infrastructure on the land from which this use can be conducted.
2. That Council endorse the draft amended Community Land Management Plan - Bowden Village Reserve for public consultation (Appendix C).
3. That Council resolve to undertake community consultation on the amended Community Land Management Plan in accordance with Sec 197 of the Local Government Act 1999 and Councils Public Consultation Policy and endorse the Community Engagement Approach (Appendix D).
4. That a further report be brought to Council containing the outcome of the public consultation process.

Status

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

Our Community - A strong and connected community

Capitalise on partnerships, build community resilience and sense of belonging

Our Liveability - A liveable City of great places

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

Create valued urban places that bring people together and reflect local character and identity

Enhance the quality and diversity of open and public spaces

Our Economy - An economically thriving City

Support and enable local business prosperity and growth

Our Leadership - A leading & transformational Local Government organisation

Be bold and innovative in our practices, leadership and decision making

Relevant Council policies are:

- Nil

Relevant statutory provisions are:

- Local Government Act 1999

Background

Ceres Market Shed Pty Ltd own and operate Plants 3 and 4 which are located immediately adjacent to Bowden Village Reserve. They conduct a licensed commercial dining and market business within Plant 4 and plan to undertake refurbishment of Plant 3 to extend those operations. They applied for, and were granted through the State Commission Assessment Panel (SCAP), development approval for refurbishment and additions to Plant 3. Those approvals included construction of two structures which encroach onto Council land being an overhead walkway between Plants 3 and 4 and a balcony off the western wall to Plant 3 (highlighted yellow in **Appendix A**). Their future vision for Plant 3 is to include licensed outdoor dining on and below the encroaching balcony and part of the overhead walkway.

The areas of land beneath the overhead walkway and the planned balcony are Council owned land identified as community land by definition of sec 193 of the Local Government Act 1999 (LG Act). In accordance with the requirements of the LG Act Council must maintain a Community Land Management Plan that determines the purposes for which Council holds, manages and uses this land. The planned balcony off Plant 3 encroaches into Bowden Village Reserve that is currently managed by the Bowden Village Reserve Community Land Management Plan (**Appendix B**). The plan does not support commercial licensed outdoor dining activities nor the placement of private assets on the land. The land beneath the overhead walkway does not currently have a Community Land Management Plan and may be declared as a public road in the future.

Ceres Market Shed Pty Ltd have requested from Council a licence to permit the encroachment of the already constructed roof line of Plant 4 and the encroachment of the planned structures approved by SCAP to Plant 3. They further ask to be granted a licence to operate a commercial licensed outdoor dining business from these areas of Council land in accordance with sections 200 and 201 of the LG Act.

Report

Staff considered the proposal and request made by Ceres Market Shed Pty Ltd and believe the addition of outdoor dining to the area would further enhance community connectedness to the space and boost the already vibrant atmosphere enjoyed by local residents and visitors.

The opening of Plant 3 with the inclusion of outdoor dining will support the expected increase of visitation to the area when Renewal SA finalise redevelopment of the old gas works site located west of the Reserve. The ground floor area beneath the balcony proposed for outdoor dining will be assessed by traffic engineers and the area approved for outdoor dining activities may be restricted in size and location to retain pedestrian and disability access through the Reserve.

However, for Council to be able to grant a licence for the encroachments of the private structures onto community land and the licensed outdoor dining activities it must have in place a Community Land Management Plan that supports the activity. Sec 200 (2) of the LG Act provides Council cannot approve the use of community land for a business purpose contrary to the provisions of a management plan. Sec 202 (6) of the LG Act states a lease or licence must be consistent with any relevant management plan. As advised Bowden Village Reserve does not have a supportive Community Land Management Plan and as such a draft amendment to the plan has been prepared for review by Council (**Appendix C**). All proposed wording amendments from the current plan have been highlighted in **Appendix C** and include the following changes and additions.

Purpose for which the land is held - inclusion of 'complimentary commercial business purposes'.

Lease or licence permissions - inclusion of 'commercial enterprises' for use of open space; inclusion of 'commercial' to leases or licences which may be granted; changed from 'time to time' commercial activity under Sec 200 LG Act to allowing activity without time limitation; inclusion of activities permitted 'licensed outdoor dining in areas immediate to Plant 3 & 4'; addition of 'construction of private assets on Council land'.

Management Objectives for the land - inclusion of 'commercial businesses' and 'dining experiences'; addition of new objective 'To permit the encroachment of private assets within a prescribed area of the Reserve (shaded yellow areas of the Site Map) to support licenced outdoor dining activities.'

Performance Targets & Measures - inclusion of 'commercial' uses and reference to 'Community Land Lease/Licence Register'; addition of 'Council owned and privately owned' facilities;

The above inclusions and amendments will allow the granting of a licence to the registered proprietor of the encroaching structures, who are at this time Ceres Market Shed Pty Ltd. If ownership of Plant 3 or 4 changes an encroachment licence can be issued to the new registered proprietor. The amendments and additions also permit Council to issue a lease/licence for commercial outdoor dining activities to the operators of Plant 3 and 4, be that Ceres Market Shed Pty Ltd or any other commercial entity operating from Plant 3 and 4. As part of Council's requirements, and commitment, to consult with the community a Community Engagement Approach has been prepared to outline those engagement strategies staff will use to gather community feedback on the amended management plan (**Appendix D**). Specifically the change to include permitted use of the Reserve allowing commercial licensed outdoor dining activities and placement of private assets on the land. At the completion of the consultation process a further report will be brought to Council detailing received responses thereby providing the Committee with information necessary to make an informed decision on the proposed amended management plan.

Financial and Resource Implications

There are limited resource implications of permitting outdoor dining activities and the private assets on Council land. Any issued licence/lease would be managed in current workloads. Council would realise a financial benefit to permitting the outdoor dining activities and private asset encroachments with licence fees payable by the licence holder on an annual basis for the term of the agreement and life of the encroaching structures.

Resource implications of undertaking a review of the management plan and a community consultation process are being managed within current staff workloads. The community consultation is expected to cost approximately \$2,500 and is considered within recurrent budgets.

Customer Service and Community Implications

The community implications of this proposal have been outlined in the report. There are no customer service implications.

Environmental Implications

There are no environmental implications.

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

Section 198(2) of the LG Act requires Council to undertake community consultation prior to amending a Community Land Management Plan.

Risk Management/Legislative Implications

It is prudent to manage any private asset encroachment into public land to ensure the safety of community members and Council assets and to formalise the encroaching parties responsibility for maintenance of the assets and the keeping of public liability insurance.

If Council does not amend the community land management plan for Bowden Village Reserve they are unable to permit the encroaching structures on the land nor the outdoor dining activities. Further, there is a legislative requirement to undertake community consultation prior to amending a community land management plan (Sec 198(2)).

Conclusion

Ceres Market Shed Pty Ltd (owners of Plants 3 and 4) have development approval to construct private assets on community land at Bowden Village Reserve, they wish to use these private assets to conduct licensed outdoor dining activities to compliment their current business activities within Plant 4. Council staff believe the construction of the private assets and introduction of outdoor dining would enhance the Reserve and provide a greater community atmosphere for residents and visitors. Ceres Market Shed Pty Ltd would be required to enter into a lease/licence agreement with Council to permit the private assets on community land and the outdoor dining activities.

Council is only permitted to issue lease/licences over community land that are consistent with a management plan. Bowden Village Reserve Community Land Management Plan does not currently support the proposal to construct private assets on the Reserve, nor does it support any commercial outdoor dining activities. The plan must therefore be amended to include these activities thereby providing Council the authority to issue the necessary lease/licence documents to Ceres Market Shed Pty Ltd or any future registered proprietors of Plants 3 and 4.

Council is legislatively required to undertake community consultation prior to amending a Community Land Management Plan (sec 198(2) of the LG Act). A community engagement approach has been prepared outlining the strategies staff will use to engage with the community on the proposed amendments. A report providing the outcome of that consultation will be brought to a future meeting of Council to provide members with information necessary to ensure an informed decision is made with respect to the proposed amendments.

Appendices

#	Attachment	Type
1	Appendix A - Amend Community Land Management Plan - Bowden Village Reserve	PDF File
2	Appendix B - Amend Community Land Management Plan - Bowden Village Reserve	PDF File
3	Appendix C - Amend Community Land Management Plan - Bowden Village Reserve	PDF File
4	Appendix D - Amend Community Land Management Plan - Bowden Village Reserve	PDF File

APPENDIX A

The architectural floor plan illustrates the proposed ground floor layout of a building. Key features include:

- Rooms and Spaces:**
 - No. 12 FUTURE MICRO BREWERY TENANCY:** Located at the top center, featuring a large outdoor area on the left and a pedestrian entry on the right.
 - No. 14 CERES AUDITORIUM:** Situated in the center, with a new mezzanine over the shown dashed area.
 - No. 10 RETAIL:** Located to the right of the auditorium, with a retail liquor section below it.
 - No. 6 RETAIL LIQUOR:** Situated to the right of the retail section, with a storage area below it.
 - No. 13 STORAGE:** Located at the bottom right, with a storage area below it.
 - LOBBY:** Located to the left of the auditorium, with a bridge over a waterway.
 - OUTDOOR:** Multiple outdoor areas are shown, including a large one on the left and smaller ones near the auditorium and retail sections.
- Structural and Design Notes:**
 - BRIDGE OVER:** A bridge is shown over a waterway, with a note indicating it is a new bridge.
 - NEW MEZZANINE OVER SHOWN DASHED:** A new mezzanine is proposed over the shown dashed area.
 - NEW LAMINATE ROOF:** A new laminate roof is proposed over the shown dashed area.
 - NEW LAMINATE ROOF:** A new laminate roof is proposed over the shown dashed area.
 - NEW LAMINATE ROOF:** A new laminate roof is proposed over the shown dashed area.
- Dimensions and Scale:**
 - The plan includes various dimensions in meters (e.g., 10.00, 15.00, 20.00).
 - The scale is indicated as 1:100.
- Other Features:**
 - PEDESTRIAN ENTRY:** A pedestrian entry is shown near the top right.
 - STAIRS:** Stairs are shown in various locations, including near the lobby and auditorium.
 - LANDSCAPE:** The plan includes landscaping details, including trees and shrubs.

1. *Wavelength* is the distance between two peaks or troughs of a periodic wave. It is measured in meters (m).
2. *Frequency* is the number of cycles of a periodic wave that pass a fixed point in a given time. It is measured in hertz (Hz), which is equivalent to s^{-1} .
3. *Amplitude* is the height of a wave from its equilibrium position. It is measured in meters (m).
4. *Period* is the time it takes for one complete cycle of a periodic wave to pass a fixed point. It is measured in seconds (s).
5. *Wave speed* is the distance a wave travels in a given time. It is measured in meters per second (m/s).
6. *Wavelength* and *frequency* are related by the equation: $\text{Wavelength} \times \text{Frequency} = \text{Wave speed}$.
7. *Wavelength* and *period* are related by the equation: $\text{Wavelength} = \text{Period} \times \text{Wave speed}$.
8. *Frequency* and *period* are related by the equation: $\text{Frequency} = 1 / \text{Period}$.
9. *Wave speed* is the distance a wave travels in a given time. It is measured in meters per second (m/s).
10. *Wavelength* and *frequency* are related by the equation: $\text{Wavelength} \times \text{Frequency} = \text{Wave speed}$.
11. *Wavelength* and *period* are related by the equation: $\text{Wavelength} = \text{Period} \times \text{Wave speed}$.
12. *Frequency* and *period* are related by the equation: $\text{Frequency} = 1 / \text{Period}$.
13. *Wave speed* is the distance a wave travels in a given time. It is measured in meters per second (m/s).
14. *Wavelength* and *frequency* are related by the equation: $\text{Wavelength} \times \text{Frequency} = \text{Wave speed}$.
15. *Wavelength* and *period* are related by the equation: $\text{Wavelength} = \text{Period} \times \text{Wave speed}$.
16. *Frequency* and *period* are related by the equation: $\text{Frequency} = 1 / \text{Period}$.
17. *Wave speed* is the distance a wave travels in a given time. It is measured in meters per second (m/s).
18. *Wavelength* and *frequency* are related by the equation: $\text{Wavelength} \times \text{Frequency} = \text{Wave speed}$.
19. *Wavelength* and *period* are related by the equation: $\text{Wavelength} = \text{Period} \times \text{Wave speed}$.
20. *Frequency* and *period* are related by the equation: $\text{Frequency} = 1 / \text{Period}$.

5. **Parabolic** is related to **thrust** (verb) and **bullet** (noun), and **thrust** (verb) put the arrow, and **bullet** is associated with **bullet** (verb) and **bullet** (noun).
6. **Lead** is related to **bullet** (verb) and **bullet** (noun) and **bullet** (verb) put the arrow, and **bullet** (noun) is associated with **bullet** (verb) and **bullet** (noun).
7. **Lead** is related to **bullet** (verb) and **bullet** (noun) and **bullet** (verb) put the arrow, and **bullet** (noun) is associated with **bullet** (verb) and **bullet** (noun).
8. **Lead** is related to **bullet** (verb) and **bullet** (noun) and **bullet** (verb) put the arrow, and **bullet** (noun) is associated with **bullet** (verb) and **bullet** (noun).
9. **Lead** is related to **bullet** (verb) and **bullet** (noun) and **bullet** (verb) put the arrow, and **bullet** (noun) is associated with **bullet** (verb) and **bullet** (noun).
10. **Lead** is related to **bullet** (verb) and **bullet** (noun) and **bullet** (verb) put the arrow, and **bullet** (noun) is associated with **bullet** (verb) and **bullet** (noun).

PROPOSED GROUND FLOOR PLAN

Case	Age	Sex	Occupation	Duration of symptoms	Site of lesion	Pathological changes	Diagnosis
1	45	M	Farmer	10 years	Right lower leg	Chronic inflammation with fibrosis	Chronic pyoderma gangrenosum
2	60	F	Housewife	5 years	Left lower leg	Chronic inflammation with ulceration	Chronic pyoderma gangrenosum
3	55	M	Teacher	8 years	Right lower leg	Chronic inflammation with ulceration	Chronic pyoderma gangrenosum
4	70	F	Retired	12 years	Left lower leg	Chronic inflammation with ulceration	Chronic pyoderma gangrenosum
5	40	M	Engineer	3 years	Right lower leg	Chronic inflammation with ulceration	Chronic pyoderma gangrenosum
6	50	F	Teacher	7 years	Left lower leg	Chronic inflammation with ulceration	Chronic pyoderma gangrenosum
7	65	M	Farmer	9 years	Right lower leg	Chronic inflammation with ulceration	Chronic pyoderma gangrenosum
8	75	F	Retired	15 years	Left lower leg	Chronic inflammation with ulceration	Chronic pyoderma gangrenosum
9	48	M	Engineer	4 years	Right lower leg	Chronic inflammation with ulceration	Chronic pyoderma gangrenosum
10	58	F	Housewife	6 years	Left lower leg	Chronic inflammation with ulceration	Chronic pyoderma gangrenosum

Q11 What type of polymerization is this?
This is an example of **free-radical polymerization**.
The initiator is used to break the starting monomer into free radicals.
The free radicals then react with the monomer to form a polymer chain.
The reaction is exothermic and can be controlled by the addition of inhibitors.

Q12 What type of polymerization is this?
This is an example of **anionic polymerization**.
The initiator is used to break the starting monomer into anions.
The anions then react with the monomer to form a polymer chain.
The reaction is exothermic and can be controlled by the addition of inhibitors.

Q13 What type of polymerization is this?
This is an example of **cationic polymerization**.
The initiator is used to break the starting monomer into cations.
The cations then react with the monomer to form a polymer chain.
The reaction is exothermic and can be controlled by the addition of inhibitors.

101	THE GREAT ESCAPE	21	THE GREAT ESCAPE
102	THE GREAT ESCAPE	22	THE GREAT ESCAPE
103	THE GREAT ESCAPE	23	THE GREAT ESCAPE
104	THE GREAT ESCAPE	24	THE GREAT ESCAPE
105	THE GREAT ESCAPE	25	THE GREAT ESCAPE
106	THE GREAT ESCAPE	26	THE GREAT ESCAPE
107	THE GREAT ESCAPE	27	THE GREAT ESCAPE
108	THE GREAT ESCAPE	28	THE GREAT ESCAPE
109	THE GREAT ESCAPE	29	THE GREAT ESCAPE
110	THE GREAT ESCAPE	30	THE GREAT ESCAPE
111	THE GREAT ESCAPE	31	THE GREAT ESCAPE
112	THE GREAT ESCAPE	32	THE GREAT ESCAPE
113	THE GREAT ESCAPE	33	THE GREAT ESCAPE
114	THE GREAT ESCAPE	34	THE GREAT ESCAPE
115	THE GREAT ESCAPE	35	THE GREAT ESCAPE
116	THE GREAT ESCAPE	36	THE GREAT ESCAPE
117	THE GREAT ESCAPE	37	THE GREAT ESCAPE
118	THE GREAT ESCAPE	38	THE GREAT ESCAPE
119	THE GREAT ESCAPE	39	THE GREAT ESCAPE
120	THE GREAT ESCAPE	40	THE GREAT ESCAPE
121	THE GREAT ESCAPE	41	THE GREAT ESCAPE
122	THE GREAT ESCAPE	42	THE GREAT ESCAPE
123	THE GREAT ESCAPE	43	THE GREAT ESCAPE
124	THE GREAT ESCAPE	44	THE GREAT ESCAPE
125	THE GREAT ESCAPE	45	THE GREAT ESCAPE
126	THE GREAT ESCAPE	46	THE GREAT ESCAPE
127	THE GREAT ESCAPE	47	THE GREAT ESCAPE
128	THE GREAT ESCAPE	48	THE GREAT ESCAPE
129	THE GREAT ESCAPE	49	THE GREAT ESCAPE
130	THE GREAT ESCAPE	50	THE GREAT ESCAPE
131	THE GREAT ESCAPE	51	THE GREAT ESCAPE
132	THE GREAT ESCAPE	52	THE GREAT ESCAPE
133	THE GREAT ESCAPE	53	THE GREAT ESCAPE
134	THE GREAT ESCAPE	54	THE GREAT ESCAPE
135	THE GREAT ESCAPE	55	THE GREAT ESCAPE
136	THE GREAT ESCAPE	56	THE GREAT ESCAPE
137	THE GREAT ESCAPE	57	THE GREAT ESCAPE
138	THE GREAT ESCAPE	58	THE GREAT ESCAPE
139	THE GREAT ESCAPE	59	THE GREAT ESCAPE
140	THE GREAT ESCAPE	60	THE GREAT ESCAPE
141	THE GREAT ESCAPE	61	THE GREAT ESCAPE
142	THE GREAT ESCAPE	62	THE GREAT ESCAPE
143	THE GREAT ESCAPE	63	THE GREAT ESCAPE
144	THE GREAT ESCAPE	64	THE GREAT ESCAPE
145	THE GREAT ESCAPE	65	THE GREAT ESCAPE
146	THE GREAT ESCAPE	66	THE GREAT ESCAPE
147	THE GREAT ESCAPE	67	THE GREAT ESCAPE
148	THE GREAT ESCAPE	68	THE GREAT ESCAPE
149	THE GREAT ESCAPE	69	THE GREAT ESCAPE
150	THE GREAT ESCAPE	70	THE GREAT ESCAPE
151	THE GREAT ESCAPE	71	THE GREAT ESCAPE
152	THE GREAT ESCAPE	72	THE GREAT ESCAPE
153	THE GREAT ESCAPE	73	THE GREAT ESCAPE
154	THE GREAT ESCAPE	74	THE GREAT ESCAPE
155	THE GREAT ESCAPE	75	THE GREAT ESCAPE
156	THE GREAT ESCAPE	76	THE GREAT ESCAPE
157	THE GREAT ESCAPE	77	THE GREAT ESCAPE
158	THE GREAT ESCAPE	78	THE GREAT ESCAPE
159	THE GREAT ESCAPE	79	THE GREAT ESCAPE
160	THE GREAT ESCAPE	80	THE GREAT ESCAPE
161	THE GREAT ESCAPE	81	THE GREAT ESCAPE
162	THE GREAT ESCAPE	82	THE GREAT ESCAPE
163	THE GREAT ESCAPE	83	THE GREAT ESCAPE
164	THE GREAT ESCAPE	84	THE GREAT ESCAPE
165	THE GREAT ESCAPE	85	THE GREAT ESCAPE
166	THE GREAT ESCAPE	86	THE GREAT ESCAPE
167	THE GREAT ESCAPE	87	THE GREAT ESCAPE
168	THE GREAT ESCAPE	88	THE GREAT ESCAPE
169	THE GREAT ESCAPE	89	THE GREAT ESCAPE
170	THE GREAT ESCAPE	90	THE GREAT ESCAPE
171	THE GREAT ESCAPE	91	THE GREAT ESCAPE
172	THE GREAT ESCAPE	92	THE GREAT ESCAPE
173	THE GREAT ESCAPE	93	THE GREAT ESCAPE
174	THE GREAT ESCAPE	94	THE GREAT ESCAPE
175	THE GREAT ESCAPE	95	THE GREAT ESCAPE
176	THE GREAT ESCAPE	96	THE GREAT ESCAPE
177	THE GREAT ESCAPE	97	THE GREAT ESCAPE
178	THE GREAT ESCAPE	98	THE GREAT ESCAPE
179	THE GREAT ESCAPE	99	THE GREAT ESCAPE
180	THE GREAT ESCAPE	100	THE GREAT ESCAPE

[illegible]

APPENDIX B



Community Land Management Plan – Bowden Village Reserve

Name and Address of Property	Bowden Village Reserve - Fourth Street BOWDEN
Ownership	City of Charles Sturt
Legal Description	Lot 400 in DP 112982 (Certificate of Title Vol 6183 Fol 369)
Location	Bordering Fourth Street, Gibson Street and Third Street BOWDEN
Trust, Dedication or Restriction	Nil
Open Space Category	Regional
Open Space Types	Recreation Park
Endorsed by Council	25 November 2019
Relevant Policies/By Laws (no order of priority is intended)	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 Council Land for Fireworks 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

General description of the land

Bowden Village Reserve is a vibrant meeting place meeting the varied cultural and recreational needs of the community. It attracts visitors from within the local community, greater Adelaide, interstate and overseas due to the prominent inner suburban location and proximity to the City. Bowden Village Reserve is identified in the 'Site Map' of this Community Land Management Plan. The Reserve is identified to serve the community as Regional Open Space Hierarchy and Recreation Park Open Space Type (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](#).

Purpose for which the land is held

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



Lease or Licence Permissions

Council may grant or renew leases and/or licences over any part or parts of the 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 recreation, business, social or community clubs or groups for the use of 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 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 Reserve 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 Reserve.

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 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 or permit requests are (without limitation)

- Artistic, cultural and community events that support a diversity of community interests and pursuits.
- Passive recreational activities and/or services catering to all ages and cultural groups.
- Fundraising, educational and community awareness events that support cultural diversity, health, fitness and general community wellbeing.

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 land (in no order of precedence)

- To provide a vibrant and interesting open space area for formal and informal recreational and cultural activities and/or opportunities for use by the local and broader community.
- To support and encourage activation of the space by community groups, businesses and others to provide the community a broad and diverse range of opportunities for cultural, passive recreational and artistic experiences.
- To address specific environmental, heritage and urban design objectives.

Proposal for managing the land

The management of Bowden Village Reserve is to be consistent with the descriptions and guiding principles for use and development identified in Regional Open Space Hierarchy and Recreation Park Open Space Type described in [Community Land Management Plans – An introduction](#).

Performance Targets and Measures for the land

The performance targets and measures for Bowden Village Reserve are outlined below. They do not indicate an order of hierarchy of priority.

Performance Targets	Performance Targets
To develop and pursue opportunities for optimal/shared use of open space to accommodate a diversity of community, recreational and cultural uses.	Increased diverse usage of the open space areas as measured by an audit of Council’s issued permit approvals and Community Land Register.
To develop, and pursue increased usage of, the open space facilities that supports community, recreational and cultural uses (including but not limited to facilities such as seating, shade, shelter, water play area, lighting, paths, amenities, art works and cultural heritage references etc.).	Increased customer satisfaction with, and usage of, open space facilities as measured by and audit of Council’s customer feedback platforms and customer surveys as conducted from time to time.
Renew/upgrade landscaped areas, assets, recreational facilities and associated infrastructure as outlined in the relevant Asset Management Plan.	Completed upgrade/renewal works reported to Council and AMS Committee in quarterly reports.
Provide a safe environment for visitors and users of the Reserve.	Reduction in security incidents reported to Council as measured by an audit of Council’s customer feedback platforms as conducted from time to time.



Site Map



APPENDIX C



Community Land Management Plan – Bowden Village Reserve

Name and Address of Property	Bowden Village Reserve - Fourth Street BOWDEN
Ownership	City of Charles Sturt
Legal Description	Lot 400 in DP 112982 (Certificate of Title Vol 6183 Fol 369)
Location	Bordering Fourth Street, Gibson Street and Third Street BOWDEN
Trust, Dedication or Restriction	Nil
Open Space Category	Regional
Open Space Types	Recreation Park
Endorsed by Council	
Relevant Policies/By Laws (no order of priority is intended)	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 Council Land for Fireworks 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

General description of the land

Bowden Village Reserve is a vibrant meeting place addressing the varied cultural and recreational needs of the community. It attracts visitors from within the local community, greater Adelaide, interstate and overseas due to its prominent inner suburban location and proximity to the City. Bowden Village Reserve is identified in the 'Site Map' of this Community Land Management Plan. The Reserve is identified to serve the community as Regional Open Space Hierarchy and Recreation Park Open Space Type (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.

Purpose for which the land is held

The Council holds this land for the primary purpose of providing an open space area, recreation facilities and services from those spaces and facilities to be used by the community and for complementary commercial business purposes. The Council also holds these lands for secondary purposes associated with addressing environmental, urban design, heritage and stormwater management needs (in no particular order of precedence).



Lease or Licence Permissions

Council may grant or renew leases and/or licences over any part or parts of the 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 recreation, business, social or community clubs or groups and commercial enterprises for the use of 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 recreation, social, commercial 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 Reserve 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 Reserve.

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 or permit requests are (without limitation)

- Artistic, cultural and community events that support a diversity of community interests and pursuits.
- Passive recreational activities and/or services catering to all ages and cultural groups.
- Licenced outdoor dining activities in areas immediately adjacent Plants 3 and 4 and construction of private assets on the Reserve to support the outdoor dining activities (prescribed area shown in yellow of the Site Map).
- Fundraising, educational and community awareness events that support cultural diversity, health, fitness and general community wellbeing.

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 land (in no order of precedence)

- To provide a vibrant and interesting open space area for formal and informal recreational and cultural activities and/or opportunities for use by the local and broader community.
- To support and encourage activation of the space by community groups, commercial businesses and others to provide the community a broad and diverse range of opportunities for cultural, passive recreational, dining and artistic experiences.
- To permit the encroachment of private assets within a prescribed area of the Reserve (shaded yellow areas of the Site Map) to support licenced outdoor dining activities.
- To address specific environmental, heritage and urban design objectives.

Proposal for managing the land

The management of Bowden Village Reserve is to be consistent with the descriptions and guiding principles for use and development identified in Regional Open Space Hierarchy and Recreation Park Open Space Type described in Community Land Management Plans – An introduction.

Performance Targets and Measures for the land

The performance targets and measures for Bowden Village Reserve are outlined below. They do not indicate an order of hierarchy of priority.

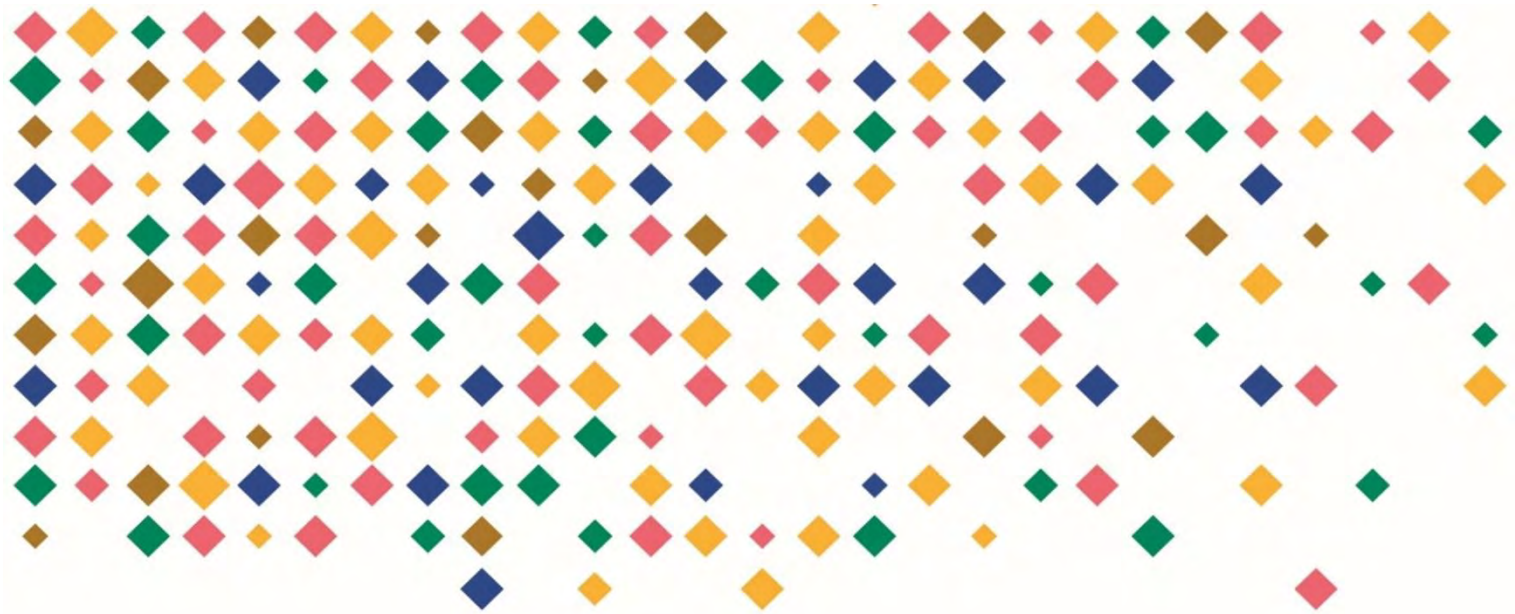
Performance Targets	Performance Measures
<p>To develop and pursue opportunities for optimal/shared use of open space to accommodate a diversity of community, commercial, recreational and cultural uses.</p> <p>To develop, construct and pursue increased usage of the open space facilities (Council owned and privately owned) that supports community, commercial, recreational and cultural uses (including but not limited to facilities such as seating, shade, shelter, water play area, lighting, paths, amenities, art works and cultural heritage references etc.).</p> <p>Renew/upgrade landscaped areas, assets, recreational facilities and associated infrastructure as outlined in the relevant Asset Management Plan.</p>	<p>Increased diverse usage of the open space areas as measured by an audit of Council's issued permit approvals and licences granted and shown in Community Land Lease/Licence Register.</p> <p>Increased customer satisfaction with, and usage of, open space facilities as measured by and audit of Council's customer feedback platforms and customer surveys as conducted from time to time.</p> <p>Completed upgrade/renewal works reported to Council and AMS Committee in quarterly reports.</p>

Provide a safe environment for visitors and users of the Reserve.	Reduction in security incidents reported to Council as measured by an audit of Council's customer feedback platforms as conducted from time to time.
---	--

Site Map



APPENDIX D



Community Engagement Approach for Amended Community Land Management Plan – Bowden Village Reserve

June 2020

Contact: Donna Moore
Senior Property Officer
Property Services
PH: 08 8408 1175
dmoore@charlessturt.sa.gov.au

Community Engagement Approach for Amended Community Land Management Plan – Bowden Village 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 review of a proposed amendment to the Bowden Village Community Land Management Plan.

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 has been approached by the owners of Plants 3 & 4 (Ceres Market Shed Pty Ltd) who operate a commercial licenced dining and market business immediately adjacent to Bowden Village Reserve. They have a vision to further activate the local space by providing licenced outdoor dining facilities from within their buildings and from a portion of the community land that forms Bowden Village Reserve.

They have approved development plans granted by the State Commission Assessment Panel to refurbish Plant 3 which includes installation of a microbrewery within the building and construction of a balcony that would be constructed to be above the Reserve and adjoining the western wall of Plant 3. The upper balcony area will be accessible only from the mezzanine level of Plant 3. The balcony and a portion of the ground floor beneath the balcony are proposed to be used for commercial licenced outdoor dining activities.

Bowden Village Reserve is classified as community land under section 193 of the Local Government Act 1999 (LG Act) and as required by the Act Council prepared and adopted a Community Land Management Plan for the Reserve in 2019. The current Community Land Management Plan does not support longer term commercial activities like licenced outdoor dining, nor does it provide Council the ability to permit privately owned assets to be constructed on the land. As such, for Council to grant any licence/lease agreement to Ceres Market Shed Pty Ltd for use of the Reserve for licenced outdoor dining and to permit their balcony encroachments into the Reserve Council will be required to amend the current Community Land Management Plan to include these purposes and activities.

Whether a management plan is prepared for the first time, or amended, Council takes the opportunity to consult with the community in accordance with the requirements of section 197 of the Local Government Act 1999 and Council's Public Consultation Policy.

3. Consultation Scope

Council seeks to continue providing residents and visitors to Bowden Village Reserve with a vibrant meeting place that supports and provides a diversity of cultural experiences. Extending the commercial dining operations of Plants 3 and 4 into a portion of the Reserve may further enhance the experience and enjoyment of the space but will require an amendment to the Community Land Management Plan which governs how Council may use and manage the land.

An amended Community Land Management Plan is prepared and provided to the community for their feedback. The amended plan now incorporates the ability to use a portion of Bowden Village Reserve for the purposes of licenced outdoor dining activities and the construction of private assets on Council land to support those activities.

Staff would like to hear from the community their feedback to the amended plan and their aspirations for the Reserve. Whether they agree that the introduction of a commercial licenced outdoor dining operation within the Reserve would further enhance the vibrancy and community connectedness already enjoyed by local residents and visitors.

Collated community feedback from this consultation will be used to make a final review of the management plan. The community consultation feedback results, along with the management plan will be provided to Council for endorsement of the finalised Community Land Management Plan for Bowden Village Reserve.

4. Communities of Interest

Key stakeholders and communities of interest for this project include:

- Mayor and Elected members.
- Landowners and occupiers within the Bowden Village area.
- The broader Charles Sturt community

Bowden Village Reserve is used and enjoyed by residents from across the Charles Sturt local government area, therefore mail notification would be localised within the Bowden area (shown below) and online consultation city wide.



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.	June 2020
2.	Authorise Approach	Obtain authorisation of the community engagement approach from Council	July 2020
3.	Undertake Community Engagement	<p>Plan, deliver and manage engagement activities which include the following minimum statutory requirements under the Local Government Act 1999, Council's PCP; and additional engagement activities beyond the Act and PCP.</p> <ul style="list-style-type: none"> • Make available to the community copies of the proposed plans for inspection or purchase at 72 Woodville Road, Woodville. • The publication of a public notice in the Advertiser Newspaper online 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. • The publication of a notice on the Charles Sturt websites such as 'Your Say' 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. • Letters to residents within the Bowden Village Reserve area as identified in the mail out map provided. 	August 2020
4.	Consider Submissions	Consider written submissions received.	August 2020
5.	Prepare Report	<p>Prepare a report for Council which:</p> <ul style="list-style-type: none"> • Summarises the community engagement process and outcomes; • Presents information in the broader context of the matter; and • Makes recommendations for Council to consider when deciding on the matter. 	September 2020
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.	September 2020
7.	Communicate Decision	<p>Following the decision-making process, communicate the decision by:</p> <ul style="list-style-type: none"> • Public notification made in Gazette and Advertiser • Letters to residents within the Bowden Village Reserve area as identified in the mail out map provided. 	October 2020

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 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
Print Media Techniques <ul style="list-style-type: none">• Public Notice in the Advertiser Newspaper Online Techniques <ul style="list-style-type: none">• City of Charles Sturt website• Your Say Charles Sturt Other Communication Techniques <ul style="list-style-type: none">• Letter Box Drop / Mail Out	Online Engagement Techniques <ul style="list-style-type: none">• Your Say Charles Sturt engagement - open to the general community Conventional Engagement Techniques <ul style="list-style-type: none">• Feedback - hardcopy, telephone or face to face• Contact number for further information and questions.

6. Reporting on Community Engagement

Community and stake holder submissions will be reviewed, analysed and reported on 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, it will be published in the Government Gazette and Advertiser newspaper and by mailout to residents shown in the mailout map.

7. Budget

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

Resource Requirement	Budget Estimate
Internal administration costs associated with drafting the CLMP and preparation of associated key messages and documents	Covered by recurrent operational budget
Notice in the Advertiser newspaper	\$ 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 fact sheet and mailout to mail notification area.	\$2000 (Approx)
Total	\$2,500

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.
- 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



Date

The Resident
ADDRESS
SUBURB

Dear Resident,

PROPOSED AMENDMENT TO COMMUNITY LAND MANAGEMENT PLAN – BOWDEN VILLAGE RESERVE

Council has been approached by the owners and operators of Plants 3 & 4 (Ceres Market Shed Pty Ltd) requesting use of portions of Bowden Village Reserve for licenced outdoor dining as part of their commercial operations. The owners have recently been granted development approval through the State Commission Assessment Panel to refurbish Plant 3 which includes the installation of a microbrewery and the construction of a balcony that will be constructed above a portion of the Reserve and adjoining the western wall of Plant 3.

The Reserve is classified community land (as defined in the Local Government Act 1999) and in accordance with the Act Council maintains a Community Land Management Plan for the Reserve that determines how the land can be used and managed. The plan also determines whether a licence/lease to occupy any part of the land can be issued to a commercial operator for specified purposes. The management plan for Bowden Village Reserve does not currently support commercial outdoor licenced dining activities, nor does it permit for private assets to be placed on the land, as such Council would be unable to permit Plants 3 & 4 to operate their outdoor dining activities on the Reserve.

Council seeks to continue providing a vibrant meeting place at Bowden Village Reserve, a place that offers local residents and visitors a variety of cultural and recreational experiences. And while we believe the addition of licenced outdoor dining to the area will further enhance the community connectedness and vibrancy you currently enjoy we want to hear what you think.

A draft amended Community Land Management Plan for the Reserve has been prepared and is enclosed for your consideration and feedback. It allows Council to permit licenced outdoor dining activities, it specifies the area that can be used for those activities and it enables Council to issue the necessary occupancy agreements to commercial operators for both the activities and the balcony encroachment onto the Reserve.

You can also view this plan online, along with the current Community Land Management Plan for the Reserve and the proposed balcony structure diagrams, please visit www.yoursaycharlessturt.sa.gov.au

To provide your feedback to the proposed amendments to the Community Land Management Plan please visit www.yoursaycharlessturt.sa.gov.au

Consultation commences on DATE TO BE ADVISED and closes at 5.00pm on 21 DAYS FROM DATE TO BE ADVISED.



The results of this consultation and your feedback will be reported to Council providing them with the details required to make an informed decision relating to the proposal to amend the Community Land Management Plan.

Should you have any further queries, please do not hesitate to contact me on 8408 1175 or via email dmoore@charlessturt.sa.gov.au.

Regards,



Donna Moore
Senior Property Officer

Enc.

- Community Land Management Plan – Bowden Village Reserve



4.60 WEST BEACH ROCK SEA WALL & LANDSCAPING PROJECT - UPDATE REPORT

TO: Asset Management Committee

FROM: Operations Engineer - Mark Chittleborough

DATE: 20 July 2020

Brief

This report serves to provide an update on the status of the West Beach Rock Sea Wall Project.

Recommendation

1. That the report be received and noted.

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 well maintained on a strategic and equitable basis

Drive an integrated, responsive transport system and network

Enhance the quality and diversity of open and public spaces

Our Environment - An environmentally responsible & sustainable City

Continue to implement climate change mitigation and adaptation solutions

Relevant Council policies are:

- Open Space Asset Management Plan
- Asset Management Policy
- Procurement Policy
- Prudential Review Policy
- Risk Management Policy

Relevant statutory provisions are:

- Coast Protection Act 1972
- Crown Land Management Act 2009
- Local Government Act 1999
- Development Act 1993

Background

AM 16/02/15, Item 3.18	CL 22/01/18, Item 11.01
CL 13/04/15, Item 6.59	CL 13/03/18, Item 6.23
AM 15/02/16, Item 3.04	CL 23/07/18, Item 6.74
CL 27/06/16, Item 6.78	CL 10/09/18, Item 6.90
CL 12/12/16, Item 6.165	AM 18/02/19, Item 3.16
CL 24/07/17, Item 6.79	AM 18/03/19, Item 3.27

AM 15/04/19, Item 3.36
 AM 20/05/19, Item 3.50
 AM 17/06/19, Item 3.65
 AM 15/07/19, Item 3.75
 AM 19/08/19, Item 3.88

AM 16/09/19, Item 3.103
 AM 21/10/2019, Item 3.110
 AM 18/11/2019, item 3.126
 AM 17/02/2020, Item 4.18
 AM 16/03/2020, Item 4.29

Report

The West Beach Rock Wall was originally damaged during significant storms in May 2015 and deteriorated further during the May 2016 storms and tidal event. The City of Charles Sturt is responsible for the central and northern sections of the wall with West Beach Parks responsible for the southern section to the west of their land. Stakeholder needs as well as environmental and climate change impacts have been considered in the design for the rebuild of the rock sea wall.

In adopting the recommendations of CL 22/01/18, Item 11.01, the West Beach Rock Sea Wall Reconstruction project was again released for open market tender in September 2018. The outcome of this was a more competitive response in both number of bids and pricing. After an assessment process the contract was awarded to Lucas TCS and works commenced on site in October 2018 to reconstruct the central section of the rock wall which runs from the old access ramp south of the West Beach Surf Lifesaving Club (WBSLSC), south to the boardwalk at the Adelaide Shores Caravan Park.

Central Section

The rock wall component of the Central Section of the rock wall project was completed in mid-October.

- Shared Use Path, block paving, lighting, park furniture, irrigation and turf has been completed up to the Southern end of the car-park. This is approximately 50m South of the West Beach Surf Life Saving building and is the maximum extent achievable prior to the Northern stage section being completed.
- Central staircase, landing and beach shower / drink fountain are complete. Handrail and wire rope balustrade is complete for the maximum extent possible. Benches including those with memorial plaques have been installed.

Northern Section

The area immediately south of the West Beach Surf Lifesaving Club Building is being used as a staging area for the construction works for the Northern Section of the Rock Wall and consequently landscaping of that section will be the final component of the project. Owing to the confines of the site this has been used for plant and material storage.

The northern section of the rock wall is 106 metres long. Up to and including the end of June the following works have been completed:

- Complete sheet piling at Western edge of Surf Life Saving Club.
- Shape formation and place geotextile, rock layers from CH0 to CH50.
- Prepare base for and install pre-cast units to the North of in-situ concrete wall (11m of panels).
- Excavate, prepare base for in-situ concrete wall (CH35-71).
- Form, reinforce, pour in-situ concrete wall to 1st lift (vertical stage) of wall, CH35-71.
- Backfill to design sub-grade levels in front of Surf Life Saving Club (CH35-71).
- Form, reinforce, pour crown wall (2nd vertical stage), 2 of 3 sections, CH35-71.
- Excavate, prepare base for in-situ concrete wall (CH71-106).
- Form, reinforce, pour in-situ concrete wall, base (CH71-106).
- Tie steel for 1st lift (vertical stage) of wall, CH71-106.

These works are now progressing well and are expected to be completed in September 2020.

Northern Beach Access-way Upgrade

The 19/20 budget bid included provision for the northern beach accessway to be upgraded. This access has become inaccessible in recent years with the lower portion damaged on a number of occasions resulting in high maintenance effort required to keep it accessible by the general public and the WBSLSC for its main beach access.

Consultants have completed a detailed design option (secant piling around toe of the ramp) and the current contractor has provided a price for construction of this option. This, combined with principal supplied items exceeded budget. Subsequently, the consultant has reviewed design with alternate materials and Council has sought pricing input from Lucas TCS. Lucas had submitted a price for the alternate design which exceeded budget. It was decided to release this parcel of work as an open tender. Council have been preparing documentation and this tender will open soon. It is anticipated that these works will closely follow on from the finalisation of Northern contract works and should be of 10-12 weeks in duration.

Financial and Resource Implications

The budget for this project comprises a carry-over amount from 2017/18, grant funding from Coastal Protection Board and a budget commitment from 2018/19. A budget bid of \$2,300,000 was endorsed for the 2019/20 financial year to rebuild the Northern section of the rock wall and upgrade the beach access way North of the WBSLSC.

Difficulty was experienced in driving the sheet piles in front of the Surf Life Saving Club owing to unexpected geotechnical conditions. As a result of this, these protective works were required to be re-designed. This caused an 8 week delay to the project and some costs were borne by Council in addressing these latent conditions and the required temporary works re-design.

Due to this event and the indication from the contractor that the ramp upgrade may exceed original budget estimates, additional budget was approved in a confidential variation report to the Asset Management Committee (AM 20/04/20, Item 9.01 West Beach Rock Wall Variation) to enable the completion of the Northern contract works including the Northern Ramp upgrade. The project Financial Report is not provided in this report as it includes budget details for the northern Beach Accessway which is required to remain confidential until the contract for the northern beach accessway is executed. Financial information regarding the balance of the project will be available at the meeting relating to the Central and Northern Sections (excluding the northern beach accessway).

Customer Service and Community Implications

Prior to the site works commencing, the residents and businesses were notified of the forthcoming works. There will be some minor traffic disruptions throughout the works.

Environmental Implications

There are no environmental implications. The rock sea wall has been designed to respond to expected sea level rise over its design life.

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

Community engagement has occurred at critical points throughout the course of the project and the outcomes reported to Council on a regular basis.

Council staff have undertaken planning and consultation with the West Beach Surf Lifesaving Club committee and the contractor, to plan the staging and contingencies to enable construction of the northern section of rock wall and beach access ramp, whilst allowing the club to remain operational during the works. To this end, the West Beach Surf Life Saving Club have installed 2 x 20' containers in the car park to the immediate South of their existing facility.

The WBSLSC have appointed architects for the reconstruction of their building and Council are liaising with them to seek preliminary information about their build in order to effectively manage interfacing elements of works which will influence the new development as well as the civil works such as earthworks levels, drainage, surplus fill, extent of finishes to surfaces.

Risk Management/Legislative Implications

A risk assessment was undertaken prior to the commencement of the project which is updated and reviewed regularly by the Project Manager and Steering Group.

Conclusion

The West Beach Rock Sea Wall project, Northern section, is progressing well. A finish date of September for these civil works is anticipated. Landscape and path works have been completed in the maximum allowable extent of the Central section.

4.61 ST CLAIR RECREATION PRECINCT PROJECT - UPDATE REPORT - JULY 2020

TO: Asset Management Committee

FROM: Open Space Planner - John Wilkinson

DATE: 20 July 2020

Brief

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

Recommendation

1. That the report be received and noted.
2. That Council note the May 2020 Performance Report provided by the YMCA SA (Appendix A).

Status

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

Our Community - A strong and connected community

Provide accessible social infrastructure and services that engage our diverse community
Capitalise on partnerships, build community resilience and sense of belonging

Our Liveability - A liveable City of great places

Enhance the quality and diversity of open and public spaces
An urban environment that is adaptive to a changing and growing City
City assets and infrastructure are developed and well maintained on a strategic and equitable basis
Create valued urban places that bring people together and reflect local character and identity

Our Economy - An economically thriving City

Lead regional collaboration to promote the Western Adelaide economy
Support and enable local business prosperity and growth
Facilitate an environment for a diversity of business and industry types

Our Leadership - A leading & transformational Local Government organisation

Be bold and innovative in our practices, leadership and decision making
Adaptive and sustainable management of the City's finances

Relevant Council policies are:

- Public Consultation Policy

Relevant statutory provisions are:

- NCC - National Construction Code 2016
- Local Government Act 1999
- Development Act 1993

Executive Summary

The St Clair Recreation Precinct is currently in its final stages with the Recreation Centre now complete and the remainder of the Precinct works to be finalised in the 20/21 financial year.

The project is a combination of several projects included within the St Clair Recreation Precinct Master Plan, along with additional works at the Woodville Oval Complex to accommodate the newly amalgamated Woodville Orion Tennis Club.

Background

CL 23/02/2015, Item 6.37	CL 11/02/2019, Item 6.23
AM 19/10/2015, Item 3.119	AM 18/02/2019, Item 3.15
CL 08/02/2016, Item 6.18	AM 18/03/2019, Item 3.26
AM 18/07/2016, Item 3.64	AM 15/04/2019, Item 3.35
CL 23/01/2017, Item 6.11	AM 20/05/2019, Item 3.49
CL 24/04/2017, Item 6.45	AM 17/06/2019, Item 3.64
CL 25/09/2017, Item 6.109	AM 15/07/2019, Item 3.74
AM 19/03/2018, Item 3.22	AM 19/08/2019, Item 3.87
AM 16/04/2018, Item 3.24	AM 16/09/2019, Item 3.102
AM 21/05/2018, Item 3.36	AM 21/10/2019, Item 3.109
AM 18/06/2018, Item 3.43	AM 18/11/2019, Item 3.125
AM 16/07/2018, Item 3.53	AM 17/02/2020, Item 4.17
AM 20/08/2018, Item 3.60	AM 16/03/2020, Item 4.28
AM 17/09/2018, Item 3.66	

Regional Play Space and Civil Works

The regional play space was completed and open to the public in December 2019. The play space was designed to encourage play and inclusion of children of all ages. Some of the play experiences within the area include climbing, sliding, swinging, spinning, rocking, digging and water play.

The project included an adaptable open turf area, three new shelters each with smart barbecues and picnic settings, drinking fountains and litter bins. Throughout the area is a scattering of seating and picnic settings to encourage the integration of age groups and users into the space. Small features within the play space are a homage to what was before, with slate reused from the recreation centre redevelopment, the water play sculpture to reflect the holding of linen from Actil, and the entry arbour back lighting to illuminate the stars of the southern hemisphere.

Construction of Brocas Avenue kerb and gutter and the bitumen road surface is completed. Shared paths, installation of new irrigation, fencing, lighting and planting is also complete. It is envisaged that an official opening event will be held in the future, in accordance with SA Government guidelines regarding COVID-19.

Skate Park

All work is now complete for the skate park. The skate park elements include a Bondi bowl, grinding rails, open skating areas, a basket ball ring and a fixed durable table tennis table. Also the soft landscaping, footpaths and lighting for the skate park are also completed and the lighting is operational. The lighting increases the time the site is activated and used. The Skate park opened to the general public in mid July and is already proving to be very popular, with both the YMCA and Brocas Youth Centre planning to hold learn to skate events and competitions in the near future.

Completed Skate Park and basketball court:





Completed Tennis courts and Futsal court:





Centre Management

In line with the Management Agreement with the YMCA SA, monthly data is being collated and meetings held with Council administration and the YMCA to monitor the ongoing progress in relation to financial performance, utilisation, attendance, KPIs and other relevant matters. These are formally reported to Council by way of a monthly Performance Report. A summary of May's monthly activity is contained within Appendix A. Some of the key points within the report include:

- Due to Covid-19, May's financial performance saw a negative result to budget of \$46k, showing a loss of \$33k for the month. The main factor for the negative result was the Centre being closed in May.
- Year to date performance shows a net loss of \$1,216, this is \$67,296 less than budget forecast.

Brocas Avenue and St Clair Avenue Toilet, Servery and Shade Structures

Community consultation was undertaken in August and September 2019 to inform Council's decision on a proposal to construct a public toilet (four unisex facilities), a servery and two shelter structures adjacent to the existing playground on Brocas Avenue in St Clair.

Following a second round of community consultation in and an Elected Member workshop in March 2020, Council, at its meeting on 23 March 2020, resolved to place the project on hold for a further 6 months. Therefore, a further report will be presented to Council in September 2020.

Stakeholder Engagement

Liaison with stakeholders from the Woodville High School, the Vipers Football Club, North West Junior Soccer Association, Woodville District Cricket Club, Step Into Life Woodville is continuing. Clubs are provided regular updates regarding project timing, procurement processes and works associated with the completion of the project. These ongoing communications provide opportunities for stakeholders to also raise any concerns associated with project timing and works.

Financial and Resource Implications

At the meeting of Council held 11 February 2019 (CL 11/2/2019, Item 6.23), Council considered a report in which the projected costs were presented and approved. A detailed financial report (refer **Appendix B**) is attached outlining the sub project elements, committed costs and forecast to complete including variances where relevant. The report includes all sub projects yet to be completed; WIP budget and the Council approved 19/20 budget.

Customer Service and Community Implications

The completion of all Precinct works will significantly benefit our community. The delivery of the project and targeted services and programs will engage, empower, build resilience and support a strong and connected community. It will deliver accessible infrastructure for passive and active recreation to engage our diverse community in a way which will continue to foster connections and increase civic participation.

Environmental Implications

The environmental implications during construction are controlled through an environmental risk assessment and include items such as recycling of demolition materials, dust management and stormwater management.

Throughout the play space there are more than 50 trees, and nearly 2000 understory plantings to create a softening to the environment.

The YMCA SA has undertaken an initial energy audit to consider energy saving initiatives, opportunities and reduced operating costs. As a result, timers have now been placed on all lights and air conditioning in the Centre. Lighting in the foyers and hallway have been split on the control panels to allow YMCA to use natural light where possible.

The efficiency of the centre when compared to the Marion Recreation Centre (2 court stadium) is comparable in relation to electricity costs. This is primarily due to the lighting at St Clair being fully adjustable segregated LED lighting which has made a significant contribution to energy savings. Further, the YMCA has now implemented a lighting guide for the Centre for use by all staff and stakeholders.

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

Consultation was undertaken in relation to the proposed toilet and servery building located on Brocas Avenue between Ovals 3 and 4. The consultation was required as a result of community concerns expressed in November 2018, at which time a development application was lodged for the proposed development. At its meeting on 23 March 2020, Council resolved to place the project on hold for a further 6 months and a further report will be presented to Council in September 2020.

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 balance of the project and will review extreme and high risk and control measures throughout the project.

Conclusion

Construction of the play space, playground, skate park, tennis courts and additional car parking are now complete and open to the public, and an official opening event will be held in the future, in accordance with SA Government guidelines regarding COVID-19. A report will be presented to Council in September 2020, in order to seek direction on delivery of on the final element of the St Clair Recreation Precinct Master Plan, being the Brocas Avenue and St Clair Avenue toilet, servery and shade structures.

Appendices

#	Attachment	Type
1	Appendix A - SCRC Monthly Performance Report MAY 2020	PDF File
2	Appendix B - St Clair Financial Tracker	PDF File

APPENDIX A

FINANCIAL PERFORMANCE

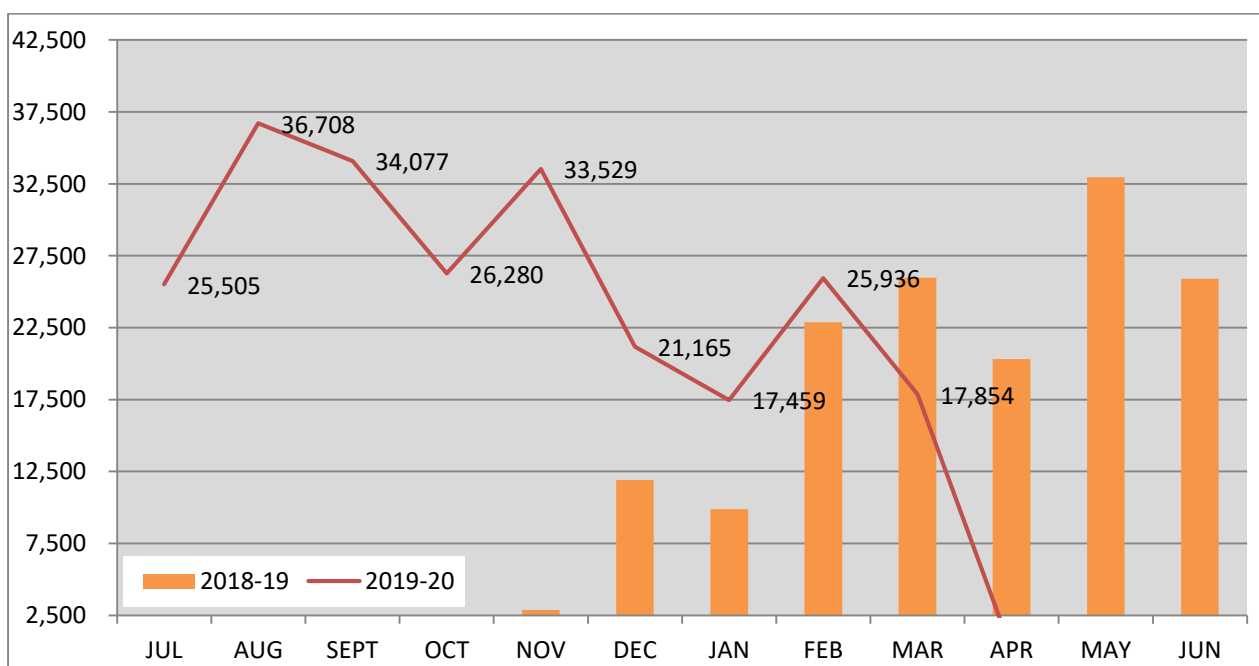
MONTH TO DATE	ACTUAL (\$)	BUDGET (\$)	VARIANCE (\$)
INCOME	48,211	116,540	-68,329
EXPENSE	81,501	103,215	-21,713
NET PROFIT / LOSS	-33,290	13,325	-46,615

YTD PERFORMANCE

YEAR TO DATE	ACTUAL (\$)	BUDGET (\$)	VARIANCE (\$)
INCOME	1,126,107	1,217,899	-91,792
EXPENSE	1,127,323	1,151,820	-24,496
NET PROFIT / LOSS	-1216	66,079	-67,296

CENTRE ATTENDANCE

CENTRE ATTENDANCE			
CATEGORY	MARCH	APRIL	MAY
Members	2,098	CLOSED	CLOSED
Visit Passes	5	COVID 19	COVID 19
Health & Fitness Programs	585		
Stadium Programs	12,066		
SHP / Birthday Parties	100		
Events	3,000	40	
Total Monthly Participation	17,857	40	0

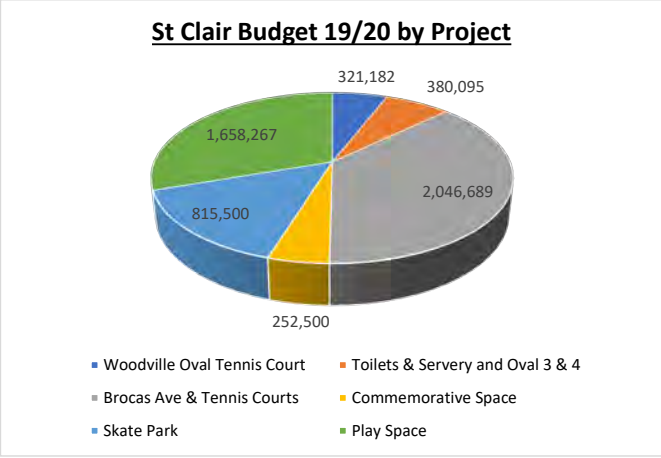


APPENDIX B

St Clair Project Summary as at 30/6/2020

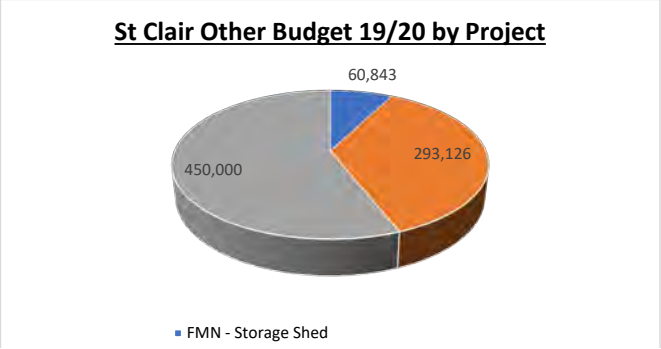
Works	Project Budget	Prior year Actual	Budget 19/20	Notes	Ytd Budget	Ytd Actual	Commitments	Act +Comm	remaining Budget 19/20	Cost to complete	under/over
Woodville Oval Tennis Court	351,182		321,182	2		301,738	0	301,738	19,444	-	19,444
Toilets & Servery and Oval 3 & 4	380,095		380,095	5		0	0	0	380,095	378,250	1,845
Brocas Ave & Tennis Courts	1,878,689		2,046,689	3		1,939,980	0	1,939,980	106,709	-	106,709
Commemorative Space	290,500		252,500			148,625	0	148,625	103,875	-	103,875
Skate Park	850,000	16,200	815,500	1		1,220,838	0	1,220,838	-405,338	-	-405,338
Play Space	1,658,267		1,658,267	4		1,583,863	0	1,583,863	74,404	5,664	68,740
Total	5,408,733	16,200	5,474,233		6,074,233	5,195,043	0	5,195,043	279,190	383,914	-104,724
Total Budget			6,074,233								
(WIP \$2,608,233 + 19/20 Bud \$3,366,000 + Contribution from Tennis Australia \$100,000)											
Remaining Budget			568,424								

- Notes
- CONVIC commitment per quote received, cost to complete includes skate park re-design
 - Contingency remaining amount per budget scope
 - Budget over run includes variations to remedy water logged subgrade.
 - Contingency remaining amount per budget scope
 - \$200k of Budget is for Toilets and Servery



Works	Project Budget	Prior year Actual	Budget 19/20	Notes	Ytd Budget	Actual	Commitments	Act +Comm	remaining Budget 19/20	Cost to complete	under/over
FMN - Storage Shed	115,000	54,157	60,843		0	88,728	0	88,728	-27,885	1,000	-28,885
FMN - St Clair Changeroom	335,000	41,874	293,126		353,969	196,326	0	196,326	96,800	-	96,800
New Changeroom & Umpires ChangeRoom	450,000	0	450,000		450,000	444,267	0	444,267	5,733	500	5,233
Total	900,000	96,031	803,969		803,969	729,321	0	729,321	74,648	1,500	73,148

Notes



4.62 FOOD WASTE RECYCLING GRANTS

TO: Asset Management Committee

FROM: Coordinator Waste & Sustainability - Fiona Jenkins

DATE: 20 July 2020

Brief

Council has recently received a grant of \$157,002 + GST from Green Industries SA to improve the reach and convenience of its food waste recycling program. The new program is due to commence from Spring 2020.

A small funding contribution has also been made by Council towards the LGA 'Food for the Earth' initiative, which will trial the use of free compostable bags in fruit and vegetable sections of Adelaide supermarkets (supported by free kitchen caddies at checkouts during the period of the promotion). If successful, that program could provide significant ongoing benefits for residents and ratepayers, by providing a free and convenient source of compostable bags for use within the home to aid in the recycling of household food scraps. The 'Food for the Earth' program will be jointly funded with other Councils, the LGA, Green Industries SA and the supermarkets themselves.

Recommendation

1. That the attached funding application submitted to Green Industries SA through its 'Kerbside Performance Plus – Food Organics Incentives Program' (Appendix A), which seeks grant funding of \$164,252 + GST to improve the reach and convenience of Council's food waste recycling program, utilising matching funds previously allocated for this purpose within Council's budget for the 2020/21 financial year, be noted.
2. That the Green Industries SA offer to Council of a grant of \$157,002 + GST be noted and this offer has since been accepted and the Grant Agreement executed.
3. That the request from the Local Government Association (LGA) of SA for a funding contribution from Council of \$13,932.72 + GST towards their 'Food for the Earth' initiative, to promote and trial the use of compostable bags in fruit and vegetable sections of metropolitan Adelaide supermarkets, be noted.
4. That Council staff have provided the requested funding to the LGA, utilising funds previously allocated for food waste recycling as part of Council's 2019/20 budget.
5. That further information will be provided to the Committee on the implementation of both programs in coming months.

Status

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

Our Community - A strong and connected community

Educate and regulate to enable a safe and healthy environment

Our Environment - An environmentally responsible & sustainable City

Continue to implement climate change mitigation and adaptation solutions
Lead and educate to reduce the City's impact on the environment and build resilience

Our Economy - An economically thriving City

Lead regional collaboration to promote the Western Adelaide economy

Our Leadership - A leading & transformational Local Government organisation

Be bold and innovative in our practices, leadership and decision making
Adaptive and sustainable management of the City's finances

Relevant Council policies are:

- Residential Waste and Recycling Policy

Relevant statutory provisions are:

- Environment Protection (Waste to Resources) Policy 2010

Report

Green Industries SA – Food Organics Incentive Grant - \$157,002 + GST

Green Industries SA (GISA) released its latest Food Organics Incentive Grants round in May 2020, with applications due for submission by Councils to GISA by no later than Friday 12 June 2020.

This round of funding provided for a more generous proportion of State Government funding than had previously been offered through previous rounds, including funding of up to 100% towards the costs of compostable bags (compared with previous rounds which offered only up to 50% of funding towards the purchase of compostable bags).

Based on the funding on offer, and given the tight timeframes required for a funding application to be prepared and submitted, the attached funding application was submitted to Green Industries SA.

Whilst the program requires some provision of matching funds by Council towards project costs, in this case it has been possible to meet this requirement using a combination of retrospective funding (Council's previous provision of caddies and bags), and existing budget provision to support Council's (existing) food waste recycling program in 2020/21. The funding application does not, therefore, increase Council's overall funding commitment to food waste recycling in the upcoming financial year, but does increase the overall size and scope of the program due to the additional grant funding available.

Green Industries received the application favourably and responses with a grant offer of \$157,002 + GST. The corresponding Grant Agreement has now been executed by both Council and GISA, and an invoice for the full amount issued to GISA for payment.

The grant will allow Council to offer online requests for kitchen caddies and compostable bags for the first time, and is scheduled to commence in Spring 2020. More information on the program, its scheduled commencement dates and promotion to residents will be provided in due course.

LGA 'Food for the Earth' project

The LGA wrote to CEOs of metropolitan Councils in mid June 2020, highlighting the progress of their discussions with a major supermarket chain encouraging the use of compostable bags in fruit and vegetable sections as 'barrier bags'.

This approach is of considerable benefit to residents and ratepayers, as the bags would be provided by supermarkets free of charge, and those bags later used by residents to aid their food waste recycling efforts (thereby reducing costs incurred by Councils for the purchase of compostable bags).

A major supermarket chain has confirmed its willingness to move forward with a major trial of this approach, with the goal of covering the Adelaide metropolitan area.

The trial will be supported by a major 6 week promotion, to be funded and coordinated by the supermarkets. Council co-funding is being sought through the LGA to provide for the provision of free kitchen caddies to customers as a means to make the clear link between the use of compostable bags for fruit and vegetables, and the potential to recycle food scraps in the home.

All costs of promotions and compostable bags will be met by the supermarkets themselves.

Funding contributions sought from metropolitan Councils have been scaled with reference to the size (number of rateable properties) within each Council area. The City of Charles Sturt has provided the requested \$13,932.72 + GST, utilising funds previously allocated to support food waste recycling in the 2019/20 financial year.

Timeframes for implementation

The program described in Council's funding application to Green Industries SA is scheduled to commence in Spring 2020.

The LGA 'Food for the Earth' program is subject to ongoing discussions with participating supermarkets, but at this stage is anticipated to commence early in 2021.

More information on both programs will be provided in due course.

Financial and Resource Implications

The grant received from Green Industries SA increases Council's funding for food waste recycling by \$157,002 + GST in the 2020/21 financial year, with no increase in budget commitment by Council.

The funding contribution to the LGA 'Food for the Earth' project of \$13,932.72 + GST has been taken from funds previously allocated to improve Council's food waste recycling efforts in the 2019/20 financial year. If successful, the trial provision of compostable bags direct to residents and ratepayers by supermarkets has the potential to reduce ongoing costs to Councils for compostable bag provision, and landfill disposal.

Customer Service and Community Implications

The two programs will both make it easier and more convenient for residents and ratepayers to recycle their food scraps in the home.

Environmental Implications

In Council's most recent waste and recycling audit (conducted in late 2019), food waste made up 37.6% (by weight) of landfill bin contents.

The landfill disposal of this material results in the unnecessary generation of methane within the landfill. Methane is a greenhouse gas 25 times more potent than carbon dioxide.

The inclusion of this material in green organics bins, by contrast, is of significant environmental benefit. This is because this material is made into compost, which is then onsold by Jeffries to the wine and horticultural sector. When applied to soils, compost improves soil structure and nutrient availability, reduces water use and increases crop yields.

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

There is no requirement for community engagement or consultation, though significant community education will feature in the delivery of both programs as part of their implementation.

Risk Management/Legislative Implications

There are no risk management or legislative implications.

Conclusion

Council has been successful in attracting grant funding of \$157,002 + GST to increase its food waste recycling efforts in 2020/21. This funding will be used to improve the ease and convenience of food waste recycling for residents and ratepayers, and is summarised in the attached funding application. The program is scheduled to commence in Spring 2020.

Council has also supported the LGA in its 'Food for the Earth' initiative, which will trial the use of free compostable bags in Adelaide supermarkets' fruit and vegetable sections, and the free provision of kitchen caddies to shoppers at checkouts.

Both programs support Council's long-standing commitment to improving food waste recycling rates in our community. Food waste recycling has been offered by the City of Charles Sturt since 2009.

Appendices

Appendix A - Funding application to Green Industries SA - Food Waste Incentives - June 2020

APPENDIX A

KERBSIDE PERFORMANCE PLUS

FOOD ORGANICS INCENTIVES PROGRAM

Waste and Resource Recovery Modernisation
and
Council Transition Package

APPLICATION FORM

2019-2020



**Government
of South Australia**

Green Industries SA

Program overview

The *Kerbside Performance Plus Food Organics Incentives Program* assists councils to implement sustainable and efficient food organics recycling systems. It recognises that disposing food to landfill represents the loss of a potentially valuable resource and that when food organics are blended with kerbside green organic material, it improves the quality and nutrient value of the processed compost.

Submitting your application

Applications will be accepted until **5pm Adelaide time, 12 June 2020**

Late or incomplete applications may not be accepted.

Please email your completed application, including all supporting documents to:

justin.lang@sa.gov.au with the subject line **Kerbside Performance Plus Program**. Emails should not exceed 10MB.

Checklist

Before submitting your application, please check you have completed all the following:

- The application has been signed by an authorised officer.
- As much supporting information as possible, including detailed quotes for any goods.
- All quotes must include supplier details including ABN and any GST component.
- The application form in this document must be filled out completely and submitted by the Chief Executive (or delegated officer) of the council/subsidiary.

Need assistance?

Email justin.lang@sa.gov.au or telephone (08) 8204 2634 for more information.

1. Applicant Details

Name of the Organisation		
City of Charles Sturt		
ABN of the Organisation		
42 124 960 161		
Is Your Organisation (Tick one):		
The lead organisation of a consortium or partnership? <input type="checkbox"/>	The sole applicant? Yes	
If you are applying as the lead partner in this application, please give the names of the other organisations in the project.		
Contact Details		
Name of person dealing with this application		
Title: Ms	First name: Loren	Last Name: Mercier
Job title of person named above		
Environmental Management Officer – Waste and Recycling		
Tel No: NA	Mobile: 0437 303 401	Fax: NA
E-mail: lmercier@charlessturt.sa.gov.au		
Address for correspondence:		
Address 1: PO Box 1		
Address 2:		
Town/Suburb: Woodville, South Australia		Postcode: 5011

2. Details of Kerbside Waste and Green Organics Services

Residual waste service	X 140 L Capacity	<input type="checkbox"/> Other _____
Residual waste collection frequency	x weekly	<input type="checkbox"/> fortnightly
Green organics collection frequency	x Fortnightly	<input type="checkbox"/> Weekly

3. Details of Proposed Food Organics System

Container manufacturer (supplier):	Name: Mastec Address: 6 Creswell Road, Largs North SA 5016		
Contact details for supplier:	Phone: (08) 8444 2100		
Container type:	X Ventilated (requiring compostable liner bags)	<input type="checkbox"/> Non-ventilated (low priority in this round)	
Number of services to be provided:	0 Commercial premises (round to nearest 50)	10,000 Households (round to nearest 100)	
Estimated cost per container:	\$5.45	Capacity:	7 Litres
Was this price sought through a competitive tender process?	x Yes, please provide details below of tender	<input type="checkbox"/> No, please detail selection process to be undertaken	
Tender / selection process: Competitive request for quotations process – 3 quotations sought/received. A new competitive process will commence following funding offer from GISA, as a basis for this larger procurement to move forward, in accordance with Council's Procurement Policy.			
What is council's current disposal cost/tonne for residual waste? \$160-185 (commercial in confidence)			
What is council's current processing cost/tonne for organics? \$ 35-45 (commercial in confidence)			

4. Project Summary

Please give a short description of the project (including method of providing bags where required).
<p>Reinvigoration of Council's opt-in food waste recycling program to an additional 10,000 households. This will be achieved through increased community promotions and messaging to encourage more residents to take up the program.</p> <ul style="list-style-type: none"> • Phone/online request capability for caddies/bags – linked to My Local Services App – will make 'opting in' even easier for residents (previously offered for pick-up only) • Home delivery of ventilated caddies and roll of compostable liner bags – to households that opt-in within the period of the project • Increased community education and promotions – stronger online and social media presence, and face to face education and promotion once COVID-19 restrictions have been lifted • Use of ventilated caddies (previously only solid caddies were offered) <p>Where required, how will bags be provided in subsequent years?</p> <p>Free replacement compostable bags are made available by Council. This support will be maintained for a period of at least 5 years, or until such time as compostable bags are readily available in fresh food retail outlets for residents to access.</p>

5. Proposed Budget (itemise all capital expenditure items)

Expenditure Item	Date	Funding Sought (no more than 50%)	Applicant Contribution	Other Funding Sources (please specify)	Total Cost
Description	20.08.20	\$	\$	\$	\$
5,432 non-ventilated caddies distributed between 2017 and early 2020	2017/18 – 2019/20	14,802	14,802	-	29,604
From Spring 2020					
Containers (10,000 ventilated caddies)	From Spring 2020 onwards	27,250	27,250	-	54,500
Compostable liner bags (if required)	From Spring 2020 onwards	41,900 (if 75 bags) OR 83,700 (if 150 bags)	N/A	-	41,900 (roll of 75) OR 83,700 (roll of 150)
Education material – brochure	From Spring 2020 onwards	5,000	5,000	-	10,000
Education material – stickers/prompts Note: this is for Council-wide communications to encourage take-up	From Spring 2020 onwards	-	5,000	-	5,000
Distribution	From Spring 2020 onwards	33,500	33,500	-	67,000
Other					
Totals:		\$122,452 (roll of 75 bags) OR \$164,252 (roll of 150 bags)	 \$85,552	 0	\$208,004 (roll of 75 bags) OR \$249,804 (roll of 150 bags)
GISA funding as % of total funding:		59% (roll of 75) 66% (roll of 150)			

6. Council Approval and Budget Allocations

If your application is approved, you will need to provide details of Council resolutions and reports within 3 months of the signing of contracts, before grant funds are released. If already obtained, please attach a copy.

Has Council resolved to introduce a food organics system?	Yes – this application proposes to expand on Council’s existing opt-in food waste recycling service. The existing system has been implemented by Council for a period of approximately 10 years, with minor updates and improvements within that time.	<input type="checkbox"/> No
If yes, have you included details of the resolution and report?	<input type="checkbox"/> Yes	No – should GISA funding be offered, a Council report will be prepared in support of the program improvements proposed in this application.

7 Implementation Timeline

Action	Date
Order containers	Following confirmation of GISA funding, and subsequent resolution of Council to proceed Anticipated date: July 2020
Design of education material (consider using new GISA templates)	August/September 2020
Initial communication to residents (e.g. Council newsletter)	October 2020 and ongoing
Printing education materials	September 2020
Shipping (delivery to central location)	September 2020
Assembly and distribution of containers	September/October 2020 and as required for distribution to households
Start collections	Existing

8. Contracts for Collection and Processing

Name of collection contractor	Solo Resource Recovery (to end April 2021) Cleanaway (from 1 May 2021)
Contract in place for collection of organics:	Yes Expiry date: 2028
Name of organics processor:	Jeffries
Contract in place to accept organics?	Yes Expiry date: 2028

9. Communication and Consultation

Has a communications plan been prepared?	<input type="checkbox"/> Yes, (please include/attach)	<input checked="" type="checkbox"/> No – it is currently in preparation								
Please detail what community consultation has/will occur:										
<p>This project is a reinvigoration of an existing opt-in program for food waste recycling. Community consultation on the original program was undertaken prior to its establishment.</p> <p>In early 2019 a series of Focus Groups were undertaken to improve Council's understanding of community attitudes to waste/recycling services, including food waste recycling. Those focus groups identified continued confusion in the community regarding food waste recycling, and variable awareness of the existence of the program and the services on offer. Some Focus Group members were unaware that food waste recycling was encouraged by the City of Charles Sturt, in spite of a decade of ongoing community promotions of the program and ongoing availability of free kitchen caddies and compostable bags.</p> <p>This funding application has been prepared to address the issues identified, reinvigorate Council's program, increase community awareness of the program and its features and benefits, and increase uptake.</p>										
<p>Please indicate below what efforts Council will be putting into education for the term of the Agreement with GISA.</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Regular features in Council newsletters</td> <td><input type="checkbox"/> Composting workshops</td> </tr> <tr> <td><input checked="" type="checkbox"/> Web-based waste reduction information</td> <td><input type="checkbox"/> Regular ads in local papers</td> </tr> <tr> <td><input checked="" type="checkbox"/> Community education brochure</td> <td><input checked="" type="checkbox"/> Social media</td> </tr> <tr> <td><input type="checkbox"/> Tours of composting facilities</td> <td><input checked="" type="checkbox"/> Other (please specify) – online caddy/bag requests to facilitate home deliveries, linked to My Local Services App, inserts in rates notices and calendar</td> </tr> </table> <p><input checked="" type="checkbox"/> Which Bin resources requested (brochure, rates insert, DL fridge magnet, social media tiles – all in development)</p>			<input checked="" type="checkbox"/> Regular features in Council newsletters	<input type="checkbox"/> Composting workshops	<input checked="" type="checkbox"/> Web-based waste reduction information	<input type="checkbox"/> Regular ads in local papers	<input checked="" type="checkbox"/> Community education brochure	<input checked="" type="checkbox"/> Social media	<input type="checkbox"/> Tours of composting facilities	<input checked="" type="checkbox"/> Other (please specify) – online caddy/bag requests to facilitate home deliveries, linked to My Local Services App, inserts in rates notices and calendar
<input checked="" type="checkbox"/> Regular features in Council newsletters	<input type="checkbox"/> Composting workshops									
<input checked="" type="checkbox"/> Web-based waste reduction information	<input type="checkbox"/> Regular ads in local papers									
<input checked="" type="checkbox"/> Community education brochure	<input checked="" type="checkbox"/> Social media									
<input type="checkbox"/> Tours of composting facilities	<input checked="" type="checkbox"/> Other (please specify) – online caddy/bag requests to facilitate home deliveries, linked to My Local Services App, inserts in rates notices and calendar									

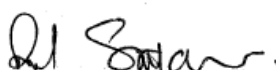
10. Contact Person

Demonstration of technical expertise and capacity to manage project (100 characters except Relevant Experience – 250 characters)
Name: Loren Mercier
Position: Environmental Management Officer (Waste and Recycling)
Role in this project: Project Manager
Relevant experience/expertise: Loren has extensive experience in the management of waste and recycling initiatives, including previous management and rollout of food waste recycling programs at the Cities of Prospect and Charles Sturt. Loren has been instrumental in the establishment of Charles Sturt's e-waste recycling programs, hazardous waste collection events, waste reduction and recycling education programs, and strategic reviews of waste-related services included illegal dumping compliance programs and design and configuration of services to service high density residential developments. More recently, Loren has also jointly managed the establishment and upcoming introduction of the new suite of waste and recycling contracts, and establishment and monitoring of solar compacting bins and bin sensors in public places within the City of Charles Sturt.
Name:
Position:
Role in this project:
Relevant experience/expertise:

11. Declaration

I declare that the information on this application form and the supporting information enclosed with it are accurate to the best of my knowledge.

Signed



Name

Paul Sutton

Position

Chief Executive Officer

Date

12/6/2020

The Chief Executive of your authority should sign the application form. It should not be signed by the contact person/s unless they are one and the same.

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

10. MEETING CLOSURE